

William A. 'Bert' Miller, III
Mayor
Bernie Gessner
Mayor Pro-Tem
Josh M. Fultz Councilmember



James Harris
Councilmember
Kenneth Stevens
Councilmember

**NOTICE OF MEETING OF THE GOVERNING BODY OF THE
CITY OF NAVASOTA, TEXAS
FEBRUARY 10, 2025**

Notice is hereby given that a Regular Meeting of the governing body of the City of Navasota will be held on February 10, 2025 at 6:00 PM at the City Hall in the City Council Chambers, Room No. 161, located at 200 E. McAlpine Street, Navasota, Texas 77868, at which time the following subjects will be considered, to wit:

To watch the City Council meeting live please visit the City of Navasota's Youtube here:
<https://www.youtube.com/@NavasotaTX>

1. Call to Order.
2. Invocation - Rev. Matt Cecil
Pledge of Allegiance
3. Remarks of visitors: Any citizen may address the City Council on any matter. Registration forms are available on the podium and/or table in the back of the city council chambers. This form should be completed and delivered to the City Secretary by 5:45 p.m. Please limit remarks to three minutes. The City Council will receive the information, ask staff to look into the matter, or place the issue on a future agenda. Topics of operational concerns shall be directed to the City Manager.
4. Staff Report:
 - (a) Introduction of new employees: Ashton Klinker, Main Street Manager [Taylor Hughes, Marketing and Communications Director]; James Byrd, Police Officer [Mike Mize, Police Chief]; and Jay Chappell, Public Works [Jennifer Reyna, Public Works Director].
 - (b) Years of Service recognition: Police Dept. (5 yrs) Sarah Stewart, Communications Operator; Shelby Shumate, Communications Operator; Allycenn Lys, Property Room Coordinator; Sementa Cosino, Records Clerk. [Mike Mize, Chief of Police] Development Services (5 yrs) Alan Somers, Building Inspector. [Lupe Diosdado, Development Services Director]
 - (c) City Slickers Cookoff update. [Jennifer Reyna, Public Works Director]
 - (d) CIP update. [Matt Julian, Project Manager]
 - (e) Board and Commissions update; and [City Council]
 - (f) Reports from City Staff or City Officials regarding issues of community interests, including expressions of thanks, congratulations or condolence; information regarding holiday schedules; honorary or salutary recognition of public officials, public employees, or other citizens; reminders about upcoming events organized or sponsored by the City; information

attended by the City Officials or employees; and announcements involving imminent threats to the public health and safety of people in the City that has arisen after the posting of the agenda. [City Council and Kristin Gauthier, Interim City Manager]

5. Consideration and possible action on approval of the order of election for the May 3, 2025 election to elect two City Councilmembers to Positions 4 and 5. [Susie M. Homeyer, City Secretary]

Consideración y acción posible en aprobar la orden de la elección para que la elección del 3 de mayo de 2025 elija dos la ciudad Councilmembers a las posiciones 4 and 5.

6. Consideration and possible action on Ordinance No. 1062-25, regarding a zoning change application submitted to the City of Navasota by East Loop Real Estate, LLC, for the property located in the A0002 D Arnold Abstract, along the Western boundary of the Stone Ridge subdivision. The zoning change application requests to change the zoning from A/O: Agriculture/Open Space District & Stone Ridge Phase 2 PUD to Stone Ridge Phase 2A PUD, a planned unit development, for the development of a 70.307-acre residential planned unit development. The property affected is legally described as A0002. D Arnold, Tract 17, Acres 73.21, Par 8-1, located in Navasota, Grimes County, Texas 77868. [Lupe Diosdado, Development Services Director]
7. Workshop discussion on economic development tools, including, but not limited to, the creation of the City's second Tax Increment Reinvestment Zone (TIRZ). [Lupe Diosdado, Development Services Director]
8. Consideration and possible action on Resolution No. 788-25, designating the persons authorized to sign checks and authorizing designated persons to access bank accounts for certain purposes. [Heaven Dominguez, Finance Director]
9. Consideration and possible action on TexSTAR Resolution No. 789-25, amending authorized representatives and designating the persons as authorized representatives for the City of Navasota accounts with TexSTAR (a public funds investment pool) to open accounts, to deposit and withdraw funds, to agree to the terms for use of the website for online transactions, to designate other authorized representatives, and to take all other action required or permitted by the City of Navasota. [Heaven Dominguez, Finance Director]
10. Consideration and possible action on Resolution No. 790-25, amending authorized representatives and designating the persons as authorized representatives for the City of Navasota accounts with LOGIC (a public funds investment pool) to open accounts, to deposit and withdraw funds, to agree to the terms for use of the website for online transactions, to designate other authorized representatives, and to take all other action required or permitted by the City of Navasota. [Heaven Dominguez, Finance Director]
11. Consideration and possible action on Resolution 791-25, authorizing the Mayor to sign a letter of support for legislation authorizing Grimes County to levy a Hotel Occupancy Tax. [Kristin Gauthier, Interim City Manager]
12. Consent agenda: The following items may be acted upon with one motion and a vote. No separate discussion or action is necessary unless requested by the Mayor or City Council members, in which event the item will be removed from the Consent Agenda for separate

discussion and/or action by the City Council as part of the regular agenda. [City Council]

Consent agenda items are:

- A. Approve the minutes for the month of January 2025.
- B. Approve the Municipal Court report for the month of January 2025, and
- C. Approve the financials for the month of December 2024.

13. Adjourn

DATED THIS THE 6TH DAY OF FEBRUARY, 2025
/KG/

BY: KRISTIN GAUTHIER, INTERIM CITY MANAGER

I, the undersigned authority, do hereby certify that the above notice of meeting of the governing body of the CITY OF NAVASOTA, is a true and correct copy of said notice and that I posted a true and correct copy of said notice in the glass bulletin board, in the foyer, on the south side of the Municipal Building as well as in the bulletin board on the north side of the Municipal Building of the City of Navasota, Texas, a place convenient and readily accessible to the general public at all times, and said notice was posted on the 6th of February, 2025 at 01:20 PM and will remain posted continuously for at least 72 hours preceding the scheduled time of said meeting. Agendas may be viewed at www.navasotatx.gov.

The City Council reserves the right to convene in Executive Session at any time deemed necessary for the consideration of confidential matters under the Texas Government Code, Sections 551.071-551.089.

DATED THIS THE 6TH DAY OF FEBRUARY, 2025.
/SMH/

BY: SUSIE M. HOMEYER, CITY SECRETARY

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (936) 825 6475 OR (936) 825 6408 OR BY FAX AT (936) 825 2403.



REQUEST FOR CITY COUNCIL AGENDA ITEM # 4.

Agenda Date Requested	02/10/2025
Requested By	Kristin Gauthier, Assistant City Manager
Department	Administration
Type	Report

Agenda Item

Staff Report:

(a) Introduction of new employees: Ashton Klinker, Main Street Manager [Taylor Hughes, Marketing and Communications Director]; James Byrd, Police Officer [Mike Mize, Police Chief]; and Jay Chappell, Public Works [Jennifer Reyna, Public Works Director].

(b) Years of Service recognition: Police Dept. (5 yrs) Sarah Stewart, Communications Operator; Shelby Shumate, Communications Operator; Allycenn Lys, Property Room Coordinator; Sementa Cosino, Records Clerk. [Mike Mize, Chief of Police] Development Services (5 yrs) Alan Somers, Building Inspector. [Lupe Diosdado, Development Services Director]

(c) City Slickers Cookoff update. [Jennifer Reyna, Public Works Director]

(d) CIP update. [Matt Julian, Project Manager]

(e) Board and Commissions update; and [City Council]

(f) Reports from City Staff or City Officials regarding issues of community interests, including expressions of thanks, congratulations or condolence; information regarding holiday schedules; honorary or salutary recognition of public officials, public employees, or other citizens; reminders about upcoming events organized or sponsored by the City; information attended by the City Officials or employees; and announcements involving imminent threats to the public health and safety of people in the City that has arisen after the posting of the agenda. [City Council and Kristin Gauthier, Interim City Manager]

Summary & Recommendation

a. Marketing and Communications Director Taylor Hughes will introduce her new employee. Chief of Police Mike Mize will introduce his new employee. Public Works Director Jennifer Reyna will introduce her new employee.

b. The City Council will recognize the Years of Service Recipients.

c. Public Works Director Jennifer Reyna will inform the City Council of the results from the Go-Texan Cookoff.

d. Project Manager Matt Julian will give an update on the CIP projects

e. If applicable, the City Council will provide Board and Commission updates.

f. Staff and the City Council will provide updates on other upcoming events.

Action Requested by Council

No action required.

Attachments

Lys Certificate

Sarah Certificate

Sementa Certificate

Shelby Certificate

Somers Certificate

Planning Calendar

Strategic Plan



CITY OF
NAVASOTA
2025

CERTIFICATE of ACHIEVEMENT

This certificate is presented to

Allycenn Elliott-Lys

in appreciation of 5 years of dedicated service to the
City of Navasota.



DATE

KRISTIN GAUTHIER, INTERIM CITY MANAGER



CITY OF
NAVASOTA
2025

CERTIFICATE

of ACHIEVEMENT

This certificate is presented to

Sarah Stewart

in appreciation of 5 years of dedicated service to the
City of Navasota.



DATE

KRISTIN GAUTHIER, INTERIM CITY MANAGER



CITY OF
NAVASOTA
2025

CERTIFICATE of ACHIEVEMENT

This certificate is presented to

Sementa Cosino

in appreciation of 5 years of dedicated service to the
City of Navasota.



DATE

KRISTIN GAUTHIER, INTERIM CITY MANAGER



CITY OF
NAVASOTA
2025

CERTIFICATE

of ACHIEVEMENT

This certificate is presented to

Shelby Shumate

in appreciation of 5 years of dedicated service to the
City of Navasota.



DATE

KRISTIN GAUTHIER, INTERIM CITY MANAGER



CITY OF
NAVASOTA
2025

CERTIFICATE of ACHIEVEMENT

This certificate is presented to

Alan Somers

in appreciation of 5 years of dedicated service to the
City of Navasota.



DATE

KRISTIN GAUTHIER, INTERIM CITY MANAGER

AGENDA PLANNING CALENDAR

FEBRUARY 10, 2025 – WORKSHOP @ 4:30 P.M. DEADLINE FOR SUBMITTING ITEMS AND COVER SHEETS FOR THIS MEETING IS 1/27/2025

1. Called to order
2. Presentation and workshop with Burditt on the feasibility study for the Navasota Center, Swimming Pool
3. Adjourn

FEBRUARY 10, 2025 – DEADLINE FOR SUBMITTING ITEMS AND COVER SHEETS FOR THIS MEETING IS 1/27/2025

1. Called to order
2. Invocation/Pledge of Allegiance
3. Remarks of visitors
4. Staff Report: (a) Introduction of new employees: Ashton Klinker, Main Street Manager; (b) Years of service awards: Police Dept. – (5 yrs.) Sarah Stewart, Shelby Shumate, Allycenn Lys and Sementa Cosino; Planning and Development Dept. – (5 yrs.) Alan Somers; (c) CIP Update; (d) Board and Commission update; and (e) Reports from staff and City Council
5. Order calling the May 3, 2025 City General Election
6. Ordinance No. 1062-25, Stoneridge
7. Development agreement for Altamira
8. Letter of support for Grimes County
9. Ordinance No. 1066-25, Reappropriation of funds
10. Consent agenda: (a) Minutes for the month of January, 2025; (b) Municipal Court report for the month of January 2025; and (c) Financials for December 2024
11. Adjourn

FEBRUARY 19, 2025 – DEADLINE FOR SUBMITTING ITEMS AND COVER SHEETS FOR THIS MEETING IS 2/10/2025 TIME TO BE DETERMINED

1. Called to order
2. Interview process for City Manager applicants
3. Adjourn

FEBRUARY 24, 2025 – DEADLINE FOR SUBMITTING ITEMS AND COVER SHEETS FOR THIS MEETING IS 2/10/2025

1. Called to order
2. Invocation/Pledge of Allegiance
3. Remarks of visitors
4. Staff Report: (a) Introduction of new employees: PD (?); (b) CIP Update; (c) Board and Commission update; and (d) Reports from staff and City Council
5. Accept racial profiling report for 2024
6. Police Department update for 2024
7. Presentation of housing study
8. Adjourn

MARCH 10, 2025 – DEADLINE FOR SUBMITTING ITEMS AND COVER SHEETS FOR THIS MEETING IS 2/24/2025

1. Called to order
2. Invocation/Pledge of Allegiance
3. Remarks of visitors
4. Staff Report: (a) CIP Update; (b) Board and Commission update; and (c) Reports from staff and City Council
5. Consent agenda: (a) Minutes for February 2025; and (b) Municipal Court Report for February 2025
6. Adjourn

MARCH 17, 2025- at 4:30 p.m.

1. Called to order
2. Budget Workshop for FY 25-26
3. Adjourn

MARCH 24, 2025 – DEADLINE FOR SUBMITTING ITEMS AND COVER SHEETS FOR THIS MEETING IS 3/10/2025

1. Called to order
2. Invocation/Pledge of Allegiance
3. Remarks of visitors
4. Staff Report: (a) CIP Update; (b) Board and Commission update; and (c) Reports from staff and City Council
5. Ordinance No. _____ - Issuance of CO's
6. Adjourn



So much, so close.

Core Values

T	Teamwork & Collaboration	<ul style="list-style-type: none">• We believe in the power of collective effort and cooperation.• Foster a culture of collaboration among residents, businesses, and government.• Together, we can achieve greater outcomes and overcome challenges.
H	Honor & Integrity	<ul style="list-style-type: none">• Uphold honesty, transparency, and ethical conduct in all endeavors.• Demonstrate integrity in decision-making and actions for the greater good.• Earn and maintain the trust of our community through principled leadership.
R	Resilience & Adaptability	<ul style="list-style-type: none">• Embrace change and remain agile in a constantly evolving world.• Build resilience to face adversity and bounce back stronger.• Learn from experiences to continuously improve and innovate.
I	Inclusivity & Diversity	<ul style="list-style-type: none">• Celebrate and embrace the richness of our diverse community.• Promote inclusivity, ensuring that all voices are heard and valued.• Create an environment where everyone feels welcome and respected.
V	Vision & Progress	<ul style="list-style-type: none">• Pursue a forward-thinking vision for the city's growth and development.• Encourage innovation and progressive ideas that benefit our residents.• Strive to be a model city that sets new standards and inspires others.
E	Empowerment & Engagement	<ul style="list-style-type: none">• Empower individuals to participate in shaping the city's future.• Encourage active citizenship and engagement in local decision-making.• Support initiatives that enhance community involvement and civic pride.



2023-2024 Strategic Plan

Mission Statement

To guide Navasota's growth in a way that maintains our heritage, culture and uniqueness while maximizing our economic and social development.

Vision Statement

Navasota 2027: What America wants to be — A beautiful, progressive, vibrant, service-oriented, close-knit community filled with historical charm and promise for people and business.

Core Values: THRIVE

Teamwork &
Collaboration

Honor &
Integrity

Resilience &
Adaptability

Inclusivity &
Diversity

Vision &
Progress

Empowerment &
Engagement

Goals

Planning &
Economic
Development

Marketing/
Communications

Quality of Life

Staffing

Human
Resources

Facilities/
Buildings

Infrastructure



REQUEST FOR CITY COUNCIL AGENDA ITEM # 5.

Agenda Date Requested	02/10/2025
Requested By	Susie Homeyer, City Secretary
Department	Administration
Type	Report

Agenda Item

Consideration and possible action on approval of the order of election for the May 3, 2025 election to elect two City Councilmembers to Positions 4 and 5. [Susie M. Homeyer, City Secretary]

Consideración y acción posible en aprobar la orden de la elección para que la elección del 3 de mayo de 2025 elija dos la ciudad Councilmembers a las posiciones 4 and 5.

Summary & Recommendation

State of Texas law states that an election ordered by an authority of a political subdivision shall be ordered no later than the 62nd day before election day. The City Charter states that notice of such election shall be given as provided for in the general election laws of the State of Texas. The recommended period for calling the election and the posting of such notice is January 20, 2025, through February 14, 2025.

(Please note the form attached is a state approved form.)

Action Requested by Council

Staff recommends approval of the order of election for the May 3, 2025 election to elect two City Councilmembers to Positions 4 and 5.

Attachments

Order of Election

Applications for ballot by mail shall be mailed to:
(Las solicitudes para boletas que se votarán adelantada por correo deberán enviarse a:)

Rachel Walker
Name of Early Voting Clerk
(Nombre del Secretario/a de la Votación Adelantada)

PO Box 375
Address (Dirección)

Anderson, TX 77830
City (Ciudad) Zip Code (Código Postal)

(936) 873-3940
Telephone Number (Número de teléfono)

elections@grimescountytexas.gov
Email Address (Dirección de Correo Electrónico)

www.grimescountytexas.gov
Early Voting Clerk's Website (Sitio web del Secretario/a de Votación Adelantada)

Applications for Ballots by Mail (ABBM)s must be received no later than the close of business on:
(Las solicitudes para boletas que se votarán adelantada por correo deberán recibirse no más tardar de las horas de negocio el:)

04 / 22 / 2025
(date)(fecha)

Federal Post Card Applications (FPCAs) must be received no later than the close of business on:
(La Tarjeta Federal Postal de Solicitud deberán recibirse no más tardar de las horas de negocio el:)

04 / 22 / 2025
(date)(fecha)

Issued this 10th day of February, 20 25
(day) (month) (year)

(Emitida este día 10th de Febrero, 20 25.)
(día) (mes) (año)

Signature of Mayor (Firma del Alcalde)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)



REQUEST FOR CITY COUNCIL AGENDA ITEM # 6.

Agenda Date Requested	02/10/2025
Requested By	Lupe Diosdado, Development Services Director
Department	Development Services
Type	Ordinance

Agenda Item

Consideration and possible action on Ordinance No. 1062-25, regarding a zoning change application submitted to the City of Navasota by East Loop Real Estate, LLC, for the property located in the A0002 D Arnold Abstract, along the Western boundary of the Stone Ridge subdivision. The zoning change application requests to change the zoning from A/O: Agriculture/Open Space District & Stone Ridge Phase 2 PUD to Stone Ridge Phase 2A PUD, a planned unit development, for the development of a 70.307-acre residential planned unit development. The property affected is legally described as A0002. D Arnold, Tract 17, Acres 73.21, Par 8-1, located in Navasota, Grimes County, Texas 77868. [Lupe Diosdado, Development Services Director]

Summary & Recommendation

Background:

In September 2017, a portion of the subject tract underwent and received approval for rezoning for a planned unit development titled Stone Ridge Phase 2 PUD. Subsequently, the project was not developed. The new proposed PUD encompasses the entire tract, minus the B-1: General Business District zoned area abutting Business 6/N La Salle. The proposed PUD will provide a buffer and transition area between the existing phase of Stone Ridge. The proposed PUD will also potentially request PID (Public Improvement District) approval from City Council at a future date to assist in financing certain public infrastructure improvements.

P&Z Public Hearing and Recommendation:

On December 11, 2024, the Planning & Zoning Commission held a public hearing and voted unanimously to **deny** the proposed zoning change as presented. During the public hearing, the Planning & Zoning Commission received comments and concerns from the public related to increased traffic, water pressure, construction activity affecting existing residents, smaller lot sizes impacting property values, concerns regarding design and elevation standards not matching phase 1 of Stone Ridge, and lastly, concerns about a new separate HOA.

City Council Public Hearing:

On January 13, 2025, The City Council held a public hearing regarding the proposed Stone Ridge Phase 2A PUD zoning change request and voted to postpone action on the ordinance until 1/27/25. City staff and two members of the City Council met with the developer on 1/21/25 to discuss the feedback received during the public hearing. Increases to minimum lot size widths, side setbacks and street layout modifications were discussed. The developer requested additional time to make the necessary revisions to the PUD concept plan and PUD development standards. On January 27, 2025, the City Council postponed action until the February 10, 2025, regular meeting.

Summary:

Following the public hearings and subsequent stakeholder meeting, the developer has updated PUD

zoning standards and Concept plan to address the various concerns raised. The attached ordinance includes the PUD Development standards "Exhibit C" outlining the requirements and regulations of the proposed subdivision. The attached Concept Plan "Exhibit D" meets the proposed PUD Development standards. City staff have also been in communication with TXDOT related to BS 6/N La Salle traffic concerns. TXDOT will likely require right-hand deceleration lanes for Boulder and/or Emerald Drive and a possible left-hand turning lane into the subdivision during the **platting process** if the proposed zoning change is approved.

Stone Ridge Phase 2A PUD Highlights as of 1/31/25:

1. 220 Residential lots comprised of one hundred eighty (180) 55' wide lots and forty (40) 60' wide lots acting as a transition buffer between Phase 1 and Phase 2. **(A reduction from the original 280+ lots)**
2. Common area buffers between the large 90' wide lots found in Phase 1 along Stone Ridge Drive and the proposed 60' wide lots.
3. 7.5' side building setbacks throughout the proposed PUD. **(An increase from the original 5' request and the existing 6' PUD)**
4. 21.9 acres of HOA/POA owned and maintained open space/greenways open and accessible to the public with approximately 12.44 acres that include walking/biking trails, versus the required 4.5 acres of parkland required (based on 220 proposed lots).
5. Stone or brick masonry finishes are required along 50% of the front elevations of all new homes, matching the existing deed restrictions for Stone Ridge Phase 1.

Property Information:

Project Rep: Daniel Beamon, Project PE

Parcel ID: R10271

Legal Description: A0002. D ARNOLD, TRACT 17, ACRES 73.21, PAR 8-1

Owner: EAST LOOP REAL ESTATE, LLC

Address: N La Salle/BS 6

Current Use: Vacant

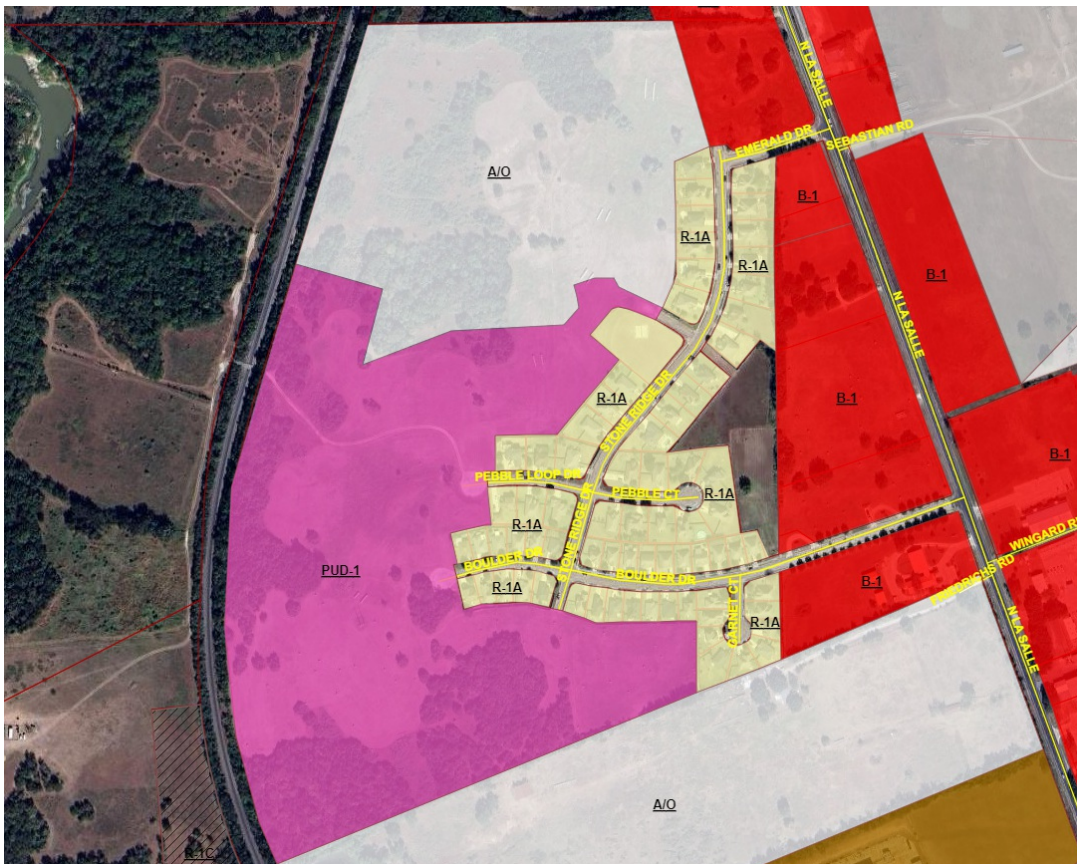
Proposed Use: Single Dwelling Subdivision

Zoning: A/O, PUD, B-1

Public Notice Summary:

An ad was published in the November 27th edition of the Navasota Examiner. 92 public hearing notice letters were mailed out to adjacent property owners. A sign was also placed near the property.

Aerial/Street View:



Staff Recommendation:

Staff recommend the City Council take action on the proposed zoning change application.

Action Requested by Council

Vote to approve, approve with conditions or deny Ordinance No. 1062-25, regarding a zoning change application submitted to the City of Navasota by East Loop Real Estate, LLC, for the property located in the A0002 D Arnold Abstract, along the Western boundary of the Stone Ridge subdivision. The zoning change application requests to change the zoning from A/O: Agriculture/Open Space District & Stone Ridge Phase 2 PUD to Stone Ridge Phase 2A PUD, a planned unit development, for the development of a 70.307-acre residential planned unit development. The property affected is legally described as A0002. D Arnold, Tract 17, Acres 73.21, Par 8-1, located in Navasota, Grimes County, Texas 77868.

Due to the Planning & Zoning Commission's negative recommendation, a supermajority or 4-1 vote of approval is required for ordinance passage.

Attachments

Ordinance No. 1062-25

ORDINANCE NO. 1062-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NAVASOTA, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF NAVASOTA, TEXAS TO REZONE 70.307 ACRES, OUT OF THE TRACT MORE PARTICULARLY DESCRIBED AS A0002. D ARNOLD, TRACT 17, ACRES 73.21, PAR 8-1, FROM A/O: AGRICULTURE/OPEN SPACE DISTRICT & STONE RIDGE PHASE 2 PUD TO "STONE RIDGE PHASE 2A PUD" A PLANNED UNIT DEVELOPMENT; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on the 7th of November 2024, property owner East Loop Real Estate, LLC, filed a petition requesting the rezoning of 70.307 acres out of the tract more particularly described as A0002. D Arnold, Tract 17, Acres 73.21, Par 8-1, and legally described by metes and bounds on Exhibit "A" which is attached hereto and incorporated herein for all purposes pertinent, from A/O: Agriculture/Open Space District & Stone Ridge Phase 2 PUD, to "Stone Ridge Phase 2A PUD" a planned unit development; and

WHEREAS, the rezoning request is in harmony with the Comprehensive Plan of the City of Navasota; and

WHEREAS, the property is shown on Exhibit "B" attached hereto and incorporated herein for all purposes pertinent; and

WHEREAS, the Stone Ridge Phase 2A PUD Development Standards are attached hereto as Exhibit "C" and incorporated herein for all purposes pertinent, outlining the requirements and standards of the "Stone Ridge Phase 2A PUD," a Planned Unit Development; and

WHEREAS, the Stone Ridge Phase 2A PUD Concept Plan is also attached hereto as Exhibit "D" and incorporated herein for all purposes pertinent, outlining a general plan showing the location and relationship of the land uses to be permitted for the PUD and other improvements; and

WHEREAS, on the 11th day of December 2024, a public hearing was held before the Planning and Zoning Commission of the City of Navasota, a quorum being present on the occasion and said matter of rezoning being part of the agenda for said Commission meeting, an opportunity to present arguments for and against the proposed rezoning was held; and

WHEREAS, the Planning and Zoning Commission recommends against the rezoning of the property from A/O Agriculture Open Space District & Stone Ridge Phase 2 PUD to Stone Ridge Phase 2A PUD a Planned Unit Development and finds that it is not

in the best interest of the residents of the City of Navasota, that the said property be rezoned; and

WHEREAS, on the 13th day of January 2025, after notice as required by law, a public hearing was held before the Navasota City Council, a quorum being present on the occasion and said matter of rezoning being part of the agenda, an opportunity to present arguments for and against the proposed rezoning was held; and

WHEREAS, at least three-fourths (3/4) of all members of the City Council desire to overrule the recommendation of the Planning and Zoning Commission and adopt the proposed amendments to the City's Official Zoning Map;

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

SECTION 1. The Official Zoning Map of the City of Navasota is hereby amended to change the Property legally described on Exhibit "A" and shown on Exhibit "B" from A/O Agriculture Open Space District and Stone Ridge Phase 2 PUD to "Stone Ridge Phase 2A PUD" a Planned Unit Development. Unless otherwise provided for or modified by Exhibit "C", the Property located within the Stone Ridge Phase 2A PUD area shall conform to the provisions of the City's Zoning Ordinance, Subdivision Ordinance and all other applicable ordinances.

SECTION 2. If any section, subsection, word, sentence or phrase of this Ordinance is held invalid, it shall not affect the remaining parts of this Ordinance.

SECTION 3. This Ordinance shall become effective from and after its passage, approval, and adoption on second reading.

PASSED, APPROVED AND ADOPTED ON THIS THE 10TH DAY OF FEBRUARY 2025.

HON. BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

Exhibit A

METES AND BOUNDS DESCRIPTION 73.277 ACRES

All that certain tract or parcel containing 73.277 acres of land in the Daniel Arnold Survey, A-2, Grimes County, Texas, being all of a tract which was called 73.263 acres and conveyed from Westwick Construction, LP, to East Loop Real Estate, Inc. by an instrument of record in Clerk's File #2022-322707, of the Grimes County Official Public Records, (GCOPR), said 73.277 acres being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, (NAD 83) Central Zone, to wit:

BEGINNING at a 1/2" iron rod found for northwest corner, being the northwest corner of said 73.263 acre tract and southwest corner of a tract which was called 204.437 acres and conveyed from Charles H. Doerge, et ux, to Richard Victor Mousner, by an instrument of record in Volume 418, Page 120, GCOPR, lying in the east right-of-way (R-O-W) line of the Houston and Texas Central Railroad;

THENCE N86°32'01"E, 1,372.66 feet along the common line of said 73.263 acre tract, said 204.437 acre tract, and a tract which was called 0.170 acre and conveyed from Charles H. Doerge, et ux, to Richard Victor Mousner, by an instrument of record in Volume 418, Page 120, GCOPR, to a 1/2" iron rod found for interior corner, being the southeast corner of said 0.170 acre tract;

THENCE N03°30'52"W, along the common line of said 73.263 acre tract and said 0.170 acre tract, at 23.32 feet pass a 3/4" iron rod found for northeast corner of said 0.170 acre tract and southeast corner of a tract which was called 0.908 acre and conveyed from Ginger Bishop, Trustee, to Virgil Lee Heaton, et ux, by an instrument of record in Volume 1252, Page 403, GCOPR, and continuing along the common line of said 73.263 acre tract and said 0.908 acre tract for a distance in all of 92.27 feet to a 1/2" iron rod found for northeast corner, being the northeast corner of said 73.263 acre tract and an angle point of said 0.908 acre tract, lying in the west R-O-W line of N. La Salle Street;

THENCE S22°17'04"E, 440.07 feet along the common line of said 73.263 acre tract and N. La Salle Street to a 1/2" iron rod found for an east corner and the beginning of a curve, lying in the north R-O-W line of Emerald Drive;

THENCE departing N. La Salle Street, 40.00 feet along common line of said 73.263 acre tract, Emerald Drive, and the arc of a curve to the right, (Delta= 90°53'37", Radius= 25.22 feet, Chord= S23°18'36"W, 35.94 feet), to a 1/2" iron rod found for angle point and end of curve;

THENCE S68°35'09"W, 198.14 feet continuing along said common line to a 1/2" iron rod found for angle point and beginning of a curve;

THENCE 67.76 feet continuing along said common line and the arc of a curve to the right, (Delta= 07°47'20", Radius= 498.43 feet, Chord= S72°43'05"W, 67.71 feet), to a 1/2" iron rod found for angle point and end of curve and beginning of a compound curve;

THENCE 38.97 feet continuing along said common line and the arc of a curve to the right, (Delta= 88°51'14", Radius= 25.13 feet, Chord= N58°46'12"W, 35.18 feet), to a 1/2" iron rod found for interior corner and end of curve, lying in the east R-O-W line of Stone Ridge Drive;

THENCE departing Emerald Drive, S79°00'24"W, 59.86 feet along the common line of said 73.263 acre tract and Stone Ridge Drive to a 1/2" iron rod found for angle point, being the northeast corner of Lot 52, Block 6, Stoneridge Subdivision, Phase One, a subdivision of record in Volume 1267, Page 742, of the Grimes County Plat Records, (GCPR);

THENCE departing Stone Ridge Drive, S64°25'10"W, 127.78 feet along the common line of said 73.263 acre tract and Block 6 to a 1/2" iron rod found for interior corner, being the northwest corner of Lot 52;

THENCE S03°30'42"E, continuing along said common line, at 60.49 feet pass a 1/2" iron rod found for common corner of Lot 52 and Lot 51, and continuing along said common line, at 150.54 feet pass a 1/2" iron rod found for common corner of Lot 51 and Lot 50, and continuing along said common line for a distance in all of 378.42 feet to a 1/2" iron rod found for angle point, being an angle point of Lot 48;

THENCE S20°17'17"W, 121.98 feet continuing along said common line to a 1/2" iron rod found for angle point, being the southwest corner of Lot 47 and northwest corner of Rockdale Drive;

THENCE S26°38'47"W, 50.06 feet along the common line of said 73.263 acre tract and Rockdale Drive to a 1/2" iron rod found for interior corner and the beginning of a curve, being the southwest corner of Rockdale Drive, lying in the north line of the Common Area, Block 5;

THENCE departing Rockdale Drive, 130.86 feet along the common line of said 73.263 acre tract, Common Area, and arc of a curve to the left, (Delta= 15°46'32", Radius= 475.28 feet, Chord= N72°33'10"W, 130.45 feet), to a 1/2" iron rod found for angle point and end of curve and beginning of a compound curve;

THENCE 25.98 feet continuing along said common line and the arc of a curve to the left, (Delta= 59°28'17", Radius= 25.03 feet, Chord= S66°47'21"W, 24.83 feet), to a 1/2" iron rod found for angle point and end of curve;

THENCE S37°40'06"W, 113.30 feet continuing along said common line to a 1/2" iron rod found for interior corner, being the west corner of Common Area;

THENCE S52°20'29"E, 129.97 feet continuing along said common line to a 1/2" iron rod found for an east corner, being the northwest corner of Lot 46;

THENCE S37°40'20"W, continuing along said common line, at 190.95 feet pass a 1/2" iron rod found for common corner of Lot 45 and Lot 44, and continuing along said common line for a distance in all of 330.79 feet to a 1/2" iron rod found for angle point, being the common corner of Lot 44, Lot 43, and Lot 42;

THENCE S86°42'48"W, continuing along said common line, at 108.25 feet pass a 1/2" iron rod found for common corner of Lot 42 and Lot 41, and continuing along said common line for a distance in all of 210.31 feet to a wood fence corner post found for interior corner, being the northwest corner of Lot 41;

THENCE S04°55'05"E, 123.62 feet continuing along said common line to a 1/2" iron rod found for an east corner and beginning of a curve, being the southwest corner of Lot 41, lying in the north R-O-W line of Pebble Loop Drive;

THENCE 39.41 feet continuing along said common line and the arc of a curve to the left, (Delta= 03°17'54", Radius= 684.52 feet, Chord= S82°42'23"W, 39.40 feet), to a 1/2" iron rod found for interior corner and end of curve, being the northwest corner of Pebble Loop Drive;

THENCE S09°05'26"E, along the common line of said 73.263 acre tract and Pebble Loop Drive, at 50.11 feet pass a 1/2" iron rod found for northwest corner of Lot 40, Block 3, and departing Pebble Loop Drive and along the common line of said 73.263 acre tract and Block 3 for a distance in all of 178.86 feet to a 1/2" iron rod found for an east corner, being the southwest corner of Lot 40, lying in the north line of Lot 24;

THENCE S87°28'18"W, 16.60 feet along the common line of said 73.263 acre tract and Block 3 to a point for corner in a wooden fence corner post found for angle point, being the common corner of Lot 24 and Lot 23;

THENCE S73°30'35"W, continuing along said common line, at 67.20 feet, 127.24 feet to a 1/2" iron rod found for interior corner, being the northwest corner of Lot 22;

THENCE S16°27'39"E, 105.22 feet continuing along said common line to a 1/2" iron rod found for an east corner, being the southwest corner of Lot 22, lying in the north line of Boulder Drive;

THENCE S73°46'44"W, 16.12 feet along the common line of said 73.263 acre tract and Boulder Drive to a 1/2" iron rod found for interior corner, being the northwest corner of Boulder Drive;

THENCE S16°42'58"E, 49.82 feet continuing along said common line to a 1/2" iron rod found for angle point, being the northwest corner of Lot 21, Block 2 and southwest corner of Boulder Drive;

THENCE departing Boulder Drive, S16°27'54"E, 105.08 feet along the common line of said 73.263 acre tract and Block 2 to a 1/2" iron rod found for interior corner, being the southwest corner of Lot 21;

THENCE N73°24'53"E, 60.11 feet continuing along said common line to a 1/2" iron rod found for angle point, being the common corner for Lot 21 and Lot 20;

THENCE N83°32'22"E, continuing along said common line, at 56.86 feet pass a 1/2" iron rod found for common corner of Lot 20 and Lot 19, and continuing along said common line for a distance in all of 149.41 feet to an angle point, being an angle point of Lot 18, from which a wooden fence post found for reference bears: N72°37'35"W, 0.94 feet;

THENCE S79°10'53"E, continuing along said common line, at 17.31 feet pass a 1/2" iron rod found for common corner of Lot 18 and Lot 17, and continuing along said common line for a distance in all of 81.33 feet to a 1/2" iron rod found for angle point, being the southeast corner of Lot 17 and southwest corner of Stone Ridge Drive;

THENCE S79°47'59"E, 50.25 feet along the common line of said 73.263 acre tract and Stone Ridge Drive to a 1/2" iron rod found for angle point, being the southwest corner of Lot 16, Block 1;

THENCE departing Stone Ridge Drive, S73°20'30"E, 116.18 feet along the common line of said 73.263 acre tract and Block 1 to a 1/2" iron rod found for angle point, being the most southerly southwest corner of Lot 15;

THENCE N86°29'13"E, continuing along said common line, at 153.15 feet pass a 1/2" iron rod found for common corner of Lot 13 and Lot 12, and continuing along said common line for a distance in all of 343.41 feet to a 1/2" iron rod found for a north corner, being the southeast corner of Lot 10, lying in the west line of Lot 8;

THENCE S03°30'40"E, continuing along said common line, at 121.52 feet pass a 1/2" iron rod found for common corner of Lot 7 and Lot 6, and continuing along said common line for a distance in all of 242.16 feet to a 1/2" iron rod found for southeast corner, being the southeast corner of said 73.263 acre tract and southwest corner of Lot 6, lying in the north line of a tract which was called 37.49 acres and conveyed from Helen F. Hale, et al, to Kam Friedrichs, by an instrument of record in Volume 1725, Page 472, GCOPR;

THENCE S66°12'20"W, 1,551.67 feet along the common line of said 73.263 acre tract and said 37.49 acre tract to a 1/2" iron rod found for southwest corner and the beginning of a curve, being the southwest corner of said 73.263 acre tract and northwest corner of said 37.49 acre tract, lying in the east R-O-W line of the Houston and Texas Central Railroad;

THENCE 1,343.79 feet along the common line of said 73.263 acre tract, Houston and Texas Central Railroad, and the arc of a curve to the right, (Delta= 35°03'10", Radius= 2,196.50 feet, Chord= N07°51'36"W, 1,322.93 feet), to a 1/2" iron rod found for angle point and end of curve and the beginning of a compound curve;

THENCE 243.37 feet continuing along said common line and the arc of a curve to the right, (Delta= 06°12'21", Radius= 2,246.94 feet, Chord= N12°05'19"E, 243.25 feet), to a 1/2" iron rod found for angle point and end of curve;

THENCE N14°29'22"E, 1,315.62 feet continuing along said common line to the PLACE OF BEGINNING, containing 73.277 acres of land, more or less. As a part of this professional service, a certified plat has been prepared by Johnson & Pace Incorporated under Job # 4826-008.


Troy Maxwell
Professional Land Surveyor
Texas Registration No. 5585

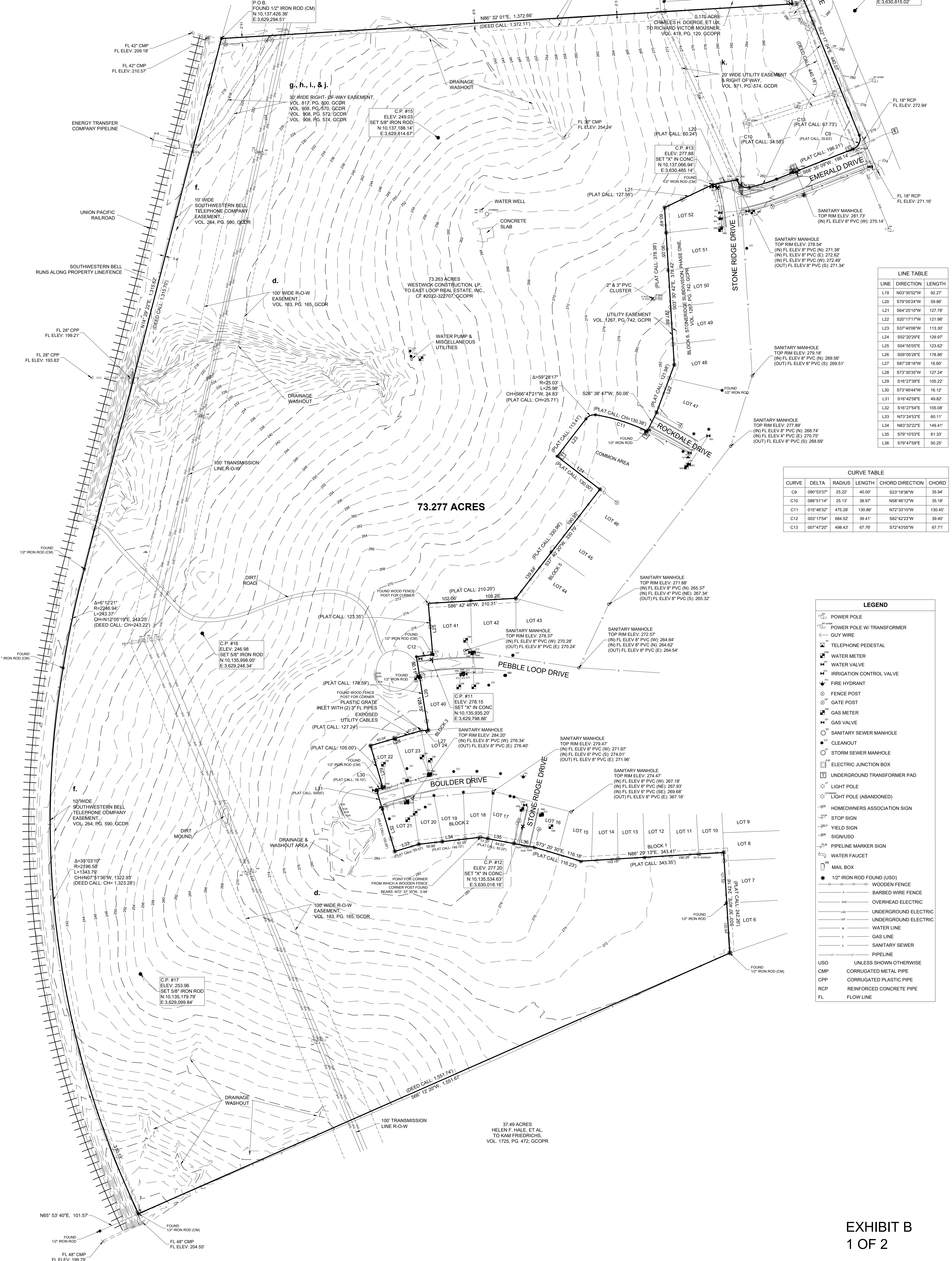
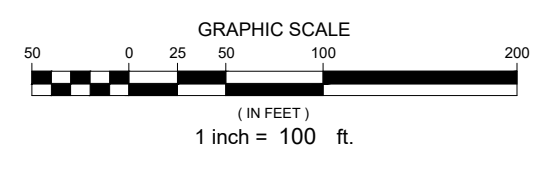


Compiled By:
Johnson & Pace Incorporated
1201 NW Loop 281 • Suite 100
Longview, Texas, 75604
TBPLS #10025400

Engineering • Architecture • Surveying
Job No. 4826-008
Date: May 29, 2024

NOTES

- BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE.
- A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
- THIS PLAT IS THE PROPERTY OF JOHNSON & PACE INCORPORATED AND THE PARTY TO WHICH IT IS CERTIFIED TO, ANY USE OF THE SURVEY DOCUMENT WITHOUT SPECIFIC APPROVAL IS PROHIBITED AND VOIDS ANY WARRANTY AND OR LIABILITY.
- THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT, EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
- ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED BY AND ALSO FILED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.



LINE TABLE

LINE	DIRECTION	LENGTH
L19	N63°30'52"W	92.27'
L20	S79°00'24"W	59.86'
L21	S64°23'10"W	127.76'
L22	S20°17'17"W	121.96'
L23	S37°40'06"W	113.30'
L24	S52°20'29"E	129.97'
L25	S04°56'05"E	123.62'
L26	S09°05'26"E	178.86'
L27	S87°28'18"W	16.60'
L28	S73°30'35"W	127.24'
L29	S16°27'39"E	105.22'
L30	S73°46'44"W	16.12'
L31	S16°42'58"E	49.82'
L32	S16°27'54"E	105.08'
L33	N73°24'53"E	60.11'
L34	N83°32'22"E	149.41'
L35	S79°10'53"E	81.33'
L36	S79°47'59"E	50.25'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C9	090°53'37"	25.22'	40.07'	S23°18'36"W	35.94'
C10	088°51'14"	25.13'	38.97'	N58°46'12"W	35.18'
C11	015°46'32"	475.28'	130.86'	N72°33'10"W	130.45'
C12	003°17'54"	684.52'	39.41'	S82°42'23"W	39.40'
C13	007°47'20"	498.43'	67.76'	S72°43'05"W	67.71'

LEGEND

- POWER POLE
- POWER POLE W/ TRANSFORMER
- GUY WIRE
- TELEPHONE PEDESTAL
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- FENCE POST
- GATE POST
- GAS METER
- GAS VALVE
- SANITARY SEWER MANHOLE
- CLEANOUT
- STORM SEWER MANHOLE
- ELECTRIC JUNCTION BOX
- UNDERGROUND TRANSFORMER PAD
- LIGHT POLE
- LIGHT POLE (ABANDONED)
- HOMEOWNERS ASSOCIATION SIGN
- STOP SIGN
- YIELD SIGN
- SIGNUSO
- PIPELINE MARKER SIGN
- WATER FAUCET
- MAIL BOX
- 1/2" IRON ROD FOUND (WOOD)
- WOODEN FENCE
- BARBED WIRE FENCE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND ELECTRIC
- WATER LINE
- GAS LINE
- SANITARY SEWER
- PIPELINE

UNLESS SHOWN OTHERWISE

CMP CORRUGATED METAL PIPE
 CPP CORRUGATED PLASTIC PIPE
 RCP REINFORCED CONCRETE PIPE
 FL FLOW LINE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO TITLE RESOURCES GUARANTY COMPANY, CONTINENTAL HOMES OF TEXAS, LP, EASTLOOP REAL ESTATE INCORPORATED,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6a, 8, 11a, AND 13, OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 8, 2024.

PRELIMINARY

NOT TO BE RECORDED FOR ANY PURPOSE

TROY MAXWELL
 PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5585

DATE
 APRIL 8, 2024

**EXHIBIT B
 1 OF 2**

ALTA/NSPS LAND TITLE SURVEY

PLAT OF SURVEY OF
73.277 ACRES
 IN THE DANIEL ARNOLD SURVEY, A-2
 GRIMES COUNTY, TEXAS

JOHNSON & PACE INCORPORATED
 1201 NW LOOP 281, SUITE 100, LINDALEVIA, TEXAS 75640
 (937)533-0063 FAX (937)533-8803
 WWW.JOHNSONPACE.COM
 TBPESL 1002400
 TBPESL F-4691

APR 18, 2024 | BOOK 984, PG 14 | DRAWN BY: JTT | JOB #4826-008

NOTES

- 1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE.
2. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
3. THIS PLAT IS THE PROPERTY OF JOHNSON & PACE INCORPORATED AND THE PARTY TO WHICH IT IS CERTIFIED TO, ANY USE OF THE SURVEY DOCUMENT WITHOUT SPECIFIC APPROVAL IS PROHIBITED AND VOIDS ANY WARRANTY AND OR LIABILITY.
4. THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT, EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
5. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED BY AND ALSO FILED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

TITLE COMMITMENT

WE HAVE BEEN FURNISHED A COPY OF "COMMITMENT FOR TITLE INSURANCE", ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE, MARCH 15, 2024, ISSUED DATE, APRIL 18, 2024, G.F. NO. 166-246100705. THE FOLLOWING EXCEPTIONS FROM COVERAGE AS LISTED ON SCHEDULE B:

- 10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):
a. NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE LEGAL DESCRIPTION CONTAINED IN SCHEDULE "A" AS TO AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMAL IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE "B" HEREOF. NOT A SURVEY ITEM.
b. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY) (THIS EXCEPTION WILL BE DELETED UPON SATISFACTION OF THE RELATED SCHEDULE C REQUIREMENT.) NOT A SURVEY ITEM.
c. ANY AND ALL EASEMENTS, RIGHTS OF WAY, ENCROACHMENTS, PROTRUSIONS, BOUNDARY CONFLICTS OR OTHER MATTERS OF A SIMILAR NATURE, THE EXISTENCE OF WHICH WOULD BE REFLECTED BY A CURRENT AND ACCURATE SURVEY OF THE SUBJECT PROPERTY. IF ANY THAT WERE VISIBLE, APPARENT, OR WE WERE MADE AWARE OF, AS SHOWN HEREON.
d. EASEMENT DATED APRIL 23, 1947, EXECUTED BY R. B. FLOYD TO GULF STATES UTILITIES COMPANY RECORDED IN VOLUME 183, PAGE 165, DEED RECORDS OF GRIMES COUNTY, TEXAS. DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.
e. PERPETUAL EASEMENT AND RIGHT OF WAY GRANTED IN JUDGMENT DATED JUNE 7, 1960, RECORDED IN VOLUME 240, PAGE 146, DEED RECORDS OF GRIMES COUNTY, TEXAS. DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.
f. EASEMENT DATED AUGUST 3, 1964 EXECUTED BY MONA FLOYD TO SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN VOLUME 264, PAGE 590, DEED RECORDS, GRIMES COUNTY, TEXAS. DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.
g. EASEMENT DATED JANUARY 14, 1996 EXECUTED BY DIANE LANCASTER, ET AL. TO FERGUSON BURLISON GAS GATHERING SYSTEMS RECORDED IN VOLUME 817, PAGE 800, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, SUBJECT TO THE RIGHTS OF HOLDERS AND ASSIGNS. DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.
h. EASEMENT DATED OCTOBER 4, 1998, EXECUTED BY DIANE F. LANCASTER TO FERGUSON BURLISON GAS GATHERINGS SYSTEMS, RECORDED IN VOLUME 908, PAGE 570, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, SUBJECT TO THE RIGHTS OF HOLDERS AND ASSIGNS. DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.
i. EASEMENT DATED OCTOBER 3, 1998, EXECUTED BY HAYDEN W. CRAWFORD TO FERGUSON BURLISON GAS GATHERINGS SYSTEMS, RECORDED IN VOLUME 908, PAGE 572, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, SUBJECT TO THE RIGHTS OF HOLDERS AND ASSIGNS. DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.
j. EASEMENT DATED OCTOBER 10, 1998 EXECUTED BY ROBERT FLOYD TO FERGUSON BURLISON GAS GATHERING SYSTEMS RECORDED IN VOLUME 908, PAGE 574, REAL PROPERTY RECORDS, GRIMES COUNTY, TEXAS, SUBJECT TO THE RIGHTS OF HOLDERS AND ASSIGNS. DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.
k. EASEMENT DATED DECEMBER 4, 1996, EXECUTED BY ROBERT FLOYD TO MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION RECORDED IN VOLUME 971, PAGE 281, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.
l. RIGHTS OF H. WAYNE CRAWFORD AND DIANNE FLOYD LANCASTER, THEIR SUCCESSORS, HEIRS, AND ASSIGNS TO USE THE EASEMENT, AS SET FORTH IN DEED DATED JANUARY 18, 2007, RECORDED IN VOLUME 1202, PAGE 701, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.
m. EASEMENT DATED NOVEMBER 17, 2008 EXECUTED BY BRUCE JOHNSONWESTWICK CONSTRUCTION TO MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION RECORDED IN VOLUME 1312, PAGE 302, REAL PROPERTY RECORDS, GRIMES COUNTY, TEXAS. BY DESCRIPTION, EASEMENT DOES NOT AFFECT SUBJECT TRACT. EASEMENT AFFECTS THE PROPERTY OF STONERIDGE SUBDIVISION PHASE ONE.
n. MINERALROYALTY RESERVATION SET FORTH IN INSTRUMENT DATED JUNE 9, 1984, EXECUTED BY H. WAYNE CRAWFORD, ET AL. TO ROBERT B. FLOYD, JR. RECORDED IN VOLUME 511, PAGE 841, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR FULL PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). NOT A SURVEY ITEM.
o. MINERALROYALTY RESERVATION SET FORTH IN INSTRUMENT DATED MARCH 20, 1985, EXECUTED BY MONA A. FLOYD TO ROBERT B. FLOYD, JR. RECORDED IN VOLUME 532, PAGE 303, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR FULL PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). NOT A SURVEY ITEM.
p. MINERALROYALTY RESERVATION SET FORTH IN INSTRUMENT DATED JANUARY 18, 2007, EXECUTED BY ROBERT B. FLOYD, JR. RECORDED IN VOLUME 1202, PAGE 701, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR FULL PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). BY DESCRIPTION, DOES AFFECT PARENT TRACT.
q. OIL, GAS, AND MINERAL LEASE DATED JUNE 3, 2001, EXECUTED BY ROBERT B. FLOYD, JR. TO MAINLAND ENERGY CORPORATION, RECORDED IN VOLUME 978, PAGE 475, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR FULL PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). NOT A SURVEY ITEM.
r. OIL, GAS, AND MINERAL LEASE DATED JULY 10, 2001, EXECUTED BY H. WAYNE CRAWFORD TO MAINLAND ENERGY CORPORATION, RECORDED IN VOLUME 982, PAGE 575, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR FULL PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). NOT A SURVEY ITEM.
s. OIL, GAS, AND MINERAL LEASE DATED JUNE 3, 2001, EXECUTED BY DIANNE LANCASTER, TO MAINLAND ENERGY CORPORATION, RECORDED IN VOLUME 982, PAGE 579, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR FULL PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). NOT A SURVEY ITEM.
t. DESIGNATION OF UNIT "MAINLAND-NAVASOTA UNIT#1" RECORDED IN VOLUME 984, PAGE 17, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR FULL PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). BY DESCRIPTION, DOES AFFECT PARENT TRACT.
u. AFFIDAVIT TO THE PUBLIC REGARDING ON-SITE WASTEWATER TREATMENT SYSTEM EXECUTED BY ROBERT FLOYD, JR. DATED FEBRUARY 10, 1997, RECORDED IN VOLUME 363, PAGE 485, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS. BY DESCRIPTION, DOES AFFECT PARENT TRACT.
v. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. NOTE: UNLESS SPECIFICALLY EXCLUDED IN AN ABOVE EXCEPTION, T-19.1, T-19.2, AND/OR T-19.3 ENDORSEMENTS, AS APPLICABLE ARE MADE AND ARE SUBJECT TO OIL, GAS AND MINERAL PRODUCTION OR DEVELOPMENT AND REVIEW BY UNDERWRITING COUNSEL, UPON REQUEST AND PAYMENT BY PURCHASER OF THE ADDITIONAL PREMIUM(S). NOT A SURVEY ITEM.
w. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED. NOT A SURVEY ITEM.
x. SECTION 14 OF THE CONDITIONS AND STIPULATIONS OF THIS POLICY IS HEREBY DELETED. NOT A SURVEY ITEM.

METES AND BOUNDS DESCRIPTION
73.277 ACRES

ALL THAT CERTAIN TRACT OR PARCEL, CONTAINING 73.277 ACRES OF LAND IN THE DANIEL ARNOLD SURVEY, A-2, GRIMES COUNTY, TEXAS, BEING ALL OF A TRACT WHICH WAS CALLED 73.263 ACRES AND CONVEYED FROM WESTWICK CONSTRUCTION, LP, TO EAST LOOP REAL ESTATE, INC. BY AN INSTRUMENT OF RECORD IN CLERK'S FILE #2022-322707, OF THE GRIMES COUNTY OFFICIAL PUBLIC RECORDS, (GCOPR), SAID 73.277 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, BASING BEARINGS ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD 83) CENTRAL ZONE, TO WIT:

BEGINNING AT A 1/2" IRON ROD FOUND FOR NORTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID 73.263 ACRE TRACT AND SOUTHWEST CORNER OF A TRACT WHICH WAS CALLED 204.437 ACRES AND CONVEYED FROM CHARLES H. DOERGE, ET UX, TO RICHARD VICTOR MOUSNER, BY AN INSTRUMENT OF RECORD IN VOLUME 418, PAGE 120, GCOPR, LYING IN THE EAST RIGHT-OF-WAY (R-O-W) LINE OF THE HOUSTON AND TEXAS CENTRAL RAILROAD;

THENCE N86°32'01"E, 1,372.66 FEET ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT, SAID 204.437 ACRE TRACT, AND A TRACT WHICH WAS CALLED 0.170 ACRE AND CONVEYED FROM CHARLES H. DOERGE, ET UX, TO RICHARD VICTOR MOUSNER, BY AN INSTRUMENT OF RECORD IN VOLUME 418, PAGE 120, GCOPR, TO A 1/2" IRON ROD FOUND FOR INTERIOR CORNER, BEING THE SOUTHEAST CORNER OF SAID 0.170 ACRE TRACT;

THENCE N03°30'52"W, ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT AND SAID 0.170 ACRE TRACT, AT 23.32 FEET PASS A 3/4" IRON ROD FOUND FOR NORTHEAST CORNER OF SAID 0.170 ACRE TRACT AND SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED 0.908 ACRE AND CONVEYED FROM GINGER BISHOP, TRUSTEE, TO VIRGIL LEE HEATON, ET UX, BY AN INSTRUMENT OF RECORD IN VOLUME 1292, PAGE 403, GCOPR, AND CONTINUING ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT AND SAID 0.908 ACRE TRACT FOR A DISTANCE IN ALL OF 92.27 FEET TO A 1/2" IRON ROD FOUND FOR NORTHEAST CORNER, BEING THE NORTHEAST CORNER OF SAID 73.263 ACRE TRACT AND AN ANGLE POINT OF SAID 0.908 ACRE TRACT, LYING IN THE WEST R-O-W LINE OF N. LA SALLE STREET;

THENCE S22°17'04"E, 440.07 FEET ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT AND N. LA SALLE STREET TO A 1/2" IRON ROD FOUND FOR AN EAST CORNER AND THE BEGINNING OF A CURVE, LYING IN THE NORTH R-O-W LINE OF EMERALD DRIVE;

THENCE DEPARTING N. LA SALLE STREET, 40.00 FEET ALONG COMMON LINE OF SAID 73.263 ACRE TRACT, EMERALD DRIVE, AND THE ARC OF A CURVE TO THE RIGHT, (DELTA= 90°53'37", RADIUS= 25.22 FEET, CHORD= S23°18'36"W, 35.94 FEET), TO A 1/2" IRON ROD FOUND FOR ANGLE POINT AND END OF CURVE;

THENCE S68°35'09"W, 198.14 FEET CONTINUING ALONG SAID COMMON LINE TO A 1/2" IRON ROD FOUND FOR ANGLE POINT AND BEGINNING OF A CURVE;

THENCE 67.76 FEET CONTINUING ALONG SAID COMMON LINE AND THE ARC OF A CURVE TO THE RIGHT, (DELTA= 07°47'20", RADIUS= 498.43 FEET, CHORD= S72°43'05"W, 67.71 FEET), TO A 1/2" IRON ROD FOUND FOR ANGLE POINT AND END OF CURVE AND BEGINNING OF A COMPOUND CURVE;

THENCE 38.97 FEET CONTINUING ALONG SAID COMMON LINE AND THE ARC OF A CURVE TO THE RIGHT, (DELTA= 88°51'14", RADIUS= 25.13 FEET, CHORD= N58°46'12"W, 35.18 FEET), TO A 1/2" IRON ROD FOUND FOR INTERIOR CORNER AND END OF CURVE, LYING IN THE EAST R-O-W LINE OF STONE RIDGE DRIVE;

THENCE DEPARTING EMERALD DRIVE, S79°00'24"W, 59.86 FEET ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT AND STONE RIDGE DRIVE TO A 1/2" IRON ROD FOUND FOR ANGLE POINT, BEING THE NORTHEAST CORNER OF LOT 52, BLOCK 6, STONERIDGE SUBDIVISION, PHASE ONE, A SUBDIVISION OF RECORD IN VOLUME 1267, PAGE 742, OF THE GRIMES COUNTY PLAT RECORDS, (GCOPR);

THENCE DEPARTING STONE RIDGE DRIVE, S64°25'10"W, 127.78 FEET ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT AND BLOCK 6 TO A 1/2" IRON ROD FOUND FOR INTERIOR CORNER, BEING THE NORTHWEST CORNER OF LOT 52;

THENCE S03°30'42"E, CONTINUING ALONG SAID COMMON LINE, AT 60.49 FEET PASS A 1/2" IRON ROD FOUND FOR COMMON CORNER OF LOT 52 AND LOT 51, AND CONTINUING ALONG SAID COMMON LINE, AT 150.54 FEET PASS A 1/2" IRON ROD FOUND FOR COMMON CORNER OF LOT 51 AND LOT 50, AND CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE IN ALL OF 378.42 FEET TO A 1/2" IRON ROD FOUND FOR ANGLE POINT, BEING AN ANGLE POINT OF LOT 48;

THENCE S20°17'17"W, 121.96 FEET CONTINUING ALONG SAID COMMON LINE TO A 1/2" IRON ROD FOUND FOR ANGLE POINT, BEING THE SOUTHWEST CORNER OF LOT 47 AND NORTHWEST CORNER OF ROCKDALE DRIVE;

THENCE S26°38'47"W, 50.06 FEET ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT AND ROCKDALE DRIVE TO A 1/2" IRON ROD FOUND FOR INTERIOR CORNER AND THE BEGINNING OF A CURVE, BEING THE SOUTHWEST CORNER OF ROCKDALE DRIVE, LYING IN THE NORTH LINE OF THE COMMON AREA, BLOCK 5;

THENCE DEPARTING ROCKDALE DRIVE, 130.86 FEET ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT, COMMON AREA, AND ARC OF A CURVE TO THE LEFT, (DELTA= 15°46'32", RADIUS= 475.28 FEET, CHORD= N72°33'10"W, 130.45 FEET), TO A 1/2" IRON ROD FOUND FOR ANGLE POINT AND END OF CURVE AND BEGINNING OF A COMPOUND CURVE;

THENCE 25.98 FEET CONTINUING ALONG SAID COMMON LINE AND THE ARC OF A CURVE TO THE LEFT, (DELTA= 59°28'17", RADIUS= 25.03 FEET, CHORD= S66°47'21"W, 24.83 FEET), TO A 1/2" IRON ROD FOUND FOR ANGLE POINT AND END OF CURVE;

THENCE S37°40'06"W, 113.30 FEET CONTINUING ALONG SAID COMMON LINE TO A 1/2" IRON ROD FOUND FOR INTERIOR CORNER, BEING THE WEST CORNER OF COMMON AREA;

THENCE S52°20'29"E, 129.97 FEET CONTINUING ALONG SAID COMMON LINE TO A 1/2" IRON ROD FOUND FOR AN EAST CORNER, BEING THE NORTHWEST CORNER OF LOT 46;

THENCE S37°40'20"W, CONTINUING ALONG SAID COMMON LINE, AT 190.95 FEET PASS A 1/2" IRON ROD FOUND FOR COMMON CORNER OF LOT 45 AND LOT 44, AND CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE IN ALL OF 330.79 FEET TO A 1/2" IRON ROD FOUND FOR ANGLE POINT, BEING THE COMMON CORNER OF LOT 44, LOT 43, AND LOT 42;

THENCE S86°42'48"W, CONTINUING ALONG SAID COMMON LINE, AT 108.25 FEET PASS A 1/2" IRON ROD FOUND FOR COMMON CORNER OF LOT 42 AND LOT 41, AND CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE IN ALL OF 210.31 FEET TO A WOOD FENCE CORNER POST FOUND FOR INTERIOR CORNER, BEING THE NORTHWEST CORNER OF LOT 41;

THENCE S04°55'05"E, 123.62 FEET CONTINUING ALONG SAID COMMON LINE TO A 1/2" IRON ROD FOUND FOR AN EAST CORNER AND BEGINNING OF A CURVE, BEING THE SOUTHWEST CORNER OF LOT 41, LYING IN THE NORTH R-O-W LINE OF PEBBLE LOOP DRIVE;

THENCE 39.41 FEET CONTINUING ALONG SAID COMMON LINE AND THE ARC OF A CURVE TO THE LEFT, (DELTA= 63°17'54", RADIUS= 684.52 FEET, CHORD= S82°42'23"W, 39.40 FEET), TO A 1/2" IRON ROD FOUND FOR INTERIOR CORNER AND END OF CURVE, BEING THE NORTHWEST CORNER OF PEBBLE LOOP DRIVE;

THENCE S09°05'26"E, ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT AND PEBBLE LOOP DRIVE, AT 50.11 FEET PASS A 1/2" IRON ROD FOUND FOR NORTHWEST CORNER OF LOT 40, BLOCK 3, AND DEPARTING PEBBLE LOOP DRIVE AND ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT AND BLOCK 3 FOR A DISTANCE IN ALL OF 178.86 FEET TO A 1/2" IRON ROD FOUND FOR AN EAST CORNER, BEING THE SOUTHWEST CORNER OF LOT 40, LYING IN THE NORTH LINE OF LOT 24;

THENCE S87°28'18"W, 16.60 FEET ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT AND BLOCK 3 TO A POINT FOR CORNER IN A WOODEN FENCE CORNER POST FOUND FOR ANGLE POINT, BEING THE COMMON CORNER OF LOT 24 AND LOT 23;

THENCE S73°30'35"W, CONTINUING ALONG SAID COMMON LINE, AT 67.20 FEET, 127.24 FEET TO A 1/2" IRON ROD FOUND FOR INTERIOR CORNER, BEING THE NORTHWEST CORNER OF LOT 22;

THENCE S16°27'39"E, 105.22 FEET CONTINUING ALONG SAID COMMON LINE TO A 1/2" IRON ROD FOUND FOR AN EAST CORNER, BEING THE SOUTHWEST CORNER OF LOT 22, LYING IN THE NORTH LINE OF BOULDER DRIVE;

THENCE S73°46'44"W, 16.12 FEET ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT AND BOULDER DRIVE TO A 1/2" IRON ROD FOUND FOR INTERIOR CORNER, BEING THE NORTHWEST CORNER OF BOULDER DRIVE;

THENCE S16°42'58"E, 49.82 FEET CONTINUING ALONG SAID COMMON LINE TO A 1/2" IRON ROD FOUND FOR ANGLE POINT, BEING THE NORTHWEST CORNER OF LOT 21, BLOCK 2 AND SOUTHWEST CORNER OF BOULDER DRIVE;

THENCE DEPARTING BOULDER DRIVE, S16°27'54"E, 105.08 FEET ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT AND BLOCK 2 TO A 1/2" IRON ROD FOUND FOR INTERIOR CORNER, BEING THE SOUTHWEST CORNER OF LOT 21;

THENCE N73°24'53"E, 60.11 FEET CONTINUING ALONG SAID COMMON LINE TO A 1/2" IRON ROD FOUND FOR ANGLE POINT, BEING THE COMMON CORNER FOR LOT 21 AND LOT 20;

THENCE N83°32'22"E, CONTINUING ALONG SAID COMMON LINE, AT 56.86 FEET PASS A 1/2" IRON ROD FOUND FOR COMMON CORNER OF LOT 20 AND LOT 19, AND CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE IN ALL OF 149.41 FEET TO AN ANGLE POINT, BEING AN ANGLE POINT OF LOT 18, FROM WHICH A WOODEN FENCE POST FOUND FOR REFERENCE BEARS: N72°37'35"W, 0.94 FEET;

THENCE S79°10'53"E, CONTINUING ALONG SAID COMMON LINE, AT 17.31 FEET PASS A 1/2" IRON ROD FOUND FOR COMMON CORNER OF LOT 18 AND LOT 17, AND CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE IN ALL OF 81.33 FEET TO A 1/2" IRON ROD FOUND FOR ANGLE POINT, BEING THE SOUTHWEST CORNER OF LOT 17 AND SOUTHWEST CORNER OF STONE RIDGE DRIVE;

THENCE S79°47'59"E, 50.25 FEET ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT AND STONE RIDGE DRIVE TO A 1/2" IRON ROD FOUND FOR ANGLE POINT, BEING THE SOUTHWEST CORNER OF LOT 16, BLOCK 1;

THENCE DEPARTING STONE RIDGE DRIVE, S73°20'30"E, 116.18 FEET ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT AND BLOCK 1 TO A 1/2" IRON ROD FOUND FOR ANGLE POINT, BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 15;

THENCE N88°29'13"E, CONTINUING ALONG SAID COMMON LINE, AT 153.15 FEET PASS A 1/2" IRON ROD FOUND FOR COMMON CORNER OF LOT 13 AND LOT 12, AND CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE IN ALL OF 343.41 FEET TO A 1/2" IRON ROD FOUND FOR A NORTH CORNER, BEING THE SOUTHWEST CORNER OF LOT 10, LYING IN THE WEST LINE OF LOT 6;

THENCE S03°30'40"E, CONTINUING ALONG SAID COMMON LINE, AT 121.52 FEET PASS A 1/2" IRON ROD FOUND FOR COMMON CORNER OF LOT 7 AND LOT 6, AND CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE IN ALL OF 242.16 FEET TO A 1/2" IRON ROD FOUND FOR SOUTHWEST CORNER, BEING THE SOUTHWEST CORNER OF SAID 73.263 ACRE TRACT AND SOUTHWEST CORNER OF LOT 6, LYING IN THE NORTH LINE OF A TRACT WHICH WAS CALLED 37.49 ACRES AND CONVEYED FROM HELEN F. HALE, ET AL. TO KAM FRIEDRICH, BY AN INSTRUMENT OF RECORD IN VOLUME 1725, PAGE 472, GCOPR;

THENCE S66°12'20"W, 1,551.67 FEET ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT AND SAID 37.49 ACRE TRACT TO A 1/2" IRON ROD FOUND FOR SOUTHWEST CORNER AND THE BEGINNING OF A CURVE, BEING THE SOUTHWEST CORNER OF SAID 73.263 ACRE TRACT AND NORTHWEST CORNER OF SAID 37.49 ACRE TRACT, LYING IN THE EAST R-O-W LINE OF THE HOUSTON AND TEXAS CENTRAL RAILROAD;

THENCE 1,343.79 FEET ALONG THE COMMON LINE OF SAID 73.263 ACRE TRACT, HOUSTON AND TEXAS CENTRAL RAILROAD, AND THE ARC OF A CURVE TO THE RIGHT, (DELTA= 35°03'10", RADIUS= 2,196.50 FEET, CHORD= N07°51'36"W, 1,322.93 FEET), TO A 1/2" IRON ROD FOUND FOR ANGLE POINT AND END OF CURVE AND THE BEGINNING OF A COMPOUND CURVE;

THENCE 243.37 FEET CONTINUING ALONG SAID COMMON LINE AND THE ARC OF A CURVE TO THE RIGHT, (DELTA= 06°12'21", RADIUS= 2,246.94 FEET, CHORD= N12°05'19"E, 243.25 FEET), TO A 1/2" IRON ROD FOUND FOR ANGLE POINT AND END OF CURVE;

THENCE N14°29'22"E, 1,315.62 FEET CONTINUING ALONG SAID COMMON LINE TO THE PLACE OF BEGINNING, CONTAINING 73.277 ACRES OF LAND, MORE OR LESS, AS A PART OF THIS PROFESSIONAL SERVICE. A CERTIFIED PLAT HAS BEEN PREPARED BY JOHNSON & PACE INCORPORATED UNDER JOB # 4826-008.

TITLE COMMITMENT DESCRIPTION

WARRANTY DEED EXECUTED BY WESTWICK CONSTRUCTION, L.P., A TEXAS LIMITED PARTNERSHIP TO EAST LOOP REAL ESTATE, INC., DATED FEBRUARY 15, 2022, RECORDED IN INSTRUMENT NO. 322707, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO: TITLE RESOURCES GUARANTY COMPANY, CONTINENTAL HOMES OF TEXAS, LP, EASTLOOP REAL ESTATE INCORPORATED.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6a, 8, 11a, AND 13, OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 8, 2024.

PRELIMINARY

TROY MAXWELL, PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5585

APRIL 8, 2024 DATE

EXHIBIT B 2 OF 2

ALTA/NSPS LAND TITLE SURVEY

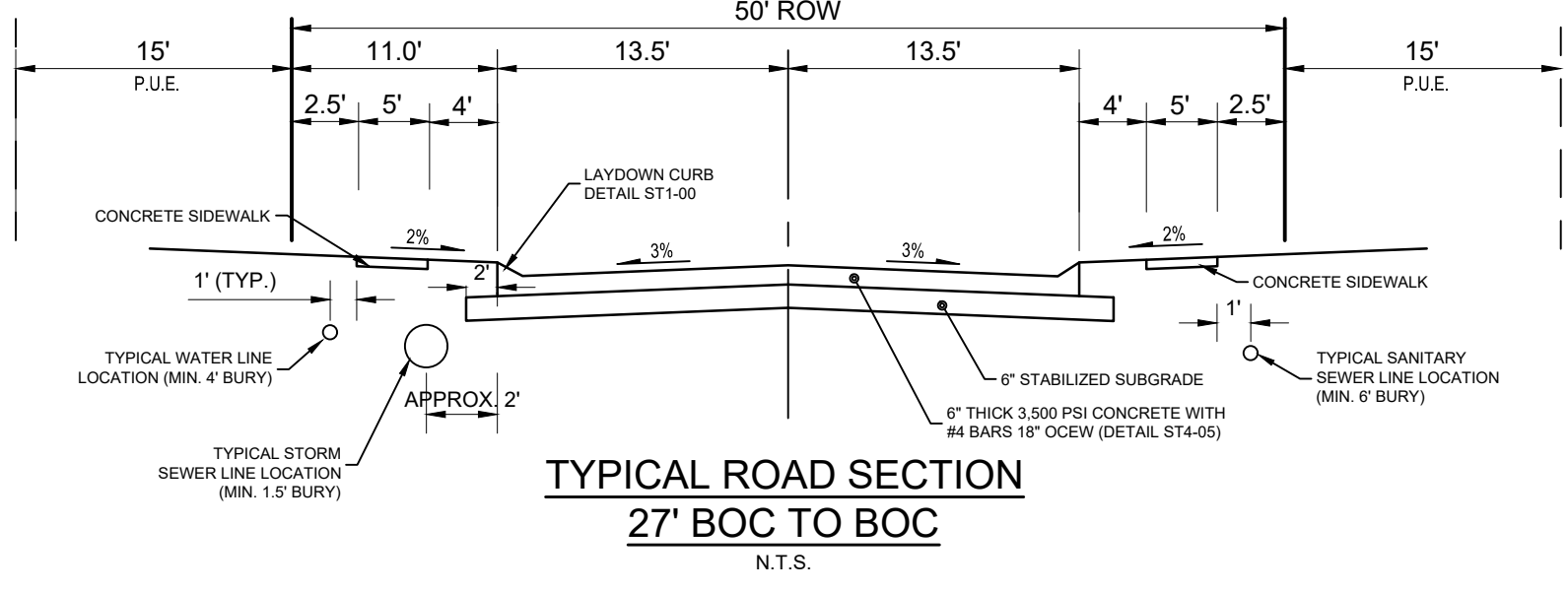
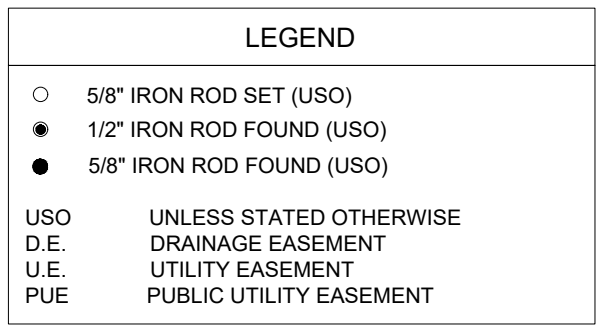
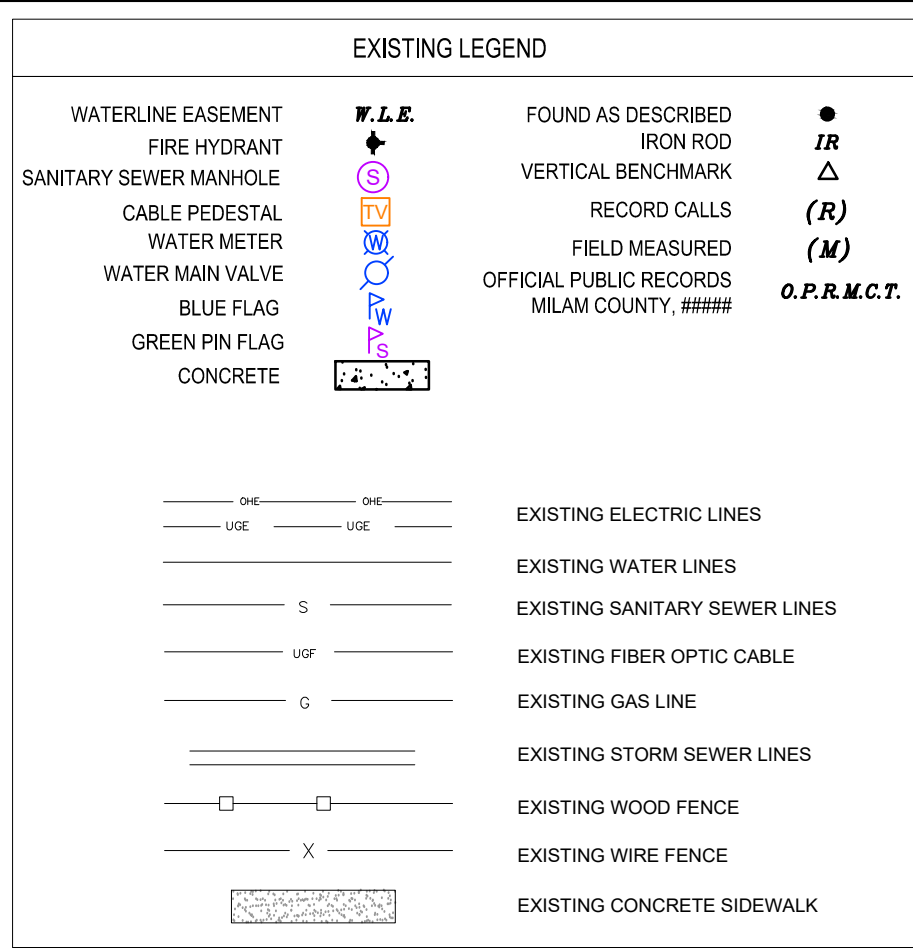
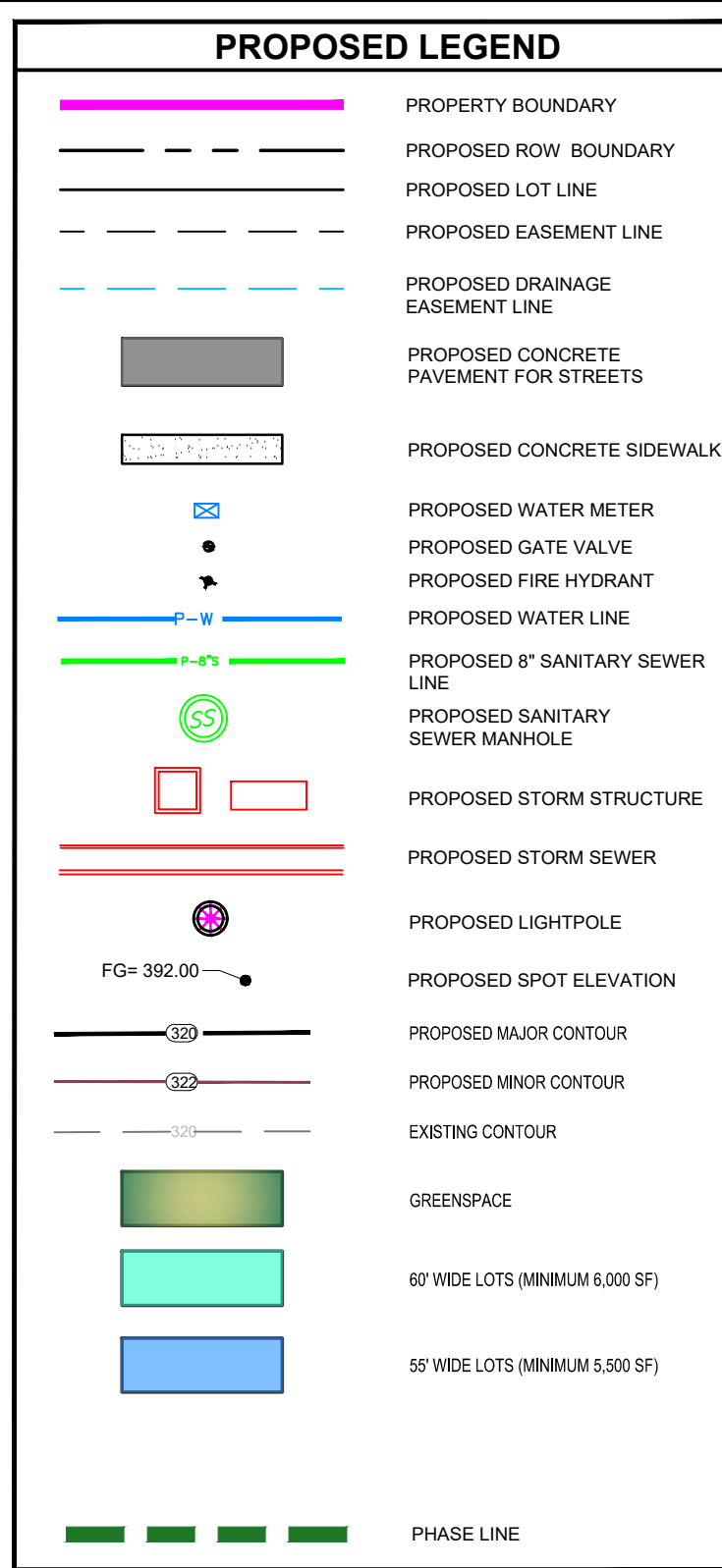
PLAT OF SURVEY OF 73.277 ACRES IN THE DANIEL ARNOLD SURVEY, A-2 GRIMES COUNTY, TEXAS



JOHNSON & PACE INCORPORATED 1501 NW LOOP 281, SUITE 100, LONGVIEW, TEXAS 75604 (903)753-0663 FAX (903)753-8807 WWW.JOHNSONPACE.COM TIRELS 1002640 TPPE F-4691

EXHIBIT C
STONE RIDGE PHASE 2A PUD

	60' LOTS	55' LOTS
LAND AREA:	70.320 ACRES	70.320 ACRES
ZONING:	PUD	PUD
DISTRICT:	STONERIDGE PHASE 2A PUD (REVISED)	STONERIDGE PHASE 2A PUD (REVISED)
BUILDING HEIGHT:	35' MAX.	35' MAX.
FRONT SETBACK:	25' MIN.	25' MIN.
REAR SETBACK:	20' MIN.	15' MIN.
SIDE SETBACK:	7.5' MIN. (15' MIN WHEN ADJACENT TO THE STREET)	7.5' MIN. (15' MIN WHEN ADJACENT TO THE STREET)
LOT AREA:	6,000 SF MIN. 40 LOTS	5,500 SF MIN. 180 LOTS
LOT WIDTH:	60' MIN. (LOT WIDTH TO BE MEASURED AT THE MIDPOINT OF THE LOT DEPTH)	55' MIN. (LOT WIDTH TO BE MEASURED AT THE MIDPOINT OF THE LOT DEPTH)
LOT DEPTH:	100' MIN.	100' MIN.
ONSITE PARKING:	2 PER DWELLING UNIT	2 PER DWELLING UNIT
5.1 PERMITTED USES:	SINGLE FAMILY DWELLING UNITS, ACCESSORY BUILDINGS, REAL ESTATE OFFICES, SEE 5.1A PERMITTED USES FOR DETAILS	SINGLE FAMILY DWELLING UNITS, ACCESSORY BUILDINGS, REAL ESTATE OFFICES, SEE 5.1A PERMITTED USES FOR DETAILS
5.1A PERMITTED USES:	<p>A. Single Family Dwelling Units</p> <p>B. Temporary construction buildings for use incidental to permitted construction work on the premises. Such buildings must be removed upon completion or abandonment of construction.</p> <p>C. Real Estate Sales offices during the development of the residential subdivision.</p> <p>D. Accessory units, customarily incident to the above uses, and located on the same lot not involving the conduct of retail business except as allowed by this Ordinance, and provided that any accessory structure shall be located not less than five (5) feet from any side or rear lot line or within the front setback.</p>	
5.2 CONDITIONAL USES:	<p>A. Educational facilities, including colleges, universities, indoor and outdoor instruction, primary and secondary schools, and vocational and trade schools</p> <p>B. Places of worship.</p> <p>C. Country clubs.</p> <p>D. Golf courses (not including miniature golf courses nor driving ranges).</p> <p>E. Personal service shops (hair salons, nail salons, etc.) as a home occupation.</p> <p>F. Water supply reservoirs, pumping plants, transmission towers, and sewer lift stations.</p> <p>G. Parks and Open Spaces.</p> <p>H. Nontraditional Bed and Breakfast.</p>	
5.3 ADDITIONAL DESIGN GUIDELINES:	<p>A. 4' Sidewalks shall be included within the dedicated non-pavement right-of-way on both sides of all streets and on one side in cul-de-sacs.</p> <p>B. Residential streets will serve more than 24 dwelling units.</p> <p>C. Cul-de-sac's will be longer than 400-feet in length, and will have 50-foot radius right of way and a 40-foot radius pavement.</p> <p>D. Looped residential streets will not terminate in residential collectors, will also serve more than 24 dwelling units.</p> <p>E. Block lengths will be greater than 1,200 linear feet.</p> <p>F. At least 50% Stone or brick masonry finishes are required along the front elevations of all new homes, excluding gables, windows, and door openings</p>	
5.4 Parkland Dedication	<p>A. Parkland Dedication: The following open/green space areas and improvements will be provided generally in accordance with the attached Exhibit "D", no additional fee-in-lieu parkland dedication or park development fees are required for any shortages. The proposed open/green space areas will be open and accessible to the public and be owned and maintained by a POA/HOA.</p>	

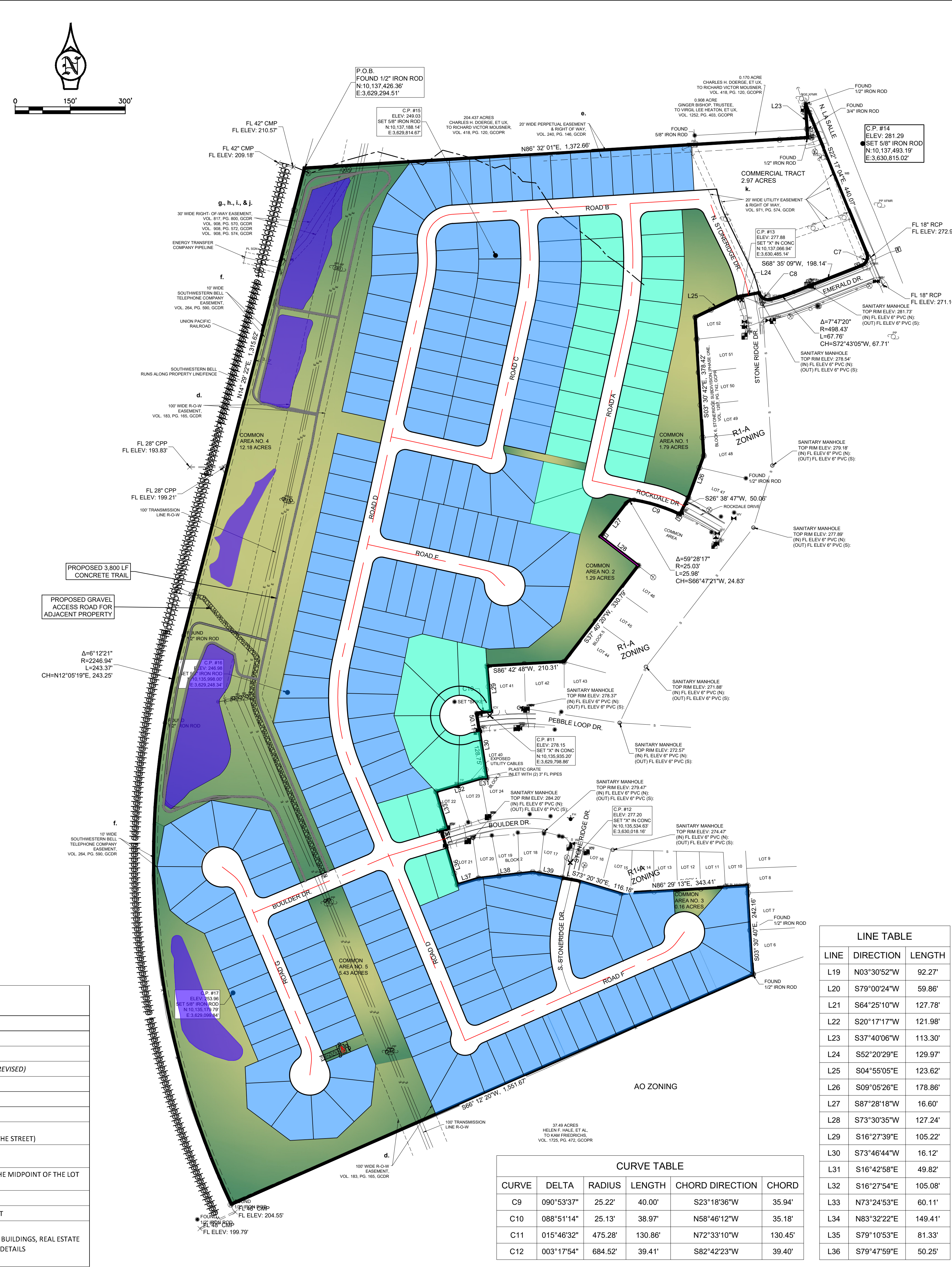


- ### NOTES
- BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE.
 - A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
 - THIS PLAN IS THE PROPERTY OF JOHNSON & PACE INCORPORATED AND THE PARTY TO WHICH IT IS CERTIFIED TO, ANY USE OF THE SURVEY DOCUMENT WITHOUT SPECIFIC APPROVAL IS PROHIBITED AND VOIDS ANY WARRANTY AND OR LIABILITY.
 - THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT. EASEMENTS AND/OR OTHER MATTERS RELATING TO TITLE COULD AND MAY EXIST.
 - ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED BY AND ALSO FILED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
 - THIS EXHIBIT IS INTENDED TO ILLUSTRATE A CONCEPT PLAN. FINAL LOT LINES AND TRAIL LOCATIONS TO BE DETERMINED DURING THE PLATTING PHASE.
 - THIS PROPERTY LIES OUTSIDE OF THE 100-YEAR FLOODPLAIN ACCORDING TO FEMA FIRM PANEL 48185C0340C EFFECTIVE DATE APRIL 3, 2012.

EXHIBIT C

STONE RIDGE PHASE 2 (PROPOSED)

	PROPOSED 60' LOTS	PROPOSED 55' LOTS
LAND AREA:	70.320 ACRES	70.320 ACRES
ZONING:	PUD	PUD
DISTRICT:	STONERIDGE PHASE 2 PUD (REVISED)	STONERIDGE PHASE 2 PUD (REVISED)
BUILDING HEIGHT:	35' MAX.	35' MAX.
FRONT SETBACK:	25' MIN.	25' MIN.
REAR SETBACK:	20' MIN.	15' MIN.
SIDE SETBACK:	7.5' MIN. (15' MIN WHEN ADJACENT TO THE STREET)	7.5' MIN. (15' MIN WHEN ADJACENT TO THE STREET)
LOT AREA:	6,000 SF MIN. 40 LOTS	5,500 SF MIN. 180 LOTS
LOT WIDTH:	60' MIN. (LOT WIDTH TO BE MEASURED AT THE MIDPOINT OF THE LOT DEPTH)	55' MIN. (LOT WIDTH TO BE MEASURED AT THE MIDPOINT OF THE LOT DEPTH)
LOT DEPTH:	100' MIN.	100' MIN.
ONSITE PARKING:	2 PER DWELLING UNIT	2 PER DWELLING UNIT
5.1 PERMITTED USES:	SINGLE FAMILY DWELLING UNITS, ACCESSORY BUILDINGS, REAL ESTATE OFFICES, SEE ARTICLE V FOR DETAILS	SINGLE FAMILY DWELLING UNITS, ACCESSORY BUILDINGS, REAL ESTATE OFFICES, SEE ARTICLE V FOR DETAILS



LINE TABLE

LINE	DIRECTION	LENGTH
L19	N03°30'52"W	92.27'
L20	S79°00'24"W	59.86'
L21	S64°25'10"W	127.78'
L22	S20°17'17"W	121.98'
L23	S37°40'06"W	113.30'
L24	S52°20'29"E	129.97'
L25	S04°55'05"E	123.62'
L26	S09°05'26"E	178.86'
L27	S87°28'18"W	16.60'
L28	S73°30'35"W	127.24'
L29	S16°27'39"E	105.22'
L30	S73°46'44"W	16.12'
L31	S16°42'58"E	49.82'
L32	S16°27'54"E	105.08'
L33	N73°24'53"E	60.11'
L34	N83°32'22"E	149.41'
L35	S79°10'53"E	81.33'
L36	S79°47'59"E	50.25'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C9	090°53'37"	25.22'	40.00'	S23°18'36"W	35.94'
C10	088°51'14"	25.13'	38.97'	N58°46'12"W	35.18'
C11	015°46'32"	475.28'	130.86'	N72°33'10"W	130.45'
C12	003°17'54"	684.52'	39.41'	S82°42'23"W	39.40'

ENGINEER:
BEAMON ENGINEERING
DANIEL BEAMON, P.E.
11198 ELLA LANE
HEARNE, TEXAS, 77807
PH. (979) 571-2407

SURVEYOR:
JOHNSON & PACE INCORPORATED
1201 NW LOOP 281 STE. 100
LONGVIEW, TX 75604

OWNER:
EAST LOOP REAL ESTATE, LLC
701 N LOOP 336 E, STE 108
CONROE, TX 77301

SITE INFORMATION

GRIMES CAD ID:	R10271
LEGAL DESCRIPTION:	TRACT 17 73.21 ACRES DANIEL ARNOLD SURVEY A-2 MILAM COUNTY, TX
CURRENT ZONING:	PUD-1, B-1, AO
CURRENT LAND USE:	VACANT
PROPOSED ZONING:	PUD
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
LAND AREA:	73.28 ACRES
NUMBER OF LOTS:	220 SINGLE FAMILY LOTS, 40 60 FT LOTS (160) 55 FT LOTS 5 COMMON AREAS 1 COMMERCIAL LOT
GREENSPACE/COMMON AREA:	20.8 ACRES
RESIDENTIAL DENSITY:	3.2 LOTS PER ACRE

BEAMON ENGINEERING
TYPE FIRM NO. F-21588
11198 ELLA LANE
HEARNE, TEXAS 77859
PH. (979) 571-2407

THIS EXHIBIT HAS BEEN PREPARED BY DANIEL BEAMON, P.E. #105876. THIS EXHIBIT SHALL BE USED FOR REFERENCE ONLY AND SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION.

STONERIDGE SUBDIVISION 2
NAVASOTA, TX

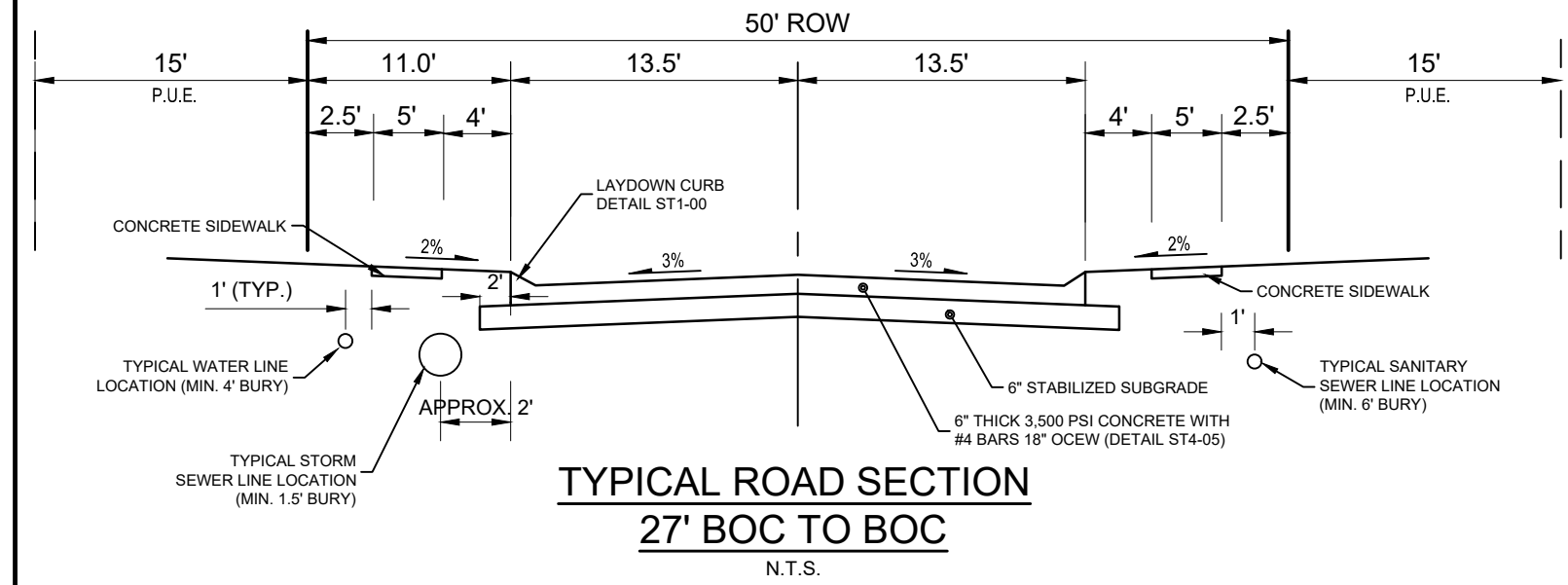
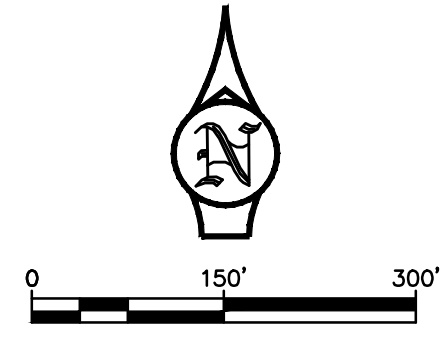
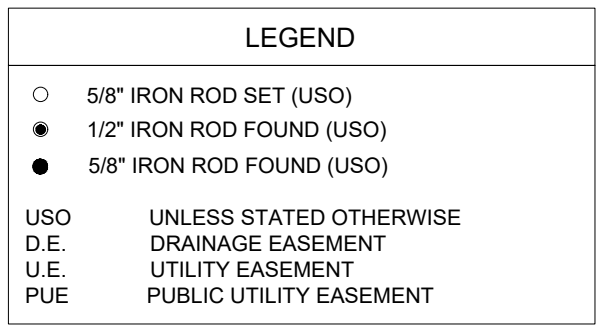
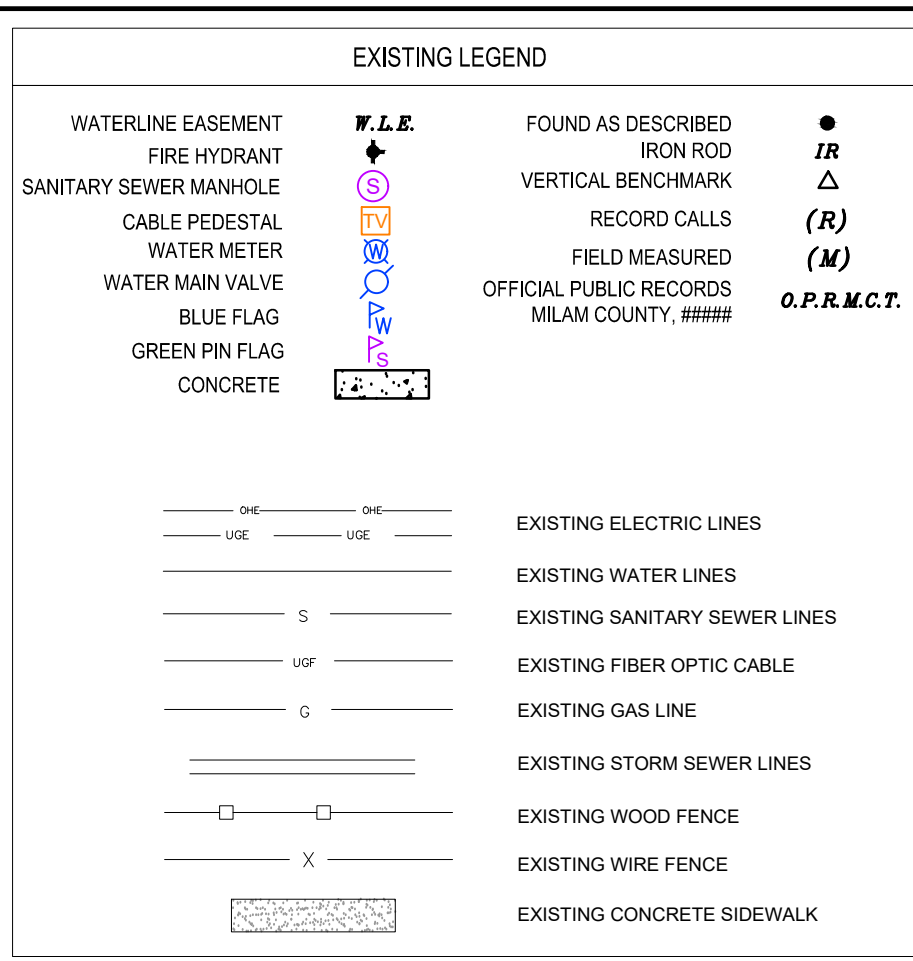
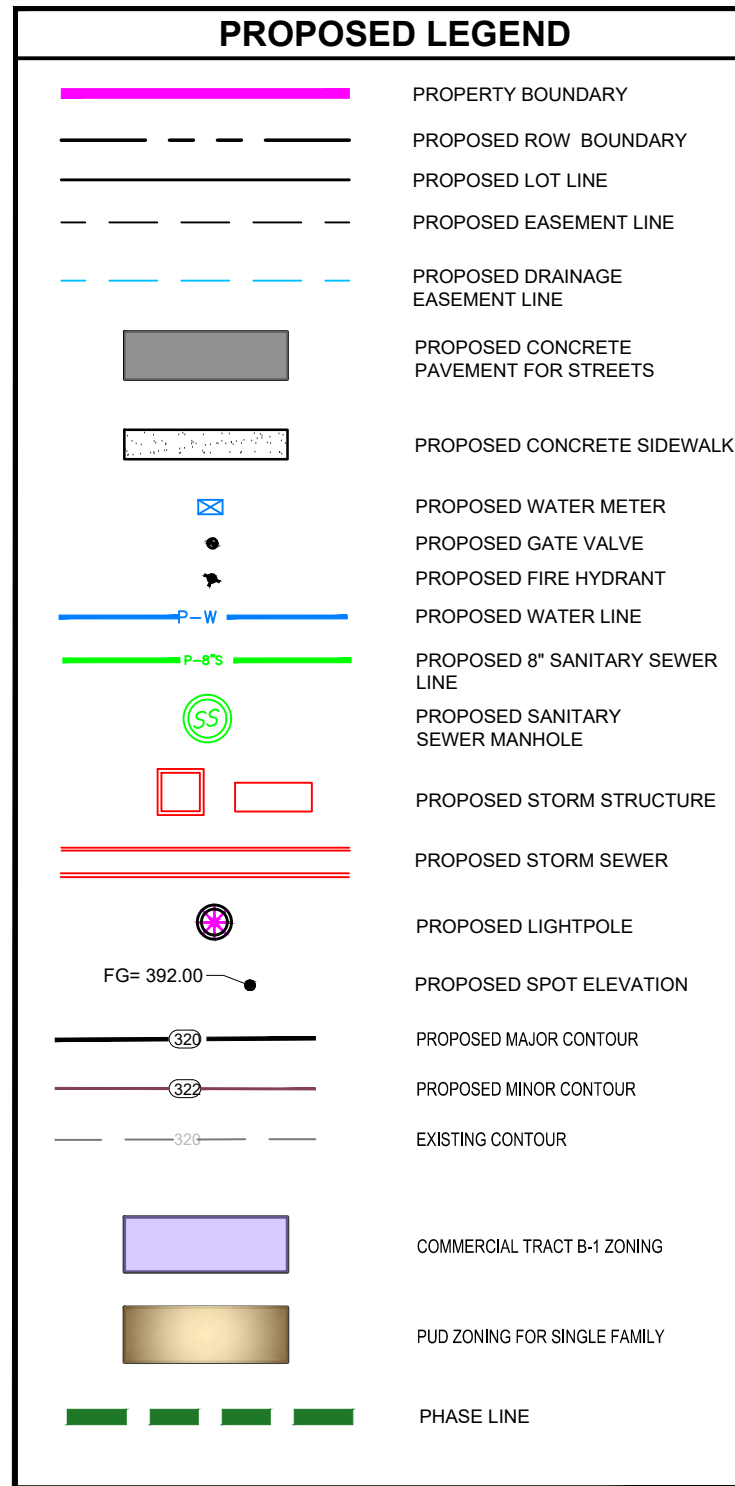
REVISIONS

NO.	DESCRIPTION	BY	DATE

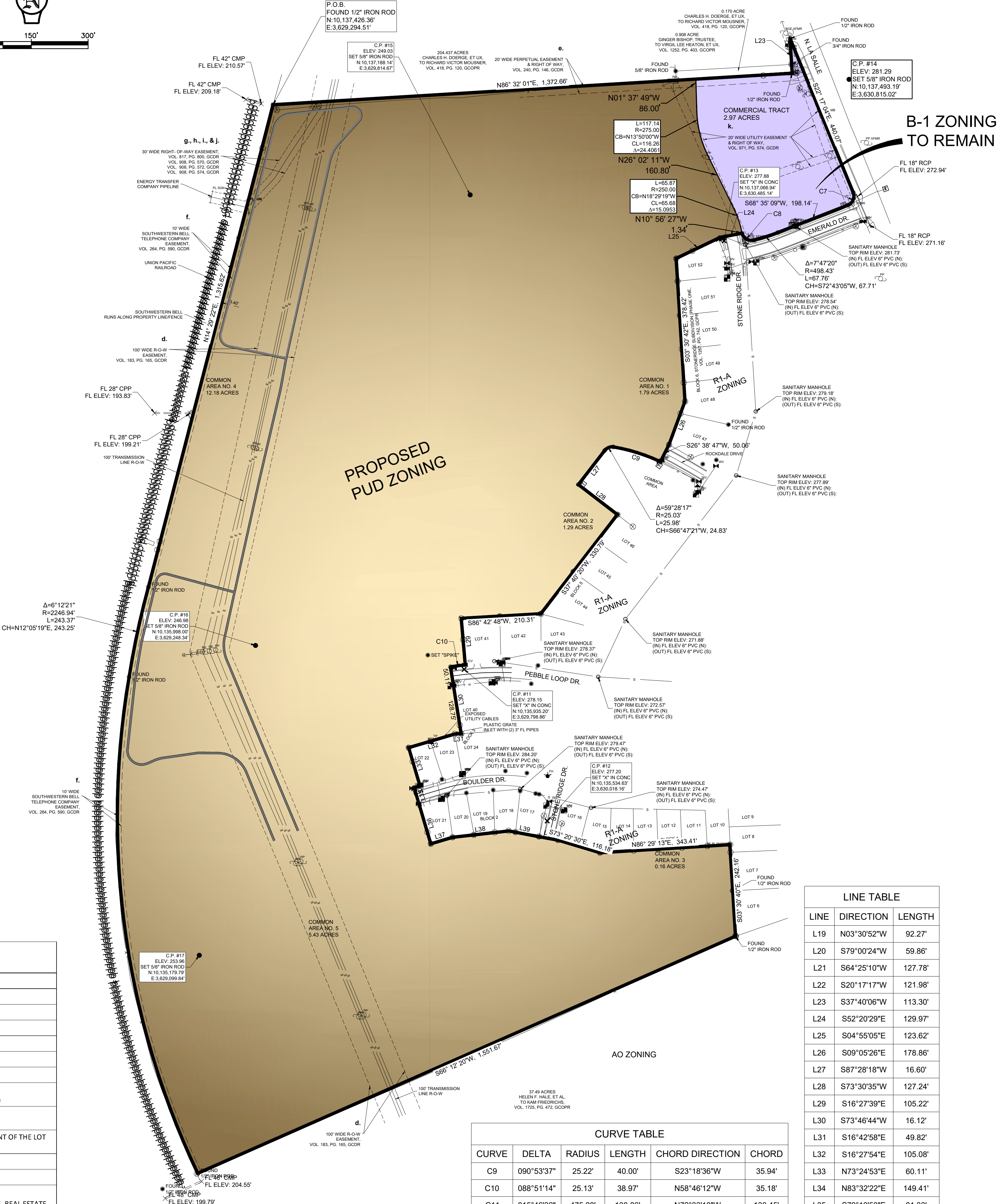
EXHIBIT D

REZONING OVERALL PLAN

DATE: JANUARY 31, 2022
SCALE: 1"=150'
SHEET NO. 1 OF 2



- ### NOTES
- BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE.
 - A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
 - THIS PLAT IS THE PROPERTY OF JOHNSON & PACE INCORPORATED AND THE PARTY TO WHICH IT IS CERTIFIED TO. ANY USE OF THE SURVEY DOCUMENT WITHOUT SPECIFIC APPROVAL IS PROHIBITED AND VOIDS ANY WARRANTY AND OR LIABILITY.
 - THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT, EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
 - ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED BY AND ALSO FILED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
 - THIS PROPERTY LIES OUTSIDE OF THE 100-YEAR FLOODPLAIN ACCORDING TO FEMA FIRM PANEL 48185C0340C EFFECTIVE DATE APRIL 3, 2012.



LINE TABLE

LINE	DIRECTION	LENGTH
L19	N03°30'52"W	92.27'
L20	S79°00'24"W	59.86'
L21	S64°25'10"W	127.78'
L22	S20°17'17"W	121.98'
L23	S37°40'06"W	113.30'
L24	S52°20'29"E	129.97'
L25	S04°55'05"E	123.62'
L26	S09°05'26"E	178.86'
L27	S87°28'18"W	16.60'
L28	S73°30'35"W	127.24'
L29	S16°27'39"E	105.22'
L30	S73°46'44"W	16.12'
L31	S16°42'58"E	49.82'
L32	S16°27'54"E	105.08'
L33	N73°24'53"E	60.11'
L34	N83°32'22"E	149.41'
L35	S79°10'53"E	81.33'
L36	S79°47'59"E	50.25'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C9	090°53'37"	25.22'	40.00'	S23°18'36"W	35.94'
C10	088°51'14"	25.13'	38.97'	N58°46'12"W	35.18'
C11	015°46'32"	475.28'	130.86'	N72°33'10"W	130.45'
C12	003°17'54"	684.52'	39.41'	S82°42'23"W	39.40'

EXHIBIT C

STONE RIDGE PHASE 2 (PROPOSED)

	PROPOSED 60' LOTS	PROPOSED 55' LOTS
LAND AREA:	70.320 ACRES	70.320 ACRES
ZONING:	PUD	PUD
DISTRICT:	STONERIDGE PHASE 2 PUD (REVISED)	STONERIDGE PHASE 2 PUD (REVISED)
BUILDING HEIGHT:	35' MAX.	35' MAX.
FRONT SETBACK:	25' MIN.	25' MIN.
REAR SETBACK:	20' MIN.	15' MIN.
SIDE SETBACK:	7.5' MIN. (15' MIN WHEN ADJACENT TO THE STREET)	7.5' MIN. (15' MIN WHEN ADJACENT TO THE STREET)
LOT AREA:	6,000 SF MIN. 40 LOTS	5,500 SF MIN. 180 LOTS
LOT WIDTH:	60' MIN. (LOT WIDTH TO BE MEASURED AT THE MIDPOINT OF THE LOT DEPTH)	55' MIN. (LOT WIDTH TO BE MEASURED AT THE MIDPOINT OF THE LOT DEPTH)
LOT DEPTH:	100' MIN.	100' MIN.
ONSITE PARKING:	2 PER DWELLING UNIT	2 PER DWELLING UNIT
5.1 PERMITTED USES:	SINGLE FAMILY DWELLING UNITS, ACCESSORY BUILDINGS, REAL ESTATE OFFICES, SEE ARTICLE V FOR DETAILS	SINGLE FAMILY DWELLING UNITS, ACCESSORY BUILDINGS, REAL ESTATE OFFICES, SEE ARTICLE V FOR DETAILS

ENGINEER:
BEAMON ENGINEERING
DANIEL BEAMON, P.E.,
11198 ELLA LANE
HEARNE, TEXAS, 77807
PH. (979) 571-2407

SURVEYOR:
JOHNSON & PACE INCORPORATED
1201 NW LOOP 281 STE. 100
LONGVIEW, TX 75664

OWNER:
EAST LOOP REAL ESTATE, LLC
701 N LOOP 336 E, STE 108
CONROE, TX 77301

SITE INFORMATION

GRIMS CAD ID: R10271
LEGAL DESCRIPTION: TRACT 17, 73.21 ACRES, DANIEL ARNOLD SURVEY A-2, MILAM COUNTY, TX.
CURRENT ZONING: PUD-1, B-1, AO
CURRENT LAND USE: VACANT
PROPOSED ZONING: PUD
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
LAND AREA: 73.28 ACRES
NUMBER OF LOTS: 220 SINGLE FAMILY LOTS, (40) 60 FT LOTS (180) 55 FT LOTS, 5 COMMON AREAS, 1 COMMERCIAL LOT
GREENSPACE/COMMON AREA: 20.8 ACRES
RESIDENTIAL DENSITY: 3.2 LOTS PER ACRE

BEAMON ENGINEERING
TRPE FIRM NO. F-21588
11198 ELLA LANE
HEARNE, TEXAS 77859
PH. (979) 571-2407

THIS EXHIBIT HAS BEEN PREPARED BY DANIEL BEAMON, P.E. #105876. THIS EXHIBIT SHALL BE USED FOR REFERENCE ONLY AND SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION.

STONERIDGE SUBDIVISION 2
NAVASOTA, TX

REVISIONS

NO.	DESCRIPTION	BY	DATE

EXHIBIT D

REZONING OVERALL PLAN

DATE: JANUARY 31, 2022
SCALE: 1"=150'
SHEET NO. 2 OF 2



REQUEST FOR CITY COUNCIL AGENDA ITEM # 7.

Agenda Date Requested	02/10/2025
Requested By	Lupe Diosdado, Development Services Director
Department	Development Services
Type	Report

Agenda Item

Workshop discussion on economic development tools, including, but not limited to, the creation of the City's second Tax Increment Reinvestment Zone (TIRZ). [Lupe Diosdado, Development Services Director]

Summary & Recommendation

Background:

The northern portion of Navasota has seen several developments take place over the past two decades. In the early 2000s, HTRI moved their global headquarters to Navasota, bringing life to Navasota's recently created northern business park. A new veterinarian's office was also constructed during the same time period. Stone Ridge Phase 1, bringing 73 residential lots, was completed in 2007. Prihoda Properties LLC, completed a new development that hosts dance and fitness facilities in 2013. Lastly, On Target Properties LLC, otherwise known as Key Performance Petroleum, has completed several expansions in recent years.

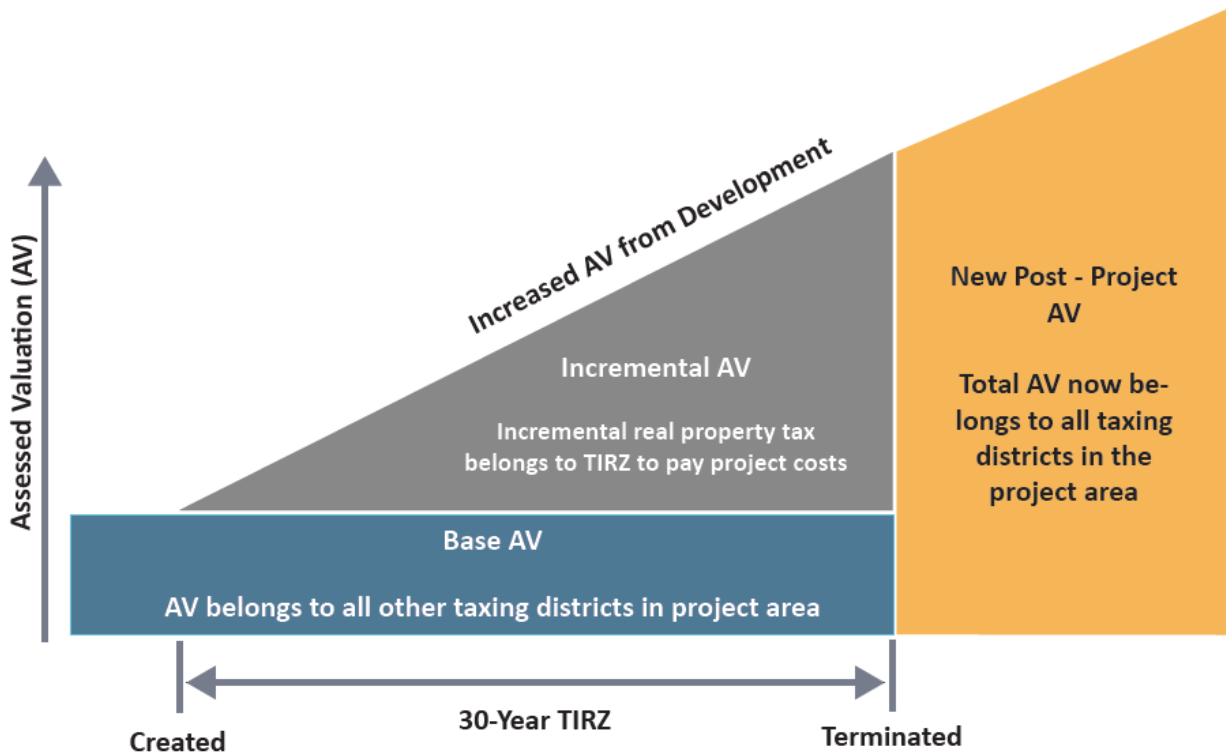
Despite these early and recent developments, the majority of acreage in and around these areas has remained vacant and undeveloped, lacking the adequate infrastructure for development. Due to recent discussions with a developer seeking to construct the second phase of Stone Ridge and the necessary offsite improvements needed for utility and roadway infrastructure, staff would like to discuss the merits of creating a second TIRZ (Tax Increment Reinvestment Zone) to help spur further economic development along the northern portion of the City.

A second TIRZ in this area would achieve the following objectives:

- Spur economic development by providing funding for sewer, water and natural gas infrastructure.
- Provide an additional economic development incentive tool for the promotion and recruitment of new businesses to the existing business park.
- Fund offsite public improvements when warranted.
- Ability to influence the quality, timing, and type of development, including but not limited to multifamily development.

A map showing the proposed TIRZ No. 2 boundaries, property list, and current infrastructure is attached for City Council review and discussion.

Tax Increment Reinvestment Zone Explained:



TIRZ No. 1 Highlights:

- Established on November 28, 2022.
- 2,890 Acres.
- Duration: 30 Years.
- 50% of the incremental real property tax is to be deposited into TIRZ No. 1 fund.
- An approved Project and Finance Plan outlines eligible projects for funding.
- The estimated TIRZ No. 1 revenue after 30 years is 23.409 million.
- Termination date December 31, 2052.

Action Requested by Council

Conduct a workshop discussion on economic development tools, including, but not limited to, the creation of the City's second Tax Increment Reinvestment Zone (TIRZ).

Attachments

TIRZ Presentation Hawes Hill
TIRZ No. 2 Concept Map

SPECIAL DISTRICTS

TAX INCREMENT REINVESTMENT ZONE (TIRZ)

HAWES HILL & ASSOCIATES
LLP



City of Navasota
June 27, 2022

David Hawes
Naina Magon

WHAT IS A TAX INCREMENT REINVESTMENT ZONE?

- Economic development financing tool created by and regulated by the City
- Finances public improvements, enhances infrastructure and promotes economic development
- Governed by Chapter 311 of the Texas Tax Code, today there are more than 180 throughout Texas
- Intended to support projects that would not occur "but for" creation of the Zone

TAX INCREMENT FINANCING IS NOT...

- A Tax Increase
- A tax abatement program
- A direct or uncontrolled subsidy to a developer
- A tax break for property owners within the Zone

BENEFITS OF A TIRZ

- Construct needed public infrastructure in areas with little development or lacking adequate development to attract businesses
- Encourage development, thereby increasing property values and long-term property tax collections
- Reduce the cost of private development by providing reimbursement for eligible public improvements
- Self financing tool, development is paying for infrastructure projects that are benefiting them
- Has an “end life” and all revenues go back to the taxing entities at the end of the life of the Zone
- Allows for partnerships between taxing entities

Eligibility criteria to be a TIRZ

A city must conclude that ONE of the following is true of conditions within the Zone:

Area is predominantly open with physical and economic constraints to development

A substantial number of substandard, slum, deteriorated, or deteriorating structures

Defective or inadequate sidewalks, utilities, or street layout

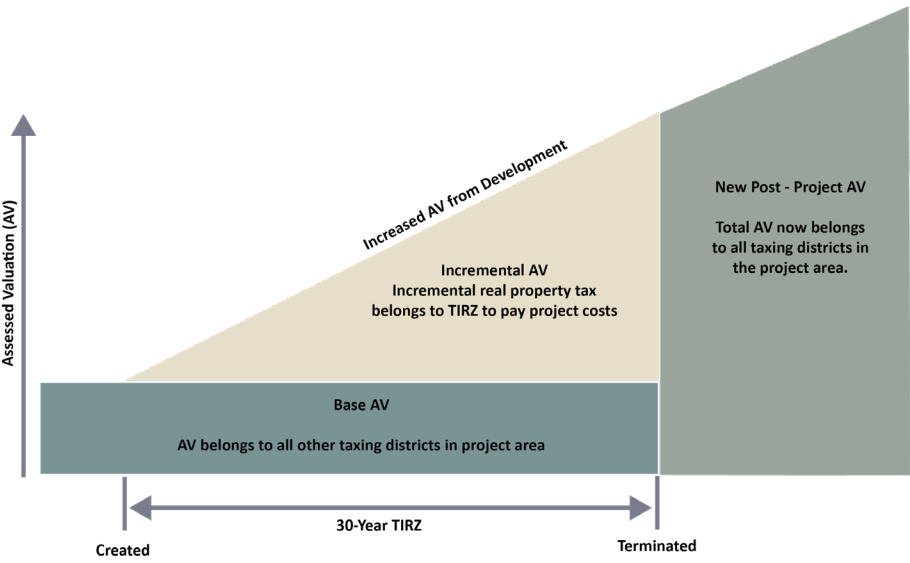
Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

Unsanitary or unsafe conditions

An area's tax base is relatively low

HOW A TIRZ WORKS

- 01 Establish a Base Value for All Revenue Streams
- 02 Public and Private Investment is Made in the Area
- 03 Property Values and Other Revenues Increase
- 04 Increase (Increment) is Used to Pay for Eligible Improvements
- 05 After Termination of the TIRZ, Jurisdictions Retain All Revenue



ELIGIBLE ITEMS FUNDED BY A TIRZ

- Paving
- Drainage
- Sanitary Sewer
- Water
- Public Use Facilities
- Parks & Recreation Facilities
- Streets & Street Lights
- Parking Facilities
- 380 grants and loans
- Demolition/remediation
- Municipal facilities

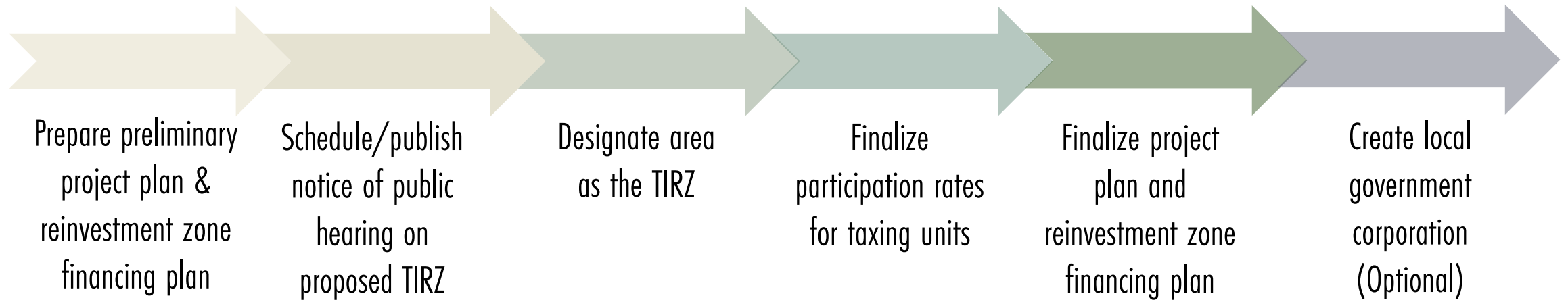
ELIGIBLE ITEMS FUNDED BY A TIRZ

- Architectural
- Planning
- Engineering
- Legal
- Imputed administrative costs
- Environmental impact studies
- Operation and Administration of the zone
- Financing costs including interest on bonds, notes, agreements.

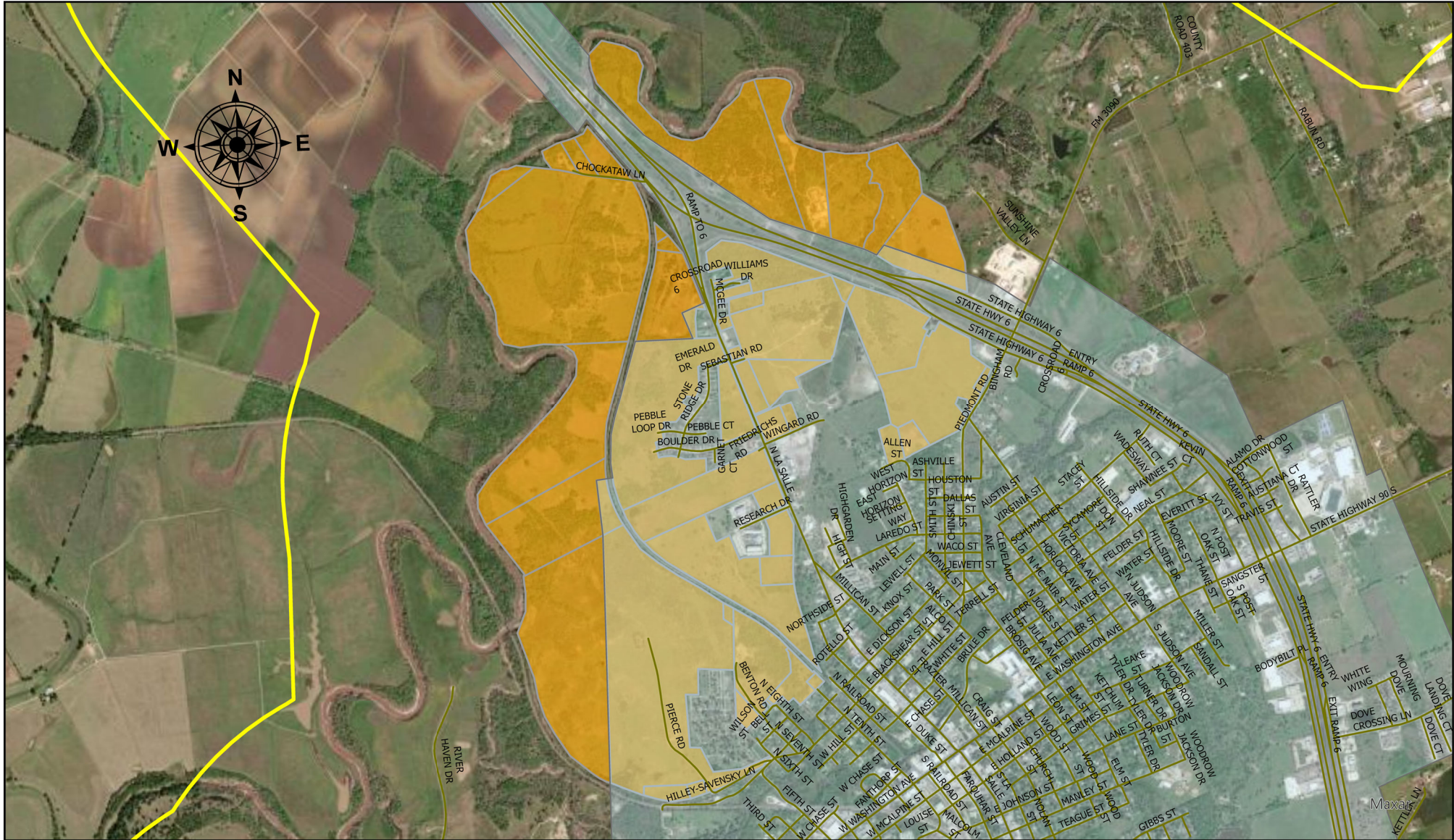
IMPORTANT THINGS TO KNOW

- Counties, water districts, hospital districts, and other special districts are eligible to participate by agreement
- A taxing entity may contribute less than 100% of its increment to a TIRZ
- A taxing entity may dedicate all or a portion of its sales tax increment to a TIRZ
- A TIRZ can make Chapter 380 economic development grants and loans from its tax increment fund (if permitted by the taxing entity)
- A TIRZ does not have to be contiguous





PROCEDURE FOR TIRZ CREATION



TIRZ No. 2 Proposed Boundaries



Legend

-  Roads
-  City Limits 2025
-  TIRZ 2 Boundaries
-  2025 ETJ

*Estimates

TIRZ No. 2 Quick Facts:

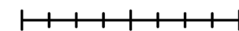
Total Acreage: **1,194**

City Limits Acreage: **573**

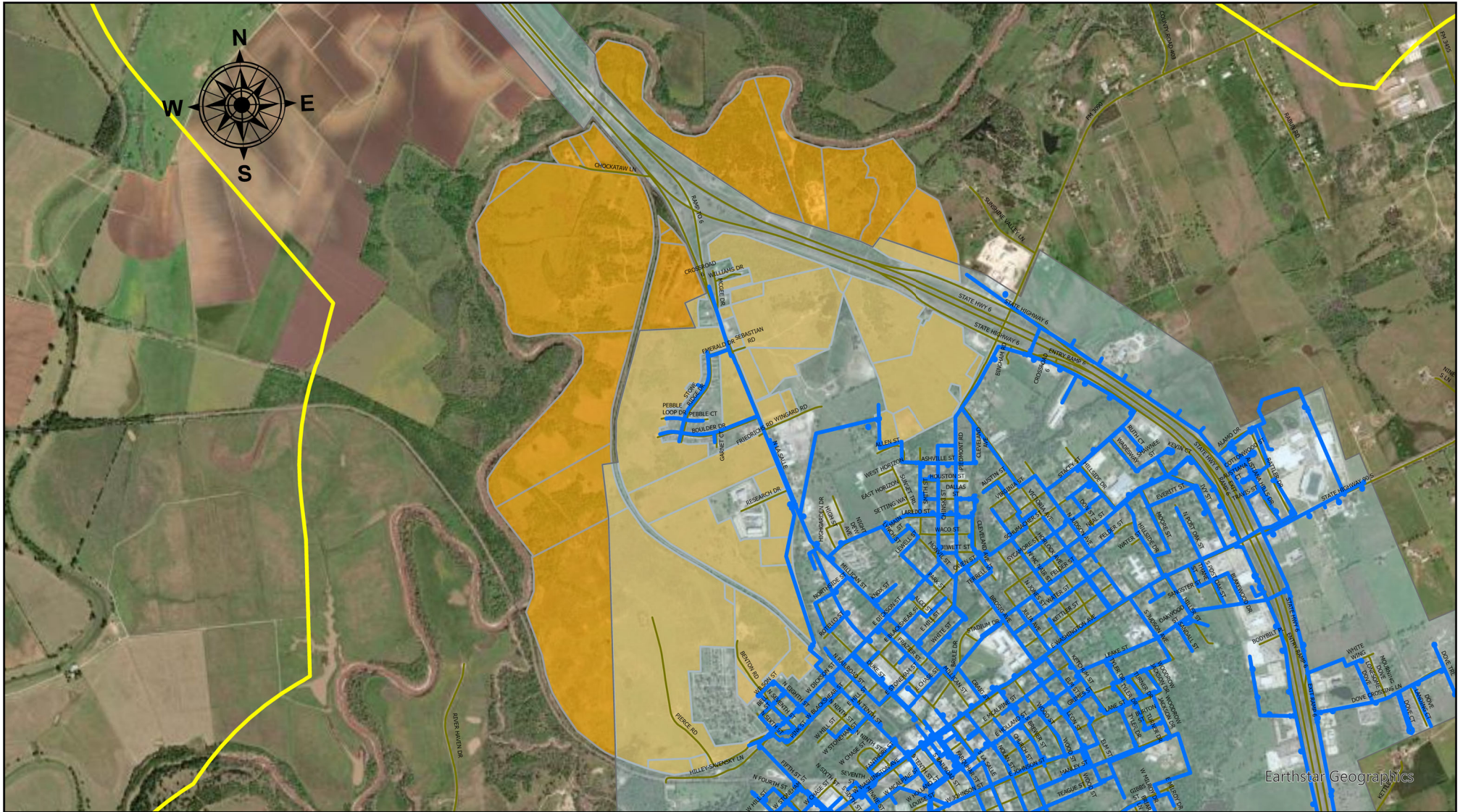
Total Appraised Value: **\$7,399,636**

City Limits Appraised Value: **\$3,885,011** ;Property Tax Revenue: **\$19,728**

0 0.130.25 0.5 Miles



Existing Public Water Infrastructure

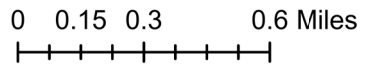


Earthstar Geographics

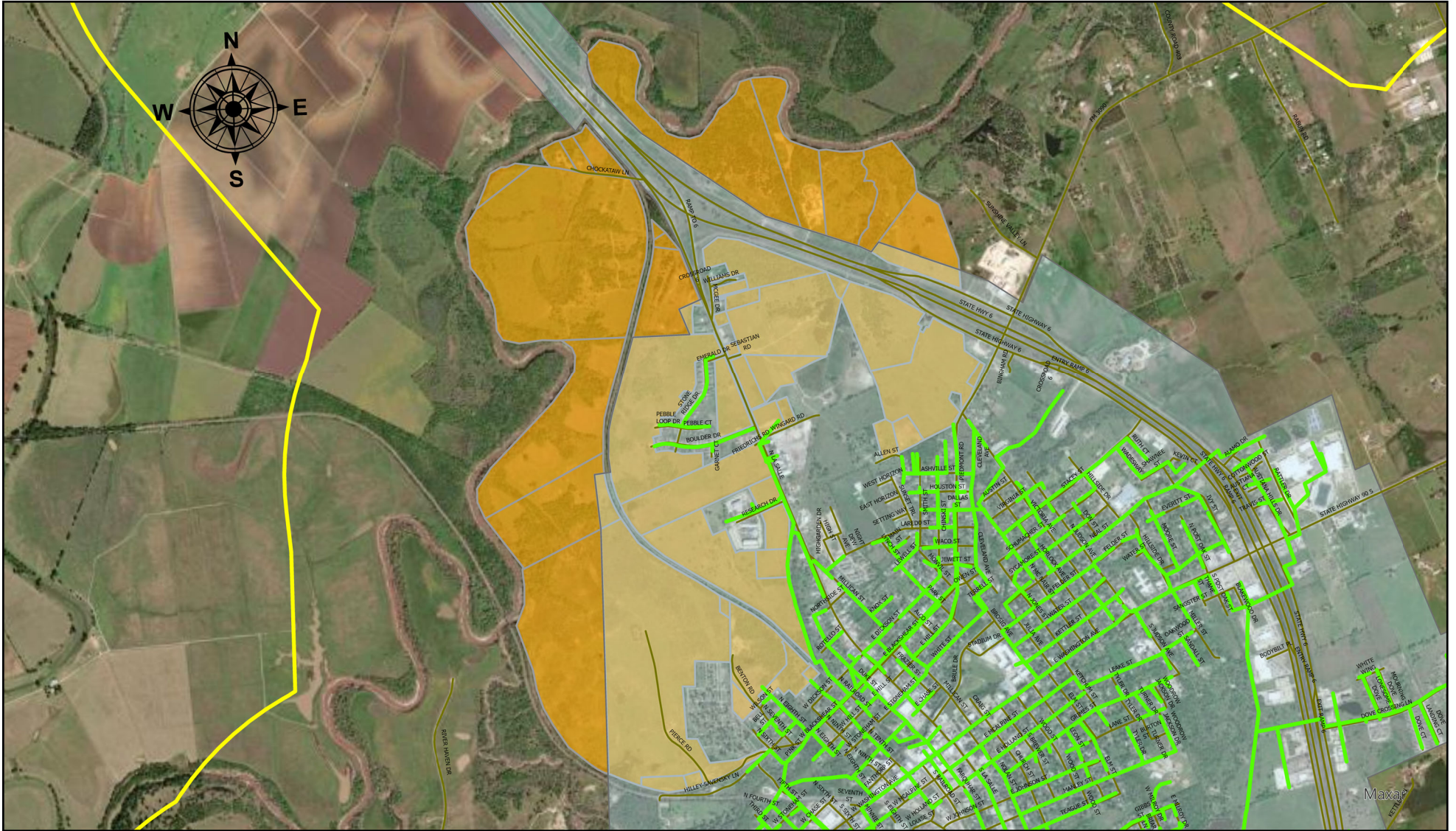
Legend

- 2025 ETJ
- Roads
- City Limits 2025

- TIRZ 2 Boundaries
- Water Lines



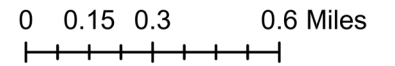
Existing Public Sewer Infrastructure



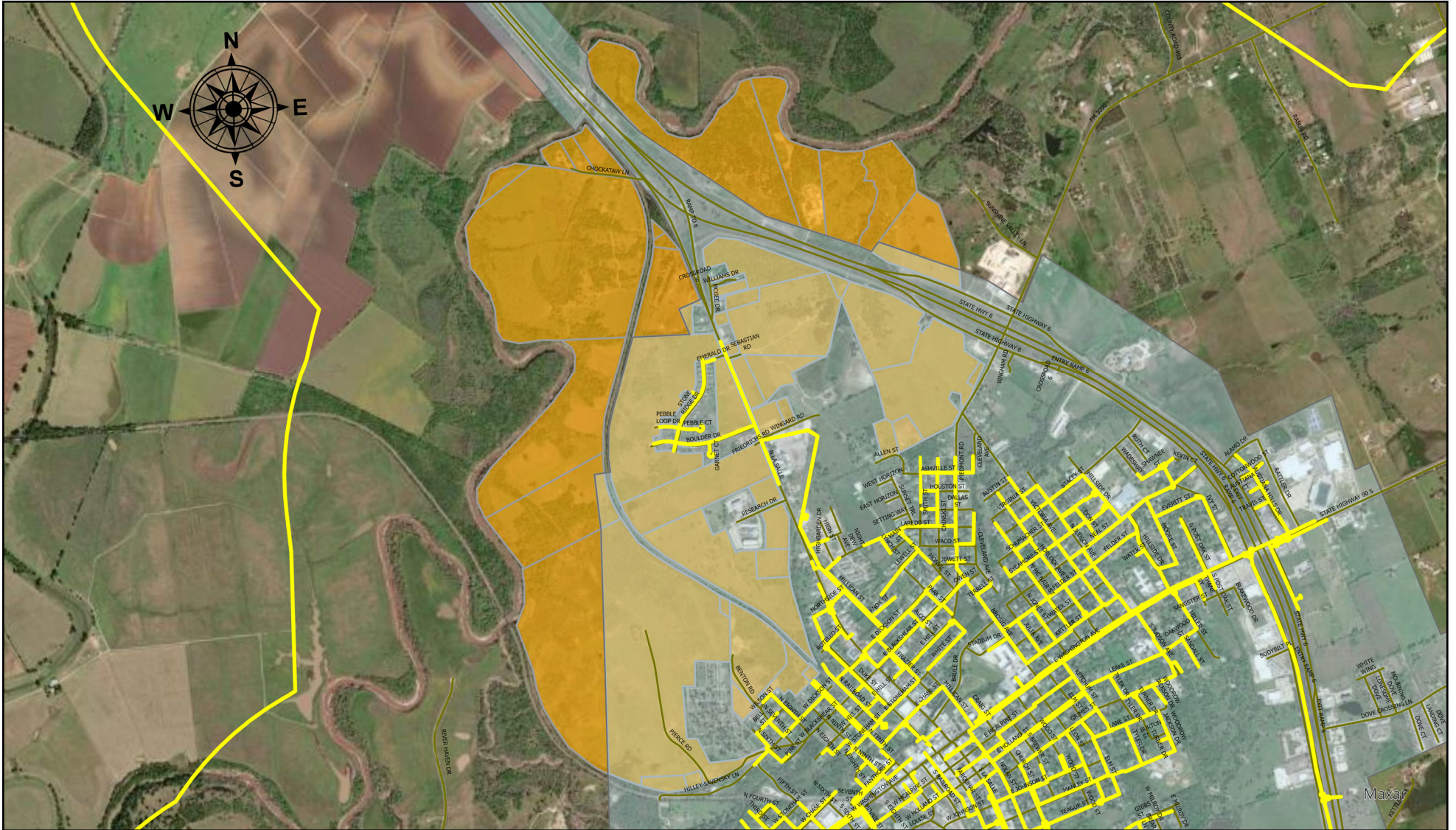
Legend

- 2025 ETJ
- Roads
- City Limits 2025

- TIRZ 2 Boundaries
- Sanitation Sewer Lines



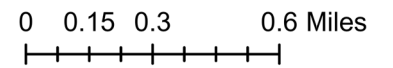
Existing Public Natural Gas Infrastructure



Legend

- 2025 ETJ
- Roads
- City Limits 2025

- TIRZ 2 Boundaries
- Gas Lines



PID	FullName	Acres	PropertyAd	TaxingUnit	TotalLandM	TotalImpMk	TotalPropM	TotalAsses
R10274	FRIEDRICH, KAM	36.42	108 FRIEDRICH RD, NAVASOTA, TX 77868	CAD,CNA,GGR,SNA	\$ 898,000.00	\$ 113,410.00	\$ 1,011,410.00	\$ 156,070.00
R10287	UNION PACIFIC RR CO	2.15		CAD,CNA,GGR,SNA	\$ 4,970.00	\$ -	\$ 4,970.00	\$ 4,970.00
R10281	PIERCE, JOHN L (DECD), II	154.60	620 PIERCE RD, NAVASOTA, TX 77868	CAD,CNA,GGR,SNA	\$ 1,933,140.00	\$ 219,770.00	\$ 2,152,910.00	\$ 242,030.00
R10180	BRIERS, GARY & SANDRA AND	1.22	FM3090, NAVASOTA, TX 77868	CAD,CNA,GGR,SNA	\$ 60,500.00	\$ -	\$ 60,500.00	\$ 60.00
R10259	JONES, MICHAEL R	3.25	2348 MC GEE DR, NAVASOTA, TX 77868	CAD,CNA,GGR,SNA	\$ 79,500.00	\$ 640.00	\$ 80,140.00	\$ 80,140.00
R10288	PIERCE, JOHN L (DECD), II	3.99		CAD,CNA,GGR,SNA	\$ 36,360.00	\$ -	\$ 36,360.00	\$ 200.00
R10282	PIERCE, JOHN L (DECD), II	1.58	515 PIERCE RD, NAVASOTA, TX 77868	CAD,CNA,GGR,SNA	\$ 18,180.00	\$ 32,400.00	\$ 50,580.00	\$ 50,580.00
R10250	INTERNATIONAL PAPER CO	2.00	WINGARD RD, NAVASOTA, TX 77868	CAD,CNA,GGR,SNA	\$ 30,490.00	\$ -	\$ 30,490.00	\$ 170.00
R46533	SEBASTIAN, MARIE	46.93	421 SEBASTIAN RD, NAVASOTA, TX 77868	CAD,CNA,GGR,SNA	\$ 411,730.00	\$ 129,800.00	\$ 541,530.00	\$ 150,860.00
R37926	HOWELL, DOUGLAS W, III	21.78	MC GEE DR, NAVASOTA, TX 77868	CAD,CNA,GGR,SNA	\$ 248,800.00	\$ -	\$ 248,800.00	\$ 248,800.00
R10254	MC GEE, LEO L, SR	1.10	2232 N LA SALLE ST, NAVASOTA, TX 77868	CAD,CNA,GGR,SNA	\$ 40,500.00	\$ 29,040.00	\$ 69,540.00	\$ 69,540.00
R56735	SEBASTIAN, MARIE	1.01	N LA SALLE, NAVASOTA, TX 77868	CAD,CNA,GGR,SNA	\$ 24,220.00	\$ -	\$ 24,220.00	\$ 90.00
R63084	HEIDI HOFFPAUIR MCINNES FAMILY TRUST	4.81		CAD,CNA,GGR,SNA	\$ 50,570.00	\$ -	\$ 50,570.00	\$ 50,570.00
R10278	GESSNER, BERNARD F JR & CAROL	7.80		CAD,CNA,GGR,SNA	\$ 131,970.00	\$ 11,090.00	\$ 143,060.00	\$ 143,060.00
R10279	NOBLES, BENNIE	25.32		CAD,CNA,GGR,SNA	\$ 442,480.00	\$ 17,830.00	\$ 460,310.00	\$ 460,310.00
R10277	NAVASOTA IND FNDTN	49.41	160 RESEARCH, NAVASOTA, TX 77868	CAD,CNA,GGR,SNA	\$ 988,580.00	\$ -	\$ 988,580.00	\$ 6,270.00
R10258	JONES, MICHAEL R	2.24	2348 MC GEE DR, NAVASOTA, TX 77868	CAD,CNA,GGR,SNA	\$ 82,490.00	\$ 13,870.00	\$ 96,360.00	\$ 96,360.00
R10255	ALLEN, MICHAEL D	0.25	2340 MC GEE DR, NAVASOTA, TX 77868	CAD,CNA,GGR,SNA	\$ 10,130.00	\$ -	\$ 10,130.00	\$ 9,936.00
R10020	FUQUA CONSTRUCTION	1.92	HWY6, NAVASOTA, TX 77868	CAD,CNA,GGR,SNA	\$ 31,710.00	\$ -	\$ 31,710.00	\$ 31,710.00
R56736	SEBASTIAN, MARIE	11.75		CAD,CNA,GGR,SNA	\$ 250,420.00	\$ -	\$ 250,420.00	\$ 1,020.00
R26333	SHAW, JO ANN WESLEY			CAD,CNA,GGR,SNA	\$ 5,000.00	\$ 390.00	\$ 5,390.00	\$ 5,390.00
R10187	LOVE, HENDERSON LEON &	4.39	1418 ALLEN, NAVASOTA, TX 77868	CAD,CNA,GGR,SNA	\$ 95,550.00	\$ 188,700.00	\$ 284,250.00	\$ 279,980.00
R10186	BERRIOS, FELIPE	4.55	1416 ALLEN ST, NAVASOTA, TX 77868	CAD,CNA,GGR,SNA	\$ 99,510.00	\$ 75,540.00	\$ 175,050.00	\$ 175,050.00
R55032	NORTH 10TH STREET PROPERTIES LLC	1.00	TENTH ST, NAVASOTA, TX 77868	CAD,CNA,GGR,SNA	\$ 35,640.00	\$ -	\$ 35,640.00	\$ 35,640.00
R10251	TEP, TROY & CINDY	5.49	1703 N LA SALLE ST, NAVASOTA, TX 77868	CAD,CNA,GGR,SNA	\$ 358,720.00	\$ -	\$ 358,720.00	\$ 750.00
R72963	PRIHODA PROPERTIES LLC	5.02	1610 N LA SALLE ST, NAVASOTA, TX 77868	CAD,CNA,GGR,SNA	\$ 395,810.00	\$ 842,955.00	\$ 1,238,765.00	\$ 1,012,615.00
R72146	MOUSNER, RICHARD	1.89	N LA SALLE, NAVASOTA, TX 77868	CAD,CNA,GGR,SNA	\$ 38,820.00	\$ -	\$ 38,820.00	\$ 210.00
R73237	TEP, TROY & CINDY		N LA SALLE, NAVASOTA, TX 77868	CAD,CNA,GGR,SNA	\$ 4,510.00	\$ -	\$ 4,510.00	\$ 4,510.00
R10178	SEAL, ROY D (DECD)	9.83	HWY6 LOOP N, NAVASOTA, TX 77868	CAD,CNA,GGR,SNA	\$ 136,460.00	\$ -	\$ 136,460.00	\$ 610.00
R10182	BRIERS, SANDRA WEHMEIER	48.66	PIEDMONT RD, NAVASOTA, TX 77868	CAD,CNA,GGR,SNA	\$ 1,159,880.00	\$ 1,580.00	\$ 1,161,460.00	\$ 5,660.00
R10185	CRAVEY, JANICE WEHMEIER	30.84		CAD,CNA,GGR,SNA	\$ 772,240.00	\$ -	\$ 772,240.00	\$ 2,590.00
R76710	ON TARGET PROPERTIES LLC	6.13	BUS6 N, NAVASOTA, TX 77868	CAD,CNA,GGR,SNA	\$ 252,720.00	\$ -	\$ 252,720.00	\$ 252,720.00
R10271	EAST LOOP REAL ESTATE, LLC	73.26	N LA SALLE, NAVASOTA, TX 77868	CAD,CNA,GGR,SNA	\$ 1,456,850.00	\$ -	\$ 1,456,850.00	\$ 199,160.00
R78328	ALVARADO, JOSE D & NORMA L	3.31	N SEVENTH ST, NAVASOTA, TX 77868	CAD,CNA,GGR,SNA	\$ 107,380.00	\$ -	\$ 107,380.00	\$ 107,380.00
R40075	SAGE, CARROLL LEE	7.87	7880 CHOCKATAW LN, NAVASOTA, TX 77868	CAD,GGR,SNA	\$ 307,830.00	\$ 56,080.00	\$ 363,910.00	\$ 94,194.00
R10280	PIERCE, JOHN L (DECD), II	104.44		CAD,GGR,SNA	\$ 1,265,810.00	\$ -	\$ 1,265,810.00	\$ 6,520.00
R10052	WADE, LLOYD (DECD)	0.83		CAD,GGR,SNA	\$ 47,520.00	\$ 1,780.00	\$ 49,300.00	\$ 49,300.00
R10051	ANDERSON, ZANE	1.62		CAD,GGR,SNA	\$ 82,750.00	\$ -	\$ 82,750.00	\$ 82,750.00
R10263	MOUSNER, RICHARD	196.96	7841 CHOCKATAW LN, NAVASOTA, TX 77868	CAD,GGR,SNA	\$ 2,460,770.00	\$ 2,760.00	\$ 2,463,530.00	\$ 29,460.00
R10044	RIVER BOTTOM PROPERTY LLC	28.77	6999 HWY6, NAVASOTA, TX 77868	CAD,GGR,SNA	\$ 1,514,010.00	\$ 456,611.00	\$ 1,970,621.00	\$ 1,970,621.00
R10045	FULTZ, JON C ET AL (CO-TRUSTEES)	27.38		CAD,GGR,SNA	\$ 400,370.00	\$ 1,700.00	\$ 402,070.00	\$ 17,620.00
R10008	FULTZ, JON C ET AL (CO-TRUSTEES)	23.42	6550 SUNSHINE VALLEY LN, NAVASOTA, TX 77868	CAD,GGR,SNA	\$ 302,400.00	\$ -	\$ 302,400.00	\$ 1,540.00
R36566	SEAL, ROY D (DECD)	21.86	7319 HWY6, NAVASOTA, TX 77868	CAD,GGR,SNA	\$ 456,290.00	\$ 134,380.00	\$ 590,670.00	\$ 155,040.00
R63082	COTTONWOOD AT FRITH FARM LLC	54.81		CAD,GGR,SNA	\$ 610,000.00	\$ -	\$ 610,000.00	\$ 3,650.00
R63083	HEIDI HOFFPAUIR MCINNES FAMILY TRUST	51.74	308 PEBBLE LOOP DR, NAVASOTA, TX 77868	CAD,GGR,SNA	\$ 723,190.00	\$ -	\$ 723,190.00	\$ 723,190.00
R10046	HOWELL, DOUGLAS W, III	78.62	HWY6, NAVASOTA, TX 77868	CAD,GGR,SNA	\$ 949,550.00	\$ -	\$ 949,550.00	\$ 4,570.00
R40076	BINFORD, RONALD BEN	4.06	HWY6, NAVASOTA, TX 77868	CAD,GGR,SNA	\$ 133,030.00	\$ 7,180.00	\$ 140,210.00	\$ 7,510.00
R40077	NEUTZLER, JACQUELYN BINFORD	3.97	8002 CHOCKATAW LN, NAVASOTA, TX 77868	CAD,GGR,SNA	\$ 119,730.00	\$ 337,150.00	\$ 456,880.00	\$ 367,710.00
R10262	MOUSNER, RICHARD	14.00	BUS6 N, NAVASOTA, TX 77868	CAD,GGR,SNA	\$ 217,900.00	\$ -	\$ 217,900.00	\$ 950.00
TOTALS:		1194.25			\$ 20,284,980.00	\$ 2,674,656.00	\$ 22,959,636.00	\$ 7,399,636.00
City Limits		573.90						\$ 3,885,011.00
Current PropTax Rev								\$ 19,728.00



REQUEST FOR CITY COUNCIL AGENDA ITEM # 8.

Agenda Date Requested	02/10/2025
Requested By	Heaven Dominguez, Finance Director
Department	Finance
Type	Resolution

Agenda Item

Consideration and possible action on Resolution No. 788-25, designating the persons authorized to sign checks and authorizing designated persons to access bank accounts for certain purposes. [Heaven Dominguez, Finance Director]

Summary & Recommendation

With the departure of the City Manager, Jason Weeks, the City of Navasota needs to update their signatory list with Citizens State Bank, which is the depository bank for the City. Currently, the following are on the signature cards:

- Mayor Bert Miller
- Former City Manager Jason Weeks
- Assistant City Manager Kristin Gauthier
- Finance Director Heaven Dominguez

Staff recommends that City Council remove former City Manager, Jason Weeks, from the signatory list.

Action Requested by Council

Approve Resolution No. 788-25, designating the persons authorized to sign checks and authorizing designated persons to access bank accounts for certain purposes.

Attachments

Resolution No. 788-25

RESOLUTION NO. 788-25

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAVASOTA, TEXAS
DESIGNATING THE PERSONS AUTHORIZED TO SIGN CHECKS, AND
AUTHORIZING DESIGNATED PERSONS TO ACCESS BANK ACCOUNTS FOR
CERTAIN PURPOSES**

WHEREAS, the City Council of the City of Navasota, Texas desires to adopt a resolution designating the persons authorized to sign City of Navasota checks drawn upon the account(s) at the City's depository bank; and

WHEREAS, the City Council of the City of Navasota, Texas further desires to adopt a resolution authorizing certain to approve electronic funds transfers, for bill pay and other related items as well as payroll taxes and ACH customer transfers from the City of Navasota bank accounts to the extent necessary to timely initiate;

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

1. The following persons are authorized to sign checks (checks require two signatures) drawn on the account(s) at the City's depository bank for items approved in the City's budget or as specifically authorized by the City Council:

Mayor Bert Miller
Interim/Assistant City Manager Kristin Gauthier
Finance Director Heaven Dominguez

2. The following persons are authorized to approve (two signatures are required) electronic funds transfers, for bill pay and other related items as well as payroll taxes and ACH customer transfers from the City of Navasota bank accounts to the extent necessary to timely initiate:

Mayor Bert Miller
Interim/Assistant City Manager Kristin Gauthier
Finance Director Heaven Dominguez

3. The persons designated hereinabove are further authorized to execute signature cards and other documents required by the City's depository bank to implement this Resolution.

PASSED AND APPROVED THIS THE 10TH DAY OF FEBRUARY 2025.

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY



REQUEST FOR CITY COUNCIL AGENDA ITEM # 9.

Agenda Date Requested	02/10/2025
Requested By	Heaven Dominguez, Finance Director
Department	Finance
Type	Resolution

Agenda Item

Consideration and possible action on TexSTAR Resolution No. 789-25, amending authorized representatives and designating the persons as authorized representatives for the City of Navasota accounts with TexSTAR (a public funds investment pool) to open accounts, to deposit and withdraw funds, to agree to the terms for use of the website for online transactions, to designate other authorized representatives, and to take all other action required or permitted by the City of Navasota. [Heaven Dominguez, Finance Director]

Summary & Recommendation

With the departure of the City Manager, Jason Weeks, the City of Navasota needs to update their authorized representatives with TexSTAR. TexSTAR is a public funds investment pool that the City of Navasota utilizes as a short-term investment tool to earn interest higher than the local depository, Citizens State Bank. Currently, the following are on the signature cards:

- Former City Manager, Jason Weeks
- Interim/Assistant City Manager, Kristin Gauthier
- Finance Director, Heaven Dominguez
- City Secretary, Susie Homeyer

Staff recommends that City Council approve the TexSTAR Amending Resolution to remove former City Manager, Jason Weeks, as an authorized user.

Action Requested by Council

Approve TexSTAR Resolution No. 789-25, amending authorized representatives and designating the persons as authorized representatives for the City of Navasota accounts with TexSTAR (a public funds investment pool) to open accounts, to deposit and withdraw funds, to agree to the terms for use of the website for online transactions, to designate other authorized representatives, and to take all other action required or permitted by the City of Navasota.

Attachments

Resolution No. 789-25



AMENDING RESOLUTION NO. 789-25

WHEREAS, _____

(the "Government Entity") by authority of the Application for Participation in TexSTAR (the "Application") has entered into an Interlocal Agreement (the "Agreement") and has become a participant in the public funds investment pool created there under known as TexSTAR Short Term Asset Reserve Fund ("TexSTAR");

WHEREAS, the Application designated on one or more "Authorized Representatives" within the meaning of the Agreement;

WHEREAS, the Government Entity now wishes to update and designate the following persons as the "Authorized Representatives" within the meaning of the Agreement;

NOW, THEREFORE, BE IT RESOLVED:

SECTION 1. The following officers, officials or employees of the Government Entity specified in this document are hereby designated as "Authorized Representatives" within the meaning of the Agreement, with full power and authority to open accounts, to deposit and withdraw funds, to agree to the terms for use of the website for online transactions, to designate other authorized representatives, and to take all other action required or permitted by Government Entity under the Agreement created by the application, all in the name and on behalf of the Government Entity.

SECTION 2. This document supersedes and replaces the Government Entity's previous designation of officers, officials or employees of the Government Entity as Authorized Representatives under the Agreement

SECTION 3. This resolution will continue in full force and effect until amended or revoked by Government Entity and written notice of the amendment or revocation is delivered to the TEXSTAR Board.

SECTION 4. Terms used in this resolution have the meanings given to them by the Application.

Authorized Representatives. Each of the following Participant officials is designated as Participant's Authorized Representative authorized to give notices and instructions to the Board in accordance with the Agreement, the Bylaws, the Investment Policy, and the Operating Procedures:

1. Name: _____ Title: _____
Signature: _____ Phone: _____
Email: _____

2. Name: _____ Title: _____
Signature: _____ Phone: _____
Email: _____

3. Name: _____ Title: _____
Signature: _____ Phone: _____
Email: _____

4. Name: _____ Title: _____
Signature: _____ Phone: _____
Email: _____

{REQUIRED} PRIMARY CONTACT: List the name of the Authorized Representative **listed above** that will be designated as the Primary Contact and will receive all TexSTAR correspondence including transaction confirmations and monthly statements

Name: _____

{OPTIONAL} INQUIRY ONLY CONTACT: In addition, the following additional Participant representative (**not listed above**) is designated as an ***Inquiry Only*** Representative authorized to obtain account information:

Name: _____ Title: _____
Signature: _____ Phone: _____
Email: _____

Participant may designate other authorized representatives by written instrument signed by an existing Participant Authorized Representative or Participant's chief executive officer.

DATED _____

(NAME OF PARTICIPANT)

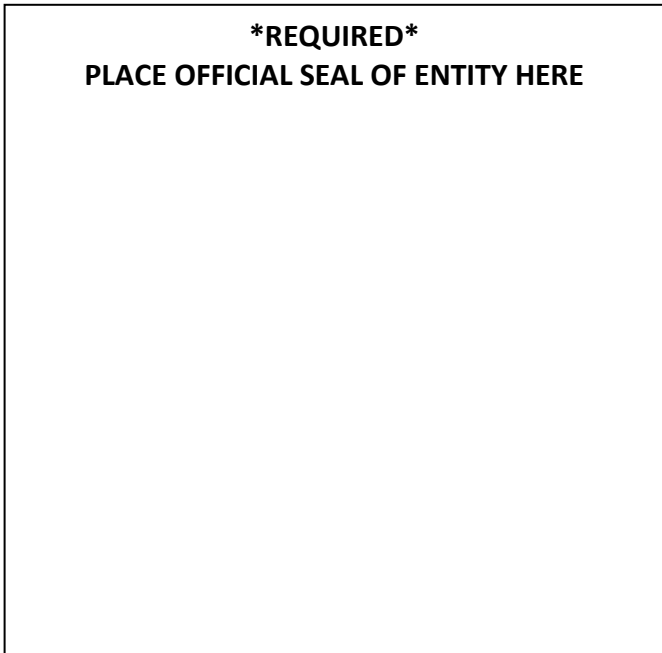
SIGNED BY: _____
(Signature of official)

(Printed name and title)

ATTESTED BY: _____
(Signature of official)

(Printed name and title)

FOR INTERNAL USE ONLY
APPROVED AND ACCEPTED: TEXAS SHORT TERM ASSET RESERVE FUND
.....
AUTHORIZED SIGNER





REQUEST FOR CITY COUNCIL AGENDA ITEM # 10.

Agenda Date Requested	02/10/2025
Requested By	Heaven Dominguez, Finance Director
Department	Finance
Type	Resolution

Agenda Item

Consideration and possible action on Resolution No. 790-25, amending authorized representatives and designating the persons as authorized representatives for the City of Navasota accounts with LOGIC (a public funds investment pool) to open accounts, to deposit and withdraw funds, to agree to the terms for use of the website for online transactions, to designate other authorized representatives, and to take all other action required or permitted by the City of Navasota. [Heaven Dominguez, Finance Director]

Summary & Recommendation

With the departure of the City Manager, Jason Weeks, the City of Navasota needs to update their authorized representatives with LOGIC. LOGIC is a public funds investment pool that the City of Navasota utilizes as a short-term investment tool to earn interest higher than the local depository, Citizens State Bank. Currently, the following are on the signature cards:

- Former City Manager, Jason Weeks
- Interim/Assistant City Manager, Kristin Gauthier
- Finance Director, Heaven Dominguez
- City Secretary, Susie Homeyer

Staff recommends the City Council approve the LOGIC Amending Resolution to remove the former City Manager, Jason Weeks, as an authorized user.

Action Requested by Council

Approve Resolution No. 790-25, amending authorized representatives and designating the persons as authorized representatives for the City of Navasota accounts with LOGIC (a public funds investment pool) to open accounts, to deposit and withdraw funds, to agree to the terms for use of the website for online transactions, to designate other authorized representatives, and to take all other action required or permitted by the City of Navasota.

Attachments

Resolution No. 790-25

RESOLUTION NO. 790-25

RESOLUTION CHANGING AUTHORIZED REPRESENTATIVES FOR LOCAL GOVERNMENT INVESTMENT COOPERATIVE

WHEREAS, _____
(the "Government Entity") by authority of that certain Local Government Investment Cooperative Resolution _____ (the "Resolution") entered into that certain Interlocal Agreement, as amended pursuant to its terms and subsequently designated Participation Agreement and Trust Instrument (the "Agreement") and has become a participant in the public funds investment pool created thereunder known as Local Government Investment Cooperative ("LOGIC");

WHEREAS, the Resolution designated on one or more "Authorized Representatives" within the meaning of the Agreement;

WHEREAS, the Government Entity now wishes to update and designate the following persons as the "Authorized Representatives" within the meaning of the Agreement;

NOW, THEREFORE, BE IT RESOLVED:

The following officers, officials or employees of the Government Entity are hereby designated as "Authorized Representatives" within the meaning of the Agreement, with full power and authority to: deposit money to and withdraw money from the Government Entity's LOGIC account or accounts from time to time in accordance with the Agreement and the Information Statement describing the Agreement and to take all other actions deemed necessary or appropriate for the investment of funds of the Government Entity in LOGIC:

1. Name: _____ Title: _____

Signature: _____ Phone: _____

Email: _____

2. Name: _____ Title: _____

Signature: _____ Phone: _____

Email: _____

3. Name: _____ Title: _____

Signature: _____ Phone: _____

Email: _____

4. Name: _____ Title: _____

Signature: _____ Phone: _____

Email: _____

{REQUIRED} PRIMARY CONTACT: List the name of the Authorized Representative listed above that will be designated as the Primary Contact and will receive all LOGIC correspondence including transaction confirmations and monthly statements

Name: _____

{OPTIONAL} INQUIRY ONLY CONTACT: In addition, the following additional Participant representative (*not listed above*) is designated as an ***Inquiry Only*** Representative authorized to obtain account information:

Name: _____ Title: _____

Signature: _____ Phone: _____

Email: _____

Applicant may designate other authorized representatives by written instrument signed by an existing Applicant Authorized Representative or Applicant’s chief executive officer.

The foregoing supersedes and replaces the Government Entity’s previous designation of officers, officials or employees of the Government Entity as Authorized Representatives under the Agreement pursuant to paragraph 4 of the Resolution. Except as hereby modified, the Resolution shall remain in full force and effect.

PASSED AND APPROVED this ____ day of _____, 20 ____.



(NAME OF ENTITY/APPLICANT)

SIGNED BY: _____
(Signature of official)

(Printed name and title)

ATTESTED BY: _____
(Signature of official)

(Printed name and title)



REQUEST FOR CITY COUNCIL AGENDA ITEM # 11.

Agenda Date Requested	02/10/2025
Requested By	Kristin Gauthier, Assistant City Manager
Department	Administration
Type	Resolution

Agenda Item

Consideration and possible action on Resolution 791-25, authorizing the Mayor to sign a letter of support for legislation authorizing Grimes County to levy a Hotel Occupancy Tax. [Kristin Gauthier, Interim City Manager]

Summary & Recommendation

On January 17, 2025, Grimes County Commissioners Court approved a resolution seeking legislative authorization for Grimes County to levy a Hotel Occupancy Tax (HOT). The approved resolution states the County is seeking "passage of legislation that will authorize Grimes County to levy a Hotel Occupancy Tax at a rate of 7% in the unincorporated areas of the County and at a rate of 2% in the incorporated areas of the County as provided in Tax Code Chapters 351 and 352 and in the Local Government Code Chapters 150-153." Per Chapter 11, Article 11.04 of the City of Navasota Code of Ordinances, the City levies a 7% Hotel/Motel Occupancy Tax for occupancy of any room or space furnished by a hotel/motel in which the cost exceeds two dollars (\$2.00) or more each day. The City of Navasota offers a 1% discount on the total amount of tax due if the report is filed and taxes are paid on or before the due date. This tax applies to any hotel/motel within the city and its extraterritorial jurisdiction (ETJ).

With passage of legislation allowing Grimes County to levy a Hotel Occupancy Tax (HOT) of 2% in the incorporated areas of Grimes County, the total HOT amount for hotel/motel occupants within the city limits of Navasota would be 9%. Since the City's ETJ is in the unincorporated area of Grimes County, any hotels/motels within the City of Navasota's ETJ would be subject to a 14% HOT between the City and County.

Following passage of the resolution, Grimes County Commissioners requested that the City of Navasota provide a letter of support for the County in their effort to seek approval for legislation authorizing them to levy a Hotel Occupancy Tax. The proposed legislation states the revenue generated from the County's tax will be used for:

1. The construction, enlarging, equipping, improvement, maintenance, repairing, and operation of a civic center with an arena used for rodeos, livestock shows, and agricultural expositions to enhance hotel activity and encourage tourism.
2. Advertising and conducting solicitations and promotional programs to attract tourists and convention delegates to the county, any of which may be conducted by the county or through contracts with persons or organizations selected by the county.
3. Encouraging, promoting, and improving historical preservation and restoration efforts.

If passed, the legislation would take effect on September 1, 2025. Staff recommends the City Council consider the request from Grimes County.

(Please note that Legal Counsel has approved this Resolution)

Action Requested by Council

Approve or deny Resolution No. 791-25, authorizing the Mayor to sign a letter of support for legislation authorizing Grimes County to levy a Hotel Occupancy Tax.

Attachments

Resolution No. 791-25

Grimes County Resolution and Draft Legislation

RESOLUTION NO. 791-25

A RESOLUTION APPROVING A LETTER OF SUPPORT FOR GRIMES COUNTY, TEXAS SEEKING THE PASSAGE OF LEGISLATION AUTHORIZING THE LEVY OF A HOTEL OCCUPANCY TAX, AND AUTHORIZING THE MAYOR TO EXECUTE SAID LETTER OF SUPPORT

WHEREAS, Grimes County intends to seek passage of legislation in the Regular Session of the 89th Texas Legislature that will authorize the levy of a hotel occupancy tax at a rate of 7% in the unincorporated areas of the County, and at a rate of 2% in the incorporated areas of the County; and

WHEREAS, Grimes County intends to use the proceeds from such hotel occupancy tax revenue to support and operate the Grimes County Expo and Fairgrounds and to promote all tourism aimed at bringing visitors, particularly multi-day visitors, to the County; and

WHEREAS, increasing tourism and visitors to the County will benefit the City of Navasota by increased hotel occupancy tax revenue, increased sales tax revenue and promotion of Navasota community; and

WHEREAS, the City Council of the City of Navasota, Texas desires to approve the letter of support attached hereto as Exhibit "A" and incorporated herein for all pertinent purposes;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Navasota, Texas that it hereby approves the letter of support of Grimes County seeking passage of legislation that will authorize the levy of a hotel occupancy tax at a rate of 7% in the unincorporated areas of the County, and at a rate of 2% in the incorporated areas of the County, said letter being attached hereto as Exhibit "A" and incorporated herein for all pertinent purposes; and

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute said letter of support.

PASSED and APPROVED by the City Council of the City of Navasota, Texas on this the 10th day of February, 2025.

WILLIAM A. "BERT" MILLER III, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY



Send all mail to:
P.O. Box 910
Navasota, TX 77868

www.NavasotaTX.gov

February 10, 2025

RE: Letter of Support for Grimes County Hotel Occupancy Tax

To Whom it May Concern:

The City Council of the City of Navasota is pleased to support passage of legislation that will authorize Grimes County to levy a Hotel Occupancy Tax of 7% in the unincorporated areas of the County and at a rate of 2% in the incorporated areas of the County.

If such legislation is passed, Grimes County intends to use the proceeds from such tax revenue to support and operate the Grimes County Expo and Fairgrounds and to promote all tourism aimed at bringing visitors, particularly multi-day visitors, to the County.

This legislation would continue a coordinated effort between Grimes County and the City of Navasota to promote tourism in the region. For this reason, the Navasota City Council extends their support to passage of legislation authorizing Grimes County to levy a Hotel Occupancy Tax.

Sincerely,

William A. "Bert" Miller III
Mayor, City of Navasota, Texas

THE STATE OF TEXAS §

COUNTY OF GRIMES §

**RESOLUTION IN SUPPORT OF AUTHORIZATION TO LEVY A HOTEL
OCCUPANCY TAX**

WHEREAS, Grimes County owns and operates a multi-event civic center, fairgrounds and arena venue; and

WHEREAS, the venue promotes general tourism leading to increased visitor days, lodging nights, and all other forms of tourist spending; and

WHEREAS, increasing visitor days generated by the venue will benefit existing hotels; and

WHEREAS, increasing visitor days will benefit municipalities in Grimes County who already collect a Hotel Occupancy Tax with increased hotel occupancy tax collections; and

WHEREAS, the County intends to seek the passage of legislation authorizing the County to levy a Hotel Occupancy Tax and to use the proceeds from such tax to support and operate the venue and to promote all tourism aimed at bringing visitors, particularly multi-day visitors, to the County;

**NOW, THEREFORE BE IT RESOLVED BY THE COMMISSIONERS COURT OF GRIMES
COUNTY, TEXAS, THAT:**

This 15th day of January 2025, the Grimes County Commissioners Court, meeting as a body in Anderson, Texas:

Seeks passage of legislation that will authorize Grimes County to levy a Hotel Occupancy Tax at a rate of 7% in the unincorporated areas of the County and at a rate of 2% in the incorporated areas of the County as provided in Tax Code Chapters 351 and 352 and in the Local Government Code Chapters 150-153.

Adopted by the Grimes County Commissioners Court this 15th day of January 2025

BY: _____

Joe Fauth III, County Judge

BY: _____

Chad Mallett, Precinct 1 Commissioner

BY: _____

David Tullos, Precinct 2 Commissioner

BY: _____

Michael Raska, Precinct 3 Commissioner

BY: _____

Phillip Cox, Precinct 4 Commissioner

ATTEST: _____

Vanessa Burzynski, County Clerk

BILL TO BE ENTITLED
AN ACT

relating to authorizing certain counties to impose a hotel occupancy tax and the use of revenue from that tax.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 352.002, Tax Code, is amended by adding Subsection (ff) to read as follows:

(ff) The commissioners court of a county with a population of less than 100,000 in which an annual renaissance festival is held and is bordered by the Navasota River may impose a tax as provided by Subsection (a).

SECTION 2. Section 352.003, Tax Code, is amended by adding Subsection (cc) to read as follows:

(cc) The tax rate in a county authorized to impose the tax under Section 352.002(ff) may not exceed seven percent of the price paid for a room in a hotel. The county shall impose the tax authorized under Section 352.002(ff) at a rate that may not exceed two percent of the price paid for a room in a hotel if the hotel is located in:

- (1) a municipality that imposes a tax under Chapter 351 applicable to the hotel; or
- (2) the extraterritorial jurisdiction of that municipality and the municipality imposes a tax in that area under Section 351.0025 applicable to the hotel.

SECTION 3. Subchapter B, Chapter 352, Tax Code, is amended by adding Section 352.116 to read as follows:

Sec. 352.116. USE OF REVENUE: CERTAIN COUNTIES HOLDING AN ANNUAL RENAISSANCE FESTIVAL AND BORDERED BY THE NAVASOTA RIVER. The revenue from a tax imposed under this chapter by a county authorized to impose the tax under Section 352.002(ff) may be used for

1. the construction, enlarging, equipping, improvement, maintenance, repairing, and operation of a civic center with an arena used for rodeos, livestock shows, and agricultural expositions to enhance hotel activity and encourage tourism.
2. advertising and conducting solicitations and promotional programs to attract tourists and convention delegates to the county, any of which may be conducted by the county or through contracts with persons or organizations selected by the county.
3. encouraging, promoting, and improving historical preservation and restoration efforts.

SECTION 4. This Act takes effect September 1, 2025.



REQUEST FOR CITY COUNCIL AGENDA ITEM # 12.

Agenda Date Requested	02/10/2025
Requested By	Susie Homeyer, City Secretary
Department	Administration
Type	Report

Agenda Item

Consent agenda: The following items may be acted upon with one motion and a vote. No separate discussion or action is necessary unless requested by the Mayor or City Council members, in which event the item will be removed from the Consent Agenda for separate discussion and/or action by the City Council as part of the regular agenda. [City Council]

Consent agenda items are:

- A. Approve the minutes for the month of January 2025.
- B. Approve the Municipal Court report for the month of January 2025, and
- C. Approve the financials for the month of December 2024.

Summary & Recommendation

Consent agenda items may be acted upon with one motion and a vote. No separate discussion or action is necessary unless requested by the Mayor or City Council members, in which event the item will be removed from the Consent Agenda for separate discussion and/or action by the City Council as part of the regular agenda.

- A. Staff have placed the minutes for the month of January 2025 on the consent agenda.
- B. Staff have placed the Municipal Court Report for January 2025 on the consent agenda; and
- C. Staff have placed the financials for the month of December 2024 on the consent agenda.

Action Requested by Council

Approve the consent agenda items: The minutes for January 2025, the Municipal Court Report for January 2025, and the financial report for the month of December 2024.

Attachments

Minutes - 01/09/2025
Minutes - 01/13/2025
Minutes - 01/27/2025
Municipal Court Report - 01/31/25
Financials for 12/31/2024

**MINUTES
REGULAR MEETING
JANUARY 9, 2025**

The City Council of the City of Navasota, Grimes County, Texas met at the First Baptist Church, located at 301 Church Street at 10:00 a.m., Navasota, Texas on the above date with the following being present:

**Bernie Gessner, Mayor Pro-Tem, Place # 1
Kenneth Stevens, City Councilmember, Place # 2
Bert Miller, Mayor, Place # 4
James Harris, Councilmember, Place # 5**

(Josh M. Fultz, Councilmember, Place # 3 was absent)

Thus constituting a quorum.

STAFF PRESENT: Jason Weeks, City Manager; Susie M. Homeyer, City Secretary; Jennifer Reyna, Public Works Director; Lupe Diosdado, Development Services Director; Kristin Gauthier, Assistant City Manager; Mike Mize, Police Chief; Jason Katkoski, Fire Chief/EMC; Pat Gruner, Municipal Judge; Heaven Dominguez, Finance Director; Tiffany Byers, Community Services Director; Taylor Hughes, Marketing and Communications Manager; Charlie Stutts, Economic Development Coordinator and Ashton Klinker, Main Street Manager.

VISITORS: Chandler Arden, Patsy Arden, Ethan Barcak, Pam Beard, Melissa Bochat, Travis Howard, Brian Jenkins, Eddie Bosse, Austin Brian, Connie Clements, Dia Copeland, Kimberly Hertan, Ana Cosino-Mize, Phillip Cox, Susan Davenport, Maria Diosdado, Joshua Douglass, Steve Duncan, Cullen Eppright, Danielle Evans, Jean Totten, Joe Fauth, Sherry Fauth, Debra Fincher, Caleb Evans, William Bond, Jonathan Fuller, Dustin Trimm, Miles Connor, Yolanda Fultz, Sherry Gillespie, Ronnie Gonzales, Margaret Harden, Jo Johnson, Christina Garza, Melody Hudspeth, Jessica Hux, Ricky Hux, Kimbrough Jeter, Brent Jones, Kimee Jones, Gail Kaciuba, Mimi Klaproth, Jennifer Luna, Lara Meece, Sheri Morris, Stu Musick, Amanda Ortiz, Michael Parks, Tammi Pearson, Lena Johnson, Cara McCalliste, Hattie Raska, Michael Raske, Shayla Ray, Eric Walley, Maggie Rico, Pearlie Rowland, Justin Sandoval, Caitlyn Sechelski, Marianne Shiflett, Calvin Spencer, Jonathan Steiber, Traci Stone, Rayna Teicheira, Betty Tompkins, Sharon Valiante, Barbara Walker, Derek Walton, Patty Whitney, Kenneth Chumchal, Becca Carvick, Michelle Dobins, Jared Patout, Melanie Nixon, Robert Restivo, Zachary Votaw, Matthew Ybarra, Lupe Ybarra, Brian Yung, Cathy Wells, George Beorgiades, Sarah Chappell, Day Chappell, Frank Sanchez, Swank Backhus, Siva Sundaran, Max Brand and Loy Coffey.

THE ITEMS ON THE AGENDA WERE TAKEN UP IN DUE ORDER AS FOLLOWS:

A quorum of the City Council attended the State of the City Address given by Mayor Bert Miller. The meeting ended at 12:50 p.m.

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

**MINUTES
REGULAR MEETING
JANUARY 13, 2025**

The City Council of the City of Navasota, Grimes County, Texas met at the City Council Chambers, Room No. 161, located at 200 E. McAlpine Street at 6:00 p.m., Navasota, Texas on the above date with the following being present:

**Bernie Gessner, Mayor Pro-Tem, Place # 1
Kenneth Stevens, City Councilmember, Place # 2
Josh M. Fultz, Councilmember, Place # 3
Bert Miller, Mayor, Place # 4
James Harris, Councilmember, Place # 5**

Thus, constituting a quorum.

STAFF PRESENT:

Jason Weeks, City Manager
Jennifer Reyna, Public Works Director
Lupe Diosdado, Dev. Services Director
Mike Mize, Police Chief
Jason Katkoski, Fire Chief/EMC
Michelle Savensky, Dep. City Secretary
Charlie Stutts, Economic Dev. Coord.
Troy Green, Investigator
Wesley Glaze, Fire Dept
Robert Harris, Fire Dept
Cody Crutchfield, SRO
Kendrick Taylor, Utility Technician
Peggy Johnson, Human Resource Dir.

Susie M. Homeyer, City Secretary
Cary Bovey, Legal Counsel
Kristin Gauthier, Assistant City Manager
Heaven Dominguez, Finance Director
Tiffany Byers, Community Services Dir.
Jose Coronilla, Assistant Public Works Dir.
Travis Vacante, Utility Technician
Chris Watson, Police Officer
Cody Smith, Fire Dept
Tiffany Woodard, Community Services
Earl Hill, Utility Technician
Robert Wilson, Sergeant CID

VISITORS:

Connie Clements	Dia Copeland	Deborah Richardson	Tim Warren
Allyson Stebbins	Lee Stebbins	Harry Johnson	Pat Arden
Kay Saathoff	Priscilla Mata	Chris Vitzthum	Sharon Abate
Dennis Saathoff	Rose Espinoza	Sharon Terrell	Chandler Arden
Theresa Sanders	Diana Armstrong	Britney Castillo	Katie Ryan
Chris Lytle	Edwin Sandoval	Matt Fabian	Ginny Hughlett
Jeff Robertson	Michael Medeiros	Tina Brunnet	Pat Gaston
Sarah Vacante	Ethan Hataway	Kyla Hataway	Sarena Johnson
Lisa Marek	Kathy Brunnet,	Steve Johnson	Andrew Abate
Morgan Pouter	Lou Ann Canatella	Jamie Noto	Dr. Kam Friedrichs

Brenda Matthews	Patrick Johnson	Lucia Harden	Jay Jansen
Raymond Matthews	Judy Price	Liz Janson	John Sanders
Barry Colbert	Martha O'Brien	Debbie Hancock	Diane Ward
Deborah Fuqua	Patti Porter	Jorge Novillo	Mac Vaughn
Lyn Gardiner			

THE ITEMS ON THE AGENDA WERE TAKEN UP IN DUE ORDER AS FOLLOWS:

1. Mayor Bert Miller called the meeting to order at 6:00 p.m.
2. Invocation was given by Pastor Mac Vaughn. The City Council, staff members and visitors then recited the Pledge of Allegiance to the American Flag and the Texas Flag.
3. Remarks of visitors: Debra Richardson addressed the City Council concerning stray and/or unleashed dogs in her neighborhood.
4. Staff report:
 - a) Mayor Bert Miller recognized the following for their years of service: 5 years of service: Wesley Glaze (Fire), Robert Harris (Fire), Anita Walker (Public Works), Travis Mullins (Police), Troy Green (Police), Cody Smith (Fire), Sarah Stewart (Police), Shelby Shumate (Police), and Tiffany Woodard (Community Services); 15 years of service: Chris Watson (Police); and 25 years of service: Peggy Johnson (HR).
 - b) Police Chief Mike Mize introduced Cody Crutchfield as the School Resource Officer. Public Works Director Jennifer Reyna introduced the following employees: Earl Hill, Utility Technician, Kendrick Taylor, Utility Technician and Travis Vacante, Utility Technician. Development Service Director Lupe Diosdado introduced Charlie Stutts as the Economic Development Coordinator.
 - c) Mayor Bert Miller presented a Proclamation to Pat Gaston on her retirement and for her service at the Christian Community Services Center.
 - d) Councilmember Bernie Gessner presented an update for the Planning and Zoning Commission workshop discussing permitting tattoo shops within the city limits.
 - e) Councilmembers and staff informed the audience about upcoming events.
5. Mayor Pro-Tem Bernie Gessner moved to authorize the Mayor to approve, negotiate, and execute the final contract with Landmark Aquatic for the renovations of the Navasota swimming pool in the amount of \$690,580, seconded by Councilmember Kenneth Stevens and with each Councilmember voting AYE, the motion carried.
6. A public hearing was held for the purpose of receiving public comment and testimony regarding a zoning change application submitted to the City of Navasota by Grimes Altamira, LLC for the property located in the A0044 Jesse B Mc Nealy Abstract near the

intersection of State Highway 90 S and FM 3455. The zoning change application requests to change the zoning from A/O: Agriculture/Open Space District to Altamira PUD, a planned unit development, for the development of a 96.618-acre mixed-use residential & commercial planned unit development. The property affected is legally described as A0044 Jesse B MCNealy, tract 13-3, acres 96.618, located in Navasota, Grimes County, Texas 77868. Mayor Bert Miller opened the hearing at 6:54 p.m.

The following comments were made by staff and citizens:

- Development Services Director, Lupe Diosdado briefly went over the requested zoning change as well as Chandler Ardan.
- Citizen Britney Castillo spoke regarding the effects that the new subdivision would have on her property that is adjacent to the property in discussion.

With no other comments, Mayor Bert Miller closed the public hearing at 7:21 p.m.

Councilmember Kenny Stevens moved to approve Ordinance No. 1061-25, approving a zoning change application submitted to the City of Navasota by Grimes Altamira, LLC for the property located in the A0044 Jesse B Mc Nealy Abstract near the intersection of State Highway 90 S and FM 3455. The zoning change application requests to change the zoning from A/O: Agriculture/Open Space District to Altamira PUD, a planned unit development, for the development of a 96.618-acre mixed-use residential & commercial planned unit development. The property affected is legally described as A0044 Jesse B MC Nealy, tract 13-3, acres 96.618, located in Navasota, Grimes County, Texas 77868. Pro-Tem Mayor Bernie Gessner seconded the motion and with each Councilmember voting AYE, the motion carried.

7. A public hearing was held for the purpose of receiving public comment and testimony regarding a zoning change application submitted to the City of Navasota by East Loop Real Estate, LLC, for the property located in the A0002 D Arnold Abstract, along the Western boundary of the Stone Ridge subdivision. The zoning change application requests to change the zoning from A/O: Agriculture/Open Space District & Stone Ridge Phase 2 PUD to Stone Ridge Phase 2A PUD, a planned unit development, for the development of a 70.307-acre residential planned unit development. The property affected is legally described as A0002. D. Arnold, Tract 17, Acres 73.21, Par 8-1, located in Navasota, Grimes County, Texas 77868. Mayor Bert Miller opened the hearing at 7:25 p.m.

The following comments were made by staff and citizens:

- Development Services Director, Lupe Diosdado briefly went over the requested zoning change.
- Derrick Walton with DR Horton began with providing details of the proposed Stone Ridge Phase 2 development.

- Citizen Priscilla Mata raised concerns about some of the proposed properties being used for Airbnb or rental properties and what kind of effect this could have on resale values of their homes.
- Citizen Sharon Abate talked about her concerns of the lot sizes and the possible dangers of the location of the proposed construction entrance.
- Citizen Katie Ryan expressed her concerns of water pressure, sewer system feasibility, traffic safety, having two separate HOA's, and the overall environmental impact on the subdivision.
- Citizen Lyn Gardiner expressed concerns with traffic safety with only two entrances, houses blocking the view of the back of the property, and the costs associated with the lift station that the City of Navasota would be in charge of maintaining.
- Steve Johnson spoke of his concerns of how Phase 2 would impact the way of life for the current residents of Stone Ridge. He is also concerned with water drainage, and being told by the developer that some of their concerns would be figured out at a later date.
- Citizen Edwin Sandoval spoke of his concerns of water pressure and the construction equipment tearing up their roads.
- Patrick Johnson who is the current owner of the property where phase 2 will be built spoke to encourage City Council to consider the zoning change application request as presented.

With no other comments from the public, Mayor Bert Miller closed the public hearing at 8:55 p.m.

The City Council recessed at 8:56 p.m. for a break.

The City Council reconvened at 9:39 p.m.

Councilmember Josh Fultz moved to postpone this item until the January 27, 2025 Council meeting, seconded by Mayor Pro-Tem Bernie Gessner and with each Councilmember voting AYE, the motion carried.

8. Mayor Bert Miller moved to approve Ordinance No. 1063-25, annexing approximately 1.279 acres of land, located in the City of Navasota Industrial District, into the corporate limits of the City of Navasota, Texas, said land being described as: All that certain 1.279 acre tract or parcel of land out of the John Moore League Abs. No. 46, being the same 1.279 acre tract or parcel of land described in that certain Special Warranty Deed from Advance Hydrocarbon Corporation, as Grantor, to Don Parkerson, as Grantee, recorded in Vol. 1675, Page 631, of the Real Property Records of Grimes County, Texas, located at 9314 Interstate Dr., Navasota, TX, 77868, seconded by Councilmember Kenneth Stevens and with each Councilmember voting AYE, the motion carried.

9. A workshop was held regarding the Fine and Fee Schedule for the Community Services Department. After a brief discussion, staff will revise the Ordinance, based on the discussion, and bring it back before the City Council at the next scheduled meeting for consideration.
10. Councilmember Bernie Gessner moved to approve Ordinance No. 1064-25, authorizing participation with Entergy Service Area Cities in matters concerning Entergy Texas, Inc. at the Public Utility Commission of Texas in 2025 and authorizing the hiring of lawyers and rate experts, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.
11. Mayor Pro-Tem Bernie Gessner moved to Resolution No. 783-25, approving conveyance of the Horlock House Property and authorizing the Mayor to approve and execute any necessary documentation, seconded by Councilmember Kenneth Stevens and with each Councilmember voting AYE, the motion carried.
12. Councilmember Josh Fultz moved to approve Resolution No. 784-25, expressing official intent to reimburse certain costs related to a new fire station facility, swimming pool facility rehabilitation and reconstruction, and library roof replacement projects, seconded by Councilmember Kenneth Stevens and with each Councilmember voting AYE, the motion carried.
13. Councilmember Josh Fultz moved to approve Resolution No. 785-25, approving 2025 Joint Election Contract between the City of Navasota, Texas, Grimes County, Texas and Navasota Independent School District, seconded by Mayor Pro-Tem Bernie Gessner and with each Councilmember voting AYE, the motion carried.
14. Councilmember Josh Fultz moved to approve Resolution No. 786-25, designating authorized signatories for contractual documents and documents for requesting funds pertaining to the Community Development Block Grant -- Mitigation (CDBG-MIT) Resilient Communities Program, seconded by Councilmember Kenneth Stevens and with each Councilmember voting AYE, the motion carried.
15. Mayor Pro-Tem Bernie Gessner moved to approve the consent agenda which includes the minutes for the months of November and December 2024; the Municipal Court report for November and December 2024 and the Financials for the month of November 2024, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.
16. The City Council met in Executive Session in accordance with Section 551.074 Texas Government Code, Personnel Matters, for the purpose of discussion and deliberations regarding the appointment, employment, evaluation and duties of an Interim City Manager. The time was 10:21 p.m.
17. The City Council reconvened in open session at 10:54 p.m.

18. Councilmember James Harris moved that Kristin Gauthier be appointed as the Interim City Manager effective January 25, 2025 with an increase in compensation of 15% during Ms. Gauthier's time of service as Interim City Manager, , seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.
19. Mayor Bert Miller adjourned the meeting at 10:56 p.m.

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

**MINUTES
REGULAR MEETING
JANUARY 27, 2025**

The City Council of the City of Navasota, Grimes County, Texas met at the City Council Chambers, Room No. 161, located at 200 E. McAlpine Street at 6:00 p.m., Navasota, Texas on the above date with the following being present:

**Bernie Gessner, Mayor Pro-Tem, Place # 1
Kenneth Stevens, City Councilmember, Place # 2
Josh M. Fultz, Councilmember, Place # 3
Bert Miller, Mayor, Place # 4
James Harris, Councilmember, Place # 5**

Thus, constituting a quorum.

STAFF PRESENT:

Kristin Gauthier, Interim City Manager	Susie M. Homeyer, City Secretary
Jennifer Reyna, Public Works Director	Cary Bovey, Legal Counsel
Lupe Diosdado, Dev. Services Director	Jason Katkoski, Fire Chief/EMC
Mike Mize, Police Chief	Heaven Dominguez, Finance Director
George Wentsch, Parks & Rec. Specialist	Tiffany Byers, Community Services Dir.
Taylor Hughes, Marketing & Communication Dir.	

VISITORS: Connie Clements, Pat Arden, Deborah Richardson, George Wentsch, Michael Mederios, James Gilley, Jr., Phillip Cox, T. J. Green and John Sanders.

THE ITEMS ON THE AGENDA WERE TAKEN UP IN DUE ORDER AS FOLLOWS:

1. Mayor Bert Miller called the meeting to order at 6:00 p.m.
2. Invocation was given by Pastor T. J. Green. Before the Invocation, Pastor T. J. Green asked for a moment of silence for Sgt. Mark Butler. The City Council, staff members and visitors then recited the Pledge of Allegiance to the American Flag and the Texas Flag.
3. Remarks of visitors: None.
4. Staff report:
 - a) Tiffany Byers, Community Services Director, introduced George Wentsch as the new Parks and Recreation Specialist.
 - b) There was not an update on Boards and Commissions; and

- c) Councilmembers and staff informed the audience about upcoming events.
5. Mayor Bert Miller moved to postpone any action until February 10, 2025 on the vote to approve, approve with conditions or deny Ordinance No. 1062-25, regarding a zoning change application submitted to the City of Navasota by East Loop Real Estate, LLC, for the property located in the A0002 D Arnold Abstract, along the Western boundary of the Stone Ridge subdivision. The zoning change application requests to change the zoning from A/O: Agriculture/Open Space District & Stone Ridge Phase 2 PUD to Stone Ridge Phase 2A PUD, a planned unit development, for the development of a 70.307-acre residential planned unit development. The property affected is legally described as A0002. D. Arnold, Tract 17, Acres 73.21, Par 8-1, located in Navasota, Grimes County, Texas 77868, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.
 6. Councilmember James Harris moved to approve Ordinance No. 1065-25, amending Appendix A, Fee Schedule, Article A4.0000 Parks and Recreation, Article A12.000 Public Library, and Article A17.000 Navasota Center of the Code of Ordinances of the City of Navasota regarding amendments to said fee schedule, seconded by Mayor Pro-Tem Bernie Gessner and with each Councilmember voting AYE, the motion carried.
 7. Councilmember Josh Fultz moved to approve Resolution No. 787-25, authorizing participation of the City of Navasota, Texas in the TIPS Purchasing Cooperative offered by the region VIII Education Service Center and authorizing the Mayor to execute any necessary documentation, seconded by Mayor Pro-Tem Bernie Gessner and with each Councilmember voting AYE, the motion carried.
 8. Mayor Pro-Tem Bernie Gessner moved to approve Resolution No. 788-25, directing publication and posting of notice of intention to issue Certificates of Obligation, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.
 9. Mayor Bert Miller adjourned the meeting at 6:44 p.m.

BERT MILLER, MAYOR

ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

Official Municipal Court Monthly Report

Month January Year 2025

Municipal Court for the City of NAVASOTA

Presiding Judge PATRICIA GRUNER

If new, date assumed office _____

Court Mailing Address 200 E. MCALPINE

City NAVASOTA, TX Zip 77868

Phone Number 936-825-6268

Fax Number 936-825-7280

Court's Public Email COURT@NAVASOTATX.GOV

Court's Website <http://WWW.NAVASOTATX.GOV>

THE ATTACHED IS A TRUE AND ACCURATE REFLECTION OF THE RECORDS OF THIS COURT.

Prepared by _____

Date _____ Phone: (936) 825-6268

PLEASE RETURN THIS FORM NO LATER THAN 20 DAYS FOLLOWING THE END OF THE MONTH REPORTED TO:

OFFICE OF COURT ADMINISTRATION
P.O. BOX 12066
AUSTIN, TX
78711-2066

PHONE: (512) 463-1625
Fax: (512) 936-2423

CRIMINAL SECTION

COURT	NAVASOTA MUNICIPAL COURT		TRAFFIC			NON-TRAFFIC				
	MONTH	January	YEAR	2025	NON-PARKING	PARKING	CITY ORD	PENAL CODE	STATE LAW	CITY ORD
1. Total Cases Pending First of Month:					1,128	0	44	386	73	74
a. Active Cases					376	0	16	18	40	27
b. Inactive Cases					752	0	28	368	33	47
2. New Cases Filed					112	0	2	11	8	8
3. Cases Reactivated					13	0	1	2	0	2
4. All Other Cases Added					0	0	0	0	0	0
5. Total Cases on Docket					501	0	19	31	48	37
6. Dispositions Prior to Court Appearance or Trial:					XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
a. Uncontested Dispositions					82	0	5	2	8	2
b. Dismissed by Prosecution					1	0	0	0	0	2
7. Dispositions at Trial:					XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
a. Convictions:					XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
1) Guilty Plea or Nolo Contendere					12	0	0	0	1	0
2) By the Court					0	0	0	0	0	0
3) By the Jury					0	0	0	0	0	0
b. Acquittals:					XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
1) By the Court					0	0	0	0	0	0
2) By the Jury					0	0	0	0	0	0
c. Dismissed by Prosecution					0	0	0	0	0	0

CRIMINAL SECTION

COURT	NAVASOTA MUNICIPAL COURT		TRAFFIC			NON-TRAFFIC				
	MONTH	January	YEAR	2025	NON-PARKING	PARKING	CITY ORD	PENAL CODE	STATE LAW	CITY ORD
8. Compliance Dismissals:										
XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX										
a. After Driver Safety Course		29								
b. After Deferred Disposition		15		0	0	0	0	0	0	0
c. After Teen Court		0		0	0	0	0	0	0	0
d. After Tobacco Awareness Course									0	
e. After Treatment for Chemical Dependency								0		
f. After Proof of Financial Responsibility		2								
g. All Other Transportation Code Dismissals		3		0	0	0	0	0	0	0
9. All Other Dispositions										
		0		0	0	0	0	0	0	0
10. Total Cases Disposed										
		144		0	5	2	9	4		
11. Cases Placed on Inactive Status										
		41		0	2	10	0	5		
12. Total Cases Pending End of Month:										
		1,096		0	41	395	72	78		
a. Active Cases		316		0	12	19	39	28		
b. Inactive Cases		780		0	29	376	33	50		
13. Show Cause Hearings Held										
		28		0	1	0	2	0		
14. Cases Appealed:										
XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX										
a. After Trial		0		0	0	0	0	0		
b. Without Trial		0		0	0	0	0	0		

CIVIL SECTION

COURT NAVASOTA MUNICIPAL COURT		
MONTH	January	YEAR 2025
		TOTAL CASES
1.	Total Cases Pending First of Month:	0
	a. Active Cases	0
	b. Inactive Cases	0
2.	New Cases Filed	0
3.	Cases Reactivated	0
4.	All Other Cases Added	0
5.	Total Cases on Docket	0
6.	Uncontested Civil Fines or Penalties	0
7.	Default Judgments	0
8.	Agreed Judgments	0
9.	Trial/Hearing by Judge/Hearing Officer	0
10.	Trial by Jury	0
11.	Dismissed for Want of Prosecution	0
12.	All Other Dispositions	0
13.	Total Cases Disposed	0
14.	Cases Placed on Inactive Status	0
15.	Total Cases Pending End of Month:	0
	a. Active Cases	0
	b. Inactive Cases	0
16.	Cases Appealed:	XXXXXXXXXXXXXXXXXX
	a. After Trial	0
	b. Without Trial	0

JUVENILE/MINOR ACTIVITY

COURT	NAVASOTA MUNICIPAL COURT		
MONTH	January	YEAR	2025
		TOTAL	
1.	Transportation Code Cases Filed	1	
2.	Non-driving Alcoholic Beverage Code Cases Filed	0	
3.	Driving Under the Influence of Alcohol Cases Filed	0	
4.	Drug Paraphernalia Cases Filed	0	
5.	Tobacco Cases Filed	0	
6.	Truancy Cases Filed	0	
7.	Education Code (Except Failure to Attend) Cases Filed	0	
8.	Violation of Local Daytime Curfew Ordinance Cases Filed	0	
9.	All Other Non-traffic Fine-only Cases Filed	0	
10.	Transfer to Juvenile Court:	XXXXXXXXXXXXXXXXXX	
a.	Mandatory Transfer	0	
b.	Discretionary Transfer	0	
11.	Accused of Contempt and Referred to Juvenile Court (Delinquent Conduct)	0	
12.	Held in Contempt by Criminal Court (Fined and/or Denied Driving Privileges)	0	
13.	Juvenile Statement Magistrate Warning:	XXXXXXXXXXXXXXXXXX	
a.	Warnings Administered	0	
b.	Statements Certified	0	
14.	Detention Hearings Held	0	
15.	Orders for Non-secure Custody Issued	0	
16.	Parent Contributing to Nonattendance Cases Filed	0	

Run By: rjessie
Report Type: Summary
Date Range: 1/01/2025 - 1/31/2025
Finalize Report: Yes
Correction: No

*** END OF REPORT ***

CITY OF NAVASOTA
 DEPARTMENT HEAD REPORT (UNAUDITED)
 AS OF: DECEMBER 31ST, 2024

100-GENERAL
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
TAXES AND OTHER GOVERNMT	0.00	0.00	0.00	10,589,702.00	267,102.98	515,029.66	0.00	10,074,672.34	4.86
COURT FINE AND FEE	0.00	0.00	0.00	377,954.00	0.00	26,080.50	0.00	351,873.50	6.90
DEVELOPMENT SERVICES	0.00	0.00	0.00	263,410.00	1,835.00	7,839.66	0.00	255,570.34	2.98
CITY UTILITIES	0.00	0.00	0.00	2,362,481.00	201,803.69	607,589.62	0.00	1,754,891.38	25.72
LIBRARY	0.00	0.00	0.00	26,507.00	588.20	1,881.70	0.00	24,625.30	7.10
PUBLIC SAFETY	0.00	0.00	0.00	341,071.00	39,693.00	70,462.82	0.00	270,608.18	20.66
TOURISM	0.00	0.00	0.00	11,586.00	774.00	2,524.00	0.00	9,062.00	21.78
PARKS AND REC	0.00	0.00	0.00	74,566.00	864.00	4,427.30	0.00	70,138.70	5.94
MISCELLANEOUS	0.00	0.00	0.00	1,100,000.00	(864.77)	(649.91)	0.00	1,100,649.91	0.06
TOTAL REVENUES	0.00	0.00	0.00	15,147,277.00	511,796.10	1,235,185.35	0.00	13,912,091.65	8.15
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	0.00	0.00	0.00	249,735.00	0.00	0.00	0.00	249,735.00	0.00
SANITATION	0.00	0.00	0.00	1,547,710.00	120,848.48	366,700.23	156.41	1,180,853.36	23.70
STREET	0.00	0.00	0.00	1,676,323.00	61,809.89	225,713.15	1,367.99	1,449,241.86	13.55
VEHICLE & EQUIP SERVICES	0.00	0.00	0.00	96,261.00	6,182.60	22,550.20	302.03	73,408.77	23.74
SWIMMING POOL	0.00	0.00	0.00	143,720.00	1,687.35	16,652.40	51.93	127,015.67	11.62
PARKS & RECREATION MAINT	0.00	0.00	0.00	678,399.00	70,925.95	161,125.30	573.13	516,700.57	23.84
PARKS & RECREATION	0.00	0.00	0.00	327,472.00	13,414.30	43,485.23	0.00	283,986.77	13.28
AIRPORT	0.00	0.00	0.00	28,931.00	897.76	2,267.44	0.00	26,663.56	7.84
POLICE	0.00	0.00	0.00	3,977,950.00	351,680.33	843,774.36	212.90	3,133,962.74	21.22
FIRE	4,878.00	4,878.00	0.00	2,109,468.00	86,938.56	286,825.43	(4,519.71)	1,827,162.28	13.38
ANIMAL CONTROL	0.00	0.00	0.00	144,702.00	8,524.58	28,530.87	8.99	116,162.14	19.72
MUNICIPAL COURT	0.00	0.00	0.00	108,573.00	8,645.49	26,640.98	0.00	81,932.02	24.54
EMERGENCY MANAGEMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LIBRARY	0.00	0.00	0.00	501,883.00	16,071.99	45,813.70	0.00	456,069.30	9.13
CITY COUNCIL	0.00	0.00	0.00	271,620.00	33,780.76	50,281.27	0.00	221,338.73	18.51
GENERAL ADMINISTRATION	0.00	0.00	0.00	602,871.00	42,934.71	127,453.67	0.00	475,417.33	21.14
KEEP NAVASOTA BEAUTIFUL	0.00	0.00	0.00	4,200.00	0.00	0.00	0.00	4,200.00	0.00
CITY HALL	0.00	0.00	0.00	493,711.00	20,795.39	234,494.46	339.51	258,877.03	47.57
ECONOMIC DEVELOPMENT	0.00	0.00	0.00	107,131.00	104.35	421.90	0.00	106,709.10	0.39
DEVELOPMENT SERVICES	0.00	0.00	0.00	504,454.00	33,510.65	122,496.85	0.00	381,957.15	24.28
TOURISM	0.00	0.00	0.00	337,102.00	29,245.04	34,381.33	72.91	302,647.76	10.22
MARKETING&COMMUNICATIONS	0.00	0.00	0.00	183,504.00	8,416.88	39,959.85	0.00	143,544.15	21.78
FINANCIAL SERVICES	0.00	0.00	0.00	923,107.00	70,577.61	137,457.94	0.00	785,649.06	14.89
HUMAN RESOURCES	0.00	0.00	0.00	283,327.00	38,014.25	69,923.32	0.00	213,403.68	24.68
TECHNOLOGY	0.00	0.00	0.00	763,392.00	94,810.83	165,223.06	0.00	598,168.94	21.64
WATER PRODUCTION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	4,878.00	4,878.00	0.00	16,065,546.00	1,119,817.75	3,052,172.94	(1,433.91)	13,014,806.97	18.99
REVENUES OVER/(UNDER) EXPENDITURES	(4,878.00)	4,878.00	0.00	(918,269.00)	(608,021.65)	(1,816,987.59)	1,433.91	897,284.68	197.71

CITY OF NAVASOTA
 DEPARTMENT HEAD REPORT (UNAUDITED)
 AS OF: DECEMBER 31ST, 2024

200-WATER FUND
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
TAXES AND OTHER GOVERNMT	0.00	0.00	0.00	1,335,734.00	0.00	110.46	0.00	1,335,623.54	0.01
CITY UTILITIES	0.00	0.00	0.00	3,971,383.00	372,062.01	1,019,968.59	0.00	2,951,414.41	25.68
MISCELLANEOUS	0.00	0.00	0.00	6,333,239.00	600.00	1,123.76	0.00	6,332,115.24	0.02
TOTAL REVENUES	0.00	0.00	0.00	11,640,356.00	372,662.01	1,021,202.81	0.00	10,619,153.19	8.77
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	0.00	0.00	0.00	797,350.00	0.00	0.00	0.00	797,350.00	0.00
WATER PRODUCTION	0.00	0.00	0.00	3,986,121.00	55,438.26	150,306.05	0.00	3,835,814.95	3.77
WATER DISTRIBUTION	0.00	0.00	0.00	10,061,240.00	259,647.84	381,280.84	918.19	9,679,040.97	3.80
WATER ADMIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	0.00	0.00	0.00	14,844,711.00	315,086.10	531,586.89	918.19	14,312,205.92	3.59
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	0.00	0.00	(3,204,355.00)	57,575.91	489,615.92	(918.19)	(3,693,052.73)	15.25

CITY OF NAVASOTA
 DEPARTMENT HEAD REPORT (UNAUDITED)
 AS OF: DECEMBER 31ST, 2024

210-UTILITY CAPITAL IMP
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
TAXES AND OTHER GOVERNMT	0.00	0.00	0.00	3,993.00	0.00	0.00	0.00	3,993.00	0.00
DEVELOPMENT SERVICES	0.00	0.00	0.00	554,832.00	43,773.18	131,139.37	0.00	423,692.63	23.64
MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	0.00	0.00	0.00	558,825.00	43,773.18	131,139.37	0.00	427,685.63	23.47
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	0.00	0.00	0.00	400,000.00	0.00	0.00	0.00	400,000.00	0.00
TOTAL EXPENDITURES	0.00	0.00	0.00	400,000.00	0.00	0.00	0.00	400,000.00	0.00
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	0.00	0.00	158,825.00	43,773.18	131,139.37	0.00	27,685.63	82.57

CITY OF NAVASOTA
 DEPARTMENT HEAD REPORT (UNAUDITED)
 AS OF: DECEMBER 31ST, 2024

300-NATURAL GAS FUND
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
TAXES AND OTHER GOVERNMT	0.00	0.00	0.00	10,416.00	0.00	110.46	0.00	10,305.54	1.06
CITY UTILITIES	0.00	0.00	0.00	6,368,374.00	578,839.76	1,409,386.49	0.00	4,958,987.51	22.13
MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	0.00	0.00	0.00	6,378,790.00	578,839.76	1,409,496.95	0.00	4,969,293.05	22.10
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	0.00	0.00	0.00	132,904.00	0.00	0.00	0.00	132,904.00	0.00
GAS DISTRIBUTION	0.00	0.00	0.00	6,016,429.00	290,852.40	849,145.70	649.89	5,166,633.41	14.12
DEBT SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	0.00	0.00	0.00	6,149,333.00	290,852.40	849,145.70	649.89	5,299,537.41	13.82
REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	0.00	229,457.00	287,987.36	560,351.25	(649.89)	(330,244.36)	243.92

CITY OF NAVASOTA
 DEPARTMENT HEAD REPORT (UNAUDITED)
 AS OF: DECEMBER 31ST, 2024

400-WASTE WATER FUND
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
TAXES AND OTHER GOVERNMT	0.00	0.00	0.00	10,416.00	0.00	110.46	0.00	10,305.54	1.06
CITY UTILITIES	0.00	0.00	0.00	2,939,171.00	219,852.12	661,637.39	0.00	2,277,533.61	22.51
MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	0.00	0.00	0.00	2,949,587.00	219,852.12	661,747.85	0.00	2,287,839.15	22.44
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	0.00	0.00	0.00	459,421.00	0.00	0.00	0.00	459,421.00	0.00
WASTE WTR TRMT PLANT	47,000.00	0.00	47,000.00	929,097.00	29,629.36	135,508.90	333.81	793,254.29	14.62
SEWER COLLECTION	0.00	0.00	0.00	1,798,343.00	16,552.55	47,076.54	910.70	1,750,355.76	2.67
TOTAL EXPENDITURES	47,000.00	0.00	47,000.00	3,186,861.00	46,181.91	182,585.44	1,244.51	3,003,031.05	5.77
REVENUES OVER/(UNDER) EXPENDITURES	(47,000.00)	0.00	(47,000.00)	(237,274.00)	173,670.21	479,162.41	(1,244.51)	(715,191.90)	201.42

CITY OF NAVASOTA
 DEPARTMENT HEAD REPORT (UNAUDITED)
 AS OF: DECEMBER 31ST, 2024

510-STREET FUND
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
TAXES AND OTHER GOVERNMT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CITY UTILITIES	0.00	0.00	0.00	0.00	1,000.00	1,000.00	0.00	(1,000.00)	0.00
LIBRARY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	150.00	0.00	(150.00)	0.00
TOTAL REVENUES	0.00	0.00	0.00	0.00	1,000.00	1,150.00	0.00	(1,150.00)	0.00
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
STREET	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SEWER COLLECTION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	0.00	0.00	0.00	1,000.00	1,150.00	0.00	(1,150.00)	0.00

CITY OF NAVASOTA
 DEPARTMENT HEAD REPORT (UNAUDITED)
 AS OF: DECEMBER 31ST, 2024

525-CEMETERY OPERATING FUND
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
TAXES AND OTHER GOVERNMT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CITY UTILITIES	0.00	0.00	0.00	34,125.00	5,800.00	43,425.00	0.00	(9,300.00)	127.25
MISCELLANEOUS	0.00	0.00	0.00	5,400.00	0.00	2,700.00	0.00	2,700.00	50.00
TOTAL REVENUES	0.00	0.00	0.00	39,525.00	5,800.00	46,125.00	0.00	(6,600.00)	116.70
<u>EXPENDITURE SUMMARY</u>									
CEMETERY OPERATING	0.00	0.00	0.00	165,828.00	122.23	682.72	42.96	165,102.32	0.44
TOTAL EXPENDITURES	0.00	0.00	0.00	165,828.00	122.23	682.72	42.96	165,102.32	0.44
REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	0.00	(126,303.00)	5,677.77	45,442.28	(42.96)	(171,702.32)	35.94

CITY OF NAVASOTA
 DEPARTMENT HEAD REPORT (UNAUDITED)
 AS OF: DECEMBER 31ST, 2024

530-BOARD OF FIREMAN SERVICE
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
TAXES AND OTHER GOVERNMT	0.00	0.00	0.00	48.00	0.00	4.57	0.00	43.43	9.52
MISCELLANEOUS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL REVENUES	0.00	0.00	0.00	48.00	0.00	4.57	0.00	43.43	9.52
<u>EXPENDITURE SUMMARY</u>									
FIRE	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	0.00	0.00	48.00	0.00	4.57	0.00	43.43	9.52

CITY OF NAVASOTA
 DEPARTMENT HEAD REPORT (UNAUDITED)
 AS OF: DECEMBER 31ST, 2024

540-GRANT FUND
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
TAXES AND OTHER GOVERNMT	0.00	0.00	0.00	60,000.00	0.00	0.00	0.00	60,000.00	0.00
LIBRARY	0.00	0.00	0.00	7,473,415.00	0.00	0.00	0.00	7,473,415.00	0.00
MISCELLANEOUS	0.00	0.00	0.00	300,000.00	0.00	0.00	0.00	300,000.00	0.00
TOTAL REVENUES	0.00	0.00	0.00	7,833,415.00	0.00	0.00	0.00	7,833,415.00	0.00
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
STREET	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PARKS & RECREATION MAINT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
AIRPORT	0.00	0.00	0.00	100,000.00	0.00	0.00	0.00	100,000.00	0.00
POLICE	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00
FIRE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LIBRARY	0.00	0.00	0.00	100.00	0.00	0.00	0.00	100.00	0.00
KEEP NAVASOTA BEAUTIFUL	0.00	0.00	0.00	0.00	0.00	414.63	0.00	(414.63)	0.00
CITY HALL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DEVELOPMENT SERVICES	0.00	0.00	0.00	300,000.00	0.00	0.00	0.00	300,000.00	0.00
TOURISM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
WATER PRODUCTION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
WATER DISTRIBUTION	0.00	0.00	0.00	2,233,900.00	0.00	0.00	0.00	2,233,900.00	0.00
GAS DISTRIBUTION	0.00	0.00	0.00	4,200,915.00	0.00	0.00	0.00	4,200,915.00	0.00
WASTE WTR TRMT PLANT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SEWER COLLECTION	0.00	0.00	0.00	937,500.00	0.00	0.00	0.00	937,500.00	0.00
TOTAL EXPENDITURES	0.00	0.00	0.00	7,773,415.00	0.00	414.63	0.00	7,773,000.37	0.01
REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	0.00	60,000.00	0.00	(414.63)	0.00	60,414.63	0.69

CITY OF NAVASOTA
 DEPARTMENT HEAD REPORT (UNAUDITED)
 AS OF: DECEMBER 31ST, 2024

545-VOLUNTARY DONATIONS
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
PUBLIC SAFETY	0.00	0.00	0.00	0.00	341.00	1,057.65	0.00	(1,057.65)	0.00
PARKS AND REC	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>339.00</u>	<u>933.00</u>	<u>0.00</u>	<u>(933.00)</u>	<u>0.00</u>
TOTAL REVENUES	0.00	0.00	0.00	0.00	680.00	1,990.65	0.00	(1,990.65)	0.00

CITY OF NAVASOTA
 DEPARTMENT HEAD REPORT (UNAUDITED)
 AS OF: DECEMBER 31ST, 2024

550-ECONOMIC DEVELOPMENT
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
TAXES AND OTHER GOVERNMT	0.00	0.00	0.00	219,029.00	0.00	18,276.01	0.00	200,752.99	8.34
TOURISM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS	0.00	0.00	0.00	2,500.00	0.00	2,500.00	0.00	0.00	100.00
TOTAL REVENUES	0.00	0.00	0.00	221,529.00	0.00	20,776.01	0.00	200,752.99	9.38
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	0.00	0.00	0.00	146,837.00	0.00	144,531.50	0.00	2,305.50	98.43
DEVELOPMENT SERVICES	0.00	0.00	0.00	153,919.00	14,500.00	16,606.71	0.00	137,312.29	10.79
TOTAL EXPENDITURES	0.00	0.00	0.00	300,756.00	14,500.00	161,138.21	0.00	139,617.79	53.58
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	0.00	0.00	(79,227.00)	(14,500.00)	(140,362.20)	0.00	61,135.20	177.16

CITY OF NAVASOTA
 DEPARTMENT HEAD REPORT (UNAUDITED)
 AS OF: DECEMBER 31ST, 2024

905-CAPITAL PROJECTS
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
TAXES AND OTHER GOVERNMT	0.00	0.00	0.00	397,916.00	0.00	110.46	0.00	397,805.54	0.03
MISCELLANEOUS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL REVENUES	0.00	0.00	0.00	397,916.00	0.00	110.46	0.00	397,805.54	0.03
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>755,000.00</u>	<u>3,860.00</u>	<u>875,929.65</u>	<u>0.00</u>	<u>(120,929.65)</u>	<u>116.02</u>
TOTAL EXPENDITURES	0.00	0.00	0.00	755,000.00	3,860.00	875,929.65	0.00	(120,929.65)	116.02
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	0.00	0.00	(357,084.00)	(3,860.00)	(875,819.19)	0.00	518,735.19	245.27

CITY OF NAVASOTA
 DEPARTMENT HEAD REPORT (UNAUDITED)
 AS OF: DECEMBER 31ST, 2024

930-HOTEL
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
TAXES AND OTHER GOVERNMT	0.00	0.00	0.00	167,516.00	12,513.02	46,963.27	0.00	120,552.73	28.04
MISCELLANEOUS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL REVENUES	0.00	0.00	0.00	167,516.00	12,513.02	46,963.27	0.00	120,552.73	28.04
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>225,979.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>225,979.00</u>	<u>0.00</u>
TOTAL EXPENDITURES	0.00	0.00	0.00	225,979.00	0.00	0.00	0.00	225,979.00	0.00
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	0.00	0.00	(58,463.00)	12,513.02	46,963.27	0.00	(105,426.27)	80.33