

# ITEM 9B

**Dickinson City Council  
Agenda Item Data Sheet**

**MEETING DATE**            September 28, 2021

<b>TOPIC</b>	<b>ORDINANCE XXX-2021- Consider and Possible Action on an Ordinance levying a special assessment on certain property in the City of Dickinson Public Improvement District Number 4 (Bayou Bend Estates); providing for the incorporation of a preamble, a severability clause, and an effective date. (Second of Three Readings)</b>
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<b>BACKGROUND</b>	<ul style="list-style-type: none"> <li>• The City Council of the City of Dickinson, Texas (the “Council”) passed and approved Resolution No. 1656-2018 dated April 10, 2018, authorizing the establishment and creation of the City of Dickinson Public Improvement District No. 4.</li> <li>• By Resolution No. 1661-2018 dated April 24, 2018, the Council approved a service and assessment plan for the City of Dickinson Public Improvement District No. 4.</li> <li>• On 08/24/21 there was a Public Hearing and Approval of First Reading of the Ordinance at the City Council Meeting.</li> </ul>
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<b>RECOMMENDATION</b>	
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<b>ATTACHMENTS</b>	<ul style="list-style-type: none"> <li>• Ordinance Number XXX-2021</li> <li>• Public Hearing Notice</li> </ul>
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<b>FUNDING ISSUES</b>	<input checked="" type="checkbox"/> Not applicable <input type="checkbox"/> Not budgeted <input type="checkbox"/> Full Amount already budgeted. <input type="checkbox"/> Funds to be transferred from Acct.#            -            -
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<b>SUBMITTING STAFF MEMBER</b>  Sean Skipworth, Mayor	<b>CITY MANAGER APPROVAL</b>
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**ACTIONS TAKEN**

<b>APPROVAL</b> <input type="checkbox"/> YES <input type="checkbox"/> NO	<b>READINGS PASSED</b> <input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup>	<b>OTHER</b>
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NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF DICKINSON, TEXAS TO CONSIDER PROPOSED ASSESSMENTS AGAINST PROPERTIES IN THE DICKINSON PUBLIC IMPROVEMENT DISTRICT NO. 4 (BAYOU BEND ESTATES).

In accordance with Texas Local Government Code Chapter 372, the Assessment Roll for the City of Dickinson Public Improvement District No. 2 has been prepared and is on file and available for public inspection in the office of the City Secretary. A Public Hearing on the Assessment will be held by the City Council as follows:

TIME: August 24, 2021, 7:00 pm

PLACE: City Council Chambers, City Hall, 4403 Highway 3, Dickinson, Texas.

GENERAL NATURE OF THE IMPROVEMENTS: construction of potable water facilities and improvements, wastewater facilities and improvements, drainage and detention facilities and improvements, roadways, landscaping, fencing, monuments, and signage; financing costs (including reserve funds, interest and the cost of issuance), and establishment, administration and operation costs of the public improvement district.

Cost of the Improvements: \$4,981,732.98 plus interest accrued thereon.

Boundaries of the Public Improvement District: The boundaries of the District are described below. Seventy-Seven (77) single family residential lots located in City of Dickinson PID #4, Bayou Bend Estates are being considered for assessment at this time. See map below for the general location of Bayou Bend Estates.

Proposed Method of Assessment:

Subject to the approval of the City Council of the City of Dickinson, Texas, the method of assessment shall be based on an equitable distribution of the assessment to each lot benefiting from the public improvements: Type 1 lots assessment \$74,488.50 (\$4,200 per year for 20 years, if financed); Type 2 lots assessment \$57,043.44 (\$3,300 per year for 20 years, if financed).

**Written or oral objections will be considered at the hearing.**

Kerilyn Bascle  
Interim City Secretary  
City of Dickinson

PUBLIC IMPROVEMENT DISTRICT NUMBER FOUR

BOUNDARY DESCRIPTION

All of that certain 51.23 acres (2,231,588 square feet) tract or parcel situated in the **P.G. MERRITT SURVEY, Abstract Number 155**, Galveston County, Texas, said 51.23 acres tract being out of and a part of **BAYOU BEND ESTATES**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Document Number 2016030713 in the Office of the County Clerk of Galveston County, Texas, and also being out of and a part of that certain tract described in that certain Warranty Deed with Vendor's Lien from Dickinson Country Club, Inc. and Dickinson Leisure Industries, Inc. recorded in Clerk's File Number 2000030995 of the Official Public Records of Real Property of Galveston County, Texas, said 51.23 acres tract being more particularly described by metes and bounds as follows:

NOTE: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM 1993 ADJUSTMENT). COORDINATES LISTED ARE GRID COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL DISTANCES SHOWN HEREON MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.99987008.

**BEGINNING** at a 5/8-inch iron rod with cap stamped "GeoSurv" set marking the Northwest corner of Reserve "B" of said **BAYOU BEND ESTATES**, said point being the Northeast corner of a drainage easement, called 7.1059 acres, in favor of the County of Galveston, Texas, set forth in that certain instrument recorded in Clerk's File Number 9650877 of the Official Public Records of Real Property of Galveston County, Texas, and being at the North line of said Dickinson Leisure Industries tract and at the South line of F.M. 517, a 100.00 feet wide public roadway right-of-way;

**THENCE**, N 71°57'11" E, along the North line of both said **BAYOU BEND ESTATES** and of said Dickinson Leisure Industries tract and the South line of said F.M. 517, a distance of 84.67 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set marking the most Northerly corner of the herein described tract;

**THENCE**, S 18°08'33" E, a distance of 88.87 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set marking an angle point to the right;

**THENCE**, S 04°01'08" W, a distance of 122.04 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set marking a corner, said point being at the beginning of a non-tangent curve to the right, said curve having a radius of 114.00 feet, the center of which bears S 87°24'05" W;

**THENCE**, Southwesterly, along the arc of said non-tangent curve to the right, passing through a central angle of 22°57'19", a distance of 45.67 feet, the chord of which bears S 08°52'44" W, 45.37 feet, to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of tangency;

**THENCE**, S 20°21'24" W, a distance of 52.56 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set marking the point of curvature of a tangent curve to the left, said curve having a radius of 36.00 feet and a central angle of 113°18'48";

**THENCE**, Southeasterly, along the arc of said tangent curve to the left, a distance of 71.20 feet, the chord of which bears S 36°18'00" E, 60.15 feet, to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of tangency, said point being at the South line of Reserve "C" of said **BAYOU BEND ESTATES**;

**THENCE**, N 87°02'22" E, along the South line of said Reserve "C", a distance of 64.15 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set marking the point of curvature of a tangent curve to the right, said curve having a radius of 63.00 feet and a central angle of 90°00'00";

**THENCE**, Southeasterly, along the arc of said tangent curve to the right, a distance of 98.96 feet, the chord of which bears S 47°57'38" E, 89.10 feet, to a 5/8-inch iron rod with cap stamped "GeoSurv" set marking a reentrant corner of the herein described tract;

**THENCE**, N 02°57'38" W, a distance of 63.00 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set marking a corner, said point being at the South line of said Reserve "C";

**THENCE**, N 87°02'22" E, a distance of 558.67 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set marking the Northeast corner of the herein described tract, said point being the Southeast corner of said Reserve "C" and being at the West line of FAIRWAY ESTATES, a Subdivision in Galveston County, Texas according to the map or plat thereof recorded in Plat Record 2003A, Map Number 53 in the Office of the County Clerk of Galveston County, Texas;

**THENCE**, S 02°53'11" E, along the West line of said FAIRWAY ESTATES, a distance of 724.86 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set marking a reentrant corner of the herein described tract, said point being the Southwest corner of Lot One (1), Block (1) of said FAIRWAY ESTATES;

**THENCE**, N 87°06'49" E, along the South line of said Lot 1, a distance of 17.61 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set marking a corner, said corner being the Northwest corner of that certain tract, called Tract 2, described in a Warranty Deed from Elizabeth Leavenworth, et al, to B.J. Childs and Yvonne Childs recorded in Clerk's File Number 9958613 of the Official Public Records of Real Property of Galveston County, Texas;

**THENCE**, S 03°09'35" E, a distance of 130.99 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set marking a corner, said point being at the North line a called 0.2306 acre tract described in that certain General Warranty Deed from William L. Tomkins and Lois J. Tomkins to Deborah Louise Fortner recorded in Clerk's File Number 9318408 of the Official Public Records of Real Property of Galveston County, Texas;

**THENCE**, S 86°50'25" W, a distance of 20.00 feet to a point for a reentrant corner of the herein described tract, said point being the Northwest corner of said 0.2306 acre tract;

**THENCE**, S 27°37'45" W, along the West line of said 0.2306 acre tract, a distance of 37.07 feet to a point for angle to the left;

**THENCE**, S 07°57'05" E, a distance of 58.39 feet to a point for angle to the right;

**THENCE**, S 07°39'05" E, a distance of 90.28 feet to a point for angle to the left;

**THENCE**, S 09°02'25" E, a distance of 71.05 feet to a point for angle to the left, said point being the Southwest corner of that certain tract described in a General Warranty Deed from Janet Lea Medellin to Christa Lirette recorded in Clerk's File Number 2014039627 of the Official Public Records of Galveston County, Texas;

**THENCE**, S 37°29'18" E, a distance of 100.65 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set marking a Westerly, reentrant corner of a called 0.1412 acre tract described in that certain General Warranty Deed from Gerald Lee Suhler to Jose Francisco Wilson and Sandra Lynn Wilson recorded in Clerk's File Number 9624336 of the Official Public Records of Real Property of Galveston County, Texas;

**THENCE**, S 03°09'35" E, a distance of 36.00 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set marking a corner, said point being the Southwest corner of said 0.1412 acre tract and being at the North line of Lot Four (4), Block Two (2) of said FAIRWAY ESTATES;

**THENCE**, S 87°06'49" W, a distance of 57.01 feet to a point for a reentrant corner of the herein described tract, said point being the Northwest corner of said Lot 4, Block 2 and being the most Northerly corner of Lot One (1) of DICKINSON YACHT CLUB ESTATES, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2005A, Map Number 26, in the Office of the County Clerk of Galveston County, Texas;

**THENCE**, S 02°53'11" E, along the Easterly line of said Lot 1 of DICKINSON YACHT CLUB ESTATES, a distance of 200.00 feet to an angle point to the left, said point being the Northwest corner of Reserve "B" of said DICKINSON YACHT CLUB ESTATES and from which a found 5/8-inch iron rod bears N 11°38' W, 0.70 feet;

**THENCE**, S 23°29'19" E, along the Easterly line of said Lot 1 of DICKINSON YACHT CLUB ESTATES, a distance of 56.84 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for corner, said point being the Southeast corner of said Lot 1, the Southwest corner of said Reserve "B", and being at the North line of said Reserve "A", all of said DICKINSON YACHT CLUB ESTATES;

**THENCE**, S 80°38'11" W, along the South line of said Lot 1 and the North line of said Reserve "A", both of said DICKINSON YACHT CLUB ESTATES, a distance of 30.92 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set marking an angle point to the right;

**THENCE**, S 83°02'02" W, a distance of 79.48 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set marking a reentrant corner of the herein described tract, said point being the Southwest corner of said Lot 1 and the Northwest corner of said Reserve "A", both of said DICKINSON YACHT CLUB ESTATES;

**THENCE**, S 02°53'11" E, a distance of 39.88 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set marking a reentrant corner of the herein described tract, said point also being the Southwest corner of Reserve "A" of said DICKINSON YACHT CLUB ESTATES;

**THENCE**, N 84°08'13" E, along the South line of said Reserve "A", a distance of 100.39 feet to an 1/2 inch iron rod found for corner, said point being at the East line of said Dickinson Leisure Industries tract; being at the boundary line described in that certain Boundary Line Agreement by and between Dickinson Country Club Estates, Inc. and William Lininger recorded in Volume 1296, Page 4 of the Deed Records of Galveston County, Texas; and being the Northwest corner of a tract described in that certain General Warranty Deed with Vendor's Lien from John W. Hill, III and Lynn Barclay Hill to Nicole Marie McDuff recorded in Clerk's File Number 2014016591 in the Official Public Records of Galveston County, Texas, said tract also being known as Lot Fourteen (14) of COUNTRY CLUB ESTATES, an Unrecorded Subdivision;

**THENCE**, Southwesterly, along the East line of said Dickinson Leisure Industries tract and the line described in said Boundary Line Agreement, the following courses and distances:

S 03°13'10" E, a distance of 279.25 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set marking a corner, said point being the Southwest corner of a tract described in that certain Warranty Deed with Vendor's Lien from Jeanne A. Mapes to Max O. Duncan and Laura A. Duncan recorded in Clerk's File Number 8645085 in the Official Public Records of Galveston County, Texas, and being at the North line of a tract described in that certain General Warranty Deed with Vendor's Lien from Michael D. Watson and Lynda Ann Watson to Norman K. Gilmore and Cheryl T. Gilmore recorded in Clerk's File Number 2007012443 in the Official Public Records of Galveston County, Texas, said Gilmore tract also being known as Lot Twelve (12) of said COUNTRY CLUB ESTATES;

S 86°46'50" W, a distance of 48.32 feet to a point for a reentrant corner of the herein described tract, said point being the Northwest corner of said Gilmore tract and from which a found 5/8-inch iron rod bears N 68°22' E, 2.03 feet;

and S 03°13'09" E, a distance of 1254.76 feet to a point for the Southeast corner of the herein described tract, of said **BAYOU BEND ESTATES**, and of said Dickinson Leisure Industries tract, said point being at the bank of Dickinson Bayou as described in the recorded instrument for said Dickinson Leisure Industries tract (Clerk's File Number 2000030995);

**THENCE**, in a general Northwesterly direction, along and with the meanders of Dickinson Bayou, as described in the recorded instrument for said Dickinson Leisure Industries tract, the following courses and distances:

N 76°17'01" W, a distance of 339.89 feet;

S 86°04'26" E, a distance of 107.29 feet;

N 79°43'46" E, a distance of 62.55 feet;

N 29°09'04" E, a distance of 40.62 feet;

N 13°46'30" W, a distance of 61.48 feet;

N 08°55'41" W, a distance of 58.24 feet;  
N 46°27'30" W, a distance of 48.28 feet;  
S 78°51'57" W, a distance of 103.76 feet;  
S 05°30'41" E, a distance of 27.46 feet;  
S 55°20'10" E, a distance of 29.92 feet;  
S 00°27'24" E, a distance of 77.16 feet;  
S 43°56'52" W, a distance of 36.56 feet;  
S 87°33'08" W, a distance of 48.76 feet;  
N 62°50'14" W, a distance of 14.04 feet;  
N 11°04'21" E, a distance of 78.45 feet;  
N 36°57'51" W, a distance of 80.67 feet;  
S 67°58'36" W, a distance of 33.10 feet;  
S 38°52'52" W, a distance of 70.47 feet;  
S 06°12'52" E, a distance of 34.05 feet;  
N 36°58'36" W, a distance of 133.40 feet;  
S 63°15'28" W, a distance of 26.94 feet;  
N 25°44'17" W, a distance of 397.20 feet;  
N 63°58'46" E, a distance of 10.30 feet;  
N 29°50'18" W, a distance of 76.25 feet;  
N 74°17'58" W, a distance of 36.82 feet;  
N 34°04'03" W, a distance of 68.71 feet;  
N 68°14'35" E, a distance of 55.10 feet;  
N 48°30'21" W, a distance of 10.99 feet;

and N 61°07'02" W, a distance of 107.62 feet to a point for the Southwest corner of both the herein described tract and of said **BAYOU BEND ESTATES**, said point being the Southeast corner of said 7.1059 acres drainage easement;

**THENCE**, Northerly, along the East line of said drainage easement, the following courses and distances:

N 16°02'22" E, a distance of 267.70 feet to an iron rod with Texas Department of Transportation (TXDOT) cap found for angle point to the left;

N 02°57'38" W, a distance of 320.00 feet to a found iron rod with TXDOT cap for angle point to the right;

N 02°45'00" E, a distance of 201.00 feet to an angle point to the left, from which point a found 1/2 inch iron rod (bent) bears N 20°17' W, 0.85 feet;

N 02°57'38" W, a distance of 540.00 feet to a 1/2 inch iron rod found for angle point to the left;

N 14°16'14" W, a distance of 203.96 feet to an iron rod with TXDOT cap found for angle point to the right;

N 02°57'38" W, a distance of 350.00 feet to an iron rod with TXDOT cap found for angle point to the right;

N 08°20'57" E, a distance of 203.96 feet to an 1/2 inch iron rod found for angle point to the left;

and N 02°57'38" W, a distance of 459.56 feet to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 51.23 acres (2,231,588 square feet) of land.

The hereinabove property descriptions have been prepared from an actual survey made on the ground and under the supervision of Dale L. Hardy, RPLS 4847, on April 1, 2016, and to which reference is hereby made for all purposes.

*PREPARED  
MARCH 9, 2018  
BY*

**DALE L. HARDY / GEOSURV, LLC**  
**REGISTERED PROFESSIONAL LAND SURVEYORS**  
**P.O. BOX 246, LEAGUE CITY, TEXAS 77574**  
**PH 281-554-7739 FAX 281-554-6928 E-MAIL: [dhardy@geosurvllc.com](mailto:dhardy@geosurvllc.com)**  
**FIRM No. 100401-00**



## **ORDINANCE NUMBER 986-2021**

**AN ORDINANCE LEVYING A SPECIAL ASSESSMENT ON CERTAIN PROPERTY IN THE CITY OF DICKINSON PUBLIC IMPROVEMENT DISTRICT NUMBER 4 (BAYOU BEND ESTATES); PROVIDING FOR THE INCORPORATION OF A PREAMBLE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.**

WHEREAS, the City Council of the City of Dickinson, Texas (the "Council") passed and approved Resolution No. 1656-2018 dated April 10, 2018, authorizing the establishment and creation of the City of Dickinson Public Improvement District No. 4; and

WHEREAS, by Resolution No. 1661-2018 dated April 24, 2018, the Council approved a service and assessment plan for the City of Dickinson Public Improvement District No. 4; and

WHEREAS, the total costs of an improvement project for the City of Dickinson Public Improvement District No. 4 have been determined by the City; and

WHEREAS, a proposed assessment roll incorporating the costs of the public improvement project has been prepared and is on file with the City and attached as Exhibit A to this Ordinance; and

WHEREAS, the City Council called a public hearing to consider the proposed assessments, directed that the proposed assessment roll be filed with the City Secretary and made available for public inspection during ordinary business hours of that office; and

WHEREAS, notice by mail and publication of the public hearing having been given as required by law and the hearing having been held by the City Council on this 24th day of August, 2021, at which time all objections were heard and passed on;

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF DICKINSON, TEXAS, as follows:

Section 1. The Service and Assessment Plan containing the total cost of the improvements for City of Dickinson Public Improvement District No. 4 is incorporated by reference and made a part hereof. The apportionment of the cost of the improvement shall be made on the basis of special benefits accruing to the property because of the improvement.

Section 2. A special assessment of \$4,968,022.91 distributed among residential lots in two classes: a) Type 1 Residential lots equal to or greater than 17,825 square feet: \$74,488.50 per lot; and b) Type 2 Residential lots smaller than 17,825 square feet: \$57,043.44 per lot is hereby levied on such property located in the City of Dickinson Public Improvement District, No. 4 consisting of 77 single family lots, all as

described on the assessment roll, attached hereto as Exhibit A and by this reference made a part hereof.

Section 3. The assessment will be paid annually in approximately equal installments over a 20 year period commencing no sooner than calendar year 2021 and no later than calendar year 2025 and will be delinquent if not paid by January 31 following each calendar year. The assessment shall bear interest at the rate of 0.30% (zero and 30/100 per cent) per annum. Financed assessments are paid as follows:

<b>Lot Type</b>	<b>Total Assessment</b>	<b>Annual Assessment Installment</b>	<b>Financed Assessment Term</b>	<b>Annual Administrative Cost</b>	<b>Total Annual Payment</b>
<b>Type 1</b>	\$74,488.50	\$3,842.86	20 Years	\$357.14	\$4,200.00
<b>Type 2</b>	\$57,043.44	\$2,942.86	20 Years	\$357.14	\$3,300.00

Section 4. An assessment, with interest if any, the expense of collection and reasonable attorney's fees, if incurred, is a first and prior lien against the property assessed, superior to all other liens and claims except liens or claims for state, county, school district, or municipality ad valorem taxes, and is a personal liability of and charge against the owners of the property regardless of whether the owners are named.

Section 5. The lien is effective from the date of this Ordinance until the assessment is paid and may be enforced in the same manner that an ad valorem tax lien against real property may be enforced by this governing body.

Section 6. The owner of assessed property may pay at any time the entire assessment, with interest if any, that has accrued on the assessment.

Section 7. The facts and opinions in the preamble of this ordinance are true and correct. The contents of the notice of public hearing, which hearing was held before the City Council immediately prior to consideration of this ordinance, and the publication and circulation of said notice is hereby ratified, approved and confirmed.

Section 8. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

Section 9. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place, and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and rapidly accessible at all times to the general public at the City Hall of the City of Dickinson for the time required by law preceding this meeting, as required by the Open Meetings Law, Section 551, Texas Government Code, as amended, and that this meeting has been

open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 10. If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portions of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**DULY PASSED AND APPROVED** on first reading this 24<sup>th</sup> day of August, 2021.

**DULY PASSED, APPROVED AND ADOPTED** on second reading this \_\_\_\_ day of \_\_\_\_\_, 2021

**DULY PASSED, APPROVED AND ADOPTED** on third and final reading this \_\_\_\_ day of \_\_\_\_\_, 2021. (Third reading suspended)

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Sean Skipworth, Mayor  
City of Dickinson, Texas

Attest:

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Natasha R. Hinton, City Secretary  
City of Dickinson, Texas

APPROVED AS TO FORM AND CONTENT:

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David W. Olson, City Attorney  
City of Dickinson, Texas

**Exhibit A**  
**City of Dickinson PID No. 4 Assessment Roll**

Legal Description				Property Owner	Total Assessment	Annual Installment Payment	Years of Assessment	Total Assessment with Interest
Subdivision	Block	Lot	Area					
Bayou Bend Estates	1	1	24,592	JMK5 Dickinson LLC	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	1	2	18,758	JMK5 Dickinson LLC	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	1	3	18,749	JMK5 Dickinson LLC	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	1	4	15,285	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	1	5	14,866	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	1	6	14,857	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	1	7	14,848	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	1	8	14,840	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	1	9	14,831	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	1	10	14,822	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	1	11	14,813	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	1	12	14,805	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	1	13	19,186	JMK5 Dickinson LLC	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	1	14	35,846	TGG Ventures LLC	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	1	15	38,190	TGG Ventures LLC	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	1	16	25,343	JMK5 Dickinson LLC	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	1	17	23,686	Kathy Vasquez	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	1	18	26,716	TGG Ventures LLC	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	1	19	25,828	Darrell Apffel	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	1	20	25,429	Everest Interest LLC	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	1	21	27,286	JMK5 Dickinson LLC	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	1	22	33,005	JMK5 Dickinson LLC	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	1	23	32,464	JMK5 Dickinson LLC	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	1	24	23,308	JMK5 Dickinson LLC	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	1	25	15,704	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	1	26	15,704	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	1	27	15,704	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	1	28	15,580	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	1	29	14,986	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	1	30	22,464	TGG Ventures LLC	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	1	31	24,315	TGG Ventures LLC	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	1	32	14,104	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	1	33	14,104	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	1	34	14,104	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	1	35	14,104	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	1	36	14,103	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	1	37	27,326	JMK5 Dickinson LLC	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	1	38	18,512	TGG Ventures LLC	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	1	39	18,512	TGG Ventures LLC	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	1	40	18,511	TGG Ventures LLC	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	1	41	33,904	JMK5 Dickinson LLC	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	2	1	13,340	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	2	2	10,270	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	2	3	10,288	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	2	4	10,305	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	2	5	10,322	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	2	6	10,340	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	2	7	10,357	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	2	8	19,760	JMK5 Dickinson LLC	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	2	9	17,932	JMK5 Dickinson LLC	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	2	10	16,103	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	2	11	14,275	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	2	12	15,758	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	2	13	13,494	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	2	14	10,305	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	2	15	10,325	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	2	16	10,345	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	2	17	10,366	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	2	18	10,386	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	2	19	10,453	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	3	1	26,218	JMK5 Dickinson LLC	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	3	2	24,966	Gehan Homes	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	3	3	24,966	JMK5 Dickinson LLC	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	3	4	24,966	JMK5 Dickinson LLC	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	3	5	24,966	JMK5 Dickinson LLC	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	3	6	24,966	JMK5 Dickinson LLC	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	3	7	17,520	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	3	8	17,520	JMK5 Dickinson LLC	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	3	9	17,520	Gehan Homes	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	3	10	17,520	Gehan Homes	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	3	11	17,520	Gehan Homes	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	3	12	17,520	Gehan Homes	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	3	13	17,520	Gehan Homes	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	3	14	17,520	Gehan Homes	\$57,043.24	\$ 3,300.00	20	\$ 66,000.00
Bayou Bend Estates	3	15	22,845	Gehan Homes	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	3	16	17,828	Gehan Homes	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00
Bayou Bend Estates	3	17	18,205	Gehan Homes	\$74,488.50	\$ 4,200.00	20	\$ 84,000.00