

CITY OF PLANTERSVILLE, TEXAS

RESOLUTION NO. 64-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLANTERSVILLE, TEXAS, AUTHORIZING THE MAYOR TO EXECUTE A LAND EXCHANGE AGREEMENT AND RELATED CONVEYANCE INSTRUMENTS BETWEEN THE CITY OF PLANTERSVILLE AND PLANTERSVILLE BAPTIST CHURCH IN CONNECTION WITH TXCDBG CONTRACT NO. 24-065-080-E735; AND PROVIDING FOR RELATED MATTERS.

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WHEREAS, the City of Plantersville, Texas (the "City") is a party to Texas Community Development Block Grant ("TxCDBG") Contract No. 24-065-080-E735 (the "Grant Contract") with the Texas General Land Office for the purpose of providing improved flood and drainage infrastructure to the City and its residents; and

WHEREAS, in order to construct and install the improvements contemplated under the Grant Contract, the City requires acquisition of a 0.041-acre parcel of real property located in the southwestern corner of Lot 3, Joel Greenwood Survey, Abstract No. 20, Grimes County, Texas (the "City Acquisition Parcel"), which is a portion of property owned by Plantersville Baptist Church (the "Church"), located at 11555 Old Schoolhouse Road, Plantersville, Texas 77363; and

WHEREAS, in exchange for the conveyance of the City Acquisition Parcel, the City proposes to convey to the Church a 0.174-acre parcel of land adjacent and contiguous to the Church's existing property, also being a part of Lot 3, Joel Greenwood Survey, Abstract No. 20, Grimes County, Texas (the "Church Acquisition Parcel"), which parcel is associated with the Old Schoolhouse Road right-of-way corridor and the project area; and

WHEREAS, the just and fair compensation value of the City Acquisition Parcel has been determined by the City to be \$4,018.46 based upon 2025 Grimes County Appraisal District records and the per-acre valuation methodology set forth in the Just Compensation Determination Statement executed by the Mayor on March 27, 2026, and the conveyance of the Church Acquisition Parcel by the City constitutes mutually agreed consideration for the City Acquisition Parcel; and

WHEREAS, the City Council has determined that this land exchange constitutes a public purpose transaction in support of federally funded flood and drainage infrastructure, that the Church is an abutting property owner to the City's parcel, and that this transaction qualifies under one or more applicable provisions of Texas Local Government Code, including but not limited to § 272.001(b)(1) or (b)(3), as applicable; and

WHEREAS, the City has complied with all applicable requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) with respect to the voluntary acquisition of the City Acquisition Parcel, including provision of an Acquisition Informational Notice, Just Compensation Determination Statement, and Notice to Owner for Donations of Easements and Rights of Way; and

WHEREAS, the City Council finds it in the best interest of the City and its residents to authorize execution of the Land Exchange Agreement and related deed instruments as described herein;

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

Section 1. Authorization. The Mayor of the City of Plantersville is hereby authorized and directed to execute, on behalf of the City, the following instruments:

(a) That certain Land Exchange Agreement between the City of Plantersville and Plantersville Baptist Church pertaining to TxCDBG Contract No. 24-065-080-E735, a copy of which is attached hereto as Exhibit A and incorporated herein for all purposes; and

(b) That certain Special Warranty Deed conveying to Plantersville Baptist Church the 0.174-acre parcel more particularly described in the Land Exchange Agreement.


Section 2. Attestation. The City Secretary is hereby authorized and directed to attest the Mayor's signature on each instrument described in Section 1 and to affix the City seal thereto.

Section 3. Further Action. The Mayor, City Secretary, and other City officials and employees are hereby authorized to take all further actions and execute all further documents as may be reasonably necessary or appropriate to consummate the land exchange described herein, including filing of instruments in the Real Property Records of Grimes County, Texas.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED, APPROVED, AND RESOLVED this 15th day of June, 2026, at a regular/special meeting of the City Council of the City of Plantersville, Texas, at which a quorum was present.

CITY OF PLANTERSVILLE, TEXAS



Kimberly Allphin
Mayor

ATTEST:



Marilyn Bettes
City Secretary