

**CITY OF FREEPORT
BRAZORIA COUNTY, TEXAS**

**PROPOSED ANNEXATION WEST OF FM 1495
BETWEEN THE INTRACOASTAL WATERWAY
AND THE GULF OF MEXICO
PHASE IV**

NOVEMBER 03, 2003

A 1.160 SQUARE MILE TRACT OF LAND BEING OUT OF ABSTRACTS 141, 151, AND 195, BRAZORIA COUNTY, TEXAS, LYING BETWEEN THE LOUISIANA-TEXAS GULF INTRACOASTAL WATERWAY ON THE NORTH, THE GULF OF MEXICO ON THE SOUTH, STATE FM 1495 AND THE WEST LINE OF THE TRACT ANNEXED BY ORDINANCE NO. 2003-2029, DATED OCTOBER 20, 2003.

BEGINNING at the point (POB) located on the south right-of-way (ROW) line of the Louisiana-Texas Gulf Intracoastal Waterway (Intracoastal Waterway), said ROW being 300' in width, said POB also lying on the most northerly corner of said 1.011 square mile tract of land annexed by said Ordinance No. 2003-2029, and also lying on the Freeport South City Limits Line;

THENCE, S 28° 20' 00"E, along the west line of said 1.011 square mile tract of land annexed by Ordinance No. 2003-2029 and along the Freeport City Limits Line, a distance of 689.03 ft., to the point of tangency (PT) of a curve to the left, said curve having a central angle of 27° 21' 30.5";

THENCE, in a southwesterly direction, continuing said west line of said 1.011 square mile tract of land, around said curve to the left, a distance of 5,042.35 ft., more or less, to the point of intersection with the Gulf Of Mexico north most Mean Low Water line (MLW) , and the south west corner of said 1.011 square mile annexed tract of land;

THENCE, along said Gulf of Mexico MLW line, in a south west direction with its meanders, an approximate distance of 5,345 ft., to the point of intersection with the Freeport west Extraterritorial Jurisdiction (ETJ) line, said ETJ line being on a curve to the right having an approximate central angle of 23° 47' 45" and a radius of curvature of 15,840.00 ft.;

THENCE, along said Freeport ETJ line in a northwest direction around said curve to the right, a distance of 5,528.60 ft., to a point for corner;

THENCE, N 35° 35' 00" E, 550.00 ft. to a point for corner;

THENCE, N 06° 54' 52" E, 997.37 ft. to a point of intersection with said south ROW line of said Intracoastal Waterway for a corner.

THENCE, N 60° 41' 39" E, 2,372.50 ft., along said Intracoastal Waterway south right-of-way line, to the PT of a curve to the right, said curve having a central angle of 19° 41' 43" and a radius of curvature of 2,341.12 ft., said PT being at said Gulf Intracoastal Waterway centerline Station No. 240+257.59;

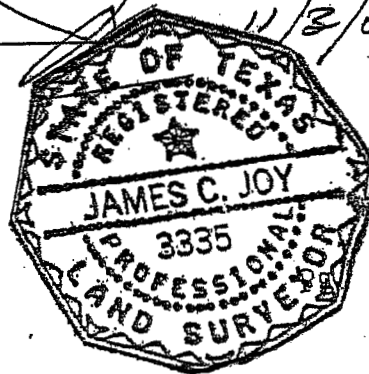
THENCE, continuing along said Intracoastal Waterway south ROW line, around said curve to the right, a distance of 804.76 ft., to the point of reverse curve (PRC) of said curve to the left, said curve having a central angle of 17° 12' 57" and a radius of curvature of 2,641.13 ft., said PRC being at Intracoastal Waterway centerline Station No. 239+435.57 ft.;

THENCE, continuing along said Intracoastal Waterway south ROW line, around said curve to the left, a distance of 793.59 ft., to the PC of of said curve, said PC being at said Intracoastal Waterway centerline Station No. 238+687.05:

THENCE, N 60° 41' 39" E, 447.84 ft., continuing along said Intracoastal Waterway south right-of-way line, to a point of intersection with the Freeport west City Limits Line and to the PLACE OF BEGINNING, containing 1.160 square miles of land, more or less.

Certified Correct:

James C. Joy
James C. Joy, RPLS
Texas # 3335



Doc# 2004037139
Pages 15
06/24/2004 3:22PM
Official Records of
BRAZORIA COUNTY
JOYCE HUDMAN
COUNTY CLERK
Fees \$42.00

Joyce Hudman



(5)

200 WEST SECOND STREET / FREEPORT, TEXAS 77541 / PHONE (979) 233-3526 / FAX (979) 233-8867 / www.freeport.tx.us

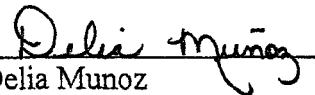
Certification

State of Texas
County of Brazoria
City of Freeport, Texas

I, Delia Munoz, City Secretary of the City of Freeport, Texas, am the custodian of records for the City of Freeport, Texas. I hereby certify that the attached Ordinance No. 2004-2042 of the City of Freeport, Texas is a true and correct copy of the original document on file in the office of the City Secretary of the City of Freeport, Texas.

Witness my hand and official seal this 23rd day of June 2004.

ATTEST:


Delia Munoz
City Secretary
City of Freeport, Texas

ORDINANCE NO. 2004-2042

AN ORDINANCE OF THE CITY OF FREEPORT, TEXAS, ADOPTED PURSUANT TO THE PROVISIONS OF SECTION 1.03 OF THE HOME RULE CHARTER OF SAID CITY, ANNEXING A 0.261 SQUARE MILE TRACT OF LAND BEING OUT OF ABSTRACTS 151 AND 167, BRAZORIA COUNTY, TEXAS, LYING BETWEEN THE LOUISIANA-TEXAS GULF INTRACOASTAL WATERWAY ON THE NORTH, THE GULF OF MEXICO ON THE SOUTH, THE WEST LINE OF THE TRACT ANNEXED BY ORDINANCE NO. 2004-2033 DATED JANUARY 5, 2004, AND THE WEST EXTRATERRITORIAL JURISDICTION LINE RELATED TO SAID JANUARY 5, 2004, ANNEXATION, AND ADJACENT TO THE CORPORATE LIMITS OF THE CITY OF FREEPORT, TEXAS, SUCH AREA CONSTITUTING A CONTIGUOUS AND UNINCORPORATED AREA LYING WITHIN THE EXCLUSIVE EXTRATERRITORIAL JURISDICTION OF SAID CITY AND BEING MORE PARTICULARLY DESCRIBED IN THE PROPERTY DESCRIPTION ATTACHED HERETO; CONTAINING A PREAMBLE; MAKING FINDINGS OF FACT REGARDING SUCH ANNEXATION AND ITS COMPLIANCE WITH THE PROVISIONS OF SAID CHARTER AND THE LOCAL GOVERNMENT CODE OF THE STATE OF TEXAS; APPROVING THE SERVICE PLAN ATTACHED THERETO AND PROVIDING THAT ANY FUTURE INHABITANTS THEREOF SHALL BE ENTITLED TO ALL OF THE RIGHTS AND PRIVILEGES OF THE INHABITANTS OF SAID CITY AND SHALL BE BOUND BY THE ACTS AND ORDINANCES OF SAID CITY; PROVIDING THAT THE ZONING CLASSIFICATION OF SAID AREA SHALL BE R-1 DISTRICT, SINGLE FAMILY RESIDENTIAL, IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE OF SAID CITY; AUTHORIZING AND DIRECTING THE CITY SECRETARY TO CAUSE THE CAPTION OF THIS ORDINANCE TO BE PUBLISHED TWICE IN THE BRAZOSPORT FACTS AFTER THE ADOPTION OF THIS ORDINANCE; PROVIDING A SEVERANCE CLAUSE; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE FROM AND AFTER ITS PASSAGE AND ADOPTIONS.

WHEREAS, Section 1.03 of the Home Rule Charter of the City of Freeport, Texas, authorizes the City Council of said City, being the governing body thereof, to annex additional territory with or without the consent of the territory and the inhabitants annexed, in accordance with the Municipal Annexation Act codified as Chapter 43 of the Local Government Code, hereinafter called "the Code"; and,

WHEREAS, Section 43.052 of the Code exempts from inclusion in the annexation plan of a municipality an area proposed for annexation which contains less than 100 tracts of land on which one or more residential dwellings are located on each tract; and,

WHEREAS, Section 43.061 of the Code provides that Subchapter C-1 of Chapter 43 applies to an area proposed for annexation that is not required to be included in a municipal annexation plan under Section 43.052 of the Code; and,

WHEREAS, Section 43.062 of Subchapter C-1 of the Code provides that Sections 43.051, 43.054, 43.0545, 43.055, 43.0565, 43.0567 and 43.057 of Subchapter C of the Code apply to the annexation of an area to which Subchapter C-1 of Chapter 43 applies; and,

WHEREAS, Section 43.051 of the Code allows a municipality to annex an area not owned by the municipality only if such area is within the extraterritorial jurisdiction of such municipality; and,

WHEREAS, Section 42.021(2) of the Code defines extraterritorial jurisdiction, for a municipality with a population of more than 5,000 but less than 25,000, as being all of the contiguous unincorporated area, not a part of any other municipality, located within one (1) mile of the corporate limits thereof; and,

WHEREAS, Section 43.054 of the Code prohibits a municipality with a population of less than 1.6 million from annexing a publicly or privately owned area, including a strip of area following the course of a road, highway, river, stream or creek, having a width at its narrowest point of less than 1,000 feet unless the boundaries of the municipality are contiguous to the area on at

least two (2) sides, the annexation is initiated on the written petition of the owners or of a majority of the qualified voters of the area or the area abuts or is contiguous to another jurisdictional boundary; and,

WHEREAS, Section 43.0545(a) and (b) of the Code prohibits a municipality from annexing an area located in the extraterritorial jurisdiction of the municipality only because the area is either contiguous to municipal territory that is less than 1,000 feet in width at its narrowest point or is contiguous to municipal territory that was annexed before September 1, 1999, and was in the extraterritorial jurisdiction of the municipality because the territory was contiguous to municipal territory that was less than 1,000 feet in width at its narrowest point; and,

WHEREAS, Section 43.055 of the Code prohibits a municipality, in a calendar year, from annexing a total area greater than 10 percent of the incorporated area of the municipality as of January 1 of that year; and,

WHEREAS, Sections 43.0565 and 43.0567 of the Code providing for arbitration regarding the enforcement of a service plan and provision for water or sewer service in a populous municipality do not apply to a municipality of less than 1.6 million; and,

WHEREAS, Section 43.062(b) of the Code requiring that notice of an annexation under Subchapter C-1 be given to property owners, public or private entities and railroad companies applies to an area containing fewer than 100 separate tract of land on which one or more residential dwellings are located on each tract; and,

WHEREAS, Section 43.063(a) of the Code provides that, before a municipality may institute annexation proceedings under Subchapter C-1 of Chapter 43 of the Code, the governing body of the annexing municipality shall provide an opportunity for all interested persons to be heard at two (2) public hearings to be held not more than forty (40) nor less than twenty (20) days prior to the institution of such proceedings; and,

WHEREAS, Section 43.063(b) of the Code provides that at least one (1) of such public hearings shall be held within the area proposed to be annexed if, within ten (10) days after the publication of the required notice, more than twenty (20) adult residents who reside in the territory proposed to be annexed protest in writing to the city secretary of the annexing municipality the institution of annexation proceedings; and,

WHEREAS, Section 43.063(c) of the Code provides that notice of each such hearing shall be published in a newspaper having general circulation within such municipality and in the territory proposed to be annexed at least once not more than twenty (20) nor less than ten (10) days prior to that hearing, that if the municipality has an Internet website, notice of each hearing must be posted on such website on or after the 20th day but before the 10th day before the date of the hearing and must remain posted until the date of the hearing, and that additional notice must be given by certified mail before the 30th day before the first of such hearings;

WHEREAS, Section 43.063(c) of the Code provides that additional notice thereof shall be sent by certified mail, to each property owner, public or private entity providing utility services and any railroad companies then serving the municipality and on the municipality's tax roll where the right-of-way thereof is included in the territory proposed for annexation; and,

WHEREAS, Section 43.064(a) of the Code provides that the annexation of an area under Subchapter C-1 of Chapter 43 of the Code must be completed within 90 days after the date the governing body institutes the annexation proceedings or those proceedings are void; and

WHEREAS, Section 43.065(a) of the Code requires that, prior to the publication of notice of the first hearing required by Section 43.063 of the Code, the governing body of the municipality shall direct its planning or other appropriate department to prepare a service plan that provides for the extension of full municipal services to the area to be annexed and provides that the municipality shall provide the services by any of the methods by which it extends the services to any other area of the municipality; and,

WHEREAS, Section 43.065(b) of the Code provides that Section 43.056(b) - (o) of the Code, relating to the provisions of services to annexed areas and including a requirement that the service plan be attached to the ordinance annexing the area and approved as a part of the ordinance, apply to an annexation pursuant to Subchapter C-1 of Chapter 43 of the Code.

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

SECTION 1. Findings of Fact.

The City Council of the City of Freeport, Texas ("the City") finds and determines as a matter of fact that:

(1) By its Resolution No. 2004-2038, read, passed and adopted on the 5th day of January, 2004, hereinafter "the Resolution", the City Council directed that on the 16th day of December, 2004, beginning at 6:00 o'clock, p.m., and on the 1st day of March, 2004, beginning at 6:00 o'clock, p.m., in the Municipal Courtroom of the Police and Courts Building thereof located in the City at 430 Brazosport Boulevard, in Brazoria County, Texas, the City Council of the City would hold two (2) public hearings giving all interested persons an opportunity to appear and be heard on whether or not the City should annex the tract of land described in the Property Description attached hereto, hereinafter "the area proposed for annexation", and directed the City Secretary to cause notice of each such public hearings to be published once in the Brazosport Facts, the official newspaper of said city, not more than twenty (20) days nor less than ten (10) days prior to the date of the public hearing as required by the Code, to cause notice of each of such public hearings to be posted on the Internet website of the City on or after the 20th day but before the 10th day before the date of each of such hearings and to remain posted on such website until the date of each of such hearings.

(2) Before the 30th day before the first of such hearings, additional notice thereof was sent by certified mail, to each property owner, any public or private entity providing utility services, and any railroad company that serves the City that is on the City's tax roll if any portion of such company's right-of-way is included in the area proposed for annexation.

(3) The population of the City is currently more than 5,000 but less than 25,000 inhabitants.

(4) The area proposed for annexation contains 0.261 square miles, more or less, lying adjacent to the corporate limits of the City, being a contiguous unincorporated area, not part of another municipality, within the exclusive extraterritorial jurisdiction of the City and more than one thousand (1,000) feet in width at its narrowest point and is contiguous to municipal territory that is more than 1,000 feet in width at its narrowest point.

(5) In the Resolution, the City Council established a Service Plan Committee for the City consisting of the City Manager, as chairman, and so many other employees of the City as he may deem appropriate, having expertise in the areas of police and fire protection, emergency medical services, taxation, solid waste collection, water, waste water, streets, drainage, zoning, and standard codes enforcement, and directed the committee to prepare a service plan for the area proposed for annexation conforming to Section 43.056 of the Local Government Code and to file such plan with the City Secretary prior to the convening of the first of the public hearings called by the Resolution.

(6) A Service Plan for the area proposed for annexation was prepared and filed with the City Secretary on the same day as but prior to the convening of the first of the public hearings called by the Resolution and is attached to this ordinance.

(7) Notice of the each public hearing called by the Resolution was published twice in the Brazosport Facts, a newspaper having general circulation in the City and in the area proposed for annexation and the official newspaper of the City, the date of the first publication being the 4th day of February, 2004 and the date of the second publication being the 18th day of February, 2004, such dates being, respectively, not more than twenty (20) days and not less than ten (10) days prior to the dates of the public hearings called by the Resolution.

(8) Notice of each hearing was posted on the Internet website of the City on or after the 20th day but before the 10th day before the date of the hearing, to-wit, on the 17th day of January, 2004, and remained posted until after the date of the second hearing called by the Resolution.

(9) Not more than forty (40) days nor less than twenty (20) days prior to the introduction of this ordinance, to-wit on the 16th day of February, 2004, beginning at 6:00 o'clock, p.m., and on the 1st day of March, 2004, beginning at 6:00 o'clock, p.m., in the Municipal Courtroom of the Police and Courts Building thereof located in the City at 430 Brazosport Boulevard, in Brazoria County, Texas, the City Council of the City did hold the two (2) public hearings called by the Resolution

(10) At each of the public hearings called by the Resolution, all interested persons, including citizens of the City and property owners of the area proposed for annexation or the representatives of such owners, were given an opportunity to be heard.

(11) No persons claiming to be residents of the area proposed for annexation filed a written protest of such annexation requiring an on-site hearing.

(12) All of the notice and hearing provisions of the Constitution and laws of the State of Texas applicable to such proceeding, including the Code and the Home Rule Charter of the City, have been fully complied with; that all required notices have been given, posted, published and sent in the manner and for the length of time required thereby; that the two public hearings called by the Resolution were conducted at the time and in the location and manner required thereby; and that each of the statements of fact set forth in this section of this ordinance are true.

(13) In the calendar year 2004, the City has not annexed a total area greater than 10 percent of the incorporated area of the municipality as of January 1st of that year and will not do so by annexing the area proposed for annexation.

SECTION 2. Corporate Boundary Limits Extended and Territory Annexed.

Pursuant to the provisions of the Constitution and laws of the State of Texas and Section 1.03 of the Home Rule Charter of the City, the corporate boundary limits of the City are hereby extended and fixed to include the following area proposed for annexation more fully described in the Property Description attached hereto and made a part hereof for all appropriate purposes.

SECTION 3. Service Plan Approved.

As required by Section 43.056(j) of the Code, the City Council of the City, being the governing body thereof, hereby approves the service plan which is attached hereto and made a part hereof for all proposes.

SECTION 4. Rights and Duties of Territory Annexed.

As provided in Section 1.03 of the Home Rule Charter of the City, the territory above described and hereby annexed shall hereinafter be a part of the City and said area and any residents thereof shall be entitled to all the rights and privileges of the residents of the City and shall be bound by the acts and ordinances of the City.

SECTION 5. Publication of Descriptive Caption.

As required by Section 3.11 of the Home Rule Charter of the City, after the passage and adoption of this ordinance, the City Secretary is hereby authorized and directed to cause the descriptive caption of this ordinance to be published twice in the Brazosport Facts.

SECTION 6. Zoning of Annexed Territory.

As required by Section 155.020(E) of Chapter 155 of the Code of Ordinances of the City, being the codification of the current Comprehensive Zoning Ordinance of the City, all of the area hereby annexed is hereby classified as R-1 District, Single Family Residential as defined in Section 155.030 of said Code of Ordinances.

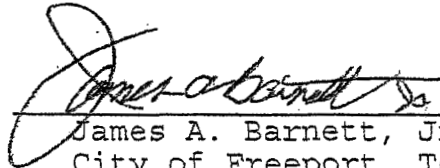
SECTION 7. Severance Clause.

In the event any section or provision of this ordinance is found to be unconstitutional, void or inoperative by the final judgment of a court of competent jurisdiction, such defective provision, if any, is hereby declared to be severable from the remaining sections and provisions of this ordinance and such remaining sections and provisions shall remain in full force and effect.

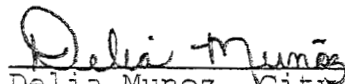
SECTION 8. Effective Date.

This ordinance shall take effect and be in force from and after the date of its passage and adoption.

READ, PASSED AND ADOPTED this 22nd day of March, 2004.


James A. Barnett, Jr., Mayor,
City of Freeport, Texas

ATTEST:


Delia Munoz, City Secretary
City of Freeport, Texas

APPROVED AS TO FORM ONLY:



Wallace Shaw, City Attorney,
City of Freeport, Texas

C\Freeport.Ord\Bch#5Anx.Ord

**CITY OF FREEPORT
BRAZORIA COUNTY, TEXAS**

**PROPOSED ANNEXATION WEST OF FM 1495
BETWEEN THE INTRACOASTAL WATERWAY
AND THE GULF OF MEXICO
PHASE V**

JANUARY 02, 2004

A 0.261 SQUARE MILE TRACT OF LAND BEING OUT OF ABSTRACTS 151 & 167, BRAZORIA COUNTY, TEXAS, LYING BETWEEN THE LOUISIANA-TEXAS GULF INTRACOASTAL WATERWAY ON THE NORTH, THE GULF OF MEXICO ON THE SOUTH, AND THE WEST LINE OF A 1.160 TRACT ANNEXED BY FREEPORT ORDINANCE NO. 2004-2033, DATED JANUARY 05, 2004.

BEGINNING at the point (POB) located on the south right-of-way (ROW) line of the Louisiana-Texas Gulf Intracoastal Waterway (Intracoastal Waterway), said POB also lying on the most westerly north corner of said 1.160 square mile tract of land annexed by said Freeport Ordinance No. 2004-2033, and also lying on the Freeport City Limits Line;

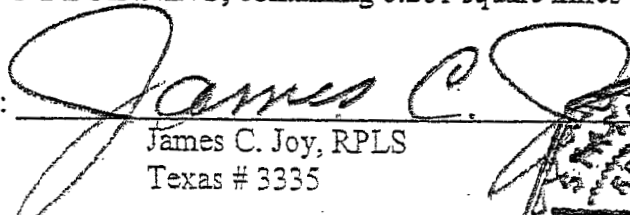
THENCE, in a southeasterly direction, along the west line of said 1.160 square mile tract of land and said Freeport City Limits line, around a curve to the left, said curve having a central angle of $23^{\circ} 47' 45''$ and an arc length of 5,528.60 ft., more or less, and a radius of curvature of 15,840.00 ft., to the point of intersection with the Gulf Of Mexico north most Mean Low Water line (MLW), and the southwest corner of said 1.160 square mile annexed tract of land, for a corner;

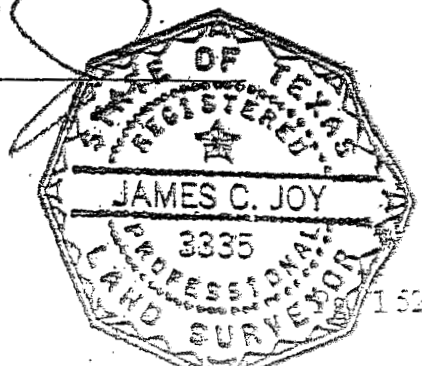
THENCE, along said Gulf of Mexico MLW line, in a southwest direction with its meanders, an approximate distance of 2,443.19 ft., to the point of intersection with the eastern most high bank of the Brazos River Diversion Channel, for a corner;

THENCE, in a northwesterly direction, along said Brazos River Diversion Channel high bank, a more or less distance of 5,571.44 ft., to a point of intersection with the south ROW line of said Intracoastal Waterway, for a corner;

THENCE, N $35^{\circ} 35' 00''$ E, 447.16 ft., more or less, along said Intracoastal Waterway south ROW line, to the point of intersection with said Freeport west City Limits Line and the PLACE OF BEGINNING, containing 0.261 square miles of land, more or less.

Certified Correct:


James C. Joy, RPLS
Texas # 3335



Ron Bottoms

From: Robert Jones [Robert.Jones@GLO.STATE.TX.US]
Sent: Wednesday, June 15, 2005 4:35 PM
To: rbottoms@freeport.tx.us
Subject: RE: City of Freeport - Bryan Beach

Ron,

I'll just put down your e-mail address in order to contact the mayor. You're welcome on any help I was able to provide. Let me know what else I can do.

Rob

Rob Jones
Special Counsel
Local Government Relations
Texas General Land Office
Jerry Patterson, Commissioner
(903) 654-2066

>>> "Ron Bottoms" <rbottoms@freeport.tx.us> 06/15/05 5:23 PM >>>
Rob,

Thank you for your response and I look forward to receiving the paperwork. As far as Mayor Phillips and an email address, I just confirmed with him that he does have an email, but that he never checks it. The best way to get him his through the city secretary or myself. Hope this helps. Thanks for all your help.

Ron

-----Original Message-----
From: Robert Jones [mailto:Robert.Jones@GLO.STATE.TX.US]
Sent: Wednesday, June 15, 2005 4:02 PM
To: rbottoms@freeport.tx.us
Cc: Isabel Gallahan; Ned Polk; Rene Truan; Trace Finley
Subject: Re: City of Freeport - Bryan Beach

Ron,

I am told that we are ready to send you a lease next week which will reflect a price of \$50.00 per year; have a clause for renegotiation of the lease price if the City is making income from the property rather than just using it for a parking lot; and reserve a corner of the property which the GLO believes has some development potential. If I can answer any additional questions, I'll sure try to do so. Let me know if I can assist further.

On another matter, I understand that Jim Phillips has replaced James Barnett as Mayor. I just wanted to confirm this and get an e-mail address for Mayor Phillips. Can you help me on this?

Rob Jones
Special Counsel
Local Government Relations
Texas General Land Office
Jerry Patterson, Commissioner
(512) 463-5236

>>> "Ron Bottoms" <rbottoms@freeport.tx.us> 06/15/05 1:44 PM >>>
Rob,

I received and responded to a request to lease the GLO's property at the intersection of FM1495 and CR 723 at Bryan Beach. Can you tell me where we are at in the process of leasing this property?

Thanks,

Ron Bottoms
City Manager
Freeport
(979) 233-3526

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Ron Bottoms

From: Robert Jones [Robert.Jones@GLO.STATE.TX.US]
Sent: Wednesday, November 24, 2004 12:10 PM
To: rbottoms@freeport.tx.us
Subject: RE: Mayor's E-mail

Mr. Bottoms,

Thank you for your prompt reply. I'll pass along this e-mail address to Commissioner Patterson. I, too, look forward to meeting with you. Please feel free to give me a call at your convenience.

Rob Jones
Special Counsel
Local Government Relations
Texas General Land Office
Jerry Patterson, Commissioner
(512) 463-5236

>>> "Ron Bottoms" <rbottoms@freeport.tx.us> 11/24/04 11:13AM >>>

The mayor does not have a city email address, but he can be contacted at his personal address which is:

jasb@ev1.net

Your timing is coincidental. The city has several issues that we would also like to address with the Commissioner. We look forward to meeting with you.

Ron Bottoms
City Manager
Freeport
(979) 233-3526

-----Original Message-----

From: Robert Jones [mailto:Robert.Jones@GLO.STATE.TX.US]
Sent: Monday, November 22, 2004 3:49 PM
To: rbottoms@freeport.tx.us
Subject: Mayor's E-mail

Mr. Bottoms:

Commissioner Patterson has asked me to obtain Mayor Barnett's e-mail in order that the Commissioner may contact him regarding matters pertaining to the General Land Office and the City of Freeport.

Thank you for your assistance.

Rob Jones
Special Counsel
Local Government Relations
Texas General Land Office
Jerry Patterson, Commissioner
(512) 463-5236

7/1/2005

Ron Bottoms

From: Robert Jones [Robert.Jones@GLO.STATE.TX.US]
Sent: Wednesday, December 01, 2004 3:36 PM
To: rbottoms@freeport.tx.us
Subject: Re: City of Freeport - Bryan Beach

Ron,

Thanks for this additional info. The Deputy Commissioner responsible for managing our lands is out the rest of the week, but when he returns, I'll go over the map with him. Then I'll get back with you.

Rob

Rob Jones
Special Counsel
Local Government Relations
Texas General Land Office
Jerry Patterson, Commissioner

>>> "Ron Bottoms" <rbottoms@freeport.tx.us> 12/01/04 02:57PM >>>

Rob:

Attached is a map of the island with the property that our records indicate that the GLO owns and that we would like to visit with you about. Our intentions are to make the island a destination with hike and bike trails and a pristine beach. I didn't highlight the Parks and Wildlife property but it is identified – roughly 878 acres. Some real opportunity to make this a great place for families and visitors to our area. Please let me know when the Mayor and I can come and meet with you and the commissioner. I look forward to hearing from you.

Ron Bottoms
City Manager
Freeport
(979) 233-3526

7/1/2005

The University of Texas at San Antonio
College of Business
6900 North Loop 1604 West
San Antonio, TX 78249-0704

Phone: 210-458-6530
Fax: 210-458-6540

Institute for Demographic and Socioeconomic Research

Fax

To: Nat Hickey, City of Freeport

From: Alison Blair

Fax: 979-233-8867

Pages: 2

Phone: 979-233-3526

Date: July 8, 2004

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

Comments*

The information we are collecting will be used by our Texas Population Estimates and Projections Program to produce population estimates for all places and counties in Texas. The accuracy of the population estimates we will produce depends on the quality of data collected from local data sources.

Please answer every questions as completely as possible and fax the survey form to 210-458-6540. Thank you.



200 WEST SECOND STREET / FREEPORT, TEXAS 77541 / PHONE (979) 233-3526 / FAX (979) 233-8867 / www.freeport.tx.us

PROPERTY MANAGEMENT

Our Fax No. (979) 233-8867

FAX TRANSMISSION

TO:

Alison Blair
University of Texas at San Antonio
6900 North Loop 1604 West
San Antonio 78249-0704

FAX NO.

210-458-6540

FROM: Nat Hickey
City of Freeport
200 West 2nd Street
Freeport TX 77541

FAX NO. (979) 233-8867
Phone: (979) 233-3526

This transmission contains 2 sheets, including the cover sheet

MESSAGE

July 12, 2004

Following of completed copy of 2003 Annexation and Boundary Changes for the City of Freeport, Brazoria County, Texas.

All annexations are Bryan Beach annexations from FM 1495 to the mouth of the Brazos River.

A handwritten signature in black ink, appearing to read "N C Hickey". The signature is stylized with a large, sweeping "N" and a cursive "Hickey".

N C Hickey
Property Manager

2003 ANNEXATION AND BOUNDARY SURVEY

Texas State Population Estimates and Projections Program

Please correct any errors in address:

PROPERTY MANAGER
Building Secretary
City of Freeport
200 W. 2nd St.
Freeport, Tx 77541

Please return form to:

Texas State Data Center Population Estimates Program
Institute for Demographic and Socioeconomic Research
The University of Texas at San Antonio
6900 North Loop 1604 West
San Antonio, TX 78249-0704
Phone: (210) 458-6543
Fax: (210) 458-6540

City of Freeport (27420)

County of Brazoria (48039)

2003 Annexation and Boundary Changes

1. Did the boundaries of this municipality change between January 1, 2003 and December 31, 2003?
☒ Yes - Please record all annexations to or detachments from this municipality in the space below.
☐ No
2. During the period between January 1, 2003 and December 31, 2003, has this municipality consolidated with, merged with, been annexed by, etc., another jurisdiction?
☐ Yes - This municipality has . . . (please give name of place)
☐ Consolidated with _____
☐ Merged with _____
☐ Been annexed by _____
☐ Other (please explain) _____
☒ No

Worksheet for Annexation and Boundary Changes

Please record as completely as possible the information requested below for each annexation or detachment that has occurred in your municipality

- (a) Beginning January 1, 2003, list all boundary changes for your area, ending with the most recent annexation or detachment.
 (b) Please only list officially certified annexations or detachments for your municipality.
 (c) Please attach a legal description of each annexation or boundary change.

(Use additional sheet, if necessary.)

Number of Change	Date of Action Mo/Day/Yr	Type of Change: (A) Annexation (B) Detachment (C) Other (specify)	County in Which Change Occurred	Estimated Area Involved		Estimated Population in Each Annexed/Detached Area		
				Sq. Mi.	Acres	Population	Occupied	Total
1	5/6/03	A	BRAZORIA	0.220	✓	0	0	0
2	8/4/03	A	BRAZORIA	0.970	✓	0	0	0
3	10/20/03	A	BRAZORIA	1.011	✓	0	0	0
4	1/5/04	A	BRAZORIA	1.160	✓	0	0	0
5	3/22/04	A	BRAZORIA	0.241	✓	0	0	0
6								
7		ALL ABOVE ARE BRYAN BEACH ANNEXATIONS						
8								
9								

Thank You Very Much

Name and title of person to contact regarding this report:

Telephone Number:



Brazoria County Appraisal District

Karla Clark, Director of Operations

500 N. Chenango, Angleton, Texas 77515 979 849-7792

January 11, 2005

To: Taxing Jurisdictions

From: Karla Clark

Re: Annexations and Deannexations

At this time we are requesting any annexations, de-annexations or boundary changes that were approved in 2004 that will affect the 2005 appraisal roll. Below you will find a listing of the ones that we have received in our office.

Please submit any that you may have that are not listed, so that we may prepare our 2005 records accurately.

Thank you for your time and cooperation.

Annexations

De-Annexations

2004-2033

2004-2042

*To Appraisal Dist
1-25-05*



200 WEST SECOND STREET / FREEPORT, TEXAS 77541 / PHONE (979) 233-3526 / FAX (979) 233-8867 / www.freeport.tx.us

May 16, 2005

Mr. Ned Polk
Texas General Land Office
Stephen F. Austin Building
1700 North Congress Avenue
Austin, Texas 78707-1495

Re: PSF Land No. 154922

Dear Mr. Polk:

Enclosed is the Texas General Land Office application to lease state surface land that I have completed on the above referenced tract of land. The city wishes to obtain a long term lease to this property to help enhance the public's beach experience. Our plans for this property would include landscaping and could include the development of a beach parking lot that would allow the city to close roughly $\frac{1}{4}$ mile of the beach to vehicular traffic. Vehicular traffic could still access the lion's share of the beach by way of old county road 723 (now a city roadway).

Thank you for your consideration of this application. I look forward to hearing from you. Please call me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Bottoms". The signature is stylized with a large, looped "R" and a cursive "Bottoms".

Ron Bottoms
City Manager

Renewal of SL # _____
Expires _____

TEXAS GENERAL LAND OFFICE
APPLICATION TO LEASE STATE SURFACE LAND

APPLICATION WILL BE CONSIDERED ONLY IF SECTIONS I THROUGH VIII HAVE BEEN COMPLETED.
(Write N/A if section not applicable.)

I. APPLICANT INFORMATION:

APPLICANT City of Freeport
HOME PHONE _____
BUSINESS PHONE (979) 233-~~3526~~ 3526
STREET ADDRESS 200 W 2nd
CITY, STATE Freeport, TX
ZIP CODE 77541
SOCIAL SECURITY NO. or TAX ID. NO. _____
MANAGER/AGENT/SUBLESSEE _____
ADDRESS _____
PHONE NUMBER _____

****If property is locked, provide keys/combinations or contact person for access.**

II. APPLICANT IS:

☐ PERSON ACTING IN OWN CAPACITY

☐ CORPORATION (INCORPORATED IN STATE OF _____)

☐ PARTNERSHIP (_____ LIMITED _____ GENERAL)

☐ TRUST

☐ ESTATE

☒ OTHER (please specify) Municipality

If applicant is other than a person acting in his/her own capacity, please state the name and title of person who is authorized to sign on behalf of applicant.

Ron Bottoms
Name

City Manager
Title

III. DESCRIPTION OF STATE LAND YOU DESIRE TO LEASE

A. APPROXIMATE LOCATION: PSF Land No. 154922

± 28.94 ac.

Brazoria, County, Texas

B. LEGAL DESCRIPTION:

COUNTY SURVEY BLOCK TOWNSHIP SECTION ACRES FILE #

C. Do you own land adjacent to the State Land? Yes ☒ No ☐

D. Does the state land that you desire to lease have perimeter fence? Yes ☐ No ☒

E. Does the State land have public road access? Yes ☒ No ☐

IV. PURPOSE FOR LEASE:

☐ Grazing ☐ Hunting
☒ Agricultural ☒ Recreational
☒ Other *To enhance the City's beach*

NOTE: The use of this land for any purpose other than that specifically granted by the General Land Office is not permitted. No rights may be assigned or subleased by the Lessee without prior written authorization of the General Land Office. Surface Leases convey no claim to, or control over, hunting rights unless it is expressly granted in the lease.

GRAZING: Describe intended operation (cow/calf/yearling, or other). Indicate the number of months and time of year the property will be grazed or deferred.

HUNTING: (game sought)

AGRICULTURE: Describe cropping system, indicate crops to be planted and expected yield per acre.

V. IMPROVEMENTS: Describe any improvements you are willing to construct on the property including estimated cost and a timetable for completion.

The purpose of the property is to enhance the public beach that adjoins the property. Landscaping and potentially a public parking area would be done on the site. The parking lot would allow the city to close a section of the beach for pedestrian only usage. Estimated cost of the parking lot and associated enhancements could be as much as \$250,000.

VI. QUALIFICATIONS: Give a brief summary of management experience and history relative to the intended lease purpose, including participation in Natural Resources Conservation Service and Farm Service Agency programs.

The City of Freeport maintains 3 1/2 miles of public beach, as well as numerous other public facilities.

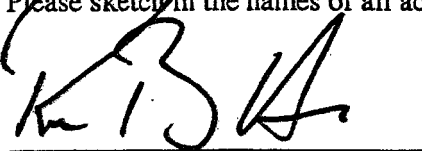
VII. PER ACRE LEASE RATE OFFERED:

GRAZING: \$/ACRE
HUNTING: \$/ACRE
AGRICULTURE: \$/ACRE
OTHER: \$/ACRE

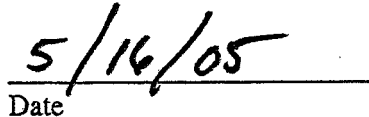
\$10/yr

VIII. MAP, PLAT OR DRAWING:

Attach a simple boundary line diagram, a copy of an aerial photograph and/or a topographic map showing the relationship of this property to any land you currently own or lease. Please sketch in the names of all adjacent landowners to the property.



Signature



Date

LEWIS THOMAS E REV TRUS

BRYAN BEACH

population of 60 individuals comprises the town's entire makeup. The City has residential housing and large amounts of land that are being developed to support the chemical factories in the area.

OTHER PARK RECREATIONAL FACILITIES

Brazoria County has a well-established park located approximately one mile north of County Road 1495 called Quintana Beach County Park. This facility includes off-beach parking, boardwalks, covered and shaded pavilions, air-conditioned cabins overlooking the Gulf, a community house, hiking trails, restrooms and showers, a lighted fishing pier, playground, pedestrian-only beach and an interpretive center.

RV facilities with full service hookups, bathhouse with restrooms, showers, and laundry facilities also reside at the Brazoria County park site.

SITE INVENTORY

Vegetation

One of the unique aspects of the Bryan Beach is its varied vegetative environment.

Upon entering the site from the access road off County Road 1495, the site is populated by wildflowers and under story trees such as mesquites.



Existing Vegetation along North side of Bryan Beach

The beach is bordered by coastal sand dunes that run virtually the entire length of the coast. The dunes provide significant structure for various plant and animal life. The dunes are also a significant feature of the beach.



this purchase the land was referred to as the Bryan Beach State Recreation Area. This section of land is located at the confluence of the New Brazos River and the Gulf of Mexico and extends from the Gulf to the Intercoastal Waterway. It stretches northeast for approximately 1.15 miles before abutting private land.

SURROUNDING LAND USES

There are currently very limited developed land uses on the rest of Bryan Beach. Although ownership of these lands vary from State (the Texas General Land Office), to County (Brazoria County), to private ownership - very little of the land is developed. County Road 1495 accesses the beach west from downtown Freeport and County Road 723 extends into the Bryan Beach for a little over one mile. Berms that serve as water and sediment control are the only other built structures on the site.

West of Bryan Beach (across the New Brazos River) is the remote Wolf Island. It is uninhabited and not even approachable but by boat.

North of the Intercoastal Waterway is land owned by the United States Government. This area of land is well secured and not approachable by the general public. As such its current use is not liable to change in the near future.

East of the County Road 1495 is the City of Quintana. An existing



Fishing along the Brazos River

Early in the 2005, the City of Freeport purchased 870 acres of land on Bryan Beach. This land is located in the area of the beach that is currently under development. The land is currently under development and is being used for various purposes.

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The City of Freeport owns 878 acres along the beachfront known as Bryan Beach. This section of the master plan discusses proposed amenity improvements and the context in which they reside. For purposes of the master plan, the City charged the Land Design Partners team with putting together a vision for the entire 9000 acres of which approximately one third is owned by the City of Freeport. Several of the amenities shown on the preliminary master plan are not located on City of Freeport owned land. It is the vision of the master plan that the City can begin forming partnerships with some of the public and private owners of this land to realize these amenities throughout the entire context of Bryan Beach.

REGIONAL CONTEXT

Bryan Beach is located about 3 miles southeast of downtown Freeport. The entire acreage of the beach totals over 2000 acres of scenic land. Three and a half miles of beach are open to vehicular traffic and this same stretch of beach is all under City of Freeport jurisdiction. The Brazosport community currently uses Bryan Beach for passive and nature based recreational needs.

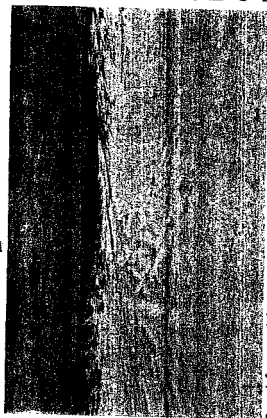
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erosion.

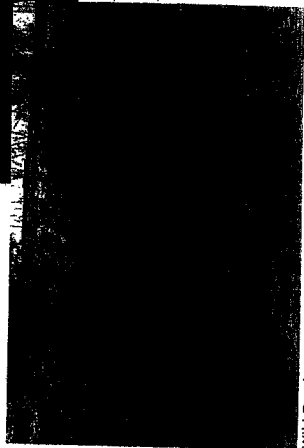
The rest of the site can be classified as salt marsh and the vegetation in this area ranges from wetland areas to dry mudflats. Large stretches of dewberry patches parallel the Intercostal Waterway and a large salt cedar forest occupies the central portion of the site.



Beachfront with dunes in the background



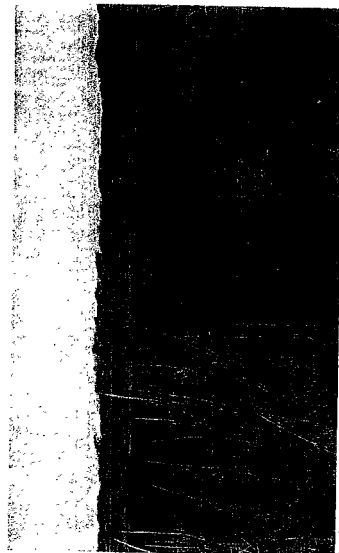
Beach Roadway open to Vehicular Access



Wild Dewberry Patch

Special Features

There are several significant natural features that occupy Bryan Beach. The most obvious is the over three miles of undeveloped beach that currently is



Wetland Area

varies from 20' to 80'. The City of Freeport keeps the beach free of debris and in great condition for recreational use.

A salt marsh lake resides in its entirety on the City owned portion of Bryan Beach and is the largest body of inland water on Bryan Beach. The lake stretches over 3,800 feet and is 1,600 feet at its widest for a surface area of almost 140 acres. The lake provides habitat for an abundance of migratory birds and wildlife.

There are many great vantage points with prominent views to the beach and inland areas. Most of these areas are atop the levees that crisscross the site and which are further discussed in the Slope Analysis portion of the Bryan Beach Master Plan Section. Three hundred and sixty degree panoramic views can be seen from these areas, views that encompass the beach, ocean, wetlands, mudflats, and the Brazos River.



View towards beach from levee

wetland areas. Large stretches of these areas are either on the edge of the beach or towards beach from levee. The remaining mudflats are a unique contrast to the wetland areas. Large stretches of these areas are either on the edge of the beach or towards beach from levee.

a varied ecosystem from that of the wetlands.

Mosquitoes are also a significant feature on site that cannot be ignored. Winds from the beach are strong enough to keep mosquitoes from being a nuisance but this courtesy



Mudflats

Existing Utilities

Beyond the existing roadway infrastructure of County Roads 1495, 723, and 241, there are no existing utilities on the 2000+ acres of Bryan Beach. There are no water, sanitary sewer, or electrical service existing on site.

Slope Analysis

Much of the Bryan Beach area is at or below sea level. The only exception to this is a series of berms and levees that divide the acreage. These constructed levees are approximately fifteen feet high with a consistent 2:1 slope. The top of the levee is approximately 10-12 feet wide with a flat crown of less than 1%.

The portion of Bryan Beach that parallels the Intercoastal Waterway is higher than the land closer to the beachfront and therefore much drier and easier to navigate with a vehicle.

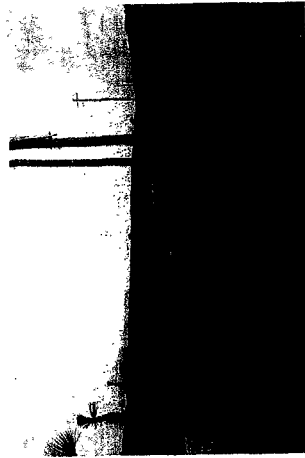
Existing Site Connectivity and Accessibility

CONCEPTUAL MASTER PLAN

out of Freeport. County Road 1495 is wide enough to accompany non-vehicular traffic; however, the bridge crossing the Intercoastal Waterway has only a 2-3 foot shoulder on each side. This is not wide enough to safely recommend a non-vehicular route over the bridge.

County Road 1495 leads directly to the beach and the shores of the Gulf. County Road 723 intersects 1495 on the beach side of the Intercoastal Waterway and extends $\frac{3}{4}$ of a mile before intersecting County Road 241. The entire length of County Road 723 is paved while only a portion County Road 241 is improved. The closer County Road 241 comes to the beach the more the roadway surface starts to default to non-compacted sand.

The entire $3\frac{1}{4}$ miles of beach frontage is currently open to vehicular access. Much of the beach is compacted and easy to drive on except on the inland perimeter where the sand dunes are drifting and uncompacted.

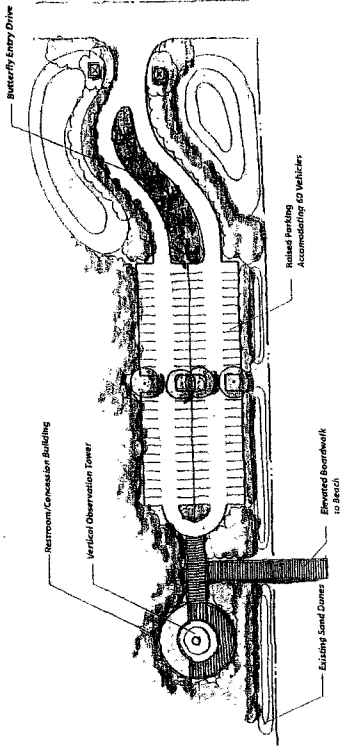
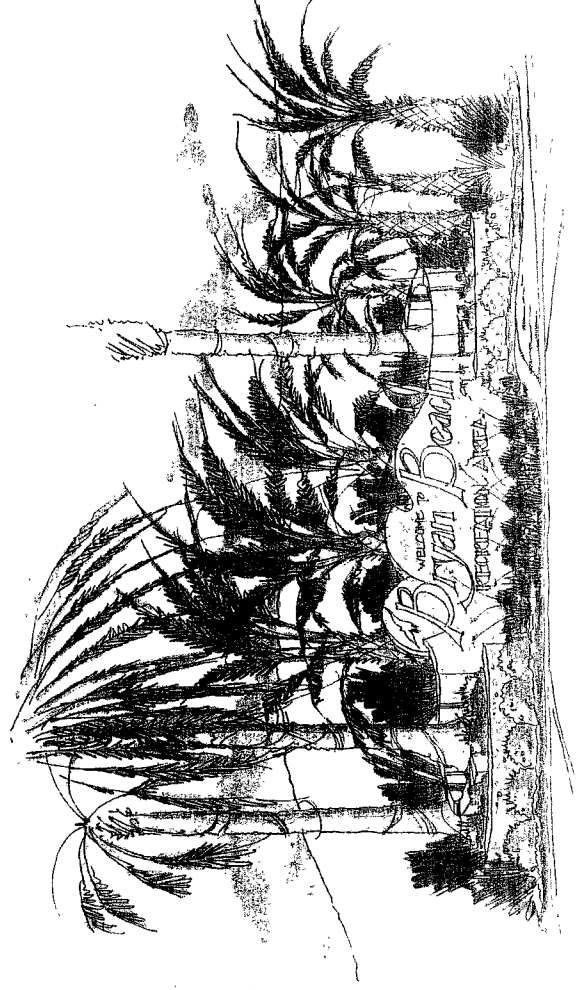


County Road 723

Bryan Beach offers the potential of a variety of passive recreational opportunities for residents and guest of the City of Freeport.

The first element addressed in the master plan for Bryan Beach is entry signage at the intersection of County Road 1495 and County Road 723. The City of Quintana has signage and planning on the southeastern side of this corner to signify the gateway to the City. The City of Freeport has the opportunity to provide a sister sign blade to anchor the southwestern side of the intersection.

Materials for the entry signage are envisioned to be totally different from the entry signage and materials described for the Old Brazos River corridor and very different from the City of Quintana sign blade as well. Proposed colors for the sign blade are native to the beach area, utilizing green and light browns in the buff to sand range. Materials are more natural as well, such as sand blasted or



County Road 1495

exposed aggregate concrete with a natural stain or patina. The placement of the concrete could also occur in lifts so that the constructed sign panel resembles the ebb and flow of the dunes on the beach.

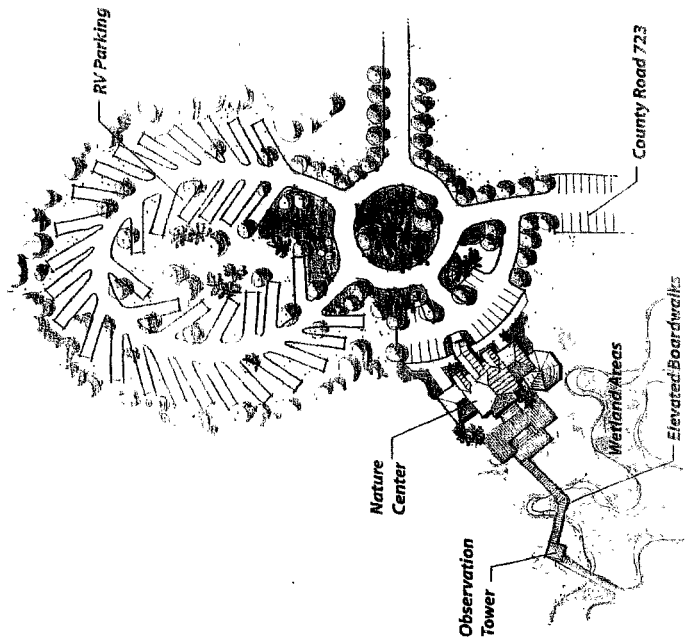
From this intersection, County Road 1495 continues until it terminates at the beach. A proposed improved parking area to accommodate sixty vehicles is provided and will be nestled onto the site a short distance off of County Road 1495. The grade of the parking area would be built up to provide visitors visual access over the dunes and to the beach. People could enjoy this section of the beach even if they did not want to get out of their cars.

An elevated board walk transitions people from the parking area to the beach. The area of the beach and the next $\frac{1}{2}$ mile are proposed to be pedestrian only. Therefore the parking lot is mentioned above serves as the

BRYAN BEACH

major beachhead to the pedestrian only beach. The City would like to have a stretch of the beach open to the public sans their vehicles so that families with small children could recreate at the beach without fear of vehicles motoring up and down the beach.

South of the parking area a restroom/concession building is also proposed to service this trailhead. These structures are the first opportunity for the City



to make an architectural statement at the beach. Although this building can be very simple in size, the ideas of the design team are for this structure to be the first of a series of vertical elements that

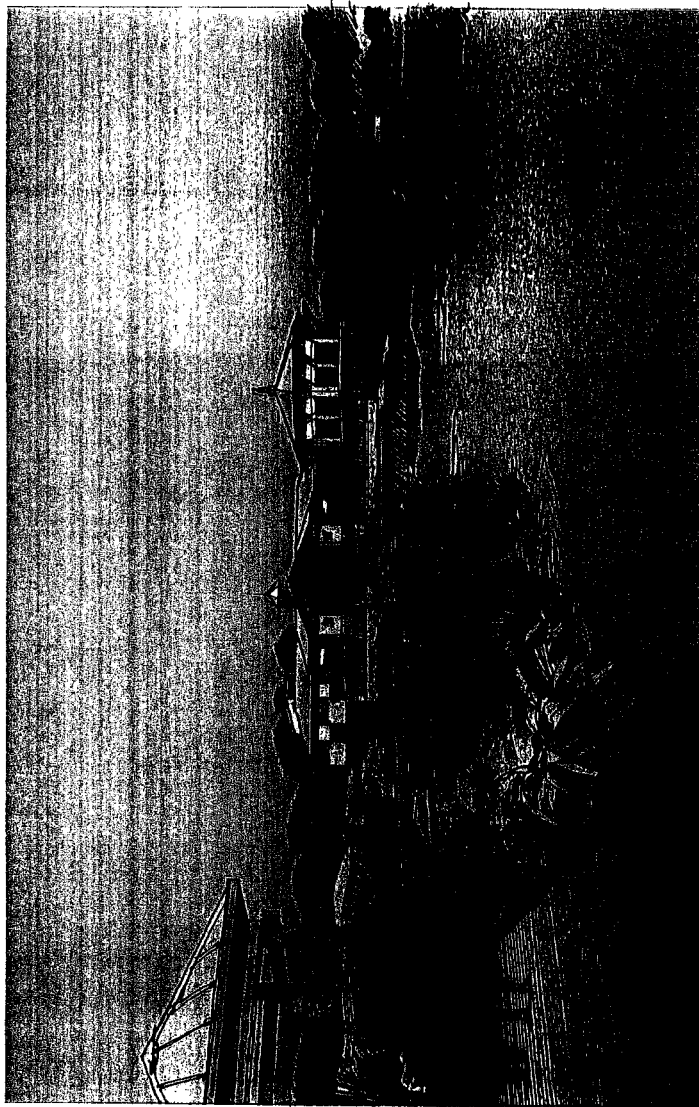
They are also visually foreign to the natural recreation experience planned for Bryan Beach. Vertical elements draw the attention of the eye and provide a great opportunity for the City to attract guests to the more scenic qualities of the Bryan Beach experience.

Another option at the intersection of County Road 723 and County Road 723 is for visitors to take a right on County Road 723 and head southwest to the intersection of County Road 241. At the elbow of this intersection, the master plan proposes the most improvements that significantly impact the site.

The red asterisk on the master plan depicts the general location of a Nature Center that would serve many purposes for Bryan Beach and the City of Freeport. The Nature Center would serve as a welcome and information center for visitors to the beach. Orientation maps and way-finding signage would be presented here as well as a listing of the available recreational opportunities on site. Rules and regulations would also be posted here.

The Nature Center would act as a wildlife and birding information center to promote conservation and understanding of the lands that comprise Bryan Beach. Several meeting rooms and bathrooms would be programmed into the building and one of these could also be a covered patio area outside the building. This area could be oriented with views of the beach and the surrounding wetlands.

The Nature Center would be a small, simple building that would serve as a welcome and information center for visitors to the beach. Orientation maps and way-finding signage would be presented here as well as a listing of the available recreational opportunities on site. Rules and regulations would also be posted here.



to and from the area. This reduces the amount of new roadway costs and also lessens the amount of improved driving surface that would impact or disturb the sensitive natural areas on site. In a like manner the cost to bring wet and dry utilities to service the building are also lessened by locating the Nature Center in this area.

A one-mile trail system is indicated in yellow on the master plan. The trail is a loop system that encloses approximately 50-acres. The 2000-acres that comprise Bryan Beach is enormous in scale. The length of the proposed loop trail gives visitors a manageable and enjoyable nature and birding experience that can be easily navigated in less than two hours.

Sections of this trail will be an elevated boardwalk to minimize wetland impact. These boardwalks will begin on the east side of the Nature Center.

The Nature Center would be a small, simple building that would serve as a welcome and information center for visitors to the beach. Orientation maps and way-finding signage would be presented here as well as a listing of the available recreational opportunities on site. Rules and regulations would also be posted here.



Bryan Beach



RESTRICTION ONLY BEACH ON MILE

RESTRICTION ONLY BEACH ON MILE
RESTRICTION ONLY BEACH ON MILE
RESTRICTION ONLY BEACH ON MILE

GULF of Mexico

OBSERVATION TOWER



LAND
DESIGN

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BRYAN BEACH

wild dewberry patches, the stands of salt cedars, and the banks of the Brazos River. The proposed trail will be placed on top of existing berms where the trail winds through the wetlands and mudflats, thereby causing no environmental impacts to the wetlands and mudflats.

Proposed construction of the trail will include clearing and fine grading as well as compaction of the existing grade to 90%. Crushed oyster shells will be placed on top of the trail to provide trail delineation and texture.

Trail amenities include interpretive signage and rest areas overlooking the diverse settings of the property. These are indicated on the master plan as "rest areas". The signage will be educational in nature to highlight the unique biology plants and wildlife of the area.

table, fire-ring and firewood. Dumpsters and a covered community pavilion could be provided for social interaction and an escape haven for rainy days. Horse tie lines could be provided for equestrian staging, along with a manure pit and wheelbarrow.

Approximately 6.1 miles of multiuse trail are indicated on the master plan. These trails improvements will be a loop system that links the Nature Center to the beachfront area, to the Intercoastal Waterway, and the shores of the New Brazos River. The proposed trail is eight feet wide (with an 18" shoulder on each side) on compacted grade with 1/2" of crushed oyster shells placed on top. The placement of the shells provides a texture similar to decomposed granite, is indigenous to the area, and very appropriate considering the coastal setting of the site. The trail is oriented to meander through a variety of environments including intercoastal wetlands, mudflats

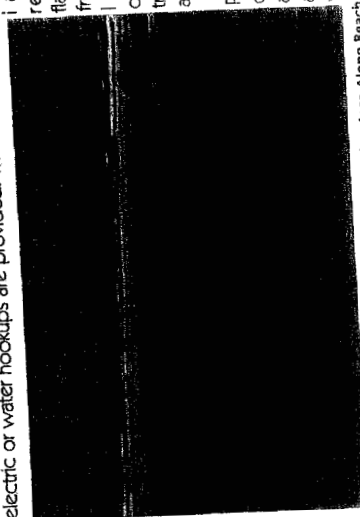
The Nature Center is another location that would be ideal for a vertical architecture structure. This structure could serve an aesthetic purpose and also act as a two to three story observation tower. Views would be essential capture a panoramic of the surrounding area.



Examples of Crushed Oyster Shell Surface

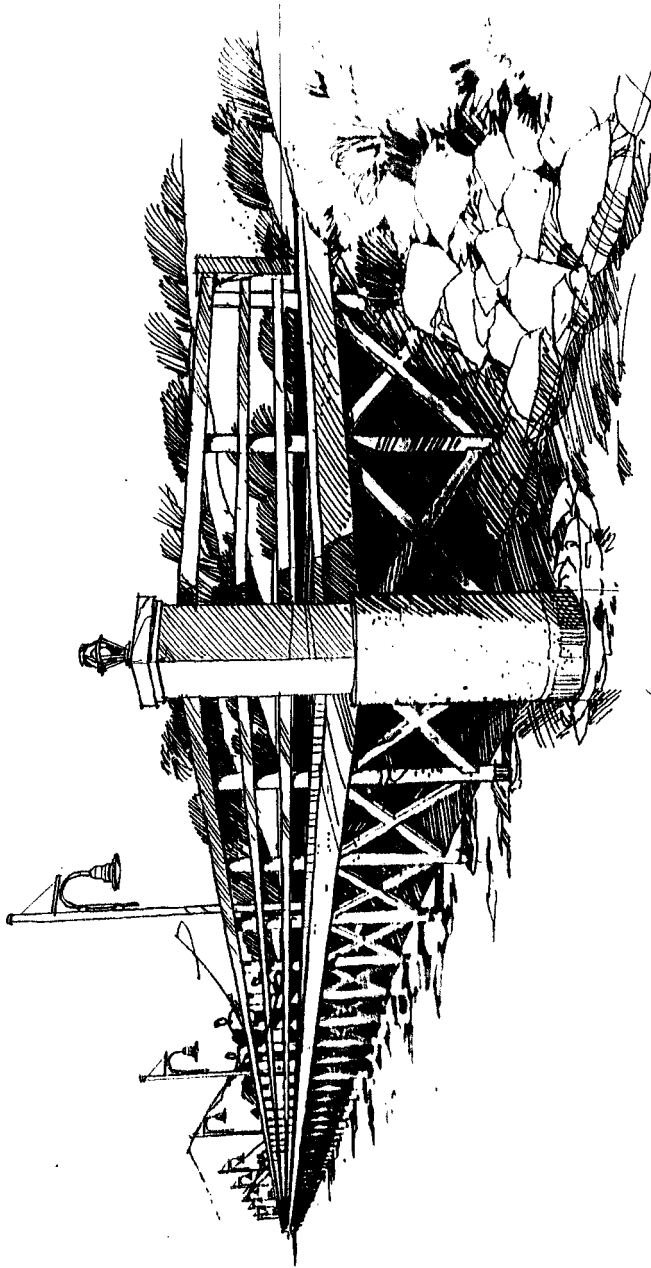
Bryan Beach and the bird watching area. The area is a large, relatively flat and free of large canopy trees. It is also dry. Proposed camping area amenities would include a large, relatively flat and free of large canopy trees. It is also dry. Proposed camping area amenities would include a large, relatively flat and free of large canopy trees. It is also dry.

A large primitive camping area is proposed to the south west of the RV parking area and stretches that same direction for over a quarter of a mile. The definition of primitive camping is that the site will be accessible for campers but that no electric or water hookups are provided. This area of the Bryan Beach is a large, relatively flat and free of large canopy trees. It is also dry.



Seining Area Along Beach





draw the most people to the beach: a lighted fishing pier. The confluence of the new Brazos River and the Gulf of Mexico is a very dynamic place. The turbulent interaction of the river meeting the Gulf is a haven for great fishing. It is also very dangerous with strong under currents.

To take advantage of this great fishing area and to make it more accessible, the plan proposes an elevated fishing pier that spans over 1/3 of a mile along the New Brazos River corridor. This structure would be lighted and wide enough (a proposed 14') so that back casting would not interfere with utilization of the pier as a trail surface. Lighting could be solar powered to assist with defraying costs associated with bringing power to the pier.

Back at the nature center, County Road 241 will be improved and extended to the beach. At this area, the pedestrian only portion of the beach will end and the rest of the 2.5 miles of beach towards the confluence of the Brazos River will be opened to vehicle access.

Several locations for seining are indicated on the master plan as green square. People currently use these areas on the inland side of the beach for seining (casting large weighted fishing nets in the water) or to simply explore the inland areas.

Just east of the Salt Marsh Lake is another proposed observation tower. This will be the fourth such structure proposed along the beach and is ideally situated to take advantage of views to the Salt Marsh Lake. This structure is envisioned as a two to three story structure.

THE BRYAN BEACH MASTER PLAN

1. THE BRYAN BEACH MASTER PLAN

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13. THE BRYAN BEACH MASTER PLAN

14. THE BRYAN BEACH MASTER PLAN

15. THE BRYAN BEACH MASTER PLAN

16. THE BRYAN BEACH MASTER PLAN

17. THE BRYAN BEACH MASTER PLAN

CITY OF FREEPORT

Recreational Opportunities

TEXAS



THE CITY OF
FREEPORT

200 W. 2nd Street • Freeport, TX 77541 • (979) 233-3526

www.freeport.tx.us

Bryan Beach

Freeport maintains one of the cleanest beaches on the Texas Gulf Coast. In addition to family-friendly beaches, nearly 900 acres of natural parkland are available for recreation. Our friendly police and fire departments regularly patrol to ensure public safety. No facilities or fees. Plastic or metal containers only. Glass is prohibited

DIRECTIONS:

Follow SH 288 south until you merge with Hwy 36. Follow 36/288 and turn right on FM 1495. After crossing the bridge, turn right when you reach the beach.



Historic Downtown Freeport



Freeport is a Texas Main Street city. Historic buildings from Freeport's founding in the early 1900s can be found in several blocks surrounding Memorial Park. Here are some great restaurants with authentic coastal cuisine.

DIRECTIONS:

Follow SH 288 south until you reach 2nd Street at Hopper Field. Turn left onto 2nd Street.

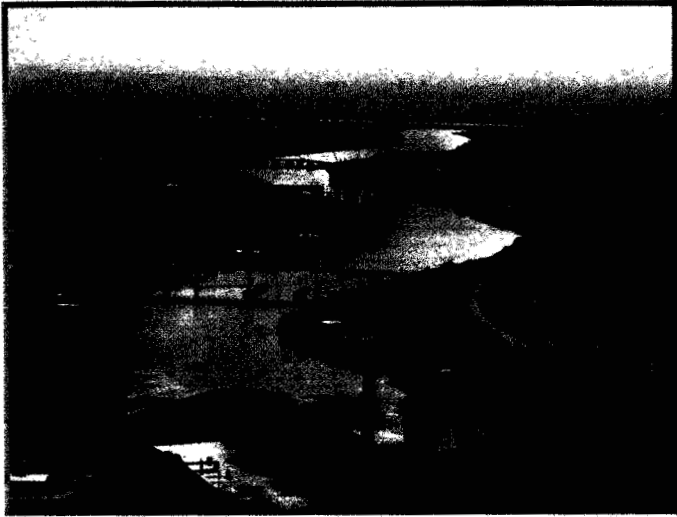
Continue approximately 2 1/2 miles to Park Ave. Turn right onto Park.

To continue to Bryan Beach, turn left onto 4th street, then right on 1495. Follow 1495 over the bridge and turn right onto the beach.

see map on back page



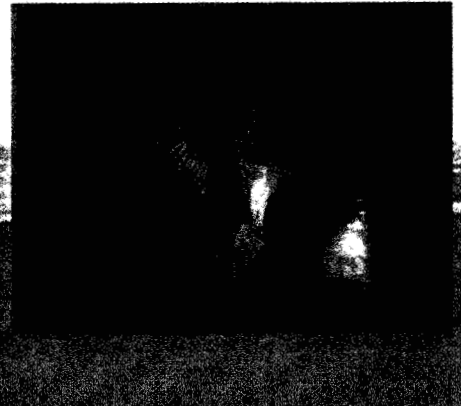
The Old River



In 1929, the Old Brazos River was diverted around the city of Freeport, resulting in a natural harbor that nearly bisects the city. A levee system and a unique guillotine gate protect the city from Gulf flooding. Just inside the guillotine gate and adjacent to the historic downtown is the site for a future marina and waterfront plaza. Just inside the Velasco Bridge is a public park and boat ramp. At the head of this channel, Freeport Municipal Park is home to many family-oriented events each year. For more information, please call the Visitor Information Center at (979) 233-3306 or visit www.freeport.tx.us.

Birding

Located along one of the major north-south migration routes, Freeport offers year-round opportunities to sight rare and endangered species. Birders from all over the world visit Freeport in December for the annual Freeport Audubon Christmas Bird Count. In the spring of 2002, Freeport partnered with Dow Chemical Company, Ducks Unlimited and Texas Parks and Wildlife to construct the Freeport Wetlands Project and Bird Sanctuary on Highway 36. Nearby are Bryan Beach, Dow Chemical Black Skimmer Colony, Quintana Neotropical Bird Sanctuary, the Gulf Coast Bird Observatory, Peach Point Wildlife Management Area, San Bernard National Wildlife Refuge and the Brazoria National Wildlife Refuge, making Freeport the hub of one of the premier areas for viewing wildlife.



Golf

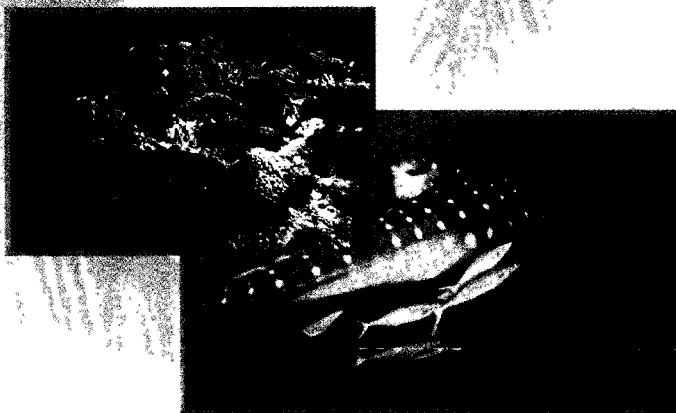
Freeport Municipal Golf Course is located along the banks of the Brazos River. It's a challenging course and challenging with the golf breeze. The course has 18 holes with par 3's. With an overall length of over 7,000 yards and a variety of terrain, it's a challenging course for all levels of golfers.



Freeport Municipal Golf Course is a premier golf destination in the State of Texas. The course offers golf lessons, a driving range, a pro shop, carts and club rental. Memberships and daily fees are available. Call (979) 233-8311.

Scuba Diving

Freeport is the departure point for viewing The Flower Garden Banks National Marine Sanctuary. The 300 acres of coral reefs that make up the Flower Gardens are approximately 100 miles southeast of Freeport in the Gulf of Mexico. With an average 100 feet of visibility, the reefs rise from a 400-foot depth to about 55 feet below the surface. Average dives range from 50 to 120 feet. The Flower Gardens is home to at least 175 species including angelfish, eagle rays, hammerheads, loggerhead turtles, manta rays, morays, octopus, sea horses and whale sharks, as well as 22 species of coral. For more information and a virtual dive, visit www.flowergarden.noaa.gov.

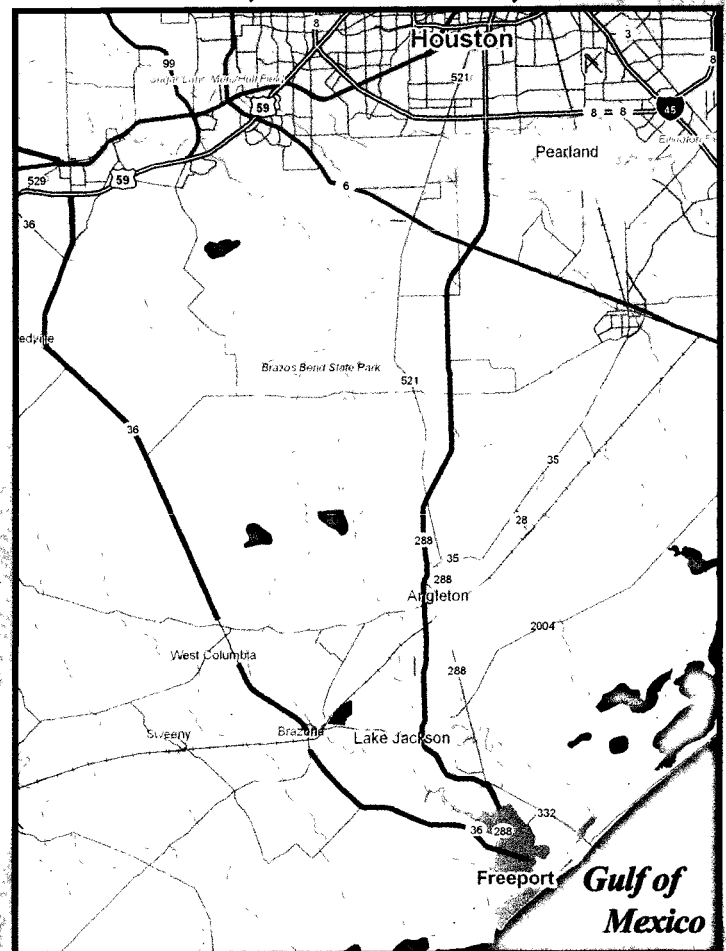


Fishing

As a coastal city, Freeport has some of the most successful fishing around. Both deep sea and surf fishing are popular. A number of charter boat services are available for large and small groups, taking both day and overnight trips. Visit www.freeport.tx.us to help locate available charter services. For those who prefer surf fishing, Freeport has 3.5 miles of beautiful beaches.



Map to Our City



THE CITY OF
FREEPORT

Visit our website: www.freeport.tx.us

The City of Opportunity

FREE
THE MOUNTAIN

2004

NEWSLETTER

CITY OF
OPPORTUNITY

Dear Citizen,

Nowadays we all struggle with information overload, and sometimes details get lost. It's important to remember and recognize all the good things happening in our city. As our mission statement says, we are "A proud city moving forward with an eye on the past and a vision for the future, cultivating a progressive and attractive family focused community atmosphere."

My hope is that we can all work toward achieving this mission together. I am pleased to offer you this update of city activities and services.

Sincerely,



MISSION STATEMENT

A proud city moving forward with an eye on the past and a vision for the future, cultivating a progressive and attractive family focused community atmosphere.

THE CITY OF OPPORTUNITY



OFFICE LOCATIONS

CITY HALL

200 W. 2nd Street
Freeport, TX 77541
(979) 233-3526
(979) 233-8867 (fax)

POLICE DEPARTMENT

430 N. Brazosport Boulevard
Freeport, TX 77541
(979) 239-1211
(979) 239-3830 (fax)

FIRE DEPARTMENT

131 E. 4th
Freeport, TX 77541
(979) 233-2111
(979) 233-4103 (fax)

CITY ATTORNEY

10 Brazosport Savings Center
Freeport, TX 77541
(979) 233-2411
(979) 233-4895 (fax)

VISITORS INFORMATION CENTER & PARKS DEPARTMENT

500 N. Brazosport Boulevard
Freeport, TX 77541
(979) 233-3306
(979) 233-4141 (fax)

FREEPORT BRANCH LIBRARY

410 Brazosport Boulevard
Freeport, TX 77541
(979) 233-3622

FREEPORT GOLF COURSE

830 Slaughter Road
Freeport, TX 77541
(979) 233-8311
(979) 233-3601 (fax)



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WETLANDS PROJECT

In the spring of 2002, Freeport partnered with several different entities including Dow Chemical Company, Ducks Unlimited, and Texas Parks and Wildlife to construct a wetlands area and bird sanctuary. This area, located along Hwy 36, has been well received by the birds and birders alike.



GOLF

First opened in October 1976, Freeport Municipal Golf Course is nestled between the Brazos River and old Highway 36. It is a link-style course, open and challenging with the gulf breezes. The course has 18 holes with par-71. With an overall length of over 7000 yards, you can pick your level of play with five sets of tee-markers. The course rating is 73.8 with a slope rating of 124.

In addition to offering top-notch play, Freeport Municipal Golf Course hosts one of the top-ranked TAAF Junior Golf programs in the State of Texas. The golf course staff works with local schools to provide golf instruction during school hours to help promote the game to Freeport's younger generation.

CLEANING OUR

Like many older cities, Freeport suffers with the natural aging process of its structures. To alleviate this problem, the City of Freeport has undertaken several major initiatives to improve its image, including a semiannual citywide cleanup, the removal of dilapidated structures, and the implementation of our Building Blocks program. These efforts have resulted in a remarkable facelift for many areas of the city.

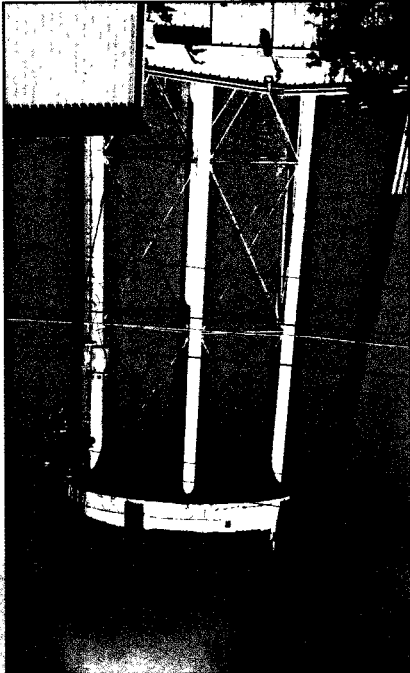


CITY WIDE CLEANUP

Twice a year the city offers the residents of Freeport the opportunity to discard non-hazardous material by dropping off their unwanted items at the City's service center located off of Velasco Boulevard. Residents and local youth turn out in force to participate in this event. Some of the material that has been collected includes fences, old furniture, yard debris, rotten appliances. In the spring of 2003 the service center received such a volume that cars were backed up over the Velasco Bridge. The overwhelming response proves that Freeport residents are committed to cleaning up their town and restoring its image as a beautiful place to live and work.

DILAPIDATED BUILDING DEMOLITIONS

A number of dilapidated buildings have been demolished over the last several years. These buildings were not demolished and brought on in code. Last year, structures that were slated for demolition. Of these 150 structures, only one fourth were brought up to code, property owners demolished another quarter of the unsafe structures, and the city's contractor



FREEPORT 5 CITY OF OPPORTUNITY

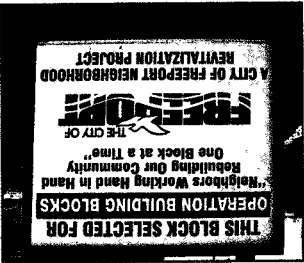
removed about half. The city has also been demolishing its structures with the removal of the old water tower on 2nd Street, as well as the old surface water treatment plant located off of Velasco Boulevard. The result has been a dramatically improved streetscape throughout the city.

BUILDING BLOCKS

As Freeport has aggressively pursued cleaning up through strict code enforcement, the city also felt that it was important to provide a way to assist homeowners, especially the poor and elderly, with their home improvements. A group of volunteers were brought together and helped develop Operation Building Blocks. This innovative, award-winning program has so far helped to refurbish approximately seven blocks within the city.

Operation Building Blocks' motto is: "Neighbors working hand in hand, rebuilding our community one block at a time." The city provides the materials,

while the homeowners provide the labor. Eighty percent of the homes in a block must sign on to the program before that block is put on the schedule. The occupants are required to put in 120 hours of sweat equity, which is performed on the preceding block - with block #8 getting their time by working on block #7 and block #9 getting their time by working on block #8. The beauty of this system is that volunteers are continuously



R CITY

coming on and off the program with each new block, helping to make Operation Building Blocks very sustainable.

Some of the first blocks completed were the quad apartments on Cherry Street. This was such a large undertaking that city officials requested and encouraged community participation. A number of entities chose to "adopt" a quad and assist with the installation of vinyl siding on these buildings. These entities included Dow, Brazosport Rotary Club, Freeport Police, Brazosport Independent School District, Hope Fellowship from Lake Jackson, and the City of Freeport.

Support came from many local companies as well. Dow Chemical provided the insulation. Freeport Vinyl Technologies sold the vinyl siding at cost and Shintech provided \$20,000 to pay for the siding. On one Saturday in March 2003, over 150 volunteers arrived to put up vinyl siding in this neighborhood. The Freeport Volunteer Fire Department cooked lunch and members of local church congregations served the meal. The end result was that a run down area of the city was totally restored.

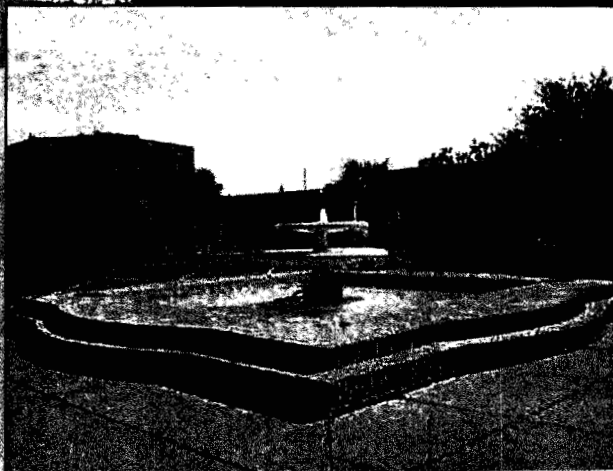
This program develops relationships within the neighborhood. Neighbors working together and getting to know each other better helps deter criminal activity because neighbors begin looking out for one another. It also creates a sense of community pride. Community peer pressure helps to ensure that homeowners will be reluctant to let their homes degrade. Information about participating in this program can be received by contacting the City of Freeport code enforcement office.



MAIN STREET
FREEPORT

MAIN STREET

Main Street is an initiative sponsored by the National Trust for Historic Preservation and the Texas Historical Commission. The Main Street four-point approach is an attempt to revitalize downtown areas through efforts in historic preservation, economic restructuring, community organization, and promotion of downtown amenities. Freeport's Main Street program was kicked off by a visit from Laura Bush in 2000. Since then, the program has seen the addition of several new businesses in the downtown area. The Main Street program continues to work toward beautifying and updating downtown structures and to encourage the growth of new enterprises within the Main Street district.



Although a lot of suspicion surrounds the use of eminent domain, it is a legitimate tool that allows the interest of the public had to be found to acquire the property. vital to community prosperity, another way and because the city felt the project was so small, but key, area of the development, property owners retain ownership of a stop the project altogether. Because these development. They later filed a lawsuit to they wanted to be a partner in its project and for over a year indicated that representatives were in favor of the project. Initially, Western Seafood surrounded the advent of the marina A lot of rumors and mis-information have

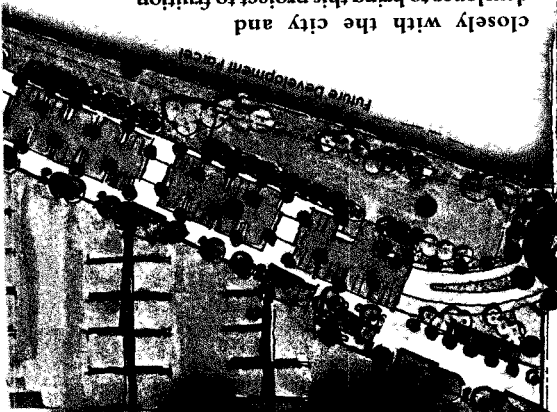
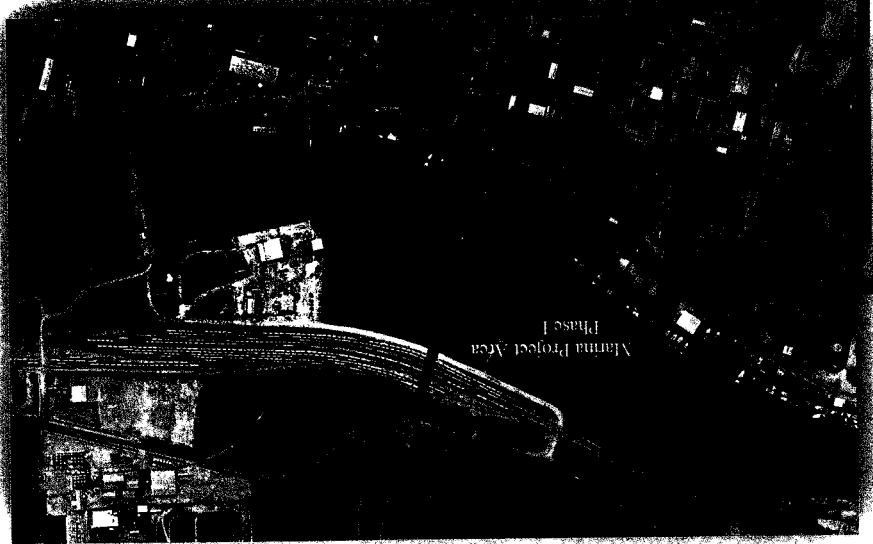
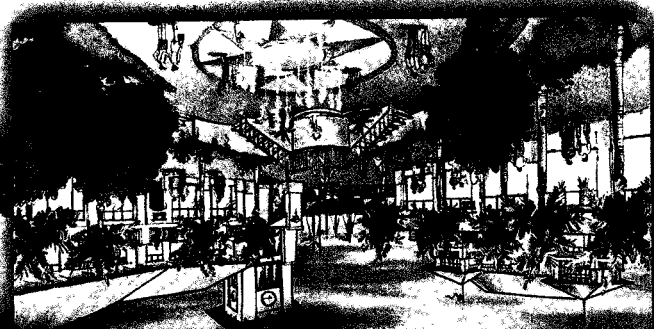
project land, plus \$1 million in cash. million which is secured by the marina City has agreed to lend the developer \$6 Freeport. To ensure its development, the ten (10) acres of property in downtown Waterfront Properties who owns roughly The developer of this project is Freeport developer to bring this project to fruition. closely with the city and

hotel. The historic downtown area located along both sides of Park Avenue, Broad Street and 2nd Street is expected to come alive with new enterprises catering to both marina traffic and local residents. Freeport's economic development corporation has taken the lead on this project and is working

In the fall of 2003 the old Intermedics building came down, clearing the way for development of the new marina. The marina will be located along the Old River in the downtown area. Plans for the upland development include restaurants and a

MARINA PROJECT

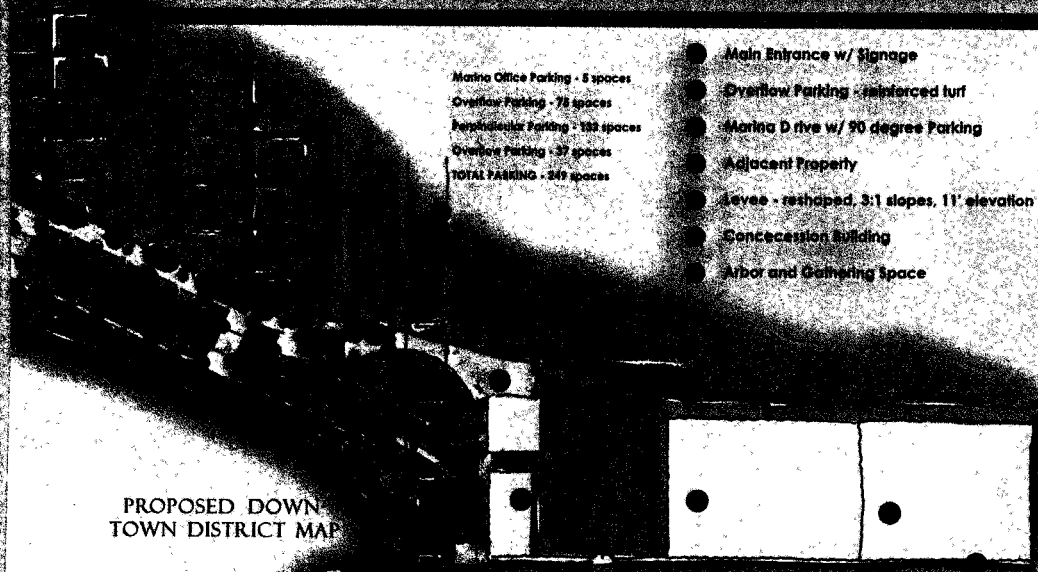
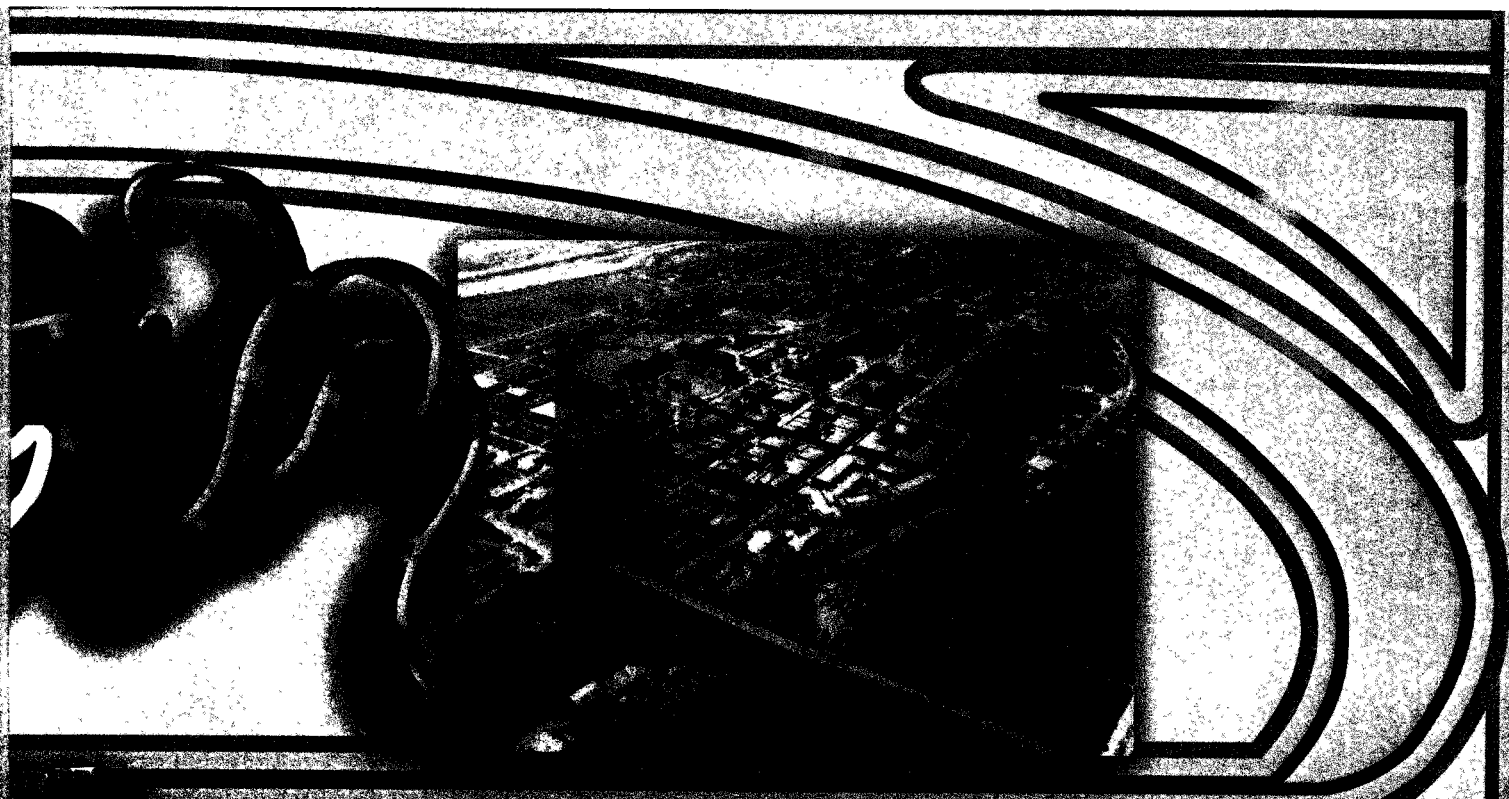
WATERFRONT PLAZA



Project

The Freeport

Marina



PROPOSED DOWNTOWN DISTRICT MAP

Marina Office Parking - 6 spaces
 Overflow Parking - 78 spaces
 Residential Parking - 183 spaces
 Overflow Parking - 37 spaces
TOTAL PARKING - 304 spaces

- Main Entrance w/ Signage
- Overflow Parking - reinforced turf
- Marina Drive w/ 90 degree Parking
- Adjacent Property
- Levee - reshaped, 3:1 slopes, 11' elevation
- Concession Building
- Arbor and Gathering Space

- Special Paving, Vertical Features
- Boat House - restrooms, lockers, private deck
- Marina
- Fine Street Bridge (above)
- Short term Loading Zone - pullout parking
- Client Staging Area
- Marina Business Parking
- Flood Gate
- Marina Offices, Store, Etc
- Open Yard
- Launch Area - reshaped river edge
- Phase 1 Barn
- Phase 2 Barn
- Flood Control Wall
- Lighting and Bulkhead Wall

to be served while still fairly compensating the owner for the public's use of that property. Eminent domain is not simply a government seizure of the property of private citizens for the benefit of a few. The city firmly believes that all will benefit from the marina project in one way or another.

The city has assured the affected property owners that they will be fairly compensated for their land. The city needs only a small portion of property to complete the project,

property that is currently used primarily as boat dockage. The main portion of the company's business will remain unaffected by the project.

Recently a federal judge ruled in Freeport's favor, agreeing that the City was legally justified in using its power of eminent domain to acquire property needed for the marina project, and that the construction of a marina as a stimulus for development was a public use within the meaning of the state and federal constitutions.

This marina will be the engine that will drive economic redevelopment in our city. More businesses will be drawn by the increased traffic the marina will bring. More businesses mean more jobs, more sharing of tax burdens, more opportunity for everyone.

BEAUTIFUL IN

Not only is Freeport cleaning up, it is making tremendous improvements in beautification, including the new entryway, a number of park upgrades, and striping and lighting improvements. Freeport recognizes that a welcoming appearance helps attract both new residents and new businesses. This is a good place to live and work, with a lovely historic district, beautiful clean parks and green spaces, outstanding schools and affordable housing. It's time everyone knew it.

NEW ENTRYWAY

The entryway into Freeport along Hwy 288 makes a bold statement about Freeport's new image. The landscaping and signage are meant to convey to visitors that Freeport is an up-and-coming community. More importantly, it is meant to communicate to citizens of Freeport that they ought to expect more from their city government. The city also partnered with residents of Brazos Landing Court to develop an entryway into that subdivision. The entryway was Phase I of a two-phase project. Phase II is in the development stage and will include landscaping from the point where Phase I stopped all the way to Second Street. This will tie in beautifully with the improvements being made at Brazosport High School. Freeport received a TXDOT grant of over \$1 million dollars to help pay for the Phase I construction.

To improve the appearance of a main entry into the downtown area, the city recently replaced the street lighting along the west end of 7th street near the high school. The new underground fed streetlights replace a hooded type of overhead fed streetlights. An LED sign was also installed at the head of the Old River along Highway 288 to help communicate activities that are occurring within the city and to warn citizens in the event of impending storms.

Once citywide beautification activities began, Freeport officials contacted TXDOT and asked them to assist the city in resurfacing Hwy 288, which they did. TXDOT has also agreed to redo Gulf Blvd. in the very near future.

Memorial Park is the heart of the downtown area. Bordered on the east and west by Park Avenue, it's at the center of Freeport's historic district. City crews recently removed the angled parking that was a later addition to the original park design. This, in essence, restored the earlier park layout. During the reconstruction of this park, city crews installed a sprinkler system, electrical outlets, and underground conduit in preparation of installing a sound system throughout the downtown area.

Some have questioned the wisdom of taking out the additional spaces when the marina project, with its increased parking requirements, is expected. Downtown traffic has already picked up with the opening of the satellite campus of Brazosport College. In anticipation of traffic increases the City of Freeport has purchased almost an entire block behind Brian's Bar B Que for a parking lot. At some point in the future the parking lot can be replaced with a parking garage if traffic warrants.



MEMORIAL PARK IMPROVEMENTS

A number of other park improvements have been installed, as well as significant landscaping improvements at both Municipal Park and at the Freeport Community House. New playground equipment has been purchased and installed in a number of parks. One of the biggest hits with the youth of the community has been the addition of a new slide at the city's pool. The Brazosport Rotary Club has also approached the city about the possibility of partnering on construction of a new air-conditioned pavilion at Municipal Park. This pavilion would provide meeting space for groups of up to 700 people and offer a convenient and beautiful location for conventions, weddings, quinceañeras, the annual Rotary Shrimp Boil, and other community events.

OTHER PARK IMPROVEMENTS

