

Mayor Todd Kana  
Daniel Miller, Position 1  
Matthew Dantzer, Position 2  
Richard Carby, Mayor Pro Tem, Position 3  
Brenda Hoppe, Position 4  
Jack L Huitt Jr., Position 5



Don Doering, City Administrator  
Leonard Schneider, City Attorney  
Kyle Montgomery, Police Chief  
Beverly Standley, Finance/HR Administrator  
Tim Robertson, City Engineer  
Christian Gable, City Secretary

## NOTICE OF PUBLIC MEETING OF THE MAGNOLIA CITY COUNCIL

### AGENDA

#### PUBLIC HEARINGS & REGULAR CITY COUNCIL MEETING

TUESDAY, MARCH 12, 2024 – 6:00 PM

Sewall Smith Council Chambers

18111 Buddy Riley Blvd., Magnolia, Texas 77354

#### 1. CALL MEETING TO ORDER

- a. INVOCATION
- b. PLEDGE OF ALLEGIANCE
- c. ROLL CALL AND CERTIFICATION OF A QUORUM

#### 2. CITIZEN COMMENTS, REQUESTS OR PETITIONS FROM THE PUBLIC

*(This agenda item provides an opportunity for citizens to address the City Council on any matter not on the agenda).*

*Comments shall be limited to three (3) minutes per person. Comments by the governing body shall be limited to:*

- a. *Statements of specific factual information given in response to an inquiry;*
- b. *A recitation of existing policy in response to an inquiry;*
- c. *A proposal to place the subject on a future agenda.*

#### 3. OPEN 1<sup>ST</sup> PUBLIC HEARING

##### NOTICE OF PUBLIC HEARING

On February 15, 2024 at 4:30 pm., Magnolia Planning & Zoning Commission will hold a public hearing in the Council Chambers of Magnolia City Hall, 18111 Buddy Riley, Blvd., Magnolia, Texas 77354, giving all interested persons the right to appear and be heard to discuss a rezoning to the City of Magnolia Official Zoning Map for 11.6899 acres of land from Rural to Auto-Urban Commercial:

Being 7.4128 acres of land in the Hampton Tillons Survey, Abstract 556, in Montgomery County, Texas, and being out of the MAGNOLIA VILLAGE SOUTH SUBDIVISION, UNRESTRICTED RESERVE "A" according to the plat thereof recorded in Cabinet 00Z, Sheets 9281-9283, of the Map Records of Montgomery County, Texas, and being a portion of the Remainder of a called 107.715 acre tract described in the deed to BBQ Equity Partners, LLC recorded under File Number 2017015767 of the Official Public Records of Real Property of Montgomery County, Texas,

And;

Being 4.2771 acres of land in the Hampton Tillons Survey, Abstract 556, in Montgomery County, Texas, and being out of the MAGNOLIA VILLAGE SOUTH SUBDIVISION, UNRESTRICTED RESERVE "A" according to the plat thereof recorded in Cabinet 00Z, Sheets 9281-9283, of the Map Records of Montgomery County, Texas, and being a portion of the Remainder of a called 107.715 acre tract described in the deed to BBQ Equity Partners, LLC recorded under File Number 2017015767 of the Official Public Records of Real Property of Montgomery County, Texas.

#### **4. CLOSE 1<sup>ST</sup> PUBLIC HEARING AND OPEN 2<sup>ND</sup> PUBLIC HEARING**

##### **NOTICE OF PUBLIC HEARING**

On February 15, 2024 at 4:30 p.m. City of Magnolia Planning and Zoning Commission will hold a public hearing in the Council Chambers of Magnolia City Hall, 18111 Buddy Riley, Blvd., Magnolia, Texas 77354, giving all interested persons the right to appear and be heard, and to discuss:

- Conditional Use Permit for BBQ Equity Partners, LLC in Magnolia Village South concerning use of self-storage in a nonresidential, Auto-Urban Commercial (AC) zoned district.  
Legal Description: S710800 – Magnolia Village South – Reserve A  
(+/- 2.44 acres of 11.6894 acre property)

#### **5. CLOSE 2<sup>ND</sup> PUBLIC HEARING AND CONVENE REGULAR MEETING**

#### **6. CONSIDERATION AND POSSIBLE ACTION TO ADOPT ORDINANCE NO. O-2024-002 AMENDING THE CITY OF MAGNOLIA OFFICIAL ZONING MAP FOR MAGNOLIA VILLAGE SOUTH, BEING 11.6899 ACRES OF LAND, FROM RURAL TO AUTO-URBAN COMMERCIAL (Mayor Todd Kana)**

#### **7. CONSIDERATION AND POSSIBLE ACTION TO ADOPT ORDINANCE NO. O-2024-003 APPROVING THE CONDITIONAL USE PERMIT FOR SELF-STORAGE WITHIN MAGNOLIA VILLAGE SOUTH (Mayor Todd Kana)**

#### **8. CONSENT AGENDA**

*(This portion of the agenda consists of items considered routine and will be enacted by one motion unless separate discussion is requested by a member of the City Council or a citizen. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.)*

##### **a. CONSIDERATION – APPROVAL OF MINUTES**

Consideration and possible action to approve the minutes of the regular City Council Meeting held February 13, 2024.

##### **b. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE OAKS ON 6<sup>TH</sup> STREET, FINAL PLAT**

##### **c. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ESCONDIDO SECTION 7, FINAL PLAT, +/- 37.006 ACRES**

##### **d. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ESCONDIDO SECTION 9, FINAL PLAT, +/- 13.344 ACRES**

##### **e. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MUSTANG RIDGE SECTION 3, PARTIAL REPLAT, +/- 1.724 ACRES**

#### **9. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ALCOHOL SALES AND CONSUMPTION FOR THE MAGNOLIA EDUCATION FOUNDATION EVENT AT UNITY PARK ON APRIL 20<sup>TH</sup> (Mayor Todd Kana)**

**10. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ALCOHOL SALES AND CONSUMPTION FOR THE MONTGOMERY COUNTY REPUBLICAN PARTY OF TEXAS EVENT AT UNITY PARK ON MAY 11<sup>TH</sup>** (Mayor Todd Kana)

**11. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. R-2024-002 ADOPTING THE 2024 MONTGOMERY COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN** (Mayor Todd Kana)

**12. DISCUSS AND DIRECT STAFF TO PREPARE A STREETLIGHT ACCEPTANCE ORDINANCE FOR CITY COUNCIL APPROVAL** (Mayor Todd Kana)

**13. CONSIDERATION AND POSSIBLE ACTION TO ACCEPT CONVEYANCE OF INFRASTRUCTURE BY MAGNOLIA EAST 149, LLC** (Mayor Todd Kana)

**14. CLOSED EXECUTIVE SESSION**

*The City Council of the City of Magnolia, Texas, reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed below as authorized by Title 5, Chapter 551, of the Texas Government Code. §551.071(Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), §551.086 (Deliberations about competitive matters), and §551.087 (Deliberation about Economic Development Matters.)*

**The City Council may enter into executive session under Texas Government Code Section 551.071 to consult and to receive legal advice on to consult and receive legal advice from its attorneys on MISD v City of Magnolia, et al and SJRA v Cities of Conroe and Magnolia; and to receive legal advice on sanitary sewer force main and water line easement from Audubon Magnolia Development, LLC; and to receive legal advice concerning the Wholesale Water Supply and Sanitary Sewer Agreement and addendums between the City of Magnolia and Audubon and Demand Letter by Audubon;**

**15. RECONVENE** into regular session and consider and/or take action on item(s) discussed in executive session.

**16. CONSIDERATION AND POSSIBLE ACTION TO APPROVE BAXTER & WOODMAN, INC. WORK ORDER NO. 24-003 TO PERFORM LIMITED CONSTRUCTION MANAGEMENT SERVICES IN AN HOURLY NOT-TO-EXCEED AMOUNT OF \$87,741.00** (Mayor Todd Kana)

**17. ADMINISTRATION - DEPARTMENT REPORTS**

**ACTIVITIES/ UPDATES/ ANNOUNCEMENTS AND ITEMS OF COMMUNITY INTEREST**

- a. POLICE DEPARTMENT (Chief of Police, Kyle Montgomery)
- b. PUBLIC WORKS DEPARTMENT (City Administrator, Don Doering)
- c. ADMINISTRATION DEPARTMENT (City Administrator, Don Doering)

**18. ADJOURN**

If, during the course of the meeting and discussion of any items covered by this notice, City Council determines that a Closed or Executive Session of the Council is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 – consultation with counsel on legal matters; Section 551.072 – deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 – deliberation regarding a prospective gift; Section 551.074 – personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 – implementation of security personnel or devices; Section 551.086 – deliberation regarding competitive matters of a public power utility ; Section 551.087 – deliberation regarding economic development negotiation; and/or other matters as authorized under Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary’s office at (281-305-0550), two working days prior to the meeting for appropriate arrangements.

### CERTIFICATE

I certify that a copy of the Notice of Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City’s website, [www.cityofmagnolia.com](http://www.cityofmagnolia.com), in compliance with Chapter 551, Texas Government Code.

DATE \_\_\_\_\_  
TIME \_\_\_\_\_  
TAKEN DOWN \_\_\_\_\_

\_\_\_\_\_  
Christian Gable, City Secretary





## Rezoning Application Form

This form shall be submitted with each application for a rezoning.

### CONTACT INFORMATION

#### Applicant

Name

25241 FM 2978, Suite C

Street Address

Tomball, Texas 77375

City, State Zip

(713) 419-4500

Phone

Fax

charlie@newmancre.com

E-mail

#### Architect (if different)

Identity Architects attn Thomas De Froy

Name

111 Travis Street

Street Address

Houston, Texas 77002

City, State Zip

(713) 595-2150

Phone

Fax

tdefroy@identityarchitects.com

E-mail

#### Property Owner (if different)

attn Nate Newman / Managing Member

Name

176 S Hollylaurel Circle

Street Address

Spring, Texas 77382

City, State Zip

(832) 476-7201

Phone

Fax

nate@newmancre.com

E-mail

#### Engineer/Land Surveyor (if different)

IDS Engineering attn Eric Johnson

Name

13430 Northwest Freeway, Suite 700

Street Address

Houston, Texas 77040

City, State Zip

(713) 462-3178

Phone

Fax

Ejohnson@idseg.com

E-mail

**PROPERTY PROFILE**

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Property ID # 7108-00-00100 / Parcel ID R548348

Legal Description S710800 - Magnolia Village South, Res A  
(Subdivision) (Lot) (Block)

Current Zoning RU

Proposed Zoning AC

Present Use of Property  
Uniproved Greenfield

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Proposed Use of the Property  
Mixed Use Commercial, Light Industrial, Retail, Office, Services and Self Storage

---

Total Area of Site 11.6894 Ac

The rezoning is requested due to the following reason(s)  
Magnolia Village South continues the master plan development of Magnolia East.  
The City of Magnolia and Developer 2018 Development Agreement acknowledge  
that the General Plan will be revised and refined by Developer as Developer continues  
its investigation of and planning for the Property and prepares a feasible and detailed  
plan for development of the Property

Fees  YES  NO

I, Charlie Head (print or type name), certify with my signature below that the information included in my submittal packet is complete, true, and correct, to the best of my knowledge.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

## Sec. 11-2-3.07 Zone Change (Rezoning)

- C. **Criteria for Approval.** The Commission may recommend approval, and City Council may grant the approval of a zone change request if it is demonstrated that:
1. The proposed zoning is preferable to the existing zoning in terms of its likelihood of advancing the goals, objectives, and policies of the *Comprehensive Plan* or another adopted land use or area plan, including but not limited to *redevelopment* plans;  
*The current Rural Residential (RU) Zoning District was default upon the 2016 annexation by the City of Magnolia. The 2018 City and BBQ Equity Partners, LLC Development Agreement states that “The Property is to be developed as either a quality mixed-use community including commercial, multifamily, and light industrial uses or a quality single family community.”*
  2. The proposed zoning is consistent with the future land use plan of the Comprehensive Plan (a future land use plan amendment may be processed concurrently with the zone change);  
*“The City and Developer acknowledge that the attached General Plan is the preliminary plan for the development of the Property for mixed-use development. The parties acknowledge and agree that the General Plan will be revised and refined by Developer as Developer continues its investigation of and planning for the Property and prepares a feasible and detailed plan for development of the Property.”*
  3. The proposed change is consistent with the implementation of existing or pending plans for providing *streets*, water and wastewater, other *utilities*, and the delivery of public services to the area in which the parcel proposed for a zone change is located;  
*Our focus of coordinated planning between individual developments is intended to avoid a discontinuous and disjointed building character, signage and street system. This contiguous “clustering development” results in better land utilization...while still allowing development on constrained building sites. Developer conducted Traffic Studies for Spur 149 resulting in \$900,000 TxDOT Donation Agreement, conveyance of additional rights of way along Spur 149 for dedicated acceleration and deceleration lanes to promote traffic safety. Developer conveyed 35 Ac to MUD District 108 for the regional detention pond. Developer and District continue to construct public utility water distribution, sanitary sewer and storm water improvements within the tract to support future development.*
  4. The range of uses and the character of development that is allowed by the proposed zone will be compatible with the properties in the immediate vicinity of the parcel proposed for a zone change, and the parcel proposed for a zone change has sufficient dimensions to accommodate reasonable development that complies with the requirements of this UDC, including parking and buffering requirements; and  
*Myrtle Springs Retail Center at Magnolia Village South is intended to seamlessly extend the character and quality of surrounding developments such as Magnolia Village North, Heritage Green and Magnolia Place. Our development criteria for individual pad development includes Declaration of Covenants, Conditions and Restrictions in addition to separate Commercial Development Guidelines commiserate with the surrounding commercial community.*
  5. The pace of development and/or the amount of vacant land currently zoned for comparable development in the vicinity suggests a need for the proposed rezoning in order to ensure an appropriate inventory of land to *maintain* a competitive land market that promotes economic development.  
*The proposed zoning is preferable to the existing zoning in terms of its likelihood of advancing the goals, objectives, and policies of the Comprehensive Plan*

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, Nathan Thomas Newman, managing member of BBQ EQUITY PARTNERS, LLC, a Texas limited liability company, and Bryan McLain, managing member of LCP MAGNOLIA COTTAGE 146 PROP, LLC, a Texas limited liability company, being owners of the property subdivided in the above and foregoing map of the MAGNOLIA VILLAGE SOUTH, do hereby make subdivision of said property, according to the lines, streets, alleys, parks, and easements therein shown, and designate said subdivision as MAGNOLIA VILLAGE SOUTH in the Hampton Tillons Survey, Abstract 556, in Montgomery County, Texas; and dedicate to public use, as such, the streets, alleys, parks and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades and do hereby bind ourselves, or our heirs and assigns to warrant and forever defend the title to the land so dedicated. We have also complied with all regulations hereto before adopted by the Planning and Zoning Commission of the City of Magnolia, located in Montgomery County, Texas.

IN TESTIMONY WHEREOF, BBQ EQUITY PARTNERS, LLC, a Texas limited liability company, has caused these presents to be signed by Nathan Thomas Newman, managing member, thereunto authorized, this the 12<sup>th</sup> day of December, 2022

BBQ EQUITY PARTNERS, LLC  
a Texas limited liability company

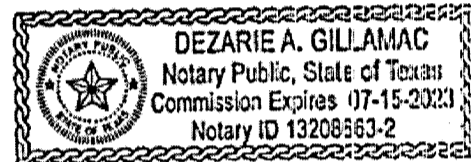
BY: Nathan Thomas Newman  
Nathan Thomas Newman  
Managing Member

STATE OF TEXAS  
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Nathan Thomas Newman, managing member, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said entity.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 12<sup>th</sup> DAY OF December, 2022

D. Gilliam  
Notary Public in and for the State of Texas.

My Commission expires: 7-15-2028



IN TESTIMONY WHEREOF, LCP MAGNOLIA COTTAGE 146 PROP, LLC, a Texas limited liability company, has caused these presents to be signed by Bryan McLain, managing member, thereunto authorized, this the 12<sup>th</sup> day of December, 2022

LCP MAGNOLIA COTTAGE 146 PROP, LLC  
a Texas limited liability company

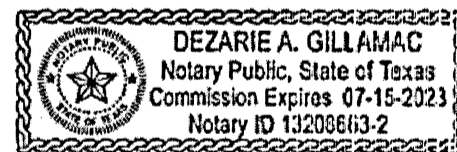
BY: Bryan McLain  
Bryan McLain  
Managing Member

STATE OF TEXAS  
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Bryan McLain, managing member, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said entity.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 12<sup>th</sup> DAY OF December, 2022

D. Gilliam  
Notary Public in and for the State of Texas.

My Commission expires: 7-15-2028



I, Michael L. Swan, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron pipe or rods having a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner and NAD83 state plane projections.



Michael L. Swan  
Michael L. Swan  
Registered Professional Land Surveyor  
Texas Registration No. 5551

This is to certify that the Planning and Zoning Commission of the City of Magnolia, Texas, has approved this plat and subdivision of MAGNOLIA VILLAGE SOUTH as shown herein.

IN TESTIMONY WHEREOF, in witness of the official signatures of the Planning and Zoning Chairperson, and the City Secretary of the City of Magnolia, Texas, this the 14 day of January, 2023 do approve this plat to be recorded in the official record at the Montgomery County Clerk's Office.

Scott A. Shelburne  
Scott A. Shelburne  
Chairperson

Don Doering  
Don Doering  
Interim City Secretary

This is to certify that the City Council of the City of Magnolia, Texas, has approved this plat and subdivision of MAGNOLIA VILLAGE SOUTH as shown herein.

IN TESTIMONY WHEREOF, in witness of the official signatures of the Mayor, and the City Secretary of the City of Magnolia, Texas, this the 14 day of January, 2023 do approve this plat to be recorded in the official record at the Montgomery County Clerk's Office.

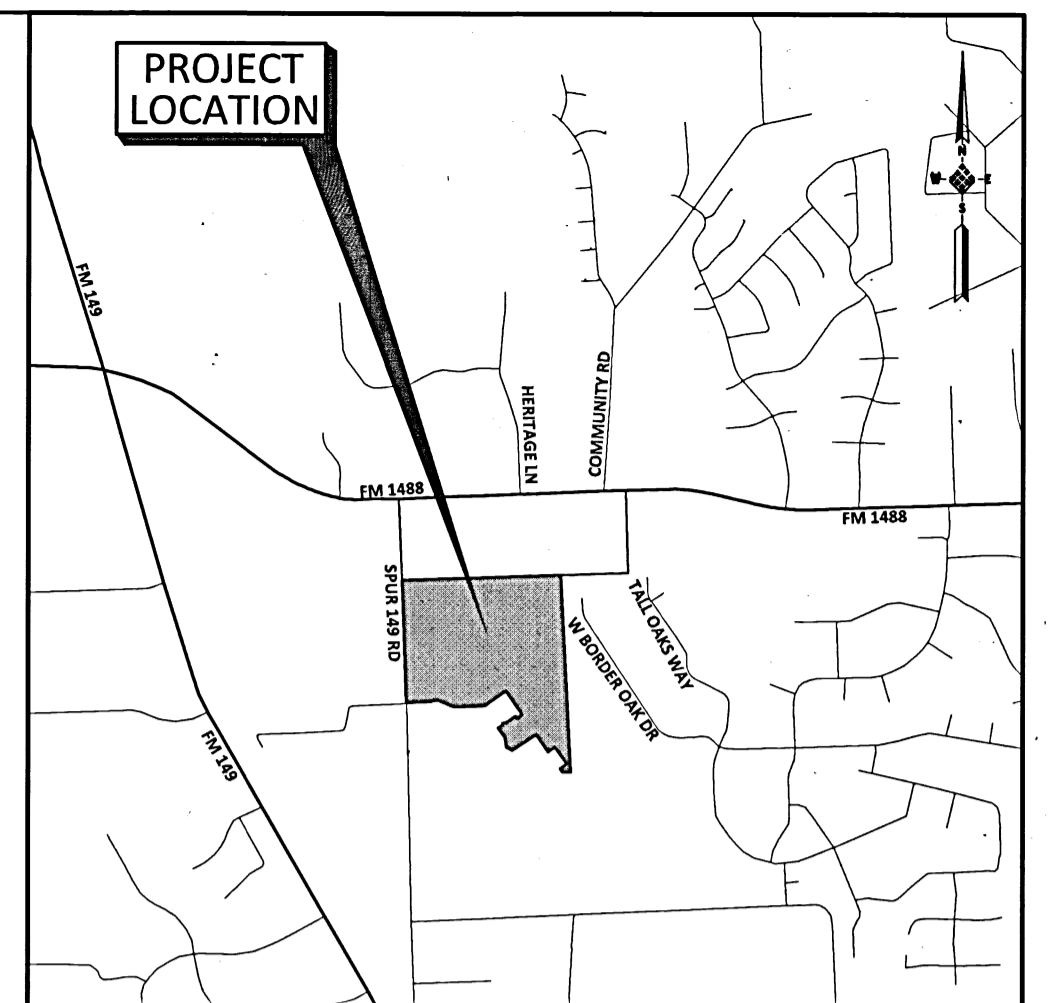
Todd Kana  
Todd Kana  
Mayor

Don Doering  
Don Doering  
Interim City Secretary

I, L. Brandon Steinmann, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on this the 31 day of January, 2023 at 2:01 o'clock P.M., and duly recorded on January 31, 2023, at 2:01 o'clock P.M., in Cabinet 003 Sheet 9281, of record of Map for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last above written.

L. Brandon Steinmann  
L. Brandon Steinmann, Clerk of the County Court  
Montgomery County, Texas.  
By: Wendy Camarena  
Deputy



LOCATION MAP  
N.T.S.  
(KEY MAP # 213 L)

NOTES:

- B.L. indicates a building line  
U.E. indicates a utility easement  
A.E. indicates an aerial easement  
W.S.E. indicates a water line and sewer easement  
STM. S.E. indicates a storm sewer easement  
W.L.E. indicates a water line easement  
S.S.E. indicates a sanitary sewer easement  
D.E. indicates a drainage easement  
ESMT. indicates easement  
VOL., PG. indicates Volume, Page  
M.C.M.R. indicates Montgomery County Map Records  
E.T.J. indicates Extraterritorial jurisdiction  
I.R. indicates Iron Rod  
FND. I.R. indicates Found Iron Rod  
● Indicates found 5/8" iron rod with plastic cap stamped "HOVIS" (unless otherwise noted)  
○ indicates set 5/8" iron rod with plastic cap stamped "IDS" (unless otherwise noted)
- All bearings based on the the Texas Coordinate System of 1983, Central Zone.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by applying the combined scale factor of 0.99997000.
- One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revert in the dedicator, his heirs, assigns or successors.
- According to Flood Insurance Rate Map No. 48339C0485 G, dated August 18, 2014, published by the Federal Emergency Management Agency, the property shown on this plat lies within Zone X, defined as areas determined to be outside the 500-year floodplain.
- This subdivision plat is consistent with the Development Agreement between the City of Magnolia and BBQ Equity Partners, LLC, executed April 6, 2018.
- The tract shown hereon is subject to the easements as recorded under File Nos. 9301164 and 2021162739 in the Official Public Records of Real Property of Montgomery County, Texas.
- This plat was prepared from information furnished by Integrity Title, effective date February 9, 2022.

# MAGNOLIA VILLAGE SOUTH

A SUBDIVISION OF  
**76.993 ACRES**

OUT OF  
HAMPTON TILLONS SURVEY, A-556  
MONTGOMERY COUNTY, TEXAS

**1 BLOCK &  
3 RESERVES (76.110 AC.)**

**OWNERS: BBQ EQUITY PARTNERS, LLC**

A TEXAS LIMITED LIABILITY COMPANY  
25241 FM 2978, SUITE C  
TOMBALL, TEXAS 77375  
PH: 281-703-0715

**LCP MAGNOLIA COTTAGE 146 PROP, LLC**

A TEXAS LIMITED LIABILITY COMPANY  
5900 BALCONES DRIVE, SUITE 100  
AUSTIN, TEXAS 78731  
PH: 337-456-4690

ENGINEER: **IDS**  
Engineering Group

13430 NW. Freeway  
Suite 700  
Houston, Tx. 77040  
713.462.3178  
TxEng Firm 2726  
TxSurv Firm 10110700

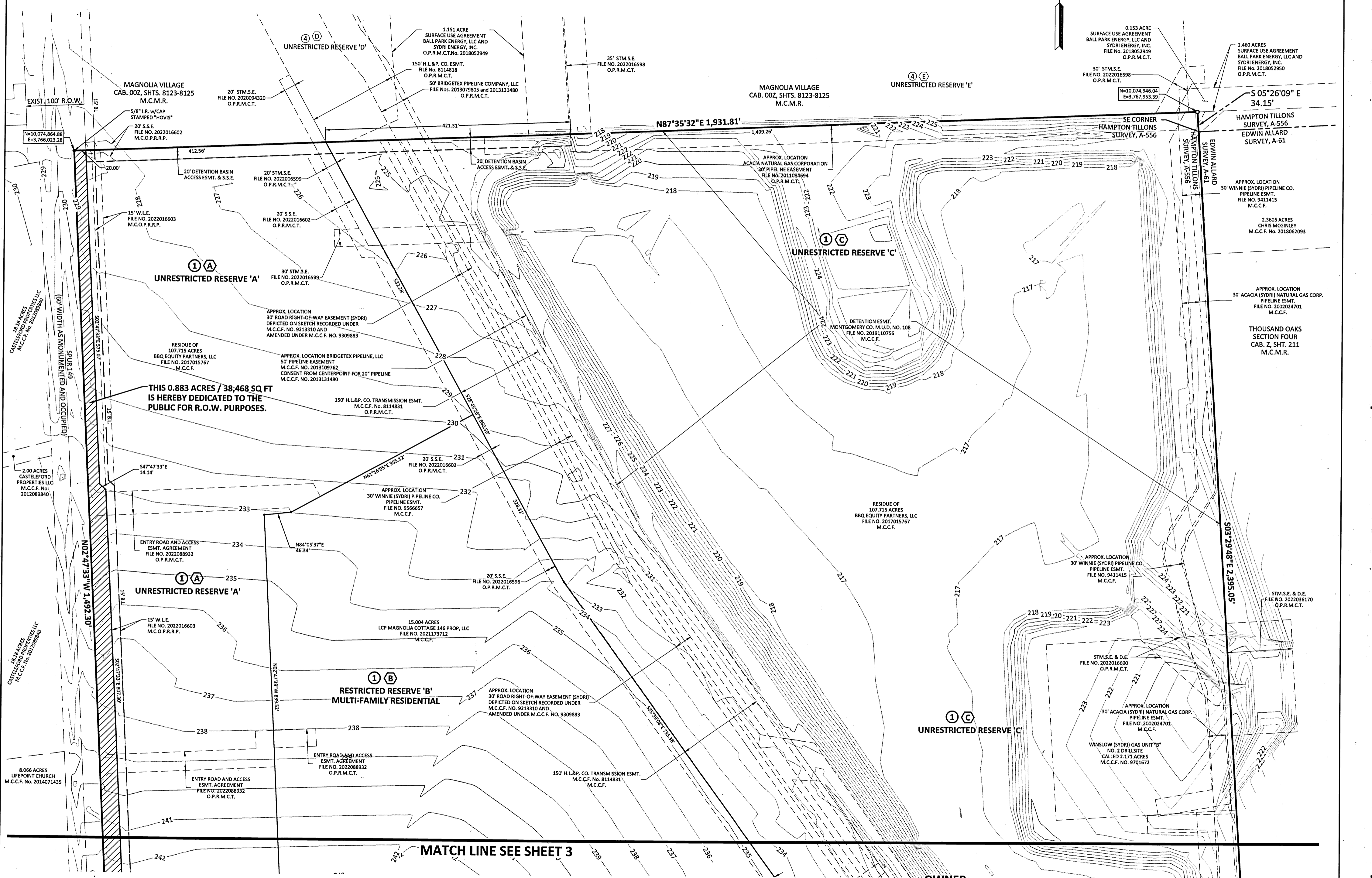
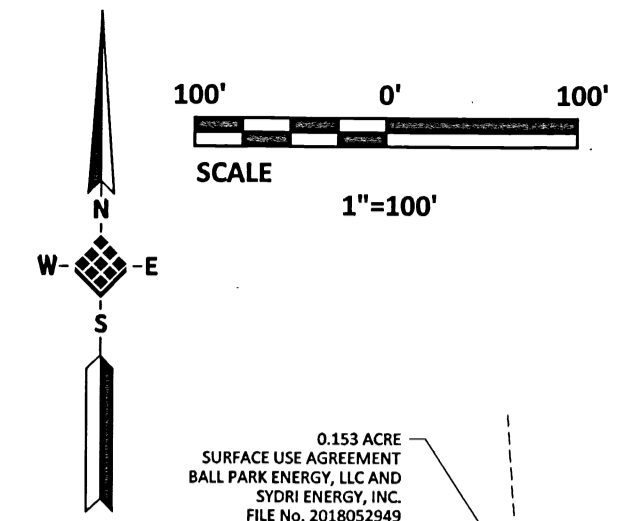
DOC # 2023007940  
Cabinet 002 Sheet 9281

December 1, 2022 PROJECT No. 2382-001-00

**SHEET 1 OF 3**

\\fs3\Projects\2382001\000\Magnolia\_BBQ\_Equity\_Tract\CADD\DWG\MAPS\_CSP\Plat.dwg [1] Plotted: Dec 01, 2022 at 1:30pm by Tallman (last saved by: Tallman)





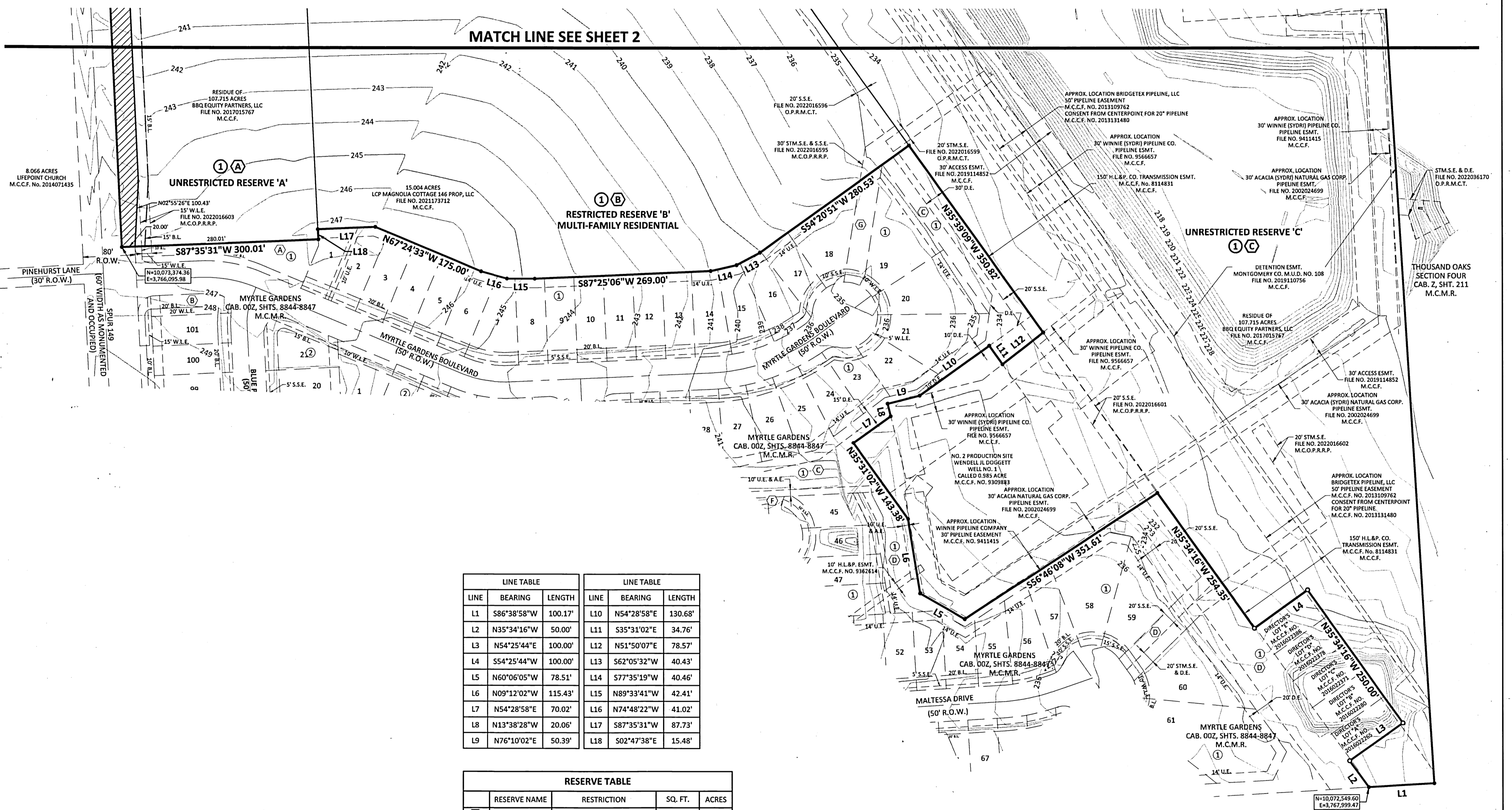
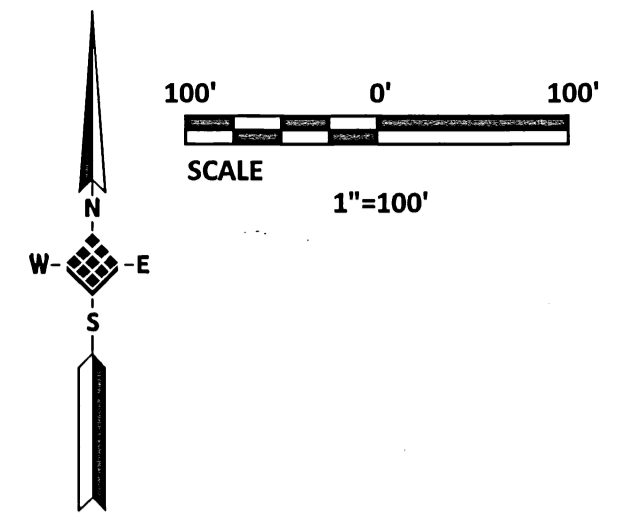
**MATCH LINE SEE SHEET 3**

**OWNER:**  
**BBQ EQUITY PARTNERS, LLC**  
 A TEXAS LIMITED LIABILITY COMPANY  
 25241 FM 2978, SUITE C  
 TOMBALL, TEXAS 77375

**LCP MAGNOLIA COTTAGE 146 PROP LLC**  
 A TEXAS LIMITED LIABILITY COMPANY  
 5900 BALCONES DRIVE, SUITE 100  
 AUSTIN, TEXAS 78731

**MAGNOLIA VILLAGE SOUTH**  
**SHEET 2 OF 3**

DOC # 2023007940  
 Cabinet 00Z Sheet 9282



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S86°38'58"W	100.17'	L10	N54°28'58"E	130.68'
L2	N35°34'16"W	50.00'	L11	S35°31'02"E	34.76'
L3	N54°25'44"E	100.00'	L12	N51°50'07"E	78.57'
L4	S54°25'44"W	100.00'	L13	S62°05'32"W	40.43'
L5	N60°06'05"W	78.51'	L14	S77°35'19"W	40.46'
L6	N09°12'02"W	115.43'	L15	N89°33'41"W	42.41'
L7	N54°28'58"E	70.02'	L16	N74°48'22"W	41.02'
L8	N13°38'28"W	20.06'	L17	S87°35'31"W	87.73'
L9	N76°10'02"E	50.39'	L18	S02°47'38"E	15.48'

RESERVE TABLE				
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES	
(A) RESERVE A	UNRESTRICTED	560,506	12.867	
(B) RESERVE B	MULTI-FAMILY RESIDENTIAL	653,585	15.004	
(C) RESERVE C	UNRESTRICTED	2,101,274	48.239	

**OWNER:**  
**BBQ EQUITY PARTNERS, LLC**  
 A TEXAS LIMITED LIABILITY COMPANY  
 25241 FM 2978, SUITE C  
 TOMBALL, TEXAS 77375

**LCP MAGNOLIA COTTAGE 146 PROP LLC**  
 A TEXAS LIMITED LIABILITY COMPANY  
 5900 BALCONES DRIVE, SUITE 100  
 AUSTIN, TEXAS 78731

**MAGNOLIA VILLAGE SOUTH**  
**SHEET 3 OF 3**

DOC # 2023007940  
 Cabinet 00Z Sheet 9283

\\ms3\projects\2300\2382\000\00 Magnolia BBQ Equity Tract\CAD\DWG\WVS-CSP\Plat.dwg [B] Plotted Nov 09, 2022 at 12:38pm by Taltman (Last Saved by Taltman)

# HAMPTON TILLONS SURVEY, A-556

## MAGNOLIA VILLAGE SOUTH 11.6899 ACRES

METES AND BOUNDS DESCRIPTION OF 11.6899 ACRES OF LAND (IN TWO PARTS) IN THE HAMPTON TILLONS SURVEY, A-556 MONTGOMERY COUNTY, TEXAS

### PART 1:

Being 7.4128 acres of land in the Hampton Tillons Survey, Abstract 556, in Montgomery County, Texas, and being out of the MAGNOLIA VILLAGE SOUTH SUBDIVISION, UNRESTRICTED RESERVE "A" according to the plat thereof recorded in Cabinet 00Z, Sheets 9281-9283, of the Map Records of Montgomery County, Texas, and being a portion of the Remainder of a called 107.715 acre tract described in the deed to BBQ Equity Partners, LLC recorded under File Number 2017015767 of the Official Public Records of Real Property of Montgomery County, Texas, and being more particularly described by metes and bounds as follows, with bearings based on the Texas Coordinate System of 1983, Central Zone:

**COMMENCING** at a 5/8-inch iron rod with cap stamped "HOVIS" found for the northwest corner of said Remainder of said called 107.715 acre tract and the northwest corner of said MAGNOLIA VILLAGE SOUTH SUBDIVISION, UNRESTRICTED RESERVE "A", being the southwest corner of the MAGNOLIA VILLAGE according to the plat thereof recorded in Cabinet 00Z, Sheets 8123-8125, of the Map Records of Montgomery County, Texas, in the east right-of-way line of Spur 149 (60-foot wide at this point) (as occupied - no recording information found), from which a 5/8-inch iron rod with cap found bears South 02° 47' 38" East - 1,492.30 feet;

**THENCE** North 87° 35' 32" East - 20.00 feet, with the line common to the south line of said MAGNOLIA VILLAGE, being the north line of the herein described tract, to a 5/8-inch iron rod with "IDS" cap set for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE** North 87° 35' 32" East - 412.56 feet, continuing with said common line, to a 5/8-inch iron rod with "IDS" cap set for the northeast corner of the herein described tract;

**THENCE** South 28° 45' 26" East - 532.28 feet to a 5/8-inch iron rod with "IDS" cap set for the northeast corner of the 15.004 acre tract described in the deed to LCP Magnolia Cottage 146 Prop, LLC recorded under File Number 2021173712 of the Official Public Records of Real Property of Montgomery County, Texas, for the southeast corner of the herein described tract;

**THENCE** South 61° 16' 05" West - 355.12 feet, with the line common to the northwesterly line of said 15.004 acre tract, being the southeasterly line of the herein described tract, to a 5/8-inch iron rod with "IDS" cap set for an angle corner of the herein described tract;

**THENCE** South 84° 05' 37" West - 46.33 feet, continuing with said common line, to a 5/8-inch iron rod with "IDS" cap set for the south corner of the herein described tract;

**THENCE** across said MAGNOLIA VILLAGE SOUTH SUBDIVISION, UNRESTRICTED RESERVE "A" the following courses and distances:

North 02° 47' 38" West - 24.11 feet to a 5/8-inch iron rod with "IDS" cap set for an angle corner of the herein described tract;

South 87° 12' 27" West - 269.98 feet to a 5/8-inch iron rod with "IDS" cap set for the southwest corner of the herein described tract;

North 02° 47' 33" West - 30.00 feet to a 5/8-inch iron rod with "IDS" cap set for an angle corner of the herein described tract;

North 47° 47' 33" West - 14.14 feet to a 5/8-inch iron rod with "IDS" cap set for an angle corner of the herein described tract;

North 02° 47' 33" West - 575.07 feet to the **POINT OF BEGINNING** of the herein described tract and containing 7.4128 acres of land.

### PART 2:

Being 4.2771 acres of land in the Hampton Tillons Survey, Abstract 556, in Montgomery County, Texas, and being out of the MAGNOLIA VILLAGE SOUTH SUBDIVISION, UNRESTRICTED RESERVE "A" according to the plat thereof recorded in Cabinet 00Z, Sheets 9281-9283, of the Map Records of Montgomery County, Texas, and being a portion of the Remainder of a called 107.715 acre tract described in the deed to BBQ Equity Partners, LLC recorded under File Number 2017015767 of the Official Public Records of Real Property of Montgomery County, Texas, and being more particularly described by metes and bounds as follows, with bearings based on the Texas Coordinate System of 1983, Central Zone:

**COMMENCING** at a 5/8-inch iron rod with cap stamped "HOVIS" found for the southwest corner of said Remainder of a called 107.715 acre tract, in the east right-of-way line of Spur 149 (60-foot wide at this point) (as occupied - no recording information found);

**THENCE** North 87° 35' 32" East - 20.00 feet to a 5/8-inch iron rod with "IDS" cap set for the northwest corner of the MYRTLE GARDENS, UNRESTRICTED RESERVE "A" according to the plat thereof recorded in Cabinet 00Z, Sheets 8844-8847, of the Map Records of Montgomery County, Texas, for the southwest corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE** across said MAGNOLIA VILLAGE SOUTH SUBDIVISION, UNRESTRICTED RESERVE "A" the following courses and distances:

North 02° 55' 26" East - 100.43 feet to a 5/8-inch iron rod with "IDS" cap set for an angle corner of the herein described tract;

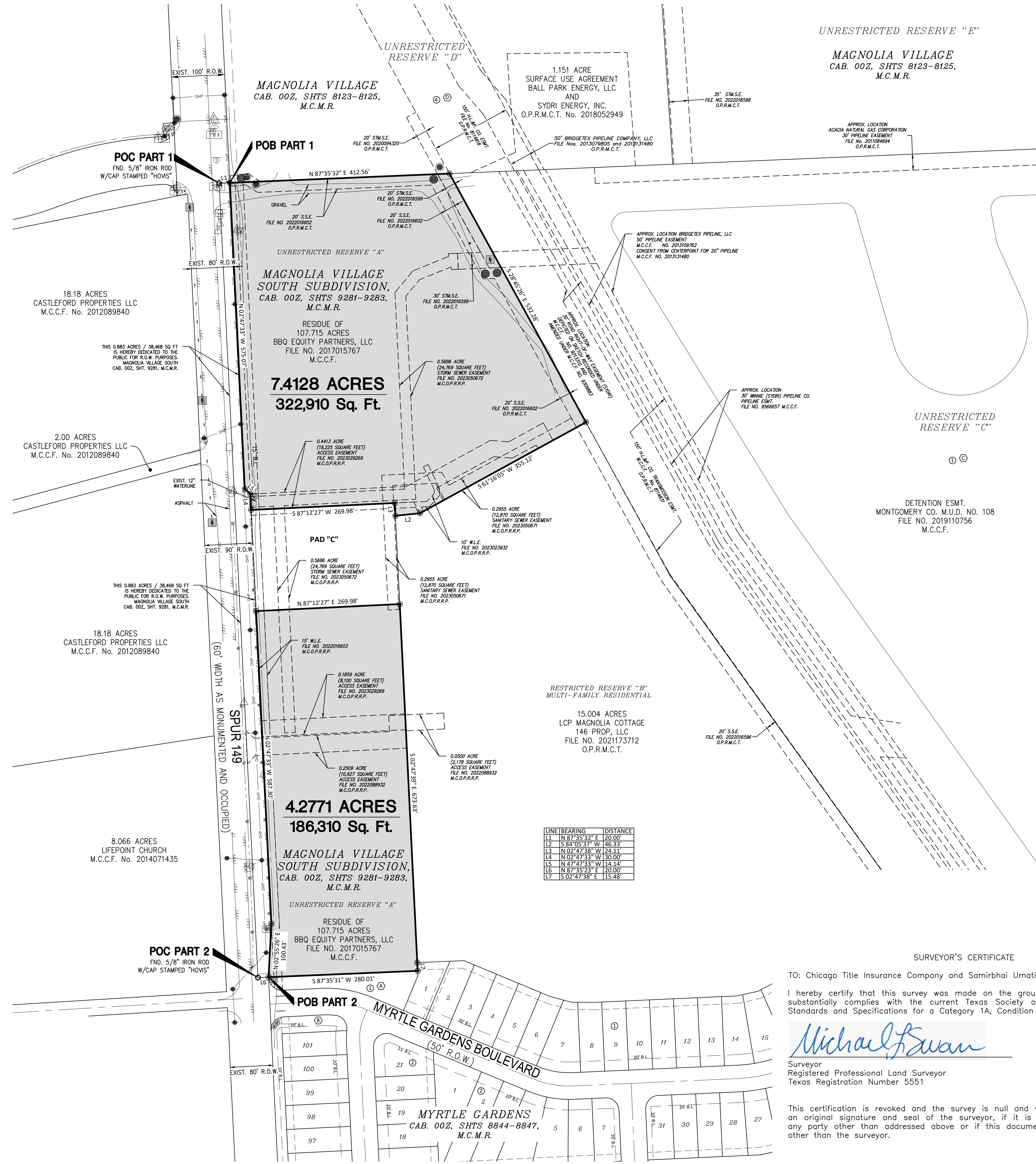
North 02° 47' 33" West - 587.30 feet to a 5/8-inch iron rod with "IDS" cap set for the northwest corner of the herein described tract;

North 87° 12' 27" East - 269.98 feet to a 5/8-inch iron rod with "IDS" cap set in the west line of the 15.004 acre tract described in the deed to LCP Magnolia Cottage 146 Prop, LLC recorded under File Number 2021173712 of the Official Public Records of Real Property of Montgomery County, Texas, for the northeast corner of the herein described tract;

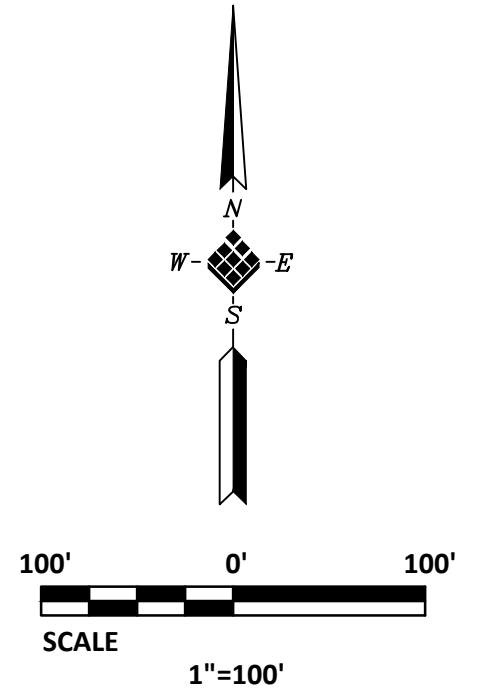
**THENCE** South 02° 47' 39" East - 673.63 feet, with the line common to the west line of said 15.004 acre tract, being the east line of the herein described tract, to a 5/8-inch iron rod with "IDS" cap set for the southwest corner of said 15.004 acre tract, to the northwest corner of Lot 1 in said MYRTLE GARDENS, SECTION ONE, for an angle corner of the herein described tract;

**THENCE** South 02° 47' 38" East - 15.48 feet, with the line common to the west line of said Lot 1 of MYRTLE GARDENS, SECTION ONE, being the east line of the herein described tract, to a 5/8-inch iron rod with "IDS" cap set for the northeast corner of said MYRTLE GARDENS, UNRESTRICTED RESERVE "A", for the southeast corner of the herein described tract;

**THENCE** South 87° 35' 31" West - 280.01 feet, with the north line of said MYRTLE GARDENS, UNRESTRICTED RESERVE "A", to the **POINT OF BEGINNING** of the herein described tract and containing 4.2771 acres of land.



LINE	BEARING	DISTANCE
L1	N 87° 35' 32" E	20.00'
L2	S 84° 05' 37" W	46.33'
L3	N 02° 47' 33" W	30.00'
L4	N 02° 47' 33" W	30.00'
L5	N 87° 12' 27" W	269.98'
L6	N 87° 35' 32" E	20.00'
L7	S 02° 47' 38" E	15.48'



### SYMBOL LEGEND

- FOUND MONUMENT
- SET 5/8" IRON ROD W/ CAP "IDS"
- △ CONTROLLING MONUMENT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ WATER WELL
- ⊕ HOSE BIB
- WATER LINE
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ GAS LINE MARKER
- ⊕ GAS LINE MARKER
- GAS LINE
- POWER POLE
- SERVICE POLE
- ⊕ H.L.&P. TOWER LEG
- OVER HEAD POWER LINE
- ⊕ TRANSFORMER BOX
- ⊕ ELECTRICAL JUNCTION BOX
- GUY WIRE
- ⊕ H.L.& P. MANHOLE
- ⊕ UNDERGROUND H.L.&P. MARKER
- UNDERGROUND ELECTRICAL LINE
- ⊕ TELEPHONE POLE
- ⊕ PUBLIC PAY PHONE
- ⊕ UNDERGROUND TELEPHONE MARKER
- ⊕ S.W.B.T. MANHOLE
- ⊕ TELEPHONE JUNCTION BOX
- UNDERGROUND TELEPHONE CABLE
- ⊕ TRAFFIC LIGHT STANDARD
- ⊕ STREET LIGHT STANDARD
- ⊕ AREA LIGHT
- ⊕ ADVERTISEMENT SIGN
- ⊕ TRAFFIC SIGN
- TYPE "A" INLET
- TYPE "B" INLET
- TYPE "B-B" INLET
- TYPE "C" INLET
- TYPE "E" INLET
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN-OUT
- SANITARY SEWER
- ⊕ GREASE TRAP
- ⊕ CABLE TV MARKER
- ⊕ CABLE TV JUNCTION BOX
- ⊕ TREE
- ⊕ TREE LIMITS
- ⊕ BUSH
- ⊕ PIPELINE MARKER
- ⊕ VENT PIPE
- ⊕ MAIL BOX
- ⊕ CORE BORE
- ⊕ FLAG
- ⊕ GATE POST
- METAL POST
- WOOD POST
- CHAIN LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- BARBED WIRE FENCE
- RAILROAD

### NOTES:

- The surveyor has relied on Chicago Title Insurance Company to provide copies of recorded deeds, plats or other instruments describing the subject property and adjoining tracts, used to support the determination of the location of the intended boundaries of the land surveyed.
- This map is the result of an on the ground survey made under my supervision and depicts the conditions found on the ground at the time of the survey. The field work was completed on December 05, 2023.
- Adjoiner information is shown per the Texas Board of Professional Land Surveying Rules and is shown for informational purposes only.
- The bearings shown hereon are referenced to the Texas Coordinate System of 1983, Central Zone.
- The recorded easements, setbacks and encumbrances shown hereon are from Schedule B of the commitment for title insurance issued by Chicago Title Insurance Company, GF No. CTH-COM-CTT2764603M, effective date April 20, 2023, issue date April 30, 2023. The surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.
- By scaling the surveyed tract onto the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 48339C0485G, revised date August 18, 2014, the subject property appears to be in ZONE X (unshaded), defined as areas determined to be outside the 0.2% annual chance floodplain. The surveyor makes no representation as to the accuracy of said FIRM or that it is the most current published flood map.
- The utility appurtenances shown hereon include those visible at the time of the survey and are for general locative purposes only. In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned.
- The location of underground utilities shown hereon are from maps, plans or other information obtained from the respective utility operator(s) or other sources and may not represent all available utilities. The utilities have been field verified only to the extent visible or accessible.

### ABBREVIATION TABLE

FND.	FOUND
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
M.C.M.R.	MAP RECORDS OF MONTGOMERY COUNTY
M.C.D.R.	DEED RECORDS OF MONTGOMERY COUNTY
O.P.R.R.P.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF MONTGOMERY COUNTY TEXAS

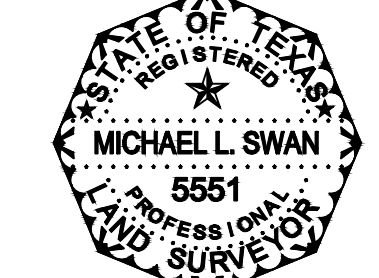
### SURVEYOR'S CERTIFICATE

TO: Chicago Title Insurance Company and Samirbhai Umataiya

I hereby certify that this survey was made on the ground and that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

*Michael L. Swan*

Surveyor  
Registered Professional Land Surveyor  
Texas Registration Number 5551



This certification is revoked and the survey is null and void if it does not bear an original signature and seal of the surveyor, if it is relied upon or used by any party other than addressed above or if this document is altered by anyone other than the surveyor.

DATE	REVISION

**IDS**  
Engineering Group

13430 NW. Freeway,  
Suite 700  
Houston, Tx. 77040  
713.462.3178  
T891 F-002726  
TRK 5.101.10700

**LAND TITLE SURVEY**

**11.6899 ACRES**  
**IN THE HAMPTON TILLONS SURVEY, A-556**  
**MONTGOMERY COUNTY, TEXAS**

DRAWN: CMG	ORIGINAL ISSUE DATE: 06/20/23	ORIGINAL SCALE: 1" = 100'
APPROVED FOR ISSUE: <i>Michael L. Swan</i>	JOB NO.: 2382-001-00-511	

HAMPTON TILLONS SURVEY, A-556

CTH-COM-CTT22764603M, Issued April 30, 2023, Effective April 20, 2023:

- 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. Rights of parties in possession.
  - b. Rights of tenants in possession, as tenants only, under unrecorded lease agreements.
  - c. Intentionally deleted.
  - d. Intentionally deleted.
  - e. Short Form Blanket Easement granted to CenterPoint Energy Houston Electric, LLC, its successors and assigns as set forth and further described in instrument recorded in Montgomery County Clerk's File No. 2021162739. (NOT PLOTTABLE)
  - f. Water Line Easement granted to Montgomery County Municipal Utility District No. 108, a political subdivision of the State of Texas, its successors and assigns, as set forth and further described in instrument filed for record under Montgomery County Clerk's File No. 2022016603, together with all terms, conditions, and stipulations as set forth therein, and as further set forth in Cabinet Z, Sheet, 9281, of the Map Records of Montgomery County, Texas. (SHOWN ON SURVEY)
  - g. Entry Road and Access Easement Agreement dated May 2, 2022, by and between BBQ EQUITY PARTNERS, LLC, a Texas limited liability company ("BBQ"), and LCP Magnolia Cottage 146 Prop LLC, a Texas limited liability company ("LCP"), and filed for record under Montgomery County Clerk's File No. 2022088932, together with all terms, conditions, and stipulations as set forth therein and as further set forth in Cabinet Z, Sheet, 9281, of the Map Records of Montgomery County, Texas. (SHOWN ON SURVEY)
 

Said easement amended by First Amendment to Entry Road and Access Easement Agreement by and between BBQ Equity Partners, LLC, a Texas limited liability company and LCP Magnolia Cottage 146 Prop LLC, a Texas limited liability company recorded under Clerk's File No. 2023029269, Official Public Records, Montgomery County, Texas.
  - h. Royalty interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 217, Page 520, Deed Records of Montgomery County, Texas, reference to which instrument is here made for 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 PLOTTABLE)
  - i. Royalty interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 216, Page 260, Deed Records of Montgomery County, Texas, reference to which instrument is here made for 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 PLOTTABLE)
  - j. Royalty interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 219, Page 2, Deed Records of Montgomery County, Texas, reference to which instrument is here made for 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 PLOTTABLE)
  - k. Royalty interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 219, Page 43, Deed Records of Montgomery County, Texas, reference to which instrument is here made for 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 PLOTTABLE)
  - l. Royalty interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 220, Page 27, Deed Records of Montgomery County, Texas, reference to which instrument is here made for 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 PLOTTABLE)
  - m. Royalty interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 851, Page 381, Deed Records of Montgomery County, Texas, reference to which instrument is here made for 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 PLOTTABLE)
  - n. Lease for coal, lignite, oil, gas or other minerals, together with rights incident recorded in Volume 215, Page 399, Deed Records, Montgomery County, Texas. Reference to which instrument is here made for the 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 PLOTTABLE)
 

Said lease affected by Assignment of Oil and Gas Lease recorded in Volume 219, Page 152 and Volume 271, Page 181, Deed Records, Montgomery County, Texas.

Said lease may be affected by Surface Waiver Agreement dated August 20, 1975 executed by Mitchell Energy & Development Corporation, recorded in Volume 902, Page 836, Deed Records, Montgomery County, Texas.
  - o. Lease for coal, lignite, oil, gas or other minerals, together with rights incident recorded in Volume 179, Page 312, Deed Records, Montgomery County, Texas. Reference to which instrument is here made for the 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 PLOTTABLE)
 

Said lease affected by Assignment recorded in Volume 180, Page 410; Volume 180, Page 615; Volume 180, Page 612, Deed Records, Montgomery County, Texas.

Said lease may be affected by Surface Waiver Agreement dated August 20, 1975 executed by Mitchell Energy & Development Corporation, recorded in Volume 902, Page 836, Deed Records, Montgomery County, Texas.
  - p. Lease for coal, lignite, oil, gas or other minerals, together with rights incident recorded in Volume 1071, Page 356, Deed Records, Montgomery County, Texas. Reference to which instrument is here made for the 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 PLOTTABLE)
 

Said lease affected by Assignment of Overriding Royalty Interest recorded in Volume 1071, Page 364, Deed Records, Montgomery County, Texas.

Said lease may be affected by Surface Waiver Agreement dated August 20, 1975 executed by Mitchell Energy & Development Corporation, recorded in Volume 902, Page 836, Deed Records, Montgomery County, Texas.

- q. Lease for coal, lignite, oil, gas or other minerals, together with rights incident recorded in 8133300, Official Public Records, Montgomery County, Texas. Reference to which instrument is here made for the 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 PLOTTABLE)
 

Said lease affected by Assignment of Overriding Royalty Interest recorded in 8135708, Official Public Records, Montgomery County, Texas.

Said lease may be affected by Surface Waiver Agreement dated August 20, 1975 executed by Mitchell Energy & Development Corporation, recorded in Volume 902, Page 836, Deed Records, Montgomery County, Texas.
- r. Lease for coal, lignite, oil, gas or other minerals, together with rights incident recorded in 8727676, Official Public Records, Montgomery County, Texas. Reference to which instrument is here made for the 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 PLOTTABLE)
 

Said lease affected by Assignment of Overriding Royalty Interest recorded in 8731260 and 9031738, Official Public Records, Montgomery County, Texas.

Said lease may be affected by Surface Waiver Agreement dated August 20, 1975 executed by Mitchell Energy & Development Corporation, recorded in Volume 902, Page 836, Deed Records, Montgomery County, Texas.
- s. Lease for coal, lignite, oil, gas or other minerals, together with rights incident recorded in 9104768, Official Public Records, Montgomery County, Texas. Reference to which instrument is here made for the 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 PLOTTABLE)
 

Said lease affected by Ratifications of Oil, Gas and Mineral Lease recorded under Clerk's File No. 9217114, 9217115, 9217116, 9217117, 9217118, 9217119, 9218450, 9218451, 9218452, 9218453, 9218454, 9221542, 9221543, 9224846, 9224847, 9224848, 9229675, 9231914, 9231915, 9255276, Official Public Records Records, Montgomery County, Texas.

Said lease affected by Assignment of Overriding Royalty Interest recorded in 9215972 and 9864218, Official Public Records, Montgomery County, Texas.

Said lease affected by Wendell J. Doggett Gas Unit Declaration of Pool recorded under Clerk's File No. 9300578 assigned by 9311774 amended by 9326879 and 9503373 ratified by 9353769, 9355764, 9355765, 9360054, 9368093, 9404539, 9419633, 9458385, 9521796 corrected by 9527318, 9532102, 2000-039038, 2000-039039, 2000-039040, Official Public Records, Montgomery County, Texas.

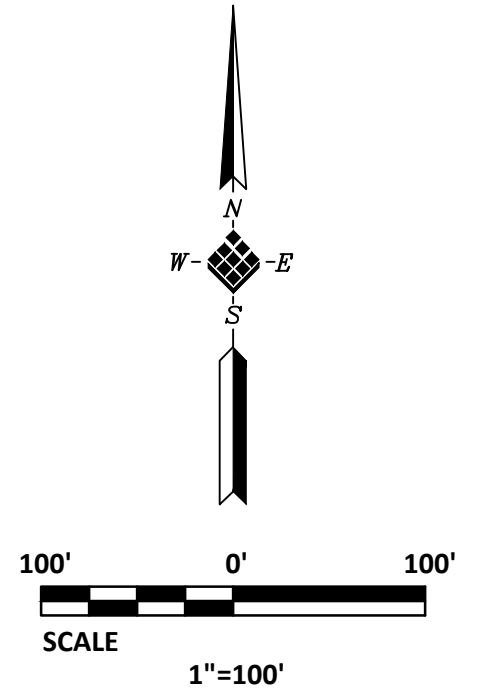
Said lease affected by Drillsite and Pipeline Easement and Road Right-of-Way agreement recorded under Clerk's File No. 9213310 and amended by 9309883, Official Public Records, Montgomery County, Texas.

Said lease may be affected by Surface Waiver Agreement dated August 20, 1975 executed by Mitchell Energy & Development Corporation, recorded in Volume 902, Page 836, Deed Records, Montgomery County, Texas.
- t. Lake Creek Field Pooling Agreement recorded in Volume 256, Page 555, Deed Records, Montgomery County, Texas. (NOT PLOTTABLE)
 

Said agreement affected by Notice recorded in Volume 468, Page 252, Deed Records, Montgomery County, Texas.
- u. 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.
- v. Terms, conditions and stipulations contained in that certain City of Magnolia Ordinance No. O-2016-015 filed for record under Clerk's File No. 2016034429, Official Public Records, Montgomery County, Texas.
- w. Intentionally deleted.
- x. Intentionally deleted.
- y. Terms, conditions, easements and stipulations in that certain PROPOSED Declaration of Covenants, Conditions, Restrictions and Easements recorded under Clerk's File No. \_\_\_\_\_, Official Public Records, Montgomery County, Texas. (NOT PLOTTABLE)
- z. Terms, conditions, easements and stipulations in that certain PROPOSED Development Agreement recorded under Clerk's File No. \_\_\_\_\_, Official Public Records, Montgomery County, Texas. (NOT PLOTTABLE)
- aa. Intentionally deleted.
- ab. Building set back line fifteen (15) feet in width along the west property line, as shown by instrument filed for record in Cabinet Z, Sheet 9281, Map Records, Montgomery County, Texas. (SHOWN ON SURVEY)
- ac. Assessments, charges and liens as set forth in PROPOSED Declaration of Covenants, Conditions, Restrictions and Easements recorded under Clerk's File No. \_\_\_\_\_, Official Public Records, Montgomery County, Texas. Said lien for charges and assessment is subordinate to first lien mortgages as set out therein. (NOT PLOTTABLE)
- ad. A ten (10) foot wide easement, granted to Montgomery County Municipal Utility District No. 108 for water line purposes, as set forth in instrument recorded under Clerk's File No. 2023023932, Official Public Records, Montgomery County, Texas. (SHOWN ON SURVEY)

NOTES:

1. The surveyor has relied on Chicago Title Insurance Company to provide copies of recorded deeds, plats or other instruments describing the subject property and adjoining tracts, used to support the determination of the location of the intended boundaries of the land surveyed.
2. This map is the result of an on the ground survey made under my supervision and depicts the conditions found on the ground at the time of the survey. The field work was completed on December 05, 2023.
3. Adjoinder information is shown per the Texas Board of Professional Land Surveying Rules and is shown for informational purposes only.
4. The bearings shown hereon are referenced to the Texas Coordinate System of 1983, Central Zone.
5. The recorded easements, setbacks and encumbrances shown hereon are from Schedule B of the commitment for title insurance issued by Chicago Title Insurance Company, GF No. CTH-COM-CTT22764603M, effective date April 20, 2023, issue date April 30, 2023. The surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.
6. By scaling the surveyed tract onto the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 48339C0485G, revised date August 18, 2014, the subject property appears to be in ZONE X (unshaded), defined as areas determined to be outside the 0.2% annual chance floodplain. The surveyor makes no representation as to the accuracy of said FIRM or that it is the most current published flood map.
7. The utility appurtenances shown hereon include those visible at the time of the survey and are for general locative purposes only. In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned.
8. The location of underground utilities shown hereon are from maps, plans or other information obtained from the respective utility operator(s) or other sources and may not represent all available utilities. The utilities have been field verified only to the extent visible or accessible.

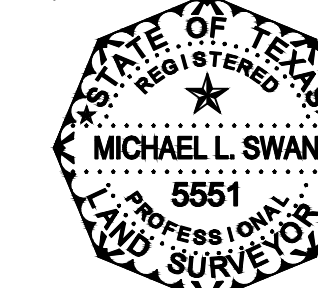


SURVEYOR'S CERTIFICATE

TO: Chicago Title Insurance Company and Samirbhai Umatiya

I hereby certify that this survey was made on the ground and that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

*Michael L. Swan*  
 Surveyor  
 Registered Professional Land Surveyor  
 Texas Registration Number 5551



This certification is revoked and the survey is null and void if it does not bear an original signature and seal of the surveyor, if it is relied upon or used by any party other than addressed above or if this document is altered by anyone other than the surveyor.

DATE	REVISION

	13430 NW Freeway, Suite 700 Houston, TX 77040 713.462.3178 TBP# F-002726 TBP# S-10110700
	<b>LAND TITLE SURVEY</b>
<b>11.6899 ACRES                  IN THE HAMPTON TILLONS SURVEY, A-556                  MONTGOMERY COUNTY, TEXAS</b>	
DRAWN: CMG APPROVED FOR ISSUE: M.L.S. - 06/20/2023	ORIGINAL ISSUE DATE: 06/20/23 <b>JOB NO.: 2382-001-00-511</b>
ORIGINAL SCALE: 1" = 100'	

C:\Users\jcooney\OneDrive\Work\Temp\MapData\Case\Temp\_Asp\Public\2121\Magnolia Village\_South\_11.7\_Acres.dwg - SHEET 2 Plotted Jun 30, 2023 at 10:50am by jcooney | Last Saved by: jcooney

## Hearst Newspapers, LLC Order Confirmation

**Ad Order Number**

0034317153

**Sales Rep.**

0630-HOU

**Order Taker**

nhewson

**Order Source**

Rep

**Customer**

CITY OF MAGNOLIA

**Customer Account**

20017370

**Customer Address**

18111 BUDDY RILEY BLVD  
MAGNOLIA TX 773545864 USA

**Customer Phone**

2813562266

**Payor Customer**

CITY OF MAGNOLIA

**Payor Account**

20017370

**Payor Address**

18111 BUDDY RILEY BLVD  
MAGNOLIA TX 773545864 USA

**Payor Phone**

2813562266

**PO Number**

**Ordered By**

Christian Gable

**Customer Fax**

**Customer Email**

**Special Pricing**

**Tear Sheets**

1

**Proofs**

0

**Affidavits**

1

**Blind Box**

**Promo Type**

**Materials**

**Invoice Text**

Notice of Public Hearing 2

**Ad Order Notes**

**Gross Amount**

1,119.00

**Net Amount**

\$1,119.00

**Tax Amount**

\$0.00

**Total Amount**

\$1,119.00

**Payment Method**

Credit Card Pymt

**Payment Amount**

\$0.00

**Amount Due**

\$1,119.00

<u>Ad Number</u>	<u>Ad Type</u>	<u>Production Method</u>	<u>Production Notes</u>
0034317153-01	Legal	AdBooker	
<u>External Ad Number</u>	<u>Ad Attributes</u>	<u>Ad Released</u>	<u>Pick Up</u>
		No	
<u>Ad Size</u>	<u>Color</u>		
1 X 44 li			

**NOTICE OF PUBLIC HEARING**

On March 12, 2024 at 6:00 pm., Magnolia City Council will hold a public hearing in the Council Chambers of Magnolia City Hall, 18111 Buddy Riley, Blvd., Magnolia, Texas 77354, giving all interested persons the right to appear and be heard to discuss a rezoning to the City of Magnolia Official Zoning Map for 11.6899 acres of land from Rural to Auto-Urban Commercial: Being 7.4128 acres of land in the Hampton Tillons Survey, Abstract 556, in Montgomery County, Texas, and being out of the MAGNOLIA VILLAGE SOUTH SUBDIVISION, UNRESTRICTED RESERVE "A" according to the plat the reof recorded in Cabinet 00Z, Sheets 9281-9283, of the Map Records of Montgomery County, Texas, and being a portion of the Remainder of a called 107.715 acre tract described in the deed to BBQ Equity Partners, LLC recorded under File Number 2017015767 of the Official Public Records of Real Property of Montgomery County, Texas, And; Being 4.2771 acres of land in the Hampton Tillons Survey, Abstract 556, in Montgomery County, Texas, and being out of the MAGNOLIA VILLAGE SOUTH SUBDIVISION, UNRESTRICTED RESERVE "A" according to the plat thereof recorded in Cabinet 00Z, Sheets 9281-9283, of the Map Records of Montgomery County, Texas, and being a portion of the Remainder of a called 107.715 acre tract described in the deed to BBQ Equity Partners, LLC recorded under File Number 2017015767 of the Official Public Records of Real Property of Montgomery County, Texas.

<u>Product</u>	<u>Placement</u>	<u>Position</u>	<u>First Run Date</u>	<u>Last Run Date</u>
HOU Chronicle	Legals HOU 6col	Legal Notices6c	Tuesday, January 30, 2024	Tuesday, January 30, 2024
HOU Online	Legals	Legal Notices	Tuesday, January 30, 2024	Wednesday, February 28, 202



## Conditional Use Permit Application Form

This form shall be submitted with each application for a conditional use permit.

### CONTACT INFORMATION

Applicant

**31016 LP**

Name

**1701 Nueces Street**

Street Address

**Austin, Texas 78701**

City, State Zip

**(512) 651-1012**

Phone

Fax

**co@cb-cap.com**

E-mail

Architect (if different)

**Kaufman Design Group, Inc. - Attn. Sally Kaufman**

Name

**9415 E Harry St., Suite 405**

Street Address

**Wichita, KS 67207**

City, State Zip

**(316) 618-0448**

Phone

Fax

**sally@kdginc.co**

E-mail

Property Owner (if different)

**BBQ Equity Partners, LLC - Attn. Nate Newman**

Name

**176 S Hollylaurel Circle**

Street Address

**Spring, Texas 77382**

City, State Zip

**(832) 476-7201**

Phone

Fax

**nate@newmancre.com**

E-mail

Engineer/Land Surveyor (if different)

**Kimley Horn - Attn. Eric Rogers**

Name

**11700 Katy Freeway, Ste. 800**

Street Address

**Houston, Texas 77079**

City, State Zip

**(281) 920-6586**

Phone

Fax

**eric.rogers@kimley-horn.com**

E-mail

PROPERTY PROFILE

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Property ID # **R548358**Legal Description **S710800 - Magnolia Village South - Res A**  
(Subdivision) (Lot) (Block)Current Zoning **Rural (RU), Rezoning to Auto-Urban Commercial (AC)**Present Use of Property  
**Vacant/Unimproved land**

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Proposed Use of the Property (for conditional use)  
**Self-Storage**  
**4-story, Class-A climate control storage facility. Fully enclosed, all units accessed internally.**Total Area of Site **+/- 2.44 acres out of 11.6894 acres**



1. List all vacant properties within a quarter mile of the property that would permit the use by right, if any, along with a brief description of why the subject property is a better location than each of the other vacant parcels:

**Refer to response on Exhibit A.**

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2. A list of similar existing uses in the vicinity of the parcel proposed for development:

**Refer to response on Exhibit A.**

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3. If the use is required to be separated from the same use, or from a different use, a brief description of the nearest such use with an indication of the linear distance to it:

**Refer to response on Exhibit A.**

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4. A description of any proposed mitigation strategies that will be employed to lessen the potential negative impact to surrounding land uses and public streets:

**Refer to response on Exhibit A.**

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5. A description of any proposed limitation on operations:

**Refer to response on Exhibit A.**

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6. A narrative regarding how the proposed use complies with the standards of Section 2-2-1.05, Conditional Uses

**Refer to response on Exhibit A.**

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7. Any other supporting documentation required for the use by Section 2-2-1.05, Conditional Uses

**Refer to response on Exhibit A.**

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### Map Sheet General Requirements

- No larger than 24 in. x 36 in. sheet size; no smaller than 11 in. x 17 in. sheet size
- Largest engineering scale possible
- Key map with scale
- North arrow
- Title block with name of applicant and date of submittal
- Number of parking spaces allocated to the proposed use

### Information Requirements

- One (1) complete application
- All fees
- The zoning of the subject property as well as surrounding properties
- Existing or future uses of all abutting properties
- Lot area of the parcel proposed for development
- Proposed floor area of the conditional use
- Location of all freestanding and wall signage
- Dimensions and height of all freestanding and wall signage
- Door access to each individual use – internal and external
- Location, type, and screening details of all proposed outdoor storage
- Location of all parking areas and circulation aisles
- Location of all access drives
- Location of all buffer areas with an indication of whether each is a required buffer or an additional buffer
- Elevation drawings of all structures
- Traffic study (if necessary)
- Approved site plan (if new construction)

I, Brian Haley (print or type name), certify with my signature below that the information included in my submittal packet is complete, true, and correct, to the best of my knowledge.

Brian Haley

Signature of Applicant

1/25/24

Date

## Exhibit A

1. List all vacant properties within a quarter mile of the property that would permit the use by right, if any, along with a brief description of why the subject property is a better location than each of the other vacant parcels:

**N/A. There are no vacant properties within a quarter mile of the property that are zoned Industrial, the only zoning district that permits Self-Storage by right.**

2. A list of similar existing uses in the vicinity of the parcel proposed for development:

**N/A. There are no similar uses within the vicinity of the parcel proposed for development. The closest storage development is "Toy Box Boat/RV Storage" +/- 2.5 miles away.**

3. If the use is required to be separated from the same use, or from a different use, a brief description of the nearest such use with an indication of the linear distance to it:

**Per Table 3-1-1.04.1 in the UDC, AC zoning district requires a building setback of 20' from Residential District Boundary, the proposed parcel for development is adjacent to the duplex rental community *Magnolia Cottages*. We are providing a building setback of +/- 138' from the first rental duplex, and +/- 64' from the residential boundary.**

4. A description of any proposed mitigation strategies that will be employed to lessen the potential negative impact to surrounding land uses and public streets:

**We are proposing an increased building setback from the adjacent duplex rental community to the South of the parcel proposed for development. In addition, there will be a landscape buffer and no windows will be located on the south side of the building to assure privacy for the rental community.**

5. A description of any proposed limitation on operations:

**The store hours are Monday-Saturday (9:30am-6:30pm). We have worked with several cities that have "dark sky ordinances." We will implement a lighting plan that has censored lights to reduce the impact on the adjacent duplex rental community.**

6. A narrative regarding how the proposed use complies with the standards of Section 2-2-1.05, Conditional Uses:

**We believe that our proposed use follows the standards set out in Section 2-2-1.05, specifically F.13, the standards for Self-Storage. In table 2-2-1.05 *Alternative Designs For Self-Storage*, our development will be designed according to Alternative No. 3. The proposed Self-Storage development will be "designed to resemble an office building in terms of architecture, fenestration, building access and materials; and all units are accessed from inside the**

building.”

- i. The use will be designed according to the requirements below, based on the alternatives that are allowed by Table 2-2-1.05, Alternative Designs for Self-Storage.

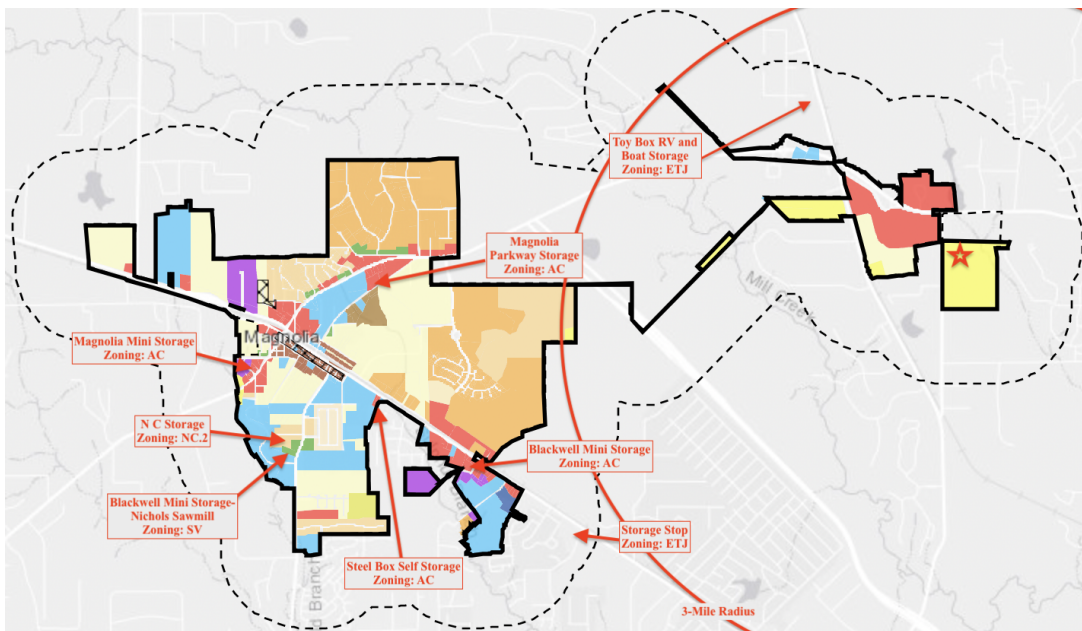
Table 2-2-1.05 Alternative Designs For Self-Storage			
Alternative	Districts		
	AC	BP	IN
No. 1	Not Allowed	Not Allowed	Allowed
No. 2	Not Allowed	Not Allowed	Allowed
No. 3	Allowed	Allowed	Allowed
No. 4	Allowed	Allowed	Allowed

3. Alternative No. 3:

- a. The use is designed to resemble an office building in terms of architecture, fenestration, building access and materials; and
- b. All units are accessed from inside of the building.

7. Any other supporting documentation required for the use by Section 2-2-1.05, Conditional Uses:

The below map shows the locations of all storage facilities within Magnolia’s ETJ and City Limits, along with their zoning classification. The star is where our proposed development will be located if approved and the red circle is a 3-mile radius. As you can see almost all the existing facilities are zoned AC, and there is a lack of storage in the area we are proposing.



January 25, 2024

City of Magnolia  
1811 Buddy Riley Blvd.  
Magnolia, Texas 77354

Re: Conditional Use Permit Application  
Magnolia Self-Storage Parking and Height Request

City of Magnolia Representative:

This letter is issued to supplement the Conditional Use Permit Application for the Self-Storage development proposed within the Myrtle Springs development at Magnolia Village South. We are proposing to develop a 4-story Class-A Climate Control Self-Storage facility. The location of the proposed development is located at the back of Magnolia Village South with the detention pond and powerlines backing the property. We believe this is the highest and best location for our development as our use is a low traffic impact development that sees a maximum of 2-4 cars a day, allowing relief to *Magnolia Cottages* and future developments in Magnolia Village South. Our product mimics the look of an office building, as we strive to be the nicest storage facility in the area, setting the standard for future developers in the community.

Per Parking Table 7-1-2.02.4 of the UDC, Self-Storage is listed as a "Transportation Use" as "Self-Storage (boat storage; marina)", requiring "1 space per 25 storage units, 1 space per 300 sf. of office space, plus 1 space per BR of any on-site caretaker residence." Based on the typical 4-story development of ours, these requirements would set us at +/- 34 parking spaces. If allowed, we are proposing 15 parking spaces. This is the average number of parking spaces we have been required to include in previous developments throughout Texas. As mentioned before, Self-Storage is a low traffic use and our development is fully enclosed with a 750 sf. Leasing office, no "boat storage;marina" or outdoor spaces/units. We assure the proposed 15 parking spaces is more than sufficient for our development and would allow our development to look more welcoming and less like a parking lot.

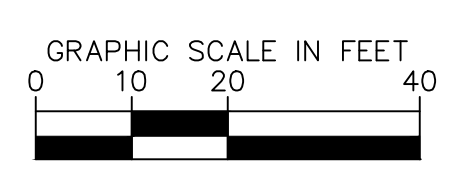
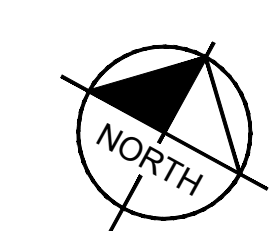
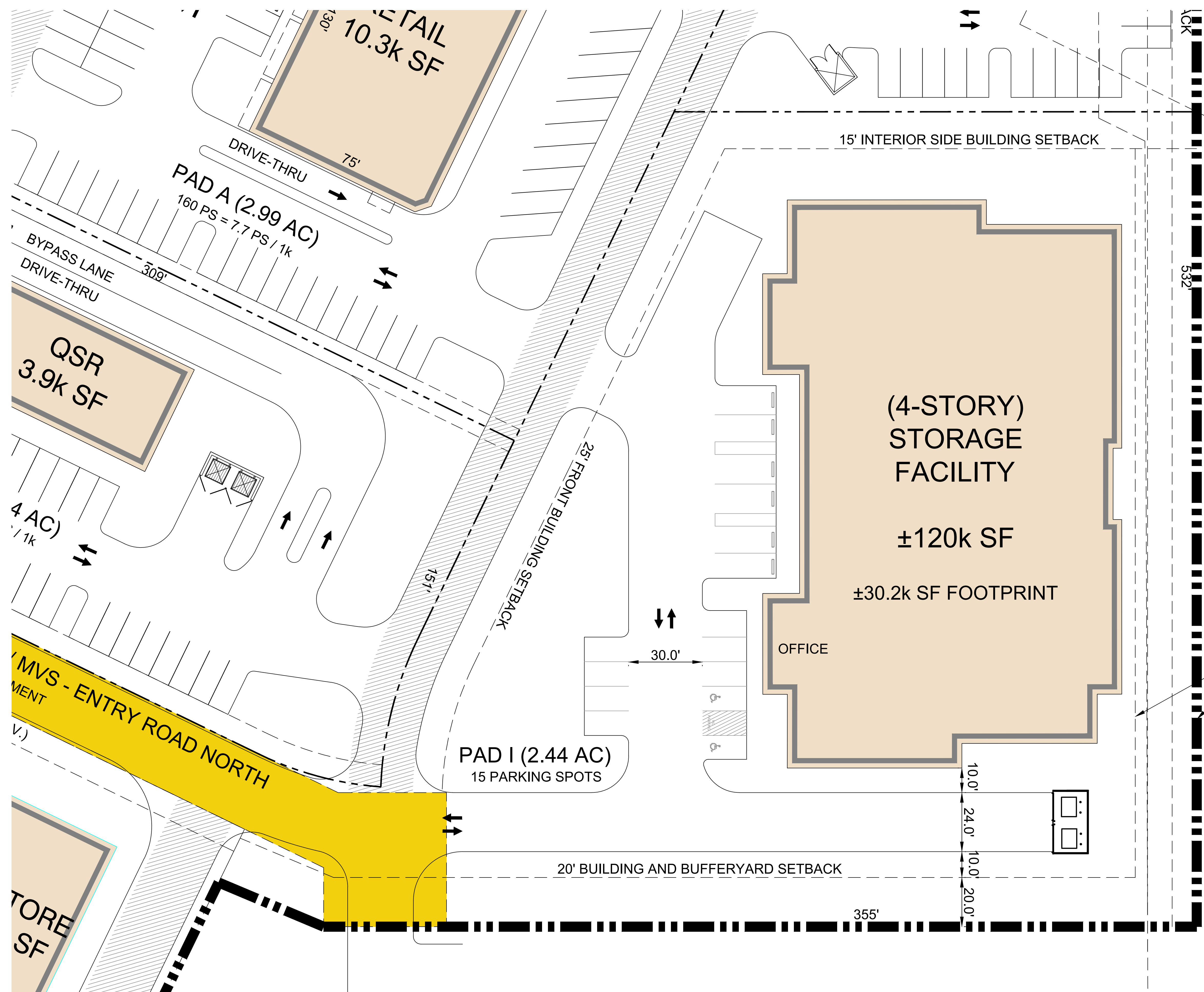
Per Standards Table 3-1-1.04.1 of the UDC, zoning district AC maximum building height standard is 45'. We are requesting an increase of building height to a maximum of 55'. Our typical 4-story building has a max roof height of roughly +/- 48' with parapet walls that extend above the roof line at approximately a max height of +/- 53'. Parapet walls are an architectural feature to screen the roof and is a requirement set out in the UDC. Per our discussion at the Planning and Zoning Work Session on January 18,2024, the height restrictions set out in the UDC are for Fire purposes and the feedback from Fire was that 5-stories is the maximum they are comfortable with. Our 4-story building will be fully sprinkled, have additional setbacks from the neighboring duplex community, and is tucked back within the development bordering the detention pond and powerlines. If allowed, we strongly believe the additional height requested will not cause any burdens or harm to the community.

We thank you for your time and consideration of these requests and appreciate any feedback.

Sincerely,



Partner  
3 10 16 LP



(4-STORY)  
STORAGE  
FACILITY

±120k SF

±30.2k SF FOOTPRINT

OFFICE

PAD I (2.44 AC)  
15 PARKING SPOTS

PAD A (2.99 AC)  
160 PS = 7.7 PS / 1k

QSR  
3.9k SF

4 AC  
1k

MVS - ENTRY ROAD NORTH

STORE  
SF

SELF-STORAGE  
CONCEPT SITE PLAN  
1/24/2024



# CB CAPITAL

## OPERATIONAL SITES

Buda, TX



College Station, TX



New Braunfels, TX



Dripping Springs, TX



Round Rock, TX



Willow Park, TX



Leander, TX



# CB CAPITAL

## UNDER DEVELOPMENT

Midlothian, TX



Melissa, TX



Celina, TX



Pflugerville, TX



San Marcos, TX



McKinney, TX



Liberty Hill, TX





# Hearst Newspapers, LLC

## Order Confirmation

**Ad Order Number**

0034317157

**Sales Rep.**

0630-HOU

**Order Taker**

nhewson

**Order Source**

Rep

**Customer**

CITY OF MAGNOLIA

**Customer Account**

20017370

**Customer Address**

18111 BUDDY RILEY BLVD  
MAGNOLIA TX 773545864 USA

**Customer Phone**

2813562266

**Payor Customer**

CITY OF MAGNOLIA

**Payor Account**

20017370

**Payor Address**

18111 BUDDY RILEY BLVD  
MAGNOLIA TX 773545864 USA

**Payor Phone**

2813562266

**PO Number**

**Ordered By**

Christian Gable, email

**Customer Fax**

**Customer EMail**

**Special Pricing**

**Tear Sheets**

1

**Proofs**

0

**Affidavits**

1

**Blind Box**

**Promo Type**

**Materials**

**Invoice Text**

Notice of Public Hearing 4

**Ad Order Notes**

**Gross Amount**

469.00

**Net Amount**

\$469.00

**Tax Amount**

\$0.00

**Total Amount**

\$469.00

**Payment Method**

Credit Card Pymt

**Payment Amount**

\$0.00

**Amount Due**

\$469.00

**Ad Number**

0034317157-01

**Ad Type**

Legal

**Production Method**

AdBooker

**Production Notes**

**External Ad Number**

**Ad Attributes**

**Ad Released**

No

**Pick Up**

**Ad Size**

1 X 17 li

**Color**

**NOTICE OF PUBLIC HEARING**

On March 12, 2024 at 6:00 p.m. Magnolia City Council will hold a public hearing in the Council Chambers of Magnolia City Hall, 18111 Buddy Riley, Blvd., Magnolia, Texas 77354, giving all interested persons the right to appear and be heard, and to discuss:

- Conditional Use Permit for BBQ Equity Partners, LLC in Magnolia Village South concerning use of self-storage in a non-residential, Auto-Urban Commercial (AC) zoned district.

Legal Description: S710800 - Magnolia Village South - Reserve A

(+/- 2.44 acres of 11.6894 acre property

**Product**

HOU Chronicle

HOU Online

**Placement**

Legals HOU 6col

Legals

**Position**

Legal Notices6c

Legal Notices

**First Run Date**

Tuesday, January 30, 2024

Tuesday, January 30, 2024

**Last Run Date**

Tuesday, January 30, 2024

Wednesday, February 28, 202

Mayor Todd Kana  
Daniel Miller, Position 1  
Matthew Dantzer, Position 2  
Richard Carby, Mayor Pro Tem, Position 3  
Brenda Hoppe, Position 4  
Jack L Huitt Jr., Position 5



Don Doering, City Administrator  
Leonard Schneider, City Attorney  
Kyle Montgomery, Police Chief  
Beverly Standley, Finance/HR Administrator  
Tim Robertson, City Engineer  
Christian Gable, City Secretary

## MINUTES OF PUBLIC MEETING OF THE MAGNOLIA CITY COUNCIL FEBRUARY 13, 2024

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A meeting of the City Council was held on this date, February 13, 2024, beginning at 6:03 pm in the Sewall Smith Council Chambers 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

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### 1. CALL MEETING TO ORDER

Mayor Pro Tem Carby called the meeting to order at 6:03 pm.

a. INVOCATION

Councilmember Dantzer delivered the invocation.

b. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Carby led the Pledge of Allegiance to the USA and Texas flags.

c. ROLL CALL AND CERTIFICATION OF A QUORUM

Mayor Pro Tem Carby called the roll, certifying a quorum was present with the following Council members in attendance: Daniel Miller, Matthew Dantzer, Richard Carby, Brenda Hoppe, and Jack L Huitt Jr.

Absent: Mayor Todd Kana

Staff present: City Administrator Don Doering, City Attorney Leonard Schneider, City Engineer Tim Robertson, Finance/HR Administrator Beverly Standley, Police Chief Kyle Montgomery, Court Administrator Frances Suarez, City Secretary Christian Gable

### 2. CITIZEN COMMENTS, REQUESTS OR PETITIONS FROM THE PUBLIC

*(This agenda item provides an opportunity for citizens to address the City Council on any matter not on the agenda).*

*Comments shall be limited to three (3) minutes per person. Comments by the governing body shall be limited to:*

- Statements of specific factual information given in response to an inquiry;*
- A recitation of existing policy in response to an inquiry;*
- A proposal to place the subject on a future agenda.*

Andrew Vigneaux voiced concern regarding building and expanding the City and how it can negatively affect current residents.

Audrey Amirian stated that her neighbors within Mill Creek are concerned about water safety after the last disruption and asked that the City notify the public why one neighborhood was issued a boil water notice while others are not. She clarified the inconvenience of losing water due to Audubon opening valves and asked that it is timed better in the future. She stated that the City's after-hours system does not recognize Mill Creek residents as utility customers making it difficult to seek assistance.

### **3. CONSENT AGENDA**

*(This portion of the agenda consists of items considered routine and will be enacted by one motion unless separate discussion is requested by a member of the City Council or a citizen. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.)*

#### **a. CONSIDERATION – APPROVAL OF MINUTES**

Consideration and possible action to approve the minutes of the regular City Council Meeting held January 9, 2024.

#### **b. CONSIDERATION – APPROVE INVESTMENT PORTFOLIO FOR QUARTER ENDING DECEMBER 2023**

**MOTION: Upon a motion to approve the Consent Agenda made by Councilmember Dantzer and seconded by Councilmember Huitt, the Councilmembers voted, and the motion carried unanimously, 5-0.**

### **4. CONSIDERATION AND POSSIBLE ACTION TO APPOINT ROBERT ROSENQUIST AS AN ASSOCIATE MUNICIPAL COURT JUDGE (Mayor Todd Kana)**

Court Administrator Frances Suarez explained the purpose of appointing an associate judge. Robert Rosenquist gave a summary of his experience as a judge.

**MOTION: Upon a motion to appoint Robert Rosenquist as Associate Municipal Court Judge made by Councilmember Hoppe and seconded by Councilmember Huitt, the Councilmembers voted, and the motion carried unanimously, 5-0.**

### **5. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION R-2024-001 AMENDING THE CITY OF MAGNOLIA PERSONNEL POLICY MANUAL**

(Mayor Todd Kana)

HR Administrator Beverly Standley explained the purpose of the proposed Pet Policy.

**MOTION: Upon a motion to approve made by Councilmember Hoppe and seconded by Councilmember Miller, the Councilmembers voted, Rick Carby - Aye, Daniel Miller - Aye, Brenda Hoppe - Aye, Matthew Dantzer - Nay, Jack Huitt – Nay, the motion carried, 3-2.**

### **6. CONSIDERATION AND POSSIBLE ACTION TO CONTINUE MEMBERSHIP WITH SCENIC TEXAS (Mayor Todd Kana)**

City Administrator Don Doering read the Scenic Texas mission statement and explained that we do not benefit from the current membership.

No action was taken.

### **7. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MILL CREEK PARKS PLAN**

(Mayor Todd Kana)

City Engineer Tim Robertson introduced the project.

Katy Harris with LJA Engineering was present to answer any questions.

**MOTION: Upon a motion to approve made by Mayor Pro Tem Carby and seconded by Councilmember Huitt, the Councilmembers voted, and the motion carried unanimously, 5-0.**

**8. DISCUSSION – PROPOSED U-HAUL ANNEXATION AND ZONING DESIGNATION** (Mayor Todd Kana)

City Engineer Tim Robertson briefly introduced the property and clarified the location. A member of U-Haul’s development team explained how the property will be accessed.

**9. CONSIDERATION AND POSSIBLE ACTION TO AWARD CONSTRUCTION CONTRACT FOR WATER WELL NO. 9 TO WEISINGER, INC FOR \$2,260,700** (Mayor Todd Kana)

City Engineer Tim Robertson recommended to award the contract to Weisinger, Inc.

**MOTION: Upon a motion to award the construction contract for Water Well No. 9 to Weisinger, Inc for \$2,260,700 made by Councilmember Hoppe and seconded by Councilmember Dantzer, the Councilmembers voted, and the motion carried unanimously, 5-0.**

**10. PRESENTATION - LEGISLATIVE SESSION RECAP PRESENTATION BY FOCUSED ADVOCACY, LLC**

Snapper Carr with Focused Advocacy gave a presentation and Lynlie Hurd, also with Focused Advocacy, was present.

**11. CONSIDERATION AND POSSIBLE ACTION TO CONTINUE AND RENEW CONTRACT WITH FOCUSED ADVOCACY, LLC** (Mayor Todd Kana)

Mayor Pro Tem Carby moved this item to follow Closed Executive Session.

**12. CLOSED EXECUTIVE SESSION**

*The City Council of the City of Magnolia, Texas, reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed below as authorized by Title 5, Chapter 551, of the Texas Government Code. §551.071(Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), §551.086 (Deliberations about competitive matters), and §551.087 (Deliberation about Economic Development Matters.)*

**The City Council may enter into executive session under Texas Government Code Section 551.071 to consult and to receive legal advice on to consult and receive legal advice from its attorneys on MISD v City of Magnolia, et al and SJRA v Cities of Conroe and Magnolia; and to receive legal advice on sanitary sewer force main and water line easement from Audubon Magnolia Development, LLC; and to receive legal advice concerning the Wholesale Water Supply and Sanitary Sewer Agreement and addendums between the City of Magnolia and Audubon and Demand Letter by Audubon;**

Mayor Pro Tem Carby convened into Closed Executive Session at 6:52 pm.

**13. RECONVENE** into regular session and consider and/or take action on item(s) discussed in executive session.

Mayor Pro Tem Carby adjourned Closed Executive Session and reconvened the open meeting at 7:32 pm.

**MOTION: Upon a motion to renew the contract with Focused Advocacy, LLC for 12 months made by Councilmember Dantzer and seconded by Councilmember Miller, the Councilmembers voted, and the motion carried unanimously, 5-0.**

**14. ADMINISTRATION - DEPARTMENT REPORTS**

**ACTIVITIES/ UPDATES/ ANNOUNCEMENTS AND ITEMS OF COMMUNITY INTEREST**

- a. POLICE DEPARTMENT (Chief of Police, Kyle Montgomery)  
Police Chief Kyle Montgomery gave a brief summary of the report found in the meeting packet.
  
- b. PUBLIC WORKS DEPARTMENT (City Administrator, Don Doering)  
The engineering report was provided in the meeting packet.
  
- c. ADMINISTRATION DEPARTMENT (City Administrator, Don Doering)  
City Administrator Don Doering gave a brief summary of the report found in the meeting packet.

**15. ADJOURN**

**MOTION: Upon a motion to adjourn made by Mayor Pro Tem Carby and seconded by Councilmember Hoppe, the Councilmembers voted, the motion carried unanimously, 5-0, and the meeting adjourned at 7:38 pm.**

\_\_\_\_\_  
Richard Carby, Mayor Pro Tem

**CERTIFICATION**

I certify that this is a true and correct copy of the minutes of the City Council meeting held on February 13, 2024.



\_\_\_\_\_  
Christian Gable, City Secretary

STATE OF TEXAS

COUNTY OF MONTGOMERY

WE, RVISION HOMES, LTD, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ITS GENERAL PARTNER, RVISION REMODELS, LLC, A TEXAS LIMITED LIABILITY COMPANY, RYAN ROGERS, MANAGER, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE OAKS ON 6TH STREET, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID RVISION HOMES, LTD. A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ITS GENERAL PARTNER, RVISION REMODELS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS THE OAKS ON 6TH STREET, LOCATED IN THE GAMBLE DAWSON SURVEY, ABSTRACT 177, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID RVISION HOMES, LTD. A TEXAS LIMITED PARTNERSHIP; AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'-6") FOR TEN FEET (10'-0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'-6") FOR FOURTEEN FEET (14'-0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'-6") FOR SIXTEEN FEET (16'-0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'-6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'-0") FOR TEN FEET (10'-0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'-0") FOR FOURTEEN FEET (14'-0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'-0") FOR SIXTEEN FEET (16'-0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'-0") IN WIDTH.

WE HAVE ALSO COMPILED WITH ALL REGULATIONS HERETO BEFORE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MAGNOLIA, LOCATED IN MONTGOMERY COUNTY, TEXAS.

IN TESTIMONY WHEREOF, THE RVISION HOMES, LTD, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ITS GENERAL PARTNER, RVISION REMODELS, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RYAN ROGERS, ITS MANAGER,

THEREUNTO AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

RVISION HOMES, LTD, A TEXAS LIMITED PARTNERSHIP

BY: RVISION REMODELS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: \_\_\_\_\_  
RYAN ROGERS, MANAGER

STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN ROGERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

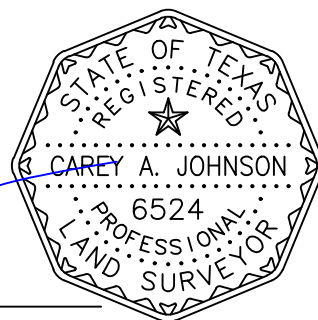
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

I, CAREY A. JOHNSON, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT THE ELEVATION BENCHMARK REFLECTED ON THE FACE OF THE PLAT WAS ESTABLISHED AS REQUIRED BY REGULATION; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON RODS WHICH HAVE A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3') UNLESS OTHERWISE NOTED; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.



Carey A. Johnson  
Registered Professional Land Surveyor No. 6524

STATE OF TEXAS

COUNTY OF MONTGOMERY

WE, GUARANTY BANK & TRUST, N.A., OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS THE OAKS ON 6TH STREET, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN DOCUMENT NO 2023072696, OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN, AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

SIGNED: \_\_\_\_\_

PRINTED: \_\_\_\_\_

STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_

\_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MAGNOLIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF THE OAKS ON 6TH STREET AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, IN WITNESS OF THE OFFICIAL SIGNATURES ON THE MAYOR, AND THE CITY SECRETARY OF THE CITY OF MAGNOLIA, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

DO APPROVE THIS PLAT TO BE RECORDED IN THE OFFICIAL RECORD AT THE MONTGOMERY COUNTY CLERK'S OFFICE.

\_\_\_\_\_  
SCOTT SHELBURNE, CHAIRMAN

\_\_\_\_\_  
CHRISTIAN GABLE, CY SECRETARY

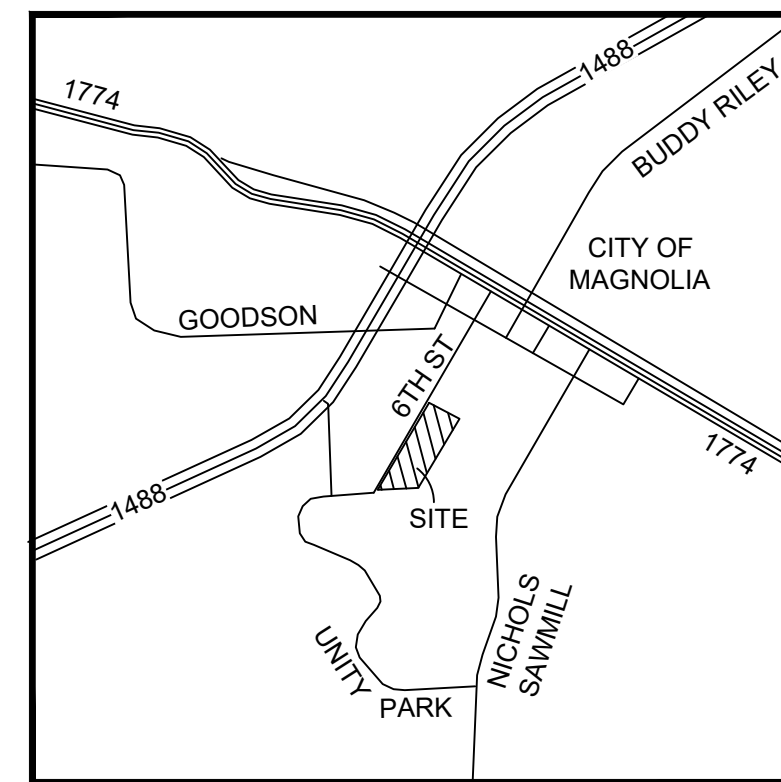
THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF THE OAKS ON 6TH STREET AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, IN WITNESS OF THE OFFICIAL SIGNATURES ON THE MAYOR, AND THE CITY SECRETARY OF THE CITY OF MAGNOLIA, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

DO APPROVE THIS PLAT TO BE RECORDED IN THE OFFICIAL RECORD AT THE MONTGOMERY COUNTY CLERK'S OFFICE.

\_\_\_\_\_  
TODD KANA, MAYOR

\_\_\_\_\_  
CHRISTIAN GABLE, CITY SECRETARY



VICINITY MAP  
SCALE - 1"=2000'

GENERAL NOTES:

- NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER MONTGOMERY COUNTY COMMUNITY MAP NO. 48339C0475G, FEMA FIRM PANEL NO. 0475G, HAVING AN EFFECTIVE DATE OF AUGUST 18, 2014.
- ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND BASED ON GPS OBSERVATIONS, AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.000028228617.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY ALAMO TITLE INSURANCE COMPANY, GF NO. ATCH-16-ATCH23128389TC, DATED MAY 10, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.
- PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
- THE MINIMUM FINISHED FLOOR SHALL BE EITHER ONE FOOT ABOVE THE 100-YEAR MAXIMUM ANTICIPATED WATER SURFACE ELEVATION OR ONE FOOT ABOVE THE NATURAL GRADE OF THE LOT, WHICHEVER IS HIGHER. THE 100-YEAR MAXIMUM ANTICIPATED WATER SURFACE ELEVATION IS 249.36.

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO

HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS

FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_ O'CLOCK, \_\_\_\_M., AND

DULY RECORDED ON \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_ O'CLOCK, \_\_\_\_M, IN CABINET \_\_\_\_\_,

SHEET \_\_\_\_\_, OF RECORD OF \_\_\_\_\_ FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

\_\_\_\_\_  
L. BRANDON STEINMANN, CLERK, COUNTY COURT  
MONTGOMERY COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

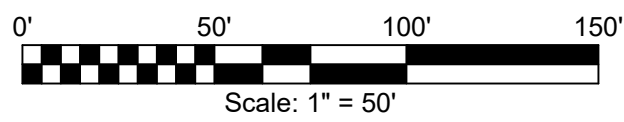
# THE OAKS ON 6TH STREET

BEING A SUBDIVISION OF 7.534 ACRES SITUATED IN THE GAMBLE DAWSON SURVEY, ABSTRACT NO. 177, MONTGOMERY COUNTY, TEXAS.

12 LOTS 1 BLOCKS 0 RESERVES  
JANUARY 2024

OWNER  
RVISION HOMES, LTD, A TEXAS LIMITED PARTNERSHIP  
18640 FM 1488, SUITE # A-510  
MAGNOLIA, TX 77354





**LEGEND**

- SET 5/8" IRON ROD W/CAP "TPS 100834-00"
- FOUND SURVEY MONUMENT (DESCRIBED)
- CALCULATED CORNER
- ⊕ 3-INCH BRASS DISK IN 6-INCH CONCRETE MONUMENT
- I.R. IRON ROD
- W/CAP WITH CAP
- CON MON CONCRETE MONUMENT
- VOL. / PG. CAB. VOLUME / PAGE
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS
- R.P.R.M.C.T. REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS
- D.R.M.C.T. DEED RECORDS OF MONTGOMERY COUNTY, TEXAS
- M.R.M.C.T. MAP RECORDS OF MONTGOMERY COUNTY, TEXAS
- M.C.A.D. MONTGOMERY COUNTY APPRAISAL DISTRICT
- C.F. NO. CLERK'S FILE NUMBER
- R.O.W. RIGHT-OF-WAY
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- MIN FFE MINIMUM FINISHED FLOOR ELEVATION
- APPROXIMATE SURVEY LINE
- APPROXIMATE 100-YEAR FLOODPLAIN
- EASEMENT
- BUILDING LINE

PAD C SPRING CREEK LTD  
CALLED 14.757 ACRES  
C.F. NO. 2015012037, O.P.R.M.C.T.

REMAINDER OF INCINO ROYALE  
CAB. A, SHEET 161, M.R.M.C.T.

MAGNOLIA UNITED METHODIST CHURCH  
CALLED 2.811 ACRES  
C.F. No. 2010997839, O.P.R.M.C.T.

MAGNOLIA UNITED METHODIST  
CHURCH CALLED 6.921 ACRES  
"TRACT 2"  
C.F. NO. 2010097839, O.P.R.M.C.T.

MAGNOLIA, TEXAS MAGNOLIA  
BIBLE CHURCH CALLED 10.239  
ACRES  
C.F. NO. 2009117981, O.P.R.M.C.T.

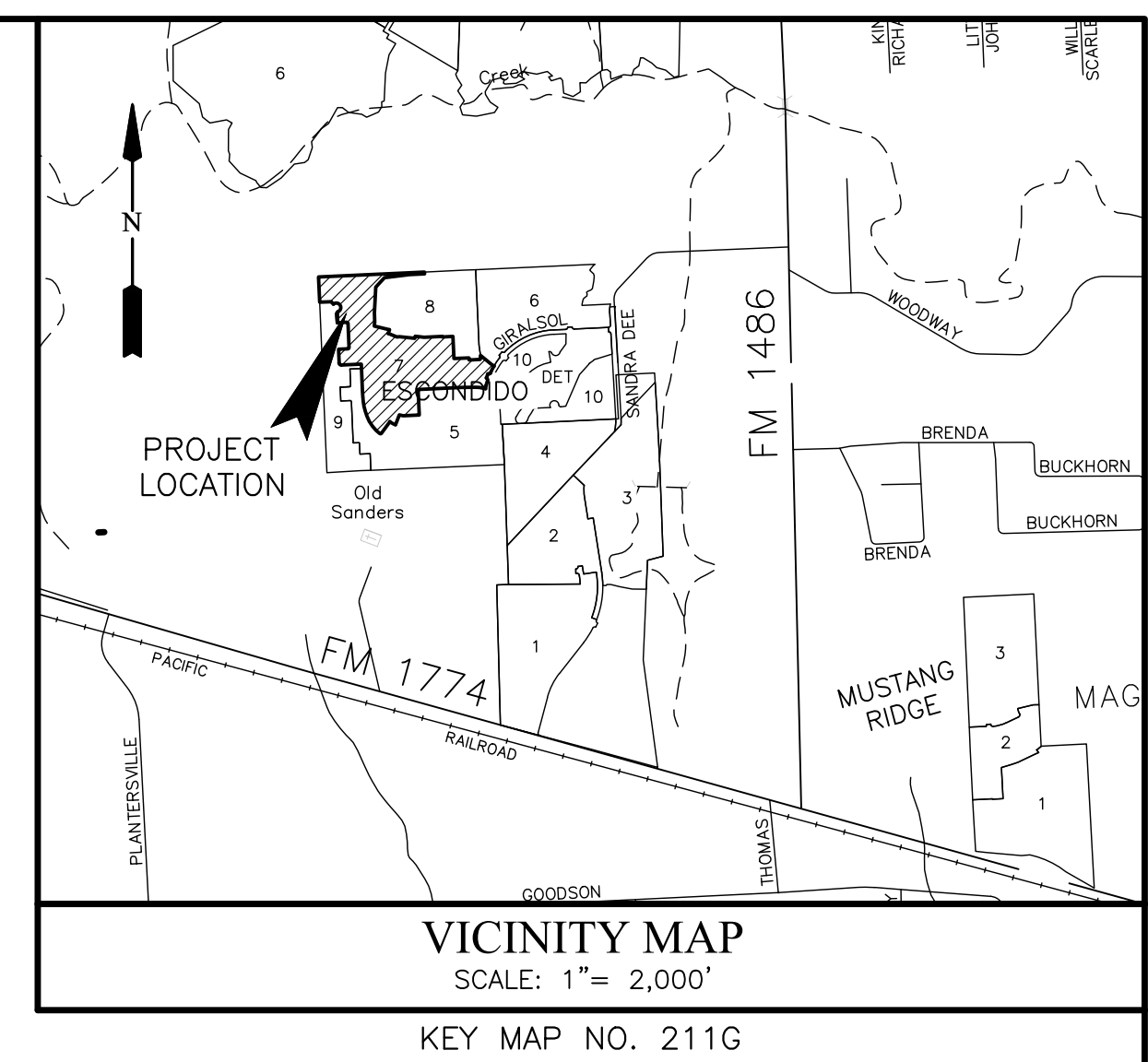
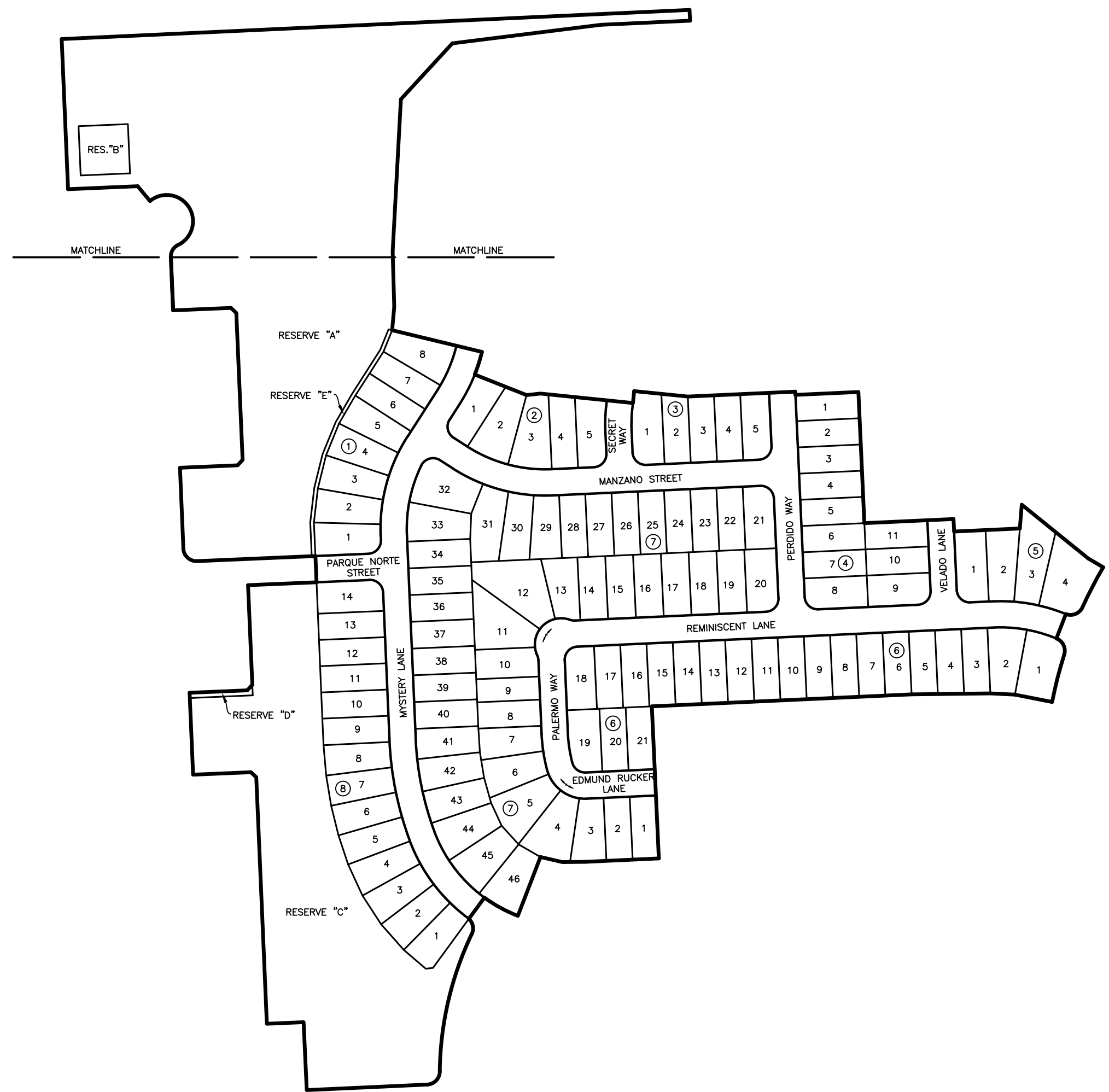
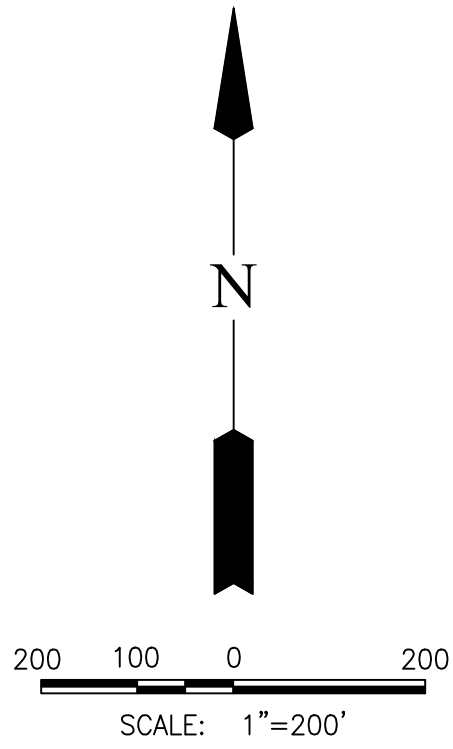
# THE OAKS ON 6TH STREET

BEING A SUBDIVISION OF 7.534 ACRES SITUATED IN THE GAMBLE DAWSON  
SURVEY, ABSTRACT NO. 177, MONTGOMERY COUNTY, TEXAS.

12 LOTS 1 BLOCKS 0 RESERVES  
JANUARY 2024

OWNER  
RVISION HOMES, LTD, A TEXAS LIMITED PARTNERSHIP  
18640 FM 1488, SUITE # A-510  
MAGNOLIA, TX 77354

**TEXAS PROFESSIONAL  
SURVEYING**  
3032 N. Frazier, Conroe, Texas 77303  
Ph: 936.756.7447 Fax: 936.756.7448  
www.surveyingtexas.com  
Firm No. 10083400



# FINAL PLAT ESCONDIDO SECTION 7

A SUBDIVISION OF 37.006 ACRES OF LAND SITUATED IN  
THE JAMES PIERPONT SURVEY, ABSTRACT 426, MONTGOMERY COUNTY, TEXAS,  
BEING A PARTIAL REPLAT OF RESERVE "E", ESCONDIDO SECTION 5,  
A SUBDIVISION RECORDED IN CABINET Z, SHEETS 9923-9926,  
MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

OWNER: MAGNOLIA ESCONDIDO, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
6046 FM 2920, SUITE 512  
SPRING, TEXAS 77379

DATE: JANUARY 29, 2024

114 LOTS  
8 BLOCKS  
5 RESERVES  
14.428 ACRES IN RESERVES

SURVEYOR:

ENGINEER:

**GBI PARTNERS**  
4724 VISTA ROAD PASADENA, TX 77505 PHONE: 281-499-4539  
TBPELS FIRM #10130300 GBI Survey@GBISurvey.com www.GBISurvey.com

**LJA Engineering, Inc.**  
3600 W Sam Houston Parkway S Suite 600 Houston, Texas 77042  
Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

Date Time : Tue, 30 Jan 2024 4:13pm Path Name : I:\Projects\PLATTING\2139\FINPL\Escondido Section 7.dwg MTLAR CHECK: SURV. DIR.



STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, J. ALAN KENT, GENERAL MANAGER, RESPECTIVELY OF MAGNOLIA ESCONDIDO LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF ESCONDIDO SECTION 7, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID MAGNOLIA ESCONDIDO LLC, A TEXAS LIMITED LIABILITY COMPANY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS ESCONDIDO SECTION 7, LOCATED IN THE JAMES PIERPONT SURVEY, ABSTRACT 426, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID MAGNOLIA ESCONDIDO LLC, A TEXAS LIMITED LIABILITY COMPANY; AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT I, J. ALAN KENT, GENERAL MANAGER, RESPECTIVELY OF MAGNOLIA ESCONDIDO LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF ESCONDIDO SECTION 7, HAVE COMPLIED WITH OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE MONTGOMERY COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, WE, MAGNOLIA ESCONDIDO LLC, A TEXAS LIMITED LIABILITY COMPANY, DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND A MINIMUM OF FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN THE SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING MONTGOMERY COUNTY AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE OF THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF MONTGOMERY COUNTY, BY MONTGOMERY COUNTY OR ANY CITIZEN THEREOF, BY INJUNCTION, AS FOLLOWS:

1. THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY, OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
2. DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER, AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER PIPE CULVERT).

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR THE SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

WE HAVE ALSO COMPLIED WITH ALL REGULATIONS HERETO BEFORE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MAGNOLIA, LOCATED IN MONTGOMERY COUNTY, TEXAS.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF ESCONDIDO SECTION 7 WHERE BUILDING SETBACK LINES OR PUBLIC EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, THE MAGNOLIA ESCONDIDO LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY J. ALAN KENT, ITS GENERAL MANAGER THEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MAGNOLIA ESCONDIDO LLC  
A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
J. ALAN KENT, GENERAL MANAGER

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. ALAN KENT, GENERAL MANAGER OF MAGNOLIA ESCONDIDO LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KYLE B. DUCKETT, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT THE ELEVATION BENCHMARK REFLECTED ON THE FACE OF THE PLAT WAS ESTABLISHED AS REQUIRED BY REGULATION; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3'); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

\_\_\_\_\_  
KYLE B. DUCKETT, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6340

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MAGNOLIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF ESCONDIDO SECTION 7 AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, IN WITNESS OF THE OFFICIAL SIGNATURES OF THE CHAIRMAN, AND THE SECRETARY OF THE CITY OF MAGNOLIA, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, DO APPROVE THIS PLAT TO BE RECORDED IN THE OFFICIAL RECORD AT THE MONTGOMERY COUNTY CLERK'S OFFICE.

\_\_\_\_\_  
SCOTT SHELburne, CHAIRMAN

\_\_\_\_\_  
CHRISTIAN GABLE, SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF ESCONDIDO SECTION 7 AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, IN WITNESS OF THE OFFICIAL SIGNATURES OF THE MAYOR, AND THE CITY SECRETARY OF THE CITY OF MAGNOLIA, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, DO APPROVE THIS PLAT TO BE RECORDED IN THE OFFICIAL RECORD AT THE MONTGOMERY COUNTY CLERK'S OFFICE.

\_\_\_\_\_  
TODD KANA, MAYOR

\_\_\_\_\_  
CHRISTIAN GABLE, CITY SECRETARY

I, DAN WILDS, P.E., COUNTY ENGINEER OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE MONTGOMERY COUNTY COMMISSIONERS COURT.

I FURTHER CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH REQUIREMENTS FOR INTERNAL SUBDIVISION DRAINAGE AS ADOPTED BY COMMISSIONERS COURT; HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OF SUBDIVISION WITHIN THE WATERSHED.

\_\_\_\_\_  
DAN WILDS, P.E.  
COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS COURT OF MONTGOMERY COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
ROBERT C. WALKER  
COMMISSIONER, PRECINCT 1

\_\_\_\_\_  
CHARLIE RILEY  
COMMISSIONER, PRECINCT 2

\_\_\_\_\_  
MARK KEOUGH  
COUNTY JUDGE

\_\_\_\_\_  
JAMES L. NOACK  
COMMISSIONER, PRECINCT 3

\_\_\_\_\_  
MATT GRAY  
COMMISSIONER, PRECINCT 4

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2024, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND DULY RECORDED ON \_\_\_\_\_, 2024, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN CABINET \_\_\_\_\_ SHEET \_\_\_\_\_, OF RECORD OF \_\_\_\_\_ MAP FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

\_\_\_\_\_  
L. BRANDON STEINMANN, CLERK, COUNTY COURT,  
MONTGOMERY COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

OWNER: MAGNOLIA ESCONDIDO, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
6046 FM 2920, SUITE 512  
SPRING, TEXAS 77379

ESCONDIDO  
SECTION 7

SHEET 2 OF 4

MATCHLINE SEE SHEET 4 OF 4

MATCHLINE SEE SHEET 4 OF 4

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	9.404	409,643	RESTRICTED TO DETENTION
B	0.203	8,836	RESTRICTED TO LIFT STATION
C	4.717	205,454	RESTRICTED TO LANDSCAPE/OPEN SPACE/DETENTION/INCIDENTAL UTILITIES
D	0.029	1,250	RESTRICTED TO OPEN SPACE
E	0.075	3,259	RESTRICTED TO OPEN SPACE
TOTAL	14.428	628,442	

CALLED 134.670 ACRES  
MAGNOLIA ESCONDIDO LLC  
DOC. NO. 2019108696  
M.C.O.P.R.

CALLED 131.841 ACRES  
MAGNOLIA ESCONDIDO LLC  
DOC. NO. 2021005404  
M.C.O.P.R.



SCALE: 1"=100'

CALLLED 190.25 ACRES  
MAGNOLIA M3 RANCH LP  
FILE NO. 2014013576  
M.C.O.P.R.

CALLLED 131.841 ACRES  
MAGNOLIA ESCONDIDO LLC  
DOC. NO. 2021005404  
M.C.O.P.R.

CALLLED 7.499 ACRES  
MAGNOLIA ESCONDIDO LLC  
DOC. NO. 2021172380  
M.C.O.P.R.

BENCHMARK: ESCONDIDO SECTION 7  
3" BRASS DISC SET IN A 6" CONC. COLUMN  
3" DEEP BURIED FLUSH WITH NATURAL  
GROUND, STAMPED "ES-5"  
ELEV. = 259.23' (NAVD 88)

LEGEND

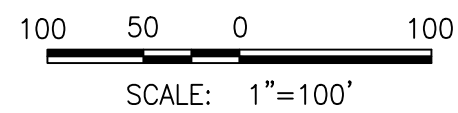
- B.L. INDICATES BUILDING LINE
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM.S.E. INDICATES SANITARY SEWER EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- U.E. INDICATES UTILITY EASEMENT
- A.E. INDICATES AERIAL EASEMENT
- M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
- M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- CAB. INDICATES CABINET
- SHTS. INDICATES SHEETS
- DOC. NO. INDICATES DOCUMENT NUMBER
- RES. INDICATES RESERVE
- INDICATES STREET NAME CHANGE

NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE STATE PLANE GRID COORDINATES, CENTRAL ZONE, NAD 83 (EPOCH 2010.00)
2. THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203 STATE PLANE GRID COORDINATES, NAD83 (2001 ADJ.) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE FOLLOWING COMBINED ADJUSTMENT FACTOR 0.99996413094.
3. PRIMARY BENCHMARK: A 1281 (NGS PID: BL1869) BRASS DISC STAMPED A 1281 1978 LOCATED ALONG THE WEST SIDE OF NICHOLS SAWMILL ROAD, 26 FEET WEST OF PAVEMENT, AND APPROXIMATELY 550 FEET SOUTH OF UNITY PARK DRIVE. PUBLISHED ELEVATION=231.8' NAVD88
4. FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP STAMPED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48339C0475G, REVISED AUGUST 18, 2014, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED) AND ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN. "GBI PARTNERS" AND "LJA ENGINEERING" DO NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
6. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT.

7. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

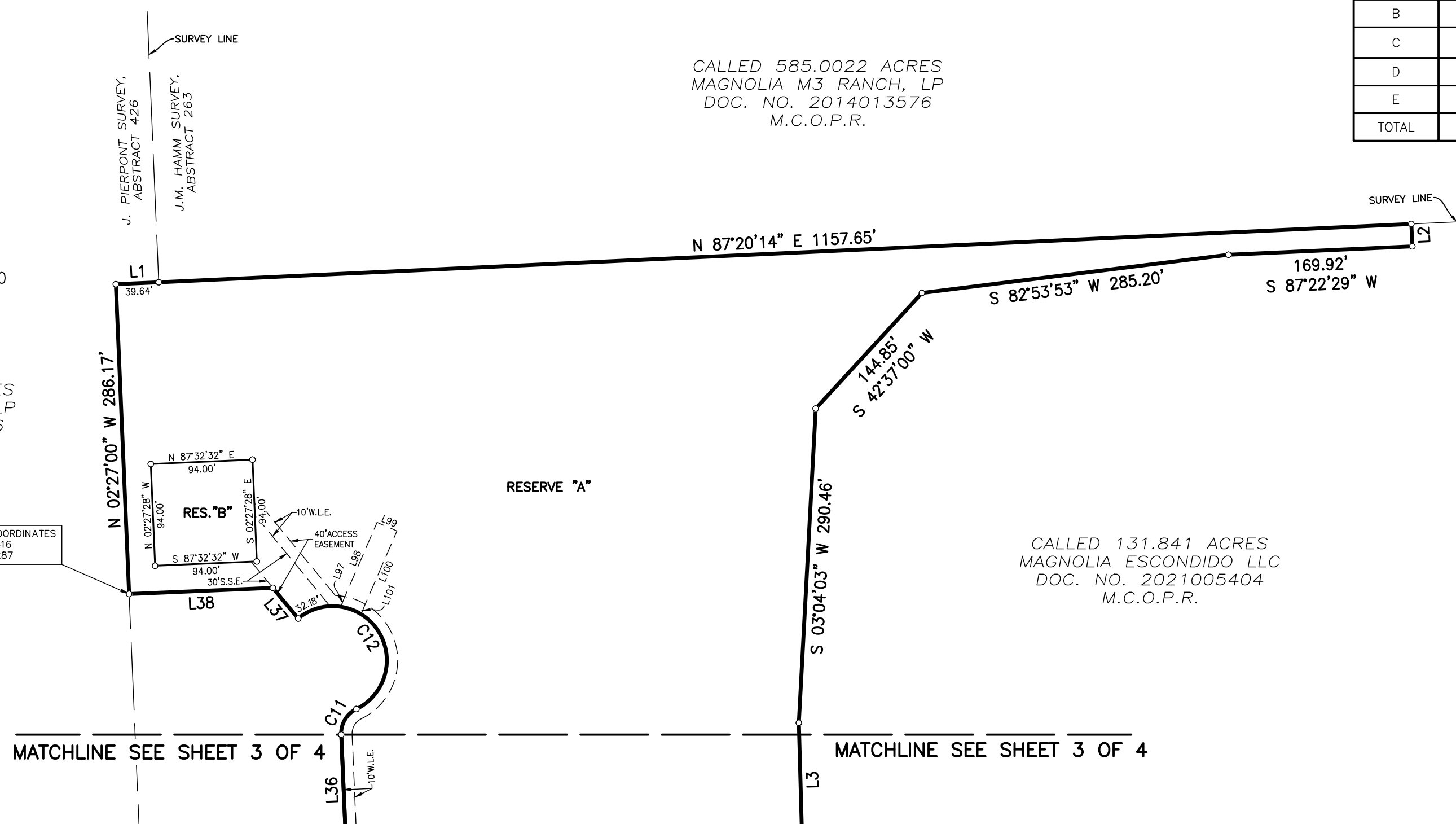
OWNER: MAGNOLIA ESCONDIDO, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
6046 FM 2920, SUITE 512  
SPRING, TEXAS 77379



CALLED 585.0022 ACRES  
MAGNOLIA M3 RANCH, LP  
DOC. NO. 2014013576  
M.C.O.P.R.

P.O.B.

NAD83 GRID COORDINATES  
X= 3,731,765.316  
Y=10,077,922.287



MATCHLINE SEE SHEET 3 OF 4

MATCHLINE SEE SHEET 3 OF 4

CALLED 585.0022 ACRES  
MAGNOLIA M3 RANCH, LP  
DOC. NO. 2014013576  
M.C.O.P.R.

CALLED 131.841 ACRES  
MAGNOLIA ESCONDIDO LLC  
DOC. NO. 2021005404  
M.C.O.P.R.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	9.404	409,643	RESTRICTED TO DETENTION
B	0.203	8,836	RESTRICTED TO LIFT STATION
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D	0.029	1,250	RESTRICTED TO OPEN SPACE
E	0.075	3,259	RESTRICTED TO OPEN SPACE
TOTAL	14.428	628,442	

LEGEND

- B.L. INDICATES BUILDING LINE
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- U.E. INDICATES UTILITY EASEMENT
- M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
- M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- CAB. INDICATES CABINET
- SHTS. INDICATES SHEETS
- DOC. NO. INDICATES DOCUMENT NUMBER
- RES. INDICATES RESERVE
- INDICATES STREET NAME CHANGE

BLOCK 1	
LOT NO.	SQ.FT.
1	7,366
2	7,063
3	7,028
4	7,028
5	6,860
6	6,301
7	6,511
8	7,964

BLOCK 2	
LOT NO.	SQ.FT.
1	6,000
2	8,711
3	8,882
4	6,948
5	7,218

BLOCK 3	
LOT NO.	SQ.FT.
1	7,887
2	6,500
3	6,314
4	6,314
5	6,811

BLOCK 4	
LOT NO.	SQ.FT.
1	6,000
2	6,000
3	6,000
4	6,000
5	6,000
6	6,000
7	6,000
8	7,068
10	6,000
11	6,000

BLOCK 5	
LOT NO.	SQ.FT.
1	8,040
2	7,777
3	9,722
4	11,084

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	325.00'	8°00'09"	45.39'	S 17°34'07" W	45.36'
C2	825.00'	5°56'58"	85.66'	S 27°22'08" W	85.63'
C3	25.00'	86°37'40"	37.80'	S 67°42'29" W	34.30'
C4	25.00'	86°37'40"	37.80'	S 25°39'51" E	34.30'
C5	825.00'	6°27'28"	92.98'	S 14°25'15" W	92.94'
C6	275.00'	15°08'43"	72.69'	N 61°22'31" W	72.48'
C7	25.00'	72°46'39"	31.76'	S 10°52'36" E	29.66'
C8	625.00'	24°50'24"	270.96'	S 13°05'31" W	268.85'
C9	25.00'	86°41'46"	37.83'	S 44°01'12" W	34.32'
C10	25.00'	90°00'00"	39.27'	N 47°27'28" W	35.36'
C11	25.00'	66°25'19"	28.98'	N 30°45'11" E	27.39'
C12	50.00'	193°28'21"	168.84'	N 32°46'20" W	99.31'
C13	300.00'	19°10'13"	100.38'	S 23°09'09" W	99.91'
C14	300.00'	35°11'43"	184.28'	S 15°08'24" W	181.40'
C15	600.00'	17°56'20"	187.86'	S 11°25'38" E	187.09'
C16	300.00'	33°24'21"	174.91'	S 37°05'59" E	172.45'
C17	300.00'	35°22'10"	185.19'	S 74°56'50" E	182.27'
C18	300.00'	8°27'15"	44.27'	N 01°36'06" E	44.23'
C19	50.00'	78°05'49"	68.15'	N 53°35'00" W	63.00'
C20	300.00'	12°04'38"	63.24'	N 08°29'47" W	63.12'
C21	50.00'	89°49'33"	78.39'	N 42°27'19" E	70.60'
C22	300.00'	23°39'14"	123.85'	S 80°48'18" E	122.97'
C23	325.00'	19°10'13"	108.74'	S 23°09'09" W	108.23'
C24	25.00'	90°00'00"	39.27'	S 12°15'45" E	35.36'
C25	275.00'	35°22'10"	169.76'	S 74°56'50" E	167.08'
C26	25.00'	89°59'36"	39.27'	N 42°27'17" E	35.35'
C27	325.00'	8°27'15"	47.95'	N 01°36'06" E	47.91'
C28	275.00'	8°27'15"	40.58'	S 01°36'06" W	40.54'
C29	25.00'	90°00'24"	39.27'	S 47°37'43" E	35.36'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C30	25.00'	89°59'36"	39.27'	N 42°22'17" E	35.35'
C31	25.00'	90°00'24"	39.27'	S 47°37'43" E	35.36'
C32	25.00'	89°59'36"	39.27'	N 42°22'17" E	35.35'
C33	25.00'	90°00'24"	39.27'	S 47°37'43" E	35.36'
C34	325.00'	23°39'14"	134.17'	S 80°48'18" E	133.22'
C35	275.00'	23°39'14"	113.53'	N 80°48'18" W	112.73'
C36	25.00'	89°49'33"	39.19'	S 42°27'19" W	35.30'
C37	275.00'	12°04'38"	57.97'	S 08°29'47" E	57.86'
C38	25.00'	78°05'49"	34.08'	S 53°35'00" E	31.50'
C39	75.00'	78°05'49"	102.23'	N 53°35'00" W	94.50'
C40	325.00'	12°04'38"	68.51'	N 08°29'47" W	68.38'
C41	25.00'	21°58'51"	9.59'	N 13°26'53" W	9.53'
C42	50.00'	133°47'14"	116.75'	N 42°27'19" E	91.98'
C43	25.00'	21°58'51"	9.59'	S 81°38'30" E	9.53'
C44	25.00'	89°59'36"	39.27'	N 42°22'17" E	35.35'
C45	25.00'	90°00'24"	39.27'	N 47°37'43" W	35.36'
C46	325.00'	35°22'10"	200.63'	N 74°56'50" W	197.46'
C47	25.00'	96°50'41"	42.26'	S 74°18'55" W	37.40'
C48	275.00'	28°21'02"	136.07'	S 11°43'03" W	134.69'
C49	575.00'	17°56'20"	180.03'	S 11°25'38" E	179.29'
C50	275.00'	33°24'21"	160.34'	S 37°05'59" E	158.08'
C51	25.00'	6°04'17"	2.65'	N 50°18'04" W	2.65'
C52	325.00'	32°56'24"	186.85'	N 36°52'00" W	184.28'
C53	625.00'	17°56'20"	195.68'	N 11°25'38" W	194.89'
C54	25.00'	90°00'00"	39.27'	N 47°27'28" W	35.36'
C55	25.00'	90°00'00"	39.27'	N 42°32'32" E	35.36'
C56	325.00'	35°11'43"	199.64'	N 15°08'24" E	196.52'
C57	275.00'	19°10'13"	92.01'	N 23°09'09" E	91.58'

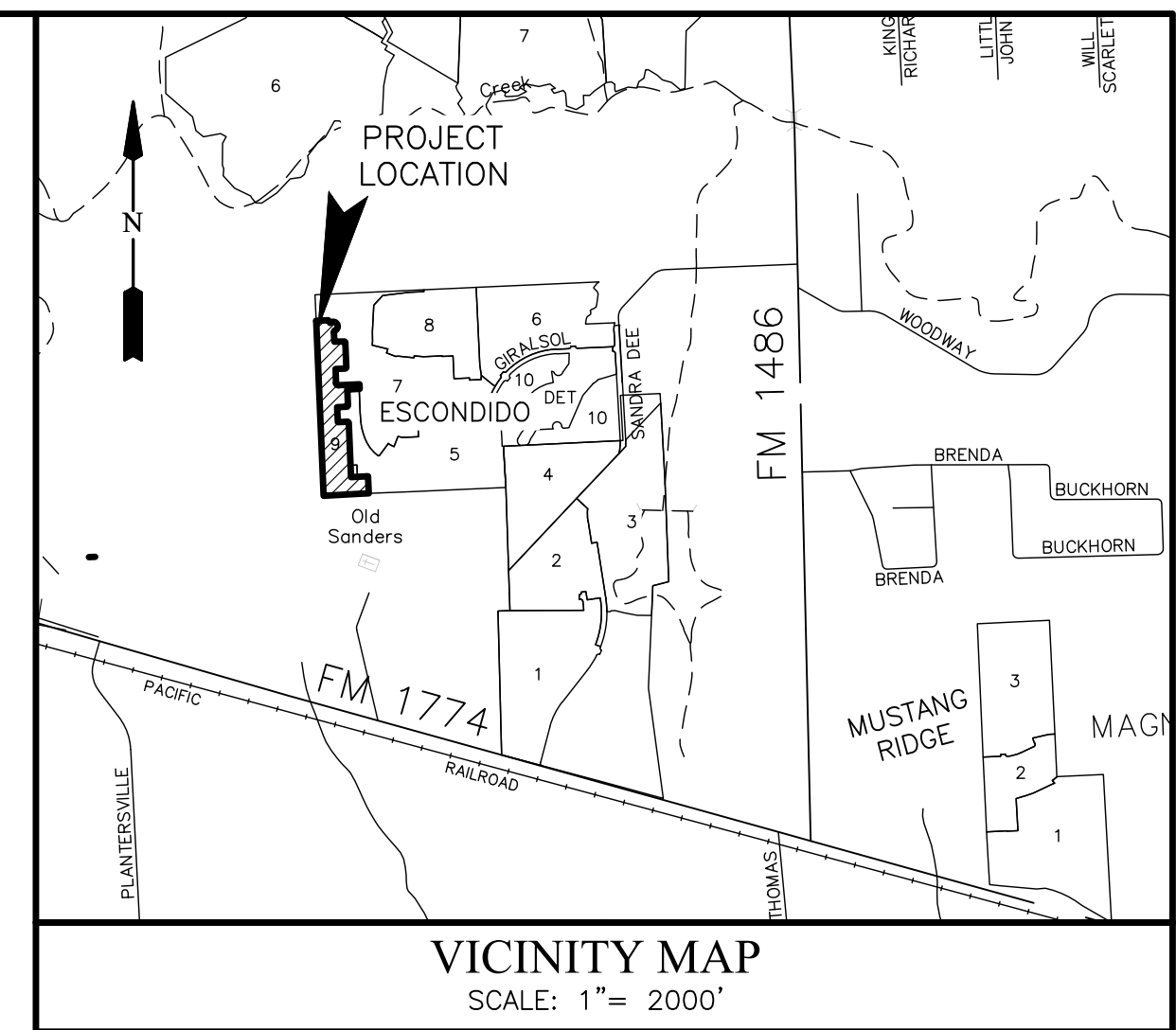
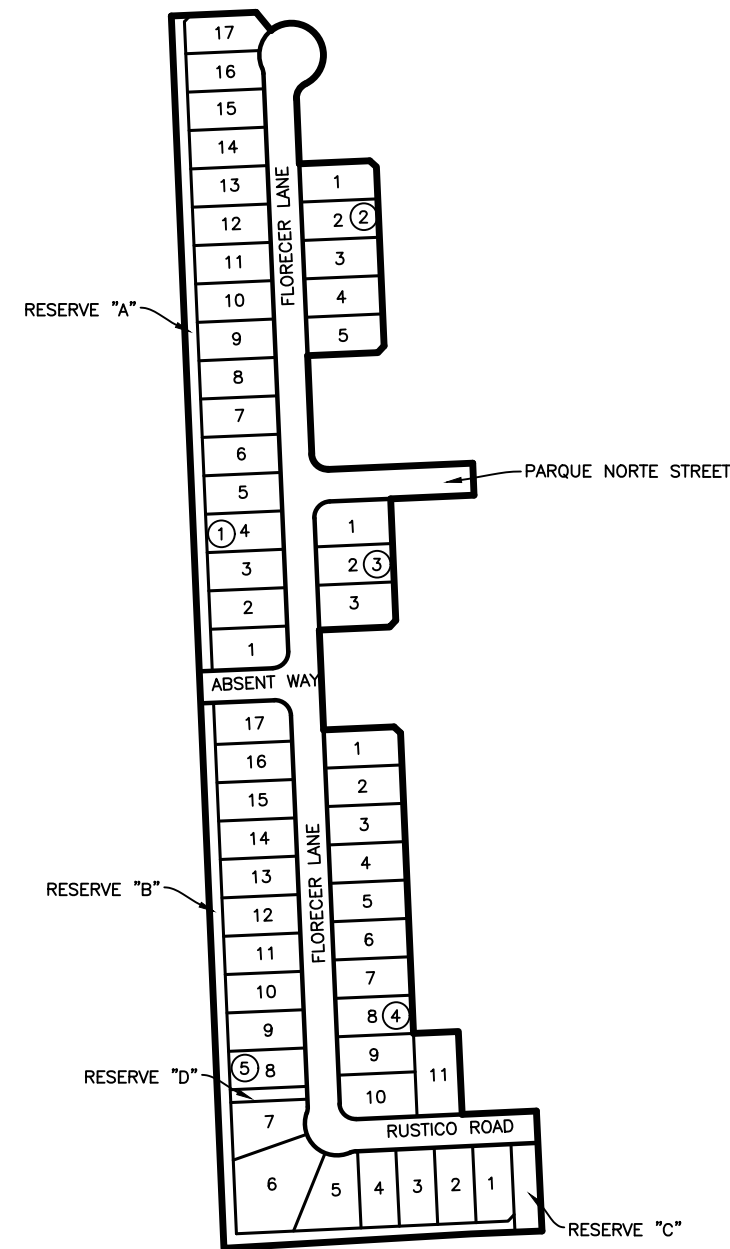
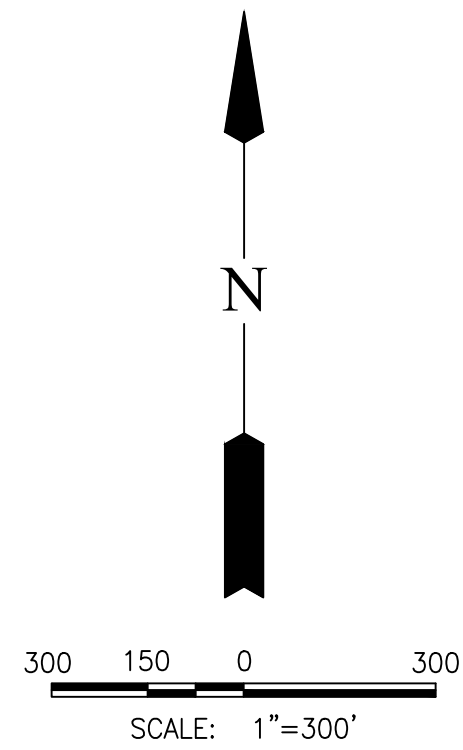
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°23'35" E	39.64'
L2	S 02°37'31" E	20.66'
L3	S 01°34'52" E	105.54'
L4	S 05°05'26" W	44.57'
L5	S 76°25'57" E	176.00'
L6	S 68°25'49" E	105.91'
L7	N 83°57'43" E	26.81'
L8	N 05°49'44" E	22.78'
L9	S 84°10'16" E	102.72'
L10	S 02°37'31" E	6.24'
L11	N 87°22'29" E	120.00'
L12	S 02°37'31" E	23.76'
L13	N 87°22'29" E	125.37'
L14	N 04°30'25" E	45.55'
L15	S 59°39'23" E	33.02'
L16	S 21°01'19" W	50.00'
L17	N 78°48'29" W	72.14'
L18	N 87°05'06" W	46.80'
L19	S 89°12'55" W	44.23'
L20	N 76°54'05" W	42.89'
L21	S 21°03'08" W	120.00'
L22	S 36°11'50" W	50.15'
L23	N 02°37'55" W	129.50'
L24	S 87°32'32" W	70.11'
L25	N 47°27'28" W	14.14'
L26	S 87°32'32" W	110.00'
L27	N 87°32'32" E	110.00'
L28	N 42°32'32" E	14.14'
L29	N 87°32'32" E	130.54'
L30	N 02°27'28" W	50.00'
L31	S 87°32'32" W	225.54'
L32	N 87°32'32" E	110.00'
L33	N 42°32'32" E	14.14'
L34	N 47°27'28" W	14.14'
L35	S 87°32'32" W	110.00'
L36	N 02°27'28" W	101.32'
L37	N 39°30'46" W	36.79'
L38	S 87°32'32" W	132.84'
L39	S 32°44'15" W	105.21'
L40	S 57°15'45" E	80.53'
L41	N 02°37'31" W	90.99'
L42	N 05°49'44" E	12.58'
L43	S 68°58'41" E	8.08'
L44	S 47°32'41" E	7.00'
L45	S 32°44'15" W	35.00'
L46	S 57°15'45" E	30.53'
L47	N 87°22'05" E	80.19'
L48	N 02°37'31" W	41.00'
L49	N 05°49'44" E	12.58'
L50	S 05°49'44" W	12.58'
L51	S 02°37'31" E	40.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L52	N 02°37'31" W	101.27'
L53	N 87°22'05" E	42.61'
L54	S 68°58'41" E	8.08'
L55	N 68°58'41" W	8.08'
L56	N 57°15'45" W	28.75'
L57	S 87°32'32" W	101.00'
L58	N 87°32'32" E	101.00'
L59	N 02°27'28" W	7.77'
L60	N 32°44'15" E	105.21'
L61	N 76°25'57" W	7.08'
L62	S 22°03'26" W	42.30'
L63	S 32°36'39" W	48.59'
L64	S 32°44'15" W	50.16'
L65	S 30°09'18" W	62.36'
L66	S 22°13'23" W	66.24'
L67	S 13°55'34" W	66.21'
L68	S 06°33'47" W	66.34'
L69	S 02°27'28" E	64.37'
L70	S 22°03'26" W	44.00'
L71	S 32°36'39" W	49.24'
L72	S 32°44'15" W	50.01'
L73	S 30°09'18" W	61.71'
L74	S 22°13'23" W	65.25'
L75	S 13°55'34" W	65.25'
L76	S 06°33'47" W	65.34'
L77	S 02°27'28" E	63.82'
L78	S 02°28'10" E	50.60'
L79	S 04°58'46" E	58.18'
L80	S 09°25'10" E	58.18'
L81	S 13°51'35" E	58.18'
L82	S 18°18'32" E	58.38'
L83	S 24°46'26" E	65.23'
L84	S 33°04'04" E	65.23'
L85	S 41°21'42" E	65.23'
L86	S 49°39'20" E	55.23'
L87	N 83°16'15" E	13.62'
L88	N 87°32'32" E	120.00'
L89	N 60°02'53" W	47.96'
L90	N 24°52'38" W	48.05'
L91	N 02°20'52" E	48.06'
L92	N 21°35'09" E	61.07'
L93	S 03°36'53" E	49.89'
L94	S 09°23'14" E	49.46'
L95	S 15°37'17" E	49.50'
L96	S 42°14'55" E	47.96'
L97	S 22°01'32" W	8.50'
L98	S 23°27'14" W	76.36'
L99	N 66°32'46" W	20.00'
L100	N 23°27'14" E	76.11'
L101	N 22°01'32" E	7.57'

OWNER: MAGNOLIA ESCONDIDO, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
6046 FM 2920, SUITE 512  
SPRING, TEXAS 77379

ESCONDIDO SECTION 7

Date: Tue, 30 Jun 2024 - 4:14pm  
Path Name: I:\Projdisk1\PLATTING\2139\FINPL\Escondido Section 7.dwg  
MYLAR CHECK: SURV. DIR.



VICINITY MAP  
SCALE: 1" = 2000'  
KEY MAP NO. 211B/211F

# FINAL PLAT ESCONDIDO SECTION 9

A SUBDIVISION OF 13.344 ACRES OF LAND SITUATED IN  
THE JAMES PIERPONT SURVEY, ABSTRACT 426,  
MONTGOMERY COUNTY, TEXAS.

OWNER: MAGNOLIA ESCONDIDO, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
6046 FM 2920, SUITE 512  
SPRING, TEXAS 77379

DATE: JANUARY 30, 2024

52 LOTS  
5 BLOCKS  
4 RESERVES  
1.254 ACRES IN RESERVES

SURVEYOR:  
**GBI PARTNERS**  
4724 VISTA ROAD TBP&LS FIRM #10130300  
PASADENA, TX 77505 GBISurvey@GBISurvey.com  
PHONE: 281-499-4539 www.GBISurvey.com

ENGINEER:  
**LJA Engineering, Inc.**  
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 600 Fax 713.953.5026  
Houston, Texas 77042 FRN - F-1386

Date\Time : Tue, 30 Jan 2024 5:22pm  
Path\Name : I:\Projects\PLATTING\2139\FINPL\Escondido Section 9.dwg  
MYLAR CHECK: SURV. DIR.

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, J. ALAN KENT, GENERAL MANAGER, RESPECTIVELY OF MAGNOLIA ESCONDIDO LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF ESCONDIDO SECTION 9, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID MAGNOLIA ESCONDIDO LLC, A TEXAS LIMITED LIABILITY COMPANY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS ESCONDIDO SECTION 9, LOCATED IN THE JAMES PIERPONT SURVEY, ABSTRACT 426, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID MAGNOLIA ESCONDIDO LLC, A TEXAS LIMITED LIABILITY COMPANY; AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT I, J. ALAN KENT, GENERAL MANAGER, RESPECTIVELY OF MAGNOLIA ESCONDIDO LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF ESCONDIDO SECTION 9, HAVE COMPLIED WITH OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE MONTGOMERY COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, WE, MAGNOLIA ESCONDIDO LLC, A TEXAS LIMITED LIABILITY COMPANY, DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND A MINIMUM OF FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN THE SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING MONTGOMERY COUNTY AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE OF THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF MONTGOMERY COUNTY, BY MONTGOMERY COUNTY OR ANY CITIZEN THEREOF, BY INJUNCTION, AS FOLLOWS:

1. THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY, OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
2. DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER, AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER PIPE CULVERT).

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR THE SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

WE HAVE ALSO COMPLIED WITH ALL REGULATIONS HERETO BEFORE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MAGNOLIA, LOCATED IN MONTGOMERY COUNTY, TEXAS.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF ESCONDIDO SECTION 9 WHERE BUILDING SETBACK LINES OR PUBLIC EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, THE MAGNOLIA ESCONDIDO LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY J. ALAN KENT, ITS GENERAL MANAGER THEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MAGNOLIA ESCONDIDO LLC  
A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
J. ALAN KENT, GENERAL MANAGER

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. ALAN KENT, GENERAL MANAGER OF MAGNOLIA ESCONDIDO LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KYLE B. DUCKETT, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT THE ELEVATION BENCHMARK REFLECTED ON THE FACE OF THE PLAT WAS ESTABLISHED AS REQUIRED BY REGULATION; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3'); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

\_\_\_\_\_  
KYLE B. DUCKETT, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6340

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MAGNOLIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF ESCONDIDO SECTION 9 AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, IN WITNESS OF THE OFFICIAL SIGNATURES OF THE CHAIRMAN, AND THE SECRETARY OF THE CITY OF MAGNOLIA, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, DO APPROVE THIS PLAT TO BE RECORDED IN THE OFFICIAL RECORD AT THE MONTGOMERY COUNTY CLERK'S OFFICE.

\_\_\_\_\_  
SCOTT SHELburne, CHAIRMAN

\_\_\_\_\_  
CHRISTIAN GABLE, CITY SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF ESCONDIDO SECTION 9 AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, IN WITNESS OF THE OFFICIAL SIGNATURES OF THE MAYOR, AND THE CITY SECRETARY OF THE CITY OF MAGNOLIA, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, DO APPROVE THIS PLAT TO BE RECORDED IN THE OFFICIAL RECORD AT THE MONTGOMERY COUNTY CLERK'S OFFICE.

\_\_\_\_\_  
TODD KANA, MAYOR

\_\_\_\_\_  
CHRISTIAN GABLE, CITY SECRETARY

I, DAN WILDS, P.E., COUNTY ENGINEER OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE MONTGOMERY COUNTY COMMISSIONERS COURT.

I FURTHER CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH REQUIREMENTS FOR INTERNAL SUBDIVISION DRAINAGE AS ADOPTED BY COMMISSIONERS COURT; HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OF SUBDIVISION WITHIN THE WATERSHED.

\_\_\_\_\_  
DAN WILDS, P.E.  
COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS COURT OF MONTGOMERY COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
ROBERT C. WALKER  
COMMISSIONER, PRECINCT 1

\_\_\_\_\_  
CHARLIE RILEY  
COMMISSIONER, PRECINCT 2

\_\_\_\_\_  
MARK KEOUGH  
COUNTY JUDGE

\_\_\_\_\_  
JAMES L. NOACK  
COMMISSIONER, PRECINCT 3

\_\_\_\_\_  
MATT GRAY  
COMMISSIONER, PRECINCT 4

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2024, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND DULY RECORDED ON \_\_\_\_\_, 2024, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN CABINET \_\_\_\_\_ SHEET \_\_\_\_\_, OF RECORD OF \_\_\_\_\_ MAP FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

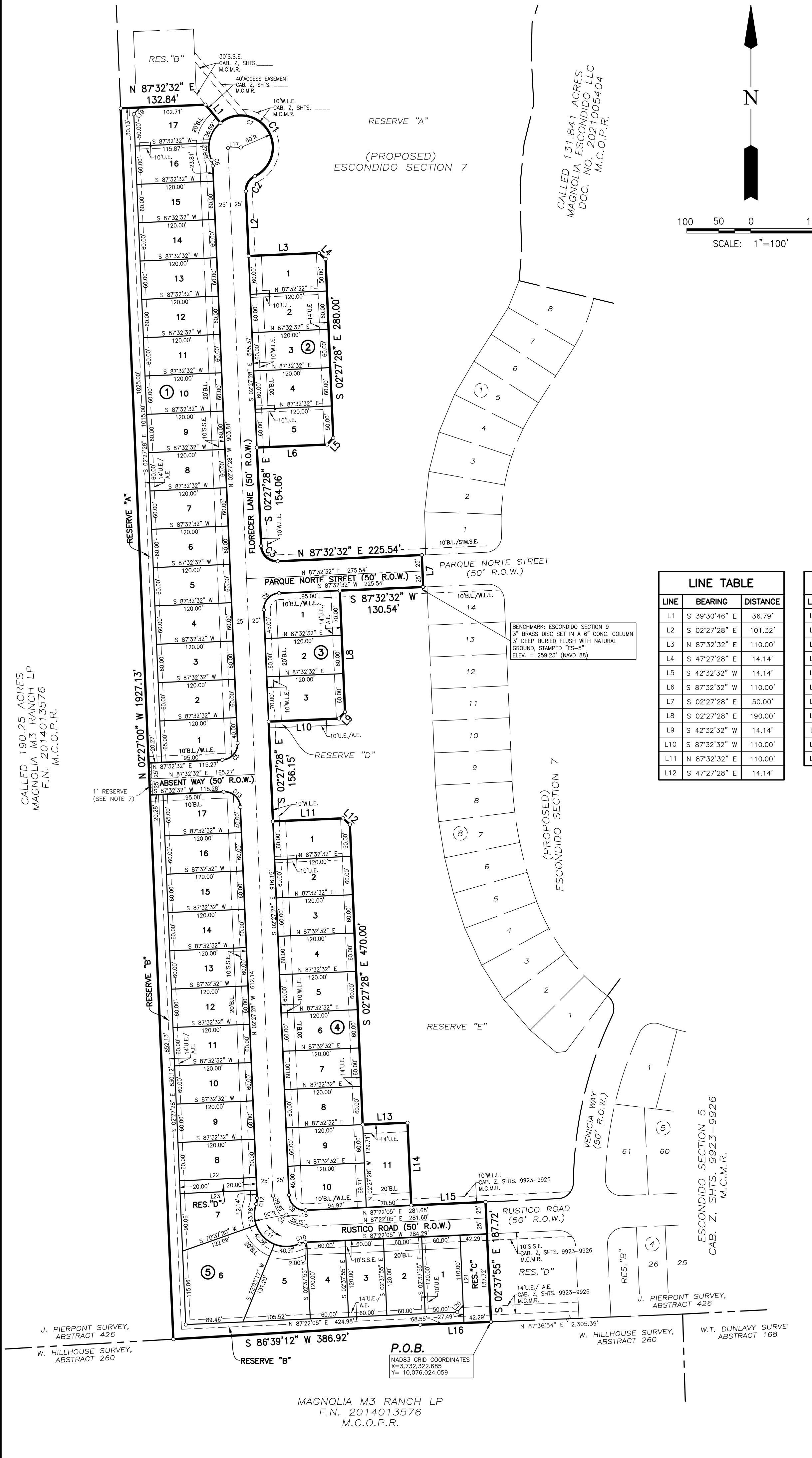
\_\_\_\_\_  
L. BRANDON STEINMANN, CLERK, COUNTY COURT,  
MONTGOMERY COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

OWNER: MAGNOLIA ESCONDIDO, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
6046 FM 2920, SUITE 512  
SPRING, TEXAS 77379

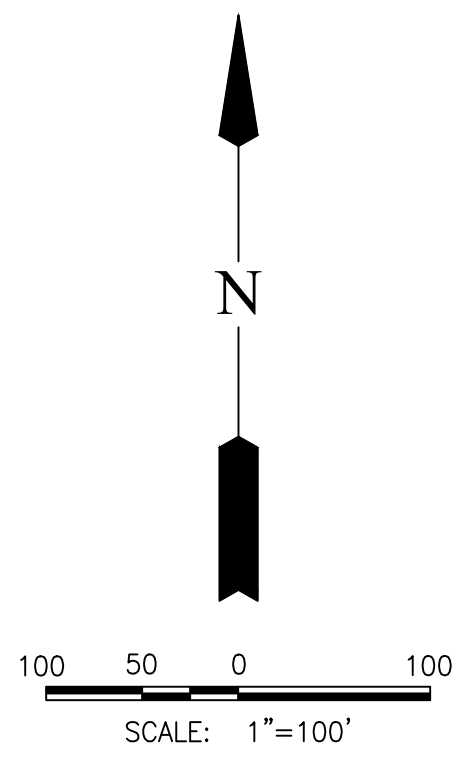
ESCONDIDO  
SECTION 9

SHEET 2 OF 3



**LEGEND**

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- A.E. INDICATES AERIAL EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- F.N. INDICATES FILE NUMBER
- M.C.M.R. INDICATES MONTGOMERY COUNTY DEED RECORDS
- M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- CAB. INDICATES CABINET
- SHTS. INDICATES SHEETS
- DOC. NO. INDICATES DOCUMENT NUMBER
- RES. INDICATES RESERVE
- ↔ INDICATES STREET NAME CHANGE



BLOCK 1		BLOCK 2		BLOCK 4		BLOCK 5	
LOT NO.	SQ.FT.	LOT NO.	SQ.FT.	LOT NO.	SQ.FT.	LOT NO.	SQ.FT.
1	7,666	1	7,150	1	7,150	1	7,150
2	7,200	2	7,200	2	7,200	2	7,200
3	7,200	3	7,200	3	7,200	3	7,200
4	7,200	4	7,200	4	7,200	4	7,200
5	7,200	5	7,150	5	7,200	5	9,189
6	7,200			6	7,200	6	15,777
7	7,200			7	7,200	7	8,468
8	7,200			8	7,200	8	7,200
9	7,200			9	7,200	9	7,200
10	7,200			10	8,252	10	7,200
11	7,200			11	9,112	11	7,200
12	7,200					12	7,200
13	7,200					13	7,200
14	7,200					14	7,200
15	7,200					15	7,200
16	7,081					16	7,200
17	7,344					17	7,666

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 39°30'46" E	36.79'
L2	S 02°27'28" E	101.32'
L3	N 87°32'32" E	110.00'
L4	S 47°27'28" E	14.14'
L5	S 42°32'32" W	14.14'
L6	S 87°32'32" W	110.00'
L7	S 02°27'28" E	50.00'
L8	S 02°27'28" E	190.00'
L9	S 42°32'32" W	14.14'
L10	S 87°32'32" W	110.00'
L11	N 87°32'32" E	110.00'
L12	S 47°27'28" E	14.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L13	N 87°32'32" E	70.11'
L14	S 02°37'55" E	129.50'
L15	N 87°22'05" E	116.25'
L16	S 87°40'33" W	110.84'
L17	N 87°32'32" E	20.00'
L18	N 42°27'19" E	7.00'
L19	S 42°32'32" W	14.14'
L20	N 42°22'05" E	14.14'
L21	N 02°37'55" W	137.49'
L22	N 87°32'32" E	120.00'
L23	S 87°32'32" W	120.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	50.00'	193°28'21"	168.84'	S 32°46'20" E	99.31'
C2	25.00'	66°25'19"	28.98'	S 30°45'11" W	27.39'
C3	25.00'	90°00'00"	39.27'	S 47°27'28" E	35.36'
C4	50.00'	90°10'27"	78.69'	S 47°32'41" E	70.82'
C5	25.00'	90°00'00"	39.27'	N 42°32'32" E	35.36'
C6	25.00'	21°02'22"	9.18'	N 12°58'39" W	9.13'
C7	50.00'	267°27'41"	233.40'	S 69°46'00" E	72.26'
C8	25.00'	90°00'00"	39.27'	S 42°32'32" W	35.36'
C9	25.00'	90°10'27"	39.35'	S 47°32'41" E	35.41'
C10	25.00'	21°47'29"	9.51'	S 76°28'21" W	9.45'
C11	50.00'	133°45'24"	116.72'	N 47°32'41" W	91.97'
C12	25.00'	21°47'29"	9.51'	N 08°26'16" E	9.45'
C13	25.00'	90°00'00"	39.27'	N 47°27'28" W	35.36'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.476	20,755	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES
B	0.589	25,673	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES
C	0.134	5,819	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES
D	0.055	2,400	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES
TOTAL	1.254	54,647	

- NOTES:
- ALL BEARINGS ARE REFERENCED TO THE STATE PLANE GRID COORDINATES, CENTRAL ZONE, NAD 83 (EPOCH 2010.00)
  - THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203 STATE PLANE GRID COORDINATES, NAD83 (2001 ADJ.) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE FOLLOWING COMBINED ADJUSTMENT FACTOR 0.999996413094.
  - PRIMARY BENCHMARK: A 1281 (NGS PID: BL1869) BRASS DISC STAMPED A 1281 1978 LOCATED ALONG THE WEST SIDE OF NICHOLS SAWMILL ROAD, 26 FEET WEST OF PAVEMENT, AND APPROXIMATELY 550 FEET SOUTH OF UNITY PARK DRIVE. PUBLISHED ELEVATION=231.8' NAVD88
  - FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP STAMPED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48339C0475G, REVISED AUGUST 18, 2014, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED) AND ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN. "GBI PARTNERS" AND "LJA ENGINEERING" DO NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
  - THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT.
  - ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

OWNER: MAGNOLIA ESCONDIDO, LLC  
 A TEXAS LIMITED LIABILITY COMPANY  
 6046 FM 2920, SUITE 512  
 SPRING, TEXAS 77379

CALLLED 190.25 ACRES  
 MAGNOLIA M3 RANCH LP  
 F.N. 2014013576  
 M.C.O.P.R.

MAGNOLIA M3 RANCH LP  
 F.N. 2014013576  
 M.C.O.P.R.

P.O.B.  
 NAD83 GRID COORDINATES  
 X=3,732,322.685  
 Y=10,076,024.059

DIR. MYLAR CHECK: SURV. ESCONDIDO SECTION 9.dwg Date: Tue, 30 Jun 2024 5:22pm Path: I:\Proj\sk1\PLATTING\2139\FINPLT\

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, MARK EUBANKS, VICE PRESIDENT OF FINANCE AND RYAN HAWKINS, SENIOR LAND DEVELOPMENT MANAGER, RESPECTIVELY OF KB HOME LONE STAR INC., A TEXAS CORPORATION, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF MUSTANG RIDGE SECTION 3 PARTIAL REPLAT NO. 1, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID KB HOME LONE STAR INC., A TEXAS CORPORATION, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS MUSTANG RIDGE SECTION 3 PARTIAL REPLAT NO. 1, LOCATED IN THE WILLIAM T. DUNLAVY SURVEY, ABSTRACT 168, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID KB HOME LONE STAR INC., A TEXAS CORPORATION; AND DEDICATE TO THE PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

WE HAVE ALSO COMPLIED WITH ALL REGULATIONS HERETO BEFORE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MAGNOLIA, LOCATED IN MONTGOMERY COUNTY, TEXAS.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF MUSTANG RIDGE SECTION 3 PARTIAL REPLAT NO. 1 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, THE KB HOME LONE STAR INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARK EUBANKS, ITS VICE PRESIDENT OF FINANCE, THEREUNTO AUTHORIZED, BY ITS SENIOR LAND DEVELOPMENT MANAGER, RYAN HAWKINS, THIS DAY OF \_\_\_\_\_, 2024.

KB HOME LONE STAR INC.  
A TEXAS CORPORATION

BY: \_\_\_\_\_  
MARK EUBANKS, VICE PRESIDENT OF FINANCE

ATTEST: \_\_\_\_\_  
RYAN HAWKINS, SENIOR LAND DEVELOPMENT MANAGER

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK EUBANKS, VICE PRESIDENT OF FINANCE OF KB HOME LONE STAR INC., A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN HAWKINS, SENIOR LAND DEVELOPMENT MANAGER OF KB HOME LONE STAR INC., A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3'); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

\_\_\_\_\_  
KEITH W. MONROE, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4797

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MAGNOLIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MUSTANG RIDGE SECTION 3 PARTIAL REPLAT NO. 1 AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, IN WITNESS OF THE OFFICIAL SIGNATURES OF THE CHAIRMAN, AND THE CITY SECRETARY OF THE CITY OF MAGNOLIA, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, DO APPROVE THIS PLAT TO BE RECORDED IN THE OFFICIAL RECORD AT THE MONTGOMERY COUNTY CLERK'S OFFICE.

\_\_\_\_\_  
SCOTT SHELburne, CHAIRMAN

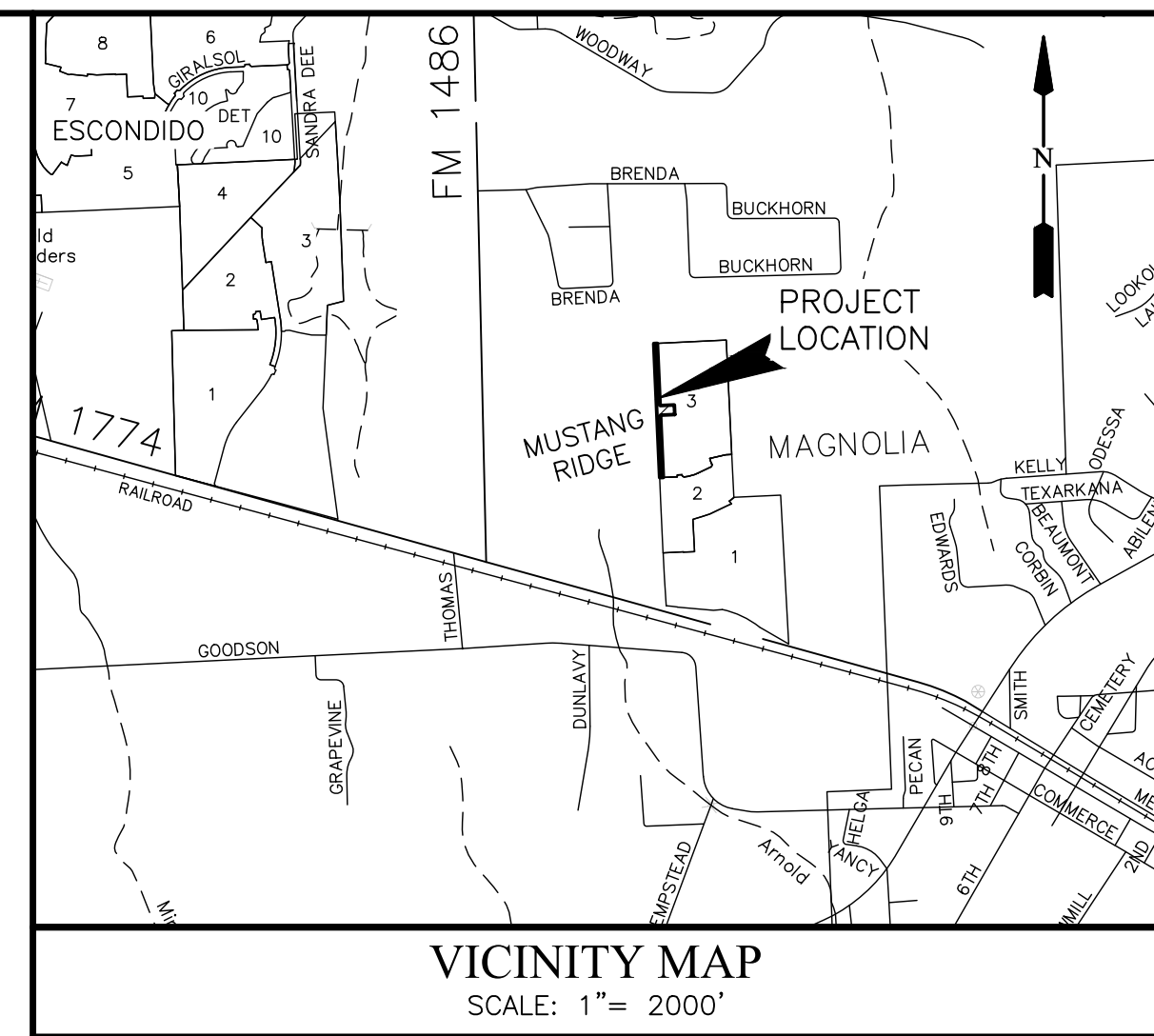
\_\_\_\_\_  
CHRISTIAN GABLE, CITY SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MUSTANG RIDGE SECTION 3 PARTIAL REPLAT NO. 1 AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, IN WITNESS OF THE OFFICIAL SIGNATURES OF THE MAYOR, AND THE CITY SECRETARY OF THE CITY OF MAGNOLIA, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, DO APPROVE THIS PLAT TO BE RECORDED IN THE OFFICIAL RECORD AT THE MONTGOMERY COUNTY CLERK'S OFFICE.

\_\_\_\_\_  
TODD KANA, MAYOR

\_\_\_\_\_  
CHRISTIAN GABLE, CITY SECRETARY



STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2024, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND DULY RECORDED ON \_\_\_\_\_, 2024, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN CABINET \_\_\_\_\_ SHEET \_\_\_\_\_, OF RECORD OF \_\_\_\_\_ MAP FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

\_\_\_\_\_  
L. BRANDON STEINMANN, CLERK, COUNTY COURT,  
MONTGOMERY COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

# MUSTANG RIDGE SECTION 3 PARTIAL REPLAT NO. 1

A SUBDIVISION OF 1.724 ACRES OF LAND SITUATED IN THE WILLIAM T. DUNLAVY SURVEY, ABSTRACT 168, MONTGOMERY COUNTY, TEXAS, BEING A PARTIAL REPLAT OF LOT 12, BLOCK 3, AND RESERVES C, D, AND E, MUSTANG RIDGE SECTION 3, A SUBDIVISION RECORDED IN CABINET Z, SHEETS 9850-9853, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS

REASON FOR REPLAT: TO SWITCH THE LOCATIONS OF LOT 12, BLOCK 3 AND RESERVE D.

1 LOT 3 RESERVES (1.504 ACRES) 1 BLOCK  
JANUARY 22, 2024 JOB NO. 1750-5103.310

OWNER:  
**KB HOME LONE STAR INC.**  
**A TEXAS CORPORATION**

MARK EUBANKS, VICE PRESIDENT OF FINANCE  
11314 RICHMOND AVENUE, HOUSTON, TEXAS 77042  
PH: (281) 668-3940

SURVEYOR:

ENGINEER:

**LJA Surveying, Inc.**  
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 175 Fax 713.953.5026  
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

**LJA Engineering, Inc.**  
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 600 Fax 713.953.5026  
Houston, Texas 77042 FRN - F-1386

**LEGEND**

- B.L. INDICATES BUILDING LINE
- STM.S.E. INDICATES STORM SEWER EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- U.E. INDICATES UTILITY EASEMENT
- EXIST. INDICATES EXISTING
- M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
- M.C.D.R. INDICATES MONTGOMERY COUNTY DEED RECORDS
- M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
- M.C.O.P.R.R.P. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- R.O.W. INDICATES RIGHT-OF-WAY
- DOC. NO. INDICATES DOCUMENT NUMBER
- F.N. INDICATES FILE NUMBER
- CAB. INDICATES CABINET
- SHTS. INDICATES SHEETS
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE
- FND. INDICATES FOUND
- I.R. INDICATES IRON ROD
- INDICATES STREET NAME CHANGE

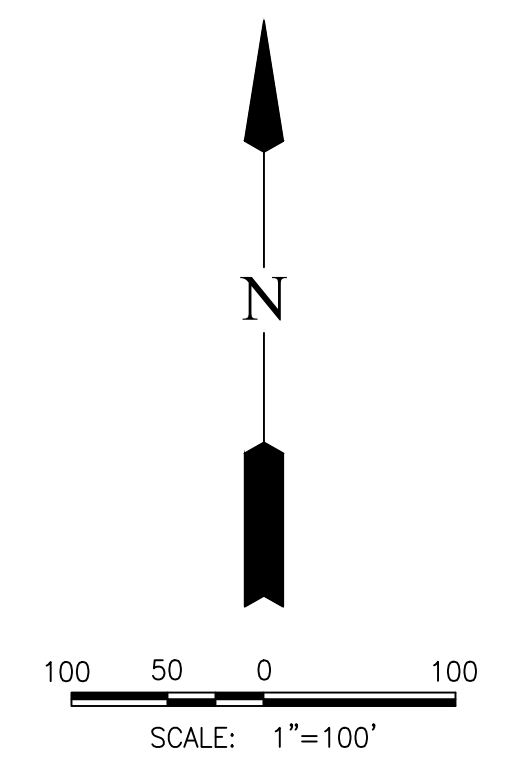
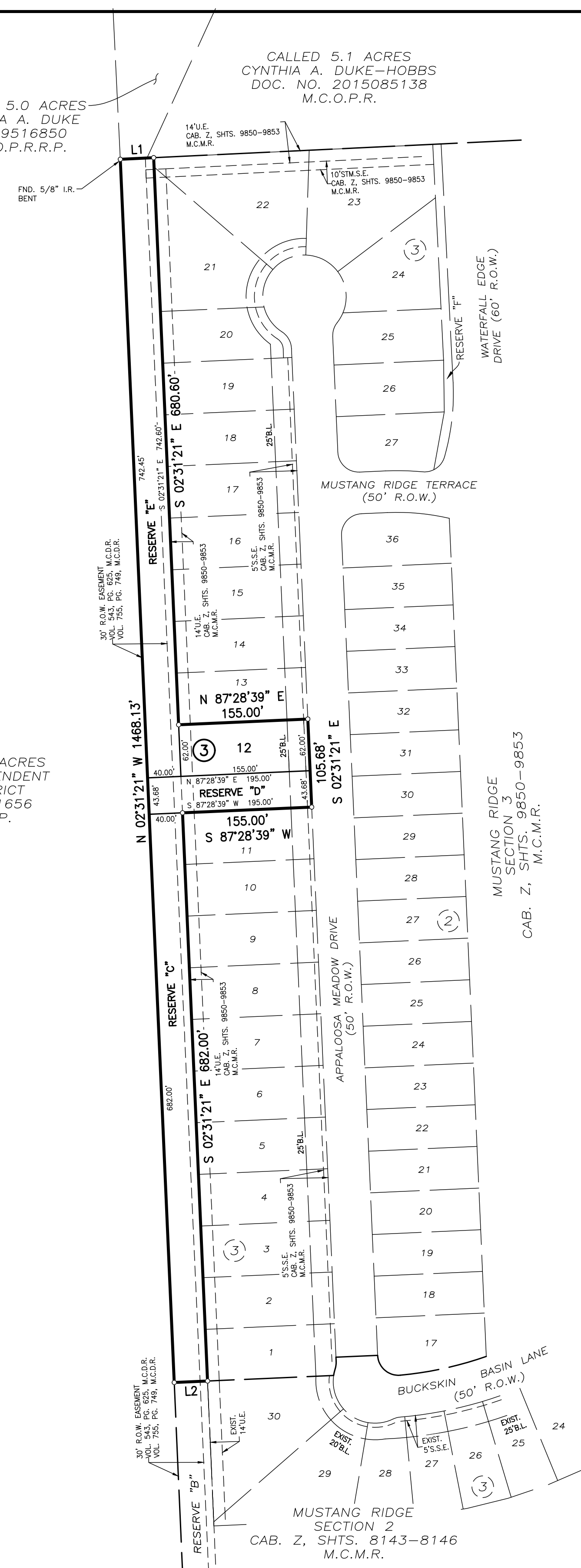
CALLED 5.1 ACRES  
CYNTHIA A. DUKE-HOBBS  
DOC. NO. 2015085138  
M.C.O.P.R.

CALLED 5.0 ACRES  
CYNTHIA A. DUKE  
F.N. 9516850  
M.C.O.P.R.R.P.

CALLED 78.760 ACRES  
MAGNOLIA INDEPENDENT  
SCHOOL DISTRICT  
F.N. 2002-131656  
M.C.O.P.R.R.P.

**NOTES:**

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83 GEOD 12B.
2. THE COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD83 GEOD 12B AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.9999668177.
3. FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP STAMPED "LJA SURVEY" AND THREE (3) FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48339C0475G, REVISED AUGUST 18, 2014, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED) DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."
5. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT.
6. THIS TRACT LIES WHOLLY WITHIN MONTGOMERY COUNTY MUD 108.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°15'44" E	40.00'
L2	S 87°28'39" W	40.00'

BLOCK 3	
LOT NO.	SQ.FT.
12	9,610

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
C	0.626	27,280	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
D	0.196	8,518	RESTRICTED TO LANDSCAPE/OPEN SPACE/EMERGENCY ACCESS
E	0.682	29,701	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
TOTAL	1.504	65,499	

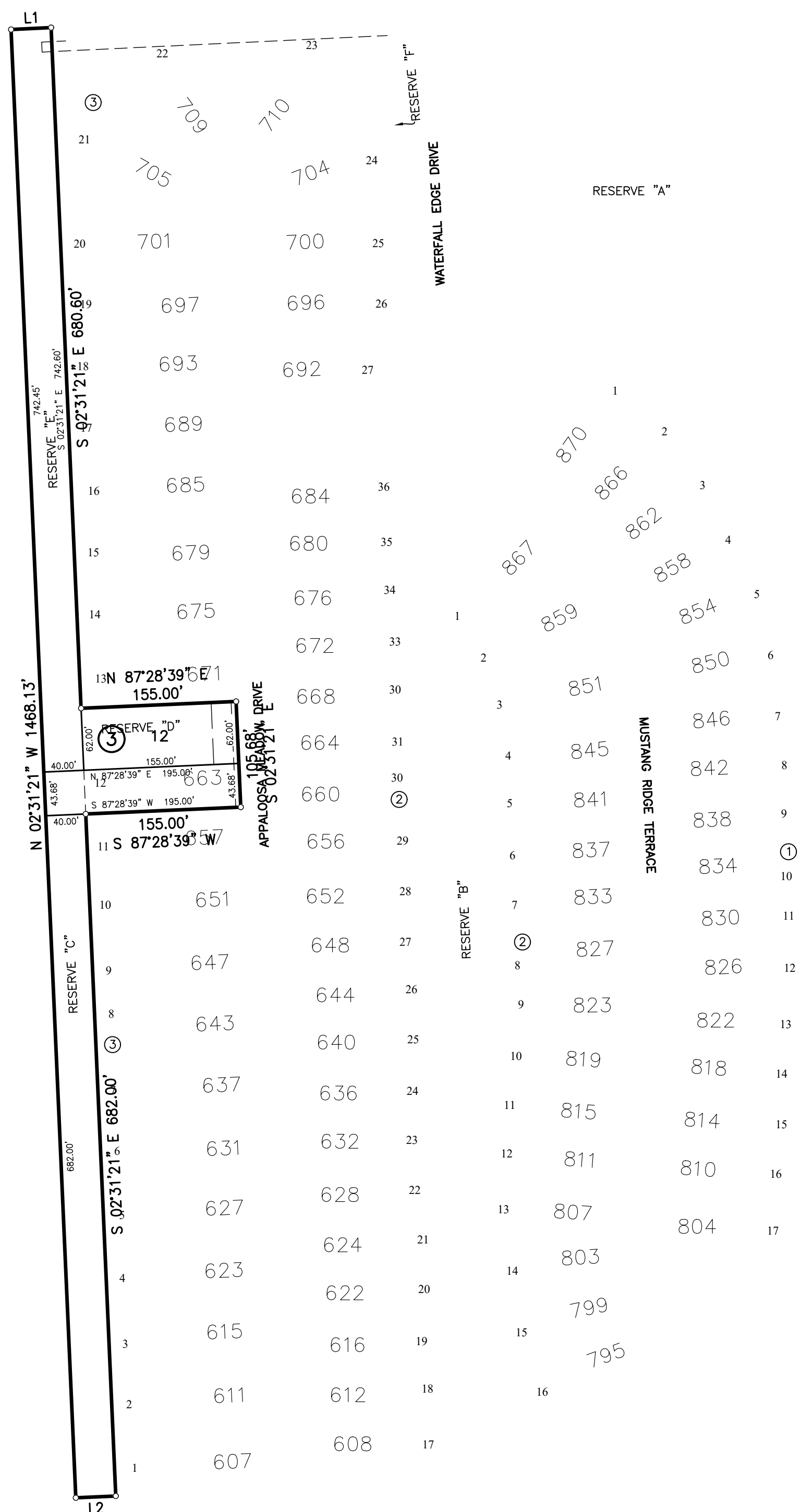
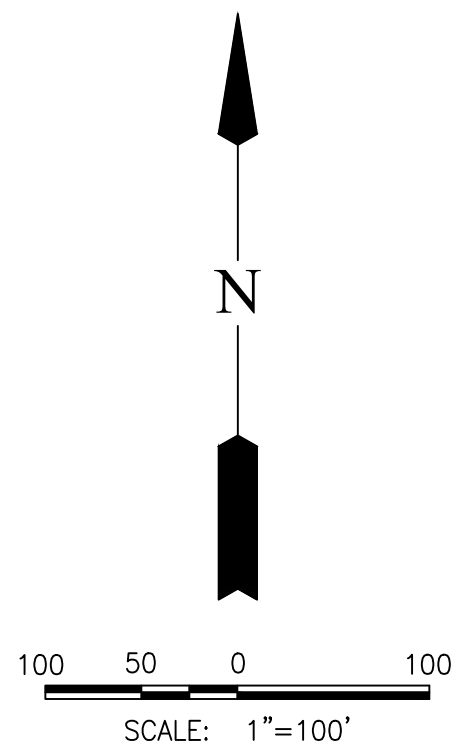
**OWNER:** KB HOME LONE STAR INC.  
A TEXAS CORPORATION  
11314 RICHMOND AVENUE  
HOUSTON, TEXAS 77042

**DEVELOPER:** KB HOME LONE STAR INC.  
A TEXAS CORPORATION  
11314 RICHMOND AVENUE  
HOUSTON, TEXAS 77042

MUSTANG RIDGE  
SECTION 3  
PARTIAL REPLAT NO. 1  
SHEET 2 OF 2

Date: Time: 10:23:01 2024  
 Path: I:\Projects\PLATTING\1750\FINPLT\Mustang Ridge\_3PR\_1.dwg  
 CAD: ZJ  
 MYLAR CHECK: SUR.  
 Part Name:







**ADDRESS MAP OF  
MUSTANG RIDGE  
SEC 3**

A SUBDIVISION OF 25.522 ACRES OF LAND SITUATED IN  
THE WILLIAM T. DUNLAVY SURVEY, ABSTRACT 168,  
P.O.B. CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS.  
80 LOTS    6 RESERVES (7.457 ACRES)    3 BLOCKS  
AUGUST 15, 2022                      JOB NO. 1750-5103.310

OWNERS:  
**KB HOME LONESTAR INC.**  
A TEXAS CORPORATION  
MARK EUBANKS, SENIOR VICE PRESIDENT OF FINANCE  
11314 RICHMOND AVENUE, HOUSTON, TEXAS 77042

SURVEYOR:		ENGINEER:	
<b>LJA Surveying, Inc.</b>	3600 W Sam Houston Parkway S Suite 175 Houston, Texas 77042	Phone 713.953.5200 Fax 713.953.5026 T.B.P.E.L.S. Firm No. 10194382	<b>LJA Engineering, Inc.</b> 3600 W Sam Houston Parkway Suite 600 Houston, Texas 77042
		Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386	

Date: Tue, 23 Jun 2024 9:19am  
Path: Name: I:\Projects\PLATTING\1750\FINPLT\Mustang Ridge\_3PR\_1.dwg  
CAD: ZZ  
MYLAR CHECK: SUR.

pd deposit

\*For City Use Only\*

Permit #:



# UNITY PARK PAVILION RESERVATION APPLICATION

(for large events)

1.	Today's Date: <u>2-14-23</u> Date of your event: <u>4-20-24</u> Name of the organization applying for Special Event Permit: <u>MAGNOLIA EDUCATION FOUNDATION</u>
2.	Is the organization Non-Profit? <input checked="" type="checkbox"/> Yes* <input type="checkbox"/> No <b>*If yes, please provide non-profit documentation.</b>
3.	Mailing Address: <u>PO BOX 55</u> <u>MAGNOLIA, TX 77353</u>
4.	Phone No.: <u>(281) 356-3571</u> Email: <u>MEEFMagnoliaRoots@gmail.com</u> <u>ext. 1016</u> Cell No.: <u>(713) 884-7245</u> Website: <u>http://www.magnoliaedfoundation.org</u>
5.	<b>Name of the organization's event coordinator responsible for managing the special event:</b> Name & Title: <u>Stacia Morris - President</u> <u>TIFFANY LUCIA - MAGNOLIA ROOTS CO-CHAIR</u>
6.	Address/Phone Number: <input checked="" type="checkbox"/> Same as above
7.	Mailing Address: <u>same</u>
8.	Phone No.: <u>(281) 543-7810</u> Email: <u>(STACIA)</u> Cell No.: <u>(713) 884-7245 (TIFFANY)</u>
9.	Name of Event: <u>MAGNOLIA ROOTS CONCERT</u> <u>and FUNDRAISER</u>

10. **Type of Event:** (Please check as many as applicable below):

Concert       Entertainment       Parade       Educational

Environmental       Cultural       Sports

Other (Please explain): \_\_\_\_\_

11. An event site map detailing the location of all aspects of the event will be required for all events. If any public street(s) need to be partially or completely closed/blocked off, please include specific streets with the map.

WE WILL

\*A copy of your proposed route must be attached to this application.

12. **What is the purpose of the event?** (Please explain and attach a detailed copy of your agenda or planned activities)

A CONCERT and VIP silent auction to benefit the Magnolia Education Foundation. MEF is a local non-profit which raises funding for grants and scholarships for teachers, students and staff in Magnolia, CV.

13. **Proposed Event Location:** Unity Park

**Facilities to be used** (i.e., stage, amphitheater, grounds, pavilion, etc.):

Entire grounds

14. If event is on City property or more than one facility is being used, please provide a map showing parking, activity venues, first aid, etc.

15. **Requested date(s) and time(s) for event(s):** (Start/finish time must include all necessary set up, break down and clean up)

Event Activity	Start Date	End Date	Start Time	End Time	Set up Date & Time	Dismantle Date & Time
SETUP	4-20-24	4-20-24	7:00am	12:00am	←	←
CONCERT	4-20-24	4-20-24	4:00pm	10:00pm		

(a) Designated date for inclement weather (Rain date)  Yes  No

If yes, date: MAY 18 2024

16. **Total number of anticipated participants** (i.e., volunteers, spectators, walkers, etc.): 1000

Peak Attendance: 1000 at what time: 6:30

17. **Is this the first time for you or the sponsoring organization at this location?**

Yes  No

(a) If not, how does this event differ from previous year(s)? \_\_\_\_\_  
 (b) Attendance totals for last event: Daily: \_\_\_\_\_ Overall: \_\_\_\_\_

18. **How do you plan to publicize this proposed event?** (If available, please attach a copy of proposed publicity plan or flyer) *Will provide @ later date - Social media, billboard on 249, radio/TV*  
**\*DO NOT PUBLICIZE UNTIL THIS APPLICATION IS APPROVED BY THE CITY OF MAGNOLIA.\***

19. **Will any signs, banners or flyers be displayed or posted on city facilities:**  
 Yes  No  
 If yes, please describe the type and number of banner(s)/sign(s) and the proposed locations of them.

20. **Do you plan to erect temporary structures, such as, stage, tents, booths, tables, bounce houses, etc. for this event?**  Yes  No  
 (a) If yes, please describe below, including size, capacity, quantity, etc.

**Location of all must be shown on your site map.**

Item	Size	Quantity
Tables	10 x 10	20
Concession booths	2 x 8	6
Port-a-pothies	?	6

(b) If contracting with a company that will be providing any of the above, provide information below:

*We are so early in planning we don't have*

Company Name *Vendor names* Contact Person \_\_\_\_\_

Address *yet until we secure this date w/ Unity* \_\_\_\_\_

Telephone Number \_\_\_\_\_

Company Name \_\_\_\_\_ Contact Person \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

**\*Note: Proof of liability insurance is required per vendor\***

21.

Will you have vendors at this event?  Yes  No

If yes, list the names of the vendors expected: (attach separate page if necessary)

Vendor(s) Name(s)
concessionaires only

22.

Do you plan to sell, distribute, or give away refreshments?  Yes  No

If yes, please explain: alcohol

Do you plan to sell alcohol/beer?  Yes See #35.  No

**\*Note: Proof of TABC license is required per alcohol vendor.\***

23.

What process will be used to dispose of cooking grease? no food cooked onsite

24.

Will any type of sound amplifying equipment or devices be used in conjunction with this event?  Yes  No

If yes, please list the type of equipment:

Type of Equipment	Quantity
concert stage sound equipment	
warning w/ brass men of patrol of Texas to secure this vendor. will provide details at later date	

**NOTICE: The sponsoring organization's event coordinator must comply with all City of Magnolia ordinances including park rules and regulations regarding acceptable noise levels.**

25.

Do you plan to provide musical entertainment for this event?  Yes  No

see attached  
If yes, please describe, include times, and attach a detailed copy of your band schedule.

26.

Do you plan to provide other entertainment for this event?  Yes  No

If yes, please describe (or attach a copy of your planned program.)

27. Events with animals require additional considerations and City approval. Are you planning to pursue permission for animals at your event?  Yes  No  
 Explain:

28. What power source are you planning on using?  Facility electricity  
 Generator  None

Type of Equipment	Power Source	Number of Amps

29. Is this event open to the public?  Yes  No

30. What accommodations are you providing for persons with special needs? (Parking, transportation, accessibility):  
*parking, wheel chair accessible bathroom, area near stage for accessibility*

31. Will donations/contributions be accepted or solicited during this event?  
 Yes  No  
 If yes, please explain how these donations will be generated or collected:  
*via silent auction*

32. Will there be an admission charge to attend/participate?  Yes  No  
 If yes, please explain the type of fee and amount:  
 Type of Fee(s): *tickets*  
 Fee Amount: \$ *50*

33. Has a Health Food Permit been obtained?  Yes  No (Required for food concessions)  
 NOTICE: A Temporary Food Service Permit may be required if food/refreshments are served. For information, call the Montgomery County Health Department at (936) 539-7839.

34. Are you providing portable toilets for your event?  Yes  No  
 How many? *6* Location(s) (show on site map) *will provide e later date*

SECURITY FOR YOUR EVENT

35.

Are you planning to hire security personnel for your event?  Yes  No

MAG PD

NOTICE: Security MUST BE used for your event if:

- 1. Alcohol will be sold, or
- 2. Alcohol will be allowed to be consumed, or
- 3. 50 or more people are expected to be in attendance, or
- 4. 50 or more people have been invited to the event.

Should any one of the above four items be applicable to your event, it is incumbent that security must be used for your event. Magnolia Police Department must be contacted at least 30 days prior to your event to determine the number of Peace Officers that must be employed to provide security.

NO Peace Officers other than Magnolia PD will be authorized to work the event UNLESS approved through the Magnolia PD.

NOTE: If alcohol is served at the event, City Ordinance requires an approval by City Council to serve alcohol on City property. Please email Kandice Garrett, City Secretary at kgarrett@cityofmagnolia.com to be placed on a City Council agenda, or call (281) 356-2266 Option 7.

CAUTION: Should it be determined through inspections of your event that security was necessary and you failed to contact Magnolia PD, your security deposit for the event shall be forfeited. Further, other sanctions may be levied against you and your sponsors by the City of Magnolia.

Please remember - first and foremost, this is a public facility.

Deposit and rental fees are payable to the "City of Magnolia" and shall be collected at the time of submittal. Security fees are paid directly to the Magnolia Police Dept.

Signed Tiffany Lucia

Date: 2/14/23

Print name TIFFANY LUCIA

City Representative Signature Cryptal Supak

Date: \_\_\_\_\_

City Representative Name Printed Cryptal Supak

36.

Do you require additional trash receptacles and/or dumpster?  Yes  No  
If yes, please make arrangements and notify the City.

37.	What are your plans for providing emergency/medical services? <u>will contact w/ County to have EMS on site</u>
38.	Who have you contacted about parking for your event and what arrangements have been made? <u>not determined yet</u>  Will there be an admission charge to park? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
39.	Are there any special provisions pertaining to your event that have not been addressed on this application? <u>none</u>

**EVENT INSURANCE:** The applicant will be required to sign an “*Indemnification and Hold Harmless Agreement*” in favor of the City for negligence of the applicant, its agents, servants, or employees in the performance of this event. In any event to which the public is invited or other events as determined by the City, **the applicant shall be required to provide a certificate of insurance naming the City of Magnolia, its officials, employees and volunteers as “additional insured” to a general liability policy. The City requires a minimum general liability limit of \$1,000,000.00.**

**NOTE:** Event organizers are responsible for protecting against loss or damages to City facilities and are responsible for any expenses related to facility damages.

**\*\* ALL DEPOSITS AND FEES MUST BE PAID PRIOR TO THE ISSUANCE OF A RESERVATION PERMIT \*\***

**SECURITY DEPOSIT:**

A deposit is required, per event, to ensure that the facility is returned in the same or better condition in which it was prior to use. The deposit may be refunded in part or in total upon inspection by City staff.

Half Day Rental (4 hour minimum) ..... \$250.00  
 Full Day Rental ..... \$500.00

*\*Start/finish time will include all necessary set up, break down and clean up\**

<b><u>FEE SCHEDULE:</u></b>	<b><u>Half Day</u></b>	<b><u>NonProfit</u></b>	<b><u>Full Day</u></b>	<b><u>NonProfit</u></b>
Amphitheater only.....	\$ 75.00	\$ 37.50	\$ 150.00	\$ 75.00
Pavilion only.....	\$200.00	\$ 100.00	\$ 400.00	\$200.00
½ area of Pavilion only.....	\$100.00	\$ 50.00	\$ 200.00	\$100.00
(with serving area).....	\$300.00	\$ 150.00	\$ 500.00	\$250.00
Amphitheater, Pavilion and serving area.....	\$375.00	\$ 187.50	\$ 650.00	\$325.00
EntirePark.....	\$750.00	\$ 375.00	\$1500.00	\$750.00
Cook-off grounds.....	N/A	N/A	\$ 200.00	\$100.00

*\*Nonprofit organizations must provide proof of IRS nonprofit status.*

*\*Residents not residing within city limits add an additional \$20.00.*



**RESERVATION CANCELLATION:**

One-half (1/2) of the security deposit will be forfeited if a reservation is cancelled **before the 10<sup>th</sup> day preceding the reserved date**. If the reservation is cancelled **on or after the 10<sup>th</sup> day preceding the reserved date**, the entire security deposit will be forfeited.

**INDEMNIFICATION**

Licensee agrees that it will indemnify and save the City of Magnolia harmless of, from and against any and all claims, demands, actions, damages, losses, costs, liabilities, expenses and judgments recovered from or asserted against the City of Magnolia on account of injury or damage to persons or property to the extent that any such damage or injury may be incident to, arise out of, or be caused, either proximately or remotely, in whole or in part, by an act omission, negligence or misconduct on the part of the City of Magnolia or any of its agents, servants, employees, contractors, patrons, guests licensees or invitees or of any other person entering upon the premises with the express or implied invitation or permission of licensee, or when and such injury or damage is the result, proximate or remote, of the violation by licensee or any of its agents, servants, employees, contractors, patrons, guests, licensees or invitees of any law, ordinance or governmental order of any kind, or when any such injury or damage may in any way arise from or out of the occupancy or use by the licensee, its agents, servants, employees, contractors, patrons, guests or invitees. Licensee further expressly covenants and agrees to protect, defend, indemnify and hold harmless the City of Magnolia from all claims based upon alleged joint and/or concurrent negligence of the City of Magnolia and Licensee arising out of or incident to be made to any litigation commenced by or against licensee or relating to this license or the licensed premises, then licensee shall and will pay all costs and expenses including reasonable attorney's fees and court costs, incurred by or imposed upon the City of Magnolia by virtue of any such litigation.

**\*FOR CITY USE ONLY\***

Payment:

Deposit: \$ 500.00 Pd 4/14/23 Deposit

Rental Fee: \$ \_\_\_\_\_

Add'l Fee: \$ \_\_\_\_\_ (Not within city limits)

Total: \$ \_\_\_\_\_ Date Paid: 4/14/23 Check No. 2183  Cash

Initials: mmore

Security Deposit Refund: Was the left park clean & all trash/garbage picked up?  Yes  No

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Deposit refunded:  Yes  No Date: \_\_\_\_\_

**PERFORMANCE SCHEDULE:**

4pm – Gates Open

4:30 – 6pm: MISD Student Performers

6:30 – 7:15: Trent Cowie (not confirmed entertainment but have sent contract request)

7:45 – 8:30: Jesse Raul Jr.

9:00 – 10:00: Roger Creager

\*For City Use Only\*

Permit #:



# UNITY PARK PAVILION RESERVATION APPLICATION

(for large events)

1.	Today's Date: <u>2-13-24</u> Date of your event: <u>May 11, 2024</u> Name of the organization applying for Special Event Permit: <u>Montgomery County Republican Party of TEXAS</u>
2.	Is the organization Non-Profit? <input checked="" type="checkbox"/> Yes* <input type="checkbox"/> No <u>MCRP</u> *If yes, please provide non-profit documentation. <u>83-1534648</u>
3.	Mailing Address: <u>33222 Katy Lee Ln</u> <u>Magnolia TX 77354</u>
4.	Phone No.: ( ) _____ Email: <u>CJW831@sbcglobal.net</u> Cell No.: <u>(713) 240-1698</u> Website: <u>http://www.mc-tx.gop.org</u>
5.	Name of the organization's event coordinator responsible for managing the special event: Name & Title: <u>Jackie Williams, Fundraising Committee Chair</u>
6.	Address/Phone Number: <input checked="" type="checkbox"/> Same as above
7.	Mailing Address: <u>Same as above.</u>
8.	Phone No.: ( ) _____ Email: <u>CJW831@sbcglobal.net</u> Cell No.: <u>(713) 240-1698</u>
9.	Name of Event: <u>MCRP Crawfish Boil</u>

10. **Type of Event:** (Please check as many as applicable below):  
 Concert       Entertainment       Parade       Educational  
 Environmental     Cultural     Sports  
 Other (Please explain): Craw-fish Boil with  
MUSIC/BANDS

11. An event site map detailing the location of all aspects of the event will be required for all events. If any public street(s) need to be partially or completely closed/blocked off, please include specific streets with the map.  
\* NO route. Fully held onsite at PARK.  
 \*A copy of your proposed route must be attached to this application.

12. **What is the purpose of the event?** (Please explain and attach a detailed copy of your agenda or planned activities)  
Political Fundraiser

13. **Proposed Event Location:** Unity Park  
**Facilities to be used** (i.e., stage, amphitheater, grounds, pavilion, etc.):  
Entire PARK

14. If event is on City property or more than one facility is being used, please provide a map showing parking, activity venues, first aid, etc.

15. **Requested date(s) and time(s) for event(s):** (Start/finish time must include all necessary set up, break down and clean up)

Event Activity	Start Date	End Date	Start Time	End Time	Set up Date & Time	Dismantle Date & Time
Crawfish Boil	5-11-24	5-11-24	11:00 AM	5:00 pm	9:00Am	6:00 pm

(a) Designated date for inclement weather (Rain date)  Yes  No  
 If yes, date: \_\_\_\_\_

16. **Total number of anticipated participants** (i.e., volunteers, spectators, walkers, etc.): 250  
 Peak Attendance: 200 at what time: 1:00 pm

17. **Is this the first time for you or the sponsoring organization at this location?**  
 Yes     No

(a) If not, how does this event differ from previous year(s)? \_\_\_\_\_  
 (b) Attendance totals for last event: Daily: \_\_\_\_\_ Overall: \_\_\_\_\_

18. How do you plan to publicize this proposed event? (If available, please attach a copy of proposed publicity plan or flyer) Posters, Social Media, websites  
**\*DO NOT PUBLICIZE UNTIL THIS APPLICATION IS APPROVED BY THE CITY OF MAGNOLIA.\***

19. Will any signs, banners or flyers be displayed or posted on city facilities:  
 Yes  No Signs - Qty 6 Banners - 4  
 If yes, please describe the type and number of banner(s)/sign(s) and the proposed locations of them. Only at PARK Day of event

20. Do you plan to erect temporary structures, such as, stage, tents, booths, tables, bounce houses, etc. for this event?  Yes  No

(a) If yes, please describe below, including size, capacity, quantity, etc.

Location of all must be shown on your site map. Pending

Item	Size	Quantity
<u>Booths</u>	<u>6-ft lg tables</u>	<u>5-6</u>
<u>Tents</u>	<u>8x8 Canopies</u>	<u>6</u>
<u>Bounce house</u>	<u>Standard</u>	<u>1</u>
<u>Dunking Booth</u>		

(b) If contracting with a company that will be providing any of the above, provide information below: Pending

\_\_\_\_\_  
 Company Name Contact Person

\_\_\_\_\_  
 Address

\_\_\_\_\_  
 Telephone Number

\_\_\_\_\_  
 Company Name Contact Person

\_\_\_\_\_  
 Address

\_\_\_\_\_  
 Telephone Number

**\*Note: Proof of liability insurance is required per vendor\***

21. Will you have vendors at this event?  Yes  No  
If yes, list the names of the vendors expected: (attach separate page if necessary)

Vendor(s) Name(s)
Pending - Crawfish Vendor
Pending - Bounce House

22. Do you plan to sell, distribute, or give away refreshments?  Yes  No  
If yes, please explain: Crawfish and water / soda  
Will be sold. Maybe hotdogs + chips.

x Do you plan to sell alcohol/beer?  Yes See #35.  No  
**\*Note: Proof of TABC license is required per alcohol vendor.\***

23. What process will be used to dispose of cooking grease? N/A

24. Will any type of sound amplifying equipment or devices be used in conjunction with this event?  Yes  No  
If yes, please list the type of equipment:

Type of Equipment	Quantity
Portable sound + band amplifier	4

**NOTICE:** The sponsoring organization's event coordinator must comply with all City of Magnolia ordinances including park rules and regulations regarding acceptable noise levels.

25. Do you plan to provide musical entertainment for this event?  Yes  No  
If yes, please describe, include times, and attach a detailed copy of your band schedule. 1-1 band 1 2-4 band 2

26. Do you plan to provide other entertainment for this event?  Yes  No  
If yes, please describe (or attach a copy of your planned program.)

27. Events with animals require additional considerations and City approval. Are you planning to pursue permission for animals at your event?  Yes  No  
 Explain: MAYBE

28. What power source are you planning on using?  Facility electricity  
 Generator  None

Type of Equipment	Power Source	Number of Amps
TBD		

29. Is this event open to the public?  Yes  No

30. What accommodations are you providing for persons with special needs? (Parking, transportation, accessibility):  
Whatever is provided by Unity Park.

31. Will donations/contributions be accepted or solicited during this event?  
 Yes  No  
 If yes, please explain how these donations will be generated or collected:  
Individual candidates may accept donations at their booth.

32. Will there be an admission charge to attend/participate?  Yes  No  
 If yes, please explain the type of fee and amount:  
 Type of Fee(s): Purchase Craw-fish plates, Activities, etc  
 Fee Amount: \$ T. B. D.

33. Has a Health Food Permit been obtained?  Yes  No (Required for food concessions)  
We will need to obtain  
**NOTICE:** A Temporary Food Service Permit may be required if food/refreshments are served. For information, call the Montgomery County Health Department at (936) 539-7839.

34. Are you providing portable toilets for your event?  Yes  No  
 How many? \_\_\_\_\_ Location(s) (show on site map)





37.	What are your plans for providing emergency/medical services? <u>Working on this</u>
38.	Who have you contacted about parking for your event and what arrangements have been made? <u>We will have volunteers helping direct attendees on site</u> Will there be an admission charge to park? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
39.	Are there any special provisions pertaining to your event that have not been addressed on this application? <u>NO</u>

**EVENT INSURANCE:** The applicant will be required to sign an "Indemnification and Hold Harmless Agreement" in favor of the City for negligence of the applicant, its agents, servants, or employees in the performance of this event. In any event to which the public is invited or other events as determined by the City, the applicant shall be required to provide a certificate of insurance naming the City of Magnolia, its officials, employees and volunteers as "additional insured" to a general liability policy. The City requires a minimum general liability limit of \$1,000,000.00.

**NOTE:** Event organizers are responsible for protecting against loss or damages to City facilities and are responsible for any expenses related to facility damages.

**\*\* ALL DEPOSITS AND FEES MUST BE PAID PRIOR TO THE ISSUANCE OF A RESERVATION PERMIT \*\***

**SECURITY DEPOSIT:**

A deposit is required, per event, to ensure that the facility is returned in the same or better condition in which it was prior to use. The deposit may be refunded in part or in total upon inspection by City staff.

Half Day Rental (4 hour minimum) ..... \$250.00  
 Full Day Rental ..... \$500.00

*\*Start/finish time will include all necessary set up, break down and clean up\**

<b>FEE SCHEDULE:</b>	<u>Half Day</u>	<u>NonProfit</u>	<u>Full Day</u>	<u>NonProfit</u>
Amphitheater only.....	\$ 75.00	\$ 37.50	\$ 150.00	\$ 75.00
Pavilion only.....	\$200.00	\$ 100.00	\$ 400.00	\$200.00
½ area of Pavilion only.....	\$100.00	\$ 50.00	\$ 200.00	\$100.00
(with serving area).....	\$300.00	\$ 150.00	\$ 500.00	\$250.00
Amphitheater, Pavilion and serving area.....	\$375.00	\$ 187.50	\$ 650.00	\$325.00
Entire Park.....	\$750.00	\$ 375.00	\$1500.00	\$750.00
Cook-off grounds.....	N/A	N/A	\$ 200.00	\$100.00

*\*Nonprofit organizations must provide proof of IRS nonprofit status.*

*\*Residents not residing within city limits add an additional \$20.00.*

**RESERVATION CANCELLATION:**

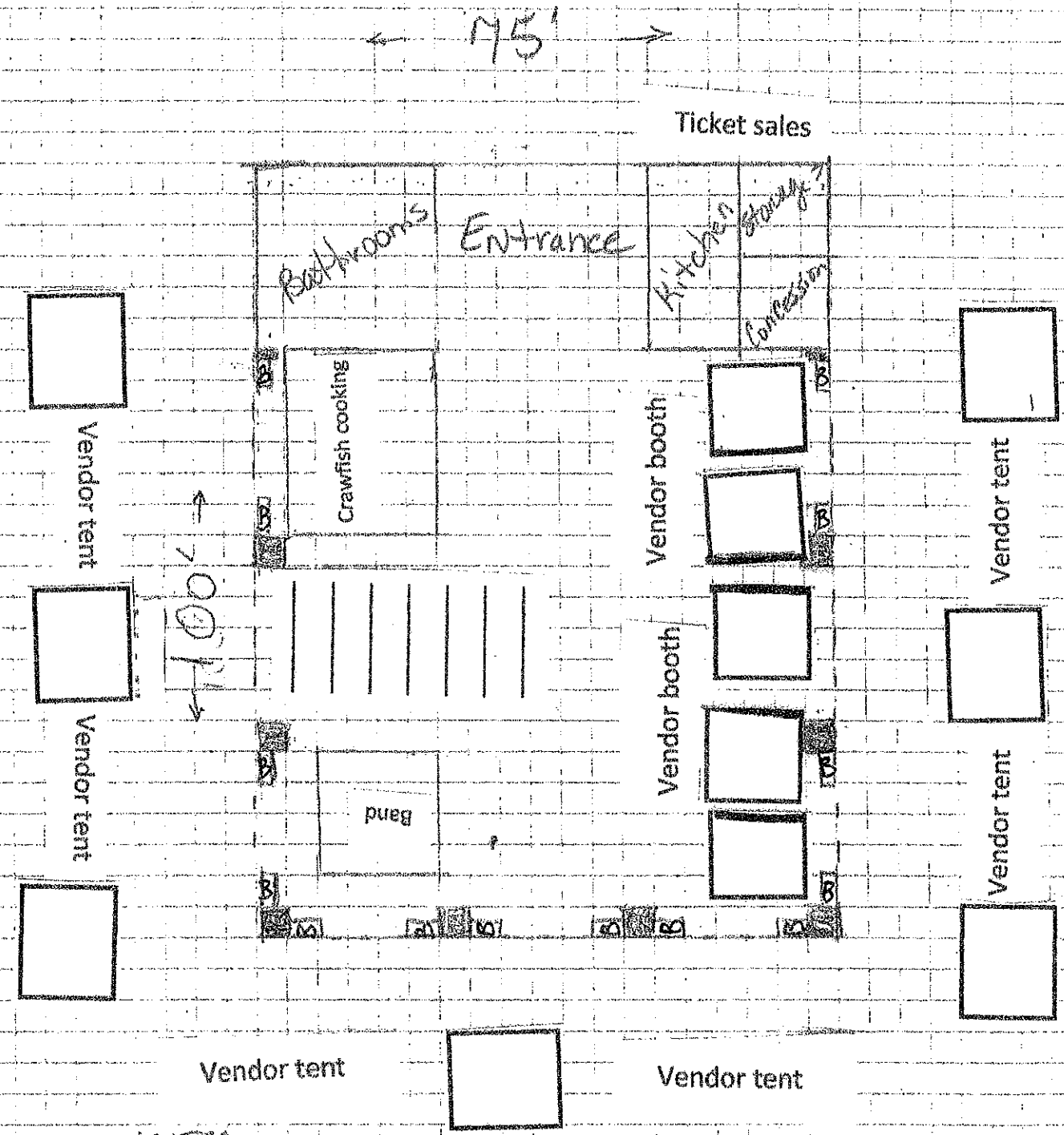
One-half (1/2) of the security deposit will be forfeited if a reservation is cancelled before the 10<sup>th</sup> day preceding the reserved date. If the reservation is cancelled on or after the 10<sup>th</sup> day preceding the reserved date, the entire security deposit will be forfeited.

**INDEMNIFICATION**

Licensee agrees that it will indemnify and save the City of Magnolia harmless of, from and against any and all claims, demands, actions, damages, losses, costs, liabilities, expenses and judgments recovered from or asserted against the City of Magnolia on account of injury or damage to persons or property to the extent that any such damage or injury may be incident to, arise out of, or be caused, either proximately or remotely, in whole or in part, by an act omission, negligence or misconduct on the part of the City of Magnolia or any of its agents, servants, employees, contractors, patrons, guests licensees or invitees or of any other person entering upon the premises with the express or implied invitation or permission of licensee, or when and such injury or damage is the result, proximate or remote, of the violation by licensee or any of its agents, servants, employees, contractors, patrons, guests, licensees or invitees of any law, ordinance or governmental order of any kind, or when any such injury or damage may in any way arise from or out of the occupancy or use by the licensee, its agents, servants, employees, contractors, patrons, guests or invitees. Licensee further expressly covenants and agrees to protect, defend, indemnify and hold harmless the City of Magnolia from all claims based upon alleged joint and/or concurrent negligence of the City of Magnolia and Licensee arising out of or incident to be made to any litigation commenced by or against licensee or relating to this license or the licensed premises, then licensee shall and will pay all costs and expenses including reasonable attorney's fees and court costs, incurred by or imposed upon the City of Magnolia by virtue of any such litigation.

<b>*FOR CITY USE ONLY*</b>			
Payment:			
Deposit:	\$500	CR# 1094	
Rental Fee:	\$		
Add'l Fee:	\$20.00	(Not within city limits)	
Total:	\$	Date Paid:	Check No.: <input type="checkbox"/> Cash
Initials:	CS		
<b>Security Deposit Refund:</b> Was the left park clean & all trash/garbage picked up? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Comments:			
Deposit refunded: <input type="checkbox"/> Yes <input type="checkbox"/> No Date: _____			

B = Bench  
█ = Columns



- NOTES:
1. Ground slopes outside of slab on all sides
  2. Levels out 50-70 feet out
  3. Electrical outlets near most benches (B)
  4. Each square on grid approx 4'x4'
  5. Slab is 100'x 75'

Amphitheatre

RESOLUTION NO. R-2024-002

A RESOLUTION OF CITY OF MAGNOLIA ADOPTING THE 2024 MONTGOMERY COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN

WHEREAS the City of Magnolia recognizes the threat that natural hazards pose to people and property within its jurisdiction; and

WHEREAS the City of Magnolia has prepared a multi-hazard mitigation plan, hereby known as 2024\_Montgomery County Multi-Jurisdictional Hazard Mitigation Plan in accordance with federal laws, including the [Robert T. Stafford Disaster Relief and Emergency Assistance Act](#), as amended; the [National Flood Insurance Act of 1968](#), as amended; and the [National Dam Safety Program Act](#), as amended; and

WHEREAS the 2024 Montgomery County Multi-Jurisdictional Hazard Mitigation Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in its jurisdiction from the impacts of future hazards and disasters; and

WHEREAS adoption by the City of Magnolia demonstrates its commitment to hazard mitigation and achieving the goals outlined in the 2024 Montgomery County Multi-Jurisdictional Hazard Mitigation Plan

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

In accordance with City of Magnolia Code of Ordinances Chapter 2 Administration, Section 2-25(3)(7)(9)(11) &(12), the City of Magnolia adopts the 2024 Montgomery County Multi-Jurisdictional Hazard Mitigation Plan. While content related to City of Magnolia may require revisions to meet the plan approval requirements, changes occurring after adoption will not require City of Magnolia to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

ADOPTED by a vote of City of Magnolia this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

Todd Kana, Mayor: \_\_\_\_\_

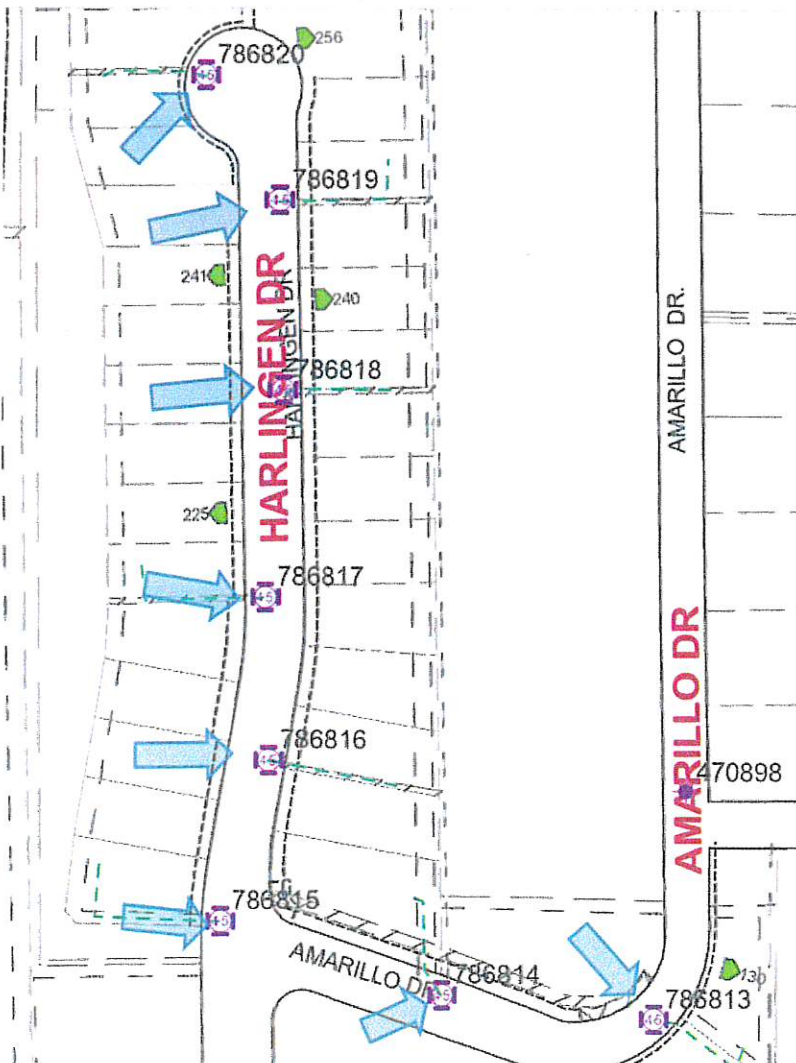
Christian Gable, City Secretary: \_\_\_\_\_

**Don Doering**

**From:** Cardenas, Elizabeth C <elizabeth.cardenas@centerpointenergy.com>  
**Sent:** Tuesday, February 27, 2024 2:32 PM  
**To:** Don Doering; Beverly Standley  
**Cc:** StreetLighting  
**Subject:** FW: [External Email] RE: MVO rec'd --STREETLIGHTS 786813-786820 -- #10518867-RELIANT

Good afternoon,

We have received a request from the current customer to de-energize streetlights 786813-786820. Would the City of Magnolia be interested in taking these over? Streetlight 470898 is currently on the City's account. Please let me know if you need additional information.



**From:** Beasley, Richard R <richard.beasley@centerpointenergy.com>  
**Sent:** Thursday, February 22, 2024 12:34 PM

To: Cardenas, Elizabeth C <[elizabeth.cardenas@centerpointenergy.com](mailto:elizabeth.cardenas@centerpointenergy.com)>

Subject: RE: [External Email] RE: MVO rec'd -- ESIID 100890101008822DDE0223 -- #10518867- RELIANT

Liz,

Thank you! I am curious if the City will be taking over these lights. I am not sure what their process is for acquiring the billing on streetlights. We can have our government representative at CNP to reach out to them if we hit a roadblock with the builder.



Richard R. Beasley  
Sr. Account Manager | Competitive Retailer Relations  
713.207.3439 w. | 713.502.4718 c.  
[CenterPointEnergy.com](http://CenterPointEnergy.com)



From: Cardenas, Elizabeth C <[elizabeth.cardenas@centerpointenergy.com](mailto:elizabeth.cardenas@centerpointenergy.com)>

Sent: Thursday, February 22, 2024 12:30 PM

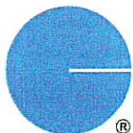
To: Beasley, Richard R <[richard.beasley@centerpointenergy.com](mailto:richard.beasley@centerpointenergy.com)>

Subject: RE: [External Email] RE: MVO rec'd -- ESIID 100890101008822DDE0223 -- #10518867- RELIANT

Good afternoon Richard,

The customer for stl:470898 is the City of Magnolia. I sent an email to Mark Peterson with Davis Homes but it came back undeliverable. On Monday, I will try the phone number.

Sincerely,



Elizabeth (Liz) Cardenas  
DPC | UTILITY QUALITY ELECTRIC

**CenterPoint Energy** | DPC ELECTRIC WOM  
713.945.3777 w. | 713.945.3773 f.  
[elizabeth.cardenas@centerpointenergy.com](mailto:elizabeth.cardenas@centerpointenergy.com)



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From: Beasley, Richard R <[richard.beasley@centerpointenergy.com](mailto:richard.beasley@centerpointenergy.com)>

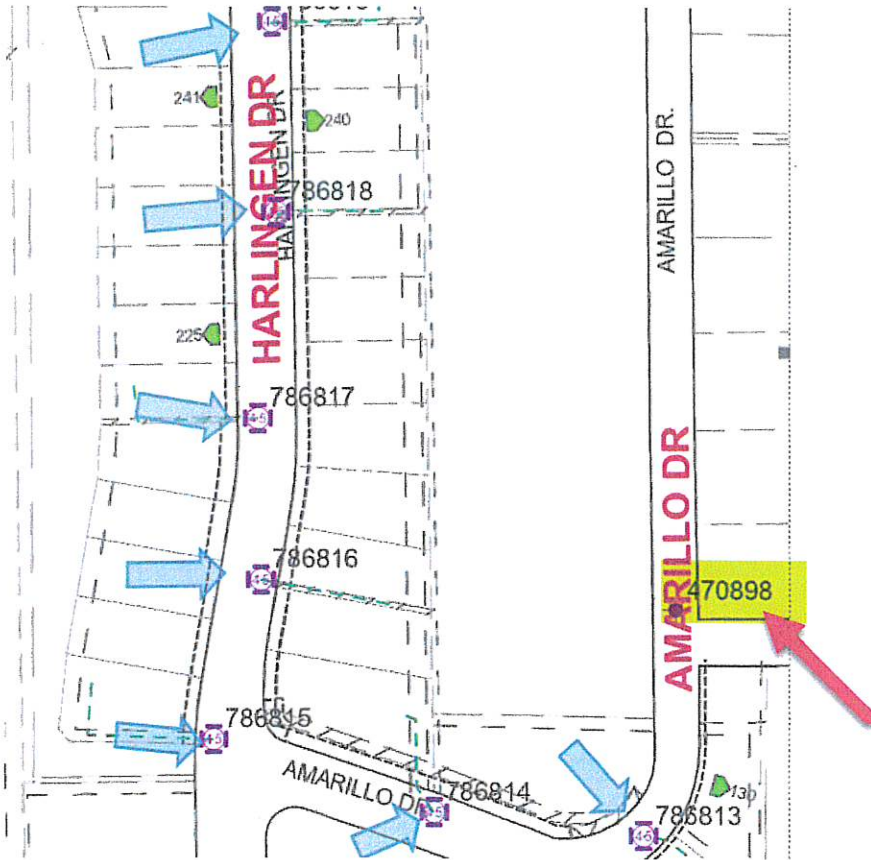
Sent: Friday, February 16, 2024 10:58 AM

To: Cardenas, Elizabeth C <[elizabeth.cardenas@centerpointenergy.com](mailto:elizabeth.cardenas@centerpointenergy.com)>

Subject: RE: [External Email] RE: MVO rec'd -- #10518867- RELIANT

Liz,

Who is the customer for the streetlight #470898? The subject ESI-ID shows to be in a homebuilder's name. I suspect that there may have been a transition to an HOA recently. Has anyone been in contact with DAVIDSON HOMES LLC to confirm this? Or reaching out to the customer for streetlight #470898 to see if they are expected to take over these streetlights. It is unlikely that the home builder will be the long term customer for the new streetlights.



UTILITY/INFRASTRUCTURE CONVEYANCE

STATE OF TEXAS

§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF MONTGOMERY

§

§

MAGNOLIA EAST 149, L.L.C., a Texas limited liability company (the "Developer") has constructed certain improvements, structures, and facilities designed to provide water, wastewater, and drainage to serve areas within the boundaries of the City of Magnolia, Texas (the "City"). For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Developer does hereby convey, transfer, and deliver to the City, its successors and assigns those certain facilities described as follows:

---

Those certain facilities constructed to date by the Developer and described on Exhibit "A" attached hereto which facilities are located within or near the boundaries of the City, and shall mean and include the water distribution, sanitary sewer collection, streets and roads, and storm water collection, (excluding storm water detention) constructed or acquired by the Developer to serve lands within and adjacent to its boundaries, and all improvements, appurtenances, additions, extensions, enlargements or betterments thereto, together with all contract rights, permits, licenses, properties, rights-of-way, easements, sites and other interests related thereto (the "Facilities").

The Developer has constructed the Facilities and is conveying the Facilities to the City pursuant to the Development Agreement, as amended, between the City and Magnolia East, 149, L.L.C. dated June 18, 2014 (the "Development Agreement"). The Developer, pursuant to Section 3.2(d) of the Development Agreement conveys the Facilities to the City.

The Developer hereby assigns to the City all rights, maintenance bonds, warranties and manufacturer's warranties, if any, owned or acquired by the Developer for the Facilities.

The City hereby agrees by its acceptance of this conveyance to operate and maintain the Facilities in accordance with the terms of the Development Agreement.

[EXECUTION PAGE FOLLOWS]



IN WITNESS WHEREOF, this conveyance is executed on this \_\_\_\_\_ day of January, 2024.

**MAGNOLIA EAST 149, L.L.C.**, a Texas limited liability company

By: *[Signature]*  
~~Erin D. Pickens, Senior Vice President~~  
*W. H. Armstrong III*

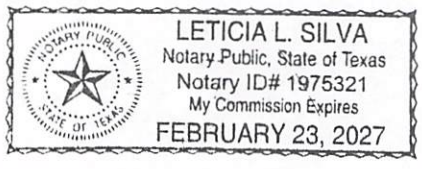
THE STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, on this day personally appeared, ~~Erin D. Pickens, Sr. Vice President~~ *W.H. Armstrong, III,* of Magnolia East 149, L.L.C., whose name is subscribed to the foregoing Utility Conveyance and who, acknowledged to me that he executed the Utility Conveyance as the act and deed of said company for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office, this 15<sup>th</sup> day of ~~January~~ *February*, 2024.

*[Signature]*  
Notary Public in and for the State of Texas



Seal:

In accordance with the Development Agreement, as defined above, and the authorization by City Council of the City of Magnolia, Texas (the "City") on \_\_\_\_\_, \_\_\_\_\_ the City hereby accepts this Utility Conveyance on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

By: \_\_\_\_\_  
\_\_\_\_\_, Mayor City of \_\_\_\_\_

Attest:  
\_\_\_\_\_  
City Secretary, City of \_\_\_\_\_

**Exhibit "A"**  
**Facilities**

1. All water, sanitary sewer, and drainage facilities, and paving and related street appurtenances to serve Magnolia Place as described in LJA plan set under Job No. 2559-1901 "Construction of the Water, Sanitary Sewer, Drainage Facilities, and Paving and Appurtenances to serve Magnolia Place Phase I" dated March 2021.
  
2. All water, sanitary sewer, and drainage facilities, and paving and related street appurtenances to serve Magnolia Place as described in LJA plan set under Job No. 2559-1901 "Construction of the Water, Sanitary Sewer, Drainage Facilities, and Paving and Appurtenances to serve Magnolia Place Phase II & III" dated March 2021.

The conveyed improvements include the following:

1. Buckeye Trail, Red Creek Circle and Jordan Lewis Way
  
2. Traffic Signal at Spur 149 and Red Creek Circle

The following improvements are excluded from the conveyance:

- "Magnolia Place Detention Pond Phase I and Phase II"
- "Magnolia Place Storm Water Pump Station"
- All improvements to FM 1488 and Spur 149 and related improvements donated to the Texas Department of Transportation

# ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
(512) 435-2300

TELECOPIER (512) 435-2360

LETICIA L. "LETTY" SILVA  
(512) 435-2395  
[lsilva@abaustin.com](mailto:lsilva@abaustin.com)

February 19, 2024

## VIA FEDEX OVERNIGHT DELIVERY

Leonard Schneider, Esq.  
LILES PARKER PLLC  
2261 Northpark Dr., Suite 445,  
Kingwood, TX 77339

Re: Magnolia East 149, L.L.C. – Water, Sanitary, Drainage Facilities and Paving and Appurtenances

Dear Mr. Schnieder,

Enclosed please find an original counterpart original of the Utility/Infrastructure Conveyance executed by Magnolia East 149, L.L.C. After the enclosed document has been executed by the City of Magnolia, please provide a copy via email to [lsilva@abaustin.com](mailto:lsilva@abaustin.com).

Should you have any questions, please do not hesitate contact me.

Sincerely,

ARMBRUST & BROWN, PLLC



Letty Silva  
Legal Assistant

Enclosures: as stated herein

**CITY OF MAGNOLIA  
WATER PLANT No. 3 PHASE 3  
WATER WELL 9  
WORK ORDER 24-003**

**Engineer's Project No. 211009.64**

**Project Description:**

This project consists of the construction of a new 1,000 gpm water well, chemical disinfection system, associated piping, associated electrical and instrumentation system work, storm sewer, site paving and site restoration.

**Engineering Services:**

Baxter & Woodman, Inc., will provide Construction Management and Field Observation for and during the construction of Water Plant No. 3 Phase 3 - Water Well 9.

A detailed scope of services for this project is listed in Attachment A of this Work Order.

**Compensation:**

Compensation for the services to be provided under this Work Order will be in accordance with the Master Engineering Services Agreement dated September 14, 2021. The Owner shall pay Engineer for the services performed or furnished under Attachment A, based upon the Engineer's standard hourly billing rates for actual work time performed during the Construction Contract Duration of 300 calendar days plus reimbursement of out-of-pocket expenses including travel, which in total will not exceed **\$87,741.00** without additional authorization.

Submitted by: **Baxter & Woodman Inc.**

Approved by: **City of Magnolia**

By: \_\_\_\_\_



By: \_\_\_\_\_

Title: Executive Vice President

Title: \_\_\_\_\_

Date: March 5, 2024

Date: \_\_\_\_\_

**Additional Comments and Conditions:** All costs for Field Project Representation after the expiration of the contract period shall be addressed in accordance with Construction Contract SPECIAL CONDITIONS Section 00800 3.04B. and 3.12D. at \$300 each day for the cost of the Engineering or Field Representation services required to complete project beyond the contract period of performance.

## **ATTACHMENT A**

### **Project Description**

The project involves providing Construction Management and Field Observation during construction efforts by the Contractor to obtain Project Completion.

### **Scope of Services**

A Construction Contract Duration of 300 calendar days was utilized in budgeting the following scope of services that details the anticipated tasks necessary to successfully complete this Project:

1. Act as the OWNER's representative with duties, responsibilities, and limitations of authority as assigned in the construction contract documents.
2. Construction Administration
  - a. Review Shop Drawing and Product submittals for general conformance with the design intent and provisions of the Contract Documents. Review of up to 75 submittals total, (includes submittals and re-submittals, if required) by ENGINEER and shall apply only to the items in the submissions and only for the purpose of assessing, if upon installation or incorporation in the Project, they are generally consistent with the construction documents. OWNER agrees that the contractor is solely responsible for the submissions (regardless of the format in which provided, i.e., hard copy or electronic transmission) and for compliance with the Contract Documents. OWNER further agrees that the ENGINEER's review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing, or procedures of construction or extend to safety programs or precautions. ENGINEER's consideration of a component does not constitute acceptance of the assembled item.
  - b. Prepare construction contract change orders and or work directives when authorized by the OWNER during the 10-month construction contract period.
  - c. Research and prepare written response by ENGINEER to request for information from the OWNER and Contractor during the 10-month construction contract period.
  - d. Construction Manager or other office staff up to five (5) site visits as needed during the 10-month construction contract period, as approved by the City Engineer.
3. Field Observation – Part Time
  - a. ENGINEER will provide a Field Project Representative (FPR) at the construction site during the 300-day construction contract period on a periodic part-time basis from the ENGINEER's office of not more than eight (8) hours per month, not including legal holidays as deemed necessary by the OWNER. Part-Time Field Observation provides that the FPR will make intermittent site visits to observe and report on the progress of Contractor's executed Work during the 300-day construction contract period. Part-Time Field Observation does not guarantee the ENGINEER will observe or comment on work completed by the contractor at times the FPR is not present on site.

Such visits and observations by the FPR, if any, are not intended to be exhaustive or to extend to every aspect of Contractor's Work in progress beyond the responsibilities specifically assigned to ENGINEER in this Agreement.

- b. Through standard reasonable means, ENGINEER will become generally familiar with observable completed work during the 300-day construction contract period. If the ENGINEER observes completed work that is inconsistent with the construction documents, that information shall be communicated to the contractor and OWNER to address. ENGINEER shall not supervise, direct, control, or have charge or authority over any contractor's work, nor shall the ENGINEER have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the site, nor for any failure of any contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work. ENGINEER neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform the work in accordance with the contract documents, which contractor is solely responsible for its errors, omissions, and failure to carry out the work. ENGINEER shall not be responsible for the acts of omissions of any contractor, subcontractor, supplier, manufacturer or any of their agents, employees or any person (except ENGINEER's own agents, employees, and consultants) at the site or otherwise furnishing or performing any work; or for any decision made regarding the contract documents, or any application, interpretation, or clarification of the contract documents, other than those made by the ENGINEER.
- c. Keep a daily record of the Contractor's work on those days that the FPR is at the construction site with notations on the Contractor's progress during the 300-day construction contract period.

#### 4. Construction of Water Well Observation

Provide on-site Field Project Representative on a periodic part-time basis, as deemed necessary by the ENGINEER with consent by OWNER to assist the Contractor with interpretation of the Specifications and monitoring drilling of pilot hole, setting cement plug, setting gravel pack, monitor 24-hour test pumping, witness sampling, casing welding, grouting operations, underreaming, setting screen and production casing, gravel packing, and developing the Well consisting of 36-hour testing, Step Tests, and Final Testing.

#### 5. Critical Phase Coatings and Sealant Inspection

- a. Provide, an on-site NACE/AMPP Certified representative on a periodic part-time basis of not more than eight (8) hours per regular weekday, as deemed necessary by the Engineer with consent by OWNER, to assist the Contractor with interpretation of the Specifications, inspect, verify, and document in general if the Contractor's work is in conformity with the Final Design Documents, and to monitor the Contractor's progress as related to the Construction Contract date of completion.
- b. NACE/AMPP Certified representative will inspect all surface preparations and coating applications per the National Association of Corrosion Engineers (NACE) standards and contract specifications.

- c. Unanticipated additional costs incurred by the ENGINEER as a result of Coating subcontractor failing to comply with contract specifications that result in additional site visits for re-observation of coating work will be invoiced to the OWNER separately at a Time and Materials basis and not a part of this Work Order's Compensation.
6. Substantial Completion of Project  
Provide construction observation services when notified by the OWNER that the Project is substantially complete.
7. Completion of Project  
Provide construction observation services when notified by OWNER that the Project is complete. Prepare written punch list during final completion review and monitor and verify any required deficiencies correction.
8. ENGINEER reviewed Construction Contract Documents and consulted with OWNER in preparing this Scope of Services and associated fee. ENGINEER does not guarantee the Contractor will reach Contract Completion in the Contract time duration identified in the Construction Contract Proposal nor does ENGINEER control Contractor's Schedule to complete the Contract Work.

**9. Special Services/Additional Services (to be authorized by separate written agreement)**

- a. Construction Management and Observation beyond the Original Contract Completion Date
- b. Attend construction progress meetings as determined by City Engineer
- c. Submittal Coordination including Receiving Contractor's Submittals, forwarding for review, compiling review comments for distribution, and submittal response distribution.
- d. Receiving, reviewing, and processing recommendation for payment Contractor's Pay Estimates
- e. Cast In Place Concrete Formwork and Rebar – Inspection
- f. Concrete Placement – Inspection
- g. Verification of any Laboratory Testing Coordination
- h. Hydraulic Testing
- i. Hydrostatic Testing
- j. Leakage Testing
- k. Performance Testing – Starting of Systems Electrical Troubleshooting
- l. Coordination with CenterPoint
- m. 3D GIS
- n. Drone Captured Video Recording and Imagery
- o. Warranty Phase Services and Inspection
- p. Permitting assistance
- q. Coordination and submission to the TCEQ for well approval for public use

**City of Magnolia**  
**Water Plant No. 3 Phase 3**  
**Water Well 9**  
**Construction Management & Field Observation Services**  
**Work Order 24-003**

It is generally agreed between the Contracting Parties that the ENGINEER has no control over the CONTRACTOR's Schedule and that the ENGINEER cannot control Electrical Troubleshooting or coordination required with **CenterPoint** as such, the Contracting Parties agree that any documented additional work in reference to these items, and any other item listed above in Special Services, will be considered for an Amendment to this Work Order.





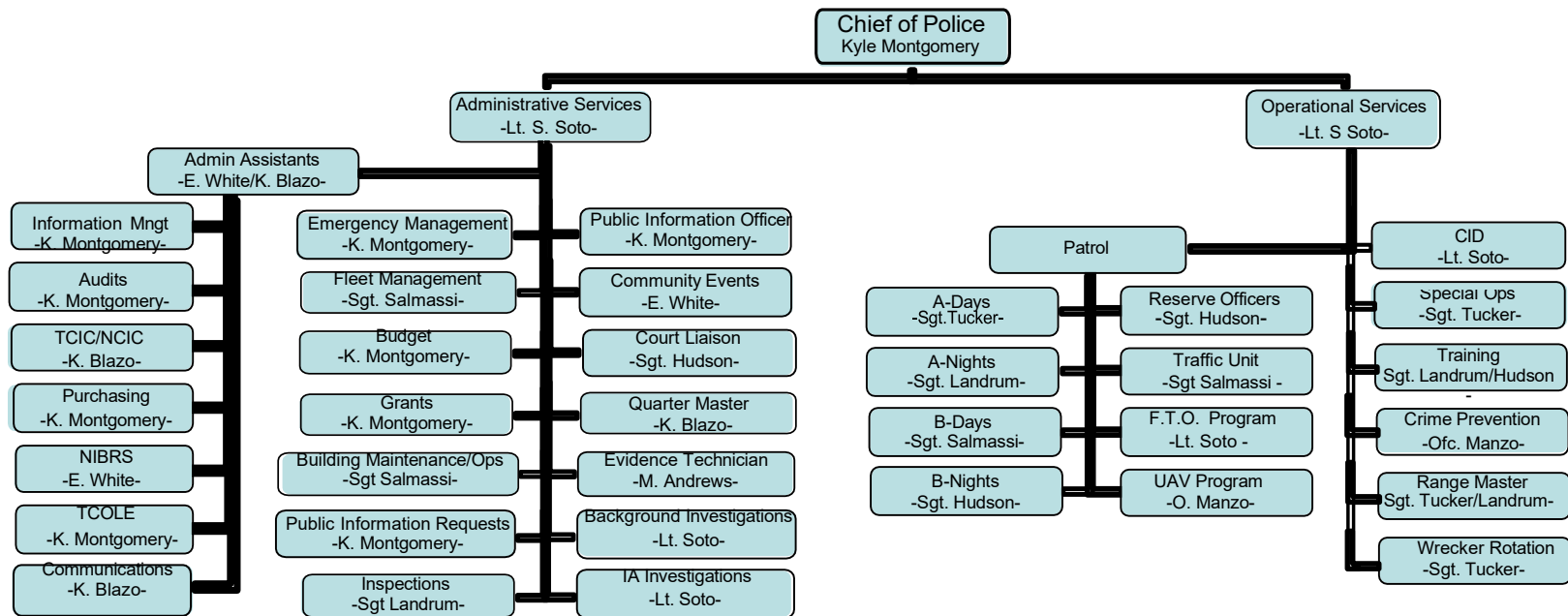
# DEPARTMENT REPORT

**2023 Annual**

Prepared by:  
Kyle Montgomery  
Chief of Police

# ADMINISTRATIVE

## Organizational Chart



# PATROL

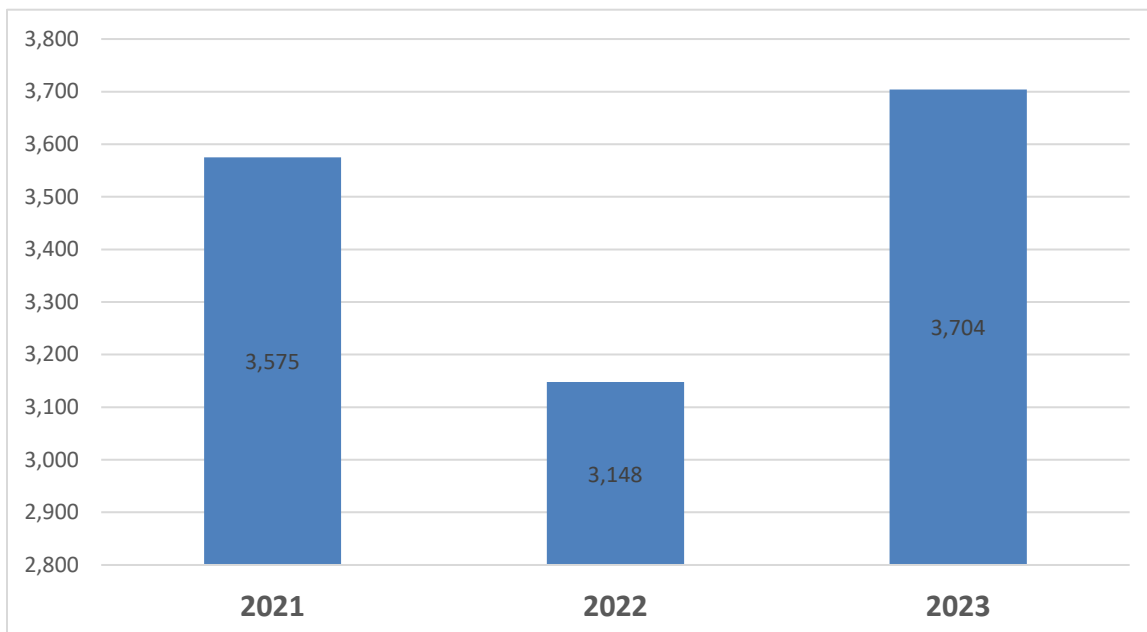
## CALL BREAKDOWN

	2022	2023	Annual Change
<b>EMERGENCY</b>	236	216	-20
<b>Non-Emergency</b>	2,912	3,488	+576

## CALLS FOR SERVICE

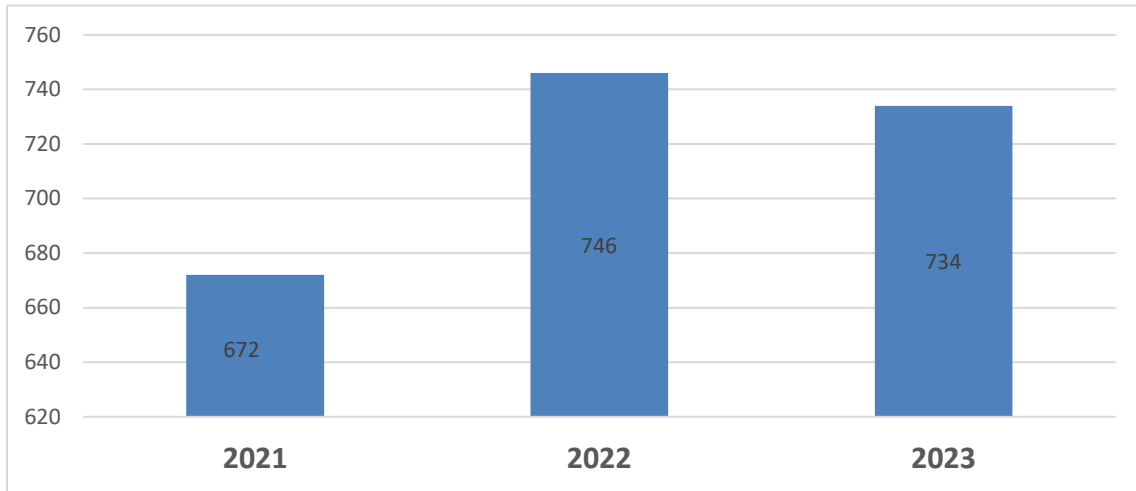
	2021	2022	2023	Annual Change
<b>Total Calls for Service</b>	3,575	3,148	3,704	<b>+556</b>

\*The total calls for service include all priorities, event entries, and officer-initiated calls.



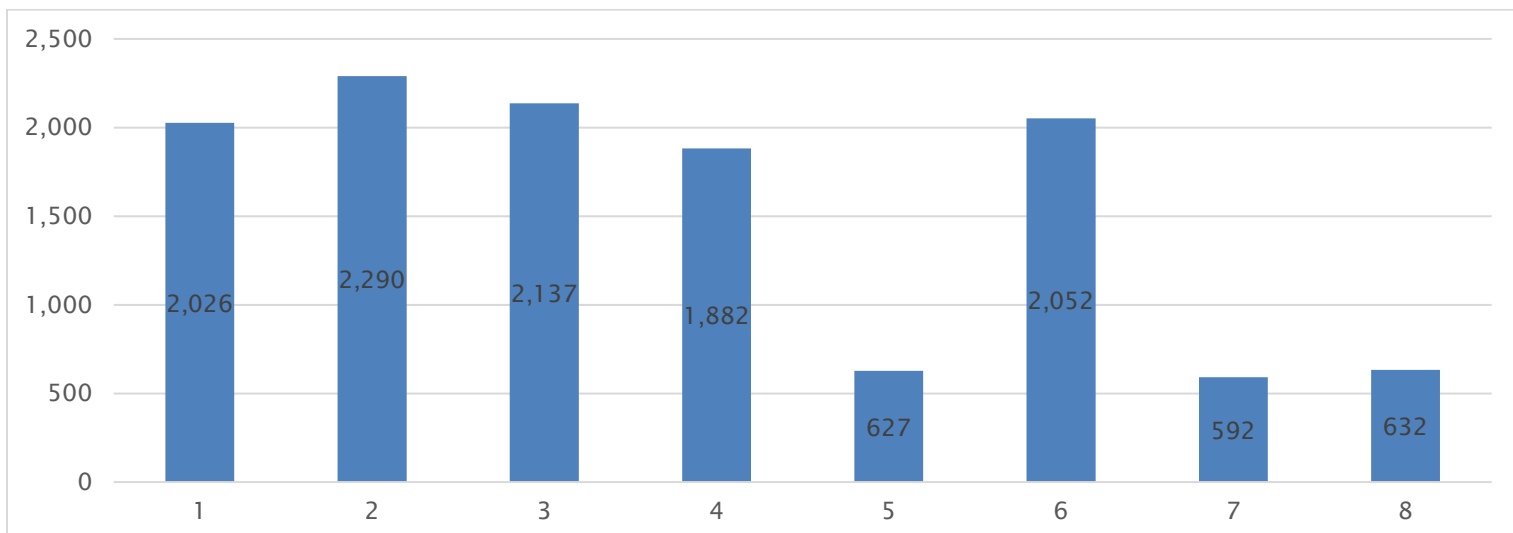
## OFFENSE REPORTS

	2022	2023	Annual Change
Report Totals	746	734	-12



## RESIDENTIAL PATROLS

	Windmill Estates	Mag Ridge	Dogwood Patches	Mustang Ridge	Mag Forest	Timber Hollow	Mag Place	Myrtle Gardens	Totals
2022	1,621	1,932	1,668	N/A	N/A	N/A	N/A	N/A	5,221
2023	2,026	2,290	2,137	1,882	627	2,052	592	632	12,238



## CALL TOTALS

OFFENSES	2022	2023	MONTHLY CHANGE
Burglary of a Vehicle	6	4	-2
Burglary of a Building	9	4	-5
Burglary of a Habitation	1	6	+5
Theft	34	44	+10
Fraud/Forgery	12	25	+13
Criminal Mischief	15	20	+5
Robbery	1	1	-
Assault/Family Violence	11	15	+4
Death Investigation	4	7	+3
Sexual Assault	3	5	+2
Motor Vehicle Crash	229	257	+28
Alarms	142	289	+147
Medical calls	189	162	-27
Welfare Checks	142	176	+34
Disturbances	45	57	+12
Assist Outside Agency	159	127	-32
Narcotics	117	136	+19
DWI	100	149	+49

## CRIMINAL ARRESTS

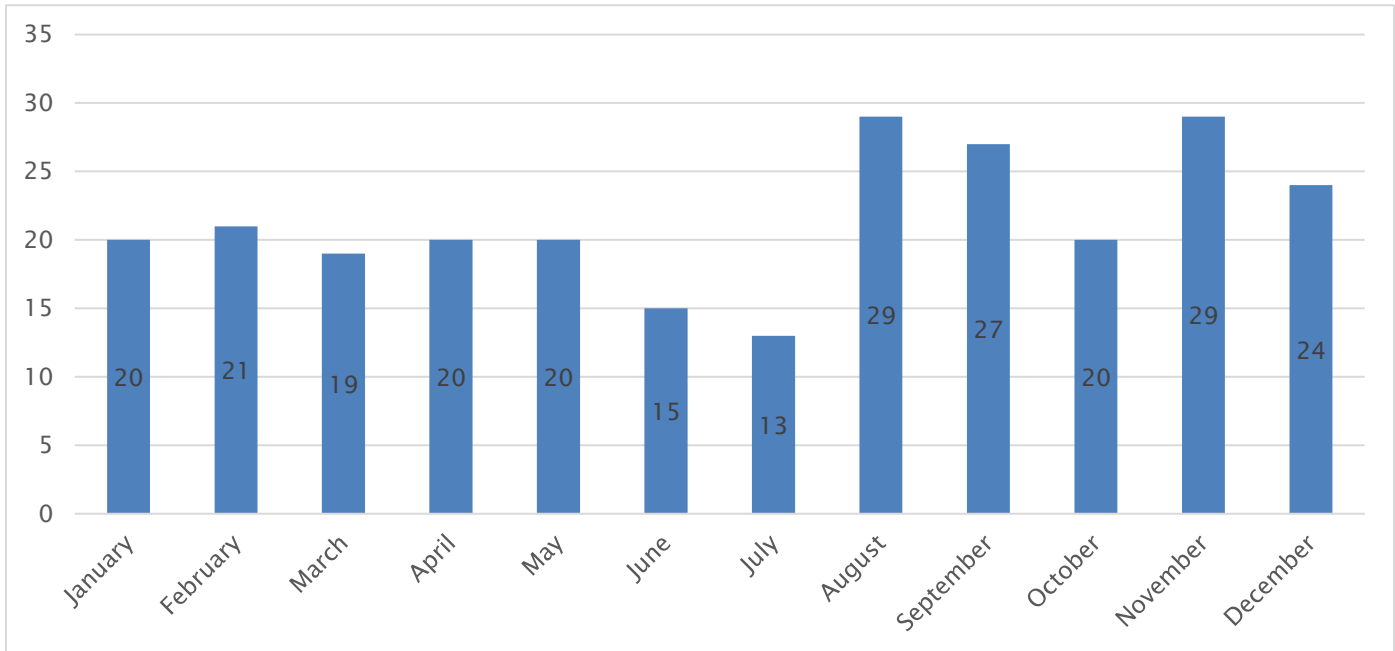
	2022	2023	ANNUAL CHANGE
TOTAL ARRESTS	316	407	+91
NARCOTICS	117	136	+19
DWI	100	149	+49

## TRAFFIC CONTACTS BY RACE

	Asian/ Pacific	Black	Hispanic	Alaskan/ Indian	White
2022	109	514	1,767	4	4,015
2023	138	794	2,559	27	6,626
Change	-29	+280	+792	+23	+2,611

## TRAFFIC CRASHES

	2022	2023	ANNUAL CHANGE
<b>Fatal</b>	0	0	-
<b>Injury</b>	26	24	-2
<b>Non-Injury</b>	203	233	+30



## TRAFFIC ENFORCEMENT

	2022	2023	ANNUAL CHANGE
<b>FM 1488</b>	3,540	6,435	<b>+2,895</b>
<b>FM 1774</b>	1,691	2,187	<b>+496</b>
<b>Magnolia Blvd</b>	2,446	3,242	<b>+796</b>
<b>Buddy Riley</b>	642	1,100	<b>+458</b>
<b>Nichols Sawmill</b>	341	422	<b>+81</b>

<b>Total Violations</b>	8,411	13,204	<b>+4,793</b>
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## COMMERCIAL PATROLS

	2022	2023	ANNUAL CHANGE
<b>Business Checks</b>	8,231	12,140	<b>+3,909</b>
<b>Business Contacts</b>	422	295	<b>-127</b>
<b>Totals</b>	8,653	12,435	<b>3,782</b>

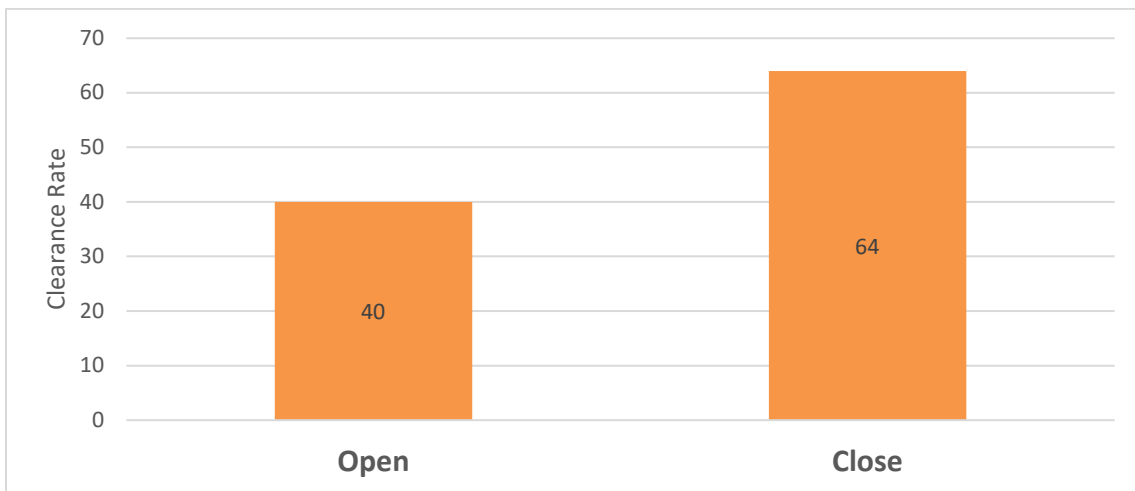
## CRIMINAL INVESTIGATIONS

	2022	2023	ANNUAL CHANGE
<b>Assault</b>	8	7	-1
<b>Sexual Assault</b>	2	3	+1
<b>Robbery</b>	0	1	+1
<b>Death</b>	1	0	-1
<b>Persons Crime Totals</b>	<b>11</b>	<b>11</b>	<b>-</b>
<b>Burglary-Building</b>	4	6	+2
<b>Burglary-Vehicle</b>	7	3	-4
<b>Burglary-Habitation</b>	1	1	-
<b>Theft</b>	15	15	-
<b>Hit and Run Crashes</b>	0	0	-
<b>Financial Crime</b>	9	5	-4



<b>Criminal Mischief</b>	3	4	+1
<b>Property Crime Totals</b>	<b>46</b>	<b>34</b>	<b>+12</b>
<b>Arrests/Warrants</b>	52	32	-20

	2023
<b>Total Cases</b>	64
<b>Cleared</b>	40
<b>Clearance Rate</b>	<b>63%</b>
<b>Arrest Rate</b>	<b>50%</b>





# Call Type Report

## MAGNOLIA POLICE DEPARTMENT

From: 01/01/2023

To: 12/31/2023

Call Type Description	Number of Calls
911 Hang up	42
Abandoned Vehicle	5
Administration	148
Alarm	289
Animal Control	17
Arrest-Class A	38
Arrest-Class B	80
Arrest-Class C	5
Arrest-Felony	80
Arrest-Warrant	33
Assault	8
Assault-Family Violence	15
Assault-Sexual	3
Assist Magnolia PD	585
Assist Outside Agency	127
ATL/BOLO	73
Building Check	31
Burglary-Building	4
Burglary-Habitation	4
Burglary-Vehicle	7
Business Check	12,140
Business Contact	295
Child Discipline	5
Citizen Contact	4
City Business	9
Civil	15
Commercial Patrol	36

**Call Type Report**  
**MAGNOLIA POLICE DEPARTMENT**

From: 01/01/2023

To: 12/31/2023

<b>Call Type Description</b>	<b>Number of Calls</b>
Criminal Mischief	20
Criminal Trespass	6
Disturbance in Progress	40
Disturbance Past	17
DOA	7
FIRE	1
Follow up investigation	2
Found Property	2
Fraud	25
Harassment	12
Information	256
Investigation	5
K9 apprehension deployment	5
K9 narcotics deployment	33
K9 narcotics deployment-arrest	4
K9 training	13
Medical Call	162
Meeting	1
Missing Person-Adult	6
Missing Person-Juve	4
Motorist Assist	25
MVA-Major	24
MVA-Minor	232
Noise Disturbance	40
Open Door	6
Ordinance Violation	2
OTHER	17

**Call Type Report**  
**MAGNOLIA POLICE DEPARTMENT**

From: 01/01/2023

To: 12/31/2023

<b>Call Type Description</b>	<b>Number of Calls</b>
Public Service	13
Recovered Missing Person	1
Residential Patrol-Dogwood Patches	2,137
Residential Patrol-Magnolia Forest	627
Residential Patrol-Magnolia Place	592
Residential Patrol-Magnolia Ridge	2,290
Residential patrol-Mustang Ridge	1,882
Residential Patrol-Myrtle Gardens	632
Residential Patrol-Timber Hollow	2,052
Residential Patrol-Windmill Estates	2,026
Robbery	1
Routine Patrol	1,345
SELECT	76
Shots Fired	4
Supplement	1
Suspicious Person	98
Suspicious Vehicle	58
Theft-Felony	16
Theft-Misd	25
Threat	6
Towed Vehicle	41
TRAFFIC HAZARD	60
Training	7
Unity Park Patrol	289
UUMV	3
Vacation Watch	52
Vehicle Disturbance	17

**Call Type Report**  
**MAGNOLIA POLICE DEPARTMENT**

**From:** 01/01/2023

**To:** 12/31/2023

<b>Call Type Description</b>	<b>Number of Calls</b>
Vehicle Maintenance	7
Walk-In	1
WARRANT SERVICE	5
Welfare Check	176



<u>Offense</u>	<u>Jan.</u>	<u>Feb.</u>	<u>Mar.</u>	<u>Apr.</u>	<u>May</u>	<u>Jun.</u>	<u>Jul.</u>	<u>Aug.</u>	<u>Sep.</u>	<u>Oct.</u>	<u>Nov.</u>	<u>Dec.</u>	<u>Total</u>
FRAUD USE POSS OF IDENTIFYING INFO	0	0	0	0	0	1	0	0	0	0	0	0	1
FSGI- ACCIDENT INVOLVING DAMAGE TO VEHICLE >=\$200	0	0	0	0	0	0	0	0	0	0	1	0	1
HARASSMENT	0	0	0	0	0	0	0	0	1	0	0	0	1
INDECENCY W/CHILD SEXUAL CONTACT	1	0	0	0	0	0	0	0	0	0	0	0	1
INJURY CHILD/ELDERLY/DISABLE W/INT BODILY INJ	0	0	1	0	0	0	0	0	0	0	0	0	1
INJURY CHILD/ELDERLY/DISABLED RECKLESS BODILY INJ	0	0	0	0	0	0	0	0	0	0	0	1	1
INTERFER W/PUBLIC DUTIES	0	0	0	1	0	0	0	0	0	1	0	0	2
MAN DEL CS PG 1-B >=4G<200G	0	0	0	0	0	1	0	0	0	0	0	0	1
MAN DEL CS PG 2>=4G<400G	1	0	0	0	0	0	1	0	0	0	0	0	2
MAN DEL CS PG 3/4 >=28G<200G	0	0	0	0	0	0	0	1	0	0	0	0	1
OBSTRUCTION OR RETALIATION	0	0	0	1	0	0	0	0	0	0	0	0	1
POSS CS PG 1 <1G ANALOGUE	1	0	0	0	1	2	0	0	2	0	0	0	6
POSS CS PG 1 >= 1G<4G ANALOGUE	1	0	0	0	1	1	1	1	0	0	2	0	7
POSS CS PG 1/1-B <1G	3	4	3	2	2	1	1	4	2	1	4	2	29
POSS CS PG 1/1-B >=1G<4G	1	1	0	0	2	1	0	0	0	1	0	0	6
POSS CS PG 1/1-B >=4G<200G	2	1	0	0	0	0	0	0	0	0	0	0	3
POSS CS PG 2 <1G ANALOGUE	1	0	0	1	1	0	1	0	0	0	1	0	5
POSS CS PG 2 >= 1G<4G	1	1	0	1	1	1	2	1	0	0	0	1	9
POSS CS PG 2 >= 400G	0	0	0	0	0	0	0	0	1	0	0	0	1
POSS CS PG 2 >=4G<400G	1	2	0	0	0	0	0	0	0	2	0	0	5
POSS CS PG 2< 1G	2	1	1	1	0	5	0	0	0	5	2	4	21
POSS CS PG 3 <28G	0	0	0	0	0	0	0	0	2	2	2	0	6
POSS CS PG1/1B <1G DFZ IAT 481.115	1	0	0	0	0	0	0	0	0	0	0	0	1
POSS MARIJ <2OZ	3	3	5	1	1	2	2	3	4	4	2	1	31
POSS MARIJ >2OZ<=4OZ	0	0	0	0	0	0	0	2	0	0	0	0	2
POSS MARIJ >4OZ<=5LBS	1	1	0	1	0	0	0	0	0	0	0	0	3
PROH WEAPON	1	0	0	0	0	0	0	0	0	0	0	0	1
PUBLIC INTOXICATION	0	1	0	0	0	1	0	1	0	0	0	1	4
PURCHASE FURNISH ALCOHOL TO A MINOR	0	0	0	1	0	0	0	0	0	0	0	0	1
RESIST ARREST SEARCH OR TRANSPORT	0	0	1	0	0	1	1	0	0	0	0	0	3
SEX ABUSE OF CHILD CONTINUOUS: VICTIM UNDER 14	0	0	0	0	0	0	0	1	0	0	0	0	1
SEX OFFENDERS DUTY TO REGISTER LIFE/90 DAY	1	0	0	0	0	0	0	1	0	0	0	0	2
SEXUAL ASSAULT	0	0	0	0	0	0	0	1	0	0	0	0	1
TAMPER FABRICATE PHYSICAL EVID W/INTENT TO IMPAIR	0	1	0	0	0	0	0	0	0	0	0	0	1
TAMPER/FABRICATE PHYS EVID W/INTENT TO IMPAIR	0	0	0	0	0	1	0	0	0	0	0	0	1
THEFT OF MATERIAL ALUM/BRNZ/COPPER/BRASS <\$30K	4	0	0	0	0	0	0	0	0	0	0	0	4
THEFT PROP <\$2,500 2/MORE PREV CONV	0	0	0	0	0	0	0	0	0	0	0	1	1
THEFT PROP >=\$100<\$750	0	0	0	0	1	1	0	0	0	0	0	0	2
UNL CARRY HANDGUN LIC HOLDER	0	0	0	0	0	0	0	0	0	0	1	0	1
UNL CARRYING WEAPON	1	0	2	0	5	4	3	3	2	2	2	3	27



<u>Offense</u>	<u>Jan.</u>	<u>Feb.</u>	<u>Mar.</u>	<u>Apr.</u>	<u>May</u>	<u>Jun.</u>	<u>Jul.</u>	<u>Aug.</u>	<u>Sep.</u>	<u>Oct.</u>	<u>Nov.</u>	<u>Dec.</u>	<u>Total</u>
UNL POSS FIREARM BY FELON	0	0	0	0	1	1	0	1	0	0	1	2	6
<hr/>													
<b>Total</b>	45	33	30	24	35	36	30	39	27	40	36	32	407



# MAGNOLIA POLICE DEPARTMENT

**Kyle Montgomery**  
**Chief of Police**

To: Kyle Montgomery, Chief of Police  
From: Saul Soto, Lieutenant  
Date: 01/04/2024  
Subject: Fleet Analysis

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Calendar year 2023, Magnolia Police Officers were involved in three (3) fleets. The following information is of analytical interest:

## **Total Fleets & Findings**

<b>CIRCUMSTANCES</b>	<b>AT FAULT</b>	<b>PREVENTABLE</b>
ROUTINE PATROL	OFFICER NOT AT FAULT	YES
ROUTINE PATROL	OFFICER NOT AT FAULT	NO
POLICE PURSUIT	OFFICER NOT AT FAULT	YES

## **Injuries**

No one sustained minor/serious injuries in any fleets.

## **Extent of Property Damage**

Minor damage was sustained to three (3) of the patrol vehicles.



# MAGNOLIA POLICE DEPARTMENT

**Kyle Montgomery**  
**Chief of Police**

To: Kyle Montgomery, Chief of Police  
From: Saul Soto, Lieutenant  
Date: 01/04/2024  
Subject: Police Pursuit Analysis

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Calendar year 2023, Magnolia Police Officers were involved in eleven (11) pursuits. The following information is of analytical interest:

## **Total Pursuits & Initiation**

<b>REASON FOR PURSUIT</b>	<b>DISPOSITION</b>	<b>COMPLIANCE</b>
WELFARE CHECK	STOPPED VOLUNTARILY	YES
SHOOTING SUSPECTS	RETURNED TO SERVICE	YES
SPEEDING	STOPPED VOLUNTARILY	YES
VEHICLE DISTURBANCE	OFFICER TERMINATED	YES
RECKLESS DRIVING	OFFICER TERMINATED	YES
SPEEDING	SERGEANT TERMINATED	YES
NO LP, RAN STOP SIGN	OFFICER TERMINATED	YES
SPEEDING/RECKLESS DRIVING	STOPPED VOLUNTARILY	YES
POSS INTOX DRIVER	STOPPED VOLUNTARILY	YES
FLED STOP	SUSPECT CRASHED	NO
SPEEDING	STOPPED VOLUNTARILY	YES

## **Supervisor Involvement**

Sergeants were involved in eight (9) of the eleven (11) total pursuits.

## **Pursuit Termination**

One (1) pursuit was terminated by the supervisor and three (3) by officers.

## **Spike Strip Deployment**

Spike strips were effectively deployed in one pursuit.



# **MAGNOLIA POLICE DEPARTMENT**

**Kyle Montgomery**  
**Chief of Police**

To: Kyle Montgomery, Chief of Police  
From: Saul Soto, Lieutenant  
Date: 01/04/2024  
Subject: Use of Force Analysis

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## **Use of Force Analysis for 2023**

This analysis was conducted for the purpose of reviewing the Magnolia Police Department's Use of Force for calendar year 2023. The Magnolia Police Department takes its obligations seriously to provide the most effective and efficient police service with the least adverse impact on our citizens. The Magnolia Police Department is committed to protecting the rights of all persons and in using force only when necessary, and to the extent necessary, to achieve legal objectives. This analysis is conducted each year to comply with Texas Law Enforcement Best Practice 6.10 and to attempt to identify methods for reducing the number of incidents and the inherent risks involved.

Officers are trained by the department to use only the level of force necessary to bring a person under control and complete a legal objective. Police/citizen encounters can however, change instantly, and officers may be required to react quickly in using force to subdue a resisting subject. While officers prefer to escalate their level of force in an orderly manner in order to use the lowest level possible, the response of a subject may limit that ability and force officers to use whatever level of force is immediately available to protect themselves and the public.

## **Use of Force Reporting Requirements**

Texas Law Enforcement Best Practice 6.03 and Magnolia Police Department Policy 5.02 Use of Force Reporting and Analysis, requires a written report be completed anytime an officer uses force. Whenever an officer of this department discharges a firearm, or takes any action that results in or is alleged to have resulted in injury or death to another person, or applies physical force, including the use of lethal or less-lethal weapons and/or applies weaponless physical force as defined by the agency, the officer will immediately notify his supervisor. The supervisor will submit a written report with sufficient details to help identify trends, improve training and

officer safety, and provide timely information for the Chief of Police to address use of force issues with the public.

Each individual Use of Force Report is immediately reviewed by the Officer's Supervisor, and through the Chain of Command to the Chief of Police. At the time of the incident, the Use of Force is reviewed to ensure the use was appropriate and within the guidelines of Department Policy and Law. If the officer used force inappropriately, a departmental investigation is required, and the officer may receive additional training or in some cases discipline up to and including termination from employment. This analysis is not intended to determine if an officer acted inappropriately, but to identify department wide trends that may suggest changes in policy, training, equipment, or supervision.

Data collected will be stored in the MPD Google Drive under the folder labeled Use of Force, and categorized by year.

## **Use of Force Comparison 2023**

There were a total of 13 Reported Uses of Force this year compared to last year. The Use of Force incidents are listed below by type with comparison to the previous year.

	<b>2022</b>	<b>2023</b>	<b>Difference</b>
Physical Control	9	9	0
OC Pepper Spray	0	0	0
Impact Weapon/Baton	0	0	0
Non/Less Lethal Weapon	0	0	0
Electronic Control Device	1	4	+3
Firearm	1	0	-1
<b>Total</b>	<b>11</b>	<b>13</b>	<b>+2</b>

### **Individual Officer Use of Force**

The average officer used force less than one time in 2023. A number of officers used force more than the average and these officer's activities and actions were reviewed by the department for appropriateness. While each individual use of force is reviewed immediately after the event to ensure it is in compliance with department policy and law, patterns of behavior can also indicate the need for additional training or supervision. Officers can have significantly different rates in their use of force depending on the crime activity in the part of the city where they are assigned, their type of assignment, the time of day they work and their experience level.

During none of the use of force incidents were officers counseled for not following the use of force continuum.

## **Physical Control**

In 2023, 6 Police Officers used physical control 13 times during incidents they were assigned to deal with.

Included in the category are all those incidents requiring only physical force to complete handcuffing or bring a resisting subject under control. If physical control was insufficient to bring the individual under control and a higher level of force was used, that incident is reported in the highest level used by the officers.

In 8 instances this year, physical control was sufficient to bring the person under control. In 1 instances, physical control was insufficient and a higher level of force was required.

Included in this category are all those instances where simple use of or issuance of verbal commands was not sufficient or effective. It includes those instances where officers place their hands on a subject and use more force than simply a strong grip, must forcibly handcuff a person, the use of pressure point control tactics or other soft hand techniques. This category also includes taking the person to the ground in order to forcible handcuff.

## **OC Pepper Spray**

In 2023, 0 Police Officers used department issued Oleoresin Capsicum (OC) spray chemical agent 0 times during an arrest or other incident.

Oleoresin Capsicum is a chemical compound derived from various pepper plants and is mixed with a propellant that is used by many law enforcement agencies as a less-lethal alternative to higher and more injury producing levels of force. The chemical spray is usually directed at a resisting subject's face and the spray immediately causes a burning of the eyes, nose, and mouth causing the subject to close their eyes and in most cases stops any physical resistance. The burning will usually dissipate within 30 minutes and most often has no long term after effects.

Included in the category are those incidents where OC Spray was the highest level of force needed to complete handcuffing or bring a resisting subject under control. If the use of OC Spray was insufficient to bring the individual under control and a higher level of force was used, that incident is reported in the highest level used by the officers.

In 0 instances this year, OC Spray was sufficient to bring the person under control. In 0 instances, OC Spray was insufficient and a higher level of force was required.

Also included in this category are all those instances where simple use of or issuance of verbal commands was not sufficient or effective and may include other instances where other lower levels of force were used but were ineffective in resolving the issue.

## **Impact Weapons / Baton**

In 2023, 0 Police Officers used department issued some form of impact weapon 0 times during an arrest or other incident.

Impact weapons include the use of the department issued ASP Baton, the use of a closed fist or any other implement that was used to deliver a strike to a person.

The department issues and trains officers in the use of the ASP collapsible baton. Training is provided to instruct officers in the proper placement of strikes that will temporarily stun an opponent allowing the officer time to complete handcuffing. Batons tactics training provided by the department avoids the use of any strikes directed at the head of an individual. If an officer does not have the time or opportunity to deploy the ASP or other less-lethal options, officers may have to defend themselves with their bare hands. If closed fist strikes were required then those instances are reported in this category.

Included in the category are those incidents where an impact weapon was the highest level of force needed to complete handcuffing or bring a resisting subject under control. If the use of an impact weapon was insufficient to bring the individual under control and a higher level of force was used, that incident is reported in the highest level used by the officers.

In 0 instances this year, an impact weapon was sufficient to bring the person under control. In 0 instances, the use of an impact weapon was insufficient and another level of force was required.

Also included in this category are all those instances where simple use of or issuance of verbal commands was not sufficient or effective and may include other instances where other lower levels of force were used but were ineffective in resolving the issue.

## **Non/Less Lethal Weapon**

In 2023, 0 Police Officers used department issued Non or less lethal Weapon 0 times during an arrest or other incident.

The department has a number of less lethal munitions available that can be fired from specially designed firearms that are designed to inflict surprise, pain or trauma that is less severe than the use of deadly force. These less lethal munitions include bean bag rounds, rubber pellets, wooden baton rounds, as well as pepper-ball munitions fired from guns similar to paintball guns. While these rounds are designed to be less lethal than regular firearms, they are still able to cause significant damage to an individual and as such are used only as a last resort when time and opportunity permit.

Included in the category are those incidents where a non/less lethal weapon was the highest level of force needed to bring a subject under control. If the use of OC Spray was insufficient to bring the individual under control and a higher level of force was used, that incident is reported in the highest level used by the officers.

In 0 instances this year, non/less lethal munitions were sufficient to bring the person under control. In 0 instances, non/less lethal munitions were insufficient and a different level of force was required.

Also included in this category are all those instances where other lower levels of force were used but were ineffective in resolving the issue.

## **Electronic Control Device**

In 2023, 3 Police Officers used department issued Electronic Control Device 5 times during an arrest or other incident.

Electronic Control Devices, commonly called Tasers, are pistol type devices that fire two small darts that are designed to imbed themselves in the skin or clothing of a resisting or combative suspect. The darts are connected to the device by small flexible wires which transmit a short 5 second high voltage/low amperage charge through the darts. This causes disruption of muscle activity and is accompanied by pain which most often temporarily disables the individual. There are usually no long term side effects of the use of the device on healthy individuals.

The Magnolia Police Department trains their officers in the proper and appropriate use of Electronic Control Devices and has policies designed to only allow it use against active



aggression toward officers and not in cases of passive non-compliance or as punishment of any kind.

Included in the category are those incidents where the use of an ECD was the highest level of force needed to bring a subject under control. If the use of an ECD was insufficient to bring the individual under control and a higher level of force was used, that incident is reported in the highest level used by the officers.

In 5 instances, the actual use of an ECD was sufficient to bring the person under control. In 0 instances, the actual use of an ECD was insufficient and a higher level of force was required.

## **Firearms**

In 2023, 0 Police Officer used their firearm 0 time during an arrest or other incident.

Firearms are by definition Deadly Force, and their use is very restricted. Officers must comply with not only their intensive training, but with the department's Deadly Force Policy and state law. When an officer fires their weapon in the line of duty, whether or not an individual is hit, a detailed investigation is undertaken to determine if that use was in compliance with both policy and law.

Included in the category are those incidents where Firearms were the highest level of force used to bring a resisting subject under control.

In 0 instances this year, a use of a firearm was sufficient to bring the person under control. In 0 instances, Firearms were insufficient.

## **Citizen and Internal Complaints Regarding the Use of Force**

During 2023 the Magnolia Police Department received a total of 0 complaints of unnecessary or inappropriate use of force.

## **General Observations**

The Magnolia Police Department Use of Force throughout the year of 2023 consisted primary of physical force. Taser and Firearm were used as the primary force on only 4 instances. Officers

only had to use secondary force, taser, on one occasion. Overall, physical force was the only force necessary to overcome and affect an arrest.

## **Recommendations**

Based on the findings of the analysis, Magnolia Police Officers overall applied the Use of Force Continuum appropriately. Minimal injuries were sustained as a result of the physical force deployed by officers. There are new non-lethal tools being implemented by local agencies the Magnolia Police Department should consider purchasing.

## **Command Review:**

Any Actions to be Taken: None at this time.



2-5-2024

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Chief of Police

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Date

Code Compliance Report  
For Month Of FEBRUARY

2024

DATE	ADDRESS	NAME	VIOLATION	STATUS
2-1	18111 Buddy Riley Blvd	City of Magnolia	Signs to be removed	
2-7	MARLIN ST 31610	BROWN, TINA	Blocking Water Flow	Notified
2-7	FM 1774 Rd ETS	R Vision (Amanda)	OFF-PREMISE SIGN	Will Remove
2-2	FM 1774 Rd @ 14820 Rd	Heritage Home (L. TRAVIS)	OFF-PREMISE SIGN	
2-2	Community Rd @ FM 1488	LEVEL TX	" " "	
2-2	Emory Glen @ FM 1488 Rd / FM 1774 Rd		OFF PREMISE SIGN	
2-2	Magnolia Springs	Castle Rock (A. VALE)	OFF PREMISE "	
2-8		DAVIDSON Homes	" "	
2-2		Leisure Communities	" "	
2-2	Emory Glen	Highland Home		
		Chesmore		
		EMPIRE	OFF-premise	
	Community Rd @ FM 1488	Brightland Homes	"	
	Magnolia Springs	KB Home	"	
	Mustang Ridge		"	
	Glen Oaks	KHOVANIAN	"	
2-8	FM 1488	JS Helvia & Son LLC	Semi parked in No parking Zone	
2-9	18111 Buddy Riley	City of Magnolia	Signs	48 removed
2-14	Magnolia Springs	Susan Fendley, Centex	Sign - OFF premise	
2-14	Rowe's homes, Escrow to	Robert Deshotel	Signs - OFF premise	
2-16	18111 Buddy Riley Blvd	City of Magnolia	Signs	28 removed
2-23	18111 Buddy Riley Blvd	City of Magnolia	Signs	80 removed
2-24	18111 Buddy Riley Blvd	City of Magnolia	Signs	30 removed

## FY 2024 MAGNOLIA MUNICIPAL COURT COLLECTIONS REPORT

MONTH	CITATIONS PAID THROUGH TRAFFIC PAYMENT.COM	CITATIONS PAID IN OFFICE OR THROUGH THE MAIL	TOTAL COURT COLLECTIONS
OCT.2023	38,246.70	34,538.71	72,785.41
Nov.2023	30,015.90	29,702.01	59,717.91
DEC.2023	24,351.30	23,507.94	47,859.24
JAN.2024	32,158.25	28,082.23	60,240.48
FEB.2024	35,921.05	28,595.16	64,516.21
MAR.2024			
APR. 2024			
MAY 2024			
JUN. 2024			
JUL. 2024			
AUG. 2024			
SEPT. 2024			
<b>TOTAL:</b>	<b>160,693.20</b>	<b>144,426.05</b>	<b>305,119.25</b>
	BY: FRANCES SUAREZ		

## 2023 MAGNOLIA MUNICIPAL COURT CASE MANAGEMENT REPORT

Month	Citations Issued	Violations Issued	Warnings Issued	New Warrants Issued	Warrants Cleared	Arrestment Cases	Juvenile Court Cases	Judge Trial cases	*Jury Trial Cases	Show Cause cases
January	157	214	501	0	79	46	3	0	0	0
February	183	267	469	104	66	81	6	0	0	35
March										
April										
May										
June										
July										
August										
September										
October										
November										
December										
<b>TOTAL</b>	340	481	970	104	145	127	9	0	0	35
<b>Completed By: Frances Suarez</b>										
01/16/2024 COURT RESCHEDULE DUE TO WEATHER										

***MAGNOLIA, TX 77354 MUNICIPAL COURT***

***Fees and Fines Collection & Activity Report***

***As of January 31, 2024***



**Linebarger Goggan Blair & Sampson, LLP**

**PROPRIETARY AND CONFIDENTIAL  
INFORMATION**

Linebarger Goggan Blair & Sampson, LLP considers the information contained in this report to be proprietary, confidential, trade secrets of the firm. We respectfully request that no copies of this information be made and/or distributed without the prior written consent of the firm.

## Collections & Activity Summary

Collection Disposition Summary - January 2024	
Citations Assigned	0
Amount Assigned	\$0
Citations Collected	15
Amount Collected	\$4,849
Citations Cancelled	13
Amount Cancelled	\$4,208
<b>Citations Resolved</b>	<b>28</b>
<b>Amount Resolved</b>	<b>\$9,057</b>

Collection Disposition Summary - Contract to Date	
Citations Assigned	3,572
Amount Assigned	\$1,511,727
Citations Adjusted	204
Amount Adjusted	(\$39,398)
Citations Collected	325
Amount Collected	\$97,782
Citations Cancelled	94
Amount Cancelled	\$33,083
<b>Citations Resolved</b>	<b>419</b>
<b>Amount Resolved</b>	<b>\$130,865</b>
<b>Dollar Resolution Rate</b>	<b>11.3%</b>

Collection Activity - January 2024		
Letters		78
Address/Phone Updated		77
Phone Activity	Inbound	8
	Outbound	701

Collection Activity - Contract to Date		
Letters		5,135
Address/Phone Updated		1,258
Phone Activity	Inbound	158
	Outbound	4,735

## Status of Open Accounts

Status	Count	Amount
ACT - Active Account	3,182	\$1,332,262
ATT - Attorney Contact Only	18	\$6,441
INC - Incarcerated	4	\$1,370
PRM - Promise Payment	3	\$1,056
PTC - Paid To Client	1	\$337
<b>Total</b>	<b>3,208</b>	<b>\$1,341,465</b>



## Monthly Collection Activity Last 24 Months

Year	Month	Letters Mailed	Address/Phone Updated	Phone Activity		Dollars Collected
				Inbound	Outbound	
<b>2024</b>	<b>January</b>	78	77	8	701	\$4,849
<b>2023</b>	<b>December</b>	319	24	8	604	\$6,741
	<b>November</b>	0	146	4	912	\$9,842
	<b>October</b>	25	53	16	357	\$8,519
	<b>September</b>	1,341	103	10	336	\$1,156
	<b>August</b>	0	70	7	468	\$5,013
	<b>July</b>	98	49	11	279	\$9,802
	<b>June</b>	90	59	7	285	\$5,936
	<b>May</b>	106	101	18	392	\$6,609
	<b>April</b>	649	108	12	93	\$9,646
	<b>March</b>	53	86	9	18	\$8,730
	<b>February</b>	862	18	16	140	\$12,963
<b>January</b>	15	66	1	16	\$0	
<b>2022</b>	<b>December</b>	729	63	23	24	\$0
	<b>November</b>	0	15	0	8	\$4,467
	<b>October</b>	31	77	2	14	\$3,509
	<b>September</b>	739	27	6	88	\$0
	<b>August</b>	0	116	0	0	\$0
<b>Total*</b>		<b>5,135</b>	<b>1,258</b>	<b>158</b>	<b>4,735</b>	<b>\$97,782</b>

**\*Total Amounts noted represent the last 24 months & not contract to date.**

## Portfolio Analysis Outstanding Placements

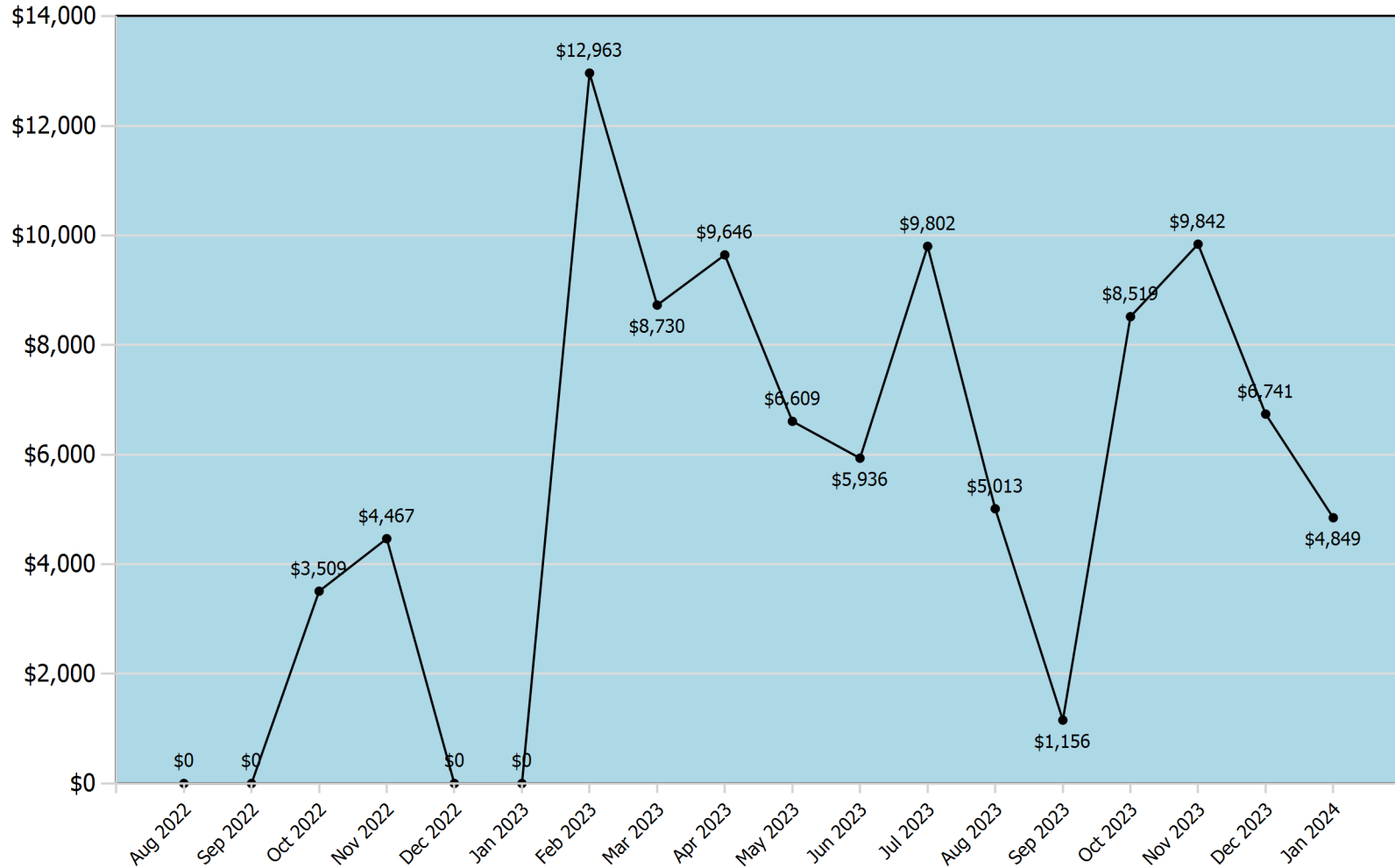
	Accounts	Dollars	Acct. Pct.	Dollar Pct.	Average Balance
<b>ALL ACCOUNTS</b>	3,208	\$1,341,465.27	100.00%	100.00%	\$418.16
<b>ADDRESSES</b>					
<b>No Mailing Address</b>	4	\$1,929.20	0.12%	0.14%	\$482.30
<b>Returned Mail</b>	254	\$106,780.18	7.92%	7.96%	\$420.39
<b>Good Address</b>	2,950	\$1,232,755.89	91.96%	91.90%	\$417.88
<b>OFFENSE AGE</b>					
<b>One Year or Less</b>	77	\$31,187.00	2.40%	2.32%	\$405.03
<b>1-2 Years</b>	592	\$249,545.02	18.45%	18.60%	\$421.53
<b>2-3 Years</b>	464	\$193,597.81	14.46%	14.43%	\$417.24
<b>+3 Years</b>	2,075	\$867,135.44	64.68%	64.64%	\$417.90
<b>PLACEMENT AGE</b>					
<b>One Year or Less</b>	517	\$217,350.65	16.12%	16.20%	\$420.41
<b>1-2 Years</b>	2,691	\$1,124,114.62	83.88%	83.80%	\$417.73
<b>2-3 Years</b>	0	\$0.00	0.00%	0.00%	\$0.00
<b>+3 Years</b>	0	\$0.00	0.00%	0.00%	\$0.00

## Offense Age of Placements Last 13 Months

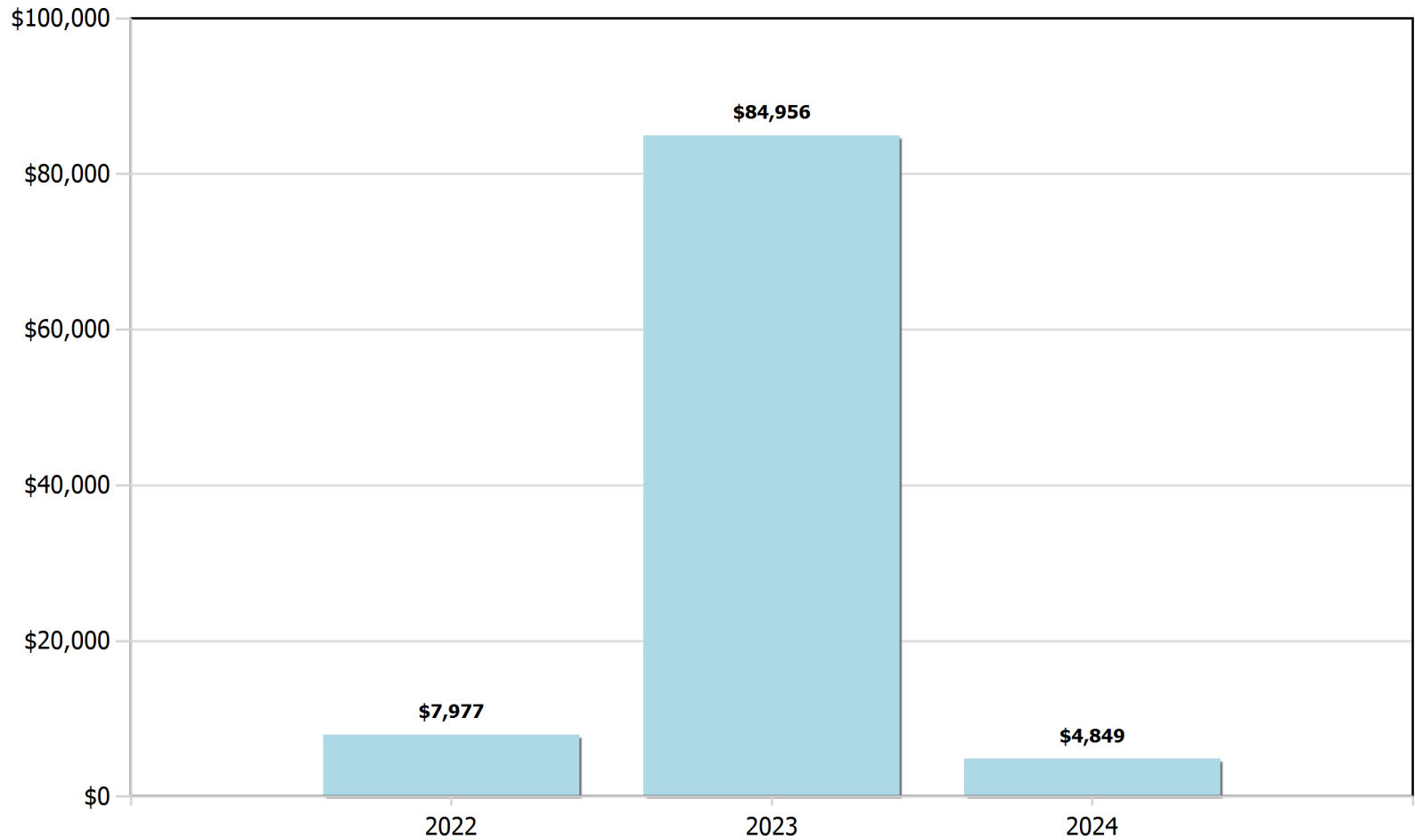
	2017 & PRIOR	2018	2019	2020	2021	2022	2023	2024	Total Placements
<b>January 2024</b>	-	-	-	-	-	-	-	-	<b>0</b>
<b>December 2023</b>	2 2.44%	-	-	-	-	2 2.44%	78 95.12%	-	<b>82</b>
<b>November 2023</b>	-	-	-	-	-	-	-	-	<b>0</b>
<b>October 2023</b>	-	-	-	-	-	2 100.00%	-	-	<b>2</b>
<b>September 2023</b>	-	-	-	-	-	122 61.93%	75 38.07%	-	<b>197</b>
<b>August 2023</b>	-	-	-	-	-	-	-	-	<b>0</b>
<b>July 2023</b>	1 1.59%	-	-	-	1 1.59%	61 96.83%	-	-	<b>63</b>
<b>June 2023</b>	-	-	-	-	-	14 100.00%	-	-	<b>14</b>
<b>May 2023</b>	7 10.14%	-	-	-	-	62 89.86%	-	-	<b>69</b>
<b>April 2023</b>	-	-	-	-	-	-	-	-	<b>0</b>
<b>March 2023</b>	1 1.45%	-	-	4 5.80%	13 18.84%	51 73.91%	-	-	<b>69</b>
<b>February 2023</b>	3 4.92%	-	3 4.92%	4 6.56%	8 13.11%	43 70.49%	-	-	<b>61</b>
<b>January 2023</b>	529 37.10%	681 47.76%	216 15.15%	-	-	-	-	-	<b>1,426</b>

Placement Activity Summary Contract to Date								
Year	Month	Count #	Orig Placement \$	Cancelled \$	Adjustment \$	Net Placement \$	Collected \$	Collected %
<b>2024 Summary</b>	<b>January</b>	0	\$0	\$0	\$0	\$0	\$0	0.00%
		<b>0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>#Error</b>
<b>2023 Summary</b>	<b>December</b>	82	\$32,986	\$676	(\$203)	\$32,108	\$420	1.31%
	<b>November</b>	0	\$0	\$0	\$0	\$0	\$0	0.00%
	<b>October</b>	2	\$681	\$0	\$0	\$681	\$0	0.00%
	<b>September</b>	197	\$83,611	\$0	(\$188)	\$83,423	\$4,084	4.90%
	<b>August</b>	0	\$0	\$0	\$0	\$0	\$0	0.00%
	<b>July</b>	63	\$26,372	\$0	\$0	\$26,372	\$354	1.34%
	<b>June</b>	14	\$5,977	\$0	\$0	\$5,977	\$826	13.81%
	<b>May</b>	69	\$29,875	\$10	(\$454)	\$29,412	\$411	1.40%
	<b>April</b>	0	\$0	\$0	\$0	\$0	\$0	0.00%
	<b>March</b>	69	\$29,624	\$1,247	(\$1,286)	\$27,092	\$3,079	11.36%
	<b>February</b>	61	\$26,090	\$2,858	(\$365)	\$22,867	\$1,409	6.16%
	<b>January</b>	1,426	\$610,920	\$14,886	(\$14,996)	\$581,037	\$37,651	6.48%
		<b>1,983</b>	<b>\$846,138</b>	<b>\$19,677</b>	<b>(\$17,492)</b>	<b>\$808,969</b>	<b>\$48,232</b>	<b>5.96%</b>
<b>2022 Summary</b>	<b>December</b>	184	\$75,271	\$368	(\$198)	\$74,705	\$4,303	5.76%
	<b>November</b>	0	\$0	\$0	\$0	\$0	\$0	0.00%
	<b>October</b>	47	\$20,660	\$0	(\$219)	\$20,441	\$1,464	7.16%
	<b>September</b>	131	\$55,075	\$4,719	(\$2,009)	\$48,348	\$4,610	9.54%
	<b>August</b>	1,227	\$514,584	\$8,319	(\$19,481)	\$486,785	\$39,173	8.05%
			<b>1,589</b>	<b>\$665,590</b>	<b>\$13,405</b>	<b>(\$21,906)</b>	<b>\$630,279</b>	<b>\$49,550</b>

### Monthly Collections Last 18 Months

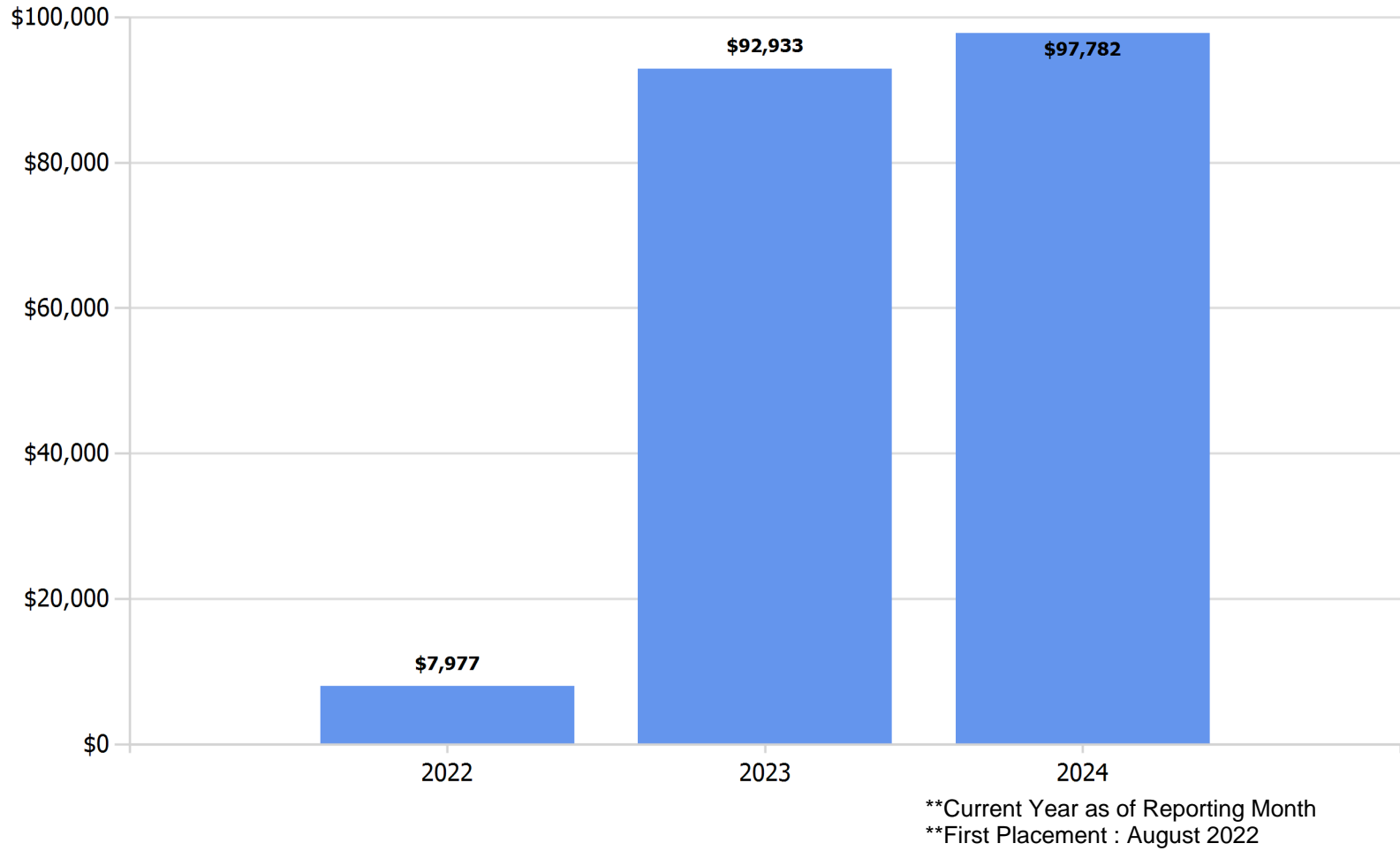


### Delinquent Court Fees & Fines Annual Collections Last 6 Years



\*\*\*Current Year as of Reporting Month  
\*\*\*First Placement : August 2022

### Delinquent Fees & Fines Cumulative Collections





# CITY OF MAGNOLIA

## B&W ENGINEERING REPORT

MARCH 12, 2024

### 1. CAPITAL IMPROVEMENT PLAN (CIP) PROJECTS IN DESIGN

#### A. Water Well No. 9

The project is now in construction with construction updates provided in Section 2.D. of this report. Remaining design items include:

- Lone Star Groundwater Conservation District (LSGCD) permit, further reported in Section 5D of this report. The permit request was sent on October 24, 2023.
- The service upgrade request was sent to CenterPoint in September 2023. A one-year lead time is expected on delivery of the pad-mounted transformer.
- A sanitary control easement (SCE) exception.

#### B. Water Plant No. 4 500,000-Gallon Elevated Storage Tank (EST)

The design is approximately 85% complete. The current schedule is as follows:

- 90% drawings to City in March 2024
- Advertise project in April-May 2024
- Bid in May 2024
- Present bids at May 14, 2024 Council meeting

#### C. Amarillo Drive Replacement and Smith Road Repairs

Design is underway with the pavement replacement of Amarillo Drive and the widening of Smith Road. The project is scheduled to bid in April with construction occurring in the spring.

#### D. Melton Street Sanitary Sewer System

The City recently found and repaired a major source of inflow and infiltration (I&I) on the Melton Street sanitary sewer system. Since the repairs, minor rain events have not caused any issues with the sanitary system along Melton. A more significant rain event is needed to confirm the effectiveness of the repairs.

### 2. CAPITAL IMPROVEMENT PLAN (CIP) PROJECTS IN CONSTRUCTION

#### A. Sagebrush (Dogwood Patches) Sanitary Sewer Rehabilitation (CDBG Funding)

Contractor: Cruz Tec, Inc.

Contract Time / Completion Date: 150 calendar days / July 4, 2024

Contract Amount: \$331,225.00

The contractor has begun pre-rehabilitation cleaning and televising and is underway with submittals.



## B. Water Plant No. 2 (Kelly Road Water Plant) Ground Storage Tank and Hydropneumatic Tank Addition

*Baxter & Woodman is providing limited construction phase services. City Staff is providing the majority of construction phase services including observation.*

Contractor: ALLCO LLC  
Contract Time / Completion Date: 270 calendar days / May 24, 2024  
Contract Amount: \$1,660,950.00

The contractor will begin working on the tank foundation at the beginning of March. The tentative delivery date of the GST is May 6.

The rehabilitation of the 20,000-gallon HPT is being completed by a separate contract. The rehabilitation is scheduled for mid-March.

## C. Water Well No. 8 at Water Plant No. 2 (Kelly Road Water Plant)

Contractor: Weisinger, Inc.; Site Subcontractor: Long & Son, Inc.  
Contract Time / Completion Date: 290 calendar days / November 30, 2023  
Contract Amount: \$2,899,500.00

The contractor has reached out to the City so that the power broker can coordinate the power meter install and transfer of power. All wire for controls has been pulled and they are in the process of terminating the wire. The contractor has submitted a time extension due to the delays from the CenterPoint reconfiguration. We are under review with the time extension. The well pump and motor are installed and can be run after the electrical service reconfiguration.

The project is approximately 87% complete.



Water well discharge piping and chemical injection



Water Well No. 8 fill line on existing GST

## D. Water Plant No. 3 (Guillemont Water Plant)

### Phase I (Water Well No. 7)

Contractor: R & B Group, Inc.; Drilling Subcontractor: Weisinger, Inc.  
Contract Time / Completion Date: 270 calendar days / June 30, 2023  
Contract Amount: \$3,281,100.00

The project is complete, and we have requested the contractor provide a final pay request.

### Phase II (GST, MCC Building, Generator, Detention, Site)

*Baxter & Woodman is providing limited construction phase services. City Staff is providing the majority of construction phase services including observation.*

Contractor: R & B Group, Inc.  
Contract Time / Completion Date: 480 calendar days / November 9, 2024  
600 calendar days / March 9, 2025 (generator)  
Contract Amount: \$4,326,395.00

The detention pond was constructed in September and has been hydro mulched; however, there is still no vegetation establishment at the pond and erosion is present on the side slopes. The contractor continues to be underway with submittals. The contractor is scheduled to begin construction on the GST foundation this month, and the GST is expected to be delivered to the site in April. The contractor is waiting on material for the CMU building before beginning construction of the building.



Detention pond erosion



Detention pond erosion

During design of the Water Plant No. 4 500,000-gallon elevated storage tank, it was determined that the water system operating pressures on the east side of the City will be higher than originally anticipated. This will require larger booster pumps than originally designed at both Water Plant No. 3 and Water Plant No. 4. We are underway with determining booster pump sizes and upgrades needed to pump against this higher pressure.

Water Well No. 9

Contractor: Weisinger, Inc.  
Contract Time / Completion Date: 480 calendar days / TBD  
Contract Amount: \$2,260,700.00

The project was awarded to Weisinger, Inc. at the February Council meeting for \$2,260,700.00. Contract compliance is complete. We are routing the contracts for signature and are working on scheduling a pre-construction conference.

**For action:** Consideration and possible authorization of Baxter & Woodman, Inc. Work Order No. 24-003 to perform limited construction management services in an hourly not-to-exceed amount of \$87,741.00.

**E. Nichols Sawmill WWTP Expansion**

All work is complete, and the contractor is in the process of submitting their final pay request.

ALLCO, LLC submitted Pay Estimate No. 34 in the amount of \$62,667.57 (**attached**). This amount represents partial payment for Treatment Unit No. 2 welding repairs, site acceptance testing, start-up/commissioning, and demobilization.

**F. Water Plant No. 4 (Magnolia East Water Plant in Magnolia East MUD; Engineering by LJA Engineering)**

Contractor: R&B Group, Inc.; Drilling Subcontractor: Weisinger, Inc.  
Contract Time / Completion Date: 335 calendar days / January 27, 2025  
Contract Amount: \$6,180,640.02

The limits for clearing and grubbing have been established, and the contractor has mobilized for the clearing and grubbing work.

**3. FUTURE CAPITAL IMPROVEMENT PLAN (CIP) PROJECTS**

**A. Future Water Plant Sites**

There is no additional information this reporting period.

**B. Future Wastewater Treatment Plant Sites**

There is no additional information this reporting period.

**C. WWTP Expansion to 2.00 MGD (TWDB State Revolving Funds)**

The application was for financial assistance in the amount of \$10,675,000 with \$1,000,000 in principal forgiveness. The transaction closed in December 2023.

#### **4. EVALUATION OF EXISTING 0.30 MGD PLANT (TREATMENT UNIT 1; NORTH PLANT)**

The final Treatment Unit No. 1 evaluation report was provided to City Staff on March 2, 2024.

#### **5. REGULATORY COMPLIANCE PROJECTS**

##### **A. Texas Pollutant Discharge Elimination System (TPDES) Wastewater Permit**

The City's TPDES permit expires May 27, 2025. Permit applications are due 180 days prior to permit expiration.

##### **B. Sanitary Sewer Overflow (SSO) Initiative (TCEQ)**

The report was submitted to the TCEQ on January 31, 2022. We continue to touch base on the status with the TCEQ.

##### **C. Lead and Copper Rule Revisions (EPA)**

The compliance date for the Lead and Copper Rule Revisions (LCRR) is October 16, 2024. It is our understanding City Staff is handling the compliance.

##### **D. Lone Star Groundwater Conservation District (LSGCD) Permit**

An allocation increase request was sent on August 22, 2023, and a second allocation increase request was sent with the Water Well No. 9 permit application on October 25, 2023. Both requests are under technical review and continue to receive additional comments.

We met with LSGCD, City Staff, and our hydrogeological subconsultant on March 4, 2024. LSGCD provided another round of additional information they are requesting in order to proceed. We continue to work closely with LSGCD to provide them this additional information that is not in their guidelines.

#### **6. PLANNING PROJECTS**

##### **A. Water Master Plan and Wastewater Master Plan**

The Water Master Plan and Wastewater Master Plan were last updated in 2019. A Water Master Plan update will include a WaterCAD hydraulic water model, field testing for the hydraulic model, evaluation of existing conditions, recommendations on future projects, and opinions of probable construction costs. A Wastewater Master Plan update will include an evaluation of existing conditions, recommendations on future projects, and opinions of probable construction costs. There have been significant additions to the City's water and wastewater systems since the last update.

Once the water and wastewater capital improvement plans (CIPs) are updated, the maximum allowable water and wastewater impact fees can be recalculated. The impact fees must be recalculated every 5 years.

## **B. Master Thoroughfare Plan**

The draft report was provided to City Staff on August 10, 2023. Comments will be incorporated once received. The Master Thoroughfare Plan is planned for approval at a future Planning and Zoning Commission meeting and a future City Council Meeting.

## **C. City Limits, ETJ, and Zoning Map**

The proposed zoning layer changes, as drafted in UDC Chapter 2: Zoning and Land Uses, have been drawn and were sent to City Staff and the UDC Task Force on August 15. Comments will be incorporated once received. The zoning map will need to be approved in conjunction with the updated UDC.

Currently, the City's CCN does not cover the entire City boundary. The City should consider updating CCN to cover the City limits.

## **D. Unified Development Code (UDC)**

The proposed UDC was sent to City Staff and the UDC Task Force for review on August 15. They are currently providing a thorough review of the documents. Comments will be incorporated once received. The zoning map, as mentioned under Item C above, and the UDC are planned for approval at a future Planning and Zoning Commission meeting and a future City Council Meeting.

## **7. FUNDING FOR PROJECTS**

### **A. TWDB State Revolving Funds (SRF) for 0.75 MGD Wastewater Treatment Plant Expansion**

This item is reported on under Item 3.C. WWTP Expansion to 2.00 MGD.

### **B. American Rescue Plan Act of 2021 (ARPA) Funding**

Construction contracts must be underway by December 31, 2024, and all ARPA funds must be spent by December 31, 2026. We are underway with modifying the scope and updating the opinions of probable construction costs to rehabilitate all four (4) of the City's GSTs and ESTs. We will provide updated costs for the April Council meeting.

### **C. Water Plants**

GrantWorks, Inc. provided two options through the Texas Water Development Board (TWDB): the Rural Water Assistance Fund (RAWF) and the Drinking Water State Revolving Fund (DWSRF).

*Janice Noeldner*

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**Janice C. Noeldner, P.E.**

Senior Project Manager

Baxter & Woodman, Inc.

TBPELS Registration No. F-21783

Attachments

February 26, 2024

Timothy W. Robertson, PE  
City Engineer  
City of Magnolia  
18111 Buddy Riley Blvd  
Magnolia, Texas 77354

***Subject: Pay Estimate No. 34  
Wastewater Treatment Plant Expansion***

Dear Mr. Robertson:

Baxter & Woodman is presenting **Pay Estimate No. 34** in the amount of **\$62,667.57** for the above referenced project for your review. This amount represents partial payment for TU-2 welding repairs, site acceptance testing, start up/commissioning, and demobilization. The work completed to date appears to have been performed in general conformance with the plans and specifications. Payment to the contractor is recommended at this time. A two percent (2%) retainage has been withheld in accordance with the contract requirements.

Should you have any questions, please feel free to contact me at 346-249-8582.

Sincerely,



Patricia Gunter  
Director of Construction Services

BAXTER & WOODMAN, INC.  
CONSULTING ENGINEERS  
TBPELS REGISTRATION NO. F21783

xc: Mr. Don Doering – City of Magnolia  
Mr. Michael A. Kurzy, PE – Baxter & Woodman, Inc.  
Mr. Daniel Ramos, PE – Baxter & Woodman, Inc.  
Mr. Keith Bohack – Baxter & Woodman, Inc.

# City Administrator's Report for March 12, 2024

Every day is a new adventure here in Magnolia! Here is a partial list of some of my recent activities since the last City Council Meeting:

02/09 Teleconference with City Attorneys

02/13 Attended Pre-Development meeting

02/14 Attended Mediation with Audubon in Houston

02/15 Attended Mediation with Audubon in Houston

02/16 Attended Mediation with Audubon in Houston

02/20 Attended Pre-Development meeting

02/21 Met with Grant Works Project Manager

02/21 Teleconference with Developer

02/22 Attended Public Park Plan meeting

02/26 Met with Area City Managers/Administrators

02/27 Met with local developer concerning zoning change

02/27 Met with City Engineer, City Attorney and Developer concerning water meter allocations

02/28 Attended Pre-Construction meeting

03/06 Met with water meter supplier

03/07 Attended Pre-Construction meeting for Water Well #9

03/07 Attended Chamber Government Affairs Committee meeting

Don Doering



**City of Magnolia**  
**Financial Summary**  
**February 29, 2024**  
42% of Fiscal Year

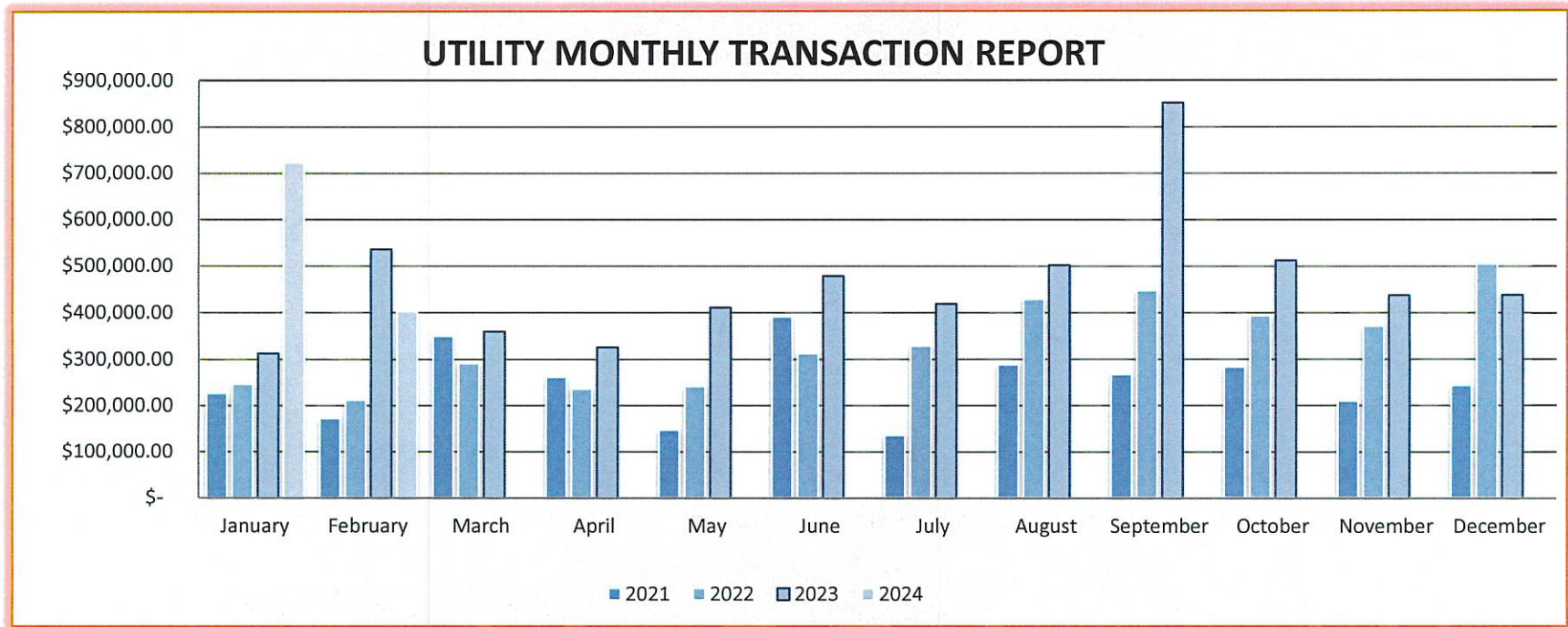
	Budgeted	Actual	Percent
<b>General Fund</b>			
Revenue	\$6,958,006	\$3,093,576	44%
Expenses	\$7,044,314	\$2,942,814	42%
<b>Water &amp; Sewer Fund</b>			
Revenue	\$11,072,901	\$6,557,708	59%
Expenses	\$5,866,710	\$2,160,337	37%
<b>Capital Projects Enter.</b>			
Revenue	\$15,250,000	\$3,550	0%
Expenses	\$6,250,500	\$2,267,487	36%
<b>Debt Service</b>			
Revenue	\$786,935	\$1,206,531	153%
Expenses	\$787,525	\$117,005	15%
<b>4B Community Dev.</b>			
Revenue	\$678,000	\$295,323	44%
Expenses	\$846,606	\$74,507	9%
<b>4A Economic Dev.</b>			
Revenue	\$1,382,000	\$614,628	44%
Expenses	\$2,116,501	\$1,178,874	56%
<b>Red Light Camera</b>			
Revenue	\$0	\$0	0%
Expenses	\$0	\$0	0%
<b>445 Road Repair</b>			
Revenue	\$610,000	\$349,084	57%
Expenses	\$450,000	\$32,520	7%
<b>Hotel/Motel Occup.</b>			
Revenue	\$50,000	\$26,628	53%
Expenses	\$25,000	\$13,397	54%
<b>MC Security Fund</b>			
Revenue	\$7,000	\$5,621	80%
Expenses	\$5,000	\$3,093	62%

**City of Magnolia**  
**Financial Summary**  
**February 29, 2024**  
42% of Fiscal Year

	Budgeted	Actual	
<b>MC Tech. Fund</b>			
Revenue	\$9,000	\$6,469	72%
Expenses	\$8,100	\$4,148	51%
<b>Scofflaw</b>			
Revenue	\$0	\$0	0%
Expenses	\$0	\$0	0%
<b>In-Kind Franchise</b>			
Revenue	\$0	\$4,492	100+%
Expenses	\$0	\$0	0%
<b>Capital Projects</b>			
Revenue	\$850,000	\$45,500	5%
Expenses	\$1,294,937	\$45,500	4%
<b>Magnolia Ridge PID</b>			
Revenue	\$124,315	\$119,300	96%
Expenses	\$116,575	\$44,663	38%
<b>Seized Property</b>			
Revenue	\$0	\$1,224	100+%
Expenses	\$0	\$0	0%
<b>Judicial Efficiency</b>			
Revenue	\$500	\$651	130%
<u>Expenses</u>	<u>\$0</u>	<u>\$0</u>	<u>0%</u>
<b>Total Revenue</b>	<b>\$37,778,657</b>	<b>\$12,330,285</b>	<b>33%</b>
<b>Total Expenses</b>	<b>\$24,811,768</b>	<b>\$8,884,345</b>	<b>36%</b>
<b>Total Rev - Capital P.</b>	<b>\$21,678,657</b>	<b>\$12,281,235</b>	<b>57%</b>
<b>Total Exp. - Capital P.</b>	<b>\$17,266,331</b>	<b>\$6,571,358</b>	<b>38%</b>

### UTILITY MONTHLY TRANSACTION REPORT (2024 includes draft pmts)

Month	Payment Count	Amount	Month	Payment Count	Amount	% INCREASE
January-23	2064	\$ 312,351.20	January-24	2853	\$ 724,069.69	131.81%
February-23	2223	\$ 537,138.57	February-24	2812	\$ 402,860.28	-25.00%
March-23	2399	\$ 359,496.69	March-24			-100.00%
April-23	2162	\$ 325,869.78	April-24			-100.00%
May-23	2327	\$ 411,726.89	May-24			-100.00%
June-23	1992	\$ 479,125.36	June-24			-100.00%
July-23	2293	\$ 419,490.40	July-24			-100.00%
August-23	2291	\$ 502,216.81	August-24			-100.00%
September-23	2383	\$ 852,649.53	September-24			-100.00%
October-23	2286	\$ 512,805.11	October-24			-100.00%
November-23	2347	\$ 438,173.59	November-24			-100.00%
December-23	2462	\$ 439,125.43	December-24			-100.00%
<b>AVG</b>	<b>2269</b>	<b>\$ 465,847.45</b>	<b>AVG</b>	<b>2833</b>	<b>\$ 563,464.99</b>	<b>20.95%</b>



VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
A PLUS CONSTRUCTION HOLDINGS	2/13/24	2 LOADS OF CRUSHED CONCRE	WATER	WATER	1,050.00
				TOTAL:	1,050.00
AT&T CORP	2/13/24	MG BBEC557239	GENERAL FUND	FACILITIES	708.46
				TOTAL:	708.46
SALT TECHNOLOGIES	2/16/24	CAMERA EQUIP/SOFTWARE/FLAT	WATER	WATER	11,167.00
	2/16/24	CAMERA EQUIP/SOFTWARE/FLAT	WATER	WATER	3,106.00
	2/16/24	CAMERA EQUIP/SOFTWARE/FLAT	WATER	WATER	7,607.00
	2/16/24	CAMERA EQUIP/SOFTWARE/FLAT	WATER	WATER	4,536.00
	2/16/24	BLM ST PLANT -ROUTER	WATER	WATER	488.00
	2/16/24	KELLY ST PLANT - ROUTER	WATER	WATER	488.00
				TOTAL:	27,392.00
ALLCO, LLC	2/29/24	ALLCO, LLC KELLY RD EST#3	CAPITAL PROJ-ENTER	DEBT SVC-ENTERPRISE	63,117.00
	2/29/24	ALLCO, LLC WWTP-APP#34	CAPITAL PROJ-ENTER	DEBT SVC-ENTERPRISE	62,667.57
				TOTAL:	125,784.57
AMERICAN EXPRESS	2/13/24	MARCOS PIZZA	GENERAL FUND	ADMINISTRATION	62.64
	2/13/24	HEB	GENERAL FUND	ADMINISTRATION	12.73
	2/13/24	BROOKSHIRE BROTHERS	GENERAL FUND	ADMINISTRATION	8.26
	2/13/24	ADOBE	GENERAL FUND	ADMINISTRATION	21.44
	2/13/24	ADOBE	GENERAL FUND	ADMINISTRATION	21.44
	2/13/24	WRITING PAD	GENERAL FUND	ADMINISTRATION	28.36
	2/13/24	AMAZON	GENERAL FUND	ADMINISTRATION	17.99
	2/13/24	AMAZON	GENERAL FUND	ADMINISTRATION	15.99
	2/13/24	AWARD PAPER	GENERAL FUND	ADMINISTRATION	19.20
	2/13/24	MAGNOLIA COFFE HOUSE	GENERAL FUND	ADMINISTRATION	146.40
	2/13/24	DIXIE CUPS	GENERAL FUND	POLICE	18.78
	2/13/24	MAGNOLIA TIRE	GENERAL FUND	POLICE	40.00
	2/13/24	OUTSIDE SERVICES	GENERAL FUND	POLICE	2,010.00
	2/13/24	MAINT/REPAIR	GENERAL FUND	POLICE	494.48
	2/13/24	DUES, MEMBERSHIPS	GENERAL FUND	POLICE	65.59
	2/13/24	COMP SOFTWARE	GENERAL FUND	POLICE	497.56
	2/13/24	EDUC, TRAVEL	GENERAL FUND	POLICE	338.00
	2/13/24	OFFICE SUPPLIES	GENERAL FUND	POLICE	370.30
	2/13/24	RADIO	GENERAL FUND	POLICE	386.96-
	2/13/24	OFFICE SUPPLIES	GENERAL FUND	POLICE	0.01-
	2/13/24	AMAZON	GENERAL FUND	PUBLIC WORKS	7.57
	2/13/24	CLEARWATER	GENERAL FUND	PUBLIC WORKS	29.99
	2/13/24	WATER	GENERAL FUND	PUBLIC WORKS	49.90
	2/13/24	WATER	GENERAL FUND	PUBLIC WORKS	24.96
	2/13/24	TOILET PAPER	GENERAL FUND	PUBLIC WORKS	86.93
	2/13/24	AMAZON	GENERAL FUND	PUBLIC WORKS	111.33
	2/13/24	AMAZON	GENERAL FUND	PUBLIC WORKS	360.23
	2/13/24	AMAZON	GENERAL FUND	PUBLIC WORKS	89.41
	2/13/24	AMAZON	GENERAL FUND	PUBLIC WORKS	9.73
	2/13/24	AMAZON	GENERAL FUND	PUBLIC WORKS	142.86
	2/13/24	AMAZON	GENERAL FUND	PUBLIC WORKS	116.12
	2/13/24	TEXAS COURT CLERKS	GENERAL FUND	MUNICIPAL COURT	75.00
	2/13/24	POSTAGE	GENERAL FUND	MUNICIPAL COURT	11.35
	2/13/24	SHIRT	GENERAL FUND	MUNICIPAL COURT	59.98
	2/13/24	AMAZON	GENERAL FUND	MUNICIPAL COURT	81.86
	2/13/24	CANVA	GENERAL FUND	MUNICIPAL COURT	12.99
	2/13/24	STAMPS	GENERAL FUND	MUNICIPAL COURT	200.00
	2/13/24	STAMPS	GENERAL FUND	MUNICIPAL COURT	29.99

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	2/13/24	TMCEC	GENERAL FUND	MUNICIPAL COURT	150.00
	2/13/24	AMAZON	GENERAL FUND	MUNICIPAL COURT	31.97
	2/13/24	PROTECTION PLAN	GENERAL FUND	MUNICIPAL COURT	14.99
	2/13/24	AMAZON	GENERAL FUND	MUNICIPAL COURT	121.96
	2/13/24	KEYBOARD AND MOUSE	GENERAL FUND	FINANCE	32.77
	2/13/24	BEST WESTERN	GENERAL FUND	CITY SECRETARY	275.98
	2/13/24	VISTA PRINT	GENERAL FUND	CITY SECRETARY	36.78
	2/13/24	TOILET PAPER, PAPER TOWELS	GENERAL FUND	FACILITIES	112.29
	2/13/24	BATH TISSUE	GENERAL FUND	FACILITIES	76.93
	2/13/24	SAMS	GENERAL FUND	FACILITIES	248.50
	2/13/24	MAGNOLIA GARDENS	GENERAL FUND	PARKS	852.61
	2/13/24	PAYPAL	WATER	WATER	160.00
	2/13/24	TRAIN HR LEARNING	WATER	WATER	145.00
	2/13/24	INK	WATER	WATER	135.02
	2/13/24	VISTA PRINT CRYSTAL	WATER	WATER	33.98
	2/13/24	AMAZON	WATER	WATER	<u>24.98</u>
				TOTAL:	7,706.19
AMERICAN FLAGPOLE & FLAG CO.	2/13/24	US FLAG	GENERAL FUND	PARKS	199.50
	2/13/24	TEXAS FLAG	GENERAL FUND	PARKS	249.00
	2/13/24	ARMY FLAG	GENERAL FUND	PARKS	76.50
	2/13/24	NAVY FLAG	GENERAL FUND	PARKS	76.50
	2/13/24	AIR FORCE FLAG	GENERAL FUND	PARKS	76.50
	2/13/24	MARINE CORPS FLAG	GENERAL FUND	PARKS	76.50
	2/13/24	COAST GUARD FLAG	GENERAL FUND	PARKS	76.50
	2/13/24	SPACE FORCE FLAG	GENERAL FUND	PARKS	<u>76.50</u>
				TOTAL:	907.50
ANGELIC REAL ESTATE, LLC	2/13/24	ANGELIC REAL ESTATE, LLC 2	GENERAL FUND	ADMINISTRATION	1,043.55
	2/13/24	ANGELIC REAL ESTATE, LLC 2	GENERAL FUND	ADMINISTRATION	<u>3,934.69</u>
				TOTAL:	4,978.24
AOAS TREATMENT SOLUTIONS, LLC	2/13/24	BLEACH	WATER	WATER	1,560.00
	2/13/24	SODIUM BISULFITE	WATER	WATER	520.00
	2/13/24	FREIGHT SURCHARGE	WATER	WATER	<u>25.00</u>
				TOTAL:	2,105.00
AT&T MOBILITY	2/08/24	R STEELE 12/8 - 01/07	4B COMMUNITY DEV.	4B / COMMUNITY DEV.	20.92
	2/08/24	R STEELE 12/08- 01/07	4A ECONOMIC DEV.	4A / ECONOMIC DEV.	<u>20.93</u>
				TOTAL:	41.85
BAXTER & WOODMAN, INC	2/13/24	BAXTER & WOODMAN, INV 0254	CAPITAL PROJECTS	2014 TAX REVENUE C/O	<u>11,000.00</u>
				TOTAL:	11,000.00
BICKERSTAFF HEATH DELGADO ACOSTA LLP	2/07/24	EMAIL TO L SCHNEIDER	WATER	WATER	<u>79.00</u>
				TOTAL:	79.00
BLADES GROUP, LLC	2/16/24	BLADES GROUP INV 18044001	HB 445 ROAD REPAIR	HB 445 1/4 SALES TAX	2,480.00
	2/21/24	ROCK ASPHALT	HB 445 ROAD REPAIR	HB 445 1/4 SALES TAX	620.00
	2/21/24	ROCK ASPHALT	HB 445 ROAD REPAIR	HB 445 1/4 SALES TAX	<u>620.00</u>
				TOTAL:	3,720.00
BOB'S AUTO SERVICE	2/13/24	INSPECTION	GENERAL FUND	POLICE	25.50
	2/13/24	INSPECTION	GENERAL FUND	PUBLIC WORKS	25.50
	2/13/24	INSPECTION	GENERAL FUND	PUBLIC WORKS	25.50
	2/13/24	INSPECTION	GENERAL FUND	PUBLIC WORKS	25.50

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
				TOTAL:	102.00
BURDITT CONSULTANTS, LLC	2/08/24	BURDITT CONSULT MASTER PLN	4B COMMUNITY DEV.	4B / COMMUNITY DEV.	3,600.00
				TOTAL:	3,600.00
BUREAU VERITAS NORTH AMERICA, INC.	2/13/24	24002836	GENERAL FUND	ADMINISTRATION	1,038.40
	2/13/24	24002837	GENERAL FUND	ADMINISTRATION	2,093.84
	2/13/24	24002838	GENERAL FUND	ADMINISTRATION	150.00
	2/13/24	24002839	GENERAL FUND	ADMINISTRATION	3,673.84
	2/13/24	24002840	GENERAL FUND	ADMINISTRATION	545.85
	2/13/24	24002841	GENERAL FUND	ADMINISTRATION	957.90
	2/13/24	24002842	GENERAL FUND	ADMINISTRATION	958.25
	2/13/24	24002843	GENERAL FUND	ADMINISTRATION	1,082.85
	2/13/24	24002844	GENERAL FUND	ADMINISTRATION	958.25
	2/13/24	24002845	GENERAL FUND	ADMINISTRATION	1,006.90
	2/13/24	24002846	GENERAL FUND	ADMINISTRATION	979.95
	2/13/24	24002847	GENERAL FUND	ADMINISTRATION	533.25
	2/13/24	24002847	GENERAL FUND	ADMINISTRATION	346.64
	2/13/24	24002848	GENERAL FUND	ADMINISTRATION	1,179.10
	2/13/24	24002849	GENERAL FUND	ADMINISTRATION	1,175.95
	2/13/24	24002850	GENERAL FUND	ADMINISTRATION	1,243.85
	2/13/24	24002851	GENERAL FUND	ADMINISTRATION	1,194.85
	2/13/24	24002852	GENERAL FUND	ADMINISTRATION	1,655.39
	2/13/24	24002853	GENERAL FUND	ADMINISTRATION	200.00
	2/13/24	24002854	GENERAL FUND	ADMINISTRATION	100.00
	2/13/24	24002855	GENERAL FUND	ADMINISTRATION	844.50
	2/13/24	24002856	GENERAL FUND	ADMINISTRATION	843.80
	2/13/24	24002857	GENERAL FUND	ADMINISTRATION	843.80
	2/13/24	24002858	GENERAL FUND	ADMINISTRATION	844.50
	2/13/24	24002859	GENERAL FUND	ADMINISTRATION	843.80
	2/13/24	24002860	GENERAL FUND	ADMINISTRATION	844.50
	2/13/24	24002861	GENERAL FUND	ADMINISTRATION	785.00
	2/13/24	24002862	GENERAL FUND	ADMINISTRATION	785.00
	2/13/24	24002863	GENERAL FUND	ADMINISTRATION	785.00
	2/13/24	24002864	GENERAL FUND	ADMINISTRATION	785.00
	2/13/24	24002865	GENERAL FUND	ADMINISTRATION	785.00
	2/13/24	24002866	GENERAL FUND	ADMINISTRATION	785.00
	2/13/24	24002867	GENERAL FUND	ADMINISTRATION	785.00
	2/13/24	24002868	GENERAL FUND	ADMINISTRATION	785.00
	2/13/24	24002869	GENERAL FUND	ADMINISTRATION	785.00
	2/13/24	24002870	GENERAL FUND	ADMINISTRATION	785.00
	2/13/24	24002871	GENERAL FUND	ADMINISTRATION	785.00
	2/13/24	24002872	GENERAL FUND	ADMINISTRATION	785.00
	2/13/24	24002873	GENERAL FUND	ADMINISTRATION	785.00
	2/13/24	24002874	GENERAL FUND	ADMINISTRATION	785.00
	2/13/24	24002875	GENERAL FUND	ADMINISTRATION	843.80
	2/13/24	24002876	GENERAL FUND	ADMINISTRATION	843.80
	2/13/24	24002877	GENERAL FUND	ADMINISTRATION	785.00
	2/13/24	24002878	GENERAL FUND	ADMINISTRATION	785.00
	2/13/24	24002879	GENERAL FUND	ADMINISTRATION	843.80
	2/13/24	24002880	GENERAL FUND	ADMINISTRATION	843.80
	2/13/24	24002881	GENERAL FUND	ADMINISTRATION	843.80
	2/13/24	24002882	GENERAL FUND	ADMINISTRATION	843.80
	2/13/24	24002883	GENERAL FUND	ADMINISTRATION	126.92
	2/13/24	24002884	GENERAL FUND	ADMINISTRATION	200.00
	2/13/24	24002885	GENERAL FUND	ADMINISTRATION	265.05

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	2/13/24	24002886	GENERAL FUND	ADMINISTRATION	76.92
	2/13/24	24002887	GENERAL FUND	ADMINISTRATION	1,311.75
	2/13/24	24002888	GENERAL FUND	ADMINISTRATION	1,252.95
	2/13/24	24002889	GENERAL FUND	ADMINISTRATION	1,441.95
	2/13/24	24002890	GENERAL FUND	ADMINISTRATION	76.92
	2/13/24	24002891	GENERAL FUND	ADMINISTRATION	318.04
	2/13/24	24002892	GENERAL FUND	ADMINISTRATION	76.92
	2/13/24	24002893	GENERAL FUND	ADMINISTRATION	76.92
	2/13/24	24002894	GENERAL FUND	ADMINISTRATION	76.92
	2/13/24	24002895	GENERAL FUND	ADMINISTRATION	76.92
	2/13/24	24002896	GENERAL FUND	ADMINISTRATION	76.92
	2/13/24	24003031	GENERAL FUND	ADMINISTRATION	7,425.84
	2/13/24	24003032	GENERAL FUND	ADMINISTRATION	126.92
	2/13/24	24003034	GENERAL FUND	ADMINISTRATION	5,553.84
	2/13/24	24003035	GENERAL FUND	ADMINISTRATION	331.90
	2/13/24	24003036	GENERAL FUND	ADMINISTRATION	331.90
	2/13/24	24003037	GENERAL FUND	ADMINISTRATION	331.90
	2/13/24	24003038	GENERAL FUND	ADMINISTRATION	331.90
	2/13/24	24003039	GENERAL FUND	ADMINISTRATION	331.90
	2/13/24	24003042	GENERAL FUND	ADMINISTRATION	126.92
	2/13/24	24003043	GENERAL FUND	ADMINISTRATION	345.76
	2/13/24	24003051	GENERAL FUND	ADMINISTRATION	100.00
	2/13/24	24003052	GENERAL FUND	ADMINISTRATION	1,468.55
	2/13/24	24003053	GENERAL FUND	ADMINISTRATION	1,357.60
	2/13/24	24003055	GENERAL FUND	ADMINISTRATION	958.25
	2/13/24	24003056	GENERAL FUND	ADMINISTRATION	1,073.75
	2/13/24	24003057	GENERAL FUND	ADMINISTRATION	877.05
	2/13/24	24003058	GENERAL FUND	ADMINISTRATION	1,073.75
	2/13/24	24003061	GENERAL FUND	ADMINISTRATION	1,292.85
	2/13/24	24003062	GENERAL FUND	ADMINISTRATION	126.92
	2/13/24	24003063	GENERAL FUND	ADMINISTRATION	397.34
	2/13/24	24003064	GENERAL FUND	ADMINISTRATION	1,816.34
	2/13/24	24003076	GENERAL FUND	ADMINISTRATION	1,229.85
	2/13/24	24003090	GENERAL FUND	ADMINISTRATION	160.00
	2/13/24	24003091	GENERAL FUND	ADMINISTRATION	979.95
	2/13/24	24003115	GENERAL FUND	ADMINISTRATION	200.00
	2/13/24	24003116	GENERAL FUND	ADMINISTRATION	1,024.40
	2/13/24	24003117	GENERAL FUND	ADMINISTRATION	1,073.75
	2/13/24	24003121	GENERAL FUND	ADMINISTRATION	1,160.90
	2/13/24	24003161	GENERAL FUND	ADMINISTRATION	1,101.40
	2/13/24	24003202	GENERAL FUND	ADMINISTRATION	<u>1,024.40</u>
				TOTAL:	82,953.69
CALIFORNIA STATE DISBURSEMENT UNIT	2/15/24	CASE ID200000002223575-FON	GENERAL FUND	NON-DEPARTMENTAL	372.92
	2/29/24	CASE ID200000002223575-FON	GENERAL FUND	NON-DEPARTMENTAL	<u>372.92</u>
				TOTAL:	745.84
CERTIFIED LANGUAGES INTERNATIONAL	2/13/24	SPANISH TRANSLATION SERVIC	MC TECHNOLOGY FUND	MC TECHNOLOGY FUND	<u>155.00</u>
				TOTAL:	155.00
CITY OF MAGNOLIA	2/13/24	JANUARY 2024 USAGE HELD	WATER	WATER	21,310.03
	2/13/24	PENALTIES DECEMBER 2023	WATER	WATER	<u>10,537.89</u>
				TOTAL:	31,847.92
PROCARE HOLDINGS, LLC	2/29/24	2019 CHEV TAHOE VIN 372 (1	GENERAL FUND	POLICE	<u>7,165.90</u>
				TOTAL:	7,165.90

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
COBURN SUPPLY COMPANY, INC	2/13/24	FORC1777NL	WATER	WATER	858.06
	2/13/24	32 INFLO PROTECTOR	WATER	WATER	<u>1,071.96</u>
				TOTAL:	1,930.02
TEXAS TIMBER RESOURCES, LLC	2/13/24	3 BLACK MULCH	GENERAL FUND	PARKS	57.03
	2/13/24	3 HARDWOOD	GENERAL FUND	PARKS	57.04
	2/13/24	3 HARDWOOD	GENERAL FUND	PARKS	57.03
	2/13/24	3 HARDWOOD	GENERAL FUND	PARKS	57.04
	2/13/24	LANDSCAPED	GENERAL FUND	PARKS	91.68
	2/13/24	HARDWOOD	GENERAL FUND	PARKS	57.03
	2/13/24	CRUSHED CONCRETE	GENERAL FUND	PARKS	266.28
	2/13/24	CRUSHED CONCRETE	GENERAL FUND	PARKS	266.28
	2/13/24	CRUSHED CONCRETE	GENERAL FUND	PARKS	266.28
	2/13/24	CRUSHED CONCRETE	GENERAL FUND	PARKS	266.28
	2/13/24	CRUSHED CONCRETE	GENERAL FUND	PARKS	266.28
	2/13/24	CRUSHED CONCRETE	GENERAL FUND	PARKS	266.28
	2/13/24	CRUSHED CONCRETE	GENERAL FUND	PARKS	266.28
	2/13/24	CRUSHED CONCRETE	GENERAL FUND	PARKS	266.28
	2/13/24	CRUSHED CONCRETE	GENERAL FUND	PARKS	266.28
	2/13/24	HARDWOOD	GENERAL FUND	PARKS	57.04
	2/13/24	HARDWOOD	GENERAL FUND	PARKS	57.04
	2/13/24	HARDWOOD	GENERAL FUND	PARKS	57.03
	2/13/24	HARDWOOD	GENERAL FUND	PARKS	57.04
	2/13/24	HARDWOOD	GENERAL FUND	PARKS	57.03
	2/13/24	HARDWOOD	GENERAL FUND	PARKS	57.03
	2/13/24	CRUSHED CONCRETE	GENERAL FUND	PARKS	266.28
	2/13/24	CRUSHED CONCRETE	GENERAL FUND	PARKS	<u>266.28</u>
			TOTAL:	3,381.86	
FORTILINE, INC	2/13/24	PVC	WATER	WATER	26.14
	2/13/24	REP CLAMP	WATER	WATER	151.66
	2/13/24	REP CLAMP	WATER	WATER	157.37
	2/13/24	REP CLAMP	WATER	WATER	<u>267.60</u>
			TOTAL:	602.77	
GEMINI CONTRACTING SERVICES, INC	2/08/24	GEMINI CONTRAC SRVC IG-254 4A ECONOMIC DEV.		4A / ECONOMIC DEV.	8,000.00
	2/08/24	GEMINI CONTRAC SRVC IG-254 4A ECONOMIC DEV.		4A / ECONOMIC DEV.	<u>18,000.00</u>
				TOTAL:	26,000.00
GORDON BUCK DUDLEY JR	2/23/24	GORDON BUCK DUDLEY 02/20/2	GENERAL FUND	MUNICIPAL COURT	<u>450.00</u>
				TOTAL:	450.00
GRANTWORKS	2/13/24	GRANTWORKS INV 002	CAPITAL PROJECTS	2014 TAX REVENUE C/O	<u>7,000.00</u>
				TOTAL:	7,000.00
HERNANDEZ, MARCO	2/13/24	2 DEADBOLTS	GENERAL FUND	PARKS	<u>565.00</u>
				TOTAL:	565.00
HIGH STAR, INC	2/29/24	HIGH STAR, INC MARCH 2024	4B COMMUNITY DEV.	4B / COMMUNITY DEV.	625.00
	2/29/24	HIGH STAR, INC MARCH 2024	4A ECONOMIC DEV.	4A / ECONOMIC DEV.	<u>678.00</u>
				TOTAL:	1,303.00
HILLTOP TOOL RENTAL	2/13/24	VEST	GENERAL FUND	PUBLIC WORKS	119.94
	2/13/24	STOP SIGN	GENERAL FUND	PUBLIC WORKS	<u>35.98</u>
				TOTAL:	155.92
HEARST NEWSPAPERS,LLC	2/13/24	NOTICE OF PUBLIC HEARING	GENERAL FUND	CITY SECRETARY	3,201.00



VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
				TOTAL:	3,201.00
HUNT, CLYDE M	2/13/24	CODE COMPLIANCE	GENERAL FUND	ADMINISTRATION	2,060.00
				TOTAL:	2,060.00
HYDRO CLEAR SERVICES, LLC	2/13/24	EMPTY DIGESTER #1	WATER	WATER	4,092.00
	2/13/24	VACTOR HOURS	WATER	WATER	1,300.00
	2/13/24	DISPOSAL GALLONS	WATER	WATER	1,500.00
				TOTAL:	6,892.00
INTERNAL REVENUE SERVICE	2/15/24	FEDERAL INCOME TAX W/H	GENERAL FUND	NON-DEPARTMENTAL	9,170.66
	2/29/24	FEDERAL INCOME TAX W/H	GENERAL FUND	NON-DEPARTMENTAL	9,494.55
	2/15/24	FICA WITHHOLDING	GENERAL FUND	NON-DEPARTMENTAL	7,184.76
	2/29/24	FICA WITHHOLDING	GENERAL FUND	NON-DEPARTMENTAL	7,406.04
	2/15/24	MEDICARE WITHHOLDING	GENERAL FUND	NON-DEPARTMENTAL	1,680.29
	2/29/24	MEDICARE WITHHOLDING	GENERAL FUND	NON-DEPARTMENTAL	1,732.06
	2/15/24	FICA WITHHOLDING	GENERAL FUND	ADMINISTRATION	736.57
	2/29/24	FICA WITHHOLDING	GENERAL FUND	ADMINISTRATION	736.57
	2/15/24	MEDICARE WITHHOLDING	GENERAL FUND	ADMINISTRATION	172.27
	2/29/24	MEDICARE WITHHOLDING	GENERAL FUND	ADMINISTRATION	172.27
	2/15/24	FICA WITHHOLDING	GENERAL FUND	POLICE	3,785.29
	2/29/24	FICA WITHHOLDING	GENERAL FUND	POLICE	3,960.04
	2/15/24	MEDICARE WITHHOLDING	GENERAL FUND	POLICE	885.29
	2/29/24	MEDICARE WITHHOLDING	GENERAL FUND	POLICE	926.15
	2/15/24	FICA WITHHOLDING	GENERAL FUND	PUBLIC WORKS	1,958.64
	2/29/24	FICA WITHHOLDING	GENERAL FUND	PUBLIC WORKS	1,977.40
	2/15/24	MEDICARE WITHHOLDING	GENERAL FUND	PUBLIC WORKS	458.04
	2/29/24	MEDICARE WITHHOLDING	GENERAL FUND	PUBLIC WORKS	462.45
	2/15/24	FICA WITHHOLDING	GENERAL FUND	MUNICIPAL COURT	293.21
	2/29/24	FICA WITHHOLDING	GENERAL FUND	MUNICIPAL COURT	289.74
	2/15/24	MEDICARE WITHHOLDING	GENERAL FUND	MUNICIPAL COURT	68.57
	2/29/24	MEDICARE WITHHOLDING	GENERAL FUND	MUNICIPAL COURT	67.76
	2/15/24	FICA WITHHOLDING	GENERAL FUND	FINANCE	273.86
	2/29/24	FICA WITHHOLDING	GENERAL FUND	FINANCE	296.77
	2/15/24	MEDICARE WITHHOLDING	GENERAL FUND	FINANCE	64.04
	2/29/24	MEDICARE WITHHOLDING	GENERAL FUND	FINANCE	69.40
	2/15/24	FICA WITHHOLDING	GENERAL FUND	CITY SECRETARY	137.19
	2/29/24	FICA WITHHOLDING	GENERAL FUND	CITY SECRETARY	145.52
	2/15/24	MEDICARE WITHHOLDING	GENERAL FUND	CITY SECRETARY	32.08
	2/29/24	MEDICARE WITHHOLDING	GENERAL FUND	CITY SECRETARY	34.03
	2/15/24	FEDERAL INCOME TAX W/H	WATER	NON-DEPARTMENTAL	163.26
	2/29/24	FEDERAL INCOME TAX W/H	WATER	NON-DEPARTMENTAL	154.27
	2/15/24	FICA WITHHOLDING	WATER	NON-DEPARTMENTAL	198.01
	2/29/24	FICA WITHHOLDING	WATER	NON-DEPARTMENTAL	195.98
	2/15/24	MEDICARE WITHHOLDING	WATER	NON-DEPARTMENTAL	46.31
	2/29/24	MEDICARE WITHHOLDING	WATER	NON-DEPARTMENTAL	45.83
	2/15/24	FICA WITHHOLDING	WATER	WATER	198.01
	2/29/24	FICA WITHHOLDING	WATER	WATER	195.98
	2/15/24	MEDICARE WITHHOLDING	WATER	WATER	46.31
	2/29/24	MEDICARE WITHHOLDING	WATER	WATER	45.83
				TOTAL:	55,961.30
JK GRAPHICS, INC	2/13/24	SIGNATURE STAMP	GENERAL FUND	MUNICIPAL COURT	35.00
	2/13/24	NO TRESSPASSING SIGN	GENERAL FUND	PARKS	148.00
				TOTAL:	183.00

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT	
KUSTOM SIGNALS, INC.	2/13/24	CABLE,RADAR EXTERNAL POWER	GENERAL FUND	POLICE	50.00	
	2/13/24	SERVICE FREIGHT AND HANDLI	GENERAL FUND	POLICE	<u>19.00</u>	
				TOTAL:	69.00	
LEXISNEXIS RISK SOLUTIONS	2/13/24	JAN 2024 CONTRACT FEE	MC TECHNOLOGY FUND	MC TECHNOLOGY FUND	<u>93.50</u>	
				TOTAL:	93.50	
LEONARD V SCHNEIDER IV dba	2/13/24	GENERAL	GENERAL FUND	ADMINISTRATION	<u>5,239.68</u>	
				TOTAL:	5,239.68	
LJA ENGINEERING, INC	2/21/24	LJA ENGINEERING, INV 20233	WATER	NON-DEPARTMENTAL	6,994.31	
	2/21/24	LJA ENGINEERING, INV 20233	WATER	NON-DEPARTMENTAL	<u>5,801.88</u>	
				TOTAL:	12,796.19	
GO TO COMMUNICATIONS, INC.	2/13/24	MONTHLY SERVICE CHARGE	GENERAL FUND	FACILITIES	171.30	
	2/13/24	STATE AND LOCAL REGULATORY	GENERAL FUND	FACILITIES	5.49	
	2/13/24	UNIVERSAL SERVICE FEE	GENERAL FUND	FACILITIES	4.85	
	2/13/24	REGULATORY FEE	GENERAL FUND	FACILITIES	11.05	
	2/13/24	STANDARD MONTHLY	GENERAL FUND	FACILITIES	660.00	
	2/13/24	LOW USAGE HANDSETS	GENERAL FUND	FACILITIES	29.85	
	2/13/24	STANDARD PHONE NUMBERS	GENERAL FUND	FACILITIES	15.00	
	2/13/24	STATE AND LOCAL RECOVERY F	GENERAL FUND	FACILITIES	8.22	
	2/13/24	UNIVERSAL SERVICE FEE	GENERAL FUND	FACILITIES	25.79	
	2/13/24	REGULATORY RECOVERY FEE	GENERAL FUND	FACILITIES	<u>39.67</u>	
				TOTAL:	971.22	
	MAGNOLIA HARDWARE AND SUPPLY	2/13/24	BOLT, NUT,WASHER, COUPLING	GENERAL FUND	PUBLIC WORKS	22.80
		2/13/24	TAPE ALL WEATHER, COUPLING	GENERAL FUND	PUBLIC WORKS	37.14
2/13/24		VEST SAFETY, HARD HAT	GENERAL FUND	PUBLIC WORKS	37.96	
2/13/24		FAUCET COVER, ROPE POLY	GENERAL FUND	PUBLIC WORKS	64.89	
2/13/24		TORCH KIT TRIGGER	GENERAL FUND	PUBLIC WORKS	51.98	
2/13/24		RAKE BOW, HOE GARDEN	GENERAL FUND	PUBLIC WORKS	100.95	
2/13/24		CONDUIT, SAW CHAIN. RAKE B	GENERAL FUND	PUBLIC WORKS	166.35	
2/13/24		CUTTING TIP	GENERAL FUND	PUBLIC WORKS	45.98	
2/13/24		PAINT SPRAY	GENERAL FUND	PUBLIC WORKS	17.98	
2/13/24		HANDLE TAPERED, SQUEEGEE F	GENERAL FUND	PUBLIC WORKS	94.93	
2/13/24		PAINT SPRAY, GLOVES	GENERAL FUND	PUBLIC WORKS	63.95	
2/13/24		DRAIN SPIADE, BLADE RECIP	GENERAL FUND	PUBLIC WORKS	118.96	
2/13/24		HANDLE METAL	GENERAL FUND	PUBLIC WORKS	26.98	
2/13/24		HOLESAW, MANDREL	GENERAL FUND	PUBLIC WORKS	63.98	
2/13/24		HANDHELD BLOWER	GENERAL FUND	PUBLIC WORKS	159.99	
2/13/24		DRILL BIT, HOLE SAW	GENERAL FUND	PUBLIC WORKS	54.08	
2/13/24		FINANCE FEE	GENERAL FUND	FINANCE	1.00	
2/13/24		BARRIER WEED	GENERAL FUND	PARKS	59.99	
2/13/24		BARRIER WEED	GENERAL FUND	PARKS	59.99	
2/13/24		FEMALE ADP, BALL VALVE, BU	GENERAL FUND	PARKS	55.15	
2/13/24		BLEACH, BARRIER WEED, STIH	GENERAL FUND	PARKS	146.97	
2/13/24		INSULATION, DUCT TAPE	GENERAL FUND	PARKS	28.67	
2/13/24		TOP SOIL	GENERAL FUND	PARKS	16.45	
2/13/24		SCREW,OIL,GLOVE,LUMBER	GENERAL FUND	PARKS	116.63	
2/13/24		TREATED LUMBER,	GENERAL FUND	PARKS	4.98	
2/13/24		BLEACH, BIT MASONRY	GENERAL FUND	PARKS	35.13	
2/13/24		CAP 4" PVC, SLOTTED SCREWD	WATER	WATER	28.57	
2/13/24		CAP 4", PLUG	WATER	WATER	9.60-	
2/13/24		HEATER UTILITY MILK HOUSE	WATER	WATER	22.99	
2/13/24	BUSHING, NIPPLE GALV, TAPE	WATER	WATER	9.17		

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	2/13/24	COUPLING, NIPPLE GALV	WATER	WATER	14.96
	2/13/24	BOX HANDI, COVER HANY, TAP	WATER	WATER	25.33
	2/13/24	ELBOW, PIPE PVC	WATER	WATER	53.17
	2/13/24	REGAL TOOLS	WATER	WATER	22.95
	2/13/24	TEE, BUSHING, MALE ADAPTER	WATER	WATER	12.87
	2/13/24	BULB LED	WATER	WATER	13.98
	2/13/24	COUPLING, MALE ADAPTER, CE	WATER	WATER	18.36
	2/13/24	CABLE TIES, SCREW DRIVER	WATER	WATER	12.77
	2/13/24	SLOTTED ANGLE	WATER	WATER	<u>55.98</u>
				TOTAL:	1,935.36
MAGNOLIA RIDGE DEVELOPMENT, LLC	2/13/24	MAGNOLIA RIDGE DEV, LL 202	GENERAL FUND	ADMINISTRATION	33,741.50
	2/13/24	MAGNOLIA RIDGE DEV, LL 202	GENERAL FUND	ADMINISTRATION	<u>127,221.71</u>
				TOTAL:	160,963.21
MESSER FORT, PLLC	2/08/24	MESSER FORT, INV 21705 DEC 4A	ECONOMIC DEV.	4A / ECONOMIC DEV.	<u>1,372.00</u>
				TOTAL:	1,372.00
MISC. VENDOR MATTHEW METCALFE	2/01/24	MATTHEW METCALFE:TRK 28760	GENERAL FUND	PUBLIC WORKS	<u>5,000.00</u>
				TOTAL:	5,000.00
MONT CO MUD#165 /ALLEN BOONE HUMPHRIES	2/13/24	FORESTAR MILLCRK RES CONN	WATER	WATER	<u>80.00</u>
				TOTAL:	80.00
MONT CO MUD#174/ALLEN BOONE HUMPHRIES,	2/13/24	2 ESCONDIDO RES CONN JAN 2	WATER	WATER	<u>20.00</u>
				TOTAL:	20.00
NEIL TECHNICAL SERVICES CORP.	2/13/24	SHOP MECHANIC OVER TIME	WATER	WATER	440.00
	2/13/24	MECHANIC WITH CRANE-OVER T	WATER	WATER	880.00
	2/13/24	ASSISTANT- OVER TIME	WATER	WATER	340.00
	2/13/24	10HP PUMP RENTAL 12/21-1/1	WATER	WATER	765.00
	2/13/24	SHOP MECHANIC	WATER	WATER	150.00
	2/13/24	MECHANIC WITH CRANE	WATER	WATER	300.00
	2/13/24	ASSISTANT	WATER	WATER	<u>130.00</u>
				TOTAL:	3,005.00
NORTH WATER DISTRICT LABORATORY SERVIC	2/13/24	SAMPLES 1/1/24-1/31/24	WATER	WATER	3,666.50
	2/13/24	WEEKDAY COLLECTION	WATER	WATER	<u>440.00</u>
				TOTAL:	4,106.50
ODP BUSINESS SOLUTIONS, LLC	2/13/24	PAPER	GENERAL FUND	ADMINISTRATION	119.67
	2/13/24	PAPER	GENERAL FUND	POLICE	79.78
	2/13/24	NOTEBOOK	GENERAL FUND	PUBLIC WORKS	10.58
	2/13/24	ROUND STICK	GENERAL FUND	PUBLIC WORKS	4.49
	2/13/24	BOX STORAGE, CLIP BOARD	GENERAL FUND	PUBLIC WORKS	43.72
	2/13/24	PAPER	GENERAL FUND	MUNICIPAL COURT	119.67
	2/13/24	TISSUE	GENERAL FUND	FACILITIES	<u>68.49</u>
				TOTAL:	446.40
OPTIMUM COMPUTER SOLUTIONS, INC	2/13/24	TREND MICRO WORRY FREE	GENERAL FUND	POLICE	<u>13.02</u>
				TOTAL:	13.02
OPTIQUEST INTERNET SERVICES, INC.	2/13/24	SPAM FILTERING	GENERAL FUND	ADMINISTRATION	<u>380.00</u>
				TOTAL:	380.00
PATRICIA J KERRIGAN, PC	2/13/24	PATRICIA J KERRIGAN, PC AU	WATER	WATER	5,000.00

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
				TOTAL:	5,000.00
ALWAYS ANSWER	2/13/24	PERSONALIZED COMMUNICATION WATER	GENERAL FUND	WATER	84.58
	2/13/24	PERSONALIZED COMMUNICATION WATER	GENERAL FUND	WATER	<u>84.58</u>
				TOTAL:	169.16
PITNEY BOWES GLOBAL FINANCIAL SERVICES	2/13/24	METER/BASE	GENERAL FUND	ADMINISTRATION	<u>205.44</u>
				TOTAL:	205.44
PITNEY BOWES PURCHASE POWER	2/13/24	OVERAGE	GENERAL FUND	ADMINISTRATION	<u>1.40</u>
				TOTAL:	1.40
QUENCH USA INC	2/13/24	2/1/24-2/29/24 MNTHLY CHG-	GENERAL FUND	POLICE	<u>107.80</u>
				TOTAL:	107.80
ROGERS INDUSTRIAL SUPPLIES & EQUIPMENT	2/13/24	COMPRESSED GAS	GENERAL FUND	PUBLIC WORKS	76.00
	2/13/24	HAZARDOUS MATERIAL CHARGE	GENERAL FUND	PUBLIC WORKS	10.25
	2/13/24	CARBON STEEL MIG WIRE	GENERAL FUND	PUBLIC WORKS	26.95
	2/13/24	MILLER ACCU LOCK MDX 035 C	GENERAL FUND	PUBLIC WORKS	19.50
	2/13/24	TILLMAN ELKSKIN WELDING GL	GENERAL FUND	PUBLIC WORKS	<u>45.50</u>
				TOTAL:	178.20
SIRCHIE FINGER PRINT LABO	2/13/24	INTEGRITY BAGS	GENERAL FUND	POLICE	<u>26.55</u>
				TOTAL:	26.55
SJRA-GRP DIVISION	2/13/24	JAN 2024 USAGE	WATER	WATER	<u>73,789.98</u>
				TOTAL:	73,789.98
SOUTHERN FLOWMETER, INC	2/13/24	METER TESTING	WATER	WATER	<u>150.00</u>
				TOTAL:	150.00
STEELE, RACHEL	2/08/24	STEELE, RACHEL NV 157B JAN 4B COMMUNITY DEV.	GENERAL FUND	4B / COMMUNITY DEV.	5,000.18
	2/08/24	STEELE, RACHEL INV 157 JAN 4A ECONOMIC DEV.	GENERAL FUND	4A / ECONOMIC DEV.	<u>5,000.18</u>
				TOTAL:	10,000.36
SUMMER ENERGY,LLC	2/13/24	151 COE RD-STREET LIGHTS	GENERAL FUND	PUBLIC WORKS	198.07
	2/13/24	151 COE RD-STREET LIGHTS	GENERAL FUND	PUBLIC WORKS	327.30
	2/13/24	151 COE RD-STREET LIGHTS	GENERAL FUND	PUBLIC WORKS	134.14
	2/13/24	538 SABINO SKY CT	GENERAL FUND	PUBLIC WORKS	42.69
	2/13/24	151 COE RD-STREET LIGHTS	GENERAL FUND	PUBLIC WORKS	15.29
	2/13/24	151 COE RD-STREET LIGHTS	GENERAL FUND	PUBLIC WORKS	1,472.14
	2/13/24	151 COE RD-STREET LIGHTS	GENERAL FUND	PUBLIC WORKS	1,077.22
	2/13/24	354 FLOWER REED	GENERAL FUND	PUBLIC WORKS	260.76
	2/13/24	426 MELTON ST	GENERAL FUND	FACILITIES	222.46
	2/13/24	909 MAGNOLIA BLVD	GENERAL FUND	FACILITIES	4.60
	2/13/24	17603 1/2 FM 1488 RD	GENERAL FUND	FACILITIES	4.58
	2/13/24	110 CLEPPER ST	GENERAL FUND	FACILITIES	47.10
	2/13/24	17351 FM 1488 RD	GENERAL FUND	FACILITIES	4.58
	2/13/24	110 1/3 CLEPPER ST	GENERAL FUND	FACILITIES	44.65
	2/13/24	18111 BUDDY RILEY BLVD	GENERAL FUND	FACILITIES	2,039.66
	2/13/24	110 1/3 MAGNOLIA BLVD	GENERAL FUND	FACILITIES	99.56
	2/13/24	214 1/3 LEE ST	GENERAL FUND	FACILITIES	11.30
	2/13/24	17530 1/3 LEE ST	GENERAL FUND	FACILITIES	13.72
	2/13/24	120 6TH STREET	GENERAL FUND	PARKS	32.44
	2/13/24	901 CLOYD DR	GENERAL FUND	PARKS	247.21
	2/13/24	114 1/3 LEE ST	WATER	WATER	26.53

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	2/13/24	140 KELLY RD	WATER	WATER	4.60
	2/13/24	42130 1/2 FM 1774 RD	WATER	WATER	218.66
	2/13/24	217 LEE ST	WATER	WATER	157.25
	2/13/24	555 MAGNOLIA RIDGE BLVD	WATER	WATER	83.89
	2/13/24	731 LITTLE TWIG LN	WATER	WATER	4.85
	2/13/24	299 MAGNOLIA RIDGE BLVD	WATER	WATER	251.86
	2/13/24	312 EDWARDS DR	WATER	WATER	9.07
	2/13/24	31641 HANKS DR	WATER	WATER	26.30
	2/13/24	407 MELTON ST	WATER	WATER	78.27
	2/13/24	105 ROY ST	WATER	WATER	343.73
	2/13/24	17703 WINDWARD	WATER	WATER	106.20
	2/13/24	19013 FM 1488 RD	WATER	WATER	15.46
	2/13/24	38851 SPUR 149 RD	WATER	WATER	225.83
	2/13/24	18103 LOOKOUT LANE	WATER	WATER	4.58
	2/13/24	769 SATTERWHITE FARMS	WATER	WATER	138.97
	2/13/24	15683 FM 1488 RD	WATER	WATER	850.22
	2/13/24	743 1/2 KELLY RD	WATER	WATER	4,802.85
	2/13/24	30910 1/3 NICHOLS SAWMILL	WATER	WATER	49.56
	2/13/24	17509 LITTLE BOUGH LN	WATER	WATER	23.25
	2/13/24	819 CLOYD DR	WATER	WATER	231.66
	2/13/24	623 1/2 KELLY RD	WATER	WATER	267.80
	2/13/24	105 ELM ST	WATER	WATER	<u>2,362.92</u>
				TOTAL:	16,583.78
TAMMY J MCRAE	2/29/24	REGISTRATION VIN 58305	GENERAL FUND	POLICE	8.25
	2/13/24	REGISTRATION REN VIN 0471	GENERAL FUND	PUBLIC WORKS	8.25
	2/13/24	REGISTRATION REN VIN 2573	GENERAL FUND	PUBLIC WORKS	8.25
	2/13/24	REGISTRATION REN VIN 2638	GENERAL FUND	PUBLIC WORKS	<u>8.25</u>
				TOTAL:	33.00
TLO, LLC	2/13/24	JAN 2024	GENERAL FUND	POLICE	<u>175.00</u>
				TOTAL:	175.00
TRACTOR SUPPLY COMPANY	2/13/24	SAFETY EQUIPMENT	GENERAL FUND	PUBLIC WORKS	62.97
	2/13/24	40W INCANDESCEN	GENERAL FUND	PUBLIC WORKS	<u>3.49</u>
				TOTAL:	66.46
TX CHILD SUPPORT DISBURSEMENT UNIT	2/15/24	#201127387-0012459516 - HU	GENERAL FUND	NON-DEPARTMENTAL	325.38
	2/29/24	#201127387-0012459516 - HU	GENERAL FUND	NON-DEPARTMENTAL	<u>325.38</u>
				TOTAL:	650.76
TYLERWORKS, INCODE DIVISION	2/13/24	TYLERWORKS, INCODE 3/24-2/	GENERAL FUND	ADMINISTRATION	14,422.24
	2/13/24	TYLERWORKS, INCODE 3/24-2/	GENERAL FUND	ADMINISTRATION	1,342.59
	2/13/24	TYLERWORKS, INCODE 3/24-2/	GENERAL FUND	MUNICIPAL COURT	11,208.55
	2/13/24	TYLERWORKS, INCODE 3/24-2/	WATER	WATER	<u>9,970.63</u>
				TOTAL:	36,944.01
THOMAS M. ESTRADA	2/23/24	INV 030224-SRVCS 01/20 - 0	GENERAL FUND	FACILITIES	<u>1,325.00</u>
				TOTAL:	1,325.00
USA BLUE BOOK	2/13/24	FALCON FLEX RAIN 2XL	WATER	WATER	48.95
	2/13/24	FALCON FLEX RAIN XL	WATER	WATER	97.90
	2/13/24	FREIGHT	WATER	WATER	26.60
	2/13/24	BATH TISSUE	WATER	WATER	82.95
	2/13/24	FREIGHT	WATER	WATER	<u>38.09</u>
				TOTAL:	294.49

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
VENTURI ENGINEERS. LLC	2/08/24	VENTURI ENGINEERS.INV 1645	4A ECONOMIC DEV.	4A / ECONOMIC DEV.	1,000.00
	2/08/24	VENTURI ENGINEERS. INV 164	4A ECONOMIC DEV.	4A / ECONOMIC DEV.	<u>1,600.00</u>
	TOTAL:				2,600.00
VERTEX RESOURCE SERVICES, INC	2/08/24	VERTEX RESOURCE SRVC INV 4	4A ECONOMIC DEV.	4A / ECONOMIC DEV.	<u>3,750.00</u>
	TOTAL:				3,750.00
JOHN WIESNER INC	2/13/24	BELT, PULLEY, PAD KIT	GENERAL FUND	POLICE	<u>406.14</u>
	TOTAL:				406.14

===== FUND TOTALS =====

01	GENERAL FUND	380,672.08
02	WATER	193,585.28
04	CAPITAL PROJ-ENTERPRISE	125,784.57
06	4B COMMUNITY DEV.	9,246.10
07	4A ECONOMIC DEV.	39,421.11
11	HB 445 ROAD REPAIR	3,720.00
19	MC TECHNOLOGY FUND	248.50
30	CAPITAL PROJECTS	18,000.00
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GRAND TOTAL:		770,677.64
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CITY OF MAGNOLIA  
 STATEMENT OF EXPENDITURES - BUDGET vs ACTUAL  
 AS OF: FEBRUARY 29TH, 2024

% OF YEAR COMPLETED: 41.67

EXPENDITURES	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
01 -GENERAL FUND	6,197,697.00	2,098,628.31	7,044,314.00	541,145.60	2,942,814.09	4,101,499.91	41.78
02 -WATER	5,790,544.00	2,071,017.76	5,866,710.00	187,243.55	2,160,337.23	3,706,372.77	36.82
04 -CAPITAL PROJ-ENTERPRI	4,020,000.00	3,796,415.63	6,250,500.00	134,076.50	2,267,487.38	3,983,012.62	36.28
05 -DEBT SERVICE - GENERA	785,718.00	113,922.50	787,525.00	0.00	117,005.00	670,520.00	14.86
06 -4B COMMUNITY DEV.	775,321.00	243,009.52	846,606.00	9,471.38	74,506.54	772,099.46	8.80
07 -4A ECONOMIC DEV.	882,220.00	261,624.78	2,116,501.00	39,421.11	1,178,873.75	937,627.25	55.70
11 -HB 445 ROAD REPAIR	450,000.00	5,353.93	450,000.00	3,720.00	32,519.58	417,480.42	7.23
17 -HOTEL/MOTEL OCCUPANCY	25,000.00	13,843.00	25,000.00	0.00	13,397.37	11,602.63	53.59
18 -MC SECURITY FUND	5,000.00	2,900.89	5,000.00	687.76	3,092.55	1,907.45	61.85
19 -MC TECHNOLOGY FUND	8,100.00	3,551.98	8,100.00	498.26	4,147.52	3,952.48	51.20
30 -CAPITAL PROJECTS	0.00	0.00	1,294,937.00	18,000.00	45,500.00	1,249,437.00	3.51
32 -MAGNOLIA RIDGE - PID	115,785.00	45,392.50	116,575.00	0.00	44,662.50	71,912.50	38.31
40 -SEIZED PROPERTY	0.00	8,905.69	0.00	0.00	0.00	0.00	0.00
GRAND TOTAL EXPENDITURES	19,055,385.00	8,664,566.49	24,811,768.00	934,264.16	8,884,343.51	(15,927,424.49)	35.81
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	4,310,273.18	279,375.39	12,967,089.00	2,072,403.06	3,446,032.50	9,521,056.50	26.58



01 -GENERAL FUND  
 FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
	GENERAL AND ADMINISTRATIV	5,376,771.00	378,641.38	2,887,395.14	53.70	2,489,375.86
	POLICE	3,000.00	2,135.25	2,639.78	87.99	360.22
	COURTS	340,500.00	55,584.80	202,415.24	59.45	138,084.76
	INTRA-FUND TRANSFERS IN	<u>1,237,735.00</u>	<u>225.28</u>	<u>1,125.80</u>	<u>0.09</u>	<u>1,236,609.20</u>
***	TOTAL REVENUES ***	<u>6,958,006.00</u>	<u>436,586.71</u>	<u>3,093,575.96</u>	<u>44.46</u>	<u>3,864,430.04</u>
<u>EXPENDITURE SUMMARY</u>						
	CITY HALL / ADMIN	1,504,003.00	302,567.52	815,004.40	54.19	688,998.60
	POLICE	2,808,598.00	156,060.91	1,076,140.98	38.32	1,732,457.02
	PUBLIC WORKS	1,778,441.00	8,980.89	689,170.00	38.75	1,089,271.00
	MUNICIPAL COURT	254,140.00	23,315.25	103,076.67	40.56	151,063.33
	FINANCE	334,381.00	28,733.50	119,639.62	35.78	214,741.38
	CITY SECRETARY	118,880.00	8,825.85	40,285.01	33.89	78,594.99
	FACILITES	101,600.00	6,003.10	31,031.57	30.54	70,568.43
	CITY COUNCIL	59,043.00	0.00	17,877.90	30.28	41,165.10
	PARKS	<u>85,228.00</u>	<u>6,658.58</u>	<u>50,587.94</u>	<u>59.36</u>	<u>34,640.06</u>
***	TOTAL EXPENDITURES ***	<u>7,044,314.00</u>	<u>541,145.60</u>	<u>2,942,814.09</u>	<u>41.78</u>	<u>4,101,499.91</u>
***	REVENUES OVER/(UNDER) EXPENDITURES	( 86,308.00)	( 104,558.89)	150,761.87	174.68-	( 237,069.87)

01 -GENERAL FUND  
 REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<b>REVENUE</b>						
<b>GENERAL AND ADMINISTRATIV</b>						
40102	Gen/Admin. Donations	0.00	0.00	349.96	0.00	( 349.96)
40104	Liquor License Fee	500.00	0.00	87.50	17.50	412.50
40105	Ad Valorem Tax Revenue	684,271.00	( 90,625.20)	677,068.28	98.95	7,202.72
40107	Mix Beverage Tax Revenue	30,000.00	2,585.59	13,205.14	44.02	16,794.86
40110	Wrecker Permit Fees	1,000.00	600.00	600.00	60.00	400.00
40116	Sales Tax Revenue	2,400,000.00	257,045.81	1,097,600.43	45.73	1,302,399.57
40116.01	CONTRA SALES TAX ABATEMENTS (	50,000.00)	0.00	0.00	0.00	( 50,000.00)
40117	Misc. Income	10,000.00	9,599.29	13,558.05	135.58	( 3,558.05)
40117.01	UNITY PARK RENTAL	6,000.00	1,000.00	2,900.00	48.33	3,100.00
40118	License and Permits	2,000,000.00	169,020.24	980,494.75	49.02	1,019,505.25
40119	Sign Permit Revenue	6,000.00	30.00	2,755.00	45.92	3,245.00
40120	Franchise Tax Revenue	260,000.00	28,185.65	89,326.03	34.36	170,673.97
40133	Plat Fee Revenue	25,000.00	1,200.00	9,450.00	37.80	15,550.00
40199	DELINQ PROP TAX/PENALTIES/INT	<u>4,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,000.00</u>
TOTAL	GENERAL AND ADMINISTRATIV	5,376,771.00	378,641.38	2,887,395.14	53.70	2,489,375.86

<b>POLICE</b>						
40203	Police Department Donations	0.00	911.90	911.90	0.00	( 911.90)
40209	Police Grant - TAPEIT	0.00	0.00	500.00	0.00	( 500.00)
40223	SEIZED POLICE PROPERTY	0.00	0.00	4.53	0.00	( 4.53)
40224	Asset Forfeitures	<u>3,000.00</u>	<u>1,223.35</u>	<u>1,223.35</u>	<u>40.78</u>	<u>1,776.65</u>
TOTAL	POLICE	3,000.00	2,135.25	2,639.78	87.99	360.22

<b>STREETS</b>						
<b>COURTS</b>						
40401	Summoning Jury Fee	0.00	19.86	( 2.23)	0.00	2.23
40402	Indigent Defense Fee Income	0.00	23.58	37.39	0.00	( 37.39)
40403	Judicial Fee / City	0.00	7.08	13.01	0.00	( 13.01)
40404	Judicial Fee / County	0.00	63.67	63.67	0.00	( 63.67)
40405	State Jury Fee	0.00	47.17	47.17	0.00	( 47.17)
40407	OMNI Revenue	2,000.00	787.30	1,294.50	64.73	705.50
40409	Warrant Fee Revenue	20,000.00	754.46	3,985.46	19.93	16,014.54
40410	Traffic Fine Revenue	250,000.00	39,955.56	133,249.73	53.30	116,750.27
40413	Bond Escrow/Bond Refund	35,000.00	490.71	1,597.48	4.56	33,402.52
40414	C.O.L.A.G.Y.	32,000.00	2,519.53	9,685.26	30.27	22,314.74
40416	Child Safety (School Zone)	0.00	50.00	117.55	0.00	( 117.55)
40417	Civil Justice Fee	0.00	0.34	0.34	0.00	( 0.34)
40418	Arrest Fees	0.00	1,043.71	1,016.97	0.00	( 1,016.97)
40423	Bond	0.00	8,808.00	45,745.11	0.00	( 45,745.11)
40424	Truancy Prevention Fund-City	1,500.00	995.86	5,545.86	369.72	( 4,045.86)
40425	Truancy Prevention Fund-State	<u>0.00</u>	<u>17.97</u>	<u>17.97</u>	<u>0.00</u>	<u>( 17.97)</u>
TOTAL	COURTS	340,500.00	55,584.80	202,415.24	59.45	138,084.76

01 -GENERAL FUND  
REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>CITY MARSHALL</u>						
<u>PROJECT REVENUE</u>						
<u>RESTRICTED ACCOUNTS</u>						
<u>INTRA-FUND TRANSFERS IN</u>						
49902	Intra-Fund Transfer (02)	1,227,735.00	0.00	0.00	0.00	1,227,735.00
49906	Intra-Fund Transfer 4B (06)	5,000.00	225.28	1,125.80	22.52	3,874.20
49907	Intra-Fund Transfer 4A (07)	<u>5,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>
TOTAL INTRA-FUND TRANSFERS IN		1,237,735.00	225.28	1,125.80	0.09	1,236,609.20
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*** TOTAL REVENUE ***		6,958,006.00	436,586.71	3,093,575.96	44.46	3,864,430.04
		=====	=====	=====	=====	=====

01 -GENERAL FUND  
 CITY HALL / ADMIN  
 DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL SERVICES</u>						
501501	Salaries	318,807.00	24,523.52	134,740.47	42.26	184,066.53
501502	Car Allowance	12,000.00	461.54	2,538.47	21.15	9,461.53
501503	Overtime	0.00	0.00	0.20	0.00	( 0.20)
501515	Longevity	270.00	0.00	340.00	125.93	( 70.00)
501516	T.E.C.	180.00	0.00	0.00	0.00	180.00
501517	T.M.R.S.	16,136.00	2,744.17	10,157.09	62.95	5,978.91
501518	Worker's Comp.	830.00	0.00	419.80	50.58	410.20
501526	Insurance (Med/Den/Life/Vis.)	31,155.00	0.00	10,464.34	33.59	20,690.66
501536	Payroll Tax (F.I.C.A.)	29,217.00	1,817.68	14,582.16	49.91	14,634.84
501543	Educ., Travel & Cert.	3,000.00	0.00	105.00	3.50	2,895.00
501547	Drug Test	100.00	0.00	0.00	0.00	100.00
501550	Dues & Memberships	<u>1,725.00</u>	<u>0.00</u>	<u>704.00</u>	<u>40.81</u>	<u>1,021.00</u>
TOTAL PERSONNEL SERVICES		413,420.00	29,546.91	174,051.53	42.10	239,368.47

<u>CONTRACTUAL EXPENSES</u>						
501625	Maintenance & Repair Vehicles	2,000.00	0.00	372.13	18.61	1,627.87
501629	Inspection Services	330,000.00	82,953.69	320,275.31	97.05	9,724.69
501632	Consultant/Contract Services	31,962.00	2,060.00	7,550.00	23.62	24,412.00
501632.05	Contract-Realtor's Commission	200,000.00	165,941.45	165,941.45	82.97	34,058.55
501632.07	CONTRACT SHADYSIDE	25,000.00	0.00	0.00	0.00	25,000.00
501640	Legal	80,000.00	5,239.68	31,285.00	39.11	48,715.00
501640.02	LEGAL - TX LEGISLATURE MONITO	30,000.00	0.00	21,400.00	71.33	8,600.00
501641	Accounting	18,585.00	0.00	6,021.00	32.40	12,564.00
501643	Engineering	250,000.00	0.00	45,756.37	18.30	204,243.63
501670	Rental of Office Equipment	6,350.00	0.00	2,253.09	35.48	4,096.91
501673	Computer Software (S/W)	44,772.00	16,187.71	25,837.93	57.71	18,934.07
501677	Computer Asst (IT Services)	<u>15,000.00</u>	<u>0.00</u>	<u>6,240.50</u>	<u>41.60</u>	<u>8,759.50</u>
TOTAL CONTRACTUAL EXPENSES		1,033,669.00	272,382.53	632,932.78	61.23	400,736.22

<u>MISCELLANIOUS EXPENSES</u>						
501744	Minor Equipment	1,000.00	0.00	310.00	31.00	690.00
501760	Fuel	0.00	0.00	22.45	0.00	( 22.45)
501766	Office Supplies	5,500.00	201.21	1,905.13	34.64	3,594.87
501768	Planning Comm. Expenses	10,180.00	0.00	0.00	0.00	10,180.00
501774	Phones & Communication Equip.	984.00	0.00	938.66	95.39	45.34
501775	Ref. Books, Reports, Subscrip	1,000.00	0.00	0.00	0.00	1,000.00
501778	Flower Fund	750.00	0.00	213.04	28.41	536.96
501779	Morale/Welfare	<u>1,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,000.00</u>
TOTAL MISCELLANIOUS EXPENSES		20,414.00	201.21	3,389.28	16.60	17,024.72

<u>EXPENSES (Continued)</u>						
501800	Bank Fees	2,000.00	0.00	0.00	0.00	2,000.00
501806	City Administrator's Fund	4,500.00	230.03	998.78	22.20	3,501.22
501807	Community Special Events	24,500.00	0.00	1,508.30	6.16	22,991.70
501833	Postage	<u>5,500.00</u>	<u>206.84</u>	<u>2,123.73</u>	<u>38.61</u>	<u>3,376.27</u>
TOTAL EXPENSES (Continued)		36,500.00	436.87	4,630.81	12.69	31,869.19

01 -GENERAL FUND  
CITY HALL / ADMIN  
DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>CAPITAL EXPENSES</u>						
TOTAL CITY HALL / ADMIN		1,504,003.00	302,567.52	815,004.40	54.19	688,998.60
		=====	=====	=====	=====	=====

01 -GENERAL FUND  
 POLICE  
 DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL SERVICES</u>						
502501	Salaries	1,633,255.00	123,165.77	660,754.53	40.46	972,500.47
502503	Overtime	35,000.00	4,435.41	38,354.60	109.58	( 3,354.60)
502515	Longevity	7,260.00	0.00	6,145.00	84.64	1,115.00
502516	T.E.C.	1,980.00	0.00	23.45	1.18	1,956.55
502517	T.M.R.S.	83,273.00	8,894.05	31,056.00	37.29	52,217.00
502518	Worker's Comp.	32,500.00	0.00	19,979.16	61.47	12,520.84
502526	Insurance (Med/Den/Life/Vis.)	342,704.00	0.00	108,185.79	31.57	234,518.21
502536	Payroll Tax (F.I.C.A.)	128,177.00	9,556.77	50,238.47	39.19	77,938.53
502543	Educ., Travel & Cert.	20,000.00	338.00	8,823.74	44.12	11,176.26
502544	State P.D. Education	0.00	( 1,575.15)	( 1,575.15)	0.00	1,575.15
502547	Drug Test	450.00	0.00	22.00	4.89	428.00
502550	Dues, Promotions & Membership	<u>3,000.00</u>	<u>65.59</u>	<u>1,029.75</u>	<u>34.33</u>	<u>1,970.25</u>
	TOTAL PERSONNEL SERVICES	2,287,599.00	144,880.44	923,037.34	40.35	1,364,561.66
<u>CONTRACTUAL EXPENSES</u>						
502604	Police Department Cell Phones	15,000.00	0.00	6,232.67	41.55	8,767.33
502625	Maintenance & Repair/Vehicles	30,000.00	8,209.27	14,566.63	48.56	15,433.37
502630	Outside Services	2,500.00	2,010.00	27,390.00	95.60	( 24,890.00)
502634	Maint. & Repair Office Equip.	500.00	0.00	0.00	0.00	500.00
502637	Radios	4,100.00	( 386.96)	2,686.04	65.51	1,413.96
502670	Copy Machine / Lease of O.E.	4,000.00	0.00	1,062.53	26.56	2,937.47
502673	Computer Software	31,805.00	497.56	5,265.66	16.56	26,539.34
502677	IT Services	<u>10,000.00</u>	<u>188.02</u>	<u>7,293.31</u>	<u>72.93</u>	<u>2,706.69</u>
	TOTAL CONTRACTUAL EXPENSES	97,905.00	10,517.89	64,496.84	65.88	33,408.16
<u>MISCELLANIOUS EXPENSES</u>						
502744	Minor Equipment	9,000.00	0.00	0.00	0.00	9,000.00
502760	Fuel	70,000.00	0.00	21,229.28	30.33	48,770.72
502762	Uniforms & Badges	15,000.00	0.00	10,667.26	71.12	4,332.74
502766	Office Supplies	7,500.00	576.65	5,711.92	76.16	1,788.08
502769	Evidence Supplies	2,900.00	85.93	670.78	23.13	2,229.22
502770	Special Operations	<u>500.00</u>	<u>0.00</u>	<u>284.95</u>	<u>56.99</u>	<u>215.05</u>
	TOTAL MISCELLANIOUS EXPENSES	104,900.00	662.58	38,564.19	36.76	66,335.81
<u>EXPENSES (Continued)</u>						
502827	Fleet Insurance - TML	23,000.00	0.00	15,560.00	67.65	7,440.00
502828	Law Enforcement Liability	15,000.00	0.00	7,431.00	49.54	7,569.00
502833	Postage	<u>200.00</u>	<u>0.00</u>	<u>114.61</u>	<u>57.31</u>	<u>85.39</u>
	TOTAL EXPENSES (Continued)	38,200.00	0.00	23,105.61	60.49	15,094.39
<u>CAPITAL EXPENSES</u>						
502922	Tasers	66,189.00	0.00	0.00	0.00	66,189.00
502951	Motor Vehicles	<u>213,805.00</u>	<u>0.00</u>	<u>26,937.00</u>	<u>12.60</u>	<u>186,868.00</u>
	TOTAL CAPITAL EXPENSES	279,994.00	0.00	26,937.00	9.62	253,057.00
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	TOTAL POLICE	2,808,598.00	156,060.91	1,076,140.98	38.32	1,732,457.02
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01 -GENERAL FUND  
 PUBLIC WORKS  
 DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL SERVICES</u>						
503501	Salary	863,880.00	63,516.09	344,112.79	39.83	519,767.21
503503	Overtime	20,000.00	1,375.09	8,044.20	40.22	11,955.80
503515	Longevity	1,990.00	0.00	1,745.00	87.69	245.00
503516	T.E.C.	1,800.00	0.00	33.14	1.84	1,766.86
503517	T.M.R.S.	44,028.00	4,491.02	15,271.23	34.69	28,756.77
503518	Worker's Comp.	18,000.00	0.00	9,349.68	51.94	8,650.32
503526	Insurance (Med/Den/Life/Vis.)	311,549.00	0.00	96,060.88	30.83	215,488.12
503536	Payroll Tax (F.I.C.A.)	67,769.00	4,856.53	24,421.64	36.04	43,347.36
503543	Educ., Travel & Cert.	5,000.00	0.00	171.00	3.42	4,829.00
503547	Drug Test	500.00	0.00	0.00	0.00	500.00
TOTAL PERSONNEL SERVICES		1,334,516.00	74,238.73	499,209.56	37.41	835,306.44
<u>CONTRACTUAL EXPENSES</u>						
503604	Electric (Street Lights)	120,000.00	3,527.61	68,182.82	56.82	51,817.18
503605	Cell Phones	10,000.00	0.00	3,360.12	33.60	6,639.88
503625	Maintenance & Repair/Vehicle	10,000.00	491.47	5,213.84	52.14	4,786.16
503632	Contract/Consulting Services	4,500.00	0.00	2,736.00	60.80	1,764.00
503633	Maint & Repair Equip.-Heavy	4,000.00	0.00	539.95	13.50	3,460.05
503655	Street Signs & Flags	3,000.00	0.00	566.23	18.87	2,433.77
503663	Rental of Equipment	3,000.00	0.00	0.00	0.00	3,000.00
503673	COMPUTER SOFTWARE	2,736.00	0.00	0.00	0.00	2,736.00
TOTAL CONTRACTUAL EXPENSES		157,236.00	4,019.08	80,598.96	51.26	76,637.04
<u>MISCELLANEOUS EXPENSES</u>						
503700	Gen Supplies	17,000.00	1,949.03	10,597.36	62.34	6,402.64
503744	Minor Tools & Equipment	20,000.00	0.00	1,236.22	6.18	18,763.78
503749	Street Supplies	1,000.00	278.05	278.05	27.81	721.95
503760	Fuel	55,000.00	0.00	17,777.12	32.32	37,222.88
503761	Tires and Tubes	3,000.00	0.00	2,511.44	83.71	488.56
503762	Uniforms & Badges	15,000.00	0.00	4,342.44	28.95	10,657.56
TOTAL MISCELLANEOUS EXPENSES		111,000.00	2,227.08	36,742.63	33.10	74,257.37
<u>EXPENSES (Continued)</u>						
503827	Fleet Insurance - TML	10,000.00	0.00	7,750.00	77.50	2,250.00
TOTAL EXPENSES (Continued)		10,000.00	0.00	7,750.00	77.50	2,250.00
<u>CAPITAL EXPENSES</u>						
503940	Mowers & Edgers	17,767.00	0.00	17,766.72	100.00	0.28
503945	Other Equipment	40,922.00	0.00	41,118.54	100.48	( 196.54)
503951	Motor Vehicles	107,000.00	( 71,504.00)	5,983.59	5.59	101,016.41
TOTAL CAPITAL EXPENSES		165,689.00	( 71,504.00)	64,868.85	39.15	100,820.15
TOTAL PUBLIC WORKS		1,778,441.00	8,980.89	689,170.00	38.75	1,089,271.00

01 -GENERAL FUND  
 MUNICIPAL COURT  
 DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL SERVICES</u>						
504501	Salaries	107,187.00	9,120.76	49,224.82	45.92	57,962.18
504503	Overtime	3,000.00	281.80	852.93	28.43	2,147.07
504515	Longevity	540.00	0.00	520.00	96.30	20.00
504516	T.E.C.	225.00	0.00	21.19	9.42	203.81
504517	T.M.R.S.	5,503.00	590.10	2,029.77	36.88	3,473.23
504518	Worker's Comp.	274.00	0.00	120.60	44.01	153.40
504526	Insurance (Med/Den/Life/Vis.)	31,155.00	0.00	12,985.20	41.68	18,169.80
504536	Payroll Tax (F.I.C.A.)	8,471.00	719.28	3,870.69	45.69	4,600.31
504543	Educ.,Travel & Cert.	3,500.00	150.00	2,053.62	58.67	1,446.38
504547	Drug Test	35.00	0.00	0.00	0.00	35.00
504550	Dues & Memberships	<u>200.00</u>	<u>0.00</u>	<u>580.00</u>	<u>290.00</u>	<u>( 380.00)</u>
TOTAL PERSONNEL SERVICES		160,090.00	10,861.94	72,258.82	45.14	87,831.18
<u>CONTRACTUAL EXPENSES</u>						
504632	Contract/Outside Services	13,000.00	0.00	4,216.00	32.43	8,784.00
504640	Legal	12,000.00	450.00	2,250.00	18.75	9,750.00
504670	RENTAL OF OFFICE EQUIPMENT	1,000.00	0.00	0.00	0.00	1,000.00
504673	Computer Software & Support	16,500.00	11,208.55	15,429.99	93.52	1,070.01
504677	Computer Asst. / IT Services	<u>5,000.00</u>	<u>0.00</u>	<u>696.85</u>	<u>13.94</u>	<u>4,303.15</u>
TOTAL CONTRACTUAL EXPENSES		47,500.00	11,658.55	22,592.84	47.56	24,907.16
<u>MISCELLANIOUS EXPENSES</u>						
504766	Office Supplies	6,000.00	478.42	2,792.14	46.54	3,207.86
504769	Office Equipment	2,500.00	0.00	0.00	0.00	2,500.00
504775	Ref. Books, Reports, Subscrip	<u>100.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>100.00</u>
TOTAL MISCELLANIOUS EXPENSES		8,600.00	478.42	2,792.14	32.47	5,807.86
<u>EXPENSES (Continued)</u>						
504800	Bank Fees	250.00	0.00	0.00	0.00	250.00
504803	Over/Short Cash	0.00	0.00	( 1.00)	0.00	1.00
504810	Court Jurors	200.00	0.00	( 6.00)	3.00-	206.00
504814	C.O.L.A.G.Y.	35,000.00	0.00	4,453.61	12.72	30,546.39
504833	Postage	<u>2,500.00</u>	<u>316.34</u>	<u>986.26</u>	<u>39.45</u>	<u>1,513.74</u>
TOTAL EXPENSES (Continued)		37,950.00	316.34	5,432.87	14.32	32,517.13
<u>CAPITAL EXPENSES</u>						
TOTAL MUNICIPAL COURT		254,140.00	23,315.25	103,076.67	40.56	151,063.33
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01 -GENERAL FUND  
 FINANCE  
 DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL SERVICES</u>						
505501	Salary	126,995.00	7,823.34	46,888.22	36.92	80,106.78
505503	Overtime	12,000.00	1,274.13	6,337.16	52.81	5,662.84
505506	SALARY 4B	2,400.00	184.62	1,015.41	42.31	1,384.59
505515	Longevity	1,110.00	0.00	1,110.00	100.00	0.00
505516	T.E.C.	180.00	0.00	0.00	0.00	180.00
505517	T.M.R.S.	5,194.00	722.34	2,727.77	52.52	2,466.23
505518	Worker's Comp	325.00	0.00	166.56	51.25	158.44
505526	Insurance (Med/Den/Life/Vis.)	31,155.00	0.00	10,384.96	33.33	20,770.04
505536	Payroll Tax (F.I.C.A.)	10,902.00	704.07	4,201.24	38.54	6,700.76
505543	Educ., Travel & Cert.	1,000.00	0.00	145.00	14.50	855.00
505547	Drug Test	70.00	0.00	0.00	0.00	70.00
505550	Dues & Memberships	<u>350.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>350.00</u>
	TOTAL PERSONNEL SERVICES	191,681.00	10,708.50	72,976.32	38.07	118,704.68
<u>CONTRACTUAL EXPENSES</u>						
505644	Appraisal District Fee	<u>15,000.00</u>	<u>0.00</u>	<u>4,440.00</u>	<u>29.60</u>	<u>10,560.00</u>
	TOTAL CONTRACTUAL EXPENSES	15,000.00	0.00	4,440.00	29.60	10,560.00
<u>MISCELLANIOUS EXPENSES</u>						
505766	Office Supplies	2,000.00	0.00	649.69	32.48	1,350.31
505769	Office Equipment	3,000.00	0.00	1,162.00	38.73	1,838.00
505775	Ref. Books, Reports, Subscrip	<u>200.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>200.00</u>
	TOTAL MISCELLANIOUS EXPENSES	5,200.00	0.00	1,811.69	34.84	3,388.31
<u>EXPENSES (Continued)</u>						
505800	Bank Fees	114,000.00	18,025.00	36,861.61	32.33	77,138.39
505820	Surety & Fidelity Bonds	<u>8,500.00</u>	<u>0.00</u>	<u>3,550.00</u>	<u>41.76</u>	<u>4,950.00</u>
	TOTAL EXPENSES (Continued)	122,500.00	18,025.00	40,411.61	32.99	82,088.39
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TOTAL FINANCE		334,381.00	28,733.50	119,639.62	35.78	214,741.38
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01 -GENERAL FUND  
 CITY SECRETARY  
 DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL SERVICES</u>						
506501	Salary	60,000.00	4,614.46	24,996.11	41.66	35,003.89
506503	Overtime	0.00	3.36	886.46	0.00	( 886.46)
506515	Longevity	140.00	0.00	140.00	100.00	0.00
506516	T.E.C.	90.00	0.00	0.00	0.00	90.00
506517	T.M.R.S.	2,989.00	345.45	1,277.18	42.73	1,711.82
506518	Workers Comp.	153.00	0.00	79.28	51.82	73.72
506526	Insurance (Med/Den/Life/Vis.)	15,577.00	0.00	5,192.48	33.33	10,384.52
506536	Payroll Tax (F.I.C.A.)	4,601.00	348.82	1,966.29	42.74	2,634.71
506543	Educ., Travel & Cert.	2,500.00	275.98	1,961.63	78.47	538.37
506547	Drug Test	35.00	0.00	0.00	0.00	35.00
506550	Dues & Memberships	<u>495.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>495.00</u>
TOTAL PERSONNEL SERVICES		86,580.00	5,588.07	36,499.43	42.16	50,080.57
<u>CONTRACTUAL EXPENSES</u>						
506673	COMPUTER SOFTWARE (S/W)	3,000.00	0.00	0.00	0.00	3,000.00
506674	Posting & Advertising	<u>6,000.00</u>	<u>3,201.00</u>	<u>3,719.80</u>	<u>62.00</u>	<u>2,280.20</u>
TOTAL CONTRACTUAL EXPENSES		9,000.00	3,201.00	3,719.80	41.33	5,280.20
<u>MISCELLANIOUS EXPENSES</u>						
506769	Office Equipment	1,000.00	36.78	36.78	3.68	963.22
506773	Cost of Election	21,000.00	0.00	0.00	0.00	21,000.00
506775	Magazines, Maps & Books	<u>300.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>300.00</u>
TOTAL MISCELLANIOUS EXPENSES		22,300.00	36.78	36.78	0.16	22,263.22
<u>EXPENSES (Continued)</u>						
506834	Recording Fees	<u>1,000.00</u>	<u>0.00</u>	<u>29.00</u>	<u>2.90</u>	<u>971.00</u>
TOTAL EXPENSES (Continued)		1,000.00	0.00	29.00	2.90	971.00
<u>CAPITAL EXPENSES</u>						
TOTAL CITY SECRETARY		118,880.00	8,825.85	40,285.01	33.89	78,594.99
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01 -GENERAL FUND  
 FACILITIES  
 DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>CONTRACTUAL EXPENSES</u>						
509603	Utilities / Electric	28,000.00	2,492.21	10,376.66	37.06	17,623.34
509605	Telephone & Internet	20,000.00	1,679.68	7,182.22	35.91	12,817.78
509632	Contractual Services	3,500.00	0.00	0.00	0.00	3,500.00
509633	Building/Grounds Maintenance	8,000.00	0.00	250.00	3.13	7,750.00
509634	Heat/AC	3,600.00	0.00	0.00	0.00	3,600.00
509671	Janitorial Services / Cleanin	<u>17,000.00</u>	<u>1,325.00</u>	<u>6,183.40</u>	<u>36.37</u>	<u>10,816.60</u>
TOTAL CONTRACTUAL EXPENSES		80,100.00	5,496.89	23,992.28	29.95	56,107.72
<u>MISCELLANIOUS EXPENSES</u>						
509700	Supplies (Misc.)	15,000.00	506.21	4,724.37	31.50	10,275.63
509744	Minor Equipment	<u>2,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,000.00</u>
TOTAL MISCELLANIOUS EXPENSES		17,000.00	506.21	4,724.37	27.79	12,275.63
<u>EXPENSES (Continued)</u>						
509826	Building Insurance	<u>4,500.00</u>	<u>0.00</u>	<u>2,314.92</u>	<u>51.44</u>	<u>2,185.08</u>
TOTAL EXPENSES (Continued)		4,500.00	0.00	2,314.92	51.44	2,185.08
<u>CAPITAL EXPENSES</u>						
TOTAL FACILITIES		101,600.00	6,003.10	31,031.57	30.54	70,568.43

01 -GENERAL FUND  
 CITY COUNCIL  
 DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL SERVICES</u>						
510501	Council Meeting Stipend	1,600.00	0.00	0.00	0.00	1,600.00
510526	Insurance (Med,Dental,Vision)	47,513.00	0.00	15,833.84	33.33	31,679.16
510543	Educ., Travel & Cert.	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>
	TOTAL PERSONNEL SERVICES	51,613.00	0.00	15,833.84	30.68	35,779.16
<u>CONTRACTUAL EXPENSES</u>						
510604	CELL PHONES	2,880.00	0.00	877.38	30.46	2,002.62
510642	Dues & Memberships	<u>400.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>400.00</u>
	TOTAL CONTRACTUAL EXPENSES	3,280.00	0.00	877.38	26.75	2,402.62
<u>MISCELLANIOUS EXPENSES</u>						
510744	Minor Equipment	2,000.00	0.00	0.00	0.00	2,000.00
510766	Office Supplies	<u>350.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>350.00</u>
	TOTAL MISCELLANIOUS EXPENSES	2,350.00	0.00	0.00	0.00	2,350.00
<u>EXPENSES (Continued)</u>						
510879	Elected Officials Ins. -TML	<u>1,800.00</u>	<u>0.00</u>	<u>1,166.68</u>	<u>64.82</u>	<u>633.32</u>
	TOTAL EXPENSES (Continued)	1,800.00	0.00	1,166.68	64.82	633.32
<u>CAPITAL EXPENSES</u>						
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TOTAL CITY COUNCIL		59,043.00	0.00	17,877.90	30.28	41,165.10
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01 -GENERAL FUND  
 PARKS  
 DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL SERVICES</u>						
<u>CONTRACTUAL EXPENSES</u>						
511603	Utilities/Electric	3,500.00	279.65	1,472.21	42.06	2,027.79
511632	Contractual Services/Parks	3,000.00	565.00	565.00	18.83	2,435.00
511633	Grounds Maintenance	25,000.00	4,382.47	16,147.05	64.59	8,852.95
511634	Building Maintenance	3,000.00	0.00	2,717.62	90.59	282.38
511663	RENTAL OF EQUIPMENT	<u>3,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,000.00</u>
TOTAL CONTRACTUAL EXPENSES		37,500.00	5,227.12	20,901.88	55.74	16,598.12
<u>MISCELLANIOUS EXPENSES</u>						
511700	Supplies	20,000.00	1,431.46	4,715.27	23.58	15,284.73
511744	Minor Tools & Equipment	<u>2,600.00</u>	<u>0.00</u>	<u>359.99</u>	<u>13.85</u>	<u>2,240.01</u>
TOTAL MISCELLANIOUS EXPENSES		22,600.00	1,431.46	5,075.26	22.46	17,524.74
<u>EXPENSES (Continued)</u>						
511826	Property Insurance-TML	<u>2,200.00</u>	<u>0.00</u>	<u>2,182.58</u>	<u>99.21</u>	<u>17.42</u>
TOTAL EXPENSES (Continued)		2,200.00	0.00	2,182.58	99.21	17.42
<u>CAPITAL EXPENSES</u>						
511960	Capital Outlay	<u>22,928.00</u>	<u>0.00</u>	<u>22,428.22</u>	<u>97.82</u>	<u>499.78</u>
TOTAL CAPITAL EXPENSES		22,928.00	0.00	22,428.22	97.82	499.78
TOTAL PARKS		85,228.00	6,658.58	50,587.94	59.36	34,640.06
*** TOTAL EXPENDITURES ***		7,044,314.00	541,145.60	2,942,814.09	41.78	4,101,499.91
*** REVENUES OVER/(UNDER) EXPENDITURES		( 86,308.00)	( 104,558.89)	150,761.87	0.00	( 237,069.87)

02 -WATER  
 FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
	REVENUE	10,806,000.00	1,646,595.92	6,557,707.96	60.69	4,248,292.04
	GENERAL AND ADMINISTRATIV	<u>266,901.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>266,901.00</u>
***	TOTAL REVENUES ***	11,072,901.00	1,646,595.92	6,557,707.96	59.22	4,515,193.04
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	WATER	<u>5,866,710.00</u>	<u>187,243.55</u>	<u>2,160,337.23</u>	<u>36.82</u>	<u>3,706,372.77</u>
***	TOTAL EXPENDITURES ***	5,866,710.00	187,243.55	2,160,337.23	36.82	3,706,372.77
		=====	=====	=====	=====	=====
***	REVENUES OVER/(UNDER) EXPENDITURES *	5,206,191.00	1,459,352.37	4,397,370.73	84.46	808,820.27
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02 -WATER  
 REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE</u>						
40001	Water Fund Revenue	1,750,000.00	201,847.99	1,183,940.29	67.65	566,059.71
40001.03	Sewer Fund Revenue	1,200,000.00	145,907.98	710,506.56	59.21	489,493.44
40002.09	Water Impact Revenue	3,200,000.00	298,400.00	655,200.00	20.48	2,544,800.00
40003	Road Bore Fee	10,000.00	1,800.00	2,170.65	21.71	7,829.35
40003.03	Road Bore Fee	5,000.00	0.00	0.00	0.00	5,000.00
40003.09	Sewer Impact Revenue	1,600,000.00	632,200.00	1,442,200.00	90.14	157,800.00
40004	Water Tap Fees	400,000.00	83,656.17	214,580.52	53.65	185,419.48
40004.03	Sewer Tap Fees	550,000.00	77,050.00	240,775.00	43.78	309,225.00
40005	Reconnect Fees	40,000.00	5,670.00	20,650.00	51.63	19,350.00
40006	Credit Card Fees	15,000.00	1,116.56	6,087.47	40.58	8,912.53
40010.03	Garbage Collection Fees	4,000.00	492.09	2,423.63	60.59	1,576.37
40011.03	Garbage Revenue	350,000.00	47,663.22	229,509.10	65.57	120,490.90
40012	Misc. Revenue	0.00	0.00	970,061.82	0.00	( 970,061.82)
40012.03	Misc. Revenues-Sewer	0.00	300.00	300.00	0.00	( 300.00)
40015	Cash Collections / Misc.	0.00	( 10.00)	195.94	0.00	( 195.94)
40016	Late Fees-Water	25,000.00	1,904.33	9,655.10	38.62	15,344.90
40016.03	Late Fees-Sewer	25,000.00	10,434.85	39,838.52	159.35	( 14,838.52)
40018	Disconnect Fees	30,000.00	2,025.00	13,545.00	45.15	16,455.00
40020	Interest Income	0.00	0.21	1.13	0.00	( 1.13)
40020.07	ESCROW-MAG EAST LLC	15,000.00	30,318.43	155,114.00	34.09	( 140,114.00)
40020.09	Impact Fund Interest	100,000.00	33,511.52	161,164.46	161.16	( 61,164.46)
40024	LoneStarGroundwaterConservati	40,000.00	3,570.64	25,090.71	62.73	14,909.29
40025	San Jac River Authority Fee	750,000.00	64,586.99	453,970.70	60.53	296,029.30
40026	Major Maintenance Fee	22,500.00	2,366.26	11,483.68	51.04	11,016.32
40027	Depreciation Fee	19,000.00	1,747.43	8,894.23	46.81	10,105.77
40029	INSTITUTIONAL/NON PRF/EXEMPT	1,000.00	36.25	349.45	34.95	650.55
40040	Transfer in from Debt Service	<u>654,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>654,500.00</u>
TOTAL REVENUE		10,806,000.00	1,646,595.92	6,557,707.96	60.69	4,248,292.04
<u>GENERAL AND ADMINISTRATIV</u>						
40106	Transfer in from 4B	<u>266,901.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>266,901.00</u>
TOTAL GENERAL AND ADMINISTRATIV		266,901.00	0.00	0.00	0.00	266,901.00
<u>PROJECT REVENUE</u>						
*** TOTAL REVENUE ***		11,072,901.00	1,646,595.92	6,557,707.96	59.22	4,515,193.04
		=====	=====	=====	=====	=====

02 -WATER  
 WATER  
 DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>I &amp; S PAYMENTS</u>						
500033.01	2017 SIB INT I&S PMT	15,332.00	0.00	5,877.14	38.33	9,454.86
500034	Interest Expense-2011 SIB Loa	11,647.00	0.00	4,106.90	35.26	7,540.10
500035	2014 C/O Interest Expense	163,088.00	0.00	82,637.50	50.67	80,450.50
500039	INT EXP 2021 SIB LOAN	1,678.00	0.00	0.00	0.00	1,678.00
500040	Interest Expense-2022 SIB Loa	35,371.00	0.00	17,865.53	50.51	17,505.47
500051	INT EXP-2021 GO REFUNDING BON	192,861.00	0.00	100,086.88	51.90	92,774.12
500052	INT EXP 2022 TAX REV C/O	<u>861,950.00</u>	<u>0.00</u>	<u>435,037.50</u>	<u>50.47</u>	<u>426,912.50</u>
TOTAL I & S PAYMENTS		1,281,927.00	0.00	645,611.45	50.36	636,315.55

PERSONNEL SERVICES

500501	Salaries	80,362.00	6,564.99	35,357.41	44.00	45,004.59
500503	Overtime	4,000.00	21.80	1,215.09	30.38	2,784.91
500515	Longevity	145.00	0.00	140.00	96.55	5.00
500516	T.E.C.	180.00	0.00	9.00	5.00	171.00
500517	T.M.R.S.	4,200.00	484.24	1,770.13	42.15	2,429.87
500518	Worker's Comp.	205.00	0.00	99.92	48.74	105.08
500526	Insurance (Med/Den/Life/Vis.)	31,155.00	0.00	10,384.96	33.33	20,770.04
500536	Payroll Tax (F.I.C.A.)	6,465.00	486.13	2,678.24	41.43	3,786.76
500543	Educ.,Travel & Cert.	1,000.00	305.00	425.00	42.50	575.00
500547	Drug Test	100.00	0.00	0.00	0.00	100.00
500548	Dues and Memberships	300.00	0.00	0.00	0.00	300.00
500550	Interest Expense-2014 G/O	<u>78,225.00</u>	<u>0.00</u>	<u>40,845.00</u>	<u>52.21</u>	<u>37,380.00</u>
TOTAL PERSONNEL SERVICES		206,337.00	7,862.16	92,924.75	45.04	113,412.25

CONTRACTUAL EXPENSES

500602.03	UTILITIES/ GAS	6,500.00	0.00	160.00	2.46	6,340.00
500603	Utilities/Electric-Water	90,000.00	7,165.77	49,534.84	55.04	40,465.16
500603.03	Utilities/Electric-Sewer	75,000.00	3,118.54	37,590.62	50.12	37,409.38
500627	Maintenance & Repair-Water	50,000.00	0.00	500.00	1.00	49,500.00
500627.03	Maint. & Repair/Sewer	100,000.00	2,240.00	95,674.49	95.67	4,325.51
500632	Contract/Consultant Svcs-Wate	75,000.00	5,234.58	64,214.53	85.62	10,785.47
500632.03	Contract/Consultant Svcs-Sew	125,000.00	84.58	28,010.53	22.41	96,989.47
500633	Maint. & Repair Water Equipme	15,000.00	0.00	0.00	0.00	15,000.00
500633.03	Maint & Repair Sewer Equipmen	30,000.00	0.00	1,520.00	5.07	28,480.00
500640	Legal	0.00	( 1,721.00)	22,617.85	0.00	( 22,617.85)
500640.03	LEGAL	0.00	0.00	59,265.10	0.00	( 59,265.10)
500643	Engineering-Water	0.00	1,800.00	48,220.65	0.00	( 48,220.65)
500643.03	Engineering-Sewer	0.00	0.00	( 19,966.62)	0.00	19,966.62
500652	Permits,Fees,Testing-Water	30,000.00	4,106.50	34,243.21	114.14	( 4,243.21)
500652.03	Permits & Testing-Sewer	12,000.00	0.00	0.00	0.00	12,000.00
500663	Rental of Equipment-Water	5,000.00	765.00	765.00	15.30	4,235.00
500663.03	Rental of Equipment-Sewer	6,000.00	0.00	3,150.00	52.50	2,850.00
500672.03	Garbage Service	250,000.00	0.00	64,803.52	25.92	185,196.48
500673	Computer Software/Updates	22,459.00	9,970.63	12,771.46	56.87	9,687.54
500677	Minor Tools & Equipment-Water	<u>5,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>
TOTAL CONTRACTUAL EXPENSES		896,959.00	32,764.60	503,075.18	56.09	393,883.82



02 -WATER  
 WATER  
 DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>MISCELLANIOUS EXPENSES</u>						
500700	General Supplies (Misc.)-Wate	30,000.00	3,015.35	35,939.81	119.80	( 5,939.81)
500700.03	General Supplies (Misc.)-Sewe	15,000.00	1,143.43	9,242.71	61.62	5,757.29
500744.03	Minor Tools & Equip.-Sewer	5,000.00	0.00	0.00	0.00	5,000.00
500766	Office Supplies	2,500.00	176.79	278.98	11.16	2,221.02
500780	Chemicals/Water Treatment	70,000.00	2,105.00	17,585.92	25.12	52,414.08
500780.03	Chemicals/Sewer Treatment	<u>11,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>11,000.00</u>
TOTAL MISCELLANIOUS EXPENSES		133,500.00	6,440.57	63,047.42	47.23	70,452.58
<u>EXPENSES (Continued)</u>						
500800	Bank Fees	10,000.00	154.32	1,998.38	19.98	8,001.62
500802.09	Water Impact Expense	2,000.00	100.00	320.00	16.00	1,680.00
500804	San Jacinto River Authority	850,000.00	105,637.90	632,528.28	74.42	217,471.72
500805	Lone Star Water Conservation	30,000.00	0.00	0.00	0.00	30,000.00
500825.03	Sewer Liability Ins.-TML	1,500.00	0.00	615.00	41.00	885.00
500826	Water Plant Insurance - TML	9,000.00	0.00	7,095.42	78.84	1,904.58
500826.03	Sewer Plant Insurance-TML	12,000.00	0.00	9,263.46	77.20	2,736.54
500830.03	Personal Property Ins.-TML	2,000.00	0.00	850.00	42.50	1,150.00
500831.03	Damage Claims	1,000.00	0.00	0.00	0.00	1,000.00
500833	Postage	10,000.00	0.00	2,000.00	20.00	8,000.00
500857.03	Sludge Hauling	250,000.00	6,892.00	56,079.50	22.43	193,920.50
500859	Transfer to General Fund	1,229,545.00	0.00	0.00	0.00	1,229,545.00
500863	TRANSFER EXPENSE	<u>500,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>500,000.00</u>
TOTAL EXPENSES (Continued)		2,907,045.00	112,784.22	710,750.04	24.45	2,196,294.96
<u>CAPITAL EXPENSES</u>						
500960	Capital Outlay/Equipment-Wate	350,000.00	4,536.00	60,953.66	17.42	289,046.34
500960.03	Capital Outlay - Sewer	<u>90,942.00</u>	<u>22,856.00</u>	<u>83,974.73</u>	<u>92.34</u>	<u>6,967.27</u>
TOTAL CAPITAL EXPENSES		440,942.00	27,392.00	144,928.39	32.87	296,013.61
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TOTAL WATER		5,866,710.00	187,243.55	2,160,337.23	36.82	3,706,372.77
		=====	=====	=====	=====	=====

02 -WATER  
PENSION EXP  
DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>CAPITAL EXPENSES</u>						
		=====	=====	=====	=====	=====

02 -WATER  
BOND EXPENSE  
DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>I &amp; S PAYMENTS</u>						
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***	TOTAL EXPENDITURES ***	5,866,710.00	187,243.55	2,160,337.23	36.82	3,706,372.77
***	REVENUES OVER/(UNDER) EXPENDITURES *	5,206,191.00	1,459,352.37	4,397,370.73	0.00	808,820.27
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04 -CAPITAL PROJ-ENTERPRISE  
 FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
	REVENUE	250,000.00	0.00	0.00	0.00	250,000.00
	PROJECT REVENUE	<u>15,000,000.00</u>	<u>0.00</u>	<u>3,550.00</u>	<u>0.02</u>	<u>14,996,450.00</u>
***	TOTAL REVENUES ***	15,250,000.00	0.00	3,550.00	0.02	15,246,450.00
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	CAPITAL PROJ-ENTERPRISE	<u>6,250,500.00</u>	<u>134,076.50</u>	<u>2,267,487.38</u>	<u>36.28</u>	<u>3,983,012.62</u>
***	TOTAL EXPENDITURES ***	6,250,500.00	134,076.50	2,267,487.38	36.28	3,983,012.62
		=====	=====	=====	=====	=====
***	REVENUES OVER/(UNDER) EXPENDITURES *	8,999,500.00	( 134,076.50)	( 2,263,937.38)	25.16-	11,263,437.38
		=====	=====	=====	=====	=====

04 -CAPITAL PROJ-ENTERPRISE  
REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE</u>						
40033	TRANSFER IN	250,000.00	0.00	0.00	0.00	250,000.00
	TOTAL REVENUE	250,000.00	0.00	0.00	0.00	250,000.00
<u>GENERAL AND ADMINISTRATIV</u>						
<u>PROJECT REVENUE</u>						
40903	PROCEEDS TX GEN LAND OFF	0.00	0.00	3,550.00	0.00	( 3,550.00)
40908	PROCEEDS-2021 GO REF BD I&S	15,000,000.00	0.00	0.00	0.00	15,000,000.00
	TOTAL PROJECT REVENUE	15,000,000.00	0.00	3,550.00	0.02	14,996,450.00
<u>INTRA-FUND TRANSFEERS IN</u>						
*** TOTAL REVENUE ***		15,250,000.00	0.00	3,550.00	0.02	15,246,450.00
		=====	=====	=====	=====	=====

04 -CAPITAL PROJ-ENTERPRISE  
 CAPITAL PROJ-ENTERPRISE  
 DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>I &amp; S PAYMENTS</u>						
<u>PERSONNEL SERVICES</u>						
<u>CONTRACTUAL EXPENSES</u>						
<u>MISCELLANIOUS EXPENSES</u>						
<u>EXPENSES (Continued)</u>						
500800	BANK FEES	500.00	0.00	0.00	0.00	500.00
TOTAL EXPENSES (Continued)		500.00	0.00	0.00	0.00	500.00
<u>CAPITAL EXPENSES</u>						
500950.06	WWTP-EXPAN & SANITARY SWR REP	250,000.00	63,946.50	259,864.41	103.95	( 9,864.41)
500950.14	WATER PLANT # 3	3,000,000.00	0.00	1,159,204.55	38.64	1,840,795.45
500950.19	WATER PLANT #8	1,500,000.00	0.00	375,831.57	25.06	1,124,168.43
500950.21	WWTP PHASE III	0.00	0.00	9,281.64	0.00	( 9,281.64)
500950.22	WATER PLANT #2 KELLY RD	500,000.00	70,130.00	456,305.21	91.26	43,694.79
500950.23	WATER WELL #7	500,000.00	0.00	7,000.00	1.40	493,000.00
500950.24	WATER WELL #4	500,000.00	0.00	0.00	0.00	500,000.00
TOTAL CAPITAL EXPENSES		6,250,000.00	134,076.50	2,267,487.38	36.28	3,982,512.62
TOTAL CAPITAL PROJ-ENTERPRISE		6,250,500.00	134,076.50	2,267,487.38	36.28	3,983,012.62
*** TOTAL EXPENDITURES ***		6,250,500.00	134,076.50	2,267,487.38	36.28	3,983,012.62
*** REVENUES OVER/(UNDER) EXPENDITURES *		8,999,500.00	( 134,076.50)	( 2,263,937.38)	0.00	11,263,437.38

05 -DEBT SERVICE - GENERAL  
 FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
	REVENUE	784,435.00	593,508.93	1,206,531.46	153.81	( 422,096.46)
	GENERAL AND ADMINISTRATIV	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>
***	TOTAL REVENUES ***	786,935.00	593,508.93	1,206,531.46	153.32	( 419,596.46)
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	DEBT SERVICE GENERAL	<u>787,525.00</u>	<u>0.00</u>	<u>117,005.00</u>	<u>14.86</u>	<u>670,520.00</u>
***	TOTAL EXPENDITURES ***	787,525.00	0.00	117,005.00	14.86	670,520.00
		=====	=====	=====	=====	=====
***	REVENUES OVER/(UNDER) EXPENDITURES	( 590.00)	593,508.93	1,089,526.46	665.50-	( 1,090,116.46)
		=====	=====	=====	=====	=====

05 -DEBT SERVICE - GENERAL  
 REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE</u>						
40001	AD VAL TAX REVENUE	781,935.00	593,048.43	1,204,120.44	153.99	( 422,185.44)
40034	2014 G/O I&S INT EARNED	<u>2,500.00</u>	<u>460.50</u>	<u>2,411.02</u>	<u>96.44</u>	<u>88.98</u>
	TOTAL REVENUE	784,435.00	593,508.93	1,206,531.46	153.81	( 422,096.46)
<u>GENERAL AND ADMINISTRATIV</u>						
40199	DELINQ PROP TAX/PENALTIES/INT	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>
	TOTAL GENERAL AND ADMINISTRATIV	2,500.00	0.00	0.00	0.00	2,500.00
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***	TOTAL REVENUE ***	786,935.00	593,508.93	1,206,531.46	153.32	( 419,596.46)
		=====	=====	=====	=====	=====



05 -DEBT SERVICE - GENERAL  
 DEBT SERVICE GENERAL  
 DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>I &amp; S PAYMENTS</u>						
500033	2014 G/O I&S PRINCIPAL PMT	99,000.00	0.00	99,000.00	100.00	0.00
500034	2014 G/O I&S INTEREST PMT	<u>33,525.00</u>	<u>0.00</u>	<u>17,505.00</u>	<u>52.21</u>	<u>16,020.00</u>
	TOTAL I & S PAYMENTS	132,525.00	0.00	116,505.00	87.91	16,020.00
<u>MISCELLANIOUS EXPENSES</u>						
500766	2014 G/O Bank Fees	<u>500.00</u>	<u>0.00</u>	<u>500.00</u>	<u>100.00</u>	<u>0.00</u>
	TOTAL MISCELLANIOUS EXPENSES	500.00	0.00	500.00	100.00	0.00
<u>EXPENSES (Continued)</u>						
<u>CAPITAL EXPENSES</u>						
500925	TRFR TO ENTERPRISE DEBT SVC	<u>654,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>654,500.00</u>
	TOTAL CAPITAL EXPENSES	654,500.00	0.00	0.00	0.00	654,500.00
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	TOTAL DEBT SERVICE GENERAL	787,525.00	0.00	117,005.00	14.86	670,520.00
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*** TOTAL EXPENDITURES ***		787,525.00	0.00	117,005.00	14.86	670,520.00
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*** REVENUES OVER/(UNDER) EXPENDITURES (***)		( 590.00)	593,508.93	1,089,526.46	0.00	( 1,090,116.46)
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06 -4B COMMUNITY DEV.  
 FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
	REVENUE	678,000.00	68,591.80	295,239.11	43.55	382,760.89
	GENERAL AND ADMINISTRATIV	<u>0.00</u>	<u>0.00</u>	<u>84.24</u>	<u>0.00</u>	<u>( 84.24)</u>
***	TOTAL REVENUES ***	678,000.00	68,591.80	295,323.35	43.56	382,676.65
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	4B COMMUNITY DEVELOPMENT	<u>846,606.00</u>	<u>9,471.38</u>	<u>74,506.54</u>	<u>8.80</u>	<u>772,099.46</u>
***	TOTAL EXPENDITURES ***	846,606.00	9,471.38	74,506.54	8.80	772,099.46
		=====	=====	=====	=====	=====
***	REVENUES OVER/(UNDER) EXPENDITURES	( 168,606.00)	59,120.42	220,816.81	130.97-	( 389,422.81)
		=====	=====	=====	=====	=====

06 -4B COMMUNITY DEV.  
 REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE</u>						
40014	4B 1/4 % Sales Tax Revenue	650,000.00	64,377.02	274,943.11	42.30	375,056.89
40022	4B Interest Earned	<u>28,000.00</u>	<u>4,214.78</u>	<u>20,296.00</u>	<u>72.49</u>	<u>7,704.00</u>
	TOTAL REVENUE	678,000.00	68,591.80	295,239.11	43.55	382,760.89
<u>GENERAL AND ADMINISTRATIV</u>						
40124	MISC. REVENUES	<u>0.00</u>	<u>0.00</u>	<u>84.24</u>	<u>0.00</u>	<u>( 84.24)</u>
	TOTAL GENERAL AND ADMINISTRATIV	0.00	0.00	84.24	0.00	( 84.24)
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***	TOTAL REVENUE ***	678,000.00	68,591.80	295,323.35	43.56	382,676.65
		=====	=====	=====	=====	=====

06 -4B COMMUNITY DEV.  
 4B COMMUNITY DEVELOPMENT  
 DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL SERVICES</u>						
500501	Salary & Benefit Reimbursemen	5,000.00	225.28	1,125.80	22.52	3,874.20
500543	Training & Travel	1,500.00	0.00	0.00	0.00	1,500.00
500550	Dues & Memberships	<u>1,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,000.00</u>
	TOTAL PERSONNEL SERVICES	7,500.00	225.28	1,125.80	15.01	6,374.20
<u>CONTRACTUAL EXPENSES</u>						
500605	Telephone	251.00	20.92	83.68	33.34	167.32
500632	Contract/Consultant Services	55,000.00	5,000.18	19,500.18	35.45	35,499.82
500632.01	OFFICE RENTAL	7,500.00	625.00	3,750.00	50.00	3,750.00
500640	Legal	7,250.00	0.00	2,745.23	37.87	4,504.77
500641	Auditing/Accounting Services	2,850.00	0.00	0.00	0.00	2,850.00
500673	Computer Software	15,000.00	0.00	0.00	0.00	15,000.00
500674	Posting & Advertising	<u>2,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,000.00</u>
	TOTAL CONTRACTUAL EXPENSES	89,851.00	5,646.10	26,079.09	29.02	63,771.91
<u>MISCELLANIOUS EXPENSES</u>						
500742	Magazines, Maps, & Books	5,000.00	0.00	0.00	0.00	5,000.00
500743	Copies / Admin.	500.00	0.00	0.00	0.00	500.00
500766	Office Supplies	100.00	0.00	114.99	114.99	( 14.99)
500769	Office Equipment	<u>250.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>250.00</u>
	TOTAL MISCELLANIOUS EXPENSES	5,850.00	0.00	114.99	1.97	5,735.01
<u>EXPENSES (Continued)</u>						
500824	Errors & Omissions Insurance	2,200.00	0.00	1,166.66	53.03	1,033.34
500825	Liability Insurance 4B - TML	1,300.00	0.00	615.00	47.31	685.00
500848	Park Maintenance	67,004.00	3,600.00	30,780.00	45.94	36,224.00
500851	Downtown Revitalization	<u>15,000.00</u>	<u>0.00</u>	<u>6,400.00</u>	<u>42.67</u>	<u>8,600.00</u>
	TOTAL EXPENSES (Continued)	85,504.00	3,600.00	38,961.66	45.57	46,542.34
<u>CAPITAL EXPENSES</u>						
500924	2011 SIB Loan I&S Transfer	165,097.00	0.00	0.00	0.00	165,097.00
500925	2017 SIB Loan I&S Transfer	40,000.00	0.00	0.00	0.00	40,000.00
500926	2021 SIB Loan I&S Transfer	61,804.00	0.00	0.00	0.00	61,804.00
500955	COMMERCE ST PROJ	0.00	0.00	8,225.00	0.00	( 8,225.00)
500976	CAPITAL EXPENSES	<u>391,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>391,000.00</u>
	TOTAL CAPITAL EXPENSES	657,901.00	0.00	8,225.00	1.25	649,676.00
TOTAL 4B COMMUNITY DEVELOPMENT		846,606.00	9,471.38	74,506.54	8.80	772,099.46
*** TOTAL EXPENDITURES ***		846,606.00	9,471.38	74,506.54	8.80	772,099.46
*** REVENUES OVER/(UNDER) EXPENDITURES		( 168,606.00)	59,120.42	220,816.81	0.00	( 389,422.81)

07 -4A ECONOMIC DEV.  
 FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
	REVENUE	1,382,000.00	139,430.53	609,743.38	44.12	772,256.62
	GENERAL AND ADMINISTRATIV	<u>0.00</u>	<u>4,800.00</u>	<u>4,884.24</u>	<u>0.00</u>	<u>( 4,884.24)</u>
***	TOTAL REVENUES ***	1,382,000.00	144,230.53	614,627.62	44.47	767,372.38
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	4A ECONOMIC DEVELOPMENT	<u>2,116,501.00</u>	<u>39,421.11</u>	<u>1,178,873.75</u>	<u>55.70</u>	<u>937,627.25</u>
***	TOTAL EXPENDITURES ***	2,116,501.00	39,421.11	1,178,873.75	55.70	937,627.25
		=====	=====	=====	=====	=====
***	REVENUES OVER/(UNDER) EXPENDITURES (	734,501.00)	104,809.42	( 564,246.13)	76.82	( 170,254.87)
		=====	=====	=====	=====	=====

07 -4A ECONOMIC DEV.  
 REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE</u>						
40011	4A 1/2 % Sales Tax Revenue	1,292,000.00	128,754.04	549,886.17	42.56	742,113.83
40022	4A Interest Earned	<u>90,000.00</u>	<u>10,676.49</u>	<u>59,857.21</u>	<u>66.51</u>	<u>30,142.79</u>
	TOTAL REVENUE	1,382,000.00	139,430.53	609,743.38	44.12	772,256.62
<u>GENERAL AND ADMINISTRATIV</u>						
40124	Misc. Revenue	<u>0.00</u>	<u>4,800.00</u>	<u>4,884.24</u>	<u>0.00</u>	<u>( 4,884.24)</u>
	TOTAL GENERAL AND ADMINISTRATIV	0.00	4,800.00	4,884.24	0.00	( 4,884.24)
<hr/>						
***	TOTAL REVENUE ***	1,382,000.00	144,230.53	614,627.62	44.47	767,372.38
		=====	=====	=====	=====	=====

07 -4A ECONOMIC DEV.  
 4A ECONOMIC DEVELOPMENT  
 DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL SERVICES</u>						
500501	Salary & Benefit Reimbursemen	5,000.00	0.00	0.00	0.00	5,000.00
500543	Training & Travel	1,500.00	0.00	0.00	0.00	1,500.00
500550	Dues & Memberships	<u>800.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>800.00</u>
	TOTAL PERSONNEL SERVICES	7,300.00	0.00	0.00	0.00	7,300.00
<u>CONTRACTUAL EXPENSES</u>						
500605	Telephone	251.00	20.93	83.72	33.35	167.28
500632	Contract/Consultant Services	75,000.00	11,350.18	57,441.43	76.59	17,558.57
500632.02	OFFICE RENTAL	9,000.00	678.00	4,068.00	45.20	4,932.00
500640	Legal	7,500.00	1,372.00	3,415.50	45.54	4,084.50
500641	Auditing/Accounting Services	2,850.00	0.00	0.00	0.00	2,850.00
500643	Engineering	0.00	0.00	3,250.00	0.00	( 3,250.00)
500673	Computer Software	17,000.00	0.00	4,500.00	26.47	12,500.00
500674	Posting & Advertising	<u>1,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,000.00</u>
	TOTAL CONTRACTUAL EXPENSES	112,601.00	13,421.11	72,758.65	64.62	39,842.35
<u>MISCELLANIOUS EXPENSES</u>						
500742	Magazines, Maps & Books	8,500.00	0.00	0.00	0.00	8,500.00
500743	Copies / Admin.	500.00	0.00	0.00	0.00	500.00
500766	Office Supplies	<u>1,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,500.00</u>
	TOTAL MISCELLANIOUS EXPENSES	10,500.00	0.00	0.00	0.00	10,500.00
<u>EXPENSES (Continued)</u>						
500824	Error & Omissions Ins.- 4A-TM	2,500.00	0.00	890.83	35.63	1,609.17
500825	Liability Insurance 4A - TML	1,600.00	0.00	890.83	55.68	709.17
500838	Promotional Expense	<u>50,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>50,000.00</u>
	TOTAL EXPENSES (Continued)	54,100.00	0.00	1,781.66	3.29	52,318.34
<u>CAPITAL EXPENSES</u>						
500908	Transfers to General	0.00	0.00	951,666.82	0.00	( 951,666.82)
500908.01	FM 1774 WATER/SEWER EXT PROJ	1,800,000.00	0.00	2,410.00	0.13	1,797,590.00
500908.02	MAG EAST TEMP WATER LINE	40,000.00	26,000.00	119,541.82	298.85	( 79,541.82)
500908.03	PROJ-PD CAMERAS	42,000.00	0.00	30,600.00	72.86	11,400.00
500908.04	PROJ- DRAINAGE ASSESSMENT	<u>50,000.00</u>	<u>0.00</u>	<u>114.80</u>	<u>0.23</u>	<u>49,885.20</u>
	TOTAL CAPITAL EXPENSES	1,932,000.00	26,000.00	1,104,333.44	57.16	827,666.56
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	TOTAL 4A ECONOMIC DEVELOPMENT	2,116,501.00	39,421.11	1,178,873.75	55.70	937,627.25
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	*** TOTAL EXPENDITURES ***	2,116,501.00	39,421.11	1,178,873.75	55.70	937,627.25
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	*** REVENUES OVER/(UNDER) EXPENDITURES (	734,501.00)	104,809.42	( 564,246.13)	0.00	( 170,254.87)
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11 -HB 445 ROAD REPAIR  
FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
	REVENUE	<u>610,000.00</u>	<u>78,936.35</u>	<u>349,083.66</u>	<u>57.23</u>	<u>260,916.34</u>
	*** TOTAL REVENUES ***	<u>610,000.00</u>	<u>78,936.35</u>	<u>349,083.66</u>	<u>57.23</u>	<u>260,916.34</u>
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	HB 445 ROAD REPAIR	<u>450,000.00</u>	<u>3,720.00</u>	<u>32,519.58</u>	<u>7.23</u>	<u>417,480.42</u>
	*** TOTAL EXPENDITURES ***	<u>450,000.00</u>	<u>3,720.00</u>	<u>32,519.58</u>	<u>7.23</u>	<u>417,480.42</u>
		=====	=====	=====	=====	=====
	*** REVENUES OVER/ (UNDER) EXPENDITURES *	<u>160,000.00</u>	<u>75,216.35</u>	<u>316,564.08</u>	<u>197.85</u>	<u>( 156,564.08)</u>
		=====	=====	=====	=====	=====



11 -HB 445 ROAD REPAIR  
REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE</u>						
40009	HB 445 Sales Tax Revenue 1/4%	600,000.00	64,375.01	274,941.06	45.82	325,058.94
40020	HB 445 Interest Earned	<u>10,000.00</u>	<u>14,561.34</u>	<u>74,142.60</u>	<u>741.43</u>	<u>( 64,142.60)</u>
TOTAL REVENUE		610,000.00	78,936.35	349,083.66	57.23	260,916.34
*** TOTAL REVENUE ***		610,000.00	78,936.35	349,083.66	57.23	260,916.34
		=====	=====	=====	=====	=====

11 -HB 445 ROAD REPAIR  
HB 445 ROAD REPAIR  
DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>EXPENSES (Continued)</u>						
500850	HB445 Road Repair	450,000.00	3,720.00	32,519.58	7.23	417,480.42
	TOTAL EXPENSES (Continued)	450,000.00	3,720.00	32,519.58	7.23	417,480.42
<u>CAPITAL EXPENSES</u>						
	TOTAL HB 445 ROAD REPAIR	450,000.00	3,720.00	32,519.58	7.23	417,480.42
*** TOTAL EXPENDITURES ***		450,000.00	3,720.00	32,519.58	7.23	417,480.42
*** REVENUES OVER/(UNDER) EXPENDITURES *		160,000.00	75,216.35	316,564.08	0.00	( 156,564.08)

17 -HOTEL/MOTEL OCCUPANCY TAX  
 FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
	GENERAL AND ADMINISTRATIV	<u>50,000.00</u>	<u>3,585.76</u>	<u>26,627.76</u>	<u>53.26</u>	<u>23,372.24</u>
***	TOTAL REVENUES ***	<u>50,000.00</u>	<u>3,585.76</u>	<u>26,627.76</u>	<u>53.26</u>	<u>23,372.24</u>
<u>EXPENDITURE SUMMARY</u>						
	HOTEL/MOTEL OCCUPANCY TX	<u>25,000.00</u>	<u>0.00</u>	<u>13,397.37</u>	<u>53.59</u>	<u>11,602.63</u>
***	TOTAL EXPENDITURES ***	<u>25,000.00</u>	<u>0.00</u>	<u>13,397.37</u>	<u>53.59</u>	<u>11,602.63</u>
***	REVENUES OVER/ (UNDER) EXPENDITURES *	<u>25,000.00</u>	<u>3,585.76</u>	<u>13,230.39</u>	<u>52.92</u>	<u>11,769.61</u>

17 -HOTEL/MOTEL OCCUPANCY TAX  
REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>GENERAL AND ADMINISTRATIV</u>						
40110	Hotel Occupancy Tax	50,000.00	3,585.76	26,627.76	53.26	23,372.24
	TOTAL GENERAL AND ADMINISTRATIV	50,000.00	3,585.76	26,627.76	53.26	23,372.24
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***	TOTAL REVENUE ***	50,000.00	3,585.76	26,627.76	53.26	23,372.24
		=====	=====	=====	=====	=====

17 -HOTEL/MOTEL OCCUPANCY TAX  
HOTEL/MOTEL OCCUPANCY TX  
DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL SERVICES</u>						
501560	Event Funding	25,000.00	0.00	13,397.37	53.59	11,602.63
	TOTAL PERSONNEL SERVICES	25,000.00	0.00	13,397.37	53.59	11,602.63
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	TOTAL HOTEL/MOTEL OCCUPANCY TX	25,000.00	0.00	13,397.37	53.59	11,602.63
<hr/>						
***	TOTAL EXPENDITURES ***	25,000.00	0.00	13,397.37	53.59	11,602.63
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***	REVENUES OVER/(UNDER) EXPENDITURES *	25,000.00	3,585.76	13,230.39	0.00	11,769.61
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18 -MC SECURITY FUND  
 FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
	COURTS	<u>7,000.00</u>	<u>1,009.41</u>	<u>5,620.71</u>	<u>80.30</u>	<u>1,379.29</u>
***	TOTAL REVENUES ***	<u>7,000.00</u>	<u>1,009.41</u>	<u>5,620.71</u>	<u>80.30</u>	<u>1,379.29</u>
<u>EXPENDITURE SUMMARY</u>						
	MC SECURITY	<u>5,000.00</u>	<u>687.76</u>	<u>3,092.55</u>	<u>61.85</u>	<u>1,907.45</u>
***	TOTAL EXPENDITURES ***	<u>5,000.00</u>	<u>687.76</u>	<u>3,092.55</u>	<u>61.85</u>	<u>1,907.45</u>
***	REVENUES OVER/ (UNDER) EXPENDITURES *	<u>2,000.00</u>	<u>321.65</u>	<u>2,528.16</u>	<u>126.41</u>	<u>( 528.16)</u>

18 -MC SECURITY FUND  
REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>COURTS</u>						
40408	MC Security Fund Fees	<u>7,000.00</u>	<u>1,009.41</u>	<u>5,620.71</u>	<u>80.30</u>	<u>1,379.29</u>
	TOTAL COURTS	7,000.00	1,009.41	5,620.71	80.30	1,379.29
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*** TOTAL REVENUE ***		7,000.00	1,009.41	5,620.71	80.30	1,379.29
		=====	=====	=====	=====	=====

18 -MC SECURITY FUND  
 MC SECURITY  
 DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL SERVICES</u>						
504565	MC Security Expense	5,000.00	687.76	3,092.55	61.85	1,907.45
	TOTAL PERSONNEL SERVICES	5,000.00	687.76	3,092.55	61.85	1,907.45
<u>CONTRACTUAL EXPENSES</u>						
<u>CAPITAL EXPENSES</u>						
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	TOTAL MC SECURITY	5,000.00	687.76	3,092.55	61.85	1,907.45
		=====	=====	=====	=====	=====
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*** TOTAL EXPENDITURES ***		5,000.00	687.76	3,092.55	61.85	1,907.45
*** REVENUES OVER/ (UNDER) EXPENDITURES *		2,000.00	321.65	2,528.16	0.00	( 528.16)
		=====	=====	=====	=====	=====



19 -MC TECHNOLOGY FUND  
 FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
	RESTRICTED ACCOUNTS	<u>9,000.00</u>	<u>1,185.02</u>	<u>6,468.99</u>	<u>71.88</u>	<u>2,531.01</u>
	*** TOTAL REVENUES ***	<u>9,000.00</u>	<u>1,185.02</u>	<u>6,468.99</u>	<u>71.88</u>	<u>2,531.01</u>
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	MC TECHNOLOGY FUND	<u>8,100.00</u>	<u>498.26</u>	<u>4,147.52</u>	<u>51.20</u>	<u>3,952.48</u>
	*** TOTAL EXPENDITURES ***	<u>8,100.00</u>	<u>498.26</u>	<u>4,147.52</u>	<u>51.20</u>	<u>3,952.48</u>
		=====	=====	=====	=====	=====
	*** REVENUES OVER/ (UNDER) EXPENDITURES *	<u>900.00</u>	<u>686.76</u>	<u>2,321.47</u>	<u>257.94</u>	<u>( 1,421.47)</u>
		=====	=====	=====	=====	=====

19 -MC TECHNOLOGY FUND  
REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>COURTS</u>						
<u>RESTRICTED ACCOUNTS</u>						
41190	MC Technology Fund Fee	9,000.00	1,185.02	6,468.99	71.88	2,531.01
	TOTAL RESTRICTED ACCOUNTS	9,000.00	1,185.02	6,468.99	71.88	2,531.01
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***	TOTAL REVENUE ***	9,000.00	1,185.02	6,468.99	71.88	2,531.01
		=====	=====	=====	=====	=====

19 -MC TECHNOLOGY FUND  
 MC TECHNOLOGY FUND  
 DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL SERVICES</u>						
519570	MC Technology Fund Expenses	8,100.00	498.26	4,147.52	51.20	3,952.48
	TOTAL PERSONNEL SERVICES	8,100.00	498.26	4,147.52	51.20	3,952.48
<hr/>						
	TOTAL MC TECHNOLOGY FUND	8,100.00	498.26	4,147.52	51.20	3,952.48
<hr/>						
***	TOTAL EXPENDITURES ***	8,100.00	498.26	4,147.52	51.20	3,952.48
<hr/>						
***	REVENUES OVER/(UNDER) EXPENDITURES *	900.00	686.76	2,321.47	0.00	( 1,421.47)
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27 -IN-KIND FRANCHISE FEES  
FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
	GENERAL AND ADMINISTRATIV	0.00	1,909.33	4,492.10	0.00	( 4,492.10)
	*** TOTAL REVENUES ***	0.00	1,909.33	4,492.10	0.00	( 4,492.10)
<u>EXPENDITURE SUMMARY</u>						
	*** REVENUES OVER/(UNDER) EXPENDITURES *	0.00	1,909.33	4,492.10	0.00	( 4,492.10)

27 -IN-KIND FRANCHISE FEES  
REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>GENERAL AND ADMINISTRATIV</u>						
40120	IN-KIND FRANCHISE INCOME	0.00	1,909.33	4,492.10	0.00	( 4,492.10)
	TOTAL GENERAL AND ADMINISTRATIV	0.00	1,909.33	4,492.10	0.00	( 4,492.10)
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***	TOTAL REVENUE ***	0.00	1,909.33	4,492.10	0.00	( 4,492.10)
		=====	=====	=====	=====	=====

27 -IN-KIND FRANCHISE FEES  
IN-KIND FRANCHISE FEES  
DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>CAPITAL EXPENSES</u>						
=====						
*** REVENUES OVER/(UNDER) EXPENDITURES *						
		0.00	1,909.33	4,492.10	0.00	( 4,492.10)
=====						

30 -CAPITAL PROJECTS  
 FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
	REVENUE	350,000.00	18,000.00	45,500.00	13.00	304,500.00
	GENERAL AND ADMINISTRATIV	<u>500,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>500,000.00</u>
***	TOTAL REVENUES ***	850,000.00	18,000.00	45,500.00	5.35	804,500.00
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	NON-DEPARTMENTAL	<u>1,294,937.00</u>	<u>18,000.00</u>	<u>45,500.00</u>	<u>3.51</u>	<u>1,249,437.00</u>
***	TOTAL EXPENDITURES ***	1,294,937.00	18,000.00	45,500.00	3.51	1,249,437.00
		=====	=====	=====	=====	=====
***	REVENUES OVER/(UNDER) EXPENDITURES	( 444,937.00)	0.00	0.00	0.00	( 444,937.00)
		=====	=====	=====	=====	=====

30 -CAPITAL PROJECTS  
REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE</u>						
40001	DEPOSIT-	<u>350,000.00</u>	<u>18,000.00</u>	<u>45,500.00</u>	<u>13.00</u>	<u>304,500.00</u>
	TOTAL REVENUE	350,000.00	18,000.00	45,500.00	13.00	304,500.00
<u>GENERAL AND ADMINISTRATIV</u>						
40150	TRANSFER IN	<u>500,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>500,000.00</u>
	TOTAL GENERAL AND ADMINISTRATIV	500,000.00	0.00	0.00	0.00	500,000.00
<hr/>						
***	TOTAL REVENUE ***	850,000.00	18,000.00	45,500.00	5.35	804,500.00
		=====	=====	=====	=====	=====



30 -CAPITAL PROJECTS  
NON-DEPARTMENTAL  
DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>CONTRACTUAL EXPENSES</u>						
<u>EXPENSES (Continued)</u>						
<u>CAPITAL EXPENSES</u>						
500950.12	TCDBG DISBURSEMENT	367,500.00	18,000.00	45,500.00	12.38	322,000.00
500950.13	CONNIE STREET PROJ	500,000.00	0.00	0.00	0.00	500,000.00
500950.14	CLFRF DISBURSEMENT	<u>427,437.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>427,437.00</u>
	TOTAL CAPITAL EXPENSES	1,294,937.00	18,000.00	45,500.00	3.51	1,249,437.00
<hr/>						
	TOTAL NON-DEPARTMENTAL	1,294,937.00	18,000.00	45,500.00	3.51	1,249,437.00
		=====	=====	=====	=====	=====
*** TOTAL EXPENDITURES ***		1,294,937.00	18,000.00	45,500.00	3.51	1,249,437.00
*** REVENUES OVER/(UNDER) EXPENDITURES		( 444,937.00)	0.00	0.00	0.00	( 444,937.00)
		=====	=====	=====	=====	=====

32 -MAGNOLIA RIDGE - PID  
 FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
	GENERAL AND ADMINISTRATIV	<u>124,315.00</u>	<u>12,383.46</u>	<u>119,300.10</u>	<u>95.97</u>	<u>5,014.90</u>
***	TOTAL REVENUES ***	<u>124,315.00</u>	<u>12,383.46</u>	<u>119,300.10</u>	<u>95.97</u>	<u>5,014.90</u>
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
	MAGNOLIA RIDGE PID	<u>116,575.00</u>	<u>0.00</u>	<u>44,662.50</u>	<u>38.31</u>	<u>71,912.50</u>
***	TOTAL EXPENDITURES ***	<u>116,575.00</u>	<u>0.00</u>	<u>44,662.50</u>	<u>38.31</u>	<u>71,912.50</u>
		=====	=====	=====	=====	=====
***	REVENUES OVER/ (UNDER) EXPENDITURES *	<u>7,740.00</u>	<u>12,383.46</u>	<u>74,637.60</u>	<u>964.31</u>	<u>( 66,897.60)</u>
		=====	=====	=====	=====	=====

32 -MAGNOLIA RIDGE - PID  
REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>GENERAL AND ADMINISTRATIV</u>						
40105	AD VALOREM TAX REVENUE	<u>124,315.00</u>	<u>12,383.46</u>	<u>119,300.10</u>	<u>95.97</u>	<u>5,014.90</u>
	TOTAL GENERAL AND ADMINISTRATIV	124,315.00	12,383.46	119,300.10	95.97	5,014.90
<hr/>						
***	TOTAL REVENUE ***	124,315.00	12,383.46	119,300.10	95.97	5,014.90
		=====	=====	=====	=====	=====

32 -MAGNOLIA RIDGE - PID  
 MAGNOLIA RIDGE PID  
 DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>I &amp; S PAYMENTS</u>						
500033	2018 PID BOND PRINCIPAL PAY'T	30,000.00	0.00	0.00	0.00	30,000.00
500034	2018 PID BOND INTEREST PAY'T	<u>84,075.00</u>	<u>0.00</u>	<u>42,037.50</u>	<u>50.00</u>	<u>42,037.50</u>
	TOTAL I & S PAYMENTS	114,075.00	0.00	42,037.50	36.85	72,037.50
<u>CONTRACTUAL EXPENSES</u>						
<u>MISCELLANIOUS EXPENSES</u>						
<u>EXPENSES (Continued)</u>						
500800	BANK FEES	<u>2,500.00</u>	<u>0.00</u>	<u>2,625.00</u>	<u>105.00</u>	<u>( 125.00)</u>
	TOTAL EXPENSES (Continued)	2,500.00	0.00	2,625.00	105.00	( 125.00)
<hr/>						
	TOTAL MAGNOLIA RIDGE PID	116,575.00	0.00	44,662.50	38.31	71,912.50
<hr/>						
	*** TOTAL EXPENDITURES ***	116,575.00	0.00	44,662.50	38.31	71,912.50
<hr/>						
	*** REVENUES OVER/(UNDER) EXPENDITURES *	7,740.00	12,383.46	74,637.60	0.00	( 66,897.60)
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40 -SEIZED PROPERTY  
FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
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REVENUE SUMMARY

POLICE		0.00	0.00	1,223.59	0.00	( 1,223.59)
*** TOTAL REVENUES ***		0.00	0.00	1,223.59	0.00	( 1,223.59)

EXPENDITURE SUMMARY

*** REVENUES OVER/ (UNDER) EXPENDITURES *		0.00	0.00	1,223.59	0.00	( 1,223.59)
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40 -SEIZED PROPERTY  
REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>POLICE</u>						
40223	SEIZED PROPERTY INCOME	0.00	0.00	1,223.59	0.00	( 1,223.59)
	TOTAL POLICE	0.00	0.00	1,223.59	0.00	( 1,223.59)
<hr/>						
***	TOTAL REVENUE ***	0.00	0.00	1,223.59	0.00	( 1,223.59)
		=====	=====	=====	=====	=====

40 -SEIZED PROPERTY  
SEIZED POLICE PROPERTY  
DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>CONTRACTUAL EXPENSES</u>						
<u>MISCELLANIOUS EXPENSES</u>						
<u>CAPITAL EXPENSES</u>						
=====						
*** REVENUES OVER/ (UNDER) EXPENDITURES *		0.00	0.00	1,223.59	0.00	( 1,223.59)
=====						

50 -JUDICIAL EFFICIENCY  
FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
	RESTRICTED ACCOUNTS	500.00	144.00	650.57	130.11	( 150.57)
	*** TOTAL REVENUES ***	500.00	144.00	650.57	130.11	( 150.57)
<u>EXPENDITURE SUMMARY</u>						
	*** REVENUES OVER/(UNDER) EXPENDITURES *	500.00	144.00	650.57	130.11	( 150.57)



50 -JUDICIAL EFFICIENCY  
REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>RESTRICTED ACCOUNTS</u>						
41190	JUDICIAL EFFICIENCY FUND FEE	500.00	144.00	650.57	130.11	( 150.57)
	TOTAL RESTRICTED ACCOUNTS	500.00	144.00	650.57	130.11	( 150.57)
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***	TOTAL REVENUE ***	500.00	144.00	650.57	130.11	( 150.57)
		=====	=====	=====	=====	=====

50 -JUDICIAL EFFICIENCY  
JUDICIAL EFFICIENCY FUND  
DEPARTMENT EXPENDITURES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>MISCELLANIOUS EXPENSES</u>						
=====						
*** REVENUES OVER/(UNDER) EXPENDITURES *						
		500.00	144.00	650.57	0.00	( 150.57)
=====						

51 -LOCAL MUNICIPAL JURY FUND  
FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
	COURTS	200.00	0.00	92.18	46.09	107.82
*** TOTAL REVENUES ***		200.00	0.00	92.18	46.09	107.82
<u>EXPENDITURE SUMMARY</u>						
*** REVENUES OVER/ (UNDER) EXPENDITURES *		200.00	0.00	92.18	46.09	107.82

51 -LOCAL MUNICIPAL JURY FUND  
REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>COURTS</u>						
40401	LOCAL MUNICIPAL JURY FUND	200.00	0.00	92.18	46.09	107.82
	TOTAL COURTS	200.00	0.00	92.18	46.09	107.82
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***	TOTAL REVENUE ***	200.00	0.00	92.18	46.09	107.82
		=====	=====	=====	=====	=====
<hr/>						
***	REVENUES OVER/ (UNDER) EXPENDITURES *	200.00	0.00	92.18	0.00	107.82
		=====	=====	=====	=====	=====