

**MINUTES OF VIDEOCONFERENCE MEETING NO. 2443
COMMISSIONERS OF
JEFFERSON COUNTY DRAINAGE DISTRICT NO. 7**

Place: 3400 Highway 73
Port Arthur, Texas

Date: May 20, 2025

Present: Commissioners
Richard Beaumont
Matthew Vincent
Lester Champagne
James Gamble, Sr.

Allen Sims, General Manager
Nathan Brandimarte, Attorney for District

Absent: Albert Moses, Jr.

Visitors: Terry Wade, DD7
Rene Jackson, DD7
Brady Girouard, DD7
Garrett Boudoin, DD7
Barron Cook, DD7
Kim Carroll, Texan Engineering
Keith Zotzky, Arceneaux Wilson and Cole
Ike Mills, Mills Consulting
Bhanu Pemmasani, Entergy (Via Zoom)

The meeting was called to order at 2:00 p.m. by Chairman Beaumont after ascertaining that the Notice of Meeting had been posted in accordance with the law. Commissioner Champagne gave the invocation.

Minutes of Meeting No. 2441 and 2442

The Minutes of Meeting No. 2441 and 2442 were approved as read.

Open Bids and Consider Award of Bid for Purchase of Diesel Engines and Reduction Gears for Star Lake and Rodair Pump Stations

Mr. Allen Sims stated that one bid was received. One addendum item was added to the bid packet due to current tariffs. Mr. Sims explained that Addendum One added a line item that included a \$30,000 tariff allowance. If the tariff is higher than \$30,000 at the time of purchase, a change order will be submitted for an increase. If the tariff is lower than \$30,000 at the time of purchase, a change order will be submitted to return the remainder. Commissioner Champagne motioned to award the bid to Cummins Sales and Services for Five Diesel Engines and Five Reduction Gears for Star Lake and Rodair Pump Station in the amount of \$697,750.00. Commissioner Vincent seconded the motion. The motion carried.

Bidder	Bidder Info Form	Bid Proposal	Addendum 1	Bid Bond	Working Days	Bid Amount
Cummins Sales and Service	Yes	Yes	Yes	Yes	No	697,750.00

Consider Approval of Certificate of Completion for the Discharge Pipe Support Replacement for West Port Arthur Road Pump Station (Pump Station #3)

Mr. Allen Sims submitted the Certificate of Construction Completion for the Discharge Pipe Support Replacement for West Port Arthur Road Pump Station (Pump Station #3) Project. Mr. Sims stated that all work has been completed in accordance with the plans and specifications. Elite Contractors and Equipment Ltd. has acknowledged that they are responsible for repairing, replacing, and making good on any faulty workmanship and/or materials discovered in the work within a period of 12 months from the date of completion of the project. Commissioner Vincent motioned to approve the

Certificate of Construction Completion relating to the Discharge Pipe Support Replacement for West Port Arthur Road Pump Station (Pump Station #3) Project.

Commissioner Gamble seconded the motion. The motion carried.

Consider 2nd and Final Pay Request to Elite Contractors and Equipment, Ltd for the Discharge Pipe Support Replacement for West Port Arthur Road Pump Station (Pump Station #3)

Mr. Allen Sims presented the second and final Pay Request from Elite Contractors and Equipment LTD for approval. The invoice from Elite Contractors and Equipment LTD submitted for payment is for the Replacement of Discharge Pipe Support Replacement for the West Port Arthur Road Pump Station (Pump Station #3) in the amount of One Hundred Twenty-One Thousand Five Hundred and 00/100 (\$121,500.00) Dollars. Commissioner Vincent moved to approve the Pay Request from Elite Contractors and Equipment LTD for the Replacement of Discharge Pipe Support Replacement for the West Port Arthur Road Pump Station (Pump Station #3) in the amount of One Hundred Twenty-One Thousand Five Hundred and 00/100 (\$121,500.00) Dollars. Commissioner Champagne seconded the motion. The motion carried.

Consider Pay Request No. 5 to Triangle Civil Services for Sanitary Sewer Line Relocation at West Port Acres Wastewater Treatment Plant

A recommendation letter was submitted by Keith Zotzky, with Arceneaux, Wilson & Cole LLC for Pay Request No. 5 to Triangle Civil Services for work performed from April 1, 2025, to April 30, 2025, in the amount of Ninety-Three Thousand Six Hundred Sixty-Nine and 24/100 (\$93,669.24) Dollars. Mr. Zotzky stated that 99% of the work has been completed using 84% of the contract's working days. Line items being billed on this pay request are 139 linear feet of 36" sanitary sewer line is being replaced with 48" sanitary sewer line associated with a trench safety system, dewatering, and remove and replace

3 manholes. The project schedule completion date is June 18, 2025. Since this pay request was submitted a final walk through was completed and a punch list was created. The system is off bypass, and everything is functioning as designed. Commissioner Champagne moved to approve Pay Request No. 5 to Triangle Civil Services for items completed from April 1, 2025, to April 30, 2025, in the amount of Ninety-Three Thousand Six Hundred Sixty-Nine and 24/100 (\$93,669.24) Dollars. Commissioner Gamble seconded the motion. The motion carried.

Consider Approval of Interlocal Agreement with the City of Port Arthur to Spread Excess Dirt at the City of Port Arthur Landfill as a Result of the Groves Detention Pond Project

Mr. Sims stated the Interlocal Agreement with the City of Port Arthur to Spread Excess Dirt at the City of Port Arthur Landfill as a Result of the Groves Detention Pond Project was on City of Port Arthur's City Council Meeting's agenda today for consideration. As of 1:15 pm the City Council had not taken up the agenda item, therefore, he suggested that it be tabled until the City Council approves the proposed Interlocal Agreement. Commissioner Champagne made a motion to table the Interlocal Agreement with the City of Port Arthur to Spread Excess Dirt at the City of Port Arthur Landfill as a Result of the Groves Detention Pond Project. Commissioner Gamble seconded the motion. The motion carried.

Consider Approval to Advertise for Bids for Construction of A3A Detention Pond and Groves Detention Pond

Mr. Sims requested approval to Advertise for Bids for the Construction of A3A Detention Pond and Groves Detention Pond. Commissioner Champagne moved to approve the request to Advertise for the Construction of A3A Detention Pond and Groves Detention Pond. Commissioner Vincent seconded the motion. The motion carried.

Consider Resolution to Approve Donation of Land to Texas Department of Transportation in relation to Sabine Pass to Galveston Bay Project

Consider Resolution No. 535 Donating Land to the Texas Department of Transportation in relation to the Sabine Pass to Galveston Bay Project. Mr. Sims stated that the District purchased the property for \$7,500. Commissioner Gamble moved to approve Resolution No. 535 authorizing the Donation of Real Property to the Texas Department of Transportation as it Relates to Property needed for the expansion and realignment of FM 365 in Jefferson County, Texas. Commissioner Champagne seconded the motion. The motion carried. A copy of Resolution No. 535 is attached hereto and made a part of these minutes.

Sabine Pass to Galveston Bay Summary

Mr. Allen Sims stated that he and Mr. Toby Davis attended a meeting with USACE in Dallas related to the Orange County portion of the Sabine Pass to Galveston Bay Project. The main discussion revolved around cancelling the Orange County portion of the Project. When Congress approved this project it included the District, Brazoria County and Orange County as a whole under one project. Brazoria County opted out of the project. The biggest concern is that if USACE cancels the Orange County portion of the project, the District's project will be cancelled as well. The opinion of the USACE ranking officials that the Orange Project is within the Chief's discretionary authority. GCPD is meeting with General Kelly today regarding his position on this opinion. The District was advised that the Sabine Pass to Galveston Bay Project has \$3.9 billion in funding. It is first come first serve, meaning if the District completes its projects first the District will receive the funding. The Colonel stated that if the District can get its projects into construction and the General decides not to execute his authority, the District's projects

will not be stopped. Contract 4 is in construction. The Executive Governance Meeting with USACE will be held at the District Thursday, May 29, 2025.

Manager Reports

Mr. Allen Sims presented the financial statements prepared by FMW, P.C. for the period ending April 30, 2025, and gave a collateral securities report as of April 30, 2025.

Mr. Sims stated that an agreement with ISTC has been finalized. Should the District not be able to utilize its facility during a hurricane event the ISTC facility will be available.

Executive Session - Consider and Take Action, if any, on Items Discussed in Executive Session

No Executive Session was held.

Permits

Entergy Texas, Inc. is submitting a permit for storm water drainage entry into the Tiger Bayou levee ditch. The permit fee is \$250.00. Mr. Garrett Boudoin recommended approval subject to the special conditions contained within the permit. Commissioner Vincent moved to approve the permit requested by Entergy Texas, Inc. as recommended by Mr. Boudoin. Commissioner Gamble seconded the motion. The motion carried.

Centana Pipeline Intrastate Pipeline, LLC is submitting a permit for a 12" pipeline underground crossing at Humphries Ditch. The permit fee is \$550.00. Mr. Garrett Boudoin recommended approval subject to the special conditions contained within the permit. Commissioner Champagne moved to approve the permit requested by Centana Intrastate Pipeline, LLC as recommended by Mr. Boudoin. Commissioner Gamble seconded the motion. The motion carried.

Entergy Texas, Inc. is submitting a permit for one 1.25" HDPE conduit, and one spare single bore crossing Tiger Bayou levee ditch. The permit fee is \$660.00. Mr. Garrett Boudoin recommended approval subject to the special conditions contained within the permit. Commissioner Gamble moved to approve the permit requested by Entergy Texas, Inc. as recommended by Mr. Boudoin. Commissioner Champagne seconded the motion. The motion carried.

Winds Custom Homes is submitting a permit for an 18" HDPE discharge pipe entering Rodair Gully Lat. 5 with an overflow concrete structure. The permit fee is \$250.00. Mr. Garrett Boudoin recommended approval subject to the special conditions contained within the permit. Commissioner Champagne moved to approve the permit requested by Winds Custom Homes as recommended by Mr. Boudoin. Commissioner Vincent seconded the motion. The motion carried.

Checks and Purchase Orders for 05/06/2025 & 05/20/2025

Maintenance Fund

Ck. No. 26353 – 4 Horn Industrial
\$3,320.23 – Manlift Rental – SCADA Camera Installation

Ck. No. 26354 – Airgas USA LLC
\$420.00 – Multiple Cylinder Rentals

Ck. No. 26355 – Albert Moses, Jr.
\$529.00 – Health Insurance Payment

Ck. No. 26356 – American Steam-A-Way
\$399.00 – Warehouse Duct Cleaning

Ck. No. 26357 – Armor Shred
\$76.95 – Shredding Service – Administration Building

Ck. No. 26358 – Associated Supply Co., Inc.
\$1,533.88 – Forklift Rental

Ck. No. 26359 – Capitol Law Group, PLLC
\$15,000.00 – Legislative Consulting Services

Ck. No. 26360 – Cintas Corp.
\$180.42 – Traffic Mat & Hand Sanitizer – Admin Building

Ck. No. 26361 – Dan Delich Consulting
\$3,500.00 – Legislative Consulting Services

Ck. No. 26362 – Diver Dan Diving Services, Inc.
\$2,900.00 – PS 7 – Stop Log Track Cleanout

Ck. No. 26363 – Duck's Dragline Service, Inc.
\$23,440.00 – Trackhoe Work – Various Sites

Ck. No. 26364 – Electrical Specialties, Inc.
\$45.00 – Monthly Alarm Monitoring

Ck. No. 26365 – Elite Contractors and Equipment, LTD
\$121,500.00 – PS 3 Discharge Pipe Support Replacement

Ck. No. 26366 – Freese and Nichols, Inc.
\$272,518.25 – Shreveport Pump Station Engineering

Ck. No. 26367 – Function 4, LLC
\$208.80 – Konica Copier Copy Overage Charge

Ck. No. 26368 – Gannett Fleming, Inc.
\$5,629.33 – Groves Detention Engineering

Ck. No. 26369 – Gary R. Traylor & Associates, Inc.
\$420,000.00 – CDBG Grant Administration Services

Ck. No. 26370 – Groves Equipment Rental Co., Inc.
\$2,700.00 – 15 Ton Crane Rental

Ck. No. 26371 – James Gamble, Sr.
\$270.00 – Health Insurance Payment

Ck. No. 26372 – Jeffrey S. Ward & Associates, Inc.
\$15,000.00 – Grant Administration Services

Ck. No. 26373 – LAWCO
\$47,840.00 – OCI Project

Ck. No. 26374 – LJA Environmental Services, LLC
\$26,520.90 – Environmental Services – Various Projects

Ck. No. 26375 – LJA Surveying, Inc.
\$3,626.38 – Sabine Pass to Galveston Bay Project – PAV01 Survey for Relocations As-Builts

Ck. No. 26376 – M & S Unlimited Services, LLC
\$450.00 – Transport 15 Ton Picker

Ck. No. 26377 – Mazzanti & Associates, LLC
\$2,500.00 – Legislative Consulting Services

Ck. No. 26378 – National Tank & Equipment, LLC
\$2,443.75 – Diesel Pump Rental

Ck. No. 26379 – Nerbert Frelow
\$2,375.00 – Dump Truck Services

Ck. No. 26380 – Ray Russo
\$11,400.67 – Legislative Consulting Services

Ck. No. 26381 – Richard Beaumont
\$137.55 – Health Insurance Payment

Ck. No. 26382 – Richards, Rodriguez & Skeith, LLP
\$900.00 – Legal Services – Star Lake

Ck. No. 26383 – Ritter Forest Products Nederland
\$325.00 – Truck Mat Rental – PS 7 Roof Repair

Ck. No. 26384 – Ron Lewis & Associates, LLC
\$3,500.00 – Legislative Consulting Services

Ck. No. 26385 – Sam & Tash Services, Inc.
\$3,139.24 – Janitorial Services for Administration Building

Ck. No. 26386 – FNBO
\$18.22 – Meeting Expense

Ck. No. 26387 – Texan Engineering & Consulting, LLC
\$18,275.00 – Engineering Services – General & Blocks Bayou

Ck. No. 26388 – Texas Social Security Program
\$35.00 – Retirement Administration Fee

Ck. No. 26389 – TWCA Risk Management Fund
\$435.00 – Vehicle Added to Insurance

Ck. No. 26390 – TX Aquatic Plant Management Society
\$50.00 – 2025 TAPMS Workshop Registration – Bryant James

Ck. No. 26391 – United Rentals
\$2,091.00 – Pipe Puller Rental

Ck. No. 26392 – United States Postal Service
\$500.00 – Mail Meter Postage

Ck. No. 26393 – Waukesha-Pearce Industries, Inc.
\$25,184.00 – Multiple Equipment Rentals

Ck. No. 26394 – Wave Solutions, LLC
\$5,327.17 – Telephone and Computer Services

Ck. No. 26395 – Wells Fargo
\$8,442.37 – Computer Software Subscription, Engine Replacement, Meeting Expenses

Ck. No. 26396 – The Brandimarte Law Firm
\$16,391.50 – April 2025 Legal Services

Ck. No. 26397 – LJA Engineering, Inc.
\$169,302.42 – Engineering Services – Various Projects

Ck. No. 26398 – Wave Solutions, LLC
\$20,621.25 – Halbouty Detention Pond

Ck. No. 26447 – 4 Horn Industrial
\$69.65 – Diesel Fuel for Manlift

Ck. No. 26448 – Allied Electrical Systems
\$323.00 – Annual Service - Inspection

Ck. No. 26449 – Blue Cross Blue Shield of Texas
\$157.18 – Health Insurance Payment

Ck. No. 26450 – Cintas Corp
\$84.06 – Traffic Mat Service – Admin Building

Ck. No. 26451 – Disa Global Solutions, Inc.
\$400.00 – Summer Employee Drug Testing

Ck. No. 26452 – Duck’s Dragline Service, Inc.
\$18,960.00 – Trackhoe Work

Ck. No. 26453 – ETP Crude LLC
\$24,212.27 – Rodair Gully Pipe Support Improvements

Ck. No. 26454 – FMW, P.C.
\$2,300.00 – Accounting Services – April 2025

Ck. No. 26455 – Gannett Fleming, Inc.
\$1,428.70 – Engineering Services – Groves Detention Project

Ck. No. 26456 – GEI Consultants
\$415.54 – Sabine Pass to Galveston Bay Project – PAV03C Work in Kind APAR

Ck. No. 26457 – GFL Plant Services, LP
\$3,597.47 – Rollbox & Holding Tank Rental – Multiple Pump Stations

Ck. No. 26458 – Gregory Bostwick
\$500.00 – May 2025 Weather Services

Ck. No. 26459 – Jeffrey S. Ward & Associates, Inc.
\$5,000.00 – Grant Management Services FMA 2021

Ck. No. 26460 – KT Trucking & Cattle Co.
\$2,550.00 – Equipment Transportation

Ck. No. 26461 – LJA Engineering, Inc.
\$143,260.90 – Engineering Services – Multiple Projects

Ck. No. 26462 – LJA Environmental Services, LLC
\$455.00 – Environmental Services – Groves Detention Project

Ck. No. 26463 – M & S Unlimited Services, LLC
\$450.00 – Transport 15 Ton Picker

Ck. No. 26464 – Nerbert Frelow
\$950.00 – Dump Truck Services

Ck. No. 26465 – Port Arthur News
\$387.56 – Bid Advertisement – Diesel Engine Replacement

Ck. No. 26466 – Ritter Forest Products Nederland
\$525.00 – Pump Station 7 Mats for Flap Gate Removal

Ck. No. 26467 – Sam & Tash Services, Inc.
\$1,569.62 – Janitorial Services – Administration Building

Ck. No. 26468 – Sunbelt Rentals
\$3,220.72 – Multiple Equipment Rentals

Ck. No. 26469 – Texas Water Association
\$1,525.00 – TWA Summer Conference Registration

Ck. No. 26470 – Thorpe Plant Services, Inc.
\$6,509.32 – Scaffold Rental – Multiple Pump Stations

Ck. No. 26471 – Toby Davis
\$837.96 – Meeting Expense Reimbursement

Ck. No. 26472 – TWCA Risk Management Fund
\$7.50 – April 2025 MVR Billing

Ck. No. 26473 – Waukesha-Pearce Industries, Inc.
\$26,863.00 – Multiple Equipment Rentals

Ck. No. 26474 – X-S Electronics
\$942.50 – Annual Load Test on Pump Station UPS System

Ck. No. 26475 – FNBO
\$678.97 – Banking Fees & Meeting Expenses

Insurance Admin Account

Ck. No. 10172 – Assured Benefits Administrators
\$76,967.80 – May 2025 Insurance Monthly Admin Services

GLO Account

Ck. No. 5099 – Texan Engineering & Consulting
\$29,744.51 – Sabine Pass to Galveston Bay Project – PAV03A.1 & PAV03C Relocations

Ck. No. 5100 – Union Pacific Railroad Company
\$4,247.32 – Sabine Pass to Galveston Bay Project – PAV02 – UPRR Review of Design

Ck. No. 5101 – Triangle Civil Services
\$93,669.24 – Sabine Pass to Galveston Bay Project – PAV03A.1 Sanitary Sewer Line Relocation

Ck. No. 5102 – Texan Engineering & Consulting

\$1,664.25 – Sabine Pass to Galveston Bay Project – PAV03A.1 Sanitary Sewer Line Relocation

Commissioner Vincent moved that the checks from the Maintenance Fund Account, GLO Account, and Insurance Admin Account approved for payment. Commissioner Champagne seconded the motion. The motion carried.

Chairman Beaumont asked if there was any other business to come before the Board. There was none.

At 2:29 p.m., Commissioner Champagne moved that the meeting be adjourned. Commissioner Gamble seconded the motion. The motion carried.


Matthew Vincent, Assistant Secretary


Richard Beaumont, Chairman

RESOLUTION NO. 535

RESOLUTION AUTHORIZING THE DONATION OF REAL PROPERTY TO THE
TEXAS DEPARTMENT OF TRANSPORTATION AS IT RELATES TO PROPERTY
NEEDED FOR THE EXPANSION AND REALIGNMENT OF
FM 365 IN JEFFERSON COUNTY, TEXAS

THE STATE OF TEXAS

COUNTY OF JEFFERSON

WHEREAS, on this 20th Day of May 2025, at a regular board meeting of the Jefferson County Drainage District No. 7 ("DD7"), the Board of DD7 considered and approved the donation of real property to the Texas Department of Transportation ("TXDOT") for real property commonly referred to as the "Moak Tract", which is more particularly described as Exhibit "A" attached and incorporated herein to this Resolution (the "Property");

WHEREAS, the donation is made to help facilitate the FM 365 Road Project as it relates to the realignment and expansion of FM 365 within and surrounding the Rodair Gully area in Jefferson County, Texas (the "Project").

WHEREAS, the Board of DD7, upon hearing a Motion from Commissioner James Gamble, Sr. and Seconded by Commissioner Lester Champagne to approve the resolution to donate the Property to TXDOT for the Project was duly put and carried.

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED that DD7 hereby approves the donation of the Property to TXDOT for the Project and such donation is hereby accepted and approved by the BOARD.

IT IS FURTHER RESOLVED that the DD7 General Manager and his or her designated representatives be authorized and directed to execute a donation deed conveying the Property to TXDOT.

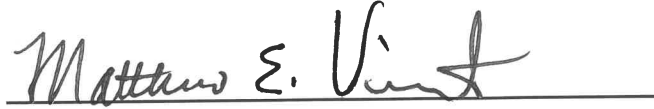
IT IS FURTHER RESOLVED that the DD7 General Manager, or his or her designated representative be authorized and directed to pay all closing and other costs associated with this donation of the Property to TXDOT.

PASSED AND APPROVED AND RESOLVED this 20th day of May 2025.

I, Matthew E. Vincent, Assistant Secretary of the Board of Commissioners of Jefferson County Drainage District No. 7, do hereby certify that the above is a true and correct copy of a resolution adopted by the Board of Commissioners of Jefferson County Drainage District No. 7, at their Meeting No. 2443 held on the 20th day of May, 2025, upon motion made by Commissioner

James Gamble, Sr. and seconded by Commissioner Lester Champagne and adopted by said Board,
a quorum being present.

Given under my hand this 20th day of May 2025.

A handwritten signature in black ink, reading "Matthew E. Vincent", is written over a horizontal line.

Matthew E. Vincent, Assistant Secretary
JEFFERSON COUNTY DRAINAGE DISTRICT NO. 7

EXHIBIT A

County: Jefferson
Highway: F. M. 365

Property Description for Parcel 3 – 0.491-Acre Tract (Rev2)

BEING a 0.491-acre (21,367.8.1 Square Feet) tract of land, being out of that certain Moak Mortgage and Investment Co. called 6.927-acre tract of land, being more fully described and recorded on August 5, 1980 in Volume 2251, Page 353 of the Deed Records of Jefferson County, Texas. Said 0.491-acre tract of land being situated in in Section No. 385, B. B. B. & C. RY. CO. Survey, Abstract No. 84, Jefferson County, Texas and being more fully described as follows:

COMMENCING at a 4-inch DD7 disc monument found for a Northwest corner of that certain Jefferson County Drainage District No. 7 tract of land, being more fully described as Tract 193, and recorded on January 3, 1968 in Volume 1530, Page 465 of the Deed Records of Jefferson County, Texas, same being the South corner of that certain Moak Mortgage and Investment Co. called 6.927-acre tract of land, being more fully described and recorded on August 5, 1980 in Volume 2251, Page 353 of said Deed Records;

THENCE North 03 deg. 29 min. 00 sec. West along and with the West line of said 6.927-acre tract, a distance of 1,440.80 feet to the **POINT OF BEGINNING** at a **5/8-inch iron rod with cap stamped "LJA SURVEYING INC." set at the Southwest corner of the herein described tract, with a coordinate value of N: 13,914,094.38 and E: 3,538,992.07;

- 1) **THENCE**, North 03 deg. 29 min. 00 sec. West along and with the West line of the herein described tract and said 6.927-acre tract, a distance of 50.00 feet to a **5/8-inch iron rod with cap stamped "LJA SURVEYING INC." set at the Northwest corner of the herein described tract and said 6.927-acre tract, same being in the South right-of-way line of F. M. 365 (120-foot wide public right-of-way), and from which a 3/4-inch iron rod found in the South right-of-way line of F. M. 365 bears South 86 deg. 32 min. 16 sec. West, a distance of 8,014.57 feet and South 86 deg. 30 min. 16 sec. West, a distance of 5,207.78 feet;
- 2) **THENCE**, North 86 deg. 32 min. 16 sec. East along and with the North line of the herein described tract and said 6.927-acre tract, same being the South right-of-way line of F. M. 365, a distance of 434.17 feet to a **5/8-inch iron rod with cap stamped "LJA SURVEYING INC." set for the Northeast corner of the herein described tract and said 6.927-acre tract, same being the Northeast corner of said Tract 193, same being the Northwest corner of that certain Jefferson County Drainage District No. 7 tract of land, being more fully described as Tract 194, and recorded on January 4, 1968 in Volume 1531, Page 426 of said Deed Records, from which a 4-inch x 4-inch concrete monument found in the South right-of-way line of F. M. 365 (Station 747+52.59), bears North 86 deg. 32 min. 16 sec. East, a distance of 4,204.70 feet, and from which a 1/2-inch iron rod with cap stamped "SOUTEX" found for the Southeast corner of said Tract 193, bears South 03 deg. 29 min. 00 sec. East, a distance of 1935.05 feet;
- 3) **THENCE**, South 11 deg. 49 min. 51 sec. West along and with the Southeast line of the herein described tract and said 6.927-acre tract, same being the Northwest line of said Tract 193, a distance of 51.48 feet to a **5/8-inch iron rod with cap stamped "LJA SURVEYING INC." set for the Southeast corner of the herein described tract;

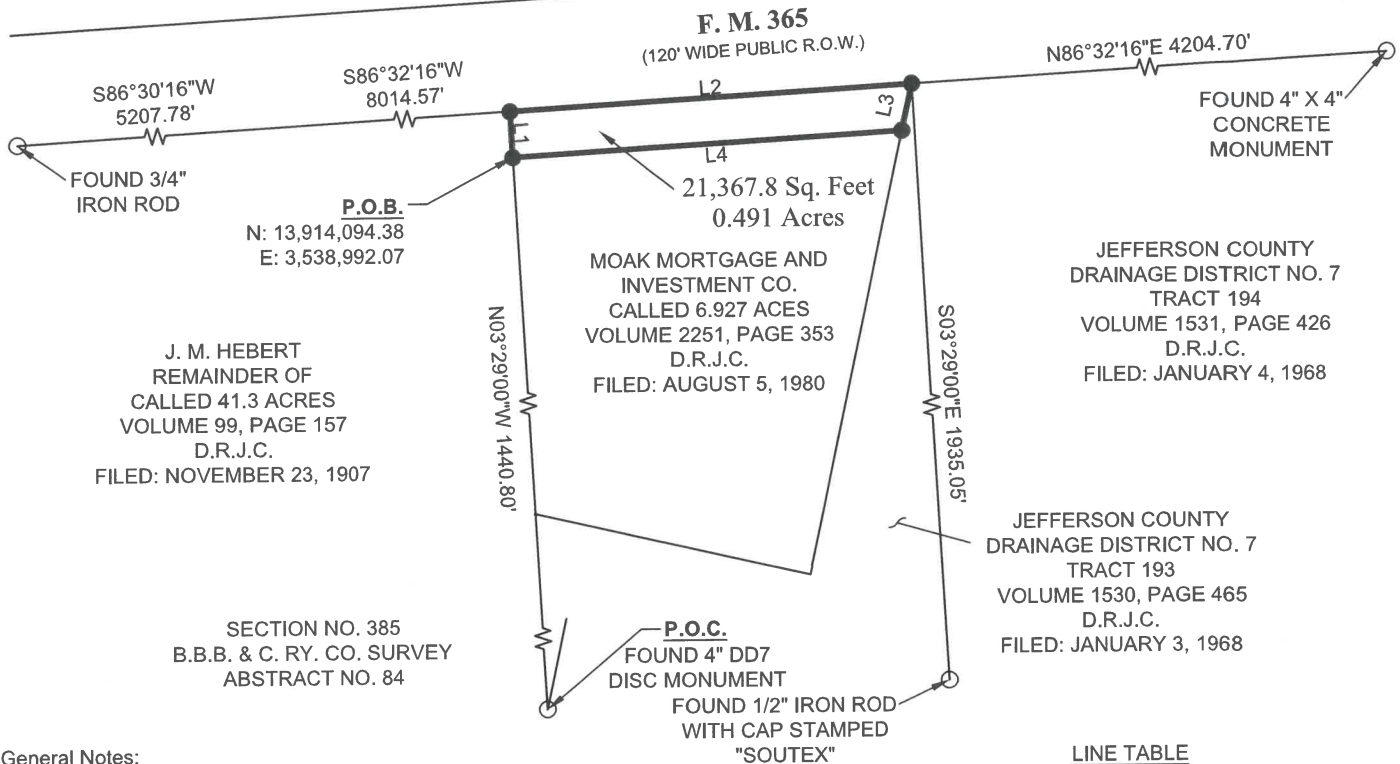
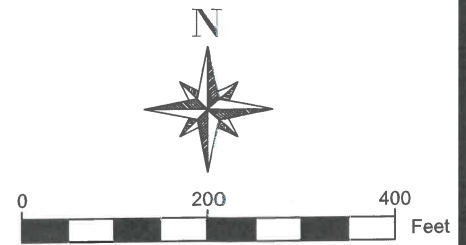
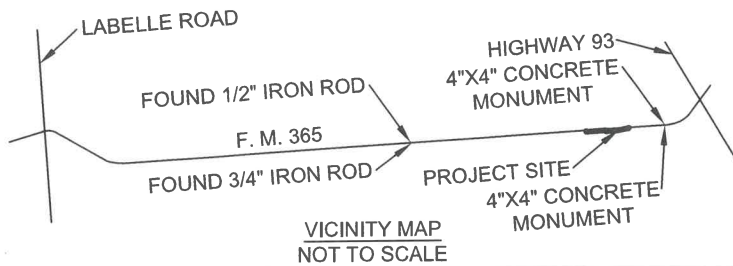
- 4) **THENCE**, South 86 deg. 32 min. 16 sec. West over and across said 6.927-acre tract, a distance of 420.48 feet to the **POINT OF BEGINNING**, containing 0.491-acre (21,368.1 Square Feet) of land.

***The Monument or point described may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.]*

(This description is based upon a survey made on the ground under my direct supervision on June 4, 2024 and is being submitted along with a parcel plat of even date prepared in conjunction with this property description, showing the property and facts found as described herein. All bearings are based upon the Texas Coordinate System of 1983, South Central Zone '4204' (US Survey foot) are in surface and may be converted to grid by dividing by a combined adjustment factor of 1.00007.)

Terry Lee Melvin 02/07/2025
Registered Professional Land Surveyor





General Notes:

1. BASIS OF BEARINGS - ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE '4204' (US SURVEY FOOT), ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00007.

2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OF TITLE TO ANY PROPERTY.

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY PLAT ACCURATELY REPRESENTS AN ON THE GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION ON JUNE 4, 2024, AND IS BEING SUBMITTED ALONG WITH THE SURVEYOR'S FIELD NOTE DESCRIPTION OF THE PROPERTY SHOWN HEREON, WHICH LIES IN JEFFERSON COUNTY, TEXAS.



Terry Lee Melvin 02/07/2025
REGISTERED PROFESSIONAL LAND SURVEYOR

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 03°29'00" W	50.00'
L2	N 86°32'16" E	434.17'
L3	S 11°49'51" W	51.48'
L4	S 86°32'16" W	420.48'

LEGEND & ABBREVIATIONS

D.R.J.C. DEED RECORDS OF JEFFERSON COUNTY
O.P.R.J.C. OFFICIAL PUBLIC RECORDS OF JEFFERSON COUNTY
○ FOUND CORNER
● SET 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEYORS INC."

LJA SURVEYING, INC



2615 Calder Ave, Suite 500 Tel: 409.833.3363
Beaumont, Texas 77702 Fax: 409.833.0317
TBPELS Firm No 10194382

PARCEL PLAT SHOWING PARCEL 3

JEFFERSON COUNTY, TEXAS

REV: 2 DATE: FEBRUARY 07, 2025

F. M. 365



VISITOR SIGN-IN SHEET
MEETING NO. 2443
Tuesday, May 20, 2025

	Name	Contact Information Email or Telephone	Public Comment	
1	KEITH ZORZKY	KEITH.ZORZKY@AWLENG.COM	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
2	Ike Mills Mills Consulting	igalious.mills@gmail.com	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
3			Yes <input type="checkbox"/>	No <input type="checkbox"/>
4			Yes <input type="checkbox"/>	No <input type="checkbox"/>
5			Yes <input type="checkbox"/>	No <input type="checkbox"/>
6			Yes <input type="checkbox"/>	No <input type="checkbox"/>
7			Yes <input type="checkbox"/>	No <input type="checkbox"/>
8			Yes <input type="checkbox"/>	No <input type="checkbox"/>
9			Yes <input type="checkbox"/>	No <input type="checkbox"/>
10			Yes <input type="checkbox"/>	No <input type="checkbox"/>
11			Yes <input type="checkbox"/>	No <input type="checkbox"/>
12			Yes <input type="checkbox"/>	No <input type="checkbox"/>
13			Yes <input type="checkbox"/>	No <input type="checkbox"/>
14			Yes <input type="checkbox"/>	No <input type="checkbox"/>
15			Yes <input type="checkbox"/>	No <input type="checkbox"/>