
June 20, 2023

Re: Stasny Ranch – Project Update – Angleton City Council

1. **Land Plan Update** – See the attached land plan for a large lot acreage community planned for .5 acre and 1 acre lots. Market conditions, changes in state law, water availability and timing led the us to change direction for the development.
 2. **City ETJ** - Per SB 3083 and upon closing on the land we will request removal of the property from the city's ETJ to take effect on September 1, 2023.
 3. **City Limits** - Upon closing of the land, we will request that the strip of land approximately 260' wide west of and parallel to Hwy. 288, be de-annexed from the city limits. This is justified for the following reasons:
 - a. Confusion on jurisdictional oversight - city or county.
 - b. Tax bills from two entities for only portions of lots.
 - c. Confusion on city services (water/sewer/police/fire/library, etc.) for portions of lots in the city.
 - d. Neighbors in the same subdivision paying different tax rates to different entities.
 - e. Confusion on calls for responses by police and fire for portions of lots.
- City limits maps are attached (provided by your staff).
4. **County Review** - As you directed, we have discussed this development with the county and the commissioner. They are prepared to assume development review and eventually accept and maintain the public streets.