



NOTICE OF JOINT MEETING

The City Council for the City of Simonton, Texas, will hold its City Council – Special Session Meeting on April 23, 2024 at 6:30 PM in City Hall, 35011 FM 1093, Simonton, Texas 77476, for the purpose of considering the following:

1. Call to Order and Establish Quorum
2. Invocation and Pledge
3. Public Comments
In accordance with Texas Open Meetings Act and Texas Government Code 551.007, City Council may not discuss or take action on any item NOT listed on the Agenda. Each member of the public wishing to speak must sign-up prior to the meeting and is limited to 3 minutes.
4. Conduct a Public Hearing on the proposed 2024 Comprehensive Draft Plan.
5. Consider and take action on an Ordinance Of The City Of Simonton, Texas, Adopting The Comprehensive Plan 2024 For The City Of Simonton; Setting Future Review Timelines; And Directing For The Plan's Posting.
6. Open Public Hearing
Second Public Hearing on the proposed Strategic Partnership Agreement with Waller County Municipal Utility District 2 and the limited annexation to enlarge and extend the boundary limits of said city to include a certain tract of land being of or about 344.4 acres.
7. Close Public Hearing
8. Consider and take action on a Resolution expanding and extending the extraterritorial jurisdiction of the City of Simonton, Texas by accepting a Petition on a certain tract of land of or about 344.4 acres.
9. Consider and take action on an Ordinance of the City Council of Simonton, Texas to enter into a Strategic Partnership Agreement with Waller County Municipal Utility District 2 and to annex for limited purposes a certain tract of land being of or about 344.4 acres.
10. Presentation on City of Simonton's Public Works Road Repair.
11. Consider and take action on an Ordinance of the City Council of Simonton, Texas authorizing EDC A, a Type A Economic Development Corporation, to undertake any project that a Type B EDC may undertake under Chapter 505 of the Texas Local Government Code.
12. Adjourn

SIMONTON ECONOMIC DEVELOPMENT CORPORATION A REGULAR BOARD MEETING

The Board of the Simonton EDC A will hold its Regular Board Meeting on April 23, 2024 at 6:30 PM in City Hall, 35011 FM 1093, Simonton, Texas 77476, for the purposes of considering the following:

1. Call to Order and Establish a Quorum.
2. Public Comments.
In accordance with Texas Open Meetings Act and Texas Government Code 551.007, City Council may not discuss or take action on any item NOT listed on the Agenda. Each member of the public wishing to speak must sign-up prior to the meeting and is limited to 3 minutes.
3. Consider and take action on a project to partially fund an infrastructure improvement project that provides expanded public safety facilities and are generally municipally owned improvements that are related to business enterprises that create or retain primary jobs (Sec. 505.155 of the Texas Local Government Code).
4. Public Hearing on the Proposed Project.
5. Consider and take action for final approval of proposed project to partially fund an infrastructure improvement project that provides expanded public safety facilities and are generally municipally owned improvements that are related to business enterprises that create or retain primary jobs (Sec. 505.155 of the Texas Local Government Code).
6. Discuss and possibly take action to set a regular EDC A board meeting date and time.
7. Adjourn.

CITY COUNCIL SPECIAL SESSION MEETING

The City Council for the City of Simonton, Texas, will hold its City Council – Special Session Meeting on April 23, 2024 at 7 PM in City Hall, 35011 FM 1093, Simonton, Texas 77476, for the purpose of considering the following:

1. Call to Order and Establish a Quorum
2. Public Comments
In accordance with Texas Open Meetings Act and Texas Government Code 551.007, City Council may not discuss or take action on any item NOT listed on the Agenda. Each member of the public wishing to speak must sign-up prior to the meeting and is limited to 3 minutes.
3. New Business
4. Consider and take action on a Resolution to approve the Proposed Project from the EDC A to partially fund an infrastructure improvement project that provides expanded public safety facilities and is a generally municipally owned improvement that is related to business enterprises that create or retain primary jobs.
5. Consider and take action on an alternate funding source for the Contract awarded to Boettcher Hlavinka Company, LLC for the total bid of \$295,575.72 for City Hall Renovation.

6. Adjourn to Executive Session
Executive Session pursuant to Chapter 551 of the Texas Government Code for purposes of:
Consultation with Legal Counsel (551.071)
Personnel Matters (Section 551.074) regarding the appointment, employment and duties of
the City Administrator and City Secretary.
7. Reconvene to Open Session
8. Consider and Take Actions resulting from Executive Session
9. Next City Council Meeting – establish date and time
10. Adjournment

I, the undersigned, Interim City Secretary of the City of Simonton, do hereby certify that on April 18, 2024 by 3:00 p.m. I posted a true and correct copy of the above and following notice of the Joint Meeting; Special Session Meetings of the City of Simonton City Council and Regular Meeting of Simonton Economic Development Corporation A of the City of Simonton to be held on April 23, 2024 Meetings to be held beginning at 6:30 p.m. at the Simonton City Hall, which posting was done not less than three (3) full days prior to the date fixed for said meetings



Jamie Willman, Interim City Secretary

The City Council may hold an Open or Closed meeting by telephone conference call if an emergency or public necessity exists within the meaning of Section 551.045 of the Open Meetings Act, and the convening at one location of a quorum of the City Council is difficult or impossible.

The City Council may convene into executive session on any matter related to any of the above agenda items for a purpose, such a closed session is allowed under Chapter 551, Texas Government Code.

Reasonable accommodation for persons with disabilities attending this meeting will be available. Persons with disabilities in need of special assistance at the meeting should please contact the City Secretary at 281-533-9809 Agendas are posted on the City Website at <http://simontontexas.gov>

ORDINANCE 2024-_____

**AN ORDINANCE OF THE CITY OF SIMONTON, TEXAS, ADOPTING
THE COMPREHENSIVE PLAN 2024 FOR THE CITY OF SIMONTON;
SETTING FUTURE REVIEW TIMELINES; AND DIRECTING FOR THE
PLAN'S POSTING.**

WHEREAS, the City of Simonton, Texas (the "City"), is a Type A General Law Municipality located in Fort Bend County, Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, pursuant to Chapter 213 of the Texas Local Government code, a municipality may adopt or amend a comprehensive plan for the long-range development of the community in order to promote sound development, public health, safety and welfare; and

WHEREAS, the City formed the Comprehensive Plan Advisory Committee (the "CPAC") from members of the City that represented various neighborhoods, industries, professions, boards, councils, commissions, and other appropriate stakeholders to act as the City's planning commission; and

WHEREAS, the City hired Ardurra Group (the "Consultant") as a consultant to assist the City and the CPAC in the formation of a Comprehensive Plan; and

WHEREAS, the CPAC held four meetings under the provisions of Chapter 551 of the Texas Government Code; and

WHEREAS, the draft of the Comprehensive Plan was reviewed by the CPAC; and

WHEREAS, the draft of the Comprehensive Plan was presented during a town hall on April 16, 2024, where the public was given the opportunity to give testimony and present written evidence; and

WHEREAS, the City Council has determined that the adoption of the Comprehensive Plan is necessary for the government, interest, welfare, and good order of the City;

NOW, THEREFORE,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SIMONTON, TEXAS,
THAT:**

Section 1. The facts and matters contained in the preamble are hereby found to be true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. The Comprehensive Plan 2024, including the Future Land Use Plan, Thoroughfare Plan, and all the maps and elements, attached hereto and incorporated herein as if set forth in full as Exhibit "A," is hereby adopted by the City Council of the City of Simonton, Texas as a long-range planning guide for the City.

Section 3. The 2024 Comprehensive Plan is intended to constitute the master plan of the City of Simonton, Texas, for all matters related to long-range guidance relative to land use, subdivision, thoroughfare construction, and growth management.

Section 4. The City Council shall conduct a comprehensive review of the Comprehensive Plan every 10 years. At the discretion of the Council, a committee or commission shall be formed to conduct such review. The City Council may review the comprehensive plan sooner should a need arise.

Section 5. The Mayor shall cause the approved final version of the 2024 Comprehensive Plan to be published on the City's website and made available at City Hall.

Section 6. This Ordinance shall be in full force and effect from and after its date of passage, in accordance with law.

PASSED, APPROVED, and ADOPTED this _____ day of _____ 2024.

CITY OF SIMONTON

Laurie Boudreaux, Mayor

Attest:

Janie Willman, Interim City Secretary

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:

The City of Simonton, Texas proposes to enter into a Strategic Partnership Agreement with Waller County MUD No. 2 and institute limited annexation proceedings to enlarge and extend the boundary limits of said city to include the following described territory, to-wit:

A CERTAIN TRACT OF LAND BEING OF OR ABOUT 344.4 ACRES AS RECORDED IN THE NATHAN BROOKSHIRE LEAGUE SURVEY, A-16, H. & T.C. R.R. SURVEY, SECTION 78, A-330, H. & T.C. R.R. SURVEY, SECTION 73, A-154, AND H. & T.C. R.R. SURVEY, SECTION 76, A-322, IN WALLER COUNTY, TEXAS.

Two public hearings will be held.

The first public hearing will be held by and before the City Council of the City of Simonton, Texas on the **16th day of April, 2024 at 6:30 p.m.** in the City Council Chamber of the Simonton City Office of the City of Simonton, Texas, located at 35011 FM 1093, Simonton, Texas 77476, for all persons interested in the above proposed strategic partnership and limited annexation. At said time and place all such persons shall have the right to appear and be heard. Of all said matters and things, all persons interested in the things and matters herein mentioned, will take notice.

The second public hearing will be held by and before the City Council of the City of Simonton, Texas on the **23rd day of April, 2024 at 6:30 p.m.** in the City Council Chamber of the Simonton City Office of the City of Simonton, Texas, located at 35011 FM 1093, Simonton, Texas 77476, for all persons interested in the above proposed strategic partnership and limited annexation. At said time and place all such persons shall have the right to appear and be heard. Of all said matters and things, all persons interested in the things and matters herein mentioned, will take notice.

Copies of the Strategic Partnership Agreement will be available for view at the City of Simonton City Office during regularly posted business hours beginning on Monday, April 15, 2024.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIMONTON, TEXAS, EXPANDING AND EXTENDING THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SIMONTON, TX BY ACCEPTING A PETITION ON A CERTAIN TRACT OF LAND OF OR ABOUT 344.4 ACRES.

* * * * *

WHEREAS, TWINWOOD (U.S.), INC, a Texas corporation (herein the “Petitioner”), has petitioned and requested the City of Simonton, Texas (the “City”), to expand and extend the City’s extraterritorial jurisdiction to include all of the territory described in the exhibit attached hereto as Exhibit “A” and incorporated herein for all purposes (the “Territory”); and

WHEREAS, the petition and request has been made pursuant to the provisions of Section 42.022, Texas Local Government Code; and

WHEREAS, the Territory is or will be contiguous to the existing extraterritorial jurisdiction of the City; and

WHEREAS, the City believes that it will be in the best interest of the Petitioner and the City, and will benefit the Territory and the City, if the City extends and expands its extraterritorial jurisdiction to include all of the Territory;

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

SECTION 1. THAT the facts and matters set forth in the preamble to this Resolution are true and correct and are incorporated herein for all purposes.

SECTION 2. THAT the City Council of the City of Simonton, Texas, hereby extends and expands the City’s extraterritorial jurisdiction to include all of the Territory described in the exhibits attached hereto as Exhibit “A”.

SECTION 3. THAT it is hereby found, determined and declared that a sufficient written notice of the date, hour, place, and subject of the this meeting of the City Council was posted at a place convenient to the public at the City Hall for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Resolution and the subject matter thereof has been discussed, considered and formally acted upon.

PASSED and APPROVED on this _____ day of _____, 2024.

FOR THE CITY:

LAURIE BOUDREAUX, MAYOR

ATTEST:

Janie Willman, Interim City Secretary

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Laurie Boudreaux and Janie Willman, known to me to be persons whose names are subscribed to the foregoing instrument as Mayor and Interim City Secretary of the City of Simonton, Texas, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of the City of Simonton, Texas.

GIVEN under my hand and seal of office this ____ day of _____, 2024.

Notary Public in and for the State of Texas

My commission Expires:

Exhibit "A"

Territory

DESCRIPTION OF
344.4 ACRES

TRACT 1 – 340.6 ACRES

Being 340.6 acres of land located in the Nathan Brookshire League, Abstract Number 16, the H. & T. C. Railroad Company Survey, Section 73, Abstract Number 154, the H. & T. C. Railroad Company Survey, Section 76, Abstract Number 322, and the H. & T. C. Railroad Company Survey, Section 78, Abstract Number 330, Waller County, Texas, more particularly being a portion of that certain called 207.02 acre tract described in the deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1357, Page 274 of the Official Public Records of said Waller County, Texas (W.C.O.P.R.) and a portion of that certain called 372.8995 acre tract described in the deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1293, Page 229, W.C.O.P.R. (Woods Road & I-10 Investments, Inc. is now known as Twinwood (U.S.), Inc. by certificate of merger filed on May 31, 2018 with the office of the Secretary of State of Texas), said 340.6 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 adjustment):

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set at the intersection of the south-right-of-way line of Interstate Highway 10, common to the north line of said 207.02 acre tract with the west right-of-way line of Woods Road (width varies) as recorded in Instrument Number 2105042, W.C.O.P.R.;

Thence, South 02° 06' 04" East, along said west right-of-way line, 910.28 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set in a south line of said 207.02 acre tract, common to the north line of that certain called 20.000 acre tract described in the deed to Believer's World Outreach Church, Inc., by an instrument of record in Volume 1203, Page 456, W.C.O.P.R., the beginning of a non-tangent curve;

Thence, departing said west right-of-way line, 5.04 feet along a south line of said 207.02 acre tract, common to the north line of said 20.000 acre tract and the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of 11° 33' 19", and a chord which bears

344.4 Acres

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North $86^{\circ} 20' 30''$ West, 5.03 feet to a 5/8-inch iron rod with cap stamped "Weisser" found in said common line;

Thence, South $87^{\circ} 53' 07''$ West, continuing along said common line, 48.87 feet to a point for corner, the beginning of a tangent curve;

Thence, 1,038.35 feet continuing along said common line and the arc of a tangent curve to the right, having a radius of 3,050.00 feet, a central angle of $19^{\circ} 30' 21''$, and a chord which bears North $82^{\circ} 21' 20''$ West, 1,033.34 feet to 3/4-inch iron rod found for a southeasterly corner of said 207.02 acre tract, common to the northwest corner of said 20.000 acre tract;

Thence, South $02^{\circ} 06' 50''$ East, along a southeasterly line of said 207.02 acre tract, common to the west line of said 20.000 acre tract, 1,072.85 feet to a 3/4-inch iron rod with cap stamped "4079" found for a southeasterly corner of said 207.02 acre tract, common to the southwest corner of said 20.000 acre tract, in the north line of the aforementioned 372.8995 acre tract;

Thence, North $62^{\circ} 00' 31''$ East, along the north line of said 372.8995 acre tract, common to the south line of said 20.000 acre tract, 56.57 feet to a 5/8-inch iron rod found for corner in said common line;

Thence, North $89^{\circ} 21' 21''$ East, continuing along said common line, 1,015.18 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner in the west right-of-way line of the aforementioned Woods Road, as recorded in Instrument Number 2105042, W.C.O.P.R., the beginning of a non-tangent curve;

Thence, departing the north line of said 372.8995 acre tract, common to the south line of said 20.000 acre tract, 203.43 feet along said west right-of-way line and the arc of a non-tangent curve to the right, having a radius of 1,085.92 feet, a central angle of $10^{\circ} 44' 01''$, and a chord which bears South $09^{\circ} 31' 15''$ West, 203.14 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner;

Thence, South $14^{\circ} 53' 16''$ West, continuing along said west right-of-way line, 249.26 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner, the beginning of a tangent curve;

Thence, 368.32 feet continuing along said west right-of-way line and the arc of a tangent curve to the left, having a radius of 1,205.92 feet, a central angle of $17^{\circ} 30' 00''$, and a chord which bears South $06^{\circ} 08' 16''$ West, 366.89 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner;

Thence, South $02^{\circ} 36' 44''$ East, continuing along said west right-of-way line, 421.68 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner at the intersection of said west right-of-way line with the north right-of-way line of Twinwood Parkway (80' R.O.W.), as described in Instrument Numbers 1807099 and 1807098, W.C.O.P.R.;

Thence, South $42^{\circ} 23' 16''$ West, along said north right-of-way line, 7.07 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner;

Thence, South $87^{\circ} 23' 16''$ West, continuing along said north right-of-way line, 222.40 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner, the beginning of a tangent curve;

Thence, 570.68 feet continuing along said north right-of-way line and the arc of a tangent curve to the left, having a radius of 540.00 feet, a central angle of $60^{\circ} 33' 04''$, and a chord which bears South $57^{\circ} 06' 44''$ West, 544.49 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner;

Thence, South $26^{\circ} 50' 12''$ West, continuing along said north right-of-way line, 334.02 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for the northeast corner of that certain called 24.47 acre tract described as "Pond F" in the deed to Fort Bend County Municipal Utility District No. 213 by an instrument of record in Instrument Number 2001881, W.C.O.P.R.;

Thence, South 66° 48' 06" West, departing said north right-of-way line, along the north line of said Pond F, 489.45 feet to the southeast corner of that certain called 0.0689 acre tract of land described as Director's Lot 1 in the deed to Kristy Hebert by an instrument of record in Instrument Number 1802945, W.C.O.P.R.;

Thence, North 23° 11' 54" West, departing north line of said Pond F, along the east line of said Director's Lot 1, 30.00 feet to the northeast corner of said Director's Lot 1;

Thence, South 66° 48' 06" West, along the north lines of said Director's Lot 1, that certain called 0.0689 acre tract of land described as Director's Lot 2 in the deed to Aimee Ordeneaux Raley by an instrument of record in Instrument Number 1802947, W.C.O.P.R., that certain called 0.0689 acre tract of land described as Director's Lot 3 in the deed to Toby C. Holt by an instrument of record in Instrument Number 1802949, W.C.O.P.R., that certain called 0.0689 acre tract of land described as Director's Lot 4 in the deed to Nathaniel Elliott Jackson by an instrument of record in Instrument Number 1802967, W.C.O.P.R., and that certain called 0.0689 acre tract of land described as Director's Lot 5 in the deed to Melissa Meyer by an instrument of record in Instrument Number 1802969, W.C.O.P.R., to the northwest corner of said Director's Lot 5, 500.00 feet to the northwest corner of said Director's Lot 5;

Thence, South 23° 11' 54" East, along the west line of said Director's Lot 5, 30.00 feet to the southwest corner of said Director's Lot 5, in the north line of the aforementioned Pond F;

Thence, South 66° 48' 06" West, along said north line, 400.84 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for the northwest corner of said Pond F;

Thence, South 28° 28' 15" West, along the west line of said Pond F, 595.27 feet to a point for corner in the north line of that certain called 6.35 acre tract, described in the deed to Woods Road & I-10 Investments, Inc., by an instrument of record in Volume 1394, Page 828, W.C.O.P.R., common to the south line of the aforementioned 372.8995 acre tract;

Thence, South 87° 46' 34" West, along said common line, 694.06 feet to the southeast corner of that certain called 63.00 acre tract, described in the deed to Woods Road & I-10

344.4 Acres

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Investments, Inc., by an instrument of record in Volume 1334, Page 445, W.C.O.P.R., common to a southwest corner of said 372.8995 acre tract, from which a found 1 1/2-inch iron pipe bears North 87° 46' 34" East, 0.29 feet;

Thence, North 02° 33' 12" West, departing the north line of said 6.35 acre tract, along a southerly line of said 372.8995 acre tract, common to the east line of said 63.00 acre tract, 1,996.47 feet to a 1 1/2-inch iron pipe found for a southerly interior corner of said 372.8995 acre tract, common to the northeast corner of said 63.00 acre tract;

Thence, South 86° 30' 43" West, along a southerly interior line of said 372.8995 acre tract, common to the north line of said 63.00 acre tract, 1,396.67 feet to a 1 1/2-inch iron pipe found for a southerly interior corner of said 372.8995 acre tract, common to the northwest corner of said 63.00 acre tract;

Thence, South 03° 34' 42" East, along a southerly interior line of said 372.8995 acre tract, common to the west line of said 63.00 acre tract, 703.09 feet to a 1 1/2-inch iron pipe found for a southerly interior corner of said 372.8995 acre tract, common to a westerly corner of said 63.00 acre tract;

Thence, South 02° 15' 52" East, continuing along said common line, 364.21 feet to a 1 1/2-inch iron pipe found for a southerly corner of said 372.8995 acre tract, common to a westerly corner of said 63.00 acre tract and the northeast corner of that certain called 50.90 acre tract described in deed to Woods Road & I-10 Investments, Inc., by an instrument of record in Volume 1419, Page 190, W.C.O.P.R.;

Thence, South 87° 24' 36" West, departing the west line of said 63.00 acre tract, along a south line of said 372.8995 acre tract, common to the north line of said 50.90 acre tract, 1,325.19 feet to the southwest corner of said 372.8995 acre tract, common to the southeast corner of that certain called 349.8379 acre tract described in the deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1293, Page 229, W.C.O.P.R., said point lying in the centerline of Brookshire Creek;

Thence, North $11^{\circ} 57' 57''$ East, along the west line of said 372.8995 acre tract, common to the east line of said 349.8379 acre tract and the centerline of said Brookshire Creek, 205.50 feet to a point for corner;

Thence, North $86^{\circ} 15' 35''$ East, departing said common line, 824.76 feet to a point for corner;

Thence, North $03^{\circ} 14' 31''$ West, 963.99 feet to a point for corner;

Thence, North $86^{\circ} 33' 18''$ East, 1,511.04 feet to a point for corner;

Thence, North $03^{\circ} 23' 50''$ West, 2,146.58 feet to a point for corner;

Thence, North $86^{\circ} 59' 22''$ East, 691.51 feet to a point for corner;

Thence, North $02^{\circ} 19' 12''$ West, 1,238.83 feet to a point for corner in the north line of the aforementioned 207.02 acre tract, common to the aforementioned south right-of-way line of Interstate Highway 10;

Thence, South $82^{\circ} 59' 22''$ East, along said common line, 1,966.68 feet to concrete highway monument found for corner, the beginning of a tangent curve;

Thence, 290.93 feet continuing along said common line and the arc of a tangent curve to the right, having a radius of 532.96 feet, a central angle of $31^{\circ} 16' 34''$, and a chord which bears South $67^{\circ} 21' 06''$ East, 287.33 feet to a concrete highway monument found for corner;

Thence, South $51^{\circ} 42' 49''$ East, continuing along said common line, 463.64 feet to a concrete highway monument found for corner, the beginning of a non-tangent curve;

Thence, continuing along said common line, 427.60 feet along the arc of a non-tangent curve to the left, having a radius of 612.96 feet, a central angle of $39^{\circ} 58' 09''$, and a chord which bears South $71^{\circ} 40' 03''$ East, 418.98 feet to a concrete highway monument found for corner;

Thence, North 88° 07' 52" East, continuing along said common line, 85.04 feet to the POINT OF BEGINNING and containing 340.6 acres of land.

TRACT 2 – 3.824 ACRES

Being 3.824 acres of land located in the Nathan Brookshire League, Abstract Number 16, Waller County, Texas, more particularly being a portion of that certain called 372.8995 acre tract described in the deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1293, Page 229 of the Official Public Records of said Waller County (W.C.O.P.R.), (Woods Road & I-10 Investments, Inc. is now known as Twinwood (U.S.), Inc. by certificate of merger filed on May 31, 2018 with the office of the Secretary of State of Texas), said 3.824 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 adjustment):

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for an easterly corner of that certain called 24.47 acre tract described as "Pond F" in the deed to Fort Bend County Municipal Utility District No. 213 by an instrument of record in Instrument Number 2001881, W.C.O.P.R., said point lying in the northwest right-of-way line of Twinwood Parkway (80' R.O.W.), as described in Instrument Numbers 1807099 and 1807098, W.C.O.P.R.;

Thence, South 26° 50' 12" West, along said northwest right-of-way line, 808.36 feet to a point for corner in the north line of that certain called 6.35 acre tract, described in the deed to Woods Road & I-10 Investments, Inc., by an instrument of record in Volume 1394, Page 828, W.C.O.P.R., common to the south line of the aforementioned 372.8995 acre tract;

Thence, South 87° 46' 34" West, along the south line of said 372.8995 acre tract, common to the north line of said 6.35 acre tract, 240.25 feet to a point for corner in an east line of said Pond F;

344.4 Acres

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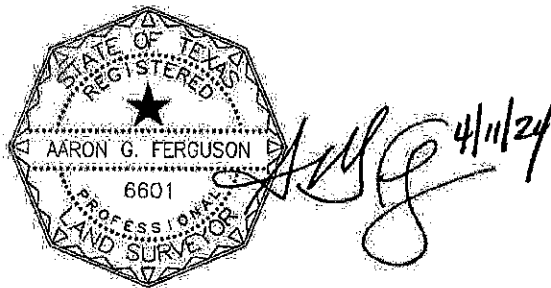
Thence, North 26° 50' 12" East, departing the south line of said 372.8995 acre tract, common to the north line of said 6.35 acre tract, along said east line, 778.15 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for an easterly interior corner of said Pond F;

Thence, North 81° 51' 41" East, along a southeasterly line of said Pond F, 256.28 feet to the POINT OF BEGINNING and containing 3.824 acres of land.

Said TRACT 1 and TRACT 2 being a combined acreage of 344.4 acres.

Corner monuments were not set at the client's request.

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.



LJA Surveying, Inc.

ORDINANCE 2024-_____

AN ORDINANCE OF THE CITY OF SIMONTON, TEXAS, ENTERING INTO A STRATEGIC PARTNERSHIP AGREEMENT WITH WALLER COUNTY MUNICIPAL UTILITY DISTRICT 2; AND ANNEXING FOR THE LIMITED PURPOSES AGREED TO IN SAID STRATEGIC PARTNERSHIP AGREEMENT A CERTAIN TRACT OF LAND BEING OF OR ABOUT 344.4 ACRES.

WHEREAS, Texas Local Government Code, Sec. 43.071 (the “Act”) authorizes the City to Simonton, Texas, a municipal corporation principally situated in Fort Bend, Texas (the “City”) and Waller Municipal Utility District No. 2 (the “District”) to negotiate and enter into a strategic partnership agreement; and

WHEREAS, the City and the District have negotiated and both wish to enter into a strategic partnership agreement to provide the terms under which services will be provided by the District and under which the District will continue to exist for an extended period of time after the District is annexed for limited purposes; and

WHEREAS, the agreement provides for the annexation of the commercial property in the District located in the extraterritorial jurisdiction of the City as more specifically described in Exhibit “A” (the “Territory”), by the City for the limited purpose of imposing a Sales and Use tax; and

WHEREAS, the City held public hearings on Tuesday, April 16, 2024 and Tuesday, April 23, 2024, at City Hall, Simonton, Texas, and the District held public hearings on April 9, 2024, at a location that is on the west side of Woods Road, 2,560 feet south of the intersection of I-10 eastbound frontage road and Woods Road, Texas, and on April 12, 2024, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, as which members of the public were given the opportunity to present testimony or evidence regarding the proposed Agreement, and the City and the District made copies of the proposed Agreement available, and gave notice of the hearings prior to the public hearings in accordance with the terms of the act; and

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SIMONTON, TEXAS, THAT:

Section 1. The facts and matters contained in the preamble are hereby found to be true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. The City Council authorizes the Mayor to enter into the Strategic Partnership Agreement between TWINWOOD (U.S.), INC, and the City.

Section 3. The Territory is hereby annexed for the limited purposes negotiated in the Strategic Partnership Agreement to the City of Simonton, Texas, Fort Bend County, Texas, and that the boundary limits of the City of Simonton be and the same are hereby extended to include the above described Territory.

Section 4. The City Secretary is hereby directed to file with the County Clerk of Waller County, Texas, a certified copy of this ordinance and the Strategic Partnership Agreement.

Section 5. This Ordinance shall be in full force and effect from and after its date of passage, in accordance with law.

PASSED, APPROVED; and **ADOPTED** this _____ day of _____ 2024.

CITY OF SIMONTON

Laurie Boudreaux, Mayor

Attest:

Janie Willman, Interim City Secretary

Exhibit "A"

Territory

DESCRIPTION OF
344.4 ACRES

TRACT 1 – 340.6 ACRES

Being 340.6 acres of land located in the Nathan Brookshire League, Abstract Number 16, the H. & T. C. Railroad Company Survey, Section 73, Abstract Number 154, the H. & T. C. Railroad Company Survey, Section 76, Abstract Number 322, and the H. & T. C. Railroad Company Survey, Section 78, Abstract Number 330, Waller County, Texas, more particularly being a portion of that certain called 207.02 acre tract described in the deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1357, Page 274 of the Official Public Records of said Waller County, Texas (W.C.O.P.R.) and a portion of that certain called 372.8995 acre tract described in the deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1293, Page 229, W.C.O.P.R. (Woods Road & I-10 Investments, Inc. is now known as Twinwood (U.S.), Inc. by certificate of merger filed on May 31, 2018 with the office of the Secretary of State of Texas), said 340.6 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 adjustment):

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set at the intersection of the south-right-of-way line of Interstate Highway 10, common to the north line of said 207.02 acre tract with the west right-of-way line of Woods Road (width varies) as recorded in Instrument Number 2105042, W.C.O.P.R.;

Thence, South $02^{\circ} 06' 04''$ East, along said west right-of-way line, 910.28 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set in a south line of said 207.02 acre tract, common to the north line of that certain called 20.000 acre tract described in the deed to Believer's World Outreach Church, Inc., by an instrument of record in Volume 1203, Page 456, W.C.O.P.R., the beginning of a non-tangent curve;

Thence, departing said west right-of-way line, 5.04 feet along a south line of said 207.02 acre tract, common to the north line of said 20.000 acre tract and the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of $11^{\circ} 33' 19''$, and a chord which bears

344.4 Acres

April 11, 2024
Job No. LJAS001-4015-0000

North $86^{\circ} 20' 30''$ West, 5.03 feet to a 5/8-inch iron rod with cap stamped "Weisser" found in said common line;

Thence, South $87^{\circ} 53' 07''$ West, continuing along said common line, 48.87 feet to a point for corner, the beginning of a tangent curve;

Thence, 1,038.35 feet continuing along said common line and the arc of a tangent curve to the right, having a radius of 3,050.00 feet, a central angle of $19^{\circ} 30' 21''$, and a chord which bears North $82^{\circ} 21' 20''$ West, 1,033.34 feet to 3/4-inch iron rod found for a southeasterly corner of said 207.02 acre tract, common to the northwest corner of said 20.000 acre tract;

Thence, South $02^{\circ} 06' 50''$ East, along a southeasterly line of said 207.02 acre tract, common to the west line of said 20.000 acre tract, 1,072.85 feet to a 3/4-inch iron rod with cap stamped "4079" found for a southeasterly corner of said 207.02 acre tract, common to the southwest corner of said 20.000 acre tract, in the north line of the aforementioned 372.8995 acre tract;

Thence, North $62^{\circ} 00' 31''$ East, along the north line of said 372.8995 acre tract, common to the south line of said 20.000 acre tract, 56.57 feet to a 5/8-inch iron rod found for corner in said common line;

Thence, North $89^{\circ} 21' 21''$ East, continuing along said common line, 1,015.18 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner in the west right-of-way line of the aforementioned Woods Road, as recorded in Instrument Number 2105042, W.C.O.P.R., the beginning of a non-tangent curve;

Thence, departing the north line of said 372.8995 acre tract, common to the south line of said 20.000 acre tract, 203.43 feet along said west right-of-way line and the arc of a non-tangent curve to the right, having a radius of 1,085.92 feet, a central angle of $10^{\circ} 44' 01''$, and a chord which bears South $09^{\circ} 31' 15''$ West, 203.14 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner;

Thence, South $14^{\circ} 53' 16''$ West, continuing along said west right-of-way line, 249.26 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner, the beginning of a tangent curve;

Thence, 368.32 feet continuing along said west right-of-way line and the arc of a tangent curve to the left, having a radius of 1,205.92 feet, a central angle of $17^{\circ} 30' 00''$, and a chord which bears South $06^{\circ} 08' 16''$ West, 366.89 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner;

Thence, South $02^{\circ} 36' 44''$ East, continuing along said west right-of-way line, 421.68 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner at the intersection of said west right-of-way line with the north right-of-way line of Twinwood Parkway (80' R.O.W.), as described in Instrument Numbers 1807099 and 1807098, W.C.O.P.R.;

Thence, South $42^{\circ} 23' 16''$ West, along said north right-of-way line, 7.07 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner;

Thence, South $87^{\circ} 23' 16''$ West, continuing along said north right-of-way line, 222.40 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner, the beginning of a tangent curve;

Thence, 570.68 feet continuing along said north right-of-way line and the arc of a tangent curve to the left, having a radius of 540.00 feet, a central angle of $60^{\circ} 33' 04''$, and a chord which bears South $57^{\circ} 06' 44''$ West, 544.49 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner;

Thence, South $26^{\circ} 50' 12''$ West, continuing along said north right-of-way line, 334.02 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for the northeast corner of that certain called 24.47 acre tract described as "Pond F" in the deed to Fort Bend County Municipal Utility District No. 213 by an instrument of record in Instrument Number 2001881, W.C.O.P.R.;

Thence, South 66° 48' 06" West, departing said north right-of-way line, along the north line of said Pond F, 489.45 feet to the southeast corner of that certain called 0.0689 acre tract of land described as Director's Lot 1 in the deed to Kristy Hebert by an instrument of record in Instrument Number 1802945, W.C.O.P.R.;

Thence, North 23° 11' 54" West, departing north line of said Pond F, along the east line of said Director's Lot 1, 30.00 feet to the northeast corner of said Director's Lot 1;

Thence, South 66° 48' 06" West, along the north lines of said Director's Lot 1, that certain called 0.0689 acre tract of land described as Director's Lot 2 in the deed to Aimee Ordeneaux Raley by an instrument of record in Instrument Number 1802947, W.C.O.P.R., that certain called 0.0689 acre tract of land described as Director's Lot 3 in the deed to Toby C. Holt by an instrument of record in Instrument Number 1802949, W.C.O.P.R., that certain called 0.0689 acre tract of land described as Director's Lot 4 in the deed to Nathaniel Elliott Jackson by an instrument of record in Instrument Number 1802967, W.C.O.P.R., and that certain called 0.0689 acre tract of land described as Director's Lot 5 in the deed to Melissa Meyer by an instrument of record in Instrument Number 1802969, W.C.O.P.R., to the northwest corner of said Director's Lot 5, 500.00 feet to the northwest corner of said Director's Lot 5;

Thence, South 23° 11' 54" East, along the west line of said Director's Lot 5, 30.00 feet to the southwest corner of said Director's Lot 5, in the north line of the aforementioned Pond F;

Thence, South 66° 48' 06" West, along said north line, 400.84 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for the northwest corner of said Pond F;

Thence, South 28° 28' 15" West, along the west line of said Pond F, 595.27 feet to a point for corner in the north line of that certain called 6.35 acre tract, described in the deed to Woods Road & I-10 Investments, Inc., by an instrument of record in Volume 1394, Page 828, W.C.O.P.R., common to the south line of the aforementioned 372.8995 acre tract;

Thence, South 87° 46' 34" West, along said common line, 694.06 feet to the southeast corner of that certain called 63.00 acre tract, described in the deed to Woods Road & I-10

Investments, Inc., by an instrument of record in Volume 1334, Page 445, W.C.O.P.R., common to a southwest corner of said 372.8995 acre tract, from which a found 1 1/2-inch iron pipe bears North 87° 46' 34" East, 0.29 feet;

Thence, North 02° 33' 12" West, departing the north line of said 6.35 acre tract, along a southerly line of said 372.8995 acre tract, common to the east line of said 63.00 acre tract, 1,996.47 feet to a 1 1/2-inch iron pipe found for a southerly interior corner of said 372.8995 acre tract, common to the northeast corner of said 63.00 acre tract;

Thence, South 86° 30' 43" West, along a southerly interior line of said 372.8995 acre tract, common to the north line of said 63.00 acre tract, 1,396.67 feet to a 1 1/2-inch iron pipe found for a southerly interior corner of said 372.8995 acre tract, common to the northwest corner of said 63.00 acre tract;

Thence, South 03° 34' 42" East, along a southerly interior line of said 372.8995 acre tract, common to the west line of said 63.00 acre tract, 703.09 feet to a 1 1/2-inch iron pipe found for a southerly interior corner of said 372.8995 acre tract, common to a westerly corner of said 63.00 acre tract;

Thence, South 02° 15' 52" East, continuing along said common line, 364.21 feet to a 1 1/2-inch iron pipe found for a southerly corner of said 372.8995 acre tract, common to a westerly corner of said 63.00 acre tract and the northeast corner of that certain called 50.90 acre tract described in deed to Woods Road & I-10 Investments, Inc., by an instrument of record in Volume 1419, Page 190, W.C.O.P.R.;

Thence, South 87° 24' 36" West, departing the west line of said 63.00 acre tract, along a south line of said 372.8995 acre tract, common to the north line of said 50.90 acre tract, 1,325.19 feet to the southwest corner of said 372.8995 acre tract, common to the southeast corner of that certain called 349.8379 acre tract described in the deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1293, Page 229, W.C.O.P.R., said point lying in the centerline of Brookshire Creek;

Thence, North $11^{\circ} 57' 57''$ East, along the west line of said 372.8995 acre tract, common to the east line of said 349.8379 acre tract and the centerline of said Brookshire Creek, 205.50 feet to a point for corner;

Thence, North $86^{\circ} 15' 35''$ East, departing said common line, 824.76 feet to a point for corner;

Thence, North $03^{\circ} 14' 31''$ West, 963.99 feet to a point for corner;

Thence, North $86^{\circ} 33' 18''$ East, 1,511.04 feet to a point for corner;

Thence, North $03^{\circ} 23' 50''$ West, 2,146.58 feet to a point for corner;

Thence, North $86^{\circ} 59' 22''$ East, 691.51 feet to a point for corner;

Thence, North $02^{\circ} 19' 12''$ West, 1,238.83 feet to a point for corner in the north line of the aforementioned 207.02 acre tract, common to the aforementioned south right-of-way line of Interstate Highway 10;

Thence, South $82^{\circ} 59' 22''$ East, along said common line, 1,966.68 feet to concrete highway monument found for corner, the beginning of a tangent curve;

Thence, 290.93 feet continuing along said common line and the arc of a tangent curve to the right, having a radius of 532.96 feet, a central angle of $31^{\circ} 16' 34''$, and a chord which bears South $67^{\circ} 21' 06''$ East, 287.33 feet to a concrete highway monument found for corner;

Thence, South $51^{\circ} 42' 49''$ East, continuing along said common line, 463.64 feet to a concrete highway monument found for corner, the beginning of a non-tangent curve;

Thence, continuing along said common line, 427.60 feet along the arc of a non-tangent curve to the left, having a radius of 612.96 feet, a central angle of $39^{\circ} 58' 09''$, and a chord which bears South $71^{\circ} 40' 03''$ East, 418.98 feet to a concrete highway monument found for corner;

Thence, North 88° 07' 52" East, continuing along said common line, 85.04 feet to the POINT OF BEGINNING and containing 340.6 acres of land.

TRACT 2 – 3.824 ACRES

Being 3,824 acres of land located in the Nathan Brookshire League, Abstract Number 16, Waller County, Texas, more particularly being a portion of that certain called 372.8995 acre tract described in the deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1293, Page 229 of the Official Public Records of said Waller County (W.C.O.P.R.), (Woods Road & I-10 Investments, Inc. is now known as Twinwood (U.S.), Inc. by certificate of merger filed on May 31, 2018 with the office of the Secretary of State of Texas), said 3.824 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 adjustment):

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for an easterly corner of that certain called 24.47 acre tract described as "Pond F" in the deed to Fort Bend County Municipal Utility District No. 213 by an instrument of record in Instrument Number 2001881, W.C.O.P.R., said point lying in the northwest right-of-way line of Twinwood Parkway (80' R.O.W.), as described in Instrument Numbers 1807099 and 1807098, W.C.O.P.R.;

Thence, South 26° 50' 12" West, along said northwest right-of-way line, 808.36 feet to a point for corner in the north line of that certain called 6.35 acre tract, described in the deed to Woods Road & I-10 Investments, Inc., by an instrument of record in Volume 1394, Page 828, W.C.O.P.R., common to the south line of the aforementioned 372.8995 acre tract;

Thence, South 87° 46' 34" West, along the south line of said 372.8995 acre tract, common to the north line of said 6.35 acre tract, 240.25 feet to a point for corner in an east line of said Pond F;

344.4 Acres

April 11, 2024
Job No. LJAS001-4015-0000

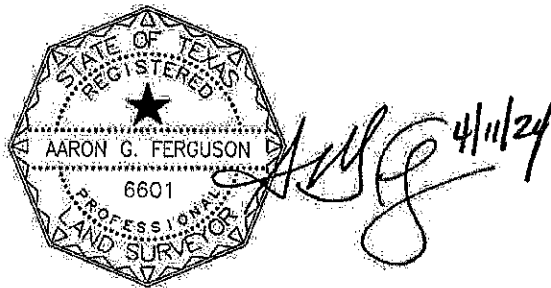
Thence, North 26° 50' 12" East, departing the south line of said 372.8995 acre tract, common to the north line of said 6.35 acre tract, along said east line, 778.15 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for an easterly interior corner of said Pond F;

Thence, North 81° 51' 41" East, along a southeasterly line of said Pond F, 256.28 feet to the POINT OF BEGINNING and containing 3.824 acres of land.

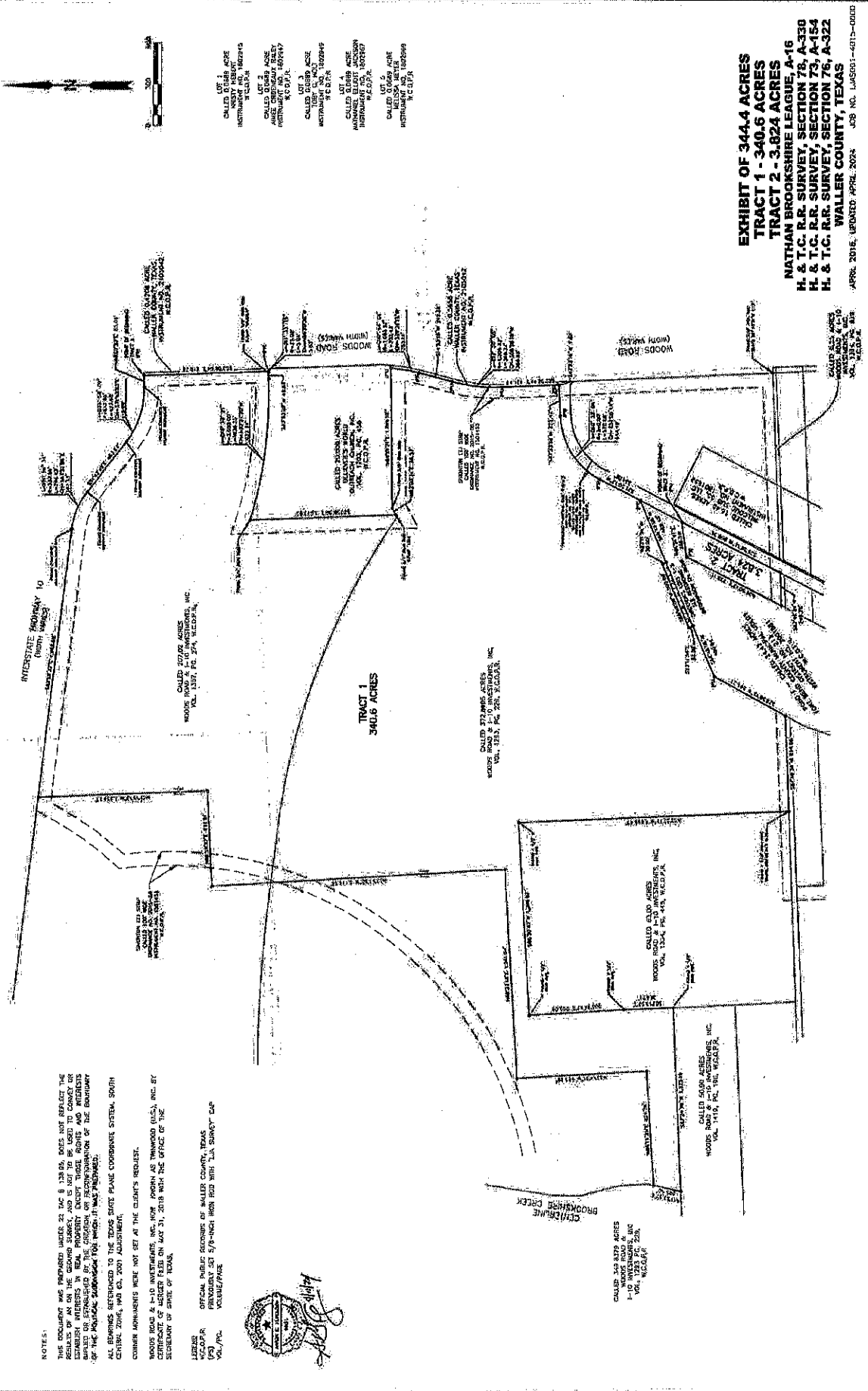
Said TRACT 1 and TRACT 2 being a combined acreage of 344.4 acres.

Corner monuments were not set at the client's request.

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.

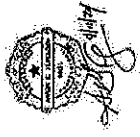


LJA Surveying, Inc.



NOTES:
 THIS DOCUMENT WAS PREPARED UNDER 22 TAC § 1.28(b), DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR INTEREST IN REAL PROPERTY. THIS DOCUMENT IS A SURVEY AND SHOULD BE REVIEWED BY THE APPLICANT AND RECORDS SHOULD BE ESTABLISHED BY THE COMMISSION OR RECORDATION OF THE DOCUMENT BY THE APPLICANT. SUBSEQUENT TO WHICH IT WAS PREPARED.
 ALL BARRIERS RETAINED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 1983 ADJUSTMENT.
 CURBER ADJUSTMENTS WERE NOT SET AT THE CLIENT'S REQUEST.
 WOODS ROAD & C/O INVESTMENTS, INC. HOW FORTH AS THAWOOD (U.S.), INC. BY INSTRUMENT NO. 100287 DATED 04/21/2016 WITH THE OFFICE OF THE SECRETARY OF STATE OF TEXAS.

LELAND WOODCOCK
 SURVEYOR
 OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS
 INSTRUMENT NO. 100287 DATED 04/21/2016 WITH THE OFFICE OF THE SECRETARY OF STATE OF TEXAS



- LOT 1
 CALLED 0.7888 ACRE
 INSTRUMENT NO. 100287
 DATED 04/21/2016
- LOT 2
 CALLED 0.0000 ACRE
 INSTRUMENT NO. 100287
 DATED 04/21/2016
- LOT 3
 CALLED 0.0000 ACRE
 INSTRUMENT NO. 100287
 DATED 04/21/2016
- LOT 4
 CALLED 0.0000 ACRE
 INSTRUMENT NO. 100287
 DATED 04/21/2016
- LOT 5
 CALLED 0.0000 ACRE
 INSTRUMENT NO. 100287
 DATED 04/21/2016

EXHIBIT OF 344.4 ACRES
TRACT 1 - 340.6 ACRES
TRACT 2 - 3.824 ACRES
 NATHAN BROOKSHIRE LEAGUE, A-16
 H. & T.C. R.R. SURVEY SECTION 78, A-330
 H. & T.C. R.R. SURVEY SECTION 73, A-154
 H. & T.C. R.R. SURVEY SECTION 76, A-322
 H. & T.C. R.R. WALLER COUNTY, TEXAS

LJA Surveying, Inc.
 3600 W. Sam Houston Parkway S
 Suite 175
 Houston, Texas 77062
 Phone 713.953.0200
 Fax 713.953.8025
 T.S.P. E.L.A. Firm No. 0194382

APR 2016, 2016, URGENT APRIL 2024 JOB NO. LJA58001-4215-0000

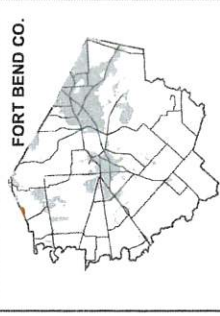
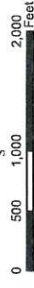
CITY OF SIMONTON

EXHIBIT

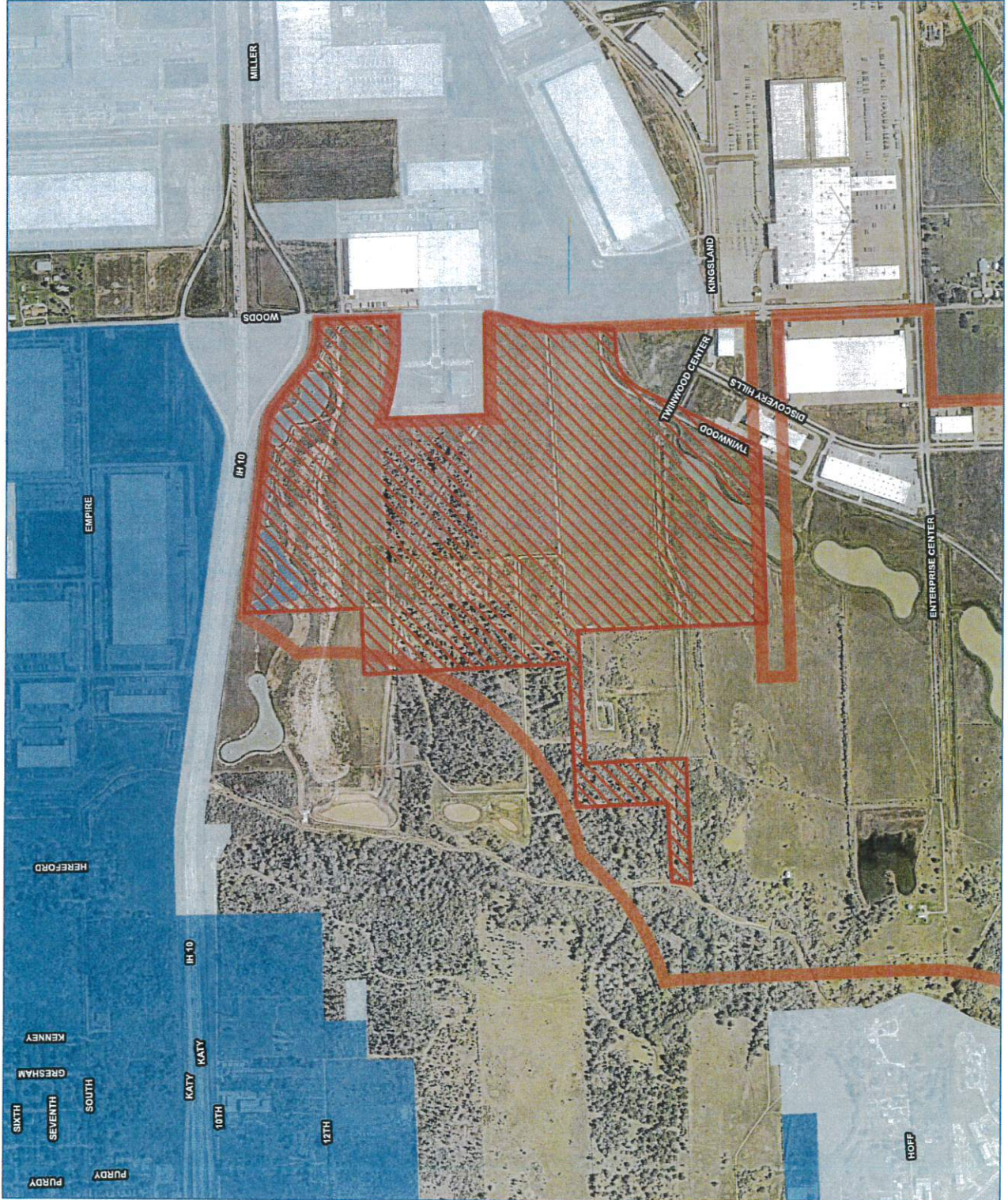
344-ACRE ETJ PETITION (WALLER COUNTY MUD NO. 2)

LEGEND

-  ETJ Petition (344 Acres - WCMUD)
-  City of Simonton City Limits
-  City of Simonton ETJ
-  City of Brookshire City Limits
-  City of Brookshire ETJ (2024)
-  County Line



THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND. IT SHOWS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES.



ORDINANCE 2024-XX

**AN ORDINANCE OF THE CITY OF SIMONTON, TEXAS, PROVIDING
FOR THE APPROVAL OF THE CITY OF SIMONTON ECONOMIC
DEVELOPMENT CORPORATION TO UNDERTAKE TYPE B PROJECTS.**

WHEREAS, The City of Simonton Economic Development Corporation (the “EDC A”) is a Non-Profit Corporation incorporated under Article 5190.6, Section 4A, of the Development Corporation Act of 1979; and

WHEREAS, the City Council (the “Council”) of the City of Simonton, Texas, (the “City”) approved the incorporation as evidenced by the Articles of Incorporation of City of Simonton Development Corporation (the “Articles”); and

WHEREAS, Section 504.171, Authority of Certain Corporations to Undertake Type B Projects, of the Texas Local Government Code, allows for a Type A Corporation to undertake any project a Type B corporation may undertake under; and,

WHEREAS, the City Council finds that the City has also authorized a Type B corporation; and

WHEREAS, the City Council finds that the population of the City is less than 7,500; and

WHEREAS, the City Council finds it is in the best interest of the City to authorize EDC A to undertake any project a Type B corporation may undertake;

NOW, THEREFORE,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SIMONTON, TEXAS,
THAT:**

Section 1. The facts and matters contained in the preamble are hereby found to be true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. The City of Simonton Economic Development Corporation is hereby authorized to undertake any project a Type B corporation may undertake per Section 504.171 of the Texas Local Government Code. Expenditure of funds on any project is still contingent on approval of the City Council of the City of Simonton.

Section 3. This Ordinance shall be in full force and effect from and after its date of passage, in accordance with law.

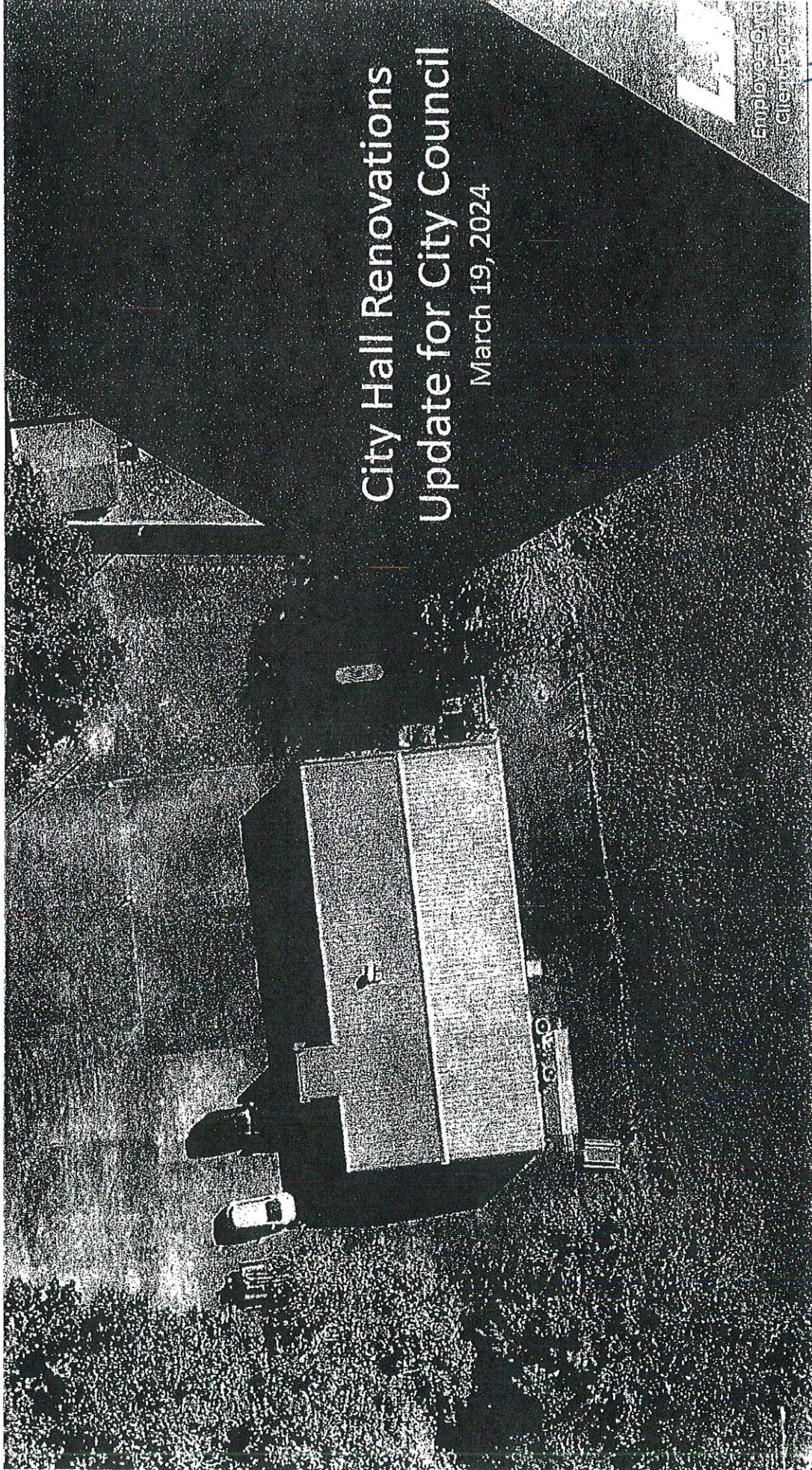
PASSED, APPROVED, and ADOPTED this _____ day of _____ 2024.

CITY OF SIMONTON

Laurie Boudreaux, Mayor

Attest:

Janie Willman, Interim City Secretary



City Hall Renovations Update for City Council

March 19, 2024

EMPLOYER CITY
CLIENT: COUNCIL

EDCA
Item 3



Overview

- ✓ City Award ARAP Grant ~ \$219,475.68
 - ✓ Design and Administration ~ \$60,975.09
 - ✓ Construction (Remaining Available) ~ \$158,500.59

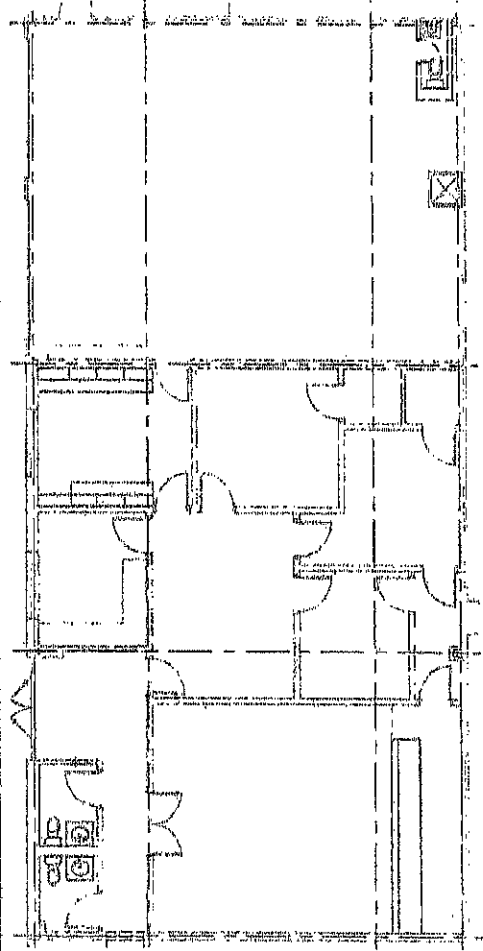
- ✓ City Council Previously Allocated Grant Funding to Expand City Hall to
 - ✓ Create Additional Storage for Pump Operations
 - ✓ Expanded Council Chambers
 - ✓ Improve Existing Bathroom in Garage for Emergency Operations

- ✓ 4 Bids Received February 28, 2024
 - ✓ Bids are good for 60 Days

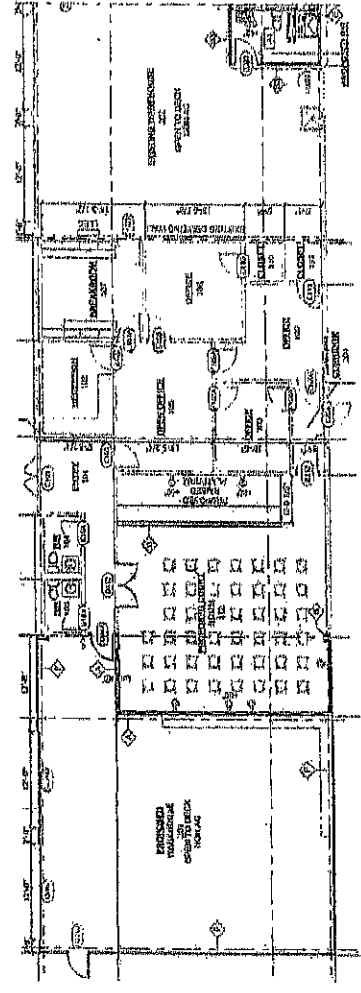
- ✓ Construction must be Started by the 4th Quarter due to Grant Deadlines



Expansion Overall – Current Design

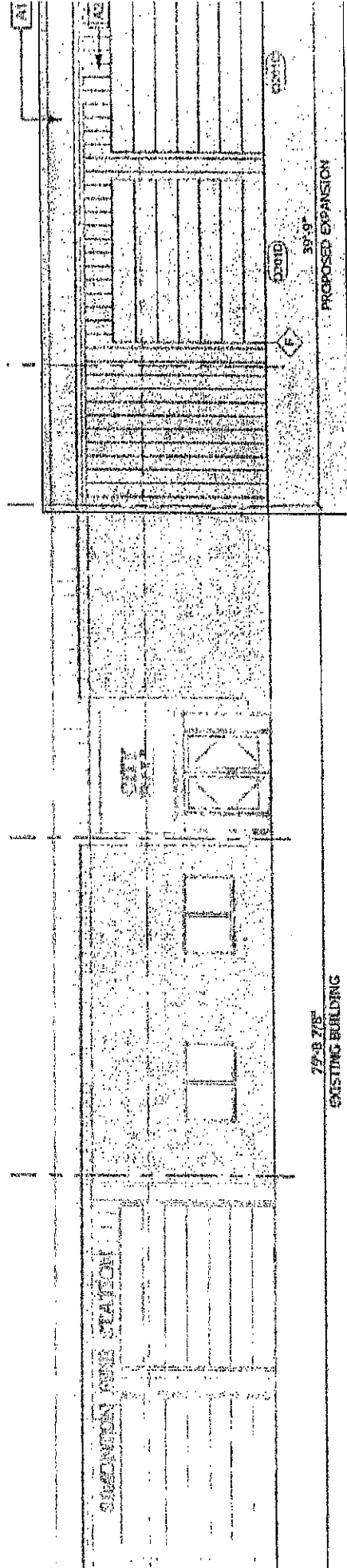


- Existing Footprint 3,228 Square Feet
- ✓ 564 SF Council Chambers
- ✓ 1,050 SF Office Space
- ✓ 1,200 SF Garage / Storage
- ✓ 2 Restrooms
- ✓ 1 Small Restroom in Garage

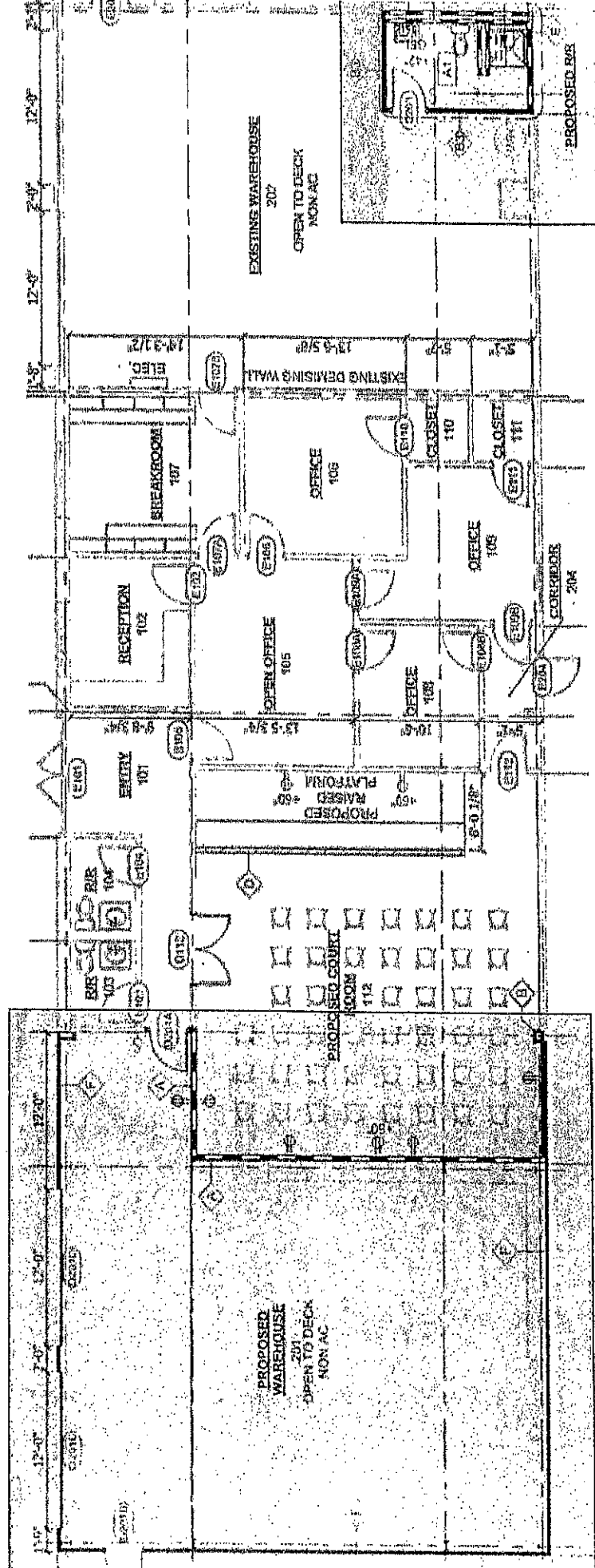


- Proposed Footprint 4,830 Square Feet
- ✓ 840 SF Council Chambers (+276 SF)
- ✓ 1,050 SF Office Space
- ✓ 1,200 SF Garage / Storage (Existing – East)
- ✓ 1,300 SF Garage / Storage (Proposed – West)
- ✓ 2 Restrooms
- ✓ Full Bath w/ Washer/Dryer Connections in Existing Garage Area (Emergency Management)

LJA Expansion Overall – Current Design



LJA Expansion Overall – Current Design



LJA Bid Summary

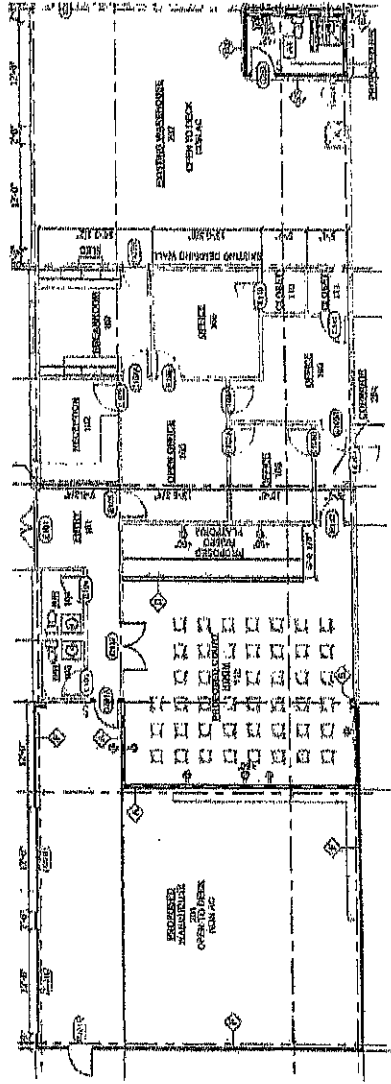
Contractor	Total Bid	Available Grant Funds	Surplus / (Deficit)
→ Boettcher Hlavinka Company, LLC	\$295,575.72 (\$122/SF)	\$158,500.59	\$137,075.13
BLS Construction, Inc.	\$334,399.99 (\$138/SF)	\$158,500.59	\$175,899.40
MVI Construction	\$357,483.27 (\$148/SF)	\$158,500.59	\$198,982.68
Gullo Commercial Construction, LLC	\$545,557.77 (\$226/SF)	\$158,500.59	\$387,057.18

+30K contingency
-15K Budget item for bathroom

137,075.13
+ 19,000.00
<u>156,075.13</u>

LJA Next Steps – Possible Options

- ✓ Option 1 - Award Full Contract to Low Bidder
 - ✓ Contractor ~ Boettcher Hlavinka Company, LLC
 - ✓ Contract Price ~ \$295,575.72 + *contingency*
 - ✓ Available Grant Funds ~ \$158,500.59
 - ✓ Remaining (Funded by City Reserves) ~ \$137,075.13



Alerts

Cash Basis View

You have no unread alerts.

Accounts

3	<u>City Of Simonton - Operating</u> ██████████	Available Balance \$25,000.00	Recent ▼
3	<u>City Of Simonton Dev Corp</u> ██████████ 4/A	Available Balance \$10,000.00	Recent ▼
1	<u>Simonton Dev Corp</u> ██████████ 4/B	Available Balance \$10,000.00	Recent ▼
	<u>City Of Simonton - Grants - Money Mkt</u> ██████████ ARPA #	Available Balance \$239,241.75	Recent ▼
	<u>City Of Simonton - Operating - Money Mkt -</u> ██████████ High Yield	Available Balance \$195,183.91	Recent ▼
	<u>City Of Simonton - Keep Simonton Beautif</u> ██████████	Available Balance \$12,139.13	Recent ▼
0	<u>ICS - City Of Simonton</u> ██████████ Recl From Operating Swift acct.	Available Balance \$1,598,795.87	Recent ▼
1	<u>ICS - City Of Simonton Dev Corp</u> ██████████ Sweep for 4/A	Available Balance \$218,286.14	Recent ▼ ✓
1	<u>ICS - Simonton Dev Corp</u> ██████████ Sweep for 4/B	Available Balance \$382,350.97	Recent ▼

adjust into CDARS

Tx Pool

\$ 360,779.34

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIMONTON, TEXAS, AUTHORIZING AND APPROVING THE CITY OF SIMONTON ECONOMIC DEVELOPMENT CORPORATION'S PROJECT TO EXPEND FUNDS TO PARTIALLY FUND AN INFRASTRUCTURE IMPROVEMENT PROJECT THAT PROVIDES EXPANDED PUBLIC SAFETY FACILITIES AND ARE GENERALLY MUNICIPALLY OWNED IMPROVEMENTS; CONTAINING OTHER PROVISIONS RELATED TO THE SUBJECT; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, The City of Simonton Economic Development Corporation (the "EDC A") is a Non-Profit Corporation incorporated under Article 5190.6, Section 4A, of the Development Corporation Act of 1979, now Chapter 501 of the Texas Local Government Code, as amended (the "Act"); and

WHEREAS, The Board of Directors of EDC A had adopted as a specific project the expenditure of the estimated amount of _____ (\$ _____), found by the Board to be required to provide for public safety facility improvement and a generally municipally owned improvement; and

WHEREAS, Pursuant to the Act, the EDC A may not undertake such project without the approval of Simonton City Council; and

WHEREAS, the City Council finds and determines that such project promotes public safety and is in the best interests of the citizenry;

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

SECTION 1. THAT the facts and matters set forth in the preamble to this Resolution are true and correct and are incorporated herein for all purposes.

SECTION 2. THAT the City Council hereby authorizes and approves the adoption by the Board of Directors of the City of Simonton Economic Development Corporation, a specific project for the City, an expenditure of the estimated amount of _____ (\$ _____) to expand the City of Simonton City Hall to provide improved public safety facilities.

SECTION 3. THAT the City Council hereby authorizes the expenditure of said funds no sooner than sixty (60) days from the date of first reading subject to receipt of a petition from more than 10 percent of the registered voters of the municipality per Chapter 505 of the Texas Local Government Code.

SECTION 4. THAT In the event any clause, phrase, provision, sentence, or part of this Resolution or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Resolution as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Simonton, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts

PASSED and APPROVED on first reading this _____ day of _____, 2024.

PASSED, APPROVED, AND RESOLVED on second and final reading this _____ day of _____, 2024

FOR THE CITY:

**_____
LAURIE BOUDREAUX, MAYOR**

ATTEST:

**_____
Janie Willman, City Secretary**