



The Office of Vince Ryan  
County Attorney

September 4, 2020

Members of the Commissioners Court  
1001 Preston, 9<sup>th</sup> Floor  
Houston, Texas 77002

Attn: Court Members

Re: Agenda item, Woodridge Village Stormwater Detention Basin

Dear Members of the Court:

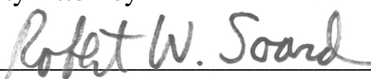
This is to request that the following topic be placed on the Commissioners Court agenda for September 15, 2020 under County Attorney:

**Request that Commissioners Court authorize** the Real Property Division Manager or Assistant Division Manager sign an earnest money contract with Figure Four Partners, LTD for the purchase of two tracts of land containing approximately 267.35 acres in Montgomery County the Woodridge Village Stormwater Detention Basin, for \$14,019,316.00, which is approximately \$5,100,770 below the appraised value of \$19,120,086. Execution of the earnest money contract effectively locks in the purchase price for a period of 120 days and only obligates the District to purchase the property if all conditions are met. The purchase of the property is contingent upon the Harris County Flood Control District ("District") entering into an interlocal agreement with the City of Houston ("City") within 120 days of the execution of the earnest money contract that requires several commitments, including but not limited to the following:

1. City will identify City-owned land assets equal to one-half of the purchase price which will be made available to or will be transferred to the District for flood damage reduction purposes.
2. City and the District will equally share costs associated with the basin's development and post-development maintenance. The deed will show both the City and District as co-owners of the two tracts of land.
3. City will adopt updated detention and fill mitigation requirements that, at a minimum, match regulations that Harris County and the District adopted in response to the National Oceanic and Atmospheric Administration Atlas 14: Precipitation-Frequency Atlas of the United States; Volume 11 Texas rainfall rates that shall apply to areas inside the City and their extraterritorial jurisdiction.

**(Tracts G503-06-00-01-001.0 and G503-06-00-01-002.0)**

Sincerely,  
VINCE RYAN  
County Attorney

By:   
Robert Soard  
First Assistant