



# Staff Report

## AGENDA ITEM REPORT

**DATE:** June 22, 2026

**SUBMITTED BY:** Rene Garcia, Administration

**ITEM TYPE:** Resolutions

**AGENDA SECTION:** CONSENT AGENDA

**SUBJECT:** Resolution R2026-32 Accepting Certain Drainage Easements for the Tres Palacios Creek Expansion Project on Property Located in El Campo, Texas; and Authorizing the City Manager to Execute All Necessary Documents to Receive Such Easements; and Providing for an Effective Date: Parcels 8, 11, 14, 15, 19, 26, 29

**BACKGROUND:** The City of El Campo is advancing the Tres Palacios Creek Expansion Project, a flood mitigation and drainage improvement initiative intended to increase conveyance capacity, reduce localized flooding, and improve stormwater resilience in the surrounding area. The City must acquire permanent drainage easements on the following:

- Parcel #8: 200 Block of Willie Lee Street, El Campo, TX, described as a 0.48 acre tract of land in the Eastern Texas Railroad Company Survey, Abstract 142, City of El Campo, Wharton County, Texas, being out of Lots 1, 2 and 3, Block 3, Gordon and Noles Addition, according to map or plat thereof recorded in Volume 188, Page 2, Deed Records, Wharton County, Texas, with all bearings based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations. The easement area is more fully described in the metes and bounds survey prepared by Quiddity Engineering, LLC (February 14, 2022). The City will acquire the drainage easement for a total amount of \$10,500.00. This cost will be paid for entirely with grant funds as part of the Tres Palacios Creek Expansion Project and will not impact the City's General Fund.
- Parcel #11: 200 Palacios Street, El Campo, TX, described as a 0.30 acre tract of land in the Eastern Texas Railroad Company Survey, Abstract 142, City of El Campo, Wharton County, Texas, being out of Lots 11, 12 and 13, Block 2, Colored Addition, according to map or plat thereof recorded in Volume 24, Page 1, Deed Records, Wharton County, Texas, with all bearings based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations. The easement area is more

fully described in the metes and bounds survey prepared by Quiddity Engineering, LLC (February 14, 2022). The City will acquire the drainage easement for a total amount of \$3,931.00. This cost will be paid for entirely with grant funds as part of the Tres Palacios Creek Expansion Project and will not impact the City's General Fund.

- Parcel #14: 200 Block of Palacios Street, El Campo, TX, described as a 0.12 acre tract of land in the John B. Morford Survey, Abstract 523, City of El Campo, Wharton County, Texas, being out of and a part of Lots 3 and 4, Block 2, of Chandler Addition, being recorded in Volume 91, Page 386, Wharton County, Texas, but as described and recognized by the official tax map of Chandler Addition in the records of the Wharton County Central Appraisal District, with all bearings based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations. The easement area is more fully described in the metes and bounds survey prepared by Quiddity Engineering, LLC (February 14, 2022). The City will acquire the drainage easement for a total amount of \$20,000.00. This cost will be paid for entirely with grant funds as part of the Tres Palacios Creek Expansion Project and will not impact the City's General Fund.
- Parcel #15: 0 Palacios Street, El Campo, TX, described as a 0.16 acre tract of land in the John B. Morford Survey, Abstract 523, City of El Campo, Wharton County, Texas, being all of Lot 5, Block 2, of Chandler Addition, being recorded in Volume 91, Page 386, Wharton County, Texas, but as described and recognized by the official tax map of Chandler Addition in the records of the Wharton County Central Appraisal District, with all bearings based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations. The easement area is more fully described in the metes and bounds survey prepared by Quiddity Engineering, LLC (February 14, 2022). The City will acquire the drainage easement for a total amount of \$5,215.47. This cost will be paid for entirely with grant funds as part of the Tres Palacios Creek Expansion Project and will not impact the City's General Fund.
- Parcel #19: 0 Stewart Street, El Campo, TX, described as a 0.54 acre tract of land in the John B. Morford Survey, Abstract 523, City of El Campo, Wharton County, Texas, being out of and a part of Lots 1, 2, 11, 12 and 13, Block 15, of Sunnyside Gardens Addition, according to map or plat thereof recorded in Volume 27, Page 456, Deed Records, Wharton County, Texas, and being out of a tract of land in deed to Lynn Lam recorded in Volume 1002, Page 675, Official Records, Wharton County, Texas, with all bearings based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations. The easement area is more fully described in the metes and bounds survey prepared by Quiddity Engineering, LLC (February 14, 2022). The City will acquire the drainage easement for a total amount of \$17,294.00. This cost will be paid for entirely with grant funds as part of the Tres Palacios Creek Expansion Project and will not impact the City's General Fund.
- Parcel #26: 310 Blue Creek Road, El Campo, TX, described as a 1.60

acre tract in the John B. Morford Survey, Abstract 521, Wharton County, Texas, being out of and a part of that certain called 4.81 acre tract recorded

in Volume 422, Page 536, Official Records, Wharton County, Texas, with all bearings based on the Texas Coordinate System of 1983, South Central Zone, based on GPS observations. The easement area is more fully described in the metes and bounds survey prepared by Quiddity Engineering, LLC (February 8, 2022). The City will acquire the drainage easement for a total amount of \$6,043.97. This cost will be paid for entirely with grant funds as part of the Tres Palacios Creek Expansion Project and will not impact the City's General Fund.

- Parcel #29: 1101 S. Mechanic Street, El Campo, TX, described as a 0.15 acre tract in the John B. Morford Survey, Abstract 521, Wharton County, Texas, being out of and a part of that certain called 1-acre tract in deed to Derek A. Nichols and Patrick J. Nichols as recorded in Volume 688, Page 905, Official Records, Wharton County, Texas, with all bearings based on the Texas Coordinate System of 1983, South Central Zone, based on GPS observations. The easement area is more fully described in the metes and bounds survey prepared by Quiddity Engineering, LLC (March 29, 2022). The City will acquire the drainage easement for a total amount of \$6,229.39. This cost will be paid for entirely with grant funds as part of the Tres Palacios Creek Expansion Project and will not impact the City's General Fund.

Property owners have executed agreements conveying the necessary drainage easements to allow for construction, access, and long-term maintenance of drainage improvements associated with this project. Acquisition of these easements will allow the City to:

- Construct and maintain drainage and flood mitigation infrastructure;
- Improve stormwater flow and reduce flood risk in the surrounding area; and
- Ensure long-term access for inspection, maintenance, and future improvements.

**SUGGESTED ACTION:**

Staff recommends approval of Resolution R2026-32 accepting the drainage easements for the Tres Palacios Creek Expansion Project.

**ATTACHMENTS:**

[Resolution R2026-32 Accepting Easement Acquisition \(Parcels 8,11,14,15,19,26,29\).pdf](#)

[Parcel 8 - Agreement to Grant Easement.pdf](#)

[Parcel 8 - Survey, Metes & Bounds.pdf](#)

[Parcel 11 - Agreement to Sell.pdf](#)

[Parcel 11 - Survey, Metes & Bounds.pdf](#)

[Parcel 14 - Agreement to Sell-1.pdf](#)

[Parcel 14 - Survey, Metes & Bounds.pdf](#)

[Parcel 15 - Agreement to Sell.pdf](#)

[Parcel 15 - Survey, Metes & Bounds.pdf](#)

[Parcel 19 - Agreement to Sell.pdf](#)

[Parcel 19 - Survey, Metes & Bounds.pdf](#)

[Parcel 26 - Agreement to Grant Easement.pdf](#)

[Parcel 26 - Survey, Metes & Bounds.pdf](#)

[Parcel 29 - Agreement to Grant Easement.pdf](#)

[Parcel 29 - Survey, Metes & Bounds.pdf](#)

