

AGREEMENT
FOR CONTRIBUTIONS TO
MANVEL ANNEX PARKING LOT CONNECTION PROJECT

This Agreement (the “Agreement”) is made by and between the **Brazoria County, Texas**, a political subdivision of the State of Texas (the “County”), and **First State Bank** (“First State”) a Texas State Financial Institution authorized to do business in Texas, collectively, (the “Parties,”) and is authorized pursuant to Commissioners Court Order No. _____ dated _____, 2026.

RECITALS

WHEREAS, First State has property and a branch storefront located at 19323 Highway 6, Manvel, Texas 77578 with its driveway entrance located on Highway 6 westbound;

WHEREAS, The County has property and the Manvel Annex buildings and offices located at 7313 Corporate Drive, Manvel, Texas 77578 with its driveway entrance located on Corporate Drive northbound;

WHEREAS, the parking lots for the Parties’ properties are adjacent yet disconnected and are currently not traversable;

WHEREAS, the Parties desire to connect their parking lots thereby allowing access to the Parties’ properties from two locations at Highway 6 westbound and Corporate Drive northbound;

WHEREAS, by way of this Agreement, Brazoria County and First State wish to formalize their agreement to remove barriers and connect their parking lots while sharing the cost for such project.

NOW, THEREFORE, for and in consideration of ten dollars and No/100 cents (\$10.00) and other good and valuable consideration to it in hand paid by First State, the receipt and sufficiency of which is hereby acknowledged, as well as the mutual promises and benefits herein contained, the County and First State hereby agree to jointly participate in the construction costs for joining the parking lots of the parties in accordance with the terms and conditions set forth herein:

AGREEMENT

The Parties’ obligations hereunder are as follows:

Project:

Remove barriers, including curb side between the adjacent parking lots located at 19323 Highway 6 and 7313 Corporate Drive in Manvel, Texas and construct traversable

roadway, with requisite signage and vegetation, to join the parking lots of the parties (hereinafter the "Project") further described and attached hereto as Exhibit A and incorporated herein for all purposes.

County's Obligations:

1. Obtain a vendor(s) pursuant to a competitively procured bid process.
2. Engage in a contract to complete the Project.
3. After completing the Project, provide First State with the final invoice which will include a summary of the actual construction costs and final accounting of amount due by First State. First State shall be responsible for half (50%) of the actual costs less the initial contribution made pursuant to this Agreement.

First State's Obligations:

1. Upon signing this Agreement, pay the County \$10,500.00, representing approximately one quarter of the Project's estimated construction costs of \$42,044.00.
2. After Project completion, pay the County the final balance within 30 days of receiving the invoice. First State shall be responsible for one half (50%) of the actual costs less its initial contribution made pursuant to this Agreement.

GENERAL PROVISIONS

Entire Agreement. This Agreement contains the entire agreement of the Parties and supersedes all prior and contemporaneous understandings or representations, whether oral or written, respecting the subject matter hereof.

Amendments. Any amendment to the Agreement must be writing and signed by the authorized representatives of all Parties.

Assignment. Neither party may assign its rights and obligations under the Agreement either in whole or in part.

No Third-Party Beneficiaries. Except as expressly provided above, nothing herein shall be construed to confer upon any person other than the Parties hereto any rights, benefits or remedies under or by reason of this Agreement.

No Joint Venture, Partnership, Agency. This Agreement shall not be construed in any form or manner to establish a partnership, joint venture or agency, express or implied, or any employer-employee or borrowed servant relationship by and among the Parties hereto.

Governing Law. This Agreement shall be governed by, and interpreted in accordance with, the laws of the State of Texas, without giving effect to its conflict of laws provision, and venue for resolution of disputes shall lie in Brazoria County, Texas

Venue. Venue for any suit arising under this Agreement shall be Brazoria County, Texas.

Duplicate Originals. This Agreement may be executed in one or more duplicate originals, each of equal dignity.

Effective Date. This Agreement shall be effective on the later of the dates this Agreement is executed by the authorized representative of both Parties.

Warranty. By execution of this Agreement, the County and First State warrant that the duties accorded herein are within their respective powers and authority.

County and First State desire to cause to have constructed the Project on behalf of the County and First State.

Executed this _____ day of _____, 2026.

BRAZORIA COUNTY, TEXAS

By: _____
L. M. "Matt" Sebesta, Jr.
County Judge

Dated: _____

FIRST STATE BANK

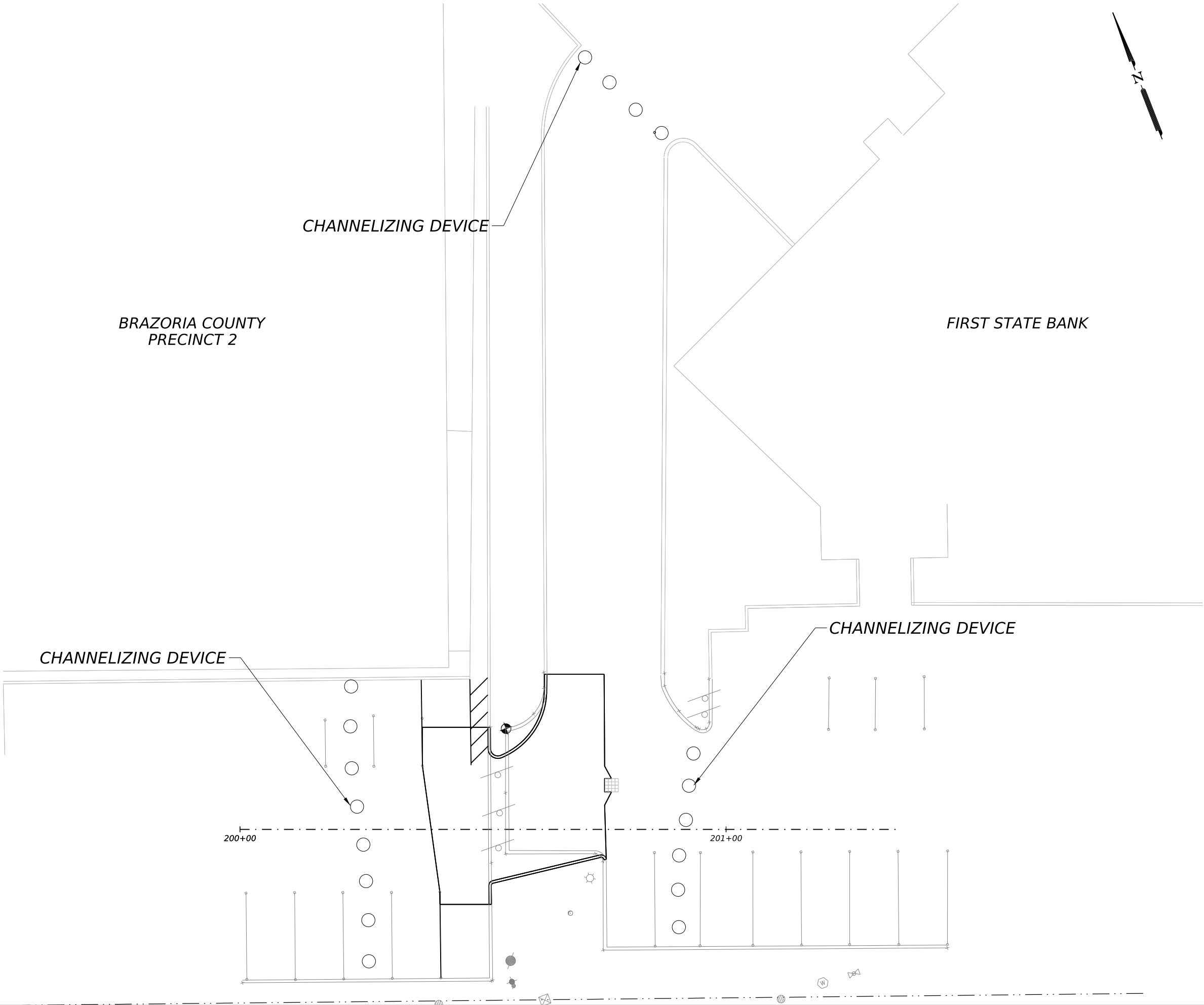
By: _____
Type Name: _ Aaron Groves
Title: Director

Dated: _____

Brazoria County Pct. 2 Office and First State Bank Project



PLOT SCALE: 0.08333317' / DGN MODEL: CL-Parking-1 - PARKING 20 [Sheet]
PRINTED ON: 4/14/2026 4:08:47 PM PRINTED BY: USER: objack
FILENAME: K:\Projects\408\09\04\ORD\4-Design\Plan Set\502-TCP\4080904_TCP_PARKING.dgn



SEQUENCE OF WORK

1. THE CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI MOST RECENT EDITION OF "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE APPROVED TRAFFIC CONTROL PLANS.
2. ACCESS TO EXISTING BUSINESSES AND RESIDENCES SHALL BE MAINTAINED AT ALL TIMES.

DESIGN

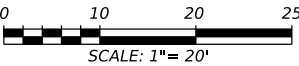


Julian Garcia
JULIAN GARCIA, P.E. 4/14/2026
DATE

APPROVAL



R. Matthew Estes
R MATTHEW ESTES, P.E. 4/14/2026
DATE



REV. NO.	DATE	DESCRIPTION	BY
PAPE-DAWSON			
2107 CityWest Blvd, 3rd Floor Houston, TX 77042 713.428.2400 Texas Engineering Firm #470 Texas Surveying Firm #10028800			
BRAZORIA COUNTY, TEXAS			
TRAFFIC CONTROL PLAN			
SHEET 3 OF 3			
DGN:	FED. RD. DIV. NO.	STATE	FEDERAL AID PROJECT NO.
CHK:		TEXAS	
DWG:	DIST.	COUNTY	CONT. NO.
CHK:		BRAZORIA	
		SECT. NO.	JOB NO.
			12