

CONSENT ITEMS

CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Bonterra at Cross Creek Ranch Section 5 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Reviewed
 Returned for additional data

BY: KL DATE: 7/14/2016

Planning Commission Review

Approved
 Returned for additional data

WITH ENGINEER'S RECOMMENDATIONS

BY: AMP DATE: 8.5.14

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



CITY OF FULSHEAR
 PO Box 279 / 30603 FM 1093
 Fulshear, Texas 77441
 Phone: 281-346-1796 ~ Fax: 281-346-2556
 www.fulsheartexas.gov

REC'D JUL 14 2016

Subdivision/Development Platting Application

Date: 07-15-2016 Date Received by the City of Fulshear: 07-15-2016
 Subdivision: Bonterra at Cross Creek Development: Cross Creek Ranch
Ranch Sec 5

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary Final Short Form Final
 Replat Vacation Plat Admin. (Minor) Plat
 Amending Plat

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential Zero Lot Line/ Patio Home Multi-Family Residential
 Planned Development Commercial Industrial

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 12.32 Acres out of the A.G. SHARPLESS SURVEY, A-322

Variance: Yes (Attach a Copy of Approval Letter) No

Total Acreage: 12.33
 Number of Streets: 5
 Number of Lots: 53
 Number and Types of Reserves: 4
 Total Acres in Reserve: 1.55

Owner: CCR Texas Holdings LP
 Address: 6450 Cross Creek Bend Lane
 City/State: Fulshear, Texas 77441
 Telephone: 281-341-8320
 Email Address: robb@johnsondev.com

Engineer/Planner: BGE/Kerry Gilbert & Assoc.
 Contact Person: Kathryn Edwards
 Telephone: 281-579-0340
 Fax Number: _____
 Email Address: kedwards@krga.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$848.00 \$839.63
Park Fees (due at Final Plat Application)	<u>n/a</u>

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

Kathryn Edwards Kathryn Edwards/ Planner July 15, 2016
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

August 2, 2016

Engineering Review

Preliminary Plat
Bonterra at Cross Creek Ranch Section 5
City of Fulshear, Texas

For Information only:

1. This plat will create 53 lots in three (3) Blocks with four (4) Reserves that covers a total area of 12.53 acres.
2. The typical lot for this section are 45-foot by 130-foot with a 20-foot Front Building Line.
3. Access to this Section is provided by an extension of Winding Terrace Lane and Alpine Terrace Drive.
4. The streets in this section are shown to be private along with the storm sewer system.

Recommendations:

I recommend that this Preliminary Plat of Bonterra at Cross Creek Ranch Section 5 be approved with the following additions/corrections:

- A) The Title Block of the Plat shows this tract to be located in the A. G. Sharpess Survey; Abstract 322 while the Metes & Bounds description said it is located in the M. Autrey Survey, Abstract 100. These need to be rectified.
- B) The Vicinity Map needs to have an arrow extending from the text (Bonterra at Cross Creek Ranch Section 5) to the proper location.
- C) In the Vicinity Map, Katy ISD needs to be made clearer. (The text is obstructed.)



Kimberly Kopecky

From: Kathryn Edwards <kedwards@krga.com>
Sent: Tuesday, August 02, 2016 3:59 PM
To: Kimberly Kopecky; davidleyen@aol.com
Cc: Diana Offord; landplan@krga.com
Subject: RE: Fulshear Engineering Reviews - August 5, 2016
Attachments: 1350_Bonterra at Cross Creek Sec.5_08-05-16.pdf; 1350_Bonterra at Cross Creek Sec.6_08-05-16.pdf

Good Afternoon,

I have received the plat comments for Bonterra at Cross Creek Ranch Sec 5 and Sec 6 preliminary plats. In response to the comments, the following changes have been made (see revised plats attached):

- 1) Bonterra at CCR Section 5
 - a. Katy ISD/Lamar ISD label has been shifted for better visibility
 - b. The arrow and label on the vicinity map have been enhanced for clarity and visibility
 - c. The title block has been adjusted to reflect the accurate survey and abstract as indicated in the metes and bounds
- 2) Bonterra at CCR Section 6
 - a. Katy ISD/Lamar ISD label has been shifted for better visibility
 - b. The arrow and label on the vicinity map have been enhanced for clarity and visibility
 - c. The title block has been adjusted to reflect the accurate survey and abstract as indicated in the metes and bounds

Please let me know if you need any additional information.

Thank you,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Blvd., Suite A-250
Katy, TX 77494
Phone: 281-579-0340
Email: kedwards@krga.com

If you have any problems reading this email or any attachments, please contact us immediately.

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From: Kimberly Kopecky [mailto:kkopecky@fulsheartexas.gov]
Sent: Tuesday, August 02, 2016 3:24 PM
To: cathy.fontenot@survey1inc.com; vpiedra@ljaengineering.com
Cc: Kathryn Edwards <kedwards@krga.com>
Subject: FW: Fulshear Engineering Reviews - August 5, 2016

Good Afternoon,

Here are the Engineering reviews for the next meeting. Please let me know if you have any questions.

Best Regards,

Kimberly Kopecky
Deputy City Secretary
City of Fulshear
281-346-1796 ext. 251
kkopecky@fulsheartexas.gov

From: Paula Elps [<mailto:pelps314@hotmail.com>]
Sent: Tuesday, August 02, 2016 2:34 PM
To: Diana Offord <dofford@fulsheartexas.gov>
Cc: CJ Snipes <cjsnipes@fulsheartexas.gov>; Michelle Killebrew <mkillbrew@fulsheartexas.gov>; Michael Ross <mross@fulsheartexas.gov>; Kimberly Kopecky <kkopecky@fulsheartexas.gov>
Subject: Fulshear Engineering Reviews - August 5, 2016

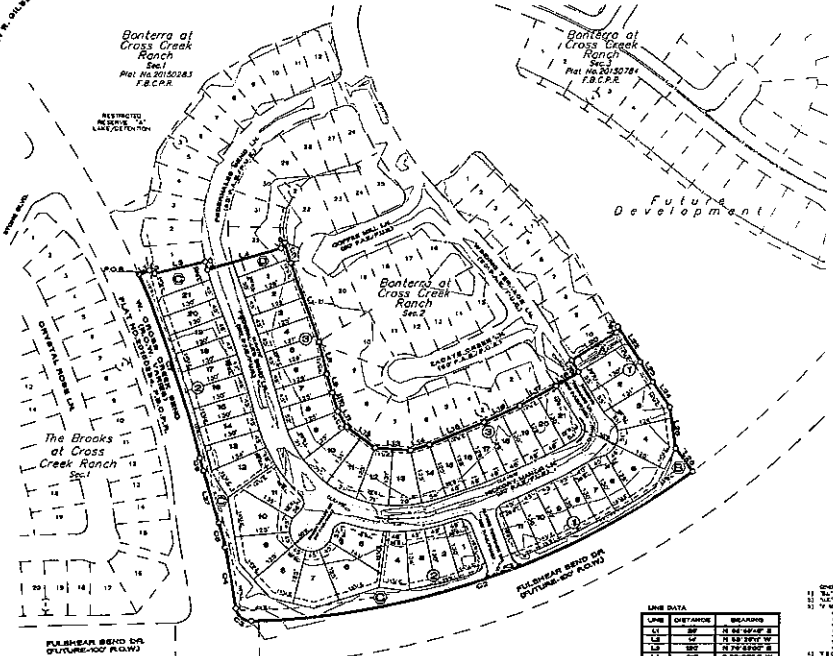
Attached you will find the Engineering Review for the August 5, 2016 meeting.

Have a Great Day,
Paula Elps

Clay & Leyendecker, Inc.
1350 Avenue D
Katy, Texas 77493
Phone: 281-391-0173

BOB KERRY & GILBERT & ASSOCIATES

BOB KERRY & GILBERT & ASSOCIATES



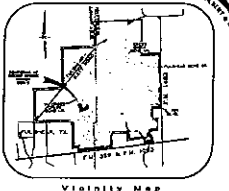
Bonterra at Cross Creek Ranch
Sec 5
Plot No. 20150283
F.B.C.P.R.

Bonterra at Cross Creek Ranch
Sec 5
Plot No. 20150284
F.B.C.P.R.

Cross Creek Ranch
Water Quality and
Detention Basin
Plot No. _____
F.B.C.P.R.

The Pond at Cross Creek Ranch
Plot No. 20150244
F.B.C.P.R.

THIS SURVEY IS A PRELIMINARY PLAT OF A SUBDIVISION OF LAND IN THE COUNTY OF TARRANT, STATE OF TEXAS. THE PROPERTY IS LOCATED IN THE WESTERN PART OF THE COUNTY, NEAR THE INTERSECTION OF HIGHWAY 175 AND HIGHWAY 75. THE SURVEY IS BASED UPON THE SURVEY OF THE BOUNDARIES OF THE PROPERTY AS SHOWN ON THE PLAT OF THE BOUNDARIES OF THE PROPERTY, FILED FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF TARRANT, TEXAS, ON FEBRUARY 1, 1995, UNDER PLAT NO. 20150283 AND 20150284. THE SURVEY IS BASED UPON THE SURVEY OF THE BOUNDARIES OF THE PROPERTY AS SHOWN ON THE PLAT OF THE BOUNDARIES OF THE PROPERTY, FILED FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF TARRANT, TEXAS, ON FEBRUARY 1, 1995, UNDER PLAT NO. 20150283 AND 20150284. THE SURVEY IS BASED UPON THE SURVEY OF THE BOUNDARIES OF THE PROPERTY AS SHOWN ON THE PLAT OF THE BOUNDARIES OF THE PROPERTY, FILED FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF TARRANT, TEXAS, ON FEBRUARY 1, 1995, UNDER PLAT NO. 20150283 AND 20150284. THE SURVEY IS BASED UPON THE SURVEY OF THE BOUNDARIES OF THE PROPERTY AS SHOWN ON THE PLAT OF THE BOUNDARIES OF THE PROPERTY, FILED FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF TARRANT, TEXAS, ON FEBRUARY 1, 1995, UNDER PLAT NO. 20150283 AND 20150284.



Vicinity Map
N.T.S.

LINE DATA

LINE	DATE	DESCRIPTION	BEARING
L1	88'	N 88° 00' 00" E	88.0000'
L2	14'	N 72° 00' 00" E	14.0000'
L3	88'	N 88° 00' 00" E	88.0000'
L4	14'	N 72° 00' 00" E	14.0000'
L5	88'	N 88° 00' 00" E	88.0000'
L6	14'	N 72° 00' 00" E	14.0000'
L7	88'	N 88° 00' 00" E	88.0000'
L8	14'	N 72° 00' 00" E	14.0000'
L9	88'	N 88° 00' 00" E	88.0000'
L10	14'	N 72° 00' 00" E	14.0000'
L11	88'	N 88° 00' 00" E	88.0000'
L12	14'	N 72° 00' 00" E	14.0000'
L13	88'	N 88° 00' 00" E	88.0000'
L14	14'	N 72° 00' 00" E	14.0000'
L15	88'	N 88° 00' 00" E	88.0000'
L16	14'	N 72° 00' 00" E	14.0000'
L17	88'	N 88° 00' 00" E	88.0000'
L18	14'	N 72° 00' 00" E	14.0000'
L19	88'	N 88° 00' 00" E	88.0000'
L20	14'	N 72° 00' 00" E	14.0000'
L21	88'	N 88° 00' 00" E	88.0000'
L22	14'	N 72° 00' 00" E	14.0000'
L23	88'	N 88° 00' 00" E	88.0000'
L24	14'	N 72° 00' 00" E	14.0000'
L25	88'	N 88° 00' 00" E	88.0000'
L26	14'	N 72° 00' 00" E	14.0000'
L27	88'	N 88° 00' 00" E	88.0000'
L28	14'	N 72° 00' 00" E	14.0000'
L29	88'	N 88° 00' 00" E	88.0000'
L30	14'	N 72° 00' 00" E	14.0000'

LOT DATA

LOT	AREA	ACRES	TYPENET	BEARINGS	DIAGON
01	88' x 14'	.0012	W	N 88° 00' 00" E	14.0000'
02	88' x 14'	.0012	W	N 88° 00' 00" E	14.0000'
03	88' x 14'	.0012	W	N 88° 00' 00" E	14.0000'
04	88' x 14'	.0012	W	N 88° 00' 00" E	14.0000'
05	88' x 14'	.0012	W	N 88° 00' 00" E	14.0000'
06	88' x 14'	.0012	W	N 88° 00' 00" E	14.0000'
07	88' x 14'	.0012	W	N 88° 00' 00" E	14.0000'
08	88' x 14'	.0012	W	N 88° 00' 00" E	14.0000'
09	88' x 14'	.0012	W	N 88° 00' 00" E	14.0000'
10	88' x 14'	.0012	W	N 88° 00' 00" E	14.0000'

1. THIS SURVEY IS A PRELIMINARY PLAT OF A SUBDIVISION OF LAND IN THE COUNTY OF TARRANT, STATE OF TEXAS.
2. THE PROPERTY IS LOCATED IN THE WESTERN PART OF THE COUNTY, NEAR THE INTERSECTION OF HIGHWAY 175 AND HIGHWAY 75.
3. THE SURVEY IS BASED UPON THE SURVEY OF THE BOUNDARIES OF THE PROPERTY AS SHOWN ON THE PLAT OF THE BOUNDARIES OF THE PROPERTY, FILED FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF TARRANT, TEXAS, ON FEBRUARY 1, 1995, UNDER PLAT NO. 20150283 AND 20150284.
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- NOTE:
- RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE 80.10 ACRES
 - RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE 80.30 ACRES
 - RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE 81.05 ACRES
 - RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE 81.0 ACRES

A PRELIMINARY PLAT OF BONTERRA AT CROSS CREEK RANCH SEC 5

BEING 12.33 ± ACRES OF LAND CONTAINING 68 LOTS AND FOUR RESERVES IN THREE BLOCKS.

OUT OF THE M. AUTREY SURVEY, A-100 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

OWNER: **CCR TEXAS HOLDINGS, LP**
ATTN: **ROB BAMFORD**
8400 CROSS CREEK BEND LANE
FULSHEAR, TEXAS 77441
PLANNER:



Land Planning Consultants
25501 Cross Creek Blvd., Suite 100
Katy, Texas 77450
Tel. 281-370-6600

SCALE 1" = 100'
AUGUST 5, 2014
10:48 AM

BOB KERRY & GILBERT & ASSOCIATES

From: Kathryn Edwards
To: "dm8736@att.com"
Cc: landplan@krga.com
Subject: No Objection Request_Bonterra at CCR Sec 5
Date: Wednesday, July 06, 2016 1:21:00 PM
Attachments: [1350 Bonterra at Cross Creek Sec.5 07-01-16.pdf](#)

Good Afternoon,

Please find the above referenced Bonterra at Cross Creek Ranch Sec 5 preliminary plat for your review.

If it meets your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.

Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Blvd., Suite A-250
Katy, TX 77494
Phone: 281-579-0340
Email: kedwards@krga.com

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July 7, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Bonterra At Cross Creek Ranch Sec 5

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated July 15, 2016.

At this time, CenterPoint Energy has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, CenterPoint Energy will require exclusive easements.

Upon completion of CenterPoint Energy's facility designs, dedicated utility easements may be determined inadequate by CenterPoint Energy. In these cases, the developer, his successors or assigns, will be required to provide CenterPoint Energy with exclusive easements.

This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys or street right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process. LaWanda J. Grant at 713.207.6539.

Sincerely,

A handwritten signature in purple ink that reads "LaWanda J. Grant".

LaWanda J. Grant, SR/WA
Senior Right of Way Agent

C: Kathryn Edwards<kedwards@krga.com>

PLR16.269

BOG KERRY R. GILBERT & ASSOCIATES

Banterra at Cross Creek Ranch
Sec
Plot No. 20150283
F.B.C.P.R.

RESTRICTED RESERVE "A"
LAKE/DETENTION

POWELL ROAD

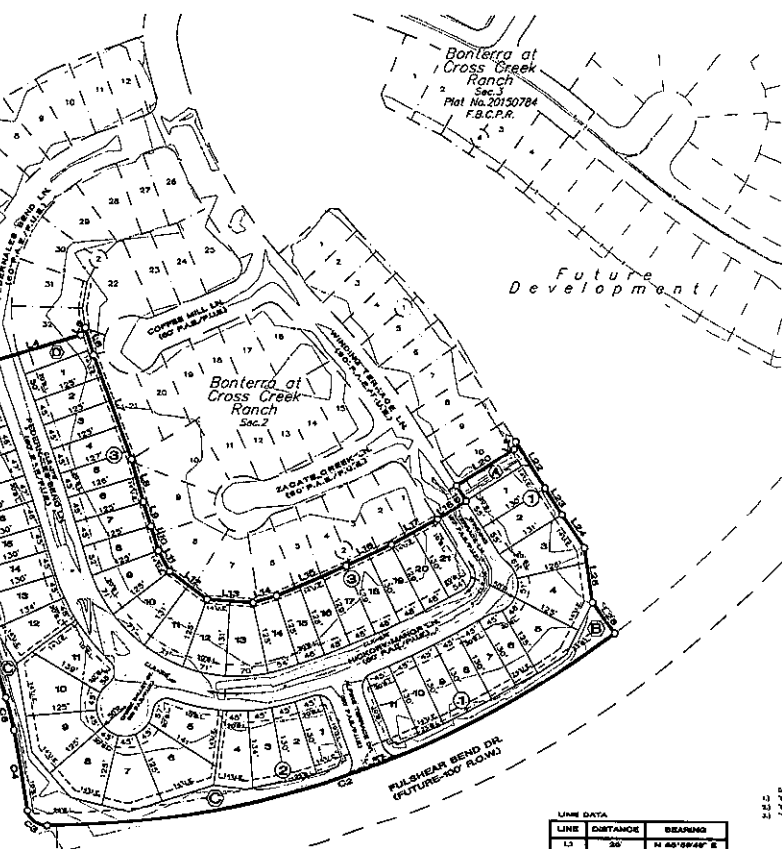
The Brooks at Cross Creek Ranch
Sec 1

FULSHEAR BEND DR.
(FUTURE-100' ROW)

The Pond at Cross Creek Ranch
Plot No. 20150244
F.B.C.P.R.

CANON ROAD
OPEN SPACE

Cross Creek Ranch
Water Quality and
Detention Basins
Plot No.
F.B.C.P.R.



Future Development

DESCRIPTION OF A 13.33 ACRE TRACT OF LAND BEING PLAT
IN THE A.G. SHARPLESS SURVEY, A-322
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

SECTION 5 OF THE A.G. SHARPLESS SURVEY, A-322, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS, BEING 13.33 ACRES OF LAND, MORE OR LESS, AS SHOWN ON THE MAP OF SAID SURVEY, AND BEING THE TRACT OF LAND DESCRIBED AS FOLLOWS:

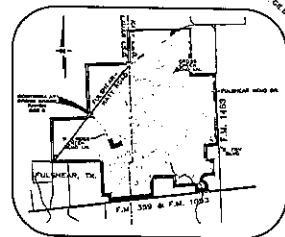
SECTION 5, BEING 13.33 ACRES OF LAND, MORE OR LESS, AS SHOWN ON THE MAP OF SAID SURVEY, AND BEING THE TRACT OF LAND DESCRIBED AS FOLLOWS:

SECTION 5, BEING 13.33 ACRES OF LAND, MORE OR LESS, AS SHOWN ON THE MAP OF SAID SURVEY, AND BEING THE TRACT OF LAND DESCRIBED AS FOLLOWS:

SECTION 5, BEING 13.33 ACRES OF LAND, MORE OR LESS, AS SHOWN ON THE MAP OF SAID SURVEY, AND BEING THE TRACT OF LAND DESCRIBED AS FOLLOWS:

SECTION 5, BEING 13.33 ACRES OF LAND, MORE OR LESS, AS SHOWN ON THE MAP OF SAID SURVEY, AND BEING THE TRACT OF LAND DESCRIBED AS FOLLOWS:

SECTION 5, BEING 13.33 ACRES OF LAND, MORE OR LESS, AS SHOWN ON THE MAP OF SAID SURVEY, AND BEING THE TRACT OF LAND DESCRIBED AS FOLLOWS:



Vicinity Map
N.T.S.



LINE DATA

LINE	DISTANCE	BEARING
L1	330'	N 88°04'00" E
L2	330'	N 88°04'00" E
L3	330'	N 88°04'00" E
L4	330'	N 88°04'00" E
L5	330'	N 88°04'00" E
L6	330'	N 88°04'00" E
L7	330'	N 88°04'00" E
L8	330'	N 88°04'00" E
L9	330'	N 88°04'00" E
L10	330'	N 88°04'00" E
L11	330'	N 88°04'00" E
L12	330'	N 88°04'00" E
L13	330'	N 88°04'00" E
L14	330'	N 88°04'00" E
L15	330'	N 88°04'00" E
L16	330'	N 88°04'00" E
L17	330'	N 88°04'00" E
L18	330'	N 88°04'00" E
L19	330'	N 88°04'00" E
L20	330'	N 88°04'00" E
L21	330'	N 88°04'00" E
L22	330'	N 88°04'00" E
L23	330'	N 88°04'00" E
L24	330'	N 88°04'00" E
L25	330'	N 88°04'00" E
L26	330'	N 88°04'00" E
L27	330'	N 88°04'00" E

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	930'	107'	10'	N 44°47'23" W	107'
C2	1760'	1077'	856'	S 71°08'58" W	1066'
C3	88'	66'	81'	S 48°08'53" E	66'
C4	4880'	160'	71'	N 68°48'59" W	163'
C5	4880'	160'	84'	N 51°02'59" W	166'
C6	600'	69'	16'	N 16°58'24" W	51'
C7	2600'	448'	834'	N 16°58'24" W	447'

- GENERAL NOTES:
- 1) "L" INDICATES LANDSCAPE LINE.
 - 2) "D" INDICATES DRIVE ALIGNMENT.
 - 3) "T" INDICATES TREE FOOT RECORD.
- NOTES:
- 1) ALL LOT AND OPEN SPACE DIMENSIONS ARE APPROXIMATE, AND NOT SURVEY AND MEASURED AT THE FRONT BOUNDARY LINE, AND ON THE REAR BOUNDARY LINE.
 - 2) ALL LOT AND OPEN SPACE DIMENSIONS ARE APPROXIMATE, AND NOT SURVEY AND MEASURED AT THE FRONT BOUNDARY LINE, AND ON THE REAR BOUNDARY LINE.
 - 3) ALL LOT AND OPEN SPACE DIMENSIONS ARE APPROXIMATE, AND NOT SURVEY AND MEASURED AT THE FRONT BOUNDARY LINE, AND ON THE REAR BOUNDARY LINE.

A PRELIMINARY PLAT OF
BONTERRA AT CROSS CREEK RANCH
 SEC 5

BEING 12.33 ± ACRES OF LAND
 CONTAINING 53 LOTS AND
 FOUR RESERVES IN THREE BLOCKS.

OUT OF THE
 A.G. SHARPLESS SURVEY, A-322
 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

OWNER:
 CCR TEXAS HOLDINGS, LP
 ATTN: BOB BAMFORD
 6450 CROSS CREEK BEND LANE
 FULSHEAR, TEXAS 77441

PLANNERS:
 BOG KERRY R. GILBERT & ASSOCIATES

Land Planning Consultants -
 23201 Cinco Ranch Blvd., Suite A-250
 Katy, Texas 77454
 Tel 281-475-0340

From: Kathryn Edwards
To: "Chris_Grey@cable.comcast.com"
Cc: landplan@krga.com
Subject: No Objection Request_Bonterra at CCR Sec 5
Date: Wednesday, July 06, 2016 1:21:00 PM
Attachments: [1350_Bonterra at Cross Creek Sec.5_07-01-16.pdf](#)

Good Afternoon,

Please find the above referenced Bonterra at Cross Creek Ranch Sec 5 preliminary plat for your review.

If it meets your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.

Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Blvd., Suite A-250
Katy, TX 77494
Phone: 281-579-0340
Email: kedwards@krga.com

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From: Kathryn Edwards
To: "LROW@centerpointenergy.com"
Cc: landplan@krga.com
Subject: No Objection Request_Bonterra at CCR Sec 5
Date: Wednesday, July 06, 2016 1:22:00 PM
Attachments: [1350_Bonterra at Cross Creek Sec.5 07-01-16.pdf](#)

Good Afternoon,

Please find the above referenced Bonterra at Cross Creek Ranch Sec 5 preliminary plat for your review.

If it meets your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.

Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Blvd., Suite A-250
Katy, TX 77494
Phone: 281-579-0340
Email: kedwards@krga.com

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CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Bonterra at Cross Creek Ranch Section 6 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Reviewed
 Returned for additional data

BY: ka DATE: 7-14-2016

Planning Commission Review

Approved
 Returned for additional data

WITH ENGINEER'S RECOMMENDATIONS
BY: [Signature] DATE: 8-5-16

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



CITY OF FULSHEAR
 PO Box 279 / 30603 FM 1093
 Fulshear, Texas 77441
 Phone: 281-346-1796 ~ Fax: 281-346-2556
 www.fulsheartexas.gov

REC'D JUL 14 2016

Subdivision/Development Platting Application

Date: 07-15-2016 Date Received by the City of Fulshear: 07-15-2016
 Subdivision: Bonterra at Cross Creek Development: Cross Creek Ranch
Ranch Sec 6

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary Final Short Form Final
 Replat Vacation Plat Admin. (Minor) Plat
 Amending Plat

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential Zero Lot Line/ Patio Home Multi-Family Residential
 Planned Development Commercial Industrial

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 12.32 Acres out of the A.G. SHARPLESS SURVEY, A-322

Variance: Yes (Attach a Copy of Approval Letter) No

Total Acreage: 21.62
 Number of Streets: 3
 Number of Lots: 41
 Number and Types of Reserves: 2
 Total Acres in Reserve: 10.79

Owner: CCR Texas Holdings LP
 Address: 6450 Cross Creek Bend Lane
 City/State: Fulshear, Texas 77441
 Telephone: 281-341-8320
 Email Address: robb@johnsondev.com

Engineer/Planner: BGE | Kerry Gilbert & Assoc.
 Contact Person: Kathryn Edwards
 Telephone: 281-579-0340
 Fax Number: _____
 Email Address: kedwards@krga.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$918.50 \$913.75
Park Fees (due at Final Plat Application)	<u>n/a</u>

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

Kathryn Edwards Kathryn Edwards/ Planner July 15, 2016
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

August 2, 2016

Engineering Review

Preliminary Plat
Bonterra at Cross Creek Ranch Section 6
City of Fulshear, Texas

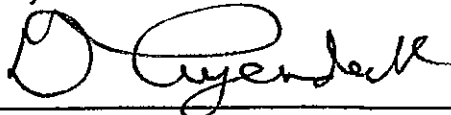
For Information only:

1. This plat will create 41 lots in two (2) Blocks with two (2) Reserves that covers a total area of 21.62 acres.
2. The typical lot for this section are 60-foot by 130-foot with a 20-foot Front Building Line.
3. Access to this Section is provided by an extension of Winding Terrace Lane and Rising Moon Lane.
4. The streets in this section are shown to be private along with the storm sewer system.

Recommendations:

I recommend that this Preliminary Plat of Bonterra at Cross Creek Ranch Section 6 be approved with the following additions/corrections:

- A) The Title Block of the Plat shows this tract to be located in the A. G. Sharpess Survey; Abstract 322 while the Metes & Bounds description said it is located in the M. Autrey Survey, Abstract 100. These need to be rectified.
- B) The Vicinity Map needs to have an arrow extending from the text (Bonterra at Cross Creek Ranch Section 5) to the proper location.
- C) In the Vicinity Map, Katy ISD needs to be made clearer. (The text is obstructed.)



Kimberly Kopeccky

From: Kathryn Edwards <kedwards@krga.com>
Sent: Tuesday, August 02, 2016 3:59 PM
To: Kimberly Kopeccky; davidleyen@aol.com
Cc: Diana Offord; landplan@krga.com
Subject: RE: Fulshear Engineering Reviews - August 5, 2016
Attachments: 1350_Bonterra at Cross Creek Sec.5_08-05-16.pdf; 1350_Bonterra at Cross Creek Sec.6_08-05-16.pdf

Good Afternoon,

I have received the plat comments for Bonterra at Cross Creek Ranch Sec 5 and Sec 6 preliminary plats. In response to the comments, the following changes have been made (see revised plats attached):

- 1) Bonterra at CCR Section 5
 - a. Katy ISD/Lamar ISD label has been shifted for better visibility
 - b. The arrow and label on the vicinity map have been enhanced for clarity and visibility
 - c. The title block has been adjusted to reflect the accurate survey and abstract as indicated in the metes and bounds
- 2) Bonterra at CCR Section 6
 - a. Katy ISD/Lamar ISD label has been shifted for better visibility
 - b. The arrow and label on the vicinity map have been enhanced for clarity and visibility
 - c. The title block has been adjusted to reflect the accurate survey and abstract as indicated in the metes and bounds

Please let me know if you need any additional information.

Thank you,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Blvd., Suite A-250
Katy, TX 77494
Phone: 281-579-0340
Email: kedwards@krga.com

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From: Kimberly Kopeccky [mailto:kkopecky@fulsheartexas.gov]
Sent: Tuesday, August 02, 2016 3:24 PM
To: cathy.fontenot@survey1inc.com; vpiedra@ljaengineering.com
Cc: Kathryn Edwards <kedwards@krga.com>
Subject: FW: Fulshear Engineering Reviews - August 5, 2016

Good Afternoon,

Here are the Engineering reviews for the next meeting. Please let me know if you have any questions.

Best Regards,

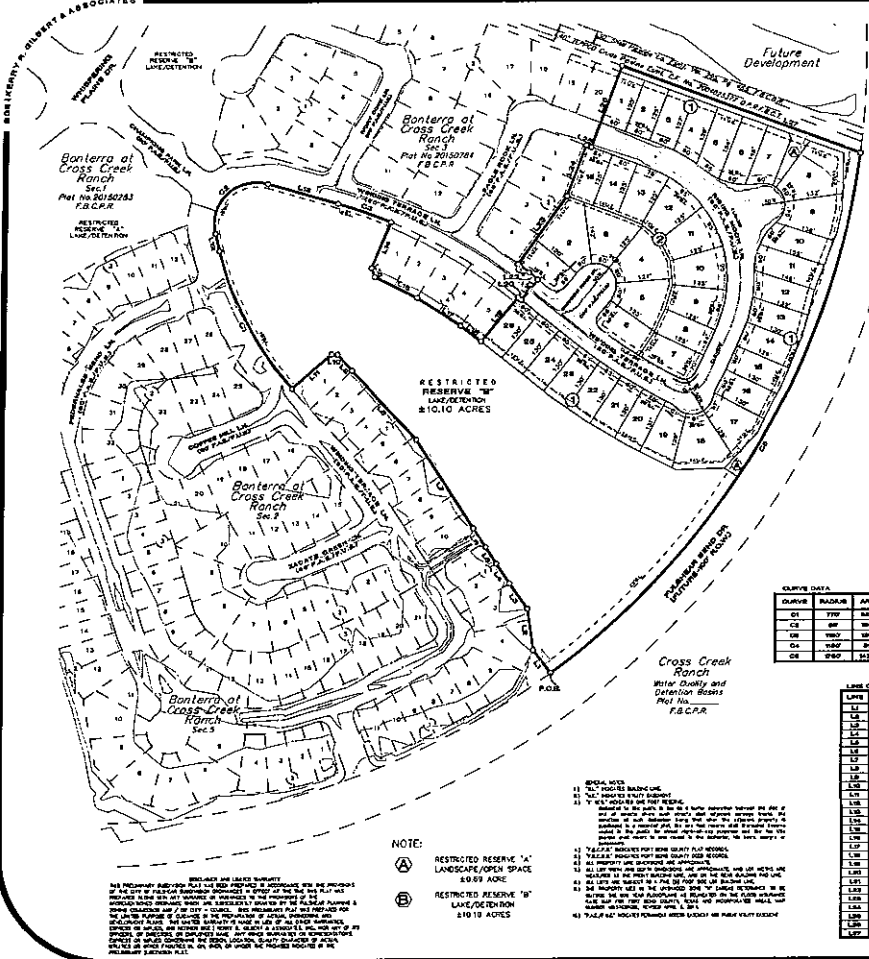
Kimberly Kopecky
Deputy City Secretary
City of Fulshear
281-346-1796 ext. 251
kkopecky@fulsheartexas.gov

From: Paula Elps [<mailto:pelps314@hotmail.com>]
Sent: Tuesday, August 02, 2016 2:34 PM
To: Diana Offord <dofford@fulsheartexas.gov>
Cc: CJ Snipes <cjsnipes@fulsheartexas.gov>; Michelle Killebrew <mkillbrew@fulsheartexas.gov>; Michael Ross <mross@fulsheartexas.gov>; Kimberly Kopecky <kkopecky@fulsheartexas.gov>
Subject: Fulshear Engineering Reviews - August 5, 2016

Attached you will find the Engineering Review for the August 5, 2016 meeting.

Have a Great Day,
Paula Elps

Clay & Leyendecker, Inc.
1350 Avenue D
Katy, Texas 77493
Phone: 281-391-0173



GENERAL NOTES AND CONDITIONS

1. THIS PLAT IS A PRELIMINARY PLAT AND IS NOT A FINAL PLAT. THE FINAL PLAT SHALL BE PREPARED BY THE ENGINEER AND SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE COMMISSIONERS OF PUBLIC AFFAIRS OF THE STATE OF TEXAS.

2. THE PLAT IS SUBJECT TO THE REVISIONS AND AMENDMENTS THAT MAY BE REQUIRED BY THE COMMISSIONERS OF PUBLIC AFFAIRS OF THE STATE OF TEXAS.

3. THE PLAT IS SUBJECT TO THE REVISIONS AND AMENDMENTS THAT MAY BE REQUIRED BY THE CITY OF FULSHEAR, TEXAS.

4. THE PLAT IS SUBJECT TO THE REVISIONS AND AMENDMENTS THAT MAY BE REQUIRED BY THE STATE OF TEXAS.

5. THE PLAT IS SUBJECT TO THE REVISIONS AND AMENDMENTS THAT MAY BE REQUIRED BY THE COUNTY OF BEND, TEXAS.

6. THE PLAT IS SUBJECT TO THE REVISIONS AND AMENDMENTS THAT MAY BE REQUIRED BY THE STATE OF TEXAS.

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14. THE PLAT IS SUBJECT TO THE REVISIONS AND AMENDMENTS THAT MAY BE REQUIRED BY THE STATE OF TEXAS.

15. THE PLAT IS SUBJECT TO THE REVISIONS AND AMENDMENTS THAT MAY BE REQUIRED BY THE COUNTY OF BEND, TEXAS.

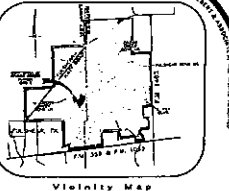
16. THE PLAT IS SUBJECT TO THE REVISIONS AND AMENDMENTS THAT MAY BE REQUIRED BY THE STATE OF TEXAS.

17. THE PLAT IS SUBJECT TO THE REVISIONS AND AMENDMENTS THAT MAY BE REQUIRED BY THE COUNTY OF BEND, TEXAS.

18. THE PLAT IS SUBJECT TO THE REVISIONS AND AMENDMENTS THAT MAY BE REQUIRED BY THE STATE OF TEXAS.

19. THE PLAT IS SUBJECT TO THE REVISIONS AND AMENDMENTS THAT MAY BE REQUIRED BY THE COUNTY OF BEND, TEXAS.

20. THE PLAT IS SUBJECT TO THE REVISIONS AND AMENDMENTS THAT MAY BE REQUIRED BY THE STATE OF TEXAS.



CURVE DATA	RADIUS	ANGLE	TANGENT	BEARING	CHORD
C1	1117	54.2	54.2	N 27° 52' 12" W	1000
C2	847	54.2	54.2	N 41° 02' 00" E	1000
C3	1000	54.2	54.2	S 72° 02' 00" E	1000
C4	1000	54.2	54.2	N 87° 52' 12" W	1000
C5	1000	54.2	54.2	S 41° 02' 00" E	1000

LINE DATA	LENGTH	BEARING
L1	1000	N 27° 52' 12" W
L2	1000	N 41° 02' 00" E
L3	1000	S 72° 02' 00" E
L4	1000	N 87° 52' 12" W
L5	1000	S 41° 02' 00" E
L6	1000	N 27° 52' 12" W
L7	1000	N 41° 02' 00" E
L8	1000	S 72° 02' 00" E
L9	1000	N 87° 52' 12" W
L10	1000	S 41° 02' 00" E
L11	1000	N 27° 52' 12" W
L12	1000	N 41° 02' 00" E
L13	1000	S 72° 02' 00" E
L14	1000	N 87° 52' 12" W
L15	1000	S 41° 02' 00" E
L16	1000	N 27° 52' 12" W
L17	1000	N 41° 02' 00" E
L18	1000	S 72° 02' 00" E
L19	1000	N 87° 52' 12" W
L20	1000	S 41° 02' 00" E

A PRELIMINARY PLAT OF BONTERRA AT CROSS CREEK RANCH

**SEC 6
BEING 210.62± ACRES OF LAND
CONTAINING 41 LOTS AND
TWO RESERVES IN TWO BLOCKS,
OUT OF THE
M. AUTREY SURVEY, A-100
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS**

OWNER:
CCR TEXAS HOLDINGS, LP
ATTN: ROB BANFORD
1450 CROSS CREEK BEND LANE
FULSHEAR, TEXAS 77441

BGE KERRY R. GILBERT & ASSOCIATES

-L.S. of Survey Certified-
2501 Cross Creek Bend Lane
Full, Texas 77441
Tel: 281-919-9140

SCALE 1" = 100'
AUGUST 5, 2014
ROAD 13024

From: Kathryn Edwards
To: "dm8736@att.com"
Cc: landplan@krga.com
Subject: No Objection Request_Bonterra at CCR Sec 6
Date: Wednesday, July 06, 2016 1:21:00 PM
Attachments: [1350_Bonterra at Cross Creek Sec.6_07-01-16.pdf](#)

Good Afternoon,

Please find the above referenced Bonterra at Cross Creek Ranch Sec 6 preliminary plat for your review.

If it meets your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.

Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Blvd., Suite A-250
Katy, TX 77494
Phone: 281-579-0340
Email: kedwards@krga.com

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July 7, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Bonterra At Cross Creek Ranch Sec 6

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated July 15, 2016.

At this time, CenterPoint Energy has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, CenterPoint Energy will require exclusive easements.

Upon completion of CenterPoint Energy's facility designs, dedicated utility easements may be determined inadequate by CenterPoint Energy. In these cases, the developer, his successors or assigns, will be required to provide CenterPoint Energy with exclusive easements.

This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys or street right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process. LaWanda J. Grant at 713.207.6539.

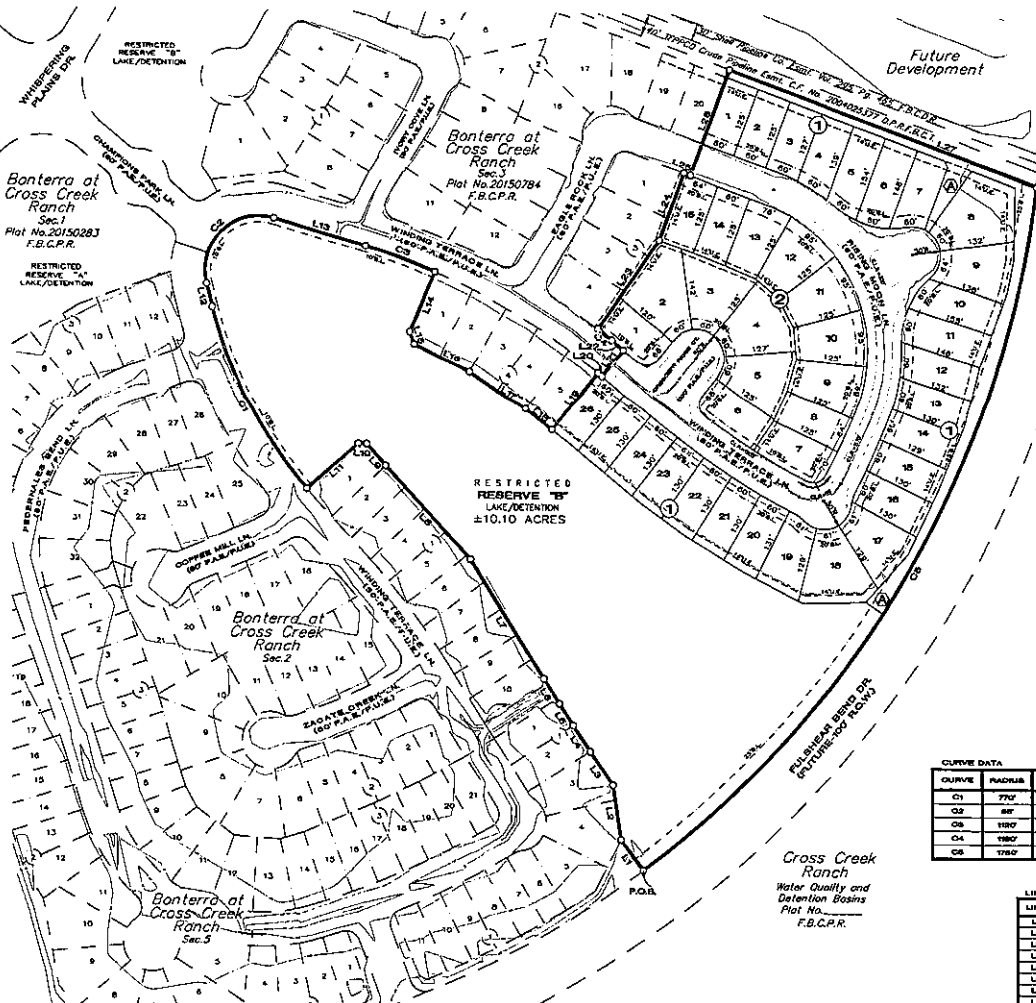
Sincerely,

A handwritten signature in purple ink that reads "LaWanda J. Grant". The signature is written in a cursive style.

LaWanda J. Grant, SR/WA
Senior Right of Way Agent

C: Kathryn Edwards<kedwards@krga.com>

PLR16.270



DESCRIPTION OF A 2162± ACRES TRACT OF LAND SITUATED IN THE A.G. SHARPLESS SURVEY, A-322 CITY OF FULSHEAR, TEXAS

BEING 2162± ACRES OF LAND CONTAINING 41 LOTS AND TWO RESERVES IN TWO BLOCKS.

OUT OF THE A.G. SHARPLESS SURVEY, A-322 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

OWNER: CCR TEXAS HOLDINGS, LP

ATTN: ROB BAMFORD

6450 CROSS CREEK BEND LANE

FULSHEAR, TEXAS 77441

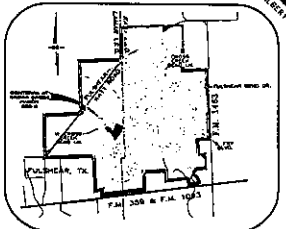
PLANNER: BOE KERRY R. GILBERT & ASSOCIATES

Land Planning Consultants - 23501 Cinco Ranch Blvd., Suite A-250 Katy, Texas 77484 Tel: 281-578-0340

SCALE 1" = 100'

0 50 100 200

JULY 15, 2016 KGAF 1304A



Vicinity Map N.T.S.

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	770'	842'	184'	N 87°30'00" W	586'
C2	88'	189'	107'	N 48°36'33" E	96'
C3	110'	190'	60'	N 70°40'30" E	190'
C4	190'	87'	96'	N 81°48'24" W	87'
C5	1750'	1480'	750'	S 90°00'00" W	1480'

LINE DATA

LINE	DISTANCE	BEARING
L1	86'	N 88°31'36" W
L2	84'	N 10°42'36" W
L3	70'	N 48°36'33" E
L4	85'	N 83°14'00" W
L5	46'	N 88°37'42" W
L6	82'	N 23°24'00" W
L7	842'	N 85°17'40" W
L8	218'	N 42°00'00" W
L9	80'	S 42°12'00" E
L10	54'	S 89°52'00" E
L11	121'	S 44°00'00" W
L12	47'	N 14°00'00" W
L13	162'	S 72°00'00" E
L14	116'	S 20°00'00" W
L15	22'	S 20°00'00" E
L16	100'	S 83°00'00" E
L17	116'	S 28°47'00" E
L18	82'	S 81°48'24" W
L19	180'	S 88°37'36" W
L20	87'	S 80°37'42" E
L21	807'	N 10°42'36" E
L22	24'	N 80°57'42" W
L23	100'	N 84°18'00" E
L24	82'	N 20°48'00" E
L25	12'	N 84°48'24" W
L26	188'	N 20°48'24" E
L27	874'	S 08°48'24" E

- GENERAL NOTES:**
- 1) "R.C." INDICATES RECORDING.
 - 2) "U.C." INDICATES UTILITY EASEMENT.
 - 3) "V.I." INDICATES ONE FOOT VARIANCE.
 - 4) "V.I." INDICATES ONE FOOT VARIANCE, INDICATED BY THE DASHES IN THE DISTANCE BETWEEN THE END OF THE LINE AND THE POINT OF BEGINNING.
 - 5) "V.I." INDICATES ONE FOOT VARIANCE, INDICATED BY THE DASHES IN THE DISTANCE BETWEEN THE END OF THE LINE AND THE POINT OF BEGINNING.
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 - 13) "V.I." INDICATES ONE FOOT VARIANCE, INDICATED BY THE DASHES IN THE DISTANCE BETWEEN THE END OF THE LINE AND THE POINT OF BEGINNING.

- NOTE:**
- A RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE 20.69 ACRES
 - B RESTRICTED RESERVE "B" LAKE/RETENTION 10.10 ACRES

DISCLAIMER AND LIMITED LIABILITY:

THIS PRELIMINARY SUBDIVISION PLAN HAS BEEN PREPARED BY AGENTS WITH THE PROVISIONS OF THE CITY OF FULSHEAR SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR AMENDMENTS TO THE PROVISIONS OF THE APPLICABLE ORDINANCES WHICH ARE INCORPORATED BY REFERENCE INTO THIS PRELIMINARY SUBDIVISION PLAN. THIS PRELIMINARY PLAN HAS BEEN PREPARED FOR THE LIMITED PURPOSE OF OBTAINING A PERMIT TO DEVELOP THE PROJECT AND IS NOT A DEVELOPMENT PLAN. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NOTWITHSTANDING ANY STATEMENT OR OPINION MADE BY ANY OF ITS OFFICERS OR EMPLOYEES OR ANY OTHER REPRESENTATIVE OR REPRESENTATIVES, AGENTS OR ADVISORS CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRESENT SUBDIVISION PLAN.

From: Kathryn Edwards
To: "Chris Grey@cable.comcast.com"
Cc: landplan@krga.com
Subject: No Objection Request_Bonterra at CCR Sec 6
Date: Wednesday, July 06, 2016 1:21:00 PM
Attachments: [1350_Bonterra at Cross Creek Sec.6 07-01-16.pdf](#)

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If it meets your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.

Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Blvd., Suite A-250
Katy, TX 77494
Phone: 281-579-0340
Email: kedwards@krga.com

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CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Crossing Section 4 - Street Dedication / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Reviewed
 Returned for additional data

BY: lu DATE: 7-15-2016

Planning Commission Review

Approved
 Returned for additional data

APPROVED WITH ADDITION OF NOTE THAT TAMARRON CROSSING WILL ULTIMATELY HAVE A 100' ROW (1/2 TAMARRON, 1/2 FIRETHORNE)
BY: AMY PAPER DATE: 8.5.16

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



CITY OF FULSHEAR
 PO Box 279 / 30603 FM 1093
 Fulshear, Texas 77441
 Phone: 281-346-1796 ~ Fax: 281-346-2556
 www.fulsheartexas.gov



Subdivision/Development Platting Application

Date: July 15, 2016 Date Received by the City of Fulshear: July 15, 2016
 Subdivision: Tamarron Crossing Section 4 Development: Tamarron

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary Replat Amending Plat
 Final Vacation Plat
 Short Form Final Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential
 Zero Lot Line/ Patio Home
 Multi-Family Residential
 Planned Development
 Commercial
 Industrial

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 22.620 Acres of land in the A.G. Sharpless Survey, A-322 Fort Bend County, Texas

Variance: Yes (Attach a Copy of Approval Letter) No

Total Acreage: 1.527
 Number of Streets: 1
 Number of Lots: 0
 Number and Types of Reserves: 0
 Total Acres in Reserve: 0

Owner: D.R. Horton-Texas, Ltd.
 Address: 14100 Southwest Freeway, Suite 500
 City/State: Sugar Land, Texas 77478
 Telephone: 281-566-2100
 Email Address: clindhorst@drhorton.com

Engineer/Planner: LJA Engineering, Inc.
 Contact Person: Vanessa Piedra
 Telephone: 713-953-5044
 Fax Number: 713-953-5206
 Email Address: vpiedra@ljaengineering.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$519.09</u>
Park Fees (due at Final Plat Application)	<u>N/A</u>

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

Vanessa Piedra

07/12/2016

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

August 2, 2016

Engineering Review

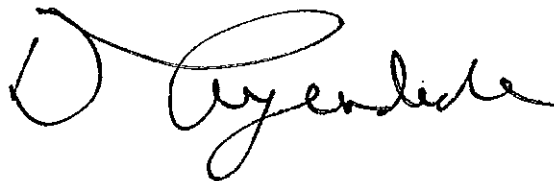
Preliminary Plat - Tamarron Crossing Section 4
Street Dedication
City of Fulshear, Texas

For Information only:

1. This plat will create approximately 3300-foot of new street right-of-way (50-foot width) for Tamarron Crossing. This one-half of the total 50 R.O.W. with the remainder coming from Firethorne
2. The new street right-of-way will extend from Dunlin Terrace Drive on the West to just West of F.M. 1463 on the East.
3. This tract is located in the E.T.J. of the City of Fulshear and will need the approval of both Fort Bend County and the City of Fulshear.

Recommendations:

I recommend that this Preliminary Plat of Tamarron Crossing Section 4 Street Dedication be approved once a Metes and Bounds description is added to the face of the plat.



Kimberly Kopecky

From: Geoff Freeman <gfreeman@ljaengineering.com>
Sent: Friday, August 05, 2016 3:31 PM
To: David Leyendecker (davidleyen@aol.com)
Cc: Diana Offord; Kimberly Kopecky; Michelle Killebrew; Apryl Jensen; CJ Snipes; Michael Ross
Subject: Tamarron - Revised Plats for August 16, 2016 City Council Meeting
Attachments: Tamarron Crossing Section 3_FP_2016-08-05.pdf; TamarronSec-26_FP_2016-08-05.pdf; TamarronSec-38_FP_2016-08-05.pdf; Tamarron Crossing Section 4_PP_2016-08-05.pdf; TamarronSec-27_PP_2016-08-05.pdf; TamarronTraceSTD1_2016-08-05.pdf

Good afternoon David –

Per the discussion and action at this morning's P&Z meeting, please find attached the revised plats for consideration at the August 16th City Council Meeting. Revised paper copies of each will be delivered to City Hall.

Tamarron Crossing Sec. 3 Street Dedication – Final Plat

- A) Note #20 has been added to address the ultimate right-of-way width of Tamarron Crossing.
- B) The names of the new P&Z Chair and Vice-Chair have been revised.

Tamarron Sec. 26 – Final Plat

- A) The names of the new P&Z Chair and Vice-Chair have been revised.

Tamarron Sec. 38 – Final Plat

- A) The names of the new P&Z Chair and Vice-Chair have been revised.

Tamarron Crossing Sec. 4 Street Dedication – Preliminary Plat

- A) Note #20 has been added to address the ultimate right-of-way width of Tamarron Crossing.
- B) The names of the new P&Z Chair and Vice-Chair have been revised.

Tamarron Sec. 27 – Preliminary Plat

- A) The names of the new P&Z Chair and Vice-Chair have been revised.

Tamarron Trace Sec. 1 Street Dedication – Preliminary Plat

- A) The names of the new P&Z Chair and Vice-Chair have been revised.

Please let us know if you have any questions or additional comments.

Thank you and have a great day!

-Geoff

Geoffrey A. Freeman
Platting Manager

LJA Engineering | We Build Civilization

• Katy

P: 713.953.5200

D: 713.358.8830

www.ljaengineering.com

CITY OF FORT BEND
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this _____ day of _____, 2016, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

COUNTY CLERK

STATE OF TEXAS
COUNTY OF FORT BEND

I, _____, County Clerk in and for Fort Bend County, Texas, do hereby certify that the foregoing instrument was duly recorded in my office on _____ day of _____, 2016, at _____ o'clock _____ M., in _____ Book _____, Page _____ of the Public Records of Fort Bend County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE at Fort Bend County, Texas, this _____ day of _____, 2016.

COUNTY CLERK

I, _____, a Professional Engineer, residing in the State of Texas do hereby certify that the above plat meets all requirements of Fort Bend County to the best of my knowledge.

REGISTERED PROFESSIONAL ENGINEER

THE PLAT OF TAMARRON CROSSING SECTION 4 STREET DEDICATION IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF PALMERA, TEXAS

THIS _____ DAY OF _____, 2016

CITY MANAGER

CITY CLERK

THE PLAT OF TAMARRON CROSSING SECTION 4 STREET DEDICATION WAS APPROVED ON _____ DAY OF _____, 2016, BY THE CITY PLANNING COMMISSION, THE

CITY CLERK

I, _____, COUNTY CLERK IN AND FOR FORT BEND COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS DULY RECORDED IN MY OFFICE ON _____ DAY OF _____, 2016, AT _____ O'CLOCK _____ M., IN _____ BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

COUNTY CLERK

I, _____, COUNTY CLERK IN AND FOR FORT BEND COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS DULY RECORDED IN MY OFFICE ON _____ DAY OF _____, 2016, AT _____ O'CLOCK _____ M., IN _____ BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

COUNTY CLERK

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COUNTY CLERK

I, _____, COUNTY CLERK IN AND FOR FORT BEND COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS DULY RECORDED IN MY OFFICE ON _____ DAY OF _____, 2016, AT _____ O'CLOCK _____ M., IN _____ BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

COUNTY CLERK

PLAT 3164 ACRES OF LAND BEING IN THE S. G. DORRIS SURVEY, SECTION 322, T107N, R107E, COUNTY OF FORT BEND, TEXAS, BEING MORE PARTICULARLY BEING A PART OF THE SURVEY BEING 111.4323 ACRES BEING (SECTION 322) BEING TO S.G. DORRIS - TRACT, 100 BY AN INSTRUMENT OF DEED UNDER THE NUMBER 201428211 IN THE OFFICE PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (2014-28211), AND 5.786 ACRES BEING MORE PARTICULARLY BEING A PART OF THE SURVEY BEING 111.4323 ACRES BEING (SECTION 322) BEING TO S.G. DORRIS - TRACT, 100 BY AN INSTRUMENT OF DEED UNDER THE NUMBER 201428211 IN THE OFFICE PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (2014-28211), AND 5.786 ACRES BEING MORE PARTICULARLY BEING A PART OF THE SURVEY BEING 111.4323 ACRES BEING (SECTION 322) BEING TO S.G. DORRIS - TRACT, 100 BY AN INSTRUMENT OF DEED UNDER THE NUMBER 201428211 IN THE OFFICE PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (2014-28211).

COMMISSIONERS OF THE PUBLIC UTILITIES COMMISSION OF THE STATE OF TEXAS HAVE ORDERED THAT THE PLAT OF TAMARRON CROSSING SECTION 4 STREET DEDICATION BE APPROVED ON _____ DAY OF _____, 2016, PROVIDED HOWEVER THAT THE PLAT BE FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN THE (1) MONTH OF _____.

COMMISSIONER

PLAT 3164 ACRES OF LAND BEING IN THE S. G. DORRIS SURVEY, SECTION 322, T107N, R107E, COUNTY OF FORT BEND, TEXAS, BEING MORE PARTICULARLY BEING A PART OF THE SURVEY BEING 111.4323 ACRES BEING (SECTION 322) BEING TO S.G. DORRIS - TRACT, 100 BY AN INSTRUMENT OF DEED UNDER THE NUMBER 201428211 IN THE OFFICE PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (2014-28211), AND 5.786 ACRES BEING MORE PARTICULARLY BEING A PART OF THE SURVEY BEING 111.4323 ACRES BEING (SECTION 322) BEING TO S.G. DORRIS - TRACT, 100 BY AN INSTRUMENT OF DEED UNDER THE NUMBER 201428211 IN THE OFFICE PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (2014-28211).

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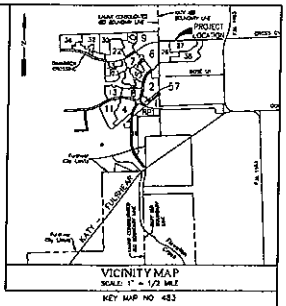
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COMMISSIONER

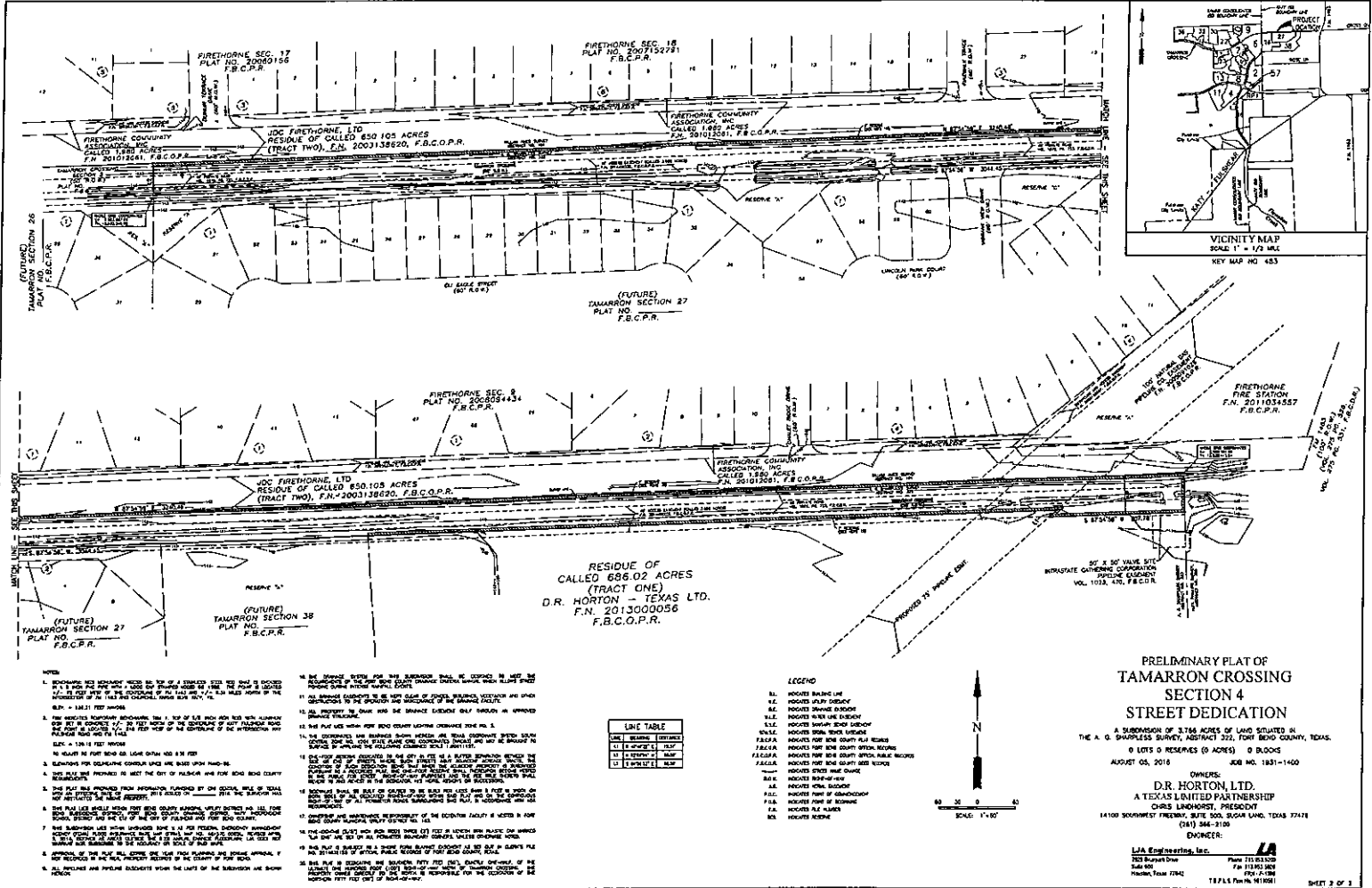


PRELIMINARY PLAT OF
TAMARRON CROSSING
SECTION 4
STREET DEDICATION

A SUBDIVISION OF 3.106 ACRES OF LAND SITUATED IN THE S. G. DORRIS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.
0 LOTS 0 RESERVES (0 ACRES) 0 BLOCKS
AUGUST 03, 2016 JOB NO. 1531-1400

D.R. HORTON LTD.
A TEXAS LIMITED PARTNERSHIP
CHRS LEMONHIST, PRESIDENT
14100 BOURNEFIELD FREIGHT WAY, SUITE 200, SUGAR LAND, TEXAS 77478
(281) 564-2100
ENGINEER

LJA Engineering, Inc.
2008 Sargent Dale
Suite 500
Houston Texas 77057
Phone 713 653 0200
Fax 713 653 0202
FRC-A-200
1876 L.F.W.M. 10/10/11



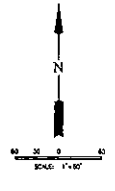
RESIDUE OF
CALLED 686.02 ACRES
(TRACT ONE)
D.R. HORTON - TEXAS LTD.
F.N. 2013000056
F.B.C.O.P.R.

- NOTES**
1. THE PROPERTY HEREIN SHOWN IS THE PROPERTY OF THE STATE OF TEXAS AS REPRESENTED BY THE STATE ENGINEER AND SHALL BE CONVEYED TO THE STATE OF TEXAS BY THE STATE ENGINEER UNDER THE AUTHORITY OF THE STATE ENGINEER. THE STATE ENGINEER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INFORMATION HEREON.
 2. THE STATE ENGINEER HAS REVIEWED THIS PLAN AND HAS FOUND THAT IT COMplies WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE RULES AND REGULATIONS THEREUNDER. HOWEVER, THE STATE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON.
 3. THE STATE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON.
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LINE TABLE

LINE	BEARING	DISTANCE
1	S 89° 00' 00" E	120.00
2	S 89° 00' 00" E	120.00
3	S 89° 00' 00" E	120.00
4	S 89° 00' 00" E	120.00

- LEGEND**
- BL. INDICATES BALANCE LINE
 - DL. INDICATES DRAINAGE DITCH
 - EL. INDICATES ELEVATION
 - FL. INDICATES FUTURE LOT LINE
 - GL. INDICATES GROUND LINE
 - HL. INDICATES HIGHWAY RIGHT-OF-WAY
 - IL. INDICATES INTERSECTION
 - KL. INDICATES KENTUCKY POWER CO. RIGHT-OF-WAY
 - LL. INDICATES LIGHT RAIL RIGHT-OF-WAY
 - ML. INDICATES MILE RIGHT-OF-WAY
 - NL. INDICATES NORTH RAIL RIGHT-OF-WAY
 - OL. INDICATES OTHER RIGHT-OF-WAY
 - PL. INDICATES PAVED ROAD
 - QL. INDICATES QUAD RIGHT-OF-WAY
 - RL. INDICATES ROAD RIGHT-OF-WAY
 - SL. INDICATES STATE RIGHT-OF-WAY
 - TL. INDICATES TRAIL RIGHT-OF-WAY
 - UL. INDICATES UTILITY RIGHT-OF-WAY
 - VL. INDICATES VESTIBULE RIGHT-OF-WAY
 - WL. INDICATES WATER RIGHT-OF-WAY
 - XL. INDICATES X-RAY RIGHT-OF-WAY
 - YL. INDICATES YARD RIGHT-OF-WAY
 - ZL. INDICATES ZONE RIGHT-OF-WAY
 - AL. INDICATES AIR RIGHT-OF-WAY
 - BL. INDICATES BOUNDARY RIGHT-OF-WAY
 - CL. INDICATES CENTERLINE RIGHT-OF-WAY
 - DL. INDICATES DEPARTMENT RIGHT-OF-WAY
 - EL. INDICATES ELECTRIC RIGHT-OF-WAY
 - FL. INDICATES FIRE RIGHT-OF-WAY
 - GL. INDICATES GAS RIGHT-OF-WAY
 - HL. INDICATES HIGHWAY RIGHT-OF-WAY
 - IL. INDICATES INDUSTRIAL RIGHT-OF-WAY
 - KL. INDICATES KENTUCKY POWER CO. RIGHT-OF-WAY
 - LL. INDICATES LIGHT RAIL RIGHT-OF-WAY
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 - ZL. INDICATES ZONE RIGHT-OF-WAY
 - AL. INDICATES AIR RIGHT-OF-WAY



**PRELIMINARY PLAT OF
TAMARRON CROSSING
SECTION 4
STREET DEDICATION**

A SUBDIVISION OF 3,786 ACRES OF LAND SITUATED IN THE A. G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.
0 LOTS 0 RESERVES (0 ACRES) 0 BLOODS
AUGUST 05, 2018 JOB NO. 1831-1100
OWNERS:
D.R. HORTON, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRS LAMHORST, PRESIDENT
14100 SOUTHWEST FREEDOM, SUITE 300, BOON LAND, TEXAS 77478
(817) 344-2100
ENGINEER:

LJA Engineering, Inc.
1023 Bayview Drive
Suite 407
Houston, Texas 77042
Phone: 281.233.2220
Fax: 281.233.2222
E-mail: lja@ljaeng.com
TRAFLAR PARK, MISSOURI
SHEET 3 OF 3

CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Trace - Street Dedication Section 1 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Reviewed
 Returned for additional data

BY: ku DATE: 7-15-2016

Planning Commission Review

Approved
 Returned for additional data

PER ENGINEER'S RECOMMENDATION
BY: [Signature] DATE: 8.3.16

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



CITY OF FULSHEAR
PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.fulsheartexas.gov



Subdivision/Development Platting Application

Date: July 15, 2016 Date Received by the City of Fulshear: July 15, 2016
Subdivision: Tamarron Trace STD Development: Tamarron

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary Replat Amending Plat
 Final Vacation Plat
 Short Form Final Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential
 Zero Lot Line/ Patio Home
 Multi-Family Residential
 Planned Development
 Commercial
 Industrial

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 1.396 Acres of land in the A.J.D. Vermillion Survey Abstract 339 and the Micjah Autrey Survey Abstract 100 Fort Bend County, Texas

Variance: Yes (Attach a Copy of Approval Letter) No

Total Acreage: 1.396
Number of Streets: 1
Number of Lots: 0
Number and Types of Reserves: 0
Total Acres in Reserve: 0

Owner: D.R. Horton-Texas, Ltd.
Address: 14100 Southwest Freeway, Suite 500
City/State: Sugar Land, Texas 77478
Telephone: 281-566-2100
Email Address: clindhorst@drhorton.com

Engineer/Planner: LJA Engineering, Inc.
Contact Person: Vanessa Piedra
Telephone: 713-953-5044
Fax Number: 713-953-5206
Email Address: vpiedra@ljaengineering.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$517.45</u>
Park Fees (due at Final Plat Application)	<u>N/A</u>

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

Vanessa Piedra
SIGNATURE TYPED OR PRINTED NAME/TITLE DATE
07/12/2016

August 2, 2016

Engineering Review

Preliminary Plat - Tamarron Trace
Street Dedication Section 1
City of Fulshear, Texas

For Information only:

1. This plat will create approximately 600-foot of new street right-of-way (100-foot width) for Tamarron Trace.
2. The new street right-of-way will extend from Logan Park Lane on the North the intersection with Drill Site No. 1.
3. This tract is located in the E.T.J. of the City of Fulshear and will need the approval of both Fort Bend County and the City of Fulshear.

Recommendations:

I recommend that this Preliminary Plat of Tamarron Trace Street Dedication Section 1 be approved once a Metes and Bounds description is added to the face of the plat.



Kimberly Kopecky

From: Geoff Freeman <gfreeman@ljaengineering.com>
Sent: Friday, August 05, 2016 3:31 PM
To: David Leyendecker (davidleyen@aol.com)
Cc: Diana Offord; Kimberly Kopecky; Michelle Killebrew; Apryl Jensen; CJ Snipes; Michael Ross
Subject: Tamarron - Revised Plats for August 16, 2016 City Council Meeting
Attachments: Tamarron Crossing Section 3_FP_2016-08-05.pdf; TamarronSec-26_FP_2016-08-05.pdf; TamarronSec-38_FP_2016-08-05.pdf; Tamarron Crossing Section 4_PP_2016-08-05.pdf; TamarronSec-27_PP_2016-08-05.pdf; TamarronTraceSTD1_2016-08-05.pdf

Good afternoon David –

Per the discussion and action at this morning's P&Z meeting, please find attached the revised plats for consideration at the August 16th City Council Meeting. Revised paper copies of each will be delivered to City Hall.

Tamarron Crossing Sec. 3 Street Dedication – Final Plat

- A) Note #20 has been added to address the ultimate right-of-way width of Tamarron Crossing.
- B) The names of the new P&Z Chair and Vice-Chair have been revised.

Tamarron Sec. 26 – Final Plat

- A) *The names of the new P&Z Chair and Vice-Chair have been revised.*

Tamarron Sec. 38 – Final Plat

- A) The names of the new P&Z Chair and Vice-Chair have been revised.

Tamarron Crossing Sec. 4 Street Dedication – Preliminary Plat

- A) Note #20 has been added to address the ultimate right-of-way width of Tamarron Crossing.
- B) The names of the new P&Z Chair and Vice-Chair have been revised.

Tamarron Sec. 27 – Preliminary Plat

- A) The names of the new P&Z Chair and Vice-Chair have been revised.

Tamarron Trace Sec. 1 Street Dedication – Preliminary Plat

- A) The names of the new P&Z Chair and Vice-Chair have been revised.

Please let us know if you have any questions or additional comments.

Thank you and have a great day!

-Geoff

Geoffrey A. Freeman
Platting Manager

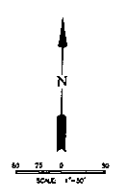
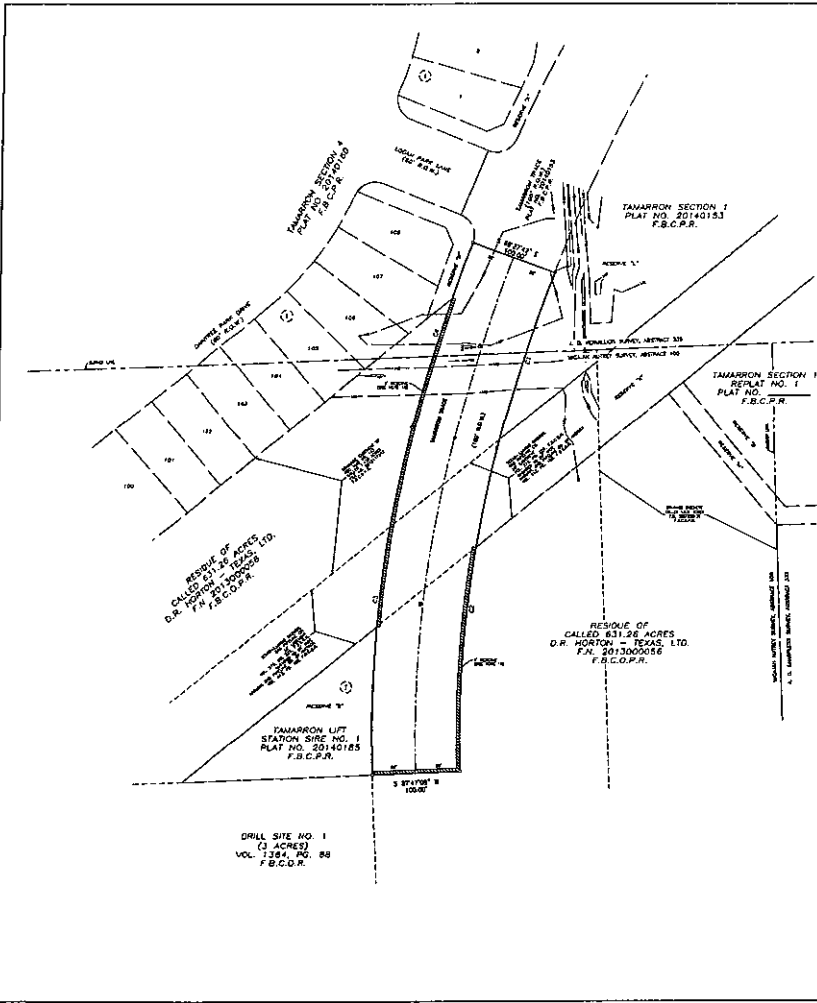
LJA Engineering | We Build Civilization

● Katy

P: 713.953.5200

D: 713.358.8830

www.ljaengineering.com

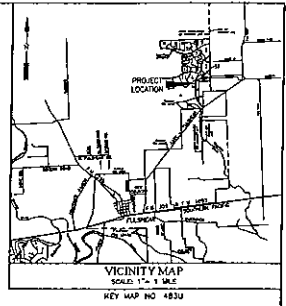


- NOTES
1. BOUNDARIES AND CORNER MARKS AS SHOWN ON THIS PLAN ARE BASED UPON THE RECORDS OF THE PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, AND THE RECORDS OF THE PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, AND THE RECORDS OF THE PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
 2. THE PROPERTY DESCRIBED HEREIN IS THE PROPERTY OF THE CITY OF FORT BEND COUNTY, TEXAS, AND IS BEING OFFERED FOR SALE BY THE CITY OF FORT BEND COUNTY, TEXAS.
 3. THE CITY OF FORT BEND COUNTY, TEXAS, HAS THE RIGHT TO REVOKE THIS OFFER AT ANY TIME WITHOUT NOTICE.
 4. THE CITY OF FORT BEND COUNTY, TEXAS, HAS THE RIGHT TO ACCEPT THIS OFFER AT ANY TIME WITHOUT NOTICE.
 5. THE CITY OF FORT BEND COUNTY, TEXAS, HAS THE RIGHT TO ACCEPT THIS OFFER AT ANY TIME WITHOUT NOTICE.
 6. THE CITY OF FORT BEND COUNTY, TEXAS, HAS THE RIGHT TO ACCEPT THIS OFFER AT ANY TIME WITHOUT NOTICE.
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 14. THE CITY OF FORT BEND COUNTY, TEXAS, HAS THE RIGHT TO ACCEPT THIS OFFER AT ANY TIME WITHOUT NOTICE.
 15. THE CITY OF FORT BEND COUNTY, TEXAS, HAS THE RIGHT TO ACCEPT THIS OFFER AT ANY TIME WITHOUT NOTICE.
 16. THE CITY OF FORT BEND COUNTY, TEXAS, HAS THE RIGHT TO ACCEPT THIS OFFER AT ANY TIME WITHOUT NOTICE.
 17. THE CITY OF FORT BEND COUNTY, TEXAS, HAS THE RIGHT TO ACCEPT THIS OFFER AT ANY TIME WITHOUT NOTICE.
 18. THE CITY OF FORT BEND COUNTY, TEXAS, HAS THE RIGHT TO ACCEPT THIS OFFER AT ANY TIME WITHOUT NOTICE.
 19. THE CITY OF FORT BEND COUNTY, TEXAS, HAS THE RIGHT TO ACCEPT THIS OFFER AT ANY TIME WITHOUT NOTICE.
 20. THE CITY OF FORT BEND COUNTY, TEXAS, HAS THE RIGHT TO ACCEPT THIS OFFER AT ANY TIME WITHOUT NOTICE.

CURVE TABLE

CHORD	ANGLE	ARC	CHORD	CHORD BEARING
10	10.000	10.000	10.000	10.000
20	19.917	19.917	19.917	19.917
30	29.707	29.707	29.707	29.707
40	39.372	39.372	39.372	39.372
50	48.911	48.911	48.911	48.911
60	58.314	58.314	58.314	58.314
70	67.491	67.491	67.491	67.491
80	76.442	76.442	76.442	76.442
90	85.176	85.176	85.176	85.176

- LEGEND
- 1. BOUNDARIES
 - 2. CORNERS
 - 3. EASEMENTS
 - 4. RESERVES
 - 5. EASEMENTS
 - 6. RESERVES
 - 7. EASEMENTS
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 - 16. RESERVES
 - 17. EASEMENTS
 - 18. RESERVES
 - 19. EASEMENTS
 - 20. RESERVES



TAMARROSS TRACE STREET DEDICATION SECTION 1

A SUBDIVISION OF 1,368 ACRES OF LAND SITUATED IN THE 1.D. VERDUGALLO SURVEY, DISTRICT 339 AND THE MCKINNA SURVEY, DISTRICT 100, FORT BEND COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF TAMARROSS LIFT STATION SITE NO. 1, AS RECORDED IN PLAT NO. 20140185, F.B.C.P.R.

0 LOTS 0 RESERVES 0 EASEMENTS

AUGUST 05, 2016 JOB NO. 1931-1313

REASON FOR REPLAT: TO CONVERT RESERVE "A" TO A PUBLIC RIGHT-OF-WAY.

OWNER:
D.R. HORTON-TEXAS, LTD.
 A TEXAS LIMITED PARTNERSHIP
 CHRIS LINDENBACH, PRESIDENT
 14100 SOUTHWEST FRENCH, SUITE 200, SUGAR LAND, TEXAS 77478
 (281) 366-2100

ENGINEER/SURVEYOR
S.J.A. ENGINEERS, INC.
 270 Brentwood One
 Suite 800
 Houston, Texas 77060
 Phone: (713) 851-5150
 Fax: (713) 851-5000
 FIRM # 1284
 T&E # 1946 W11861

CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarcon Section 27 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Reviewed
 Returned for additional data

BY: ML DATE: 7-15-2016

Planning Commission Review

Approved
 Returned for additional data

~~ENTER ENGINEER'S RECOMMENDATIONS~~

BY: ANN P. PENA DATE: 8.5.16

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



CITY OF FULSHEAR
 PO Box 279 / 30603 FM 1093
 Fulshear, Texas 77441
 Phone: 281-346-1796 ~ Fax: 281-346-2556
 www.fulsheartexas.gov



Subdivision/Development Platting Application

Date: July 15, 2016 Date Received by the City of Fulshear: July 15, 2016
 Subdivision: Tamarron Sec. 27 Development: Tamarron

SUBMITTAL OF PLAT: (Check Appropriate Selection)

- Preliminary Replat Amending Plat
 Final Vacation Plat
 Short Form Final Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

- Single-Family Residential
 Planned Development
 Zero Lot Line/ Patio Home
 Commercial
 Multi-Family Residential
 Industrial

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 22.620 Acres of land in the A.G. Sharpless Survey, A-322 Fort Bend County, Texas

Variance: Yes (Attach a Copy of Approval Letter) No

Total Acreage: 22.620
 Number of Streets: 5
 Number of Lots: 94
 Number and Types of Reserves: 4- Landscape/ Open space
 Total Acres in Reserve: 2.008

Owner: D.R. Horton-Texas, Ltd.
 Address: 14100 Southwest Freeway, Suite 500
 City/State: Sugar Land, Texas 77478
 Telephone: 281-566-2100
 Email Address: clindhorst@drhorton.com

Engineer/Planner: LJA Engineering, Inc.
 Contact Person: Vanessa Piedra
 Telephone: 713-953-5044
 Fax Number: 713-953-5206
 Email Address: vpiedra@ljaengineering.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$1,111.75</u>
Park Fees (due at Final Plat Application)	<u>N/A</u>

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.


 SIGNATURE

Vanessa Piedra

TYPED OR PRINTED NAME/TITLE

07/12/2016

DATE

August 2, 2016

Engineering Review

Preliminary Plat - Tamarron Section 27
City of Fulshear, Texas

For Information only:

1. This plat will create 94 Lots in three (3) Blocks with four (4) Reserves that covers an area of 22.620 acres.
2. The typical lot in this section appears to be 50-foot by 125-foot with a 25-foot Front Building Line.
3. Access to this section is from an extension of Narrow Pass Lane from Tamarron Section 26.
4. Since this tract is located in the City of Fulshear's E.T.J., approval will be needed from both Fort Bend County and the City of Fulshear.

Recommendations:

I recommend that this Preliminary Plat of Tamarron Section 27 be approved with the following additions/corrections:

- A) A Metes and Bounds description for the tract will need to be added to the face of the plat.
- B) Note #6 that this Section is in both Katy ISD and Lamar ISD. The plat does not reflect this. It appears to be all in Katy ISD.



Kimberly Kopecky

From: Geoff Freeman <gfreeman@ljaengineering.com>
Sent: Friday, August 05, 2016 3:31 PM
To: David Leyendecker (davidleyen@aol.com)
Cc: Diana Offord; Kimberly Kopecky; Michelle Killebrew; Apryl Jensen; CJ Snipes; Michael Ross
Subject: Tamarron - Revised Plats for August 16, 2016 City Council Meeting
Attachments: Tamarron Crossing Section 3_FP_2016-08-05.pdf; TamarronSec-26_FP_2016-08-05.pdf; TamarronSec-38_FP_2016-08-05.pdf; Tamarron Crossing Section 4_PP_2016-08-05.pdf; TamarronSec-27_PP_2016-08-05.pdf; TamarronTraceSTD1_2016-08-05.pdf

Good afternoon David –

Per the discussion and action at this morning's P&Z meeting, please find attached the revised plats for consideration at the August 16th City Council Meeting. Revised paper copies of each will be delivered to City Hall.

Tamarron Crossing Sec. 3 Street Dedication – Final Plat

- A) Note #20 has been added to address the ultimate right-of-way width of Tamarron Crossing.
- B) The names of the new P&Z Chair and Vice-Chair have been revised.

Tamarron Sec. 26 – Final Plat

- A) *The names of the new P&Z Chair and Vice-Chair have been revised.*

Tamarron Sec. 38 – Final Plat

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Tamarron Sec. 27 – Preliminary Plat

- A) *The names of the new P&Z Chair and Vice-Chair have been revised.*

Tamarron Trace Sec. 1 Street Dedication – Preliminary Plat

- A) The names of the new P&Z Chair and Vice-Chair have been revised.

Please let us know if you have any questions or additional comments.

Thank you and have a great day!

-Geoff

Geoffrey A. Freeman
Platting Manager

LJA Engineering | We Build Civilization

● Katy

P: 713.953.5200

D: 713.358.8830

www.ljaengineering.com

STATE OF TEXAS
COUNTY OF FORT BEND
I, _____, County Clerk of Fort Bend County, Texas, do hereby certify that the following is a true and correct copy of the original plat on file in my office:

THE PLAT OF TAMARRON SECTION 27 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FORT BEND, TEXAS
THIS _____ DAY OF _____ 2014.

BY: _____
CITY CLERK

THE PLAT OF TAMARRON SECTION 27 HAS APPROVED ON _____ BY THE CITY PLANNING COMMISSION AND BOARD OF THE CITY OF FORT BEND, TEXAS. SAID APPROVED, THE APPROVAL SHALL BE VALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN 30 DAYS AFTER APPROVAL.

ZIFF'S RECORDS, INC.
ONE GREEN OVAL, CITY CENTER
11000 WEST 34TH STREET, SUITE 100, FORT BEND COUNTY, TEXAS 78122

APPROVED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS
THIS _____ DAY OF _____ 2014.

BY: _____
COUNTY CLERK

L. LAMAR HOWARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INFORMATION CONCERNING THE APPROVAL AND FILING OF THIS PLAT IS TRUE AND CORRECT AND THAT THE APPROVAL AND FILING OF THIS PLAT IS VALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITHIN 30 DAYS AFTER APPROVAL.

DATE: _____
COUNTY CLERK

L. LAMAR HOWARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INFORMATION CONCERNING THE APPROVAL AND FILING OF THIS PLAT IS TRUE AND CORRECT AND THAT THE APPROVAL AND FILING OF THIS PLAT IS VALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITHIN 30 DAYS AFTER APPROVAL.

DATE: _____
COUNTY CLERK

THE PLAT OF TAMARRON SECTION 27 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FORT BEND, TEXAS
THIS _____ DAY OF _____ 2014.

BY: _____
CITY CLERK

THE PLAT OF TAMARRON SECTION 27 HAS APPROVED ON _____ BY THE CITY PLANNING COMMISSION AND BOARD OF THE CITY OF FORT BEND, TEXAS. SAID APPROVED, THE APPROVAL SHALL BE VALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITHIN 30 DAYS AFTER APPROVAL.

ZIFF'S RECORDS, INC.

ONE GREEN OVAL, CITY CENTER

11000 WEST 34TH STREET, SUITE 100, FORT BEND COUNTY, TEXAS 78122

APPROVED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS

THIS _____ DAY OF _____ 2014.

BY: _____
COUNTY CLERK

L. LAMAR HOWARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INFORMATION CONCERNING THE APPROVAL AND FILING OF THIS PLAT IS TRUE AND CORRECT AND THAT THE APPROVAL AND FILING OF THIS PLAT IS VALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITHIN 30 DAYS AFTER APPROVAL.

DATE: _____

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DATE: _____

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DATE: _____

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DATE: _____

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DATE: _____

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DATE: _____

COUNTY CLERK

THE PLAT OF TAMARRON SECTION 27 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FORT BEND, TEXAS
THIS _____ DAY OF _____ 2014.

BY: _____
CITY CLERK

THE PLAT OF TAMARRON SECTION 27 HAS APPROVED ON _____ BY THE CITY PLANNING COMMISSION AND BOARD OF THE CITY OF FORT BEND, TEXAS. SAID APPROVED, THE APPROVAL SHALL BE VALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITHIN 30 DAYS AFTER APPROVAL.

ZIFF'S RECORDS, INC.

ONE GREEN OVAL, CITY CENTER

11000 WEST 34TH STREET, SUITE 100, FORT BEND COUNTY, TEXAS 78122

APPROVED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS

THIS _____ DAY OF _____ 2014.

BY: _____
COUNTY CLERK

L. LAMAR HOWARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INFORMATION CONCERNING THE APPROVAL AND FILING OF THIS PLAT IS TRUE AND CORRECT AND THAT THE APPROVAL AND FILING OF THIS PLAT IS VALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITHIN 30 DAYS AFTER APPROVAL.

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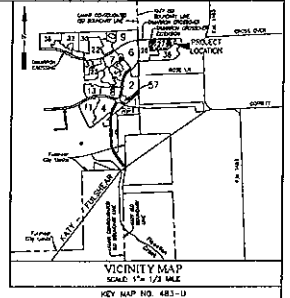
DATE: _____

COUNTY CLERK

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DATE: _____

COUNTY CLERK



PRELIMINARY PLAT OF
TAMARRON SECTION 27
A SUBDIVISION OF 25.80 ACRES OF LAND SITUATED IN THE S.D. SHAPPELLS
SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.
94 LOTS 4 RESERVES (2.008 ACRES) 3 BLOCKS
AUGUST 05, 2014 JOB NO. 1531-0716C

OWNER:
D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CROSS LIND-CROTT, PRESIDENT
14100 SOUTHWEST FREWES, SUITE 500, BOONE LAND, TEXAS 77478
(281) 846-2100

ENGINEER:
L.A. BOWEN & ASSOCIATES, INC.
2025 Bowens Drive
Suite 100
Houston, Texas 77042
Phone 713 532 5528
Fax 713 611 8118
E-MAIL 804-1318
TELE FAX 713 611 8118

CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Crossing Section 3 - Street Dedication / Final Plat
* Previously Tamarron Crossover Road Street Dedication

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Reviewed
 Returned for additional data

BY: ML DATE: 7-15-2016

Planning Commission Review

Approved
 Returned for additional data

WITH ADDITION OF NOTE THAT TAMARRON CROSSING WILL
ULTIMATELY HAVE 100' ROW - 1/2 FROM TAMARRON, 1/2 FROM FIRE TOWER
BY: ANN RPERM DATE: 8.5.16

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



CITY OF FULSHEAR
 PO Box 279 / 30603 FM 1093
 Fulshear, Texas 77441
 Phone: 281-346-1796 ~ Fax: 281-346-2556
 www.fulsheartexas.gov



Subdivision/Development Platting Application

Date: July 15, 2016 Date Received by the City of Fulshear: July 15, 2016
 Subdivision: Tamarron Crossing Section 3 STD Development: Tamarron

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary Final Short Form Final
 Replat Vacation Plat Admin. (Minor) Plat
 Amending Plat

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential Zero Lot Line/ Patio Home Multi-Family Residential
 Planned Development Commercial Industrial

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 0.796 Acres of land in the A.G. Sharpless Survey, A-322 Fort Bend County Texas

Variance: Yes (Attach a Copy of Approval Letter) No

Total Acreage: 0.796
 Number of Streets: 1
 Number of Lots: 0
 Number and Types of Reserves: 0
 Total Acres in Reserve: 0

Owner: D.R. Horton-Texas LTD
 Address: 14100 Southwest Freeway Suite 500
 City/State: Sugar Land Texas 77478
 Telephone: 281-566-2100
 Email Address: clindhorst@drhorton.com

Engineer/Planner: LJA Engineering Inc
 Contact Person: Vanessa Piedra
 Telephone: 713-953-5044
 Fax Number: 713-953-5026
 Email Address: vpiedra@ljaengineering.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>519.95</u>
Park Fees (due at Final Plat Application)	<u></u>

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

SIGNATURE

Vanessa Piedra
 TYPED OR PRINTED NAME/TITLE

07/12/2016
 DATE

August 2, 2016

Engineering Review

Preliminary Plat
Tamarron Crossing Section 3 Street Dedication
City of Fulshear, Texas

For Information only:

1. This plat will create approximately 700 linear foot of right-of-way for Tamarron Crossing Road. The 50-foot width which is shown on the plat will be only one- half the total street width required.
2. The road will begin on the West where it intersects with Tamarron Trace.
3. This plat was approved as a Preliminary Plat with the plat name of "Tamarron Crossover Road Street Dedication".

Recommendations:

I recommend that this Preliminary Plat of Tamarron Crossing Section 3 Street Dedication be approved with the following additions/corrections.

- A) Explain the street name of Tayrns Way which appears to be the same as Tamarron Trace just North of Tamarron Crossing??
- B) There will be a new Chairman and Vice-Chairman for the Planning Commission which will be decided in the meeting on August 5, 2016.



Kimberly Kopecky

From: Geoff Freeman <gfreeman@ljaengineering.com>
Sent: Friday, August 05, 2016 3:31 PM
To: David Leyendecker (davidleyen@aol.com)
Cc: Diana Offord; Kimberly Kopecky; Michelle Killebrew; Apryl Jensen; CJ Snipes; Michael Ross
Subject: Tamarron - Revised Plats for August 16, 2016 City Council Meeting
Attachments: Tamarron Crossing Section 3_FP_2016-08-05.pdf; TamarronSec-26_FP_2016-08-05.pdf; TamarronSec-38_FP_2016-08-05.pdf; Tamarron Crossing Section 4_PP_2016-08-05.pdf; TamarronSec-27_PP_2016-08-05.pdf; TamarronTraceSTD1_2016-08-05.pdf

Good afternoon David –

Per the discussion and action at this morning's P&Z meeting, please find attached the revised plats for consideration at the August 16th City Council Meeting. Revised paper copies of each will be delivered to City Hall.

Tamarron Crossing Sec. 3 Street Dedication – Final Plat

- A) Note #20 has been added to address the ultimate right-of-way width of Tamarron Crossing.
- B) The names of the new P&Z Chair and Vice-Chair have been revised.

Tamarron Sec. 26 – Final Plat

- A) The names of the new P&Z Chair and Vice-Chair have been revised.

Tamarron Sec. 38 – Final Plat

- A) The names of the new P&Z Chair and Vice-Chair have been revised.

Tamarron Crossing Sec. 4 Street Dedication – Preliminary Plat

- A) Note #20 has been added to address the ultimate right-of-way width of Tamarron Crossing.
- B) The names of the new P&Z Chair and Vice-Chair have been revised.

Tamarron Sec. 27 – Preliminary Plat

- A) The names of the new P&Z Chair and Vice-Chair have been revised.

Tamarron Trace Sec. 1 Street Dedication – Preliminary Plat

- A) The names of the new P&Z Chair and Vice-Chair have been revised.

Please let us know if you have any questions or additional comments.

Thank you and have a great day!

-Geoff

Geoffrey A. Freeman
Platting Manager

LJA Engineering | We Build Civilization

● Katy

P: 713.953.5200

D: 713.358.8830

www.ljaengineering.com

**DHI TITLE OF CENTRAL TEXAS
14100 Southwest Freeway, Suite 510
Sugar Land, Texas 77478**

CITY PLANNING LETTER

July 8, 2016

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 29th day of June, 2016, we find the following:

Record Owner:

D. R. Horton-Texas, Ltd., a Texas limited partnership

Recording Instrument:

Special Warranty Deed, executed by Dan Harrison, III, and BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated April 16, 2014, recorded in Document No. 2014039914 of the Official Public Records of Fort Bend County, Texas.

Legal Description:

**TAMARRON CROSSOVER ROAD
STREET DEDICATION (Proposed Plat)**

Being 0.796 acre (34,688 square feet) of land located in the A. G. Sharpless Survey, Abstract Number 322, Fort Bend County, Texas, more particularly being a portion of that certain called 119.4655 acre tract, described as "Tract 1" conveyed to D. R. Horton – Texas, Ltd., by an instrument of record in File Number 2014039914 of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 0.796 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83);

BEGINNING at a 1-inch pinched top iron pipe found for the northwest corner of said 119.4655 acre tract, said point being on the east line of Tamarron Section 9 a subdivision of record in Plat Number 20150023, F.B.C.P.R., from which a 5/8-inch iron rod found for the southeast corner of said Tamarron Section 9 bears South 01° 48' 10" East, 90.41 feet;

Thence, North 87° 54' 59" East, along the north line of said 119.4655 acre tract, 688.44 feet to a point for corner;

Thence, South 02° 50' 01" East, departing said north line, 50.00 feet to a point for corner;

Thence, South 87° 54' 59" West, 653.85 feet to a point for corner, the beginning of a curve;

Thence, 54.81 feet along the arc of a tangent curve to the left, having a radius of 35.00 feet, a central angle of 89° 43' 09", and a chord which bears South 43° 03' 25" West, 49.38 feet to a point for corner, said point being on the common line of the aforementioned 119.4655 acre tract and the aforementioned Tamarron Section 9;

Thence, North 01° 48' 10" West, along said common line, 84.83 feet to the POINT OF BEGINNING and containing 0.796 acre (34,688 square feet) of land.

1. Deed Restrictions:

None of record.

2. Easements and other encumbrances (Oil, Gas and other Minerals excluded):

Pipeline or pipelines easement for transportation of gas, oil, petroleum products or other liquids, gases, or other substances, together with all rights granted therein, conveyed to Texas Illinois Natural Gas Pipeline Company, as described in document recorded in Volume 274, Page 120 of the Deed Records of Fort Bend County, Texas.

Pipeline or pipelines easement for transportation of gas, oil, petroleum products or other liquids, gases, or other substances, together with all rights granted therein, conveyed to Texas Illinois Natural Gas Pipeline Company, as described in document recorded in Volume 274, Page 475 of the Deed Records of Fort Bend County, Texas.

Agreement as to Use of Private Road, dated January 1, 1982, executed by and between Dan J. Harrison, III, and Bruce F. Harrison, and Amax Petroleum Corporation, recorded in Volume 1079, Page 723 of the Deed Records of Fort Bend County, Texas.

Easement for access strips recorded in Document No. 2005052339, as affected by instrument recorded in Document No. 201400229, of the Official Public Records of Fort Bend County, Texas.

Deed - Minerals, Resources and Groundwater recorded in Document No. 2014039915 of the Official Public Records of Fort Bend County, Texas.

Unrecorded surface lease, and rights incidental thereto, dated January 6, 2014, by and between Dan J. Harrison III and William B. Harrison, as Lessor, and Greg Marr, as Lessee.

The rights of Fort Bend County Municipal Utility District No. 182 to levy taxes and issue bonds.

Easements, and other matters, to be created by the proposed plat.

3. Lien Holders: None of record.

No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. Liability of Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party, Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT.** This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,



DRAINAGE DISTRICT

Fort Bend County, Texas

July 8, 2016

Ms. Vanessa Piedra
LJA Engineering, Inc.
1904 West Grand Parkway North, Suite 100
Katy, Texas 77449
Ph.: (713) 953-5200
Fax: (713) 953-5026

Re: Tamarron Crossover Road Street Dedication

Dear Ms. Piedra:

The Fort Bend County Drainage District has received the above referenced plat for review and comment. The following items need to be addressed prior to approval:

1. Please provide a copy of the plans associated with the plat.
2. The proposed development appears to be outside the limits of the previously approved Master Drainage Plan for Tamarron Lakes. Please note a revised report will need to be approved by the Drainage District prior to plat approval. Please provide an updated report for review.
3. Please provide a no objection letter for the plat from the Fort Bend County MUD No. 182 engineer including acknowledgement that detention and outfall capacity are available for the proposed development. If detention is not completed prior to plat approval, provide confirmation that no impervious cover will be added until the detention facility is complete.
4. Note 7 shows the proposed development to be on FIRM map 48157C0085L, but the plat appears to be on map 48157C0105L. Please check and revise as needed.
5. Provide a final copy of the plat signed and sealed by the professional engineer.

The items listed above need to be addressed prior to releasing the Drainage District approval form to the Fort Bend County Engineering Department.

Please let me know if you have any questions.

Sincerely,

Neil J. Goertz, P.E., CFM
Engineer II
Fort Bend County Drainage District

cc: Ms. Maggie Dalton – Fort Bend County Engineering Department

CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Section 26 / Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Reviewed
 Returned for additional data

BY: ML DATE: 7-15-2016

Planning Commission Review

Approved
 Returned for additional data

ENGINEER'S CORRECTIONS MADE.

BY: JMM KREM DATE: 8-5-16

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



CITY OF FULSHEAR
 PO Box 279 / 30603 FM 1093
 Fulshear, Texas 77441
 Phone: 281-346-1796 ~ Fax: 281-346-2556
 www.fulsheartexas.gov



Subdivision/Development Platting Application

Date: July 15, 2016 Date Received by the City of Fulshear: July 15, 2016
 Subdivision: Tamarron Sec. 26 Development: Tamarron

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary Replat Amending Plat
 Final Vacation Plat
 Short Form Final Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential
 Zero Lot Line/ Patio Home
 Multi-Family Residential
 Planned Development
 Commercial
 Industrial

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 23.294 Acres of land in the J.D. Vermillion Survey, A-339 & A.G. Sharpless Survey, A-322 Fort Bend County, Texas

Variance: Yes (Attach a Copy of Approval Letter) No

Total Acreage: 23.294
 Number of Streets: 5
 Number of Lots: 70
 Number and Types of Reserves: 3 - Landscape/ Open space/ Detention
 Total Acres in Reserve: 8.138

Owner: D.R. Horton-Texas, Ltd.
 Address: 14100 Southwest Freeway, Suite 500
 City/State: Sugar Land, Texas 77478
 Telephone: 281-566-2100
 Email Address: clindhorst@drhorton.com

Engineer/Planner: LJA Engineering, Inc.
 Contact Person: Vanessa Piedra
 Telephone: 713-953-5044
 Fax Number: 713-953-5206
 Email Address: vpiedra@ljaengineering.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$1,432.35</u>
Park Fees (due at Final Plat Application)	<u>N/A</u>

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

Vanessa Piedra 07/12/2016
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

August 2, 2016

Engineering Review

Final Plat - Tamarron Section 26
City of Fulshear, Texas

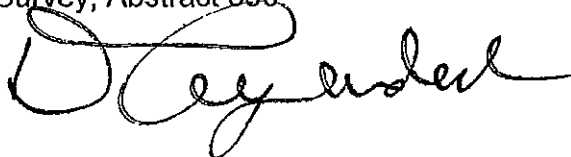
For Information only:

1. This plat will create 70 Lots in three (3) Blocks with three (3) Reserves that covers an area of 23.294 acres.
2. The typical lot in this section appears to be 50-foot by 125-foot with a 25-foot Front Building Line.
3. Access to this section is from an extension of Forest Pass Lane from Tamarron Trace.
4. Since this tract is located in the City of Fulshear's E.T.J., approval will be needed from both Fort Bend County and the City of Fulshear.

Recommendations:

I recommend that this Final Plat of Tamarron Section 26 be approved with the following additions/corrections:

- A) Note #6 states that this section is in both Katy ISD and Lamar ISD. The plat does not reflect this. It appears to be all in Katy ISD.
- B) There will be a new Chairman and Vice-Chairman for the Planning Commission who will be elected August 5, 2016.
- C) The plat appears to show the entire tract to be located in the A.G. Sharpless Survey, Abstract 332, while the Title Block also shows it to be in J.D. Vermillion Survey, Abstract 330.



Kimberly Kopecky

From: Geoff Freeman <gfreeman@ljaengineering.com>
Sent: Friday, August 05, 2016 3:31 PM
To: David Leyendecker (davidleyen@aol.com)
Cc: Diana Offord; Kimberly Kopecky; Michelle Killebrew; Apryl Jensen; CJ Snipes; Michael Ross
Subject: Tamarron - Revised Plats for August 16, 2016 City Council Meeting
Attachments: Tamarron Crossing Section 3_FP_2016-08-05.pdf; TamarronSec-26_FP_2016-08-05.pdf; TamarronSec-38_FP_2016-08-05.pdf; Tamarron Crossing Section 4_PP_2016-08-05.pdf; TamarronSec-27_PP_2016-08-05.pdf; TamarronTraceSTD1_2016-08-05.pdf

Good afternoon David –

Per the discussion and action at this morning's P&Z meeting, please find attached the revised plats for consideration at the August 16th City Council Meeting. Revised paper copies of each will be delivered to City Hall.

Tamarron Crossing Sec. 3 Street Dedication – Final Plat

- A) Note #20 has been added to address the ultimate right-of-way width of Tamarron Crossing.
- B) The names of the new P&Z Chair and Vice-Chair have been revised.

Tamarron Sec. 26 – Final Plat

- A) *The names of the new P&Z Chair and Vice-Chair have been revised.*

Tamarron Sec. 38 – Final Plat

- A) The names of the new P&Z Chair and Vice-Chair have been revised.

Tamarron Crossing Sec. 4 Street Dedication – Preliminary Plat

- A) Note #20 has been added to address the ultimate right-of-way width of Tamarron Crossing.
- B) The names of the new P&Z Chair and Vice-Chair have been revised.

Tamarron Sec. 27 – Preliminary Plat

- A) The names of the new P&Z Chair and Vice-Chair have been revised.

Tamarron Trace Sec. 1 Street Dedication – Preliminary Plat

- A) The names of the new P&Z Chair and Vice-Chair have been revised.

Please let us know if you have any questions or additional comments.

Thank you and have a great day!

-Geoff

Geoffrey A. Freeman
Platting Manager

LJA Engineering | We Build Civilization

☎ Katy

P: 713.953.5200

D: 713.358.8830

www.ljaengineering.com

PLAT OF THIS MAP

BEFORE THE CITY OF TAMARRON SECTION 26 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF TAMARRON, TEXAS...

THE CITY OF TAMARRON SECTION 26 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF TAMARRON, TEXAS...

DATE OF THIS MAP

BY THE CITY CLERK

BY THE CITY ENGINEER

BY THE COUNTY CLERK

BY THE COUNTY ENGINEER

BY THE COUNTY COMMISSIONER

BY THE COUNTY JUDGE

BY THE COUNTY AT-LARGE

BY THE COUNTY SUPERVISOR

BY THE COUNTY BOARD OF HEALTH

BY THE COUNTY BOARD OF EDUCATION

BY THE COUNTY BOARD OF CHILDREN

BY THE COUNTY BOARD OF SOCIAL SERVICES

BY THE COUNTY BOARD OF PROBATION

BY THE COUNTY BOARD OF CORRECTIONS

BY THE COUNTY BOARD OF INDUSTRY

BY THE COUNTY BOARD OF TRADE

BY THE COUNTY BOARD OF AGRICULTURE

BY THE COUNTY BOARD OF COMMERCE

BY THE COUNTY BOARD OF TOURISM

BY THE COUNTY BOARD OF RECREATION

BY THE COUNTY BOARD OF CULTURE

BY THE COUNTY BOARD OF ARTS

BY THE COUNTY BOARD OF MUSIC

BY THE COUNTY BOARD OF THEATRE

BY THE COUNTY BOARD OF FILM

BY THE COUNTY BOARD OF TELEVISION

BY THE COUNTY BOARD OF RADIO

BY THE COUNTY BOARD OF MASS MEDIA

BY THE COUNTY BOARD OF INFORMATION

BY THE COUNTY BOARD OF COMMUNICATIONS

BY THE COUNTY BOARD OF TRANSPORTATION

BY THE COUNTY BOARD OF INFRASTRUCTURE

BY THE COUNTY BOARD OF UTILITIES

BY THE COUNTY BOARD OF ENERGY

THE CITY OF TAMARRON SECTION 26 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF TAMARRON, TEXAS...

DATE OF THIS MAP

BY THE CITY CLERK

BY THE CITY ENGINEER

BY THE COUNTY CLERK

BY THE COUNTY ENGINEER

BY THE COUNTY COMMISSIONER

BY THE COUNTY JUDGE

BY THE COUNTY AT-LARGE

BY THE COUNTY SUPERVISOR

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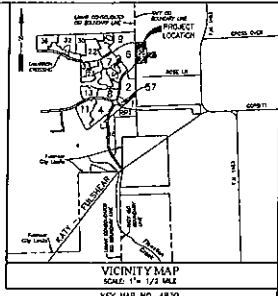
BY THE COUNTY BOARD OF COMMUNICATIONS

BY THE COUNTY BOARD OF TRANSPORTATION

BY THE COUNTY BOARD OF INFRASTRUCTURE

BY THE COUNTY BOARD OF UTILITIES

BY THE COUNTY BOARD OF ENERGY



VICINITY MAP SCALE 1" = 1/2 MILE KEY MAP NO. 4830

APPROVED BY THE CITY CLERK OF TAMARRON COUNTY, TEXAS... APPROVED BY THE COUNTY COMMISSIONER OF TAMARRON COUNTY, TEXAS... APPROVED BY THE COUNTY JUDGE OF TAMARRON COUNTY, TEXAS...

OWNER: D.R. HORTON-TEXAS, LTD. A TEXAS LIMITED PARTNERSHIP... ENGINEER: LJA Engineering, Inc.

FINAL PLAT OF TAMARRON SECTION 26 A SUBDIVISION OF 23,296 ACRES OF LAND SITUATED IN THE 22d MERIDIAN SURVEY, TRACTS 330 AND 340, THE A.G. SHARPLESS SURVEY, ADJACENT 322, FORT BEND COUNTY, TEXAS... SHEET 1 OF 2



**DHI TITLE OF CENTRAL TEXAS
14100 Southwest Freeway, Suite 510
Sugar Land, Texas 77478**

CITY PLANNING LETTER

July 7, 2016

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 29th day of June, 2016, we find the following:

Record Owner:

D. R. Horton-Texas, Ltd., a Texas limited partnership

Recording Instrument:

Special Warranty Deed, executed by Dan Harrison, III, and BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated April 16, 2014, recorded in Document No. 2014039914 of the Official Public Records of Fort Bend County, Texas.

Legal Description:

TAMARRON SECTION 26 (Proposed Plat)

Being 23.294 acres of land located in the A. G. Sharpless Survey, Abstract Number 322, and the J. D. Vermillion Survey, Abstract 339, Fort Bend County, Texas, more particularly being a portion of that certain called 119.4655 acre tract, described as "Tract 1" conveyed to D. R. Horton – Texas, Ltd., by an instrument of record in File Number 2014039914 of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 23.294 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83);

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" found for the northeast corner Tamarron Section 6, a subdivision of record under Plat Number 20150017 of the Plat Records of said Fort Bend County, Texas (F.B.C.P.R.), said point being on the south line of Tamarron Section 9 a subdivision of record in Plat Number 20150023, F.B.C.P.R.;

Thence, North 88° 11' 50" East, 2.04 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for the southeast corner of said Tamarron Section 9;

Thence, North 01° 48' 10" West, 5.58 feet to a point for corner, from which a 1-inch pinched top iron pipe found for the northwest corner of said 119.4655 acre tract bears, North 01° 48' 10" West, 84.82 feet, the beginning of a curve;

Thence, 54.81 feet along the arc of a tangent curve to the right, having a radius of 35.00 feet, a central angle of 89° 43' 09", and a chord which bears North 43° 03' 25" East, 49.38 feet to a point for corner;

Thence, North 87° 54' 59" East, 653.85 feet to a point for corner;

Thence, South 00° 00' 12" East, 297.55 feet to a point for corner;

Thence, South 03° 32' 44" East, 184.35 feet to a point for corner, the beginning of a curve;

Thence, 36.27 feet along the arc of a non-tangent curve to the left, having a radius of 1,970.00 feet, a central angle of 01° 03' 17", and a chord which bears South 89° 26' 18" East, 36.27 feet to a point for corner;

Thence, South 00° 02' 04" West, 185.00 feet to a point for corner;

Thence, North 89° 20' 15" East, 52.43 feet to a point for corner;

Thence, North 87° 56' 36" East, 52.43 feet to a point for corner;

Thence, North 86° 32' 58" East, 52.43 feet to a point for corner;

Thence, North 85° 09' 19" East, 52.43 feet to a point for corner;

Thence, North 83° 46' 41" East, 52.09 feet to a point for corner;

Thence, North 83° 15' 24" East, 100.00 feet to a point for corner;

Thence, North 83° 48' 05" East, 149.00 feet to a point for corner, the beginning of a curve;

Thence, 18.35 feet along the arc of a non-tangent curve to the left, having a radius of 530.00 feet, a central angle of 01° 59' 02", and a chord which bears South 15° 59' 52" East, 18.35 feet to a point for corner;

Thence, South 16° 59' 24" East, 164.39 feet to a point for corner, the beginning of a curve;

Thence, 95.74 feet along the arc of a tangent curve to the right, having a radius of 470.00 feet, a central angle of 11° 40' 17", and a chord which bears South 11° 09' 15" East, 95.58 feet to a point for corner;

Thence, South 05° 19' 07" East, 38.57 feet to a point for corner;

Thence, South 85° 25' 04" West, 71.46 feet to a point for corner;

Thence, South 87° 54' 32" West, 98.25 feet to a point for corner;

Thence, North 88° 53' 58" West, 98.75 feet to a point for corner;

Thence, North 88° 03' 10" West, 100.00 feet to a point for corner;

Thence, North 88° 38' 33" West, 52.23 feet to a point for corner;

Thence, South 89° 58' 14" West, 52.43 feet to a point for corner;

Thence, South 88° 34' 36" West, 52.43 feet to a point for corner;

Thence, South 87° 18' 15" West, 52.43 feet to a point for corner;

Thence, South 03° 30' 52" East, 185.11 feet to a point for corner, the beginning of a curve;

Thence, 20.03 feet along the arc of a non-tangent curve to the left, having a radius of 1,970.00 feet, a central angle of 00° 34' 57", and a chord which bears South 86° 11' 39" West, 20.03 feet to a point for corner;

Thence, South 85° 54' 11" West, 1.45 feet to a point for corner;

Thence, South 04° 05' 49" East, 149.59 feet to a point for corner, said point being on the common line of said 119.4655 acre tract and that certain called 52.585 acre tract conveyed to Weiss Land and Development, L.P. by an instrument of record in File Number 2006048282, F.B.C.O.P.R.;

Thence, South 87° 54' 57" West, along said common line, at 43.52 feet pass the common north corner of said 52.585 acre tract and that certain called 40.802 acre tract conveyed to Weiss Land and Development, L.P. by an instrument of record in File Number 2006048281, F.B.C.O.P.R., continuing in all for a total distance of 703.06 feet to a point for corner, said point being the common west corner of said 119.4655 acre tract and said 40.802 acre tract, said point also being on the east line of Tamarron Section 2 a subdivision of record in Plat Number 20140155, F.B.C.P.R.;

Thence, North 01° 48' 10" West, 85.36 feet to a point for corner, said point being the common east corner of said Tamarron Section 2 and the aforementioned Tamarron Section 6, the beginning of a curve;

Thence, along the common line of said Tamarron Section 6 and said 119.4655 acre tract the following six (6) courses:

1. 321.04 feet along the arc of a non-tangent curve to the left, having a radius of 1,050.00 feet, a central angle of 17° 31' 06", and a chord which bears North 06° 55' 45" East, 319.79 feet to a point for corner;

2. North 01° 48' 09" West, 328.95 feet to a point for corner, the beginning of a curve;
3. 183.19 feet along the arc of a tangent curve to the left, having a radius of 1,050.00 feet, a central angle of 09° 59' 46", and a chord which bears North 06° 48' 03" West, 182.96 feet to a point for corner;
4. North 11° 47' 56" West, 115.91 feet to a point for corner, the beginning of a curve;
5. 163.49 feet along the arc of a tangent curve to the right, having a radius of 950.00 feet, a central angle of 09° 51' 38", and a chord which bears North 06° 52' 07" West, 163.29 feet to a point for corner;
6. North 01° 56' 18" West, 43.64 feet to the POINT OF BEGINNING and containing 23.294 acres of land.

1. Deed Restrictions:

None of record.

2. Easements and other encumbrances (Oil, Gas and other Minerals excluded):

Pipeline or pipelines easement for transportation of gas, oil, petroleum products or other liquids, gases, or other substances, together with all rights granted therein, conveyed to Texas Illinois Natural Gas Pipeline Company, as described in document recorded in Volume 274, Page 120 of the Deed Records of Fort Bend County, Texas.

Pipeline or pipelines easement for transportation of gas, oil, petroleum products or other liquids, gases, or other substances, together with all rights granted therein, conveyed to Texas Illinois Natural Gas Pipeline Company, as described in document recorded in Volume 274, Page 475 of the Deed Records of Fort Bend County, Texas.

Easement for access strips recorded in Document No. 2005052339, as affected by instrument recorded in Document No. 201400229, of the Official Public Records of Fort Bend County, Texas.

One-foot reserve dedicated to the City in fee, as a buffer separation between the side or end of streets and the herein described property, said one-foot reserve shall be vested in the public for

street right-of-way purposes and fee title thereto shall revert to and revest in dedicator, their heirs, successors, and assigns, upon the platting and approval thereof of the herein described property, as set forth on that certain plat recorded in Plat No. 20150017 of the Plat Records of Fort Bend County, Texas.

All easements, building setback lines, restrictions and dedications as set out on the plat recorded in Plat No. 20150017 of the Plat Records of Fort Bend County, Texas.

Deed - Minerals, Resources and Groundwater recorded in Document No. 2014039915 of the Official Public Records of Fort Bend County, Texas.

Unrecorded surface lease, and rights incidental thereto, dated January 6, 2014, by and between Dan J. Harrison III and William B. Harrison, as Lessor, and Greg Marr, as Lessee.

The rights of Fort Bend County Municipal Utility District No. 182 to levy taxes and issue bonds.

Easements, and other matters, to be created by the proposed plat.

3. Lien Holders: None of record.

No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. Liability of Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party, Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tatanisha Walker', with a long, sweeping underline.

Tatanisha Walker
DHI Title of Central Texas



DRAINAGE DISTRICT

Fort Bend County, Texas

July 8, 2016

Ms. Vanessa Piedra
LJA Engineering, Inc.
1904 West Grand Parkway North, Suite 100
Katy, Texas 77449
Ph.: (713) 953-5200
Fax: (713) 953-5026

Re: Tamarron Section 26

Dear Ms. Piedra:

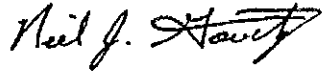
The Fort Bend County Drainage District has received the above referenced plat for review and comment. The following items need to be addressed prior to approval:

1. Please provide a copy of the plans associated with the plat.
2. The proposed development appears to be outside the limits of the previously approved Master Drainage Plan for Tamarron Lakes. Please note a revised report will need to be approved by the Drainage District prior to plat approval. Please provide an updated report for review.
3. Please provide a no objection letter for the plat from the Fort Bend County MUD No. 182 engineer including acknowledgement that detention and outfall capacity are available for the proposed development. If detention is not completed prior to plat approval, provide confirmation that no impervious cover will be added until the detention facility is complete.
4. Please revise the minimum slab elevation criteria in Note 10 to show 18" above the 100-year water surface elevation (instead of 12") to match the current criteria. Also, please add the sentence shown in *Fort Bend County Regulations of Subdivisions, Sec. 4.16* specifically stating, "The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground."
5. If any of the reserves will contain drainage facilities, including storm sewer or swales for offsite or extreme event flow, please add "Drainage" to the reserve description and add a note stating who will have ownership and maintenance responsibility.
6. Provide a final copy of the plat signed and sealed by the professional engineer.

The items listed above need to be addressed prior to releasing the Drainage District approval form to the Fort Bend County Engineering Department.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Neil J. Goertz". The signature is written in a cursive style with a prominent loop at the end of the last name.

Neil J. Goertz, P.E., CFM
Engineer II
Fort Bend County Drainage District

cc: Ms. Maggie Dalton – Fort Bend County Engineering Department

CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Section 38 / Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Reviewed
 Returned for additional data

BY: ku DATE: 7-15-2016

Planning Commission Review

Approved
 Returned for additional data

ENGINEER'S CORRECTIONS MADE.

BY: ANN PERRY DATE: 8.5.16

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



CITY OF FULSHEAR
 PO Box 279 / 30603 FM 1093
 Fulshear, Texas 77441
 Phone: 281-346-1796 ~ Fax: 281-346-2556
 www.fulsheartexas.gov



Subdivision/Development Platting Application

Date: July 15, 2016 Date Received by the City of Fulshear: July 15, 2016
 Subdivision: Tamarron Sec. 38 Development: Tamarron

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary Replat Amending Plat
 Final Vacation Plat
 Short Form Final Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential
 Zero Lot Line/ Patio Home
 Multi-Family Residential
 Planned Development
 Commercial
 Industrial

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 26.902 Acres of land in the A.G. Sharpless Survey, A-322 Fort Bend County, Texas

Variance: Yes (Attach a Copy of Approval Letter) No

Total Acreage: 26.902
 Number of Streets: 2
 Number of Lots: 58
 Number and Types of Reserves: 4 - Pipeline/ Open space/ Detention
 Total Acres in Reserve: 14.924

Owner: D.R. Horton-Texas, Ltd.
 Address: 14100 Southwest Freeway, Suite 500
 City/State: Sugar Land, Texas 77478
 Telephone: 281-566-2100
 Email Address: clindhorst@drhorton.com

Engineer/Planner: LJA Engineering, Inc.
 Contact Person: Vanessa Piedra
 Telephone: 713-953-5044
 Fax Number: 713-953-5206
 Email Address: vpiedra@ljaengineering.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$1462.55</u>
Park Fees (due at Final Plat Application)	<u>N/A</u>

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

Vanessa Piedra SIGNATURE
 Vanessa Piedra TYPED OR PRINTED NAME/TITLE
 07/12/2016 DATE

August 2, 2016

Engineering Review

Final Plat - Tamarron Section 38
City of Fulshear, Texas

For Information only:

1. This plat will create 58 Lots in two (2) Blocks with four (4) Reserves that covers an area of 26.902 acres.
2. The typical lot in this section appears to be 50-foot by 125-foot with a 25-foot Front Building Line.
3. Access to this section is from an extension of Hannahs Harbor Lane from Tamarron Section 26.
4. Since this tract is located in the City of Fulshear's E.T.J., approval will be needed from both Fort Bend County and the City of Fulshear.

Recommendations:

I recommend that this Final Plat of Tamarron Section 38 be approved with the following additions/corrections:

- A) Reserve "B" should be titled "Open Space/Drainage".
- B) There will be a new Chairman and Vice-Chairman of the Planning Commission which will be decided in the meeting on August 5, 2016.



Kimberly Kopecky

From: Geoff Freeman <gfreeman@ljaengineering.com>
Sent: Friday, August 05, 2016 3:31 PM
To: David Leyendecker (davidleyen@aol.com)
Cc: Diana Offord; Kimberly Kopecky; Michelle Killebrew; Apryl Jensen; CJ Snipes; Michael Ross
Subject: Tamarron - Revised Plats for August 16, 2016 City Council Meeting
Attachments: Tamarron Crossing Section 3_FP_2016-08-05.pdf; TamarronSec-26_FP_2016-08-05.pdf; TamarronSec-38_FP_2016-08-05.pdf; Tamarron Crossing Section 4_PP_2016-08-05.pdf; TamarronSec-27_PP_2016-08-05.pdf; TamarronTraceSTD1_2016-08-05.pdf

Good afternoon David –

Per the discussion and action at this morning's P&Z meeting, please find attached the revised plats for consideration at the August 16th City Council Meeting. Revised paper copies of each will be delivered to City Hall.

Tamarron Crossing Sec. 3 Street Dedication – Final Plat

- A) Note #20 has been added to address the ultimate right-of-way width of Tamarron Crossing.
- B) The names of the new P&Z Chair and Vice-Chair have been revised.

Tamarron Sec. 26 – Final Plat

- A) *The names of the new P&Z Chair and Vice-Chair have been revised.*

Tamarron Sec. 38 – Final Plat

- A) The names of the new P&Z Chair and Vice-Chair have been revised.

Tamarron Crossing Sec. 4 Street Dedication – Preliminary Plat

- A) Note #20 has been added to address the ultimate right-of-way width of Tamarron Crossing.
- B) The names of the new P&Z Chair and Vice-Chair have been revised.

Tamarron Sec. 27 – Preliminary Plat

- A) The names of the new P&Z Chair and Vice-Chair have been revised.

Tamarron Trace Sec. 1 Street Dedication – Preliminary Plat

- A) The names of the new P&Z Chair and Vice-Chair have been revised.

Please let us know if you have any questions or additional comments.

Thank you and have a great day!

-Geoff

Geoffrey A. Freeman
Platting Manager

LJA Engineering | We Build Civilization

● Katy

P: 713.953.5200

D: 713.358.8830

www.ljaengineering.com



DRAINAGE DISTRICT

Fort Bend County, Texas

July 8, 2016

Ms. Vanessa Piedra
LJA Engineering, Inc.
1904 West Grand Parkway North, Suite 100
Katy, Texas 77449
Ph.: (713) 953-5200
Fax: (713) 953-5026

Re: Tamarron Section 38

Dear Ms. Piedra:

The Fort Bend County Drainage District has received the above referenced plat for review and comment. The following items need to be addressed prior to approval:

1. Please provide a copy of the plans associated with the plat.
2. The proposed development appears to be outside the limits of the previously approved Master Drainage Plan for Tamarron Lakes. Please note a revised report will need to be approved by the Drainage District prior to plat approval. Please provide an updated report for review.
3. Please provide a no objection letter for the plat from the Fort Bend County MUD No. 182 engineer including acknowledgement that detention and outfall capacity are available for the proposed development. If detention is not completed prior to plat approval, provide confirmation that no impervious cover will be added until the detention facility is complete.
4. The "Minimum Slab Elevation Analysis" shows the lowest natural ground to be 141.00', but the lowest significant contour at the location of a future slab appears to be 142.00'. Please check and revise as needed.
5. Please revise the minimum slab elevation criteria in Note 10 to show 18" above the 100-year water surface elevation (instead of 12") to match the current criteria. Also, please add the sentence shown in *Fort Bend County Regulations of Subdivisions, Sec. 4.16* specifically stating, "The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground."
6. If any of the reserves will contain drainage facilities, including storm sewer or swales for offsite or extreme event flow, please add "Drainage" to the reserve

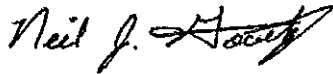
description and add a note stating who will have ownership and maintenance responsibility.

7. Provide a final copy of the plat signed and sealed by the professional engineer.

The items listed above need to be addressed prior to releasing the Drainage District approval form to the Fort Bend County Engineering Department.

Please let me know if you have any questions.

Sincerely,



Neil J. Goertz, P.E., CFM
Engineer II
Fort Bend County Drainage District

cc: Ms. Maggie Dalton – Fort Bend County Engineering Department

**DHI TITLE OF CENTRAL TEXAS
14100 Southwest Freeway, Suite 510
Sugar Land, Texas 77478**

CITY PLANNING LETTER

July 7, 2016

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 29th day of June, 2016, we find the following:

Record Owner:

D. R. Horton-Texas, Ltd., a Texas limited partnership

Recording Instrument:

Special Warranty Deed, executed by Dan Harrison, III, and BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated April 16, 2014, recorded in Document No. 2014039914 of the Official Public Records of Fort Bend County, Texas.

Legal Description:

TAMARRON SECTION 38 (Proposed Plat)

Being 26.902 acres of land located in the A. G. Sharpless Survey, Abstract Number 322, Fort Bend County, Texas, more particularly being a portion of that certain called 119.4655 acre tract, described as "Tract 1" conveyed to D. R. Horton – Texas, Ltd., by an instrument of record in File Number 2014039914 of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 26.902 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83);

COMMENCING for reference at a 5/8-inch iron rod with cap stamped "LJA ENG" found for the common east corner of said 119.4655 acre tract and that certain called 52.585 acre tract conveyed to Weiss Land and Development, L.P. by an instrument of record in File Number 2006048282, F.B.C.O.P.R., from which a 5/8-inch iron rod with cap stamped "LJA ENG" found for the northeast corner of said 119.4655 acre tract bears North 01° 59' 53" West, 1,323.50 feet;

Thence, South 87° 54' 57" West, along the common line of said 119.4655 acre tract and said 52.585 acre tract, 1,760.00 feet to the POINT OF BEGINNING of the herein described tract;

Thence, South 87° 54' 57" West, continuing along the common line of said 119.4655 acre tract and said 52.585 acre tract, 1,470.35 feet to a point for corner;

Thence, North 04° 05' 49" West, departing said common line, 149.59 feet to a point for corner;

Thence, North 85° 54' 11" East, 1.45 feet to a point for corner, the beginning of a curve;

Thence, 20.03 feet along the arc of a tangent curve to the right, having a radius of 1,970.00 feet, a central angle of 00° 34' 57", and a chord which bears North 86° 11' 39" East, 20.03 feet to a point for corner;

Thence, North 03° 30' 52" West, 185.11 feet to a point for corner;

Thence, North 87° 18' 15" East, 52.43 feet to a point for corner;

Thence, North 88° 34' 36" East, 52.43 feet to a point for corner;

Thence, North 89° 58' 14" East, 52.43 feet to a point for corner;

Thence, South 88° 38' 33" East, 52.23 feet to a point for corner;

Thence, South 88° 03' 10" East, 100.00 feet to a point for corner;

Thence, South $88^{\circ} 53' 58''$ East, 98.75 feet to a point for corner;

Thence, North $87^{\circ} 54' 32''$ East, 98.25 feet to a point for corner;

Thence, North $85^{\circ} 25' 04''$ East, 71.46 feet to a point for corner;

Thence, North $05^{\circ} 19' 07''$ West, 38.57 feet to a point for corner, the beginning of a curve;

Thence, 95.74 feet along the arc of a tangent curve to the left, having a radius of 470.00 feet, a central angle of $11^{\circ} 40' 17''$, and a chord which bears North $11^{\circ} 09' 15''$ West, 95.58 feet to a point for corner;

Thence, North $16^{\circ} 59' 24''$ West, 164.39 feet to a point for corner, the beginning of a curve;

Thence, 18.35 feet along the arc of a tangent curve to the right, having a radius of 530.00 feet, a central angle of $01^{\circ} 59' 02''$, and a chord which bears North $15^{\circ} 59' 52''$ West, 18.35 feet to a point for corner;

Thence, North $74^{\circ} 59' 39''$ East, 60.00 feet to a point for corner, the beginning of a curve;

Thence, 16.28 feet along the arc of a non-tangent curve to the left, having a radius of 470.00 feet, a central angle of $01^{\circ} 59' 02''$, and a chord which bears South $15^{\circ} 59' 52''$ East, 16.27 feet to a point for corner;

Thence, South $87^{\circ} 34' 51''$ East, 80.18 feet to a point for corner;

Thence, South $87^{\circ} 49' 28''$ East, 204.51 feet to a point for corner;

Thence, North $86^{\circ} 27' 53''$ East, 58.99 feet to a point for corner;

Thence, North $81^{\circ} 55' 09''$ East, 58.96 feet to a point for corner;

Thence, North 76° 45' 36" East, 58.96 feet to a point for corner;

Thence, North 71° 36' 02" East, 58.96 feet to a point for corner;

Thence, North 66° 26' 28" East, 58.96 feet to a point for corner;

Thence, North 61° 16' 55" East, 58.96 feet to a point for corner;

Thence, North 56° 32' 45" East, 58.98 feet to a point for corner;

Thence, North 51° 27' 10" East, 353.65 feet to a point for corner;

Thence, North 74° 44' 11" East, 54.43 feet to a point for corner;

Thence, North 31° 43' 15" East, 114.35 feet to a point for corner;

Thence, North 02° 58' 21" West, 235.10 feet to a point for corner;

Thence, North 87° 54' 59" East, 318.16 feet to a point for corner;

Thence, South 03° 44' 56" East, 183.75 feet to a point for corner;

Thence, South 00° 15' 07" East, 90.26 feet to a point for corner;

Thence, South 13° 43' 02" West, 124.59 feet to a point for corner;

Thence, South 34° 01' 26" West, 103.70 feet to a point for corner;

Thence, South 50° 11' 08" West, 238.09 feet to a point for corner, the beginning of a curve;

Thence, 78.54 feet along the arc of a tangent curve to the left, having a radius of 50.00 feet, a central angle of 90° 00' 00", and a chord which bears South 05° 11' 08" West, 70.71 feet to a point for corner;

Thence, South 39° 48' 52" East, 325.00 feet to a point for corner;

Thence, South 50° 11' 08" West, 107.60 feet to a point for corner;

Thence, South 50° 01' 26" West, 291.76 feet to a point for corner;

Thence, South 50° 01' 03" West, 126.96 feet to the POINT OF BEGINNING and containing 26.902 acres of land.

1. Deed Restrictions:

None of record.

2. Easements and other encumbrances (Oil, Gas and other Minerals excluded):

Pipeline or pipelines easement for transportation of gas, oil, petroleum products or other liquids, gases, or other substances, together with all rights granted therein, conveyed to Texas Illinois Natural Gas Pipeline Company, as described in document recorded in Volume 274, Page 120 of the Deed Records of Fort Bend County, Texas.

Pipeline or pipelines easement for transportation of gas, oil, petroleum products or other liquids, gases, or other substances, together with all rights granted therein, conveyed to Texas Illinois Natural Gas Pipeline Company, as described in document recorded in Volume 274, Page 475 of the Deed Records of Fort Bend County, Texas.

Easement for pipeline and appurtenant facilities, together with all rights granted therein, conveyed to Intrastate Gathering Corporation, as described in document recorded in Volume 1023, Page 468 of the Deed Records of Fort Bend County, Texas. Assignment thereto in favor of Tangram Transmission Corporation recorded in Volume 1086, Page 555 of the Deed Records of Fort Bend County, Texas.

Easement for access strips recorded in Document No. 2005052339, as affected by instrument recorded in Document No. 201400229, of the Official Public Records of Fort Bend County, Texas.

Deed - Minerals, Resources and Groundwater recorded in Document No. 2014039915 of the Official Public Records of Fort Bend County, Texas.

Unrecorded surface lease, and rights incidental thereto, dated January 6, 2014, by and between Dan J. Harrison III and William B. Harrison, as Lessor, and Greg Marr, as Lessee.

The rights of Fort Bend County Municipal Utility District No. 182 to levy taxes and issue bonds, Easements, and other matters, to be created by the proposed plat.

3. Lien Holders: None of record.

No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. Liability of Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party, Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT.** This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,



Tatanisha Walker
DHI Title of Central Texas



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

30603 FM 1093 WEST/ PO Box 279 ~ FULSHEAR, TEXAS 77441

PHONE: 281-346-1796 ~ FAX: 281-346-2556

WWW.FULSHEARTEXAS.GOV

CITY COUNCIL:

MAYOR: Jeff Roberts

MAYOR PRO-TEM: Erin Tristan

COUNCIL MEMBER: Stephen Gill

COUNCIL MEMBER: Tricia Krenek

COUNCIL MEMBER: James Murdoch

COUNCIL MEMBER: Ramona Ridge

STAFF:

CITY MANAGER: C.J. Snipes

CITY SECRETARY: D. Gordon Offord

CITY ATTORNEY: J. Grady Randle

REGULAR CITY COUNCIL MINUTES JULY 19, 2016

I. OPENING

A. CALL TO ORDER

A REGULAR MEETING OF THE FULSHEAR CITY COUNCIL WAS CALLED TO ORDER BY MAYOR JEFF W. ROBERTS ON TUESDAY, JULY 19, 2016 AT 7:00 P.M. IN THE IRENE STERN COMMUNITY CENTER LOCATED AT 6920 KATY FULSHEAR ROAD, FULSHEAR, TEXAS AND ALL CITIZEN S WERE WELCOMED.

MEMBER PRESENT:

JEFF W. ROBERTS, MAYOR

ERIN TRISTAN, MAYOR PRO TEM

STEPHEN GILL

TRICIA KRENEK

JAMES MURDOCH

RAMONA RIDGE

CITY STAFF PRESENT:

D. (DIANA) GORDON OFFORD, CITY SECRETARY

C. J. SNIPES, CITY MANAGER

MICHAEL ROSS, ASST. CITY MANAGER

KRISTINA BRASHEAR, FINANCE DIRECTOR

MICHELLE KILLEEBREW, BUILDING OFFICIAL

KIMBERLY KOPECKY, DEPUTY CITY SECRETARY

TONI VELIE, UTILITY BILLING SUPERVISOR

DAVID LEYENDECKER, CITY ENGINEER

J. GRADY RANDLE, CITY ATTORNEY

**FULSHEAR CITY COUNCIL MINUTES
JULY 19, 2016
PAGE 2**

CONTINUE- CITY STAFF:
ANGELA FRITZ, ECONOMIC DEVELOPMENT DIRECTOR
KENNY SEYMOUR, CHIEF OF POLICE
SGT. LINDSEY MILLER

OTHERS PRESENT:
SHANNON PURCELL
LINDA WOOTEN
VIOLA RANDLE
AMY PEARCE
MARY L. SMITH
DAWN BRIEN
WILLIAM CASE
MAUREEN DENITER
RHONDA KUYKENDALL
TOMMY KUYKENDALL
KARENA HAUTER
KEVIN GILLIGAN
MIKE SHELTON
DON MCCOY
MELVIN MOORE
SHERRIE THOMPSON
STACY MANGUM
VA & JIM DEHAZO
JOY MURDOCH
WAYNE THOMPSON
LAURIE SZANTAY
AND 31 OTHERS WHO DID NOT SIGN IN

B. QUORUM & ROLL CALL

MAYOR ROBERTS ANNOUNCED THAT A QUORUM WAS PRESENT.

C. INVOCATION – PASTOR STEVE LITTLEFIELD, SIMONTON COMMUNITY CHURCH ~ SIMONTON, TEXAS

PRAYER WAS PROVIDED BY PASTOR LITTLEFIELD.

MAYOR ROBERTS LED THE AUDIENCE IN THE PLEDGE OF ALLEGIANCE TO THE FLAGS.

D. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG – *I pledge allegiance to the flag of the United States of America and to the republic for which it stands, one nation under God, indivisible and with Liberty and Justice for all*

E. PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG – *Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible*

II. **CITIZENS COMMENTS**

This is an opportunity for citizens to speak to Council relating to agenda and non-agenda items. Speakers are advised that comments cannot be received on matters which are the subject of a public hearing once the hearing has been closed. Speakers are required to register in advance and must limit their presentations to three minutes each.

MAUREEN DENITER STATED SHE IS NOT IN FAVOR OF THE LAND DEAL WITH MR. DUKE. (REQUEST TAPE RECORDING FOR ALL COMMENTS)

RHONDA KUYKENDALL STATED SHE HAS ONE QUESTION- WHY LAND DEAL WITH MR. DUKE? MS. KUYKENDALL QUESTIONED THE AMOUNT PROPOSED FOR PURCHASE LAND FROM MR. DUKE WHILE OTHER PROPERTIES COULD BE PURCHASED AT A FRACTION OF THAT COST. (REQUEST TAPE RECORDING FOR ALL COMMENTS)

TOMMY KUYKENDALL STATED HIS CONCERN WAS ABOUT THE PROPOSED LAND DEAL WITH MR. DUKE AND ALSO THE REPLACEMENT OF BOARD MEMBERS. (REQUEST TAPE RECORDING FOR ALL COMMENTS)

LAURIE SZANTAY STATED THAT ON APRIL 19, 2016 ALL COUNCIL MEMBERS APPROVED NEGOTIATIONS OF LAND DEAL WITH MR. DUKE UNDER THE LEADERSHIP MAYOR KUYKENDALL. MS. SZANTAY STATED NOW ALL OF SUDDEN IT IS THE SUBJECT OF SOCIAL MEDIA ATTACKS. (FOR ALL THE COMMENTS, REQUEST A COPY OF TAPE RECORDING)

III. **CONSENT ITEMS**

Items listed under the consent agenda are considered routine and are generally enacted in one motion. The exception to this is rule is that a Council Members may request one or more items to be removed from the consent agenda for a separate discussion and action.

- A. CONSENT AND APPROVAL OF THE COMMONS AT FULSHEAR/FINAL PLAT
- B. CONSENT AND APPROVAL OF FULBROOK ON FULSHEAR CREEK SECTION 10/FINAL PLAT
- C. CONSENT AND APPROVAL OF CROSS CREEK BEND LANE EXTENSION NO. 10/FINAL PLAT
- D. CONSENT AND APPROVAL OF CREEK FALLS DRIVE EXTENSION NO. 1/FINAL PLAT
- E. CONSENT AND APPROVAL OF CREEK FALLS AT CROSS CREEK RANCH SECTION 9/FINAL PLAT
- F. CONSENT AND APPROVAL OF CREEK FALLS AT CROSS CREEK RANCH SECTION 8/FINAL PLAT
- G. CONSENT AND APPROVAL OF BOX'S PLAYGROUND/PRELIMINARY PLAT
- H. CONSENT AND APPROVAL OF TAMARRON SECTION 11 PARTIAL REPLAT NO. 1/FINAL PLAT
- I. CONSENT AND APPROVAL OF TAMARRON SECTION 26/PRELIMINARY PLAT
- J. CONSENT AND APPROVAL OF TAMARRON SECTION 38/PRELIMINARY PLAT
- K. CONSENT AND APPROVAL OF TAMARRON CROSSOVER ROAD STREET DEDICATION/PRELIMINARY PLAT
- L. CONSENT AND APPROVAL OF FULSHEAR RUN-PHASE 2 SIGN MASTER PLAN

M. CONSENT AND APPROVAL OF MINUTES FROM THE JUNE 21, 2016 REGULAR CITY COUNCIL MEETING

N. CONSENT AND APPROVAL OF CONVEYANCE AND ACCEPTANCE FOR THE FOLLOWING LOCATED IN FULSHEAR MUD 1:

- 1) UTILITY CONVEYANCE AND SECURITY AGREEMENT FOR LAKE HILL FARM WAY
- 2) STREET ACCEPTANCE FOR FULBROOK ON FULSHEAR CREEK SECTION FOUR
- 3) UTILITY CONVEYANCE AND SECURITY AGREEMENT FOR FULBROOK ON FULSHEAR CREEK SECTION FOUR
- 4) ACCEPT SPECIAL WARRANTY DEED FOR LIFT STATION SITES IN SECTIONS 3 AND 4 IN FULBROOK ON FULSHEAR CREEK

CONSENT AND APPROVAL OF THE CONVEYANCE AND ACCEPTANCE FOR THE FOLLOWING LOCATED IN CROSS CREEK RANCH:

- 1) UTILITY EXTENSIONS TO SERVE COMMERCIAL TRACT AT FM 1093 AND FM 1463
- 2) WATER DISTRIBUTION, SANITARY SEWER AND STORM SEWER UTILITIES TO SERVE CREEK FALLS AT CROSS CREEK RANCH SECTION 1
- 3) CREEK FALLS AT CROSS CREEK RANCH SECTION 1 REINFORCED CONCRETE PAVING
- 4) WATER DISTRIBUTION, SANITARY SEWER AND STORM SEWER UTILITIES TO SERVE CREEK COVE AT CROSS CREEK RANCH SECTION 7
- 5) CREEK COVE AT CROSS CREEK RANCH SECTION 7 REINFORCED CONCRETE PAVING
- 6) WATER DISTRIBUTION, SANITARY SEWER AND STORM SEWER UTILITIES TO SERVE WEST CROSS CREEK BEND LANE EXTENSION NO. 2
- 7) WEST CROSS CREEK BEND LANE EXTENSION NO. 2 REINFORCED CONCRETE PAVING
- 8) WATER DISTRIBUTION, SANITARY SEWER AND STORM SEWER UTILITIES TO SERVE CREEK FALLS AT CROSS CREEK RANCH SECTION 6
- 9) CREEK FALLS AT CROSS CREEK RANCH SECTION 6 REINFORCED CONCRETE PAVING
- 10) WATER DISTRIBUTION, SANITARY SEWER AND STORM SEWER UTILITIES TO SERVE FULSHEAR BEND DRIVE (FROM CROSS CREEK BEND LANE TO FM 1463) FULSHEAR BEND DRIVE (FROM CROSS CREEK BEND LANE TO FM 1463) REINFORCED CONCRETE PAVING
- 11) WATER DISTRIBUTION, SANITARY SEWER AND STORM SEWER UTILITIES TO SERVE BONTERRA AT CROSS CREEK RANCH SECTION 3
- 12) SOUTH FRY ROAD AT FM 1463 FLEXIBLE PAVING PHASE II AND DRIVEWAY IMPROVEMENTS AND SOUTH FRY ROAD TRAFFIC SIGNAL INSTALLATION
- 13) WATER DISTRIBUTION, SANITARY SEWER AND STORM SEWER UTILITIES TO SERVE BONTERRA AT CROSS CREEK RANCH SECTION 4

- 14) CROSS CREEK BEND LANE EXTENSION NOS. 1 THROUGH 4 PHASE 2 REINFORCED CONCRETE PAVING AND STAGE II UTILITIES
- 15) WATER DISTRIBUTION, SANITARY SEWER AND STORM SEWER UTILITIES TO SERVE THE BROOKS AT CROSS CREEK RANCH SECTION 1
- 16) THE BROOKS AT CROSS CREEK RANCH SECTION 1 REINFORCED CONCRETE PAVING FOR CREEK FALLS AT CROSS CREEK RANCH, SECTION FOUR CREEK FALLS AT CROSS CREEK RANCH, SECTION FOUR
- 17) BONTERRA AT CROSS CREEK RANCH, SECTION ONE
- 18) BONTERRA AT CROSS CREEK RANCH, SECTION ONE REINFORCED CONCRETE PAVING

COUNCIL MEMBER KRENEK REQUESTED THAT ITEMS L, N, AND O BE DISCUSSED AS SEPARATELY AGENDA ITEM. COUNCIL MEMBER MURDOCH ALSO REEQUESTED THAT ITEM A, E, AND G BE DISCUSSED SEPARATELY TOO.

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE THE CONSENT ITEMS B, C, D, F,H, I, J, K, AND M. IT WAS SECONDED BY COUNCIL MEMBER RIDGE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN

NAYS: NONE

MOTION PASSES

MAYOR ROBERTS READ ITEM A FROM THE CONSENT AGENDA (PLAT/THE COMMONS AT FULSHEAR/FINAL PLAT: COUNCIL MEMBER MURDOCH HAD QUESTIONS REGARDING THE DRAINAGE. C.J. SNIPES, CITY ADMINISTRATOR PROVIDED AN EXPLANATION TO COUNCIL MEMBER MURDOCH.

MAYOR ROBERTS STATED WE WOULD NOW MOVE TO ITEM E FROM THE CONSENT AGENDA (CREEK FALLS AT CROSS CREEK RANCH SECTION 9/FINAL PLAT) COUNCIL MEMBER MURDOCH HAD A QUESTION REGARDING THE 90 DEGREE ANGLE INVOLVING A NAME CHANGE. DAVID LEYENDECKER, CITY ENGINEER, PROVIDED AN EXPLANATION TO COUNCIL MEMBER MURDOCH. MAYOR ROBERTS ASKED IF ANY OTHER QUESTIONS. COUNCIL WAS SILENT.

MAYOR ROBERTS STATED WE WOULD NOW MOVE TO ITEM G FROM THE CONSENT AGENDA (BOX'S PLAYGROUND/PRELIMINARY PLAT). C.J. SNIPES, CITY ADMINISTRATOR, RESPONDED TO QUESTIONS REGARDING THIS PLAT. MR. SNIPES STATED IT IS THE SOUTH WESTERN MOST LOT ON TERRY LANE. HE STATED IT IS A SUBDIVISION OF (4) FOUR ACRE TRACT INTO TWO (2). MAYOR ROBERTS ASKED IF ANY MORE QUESTIONS. A FEW OTHER QUESTIONS CAME FROM DIFFERENT COUNCIL MEMBERS. MR. SNIPES PROVIDED A RESPONSE. (FOR ALL DISCUSSION, REQUEST A COPY OF TAPE RECORDING)

MAYOR ROBERTS STATED WE WILL NOW MOVE TO ITEM L FROM THE CONSENT AGENDA (FULSHEAR RUN-PHASE 2 SIGN MASTER PLAN) MICHELLE KILLEBREW, BUILDING OFFICIAL RESPONDED TO QUESTION FROM COUNCIL MEMBER KRENEK.

MAYOR ROBERTS STATED WE WILL NOW MOVE TO ITEM N FROM THE CONSENT AGENDA (CONVEYANCE AND ACCEPTANCE FOR FOUR ITEMS FOR FULSHEAR MUD 1. COUNCIL MEMBER KRENEK ASKED THAT THE CITY ENGINEER, DAVID LEYENDECKER PROVIDE EXPLANATION TO COUNCIL ON EACH OF THESE FOUR BULLET ITEMS. MR. LEYENDECKER PROVIDED A RESPONSE TO COUNCIL (FOR DETAILS, REQUEST A COPY OF THE TAPE RECORDING)

MAYOR ROBERTS STATED WE WILL NOW MOVE TO ITEM O FROM THE CONSENT AGENDA (A TOTAL OF 18 BULLET ITEMS REGARDING CONVEYANCE AND ACCEPTANCE FOR CROSS CREEK RANCH)

DAVID LEYENDECKER, CITY ENGINEER, STATED THESE ARE EXACTLY THE SAME. HE HAS REVIEWED THEM AND RECOMMENDS THAT THEY BE ACCEPTED. MAYOR ROBERTS ASKED IF ANY OTHER QUESTIONS ON ITEM O. COUNCIL WAS SILENT. MAYOR ROBERTS CALLED FOR A MOTION.

A MOTION WAS MADE BY COUNCIL MEMBER GILL TO APPROVE ITEMS A, E, G, L, N, AND O FROM THE CONSENT AGENDA. IT WAS SECONDED BY MAYOR PRO TEM TRISTAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN

NAYS: NONE

MOTION PASSES

IV. BUSINESS ITEMS

A. CONSIDERATION OF PRESENTATION OF THE CITY OF FULSHEAR ANNUAL AUDIT AND FINANCIAL REPORT FOR THE FISCAL YEAR 2014-2015 BY WHITLEY PENN

A REPRESENTATIVE FROM WHITLEY PENN , CHRISTOPHER (CHRIS) BREAUX, PROVIDED COUNCIL WITH A PRESENTATION REGARDING THE 2014-2015 AUDIT. THIS IS AN ANNUAL PROCESS. NO DISCREPANCIES WERE NOTED. FOR THE FULL DETAILS, REQUEST A COPY OF THE TAPE RECORDING.

NO ACTION WAS TAKEN.

B. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MODIFICATIONS TO FRANCES SMART PARK

MICHAEL ROSS, ASSISTANT CITY MANAGER, PRESENTED THE PROPOSED CHANGES TO THE FRANCES SMART PARK DUE TO MOVING THE SECTION HOUSE ONTO THE PROPERTY. MR. ROSS OUTLINED FOR THE COUNCIL WHAT WOULD TAKE PLACE AS RESULT OF MOVING THE HOUSE TO THIS LOCATION. MS. KRENEK WANTED TO SEE THE ACTUAL THE COST OF CUTTING DOWN TREES. COUNCIL CONTINUED TO DEBATE ABOUT THE LOCATION AND THE COST OF THIS MOVE. AFTERWARD COUNCIL FELT COMFORTABLE TO PRECEDE TO A VOTE.

A MOTION WAS MADE BY COUNCIL MEMBER RIDGE TO APPROVE MODIFICATIONS TO FRANCES SMART PARK. IT WAS SECONDED BY COUNCIL MEMBER TRISTAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

MOTION PASSES

- C. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE 3RD AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FULSHEAR AND CCR TEXAS HOLDINGS FOR THE PURPOSE OF INCLUDING ST. FAUSTINA CATHOLIC CHURCH ALLOWING IT TO CONTINUE ITS DEVELOPMENT
- D. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE 3RD AMENDMENTS TO THE UTILITY AGREEMENTS BETWEEN THE CITY OF FULSHEAR AND MUDs 169 AND 171 FOR THE PURPOSE OF INCLUDING ST. FAUSTINA CATHOLIC CHURCH ALLOWING IT TO CONTINUE ITS DEVELOPMENT
- E. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE 2ND AMENDMENTS TO THE UTILITY AGREEMENTS BETWEEN THE CITY OF FULSHEAR AND MUDs 170, 172 AND 173

C, J. SNIPES, CITY MANAGER, ANNOUNCED THAT ITEMS C THROUGH E ARE RELATED. HE STATED EARLIER THE CITY ALLOWED ANNEXATIONS OF THIS PROPERTY AND NOW THEY NEED UTILITIES TIED IN. COUNCIL MEMBER KRENEK ASKED A QUESTION AND RECEIVED A SATISFACTORY RESPONSE FROM MR. SNIPES.

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE ITEMS C THROUGH E. IT WAS SECONDED BY COUNCIL MEMBER GILL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

MOTION PASSES

- F. CONSIDERATION AND POSSIBLE ACTION TO APPROVE INTER-LOCAL AGREEMENT WITH RESPECT TO THE FORFEITURE OF CONTRABAND WITH HARRIS COUNTY DISTRICT ATTORNEY

J. GRADY RANDLE PROVIDED AN EXPLANATION TO COUNCIL REGARDING THIS ITEM.

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE INTER-LOCAL AGREEMENT WITH RESPECT TO THE FORFEITURE OF CONTRABAND WITH HARRIS COUNTY DISTRICT ATTORNEY. IT WAS SECONDED BY COUNCIL MEMBER RIDGE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

COUNCIL MEMBER MURDOCH PROVIDED A SCENARIO TO THE COUNCIL REGARDING THIS AGREEMENT. CHIEF SEYMOUR RESPONDED TO THE SCENARIO. COUNCIL WAS SATISFIED WITH THE RESPONSE. (FOR SPECIFICS, REQUEST A COPY OF THE TAPE RECORDING)

MOTION PASSES

G. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2016-1220 AN ORDINANCE OF THE CITY OF FULSHEAR PROVIDING FOR RESIDENCY RESTRICTIONS FOR SEX OFFENDERS

C. J. SNIPES, CITY MANAGER, PROVIDED AN EXPLANATION TO THE COUNCIL REGARDING THE ORDINANCE. CITY ATTORNEY, J. GRADY RANDLE, SPOKE WITH COUNCIL REGARDING THE PENALTY PHASE AND FINES.

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE ORDINANCE NO. 2016-1220 AND ORDINANCE OF THE CITY OF FULSHEAR PROVIDING FOR RESIDENCY RESTRICTIONS FOR SEX OFFENDERS. IT WAS SECONDED BY COUNCIL MEMBER RIDGE. THERE WAS A SHORT QUESTION AND ANSWERS AMONG THE COUNCIL AND CITY ATTORNEY. (FOR DETAILS, REQUEST A COPY OF TAPE RECORDING) THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

MOTION PASSES

H. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2016-1221 AN ORDINANCE OF THE CITY OF FULSHEAR ESTABLISHING A HOTEL OCCUPANCY TAX FOR THE CITY OF FULSHEAR

ANGELA FRITZ, ECONOMIC DEVELOPMENT DIRECTOR, PROVIDED AN OVERVIEW TO COUNCIL REGARDING PROPOSED ORDINANCE NAMED ABOVE. MS. FRITZ STATES THAT UNDER THE TAX CODE TO LEVERAGE A HOTEL OCCUPANCY TAX (HOT) OF UP TO 7% OF THE PRICE PAID FOR THE USE OF A ROOM WITHIN THEIR CORPORATE LIMITS. SHE STATED THAT POPULATION UNDER 35,000 MAY ALSO LEVY THE TAX IN THEIR (ETJ) EXTRATERRITORIAL JURISDICTION DOES NOT RESULT IN A RATE GREATER THAN 15%. HOT (HOTEL OCCUPANCY TAX) FUNDS CAN BE A VALUABLE ECONOMIC DEVELOPMENT TOOL. (FOR ALL THE SPECIFICS, REQUEST A COPY OF TAPE RECORDING)

A MOTION WAS MADE BY COUNCIL MEMBER RIDGE TO APPROVE ORDINANCE NO. 2016-1221 AN ORDINANCE OF THE CITY OF FULSHEAR ESTABLISHING A HOTEL OCCUPANCY TAX FOR THE CITY OF FULSHEAR. IT WAS SECONDED BY MAYOR PRO TEM TRISTAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

MOTION PASSES

I. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE CREATION OF A PROFESSIONAL ENGINEERING SERVICES POOL AND APPROVING LIST OF QUALIFIED FIRMS

MICHAEL ROSS PROVIDED AN OVERVIEW TO COUNCIL REGARDING THIS ITEM. COUNCIL MEMBER KRENEK ASKED ABOUT THE THRESHOLD AMOUNT THAT COULD BE AUTHORIZED BY CITY MANAGER WITHOUT COUNCIL APPROVAL. SOME DISCUSSION TOOK PLACE. (FOR SPECIFICS, REQUEST A COPY OF THE TAPE RECORDING.)

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A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE THE CREATION OF A PROFESSIONAL ENGINEERING SERVICES POOL AND APPROVING LIST OF QUALIFIED FIRMS. IT WAS SECONDED BY COUNCIL MEMBER MURDOCH. MAYOR ROBERTS STATED THAT STAFF RECOMMENDS "KIMLEY HORN", "KSA", MCMANUS & JOHNSON", AND HDR , AND APPROVES THE CREATION OF POOL OF ENGINEERING FIRMS FOR GENERAL ENGINEERING SERVICES.

THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN

NAYS: NONE

MOTION PASSES

J. CONSIDERATION AND POSSIBLE ACTION TO SELECT PROFESSIONAL SERVICE PROVIDER AND APPROVE NEGOTIATION OF CONTRACT FOR PROFESSIONAL SERVICES RELATED TO THE STUDY AND IMPLEMENTATION OF IMPACT FEES FOR THE CITY OF FULSHEAR

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE NEGOTIATION OF CONTRACT FOR PROFESSIONAL SERVICES RELATED TO THE STUDY AND IMPLEMENTATION OF IMPACT FEES FOR THE CITY OF FULSHEAR TO BE DONE BY KIMLEY-HORN. IT WAS SECONDED BY COUNCIL MEMBER MURDOCH.

THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN

NAYS: NONE

MOTION PASSES

K. CONSIDERATION AND POSSIBLE ACTION TO SELECT PROFESSIONAL SERVICE PROVIDER AND APPROVE NEGOTIATION OF CONTRACT FOR PROFESSIONAL SERVICES RELATED TO THE CREATION OF SINGLE MEMBER ELECTORAL DISTRICTS FOR THE CITY OF FULSHEAR

C.J. SNIPES, CITY MANAGER, PRESENTED TO COUNCIL REGARDING THIS ITEM. DUE TO THE ADOPTION OF THE HOME RULE CHARTER THE CITY MUST NOW TRANSITION FROM AN AT-LARGE COUNCIL REPRESENTATION TO THE CREATION OF SINGLE MEMBER DISTRICTS. STAFF RECOMMENDS BICKERSTAFF TO DRAW THE DISTRICTS LINES FOR THE CITY.

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO APPROVE NEGOTIATION OF CONTRACT FOR PROFESSIONAL SERVICES RELATED TO THE CREATION OF SINGLE MEMBER ELECTORAL DISTRICTS FOR THE CITY OF FULSHEAR. IT WAS SECONDED BY COUNCIL MEMBER RIDGE.

COUNCIL MEMBER KRENEK WAS CONCERNED ABOUT THE COST. SHE STATED THAT WE HAVE PRICES RANGING FROM \$18,000 ALL THE WAY TO \$150,000 AND YET ALL THE QUALIFICATIONS OF THESE FIRMS APPEARED TO BE THE SAME. COUNCIL MEMBER KRENEK ALSO WAS CONCERNED ABOUT THE

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TRAVEL TIME SINCE THE SUGGESTED GROUP IS LOCATED IN AUSTIN. SEVERAL COUNCIL MEMBERS DEBATED THIS ISSUE FOR APPROXIMATELY 15 MINUTES. CITY ATTORNEY RANDLE ALSO PRESENTED HIS OPINION REGARDING THE COST.

MICHAEL ROSS, ASSISTANT CITY MANAGER, SUGGESTED THAT COUNCIL GIVE A CAP AND MOVE FORWARD AS TIME IS OF THE ESSENCE. A DEBATE CONTINUED AMONG THE COUNCIL.

MAYOR ROBERTS STATED A MOTION IS ON THE FLOOR TO GO WITH BICKERSTAFF. COUNCIL MEMBER KRENEK STATED SHE WOULD LIKE TO AMEND THAT MOTION.

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO ENTER INTO NEGOTIATIONS WITH BICKERSTAFF FOR PROFESSIONAL SERVICES AT THE CAP OF \$25,000. IT WAS SECONDED BY COUNCIL MEMBER MURDOCH. MAYOR ROBERTS REITERATED THAT AN AMENDED MOTION ON THE FLOOR.

THERE WAS A DISCUSSION AMONG STAFF ABOUT GOING FOR ALL THREE. MR. SNIPES STATED THOUGHT IT WAS ONLY TWO. COUNCIL MEMBER KRENEK WAS ASKED TO RE-STATE HER MOTION.

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO AMEND THE PENDING MOTION TO NEGOTIATION A PROFESSIONAL SERVICE AGREEMENT WITH "BICKERSTAFF" AND "ANDREWS AND KIRK" LOOKING TO CAP THE EXPENDITURE AT \$25,000. IT WAS SECONDED BY COUNCIL MEMBER MURDOCH.

COUNCIL MEMBER GILL INTERRUPTED. HE WANTED TO KNOW HOW LONG THIS WAS GOING TO TAKE. HE STATED WE NEED TO GET ON WITH THIS PROCESS. THERE WAS MORE DEBATE; COUNCIL MEMBER GILL WANTED TO KNOW IF THIS HAD TO COME BACK TO COUNCIL FOR A SELECTION OF FIRM. VARIOUS COUNCIL MEMBERS CONTINUED TO DEBATE ISSUES REGARDING THE PRICING. CITY ATTORNEY RANDLE STATED THE DISTRICTS NEED TO BE IN PLACE BY FEBRUARY. (FOR ALL THE SPECIFICS, REQUEST THE TAPE RECORDING)

MAYOR ROBERTS REITERATED THE MOTION MADE BY COUNCIL MEMBER KRENEK AND SECONDED BY COUNCIL MEMBER MURDOCH. COUNCIL MEMBER RIDGE ASKED IF THIS ALLOW STAFF TO MAKE THE DECISION. COUNCIL MEMBER KRENEK STATED, YES. COUNCIL MEMBER GILL WANTED TO KNOW IF THIS MOTION ALLOWED STAFF TO MAKE A SELECTION AND MOVE FORWARD.

AGAIN, COUNCIL MEMBER KRENEK RE- STATED HER MOTION TO AMEND THE PENDING MOTION TO GET ACTUAL BIDS AND PROPOSALS FROM ANDREWS AND KIRK AND BICKERSTAFF AND STAFF BE AUTHORIZED TO ENTER INTO AN AGREEMENT WITH THE LOWEST OF THOSE TWO AND SHOULD HAPPEN AS TIME IS OF THE ESSENCE. IT WAS SECONDED BY COUNCIL MEMBER GILL. MAYOR ROBERTS STATED HE WOULD TAKE THE AMENDED FIRST. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN

NAYS: NONE

MOTION PASSES

SINCE THE PREVIOUS MOTIONS WERE ALL OTHER AMENDMENTS, NO FURTHER ACTION IS REQUIRED.

L. CONSIDERATION AND POSSIBLE ACTION TO APPROVE LIST OF SALVAGE AND SURPLUS ITEMS FOR AUCTION AND POTENTIAL DISPOSAL BY THE CITY OF FULSHEAR

A MOTION WAS MADE BY COUNCIL MEMBER RIDGE TO APPROVE LIST OF SALVAGE AND SURPLUS ITEMS FOR AUCTION AND POTENTIAL DISPOSAL BY THE CITY OF FULSHEAR. IT WAS SECONDED BY COUNCIL MEMBER KRENEK. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

MOTION PASSES

M. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A BUDGET AMENDMENT FOR THE FULSHEAR 4B DEVELOPMENT CORPORATION OPERATING BUDGET FOR FISCAL YEAR 2015-2016

KRISTINA BRASHEAR, FINANCE DIRECTOR, PRESENTED THIS ITEM TO COUNCIL.

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE A BUDGET AMENDMENT FOR THE FULSHEAR 4B DEVELOPMENT CORPORATION OPERATING BUDGET FOR FISCAL YEAR 2015-2016. IT WAS SECONDED COUNCIL MEMBER GILL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

MOTION PASSES

N. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2016-313 A RESOLUTION OF THE CITY OF FULSHEAR APPOINTING MEMBERS TO THE CITY'S PLANNING AND ZONING COMMISSION

A MOTION WAS MADE BY COUNCIL MEMBER MURDOCH TO APPROVE RESOLUTION NO. 2016-313 A RESOLUTION OF THE CITY OF FULSHEAR APPOINTING MEMBERS TO THE CITY'S PLANNING AND ZONING COMMISSION. IT WAS SECONDED BY MAYOR PRO TEM TRISTAN.

COUNCIL MEMBER KRENEK STATED SHE WAS CONCERNED ABOUT THE REPLACING OF SO MANY BOARD MEMBERS. WE ARE PUTTING WHOLESAL OF BOARDS MEMBERS AND THE MANNER IN WHICH IT WAS HANDLED WAS UNSETTLING. THE CURRENT VOLUNTEERS WERE NOT GIVEN NOTICE UNTIL LATE IN THE DAY THANKING THEM FOR THEIR SERVICE. SHE STATED THE MAJORITY OF THE BOARD MEMBERS FOUND OUT FROM THE INTERNET. ALSO , COUNCIL HAVE NOT HAD AN OPPORTUNITY TO REVIEW PROPOSED BOARD MEMBERS APPLICATIONS. COUNCIL MEMBER KRENEK STATED SHE RECOGNIZED THE MAYOR HAS THE AUTHORITY TO APPOINT MEMBERS ACCORDING TO THE CHARTER. COUNCIL MEMBER KRENEK STATED COUNCIL CANNOT MAKE AN INFORMED DECISION ON SUCH SHORT NOTICE. HISTORICALLY, WE HAVE SAID WE DO NOT WANT COUNCIL MEMBERS ON BOARDS AND BOARD MEMBERS NOT HOLDING POSITIONS ON SEVERAL DIFFERENT BOARDS. COUNCIL MEMBER KRENEK STATED COUNCIL SHOULD STICK TO A CLEAR AND CONSISTENT METHODOLOGY IN REPLACING BOARD AND COMMISSION MEMBERS (FOR ALL OF THE SPECIFICS, REQUEST A COPY OF THE TAPE RECORDING).

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MAYOR ROBERTS STATED THAT HE RESPECTS THE OPINION OF COUNCIL MEMBER KRENEK BUT THE CHARTER GIVES HIM THE AUTHORITY TO APPOINT BOARD MEMBERS. HE STATES THAT IS WHAT IT BEING DONE HERE AND IT WAS NOTHING PERSONAL. MAYOR ROBERTS STATED THAT HE APOLOGIZES FOR THE LATE APPLICATIONS. HE STATES THAT A LOT OF THE MEMBERS SUBMITTED THEIR APPLICATIONS VIA WEBSITE AND DUE TO A FLAW WITH THE SITE WAS NOT RECEIVED TIMELY BY CITY STAFF MEMBERS. SOME APPLICANTS ON VACATION ASSUMED THE APPLICATIONS HAD BEEN RECEIVED BY THE CITY BUT DUE TO A FLAW WITH SITE AND THEY HAD TO BE RESUBMITTED AGAIN. (FOR ALL OF THE SPECIFICS, REQUEST A COPY OF THE TAPE RECORDING).

COUNCIL MEMBER KRENEK STATED SHE DOES NOT WANT TO BE RUSHED WITH A DECISION. COUNCIL MEMBER GILL STATED HE "SECONDED THAT".

COUNCIL MEMBER GILL STATED HE RECEIVED A CALL FROM MAYOR KUYKENDALL STATING THAT HE HAD BEEN REMOVED FROM CORP A. HE STATED HE PICKED UP HIS PACKET FROM CITY HALL AND IT CONFIRMED HIS REMOVAL. HE STATED HE WANTED TO GIVE HIM (REFERRING TO THE MAYOR) THE BENEFIT OF THE DOUBT THAT HE WAS BEING REMOVED BECAUSE COUNCIL MEMBERS SHOULD NOT SERVE ON BOARDS AND HE APPLAUDS THAT POSITION AND THERE ARE ENOUGH VOLUNTEERS NOW IN THE CITY OF FULSHEAR AND NOT NECESSARY THAT COUNCIL MEMBERS HAVE TO SIT ON BOARDS AND COMMITTEES BUT AS HE STARTED TO READ THE NEW NOMINATIONS BUT MS. RIDGE STILL ON PARKS COMMISSION AND ALSO SIGNS COMMISSION, TOO. HE STATED HE RECEIVED A LOT OF PHONE CALLS THIS PAST WEEKEND AND TO BE TREATED THIS WAY IS DISRESPECTFUL. I HAVE NOT RECEIVED AN EXPLANATION OF WHY I AM BEING REMOVED FROM CORP A. THE MANNER IN WHICH IT WAS DONE WAS NOT ACCEPTABLE. COUNCIL MEMBER GILL STATED HE IS CONCERNED ABOUT THE LOSS OF KNOWLEDGE AND EXPERIENCE ACROSS THE BOARD AND MANY OF THE NEW NOMINATIONS HE DOES NOT RECOGNIZE. (FOR ALL THE SPECIFICS, REQUEST A COPY OF THE TAPE RECORDING).

COUNCIL MEMBER GILL STATED HE WOULD LIKE TO SUGGEST POSTPONING THIS ITEM UNTIL ANOTHER MEETING.

MAYOR PRO TEM TRISTAN STATED THAT SHE WAS INFORMED THAT THE LOSS VOLUNTEERS WERE INFORMED ABOUT THIS ON FRIDAY. SHE COMMENDS THEM FOR THEIR SERVICE.

COUNCIL MEMBER MURDOCH STATED HE COMMENDS ALL OF THE PAST VOLUNTEERS AND HE REALIZES THEIR DEDICATION. (FOR ALL THE SPECIFICS, REQUEST A COPY OF THE TAPE RECORDING)

MAYOR ROBERTS REITERATED THAT HE APPRECIATES ALL THE HARD WORK FOR THOSE MEMBERS BEING REPLACED AND AGAIN IT WAS NOTHING PERSONAL. MAYOR ROBERTS GIVE CREDIT TO PAST VOLUNTEERS FOR FULSHEAR'S GROWTH. HE STATES HE HAS HAD NUMEROUS INDIVIDUALS COMING TO HIM NOW THAT HE IS MAYOR AND REQUESTED TO BE ON COMMITTEES. BASED ON THESE REQUEST, HE IS NOW MAKING CHANGES ON VARIOUS BOARDS AND COMMITTEES. HE STATED AS MAYOR IT WAS NOT THE MOST POPULAR DECISION BUT WANTS TO INCLUDE OTHERS IN THE CITY'S GROWTH AND COUNCIL HAS THE RIGHT TO VOTE ON THOSE RECOMMENDATIONS. MAYOR ROBERTS CALLED FOR A VOTE.

COUNCIL MEMBER KRENEK CONTINUED TO THE DEBATE ISSUE. COUNCIL MEMBER RIDGE STATED THAT WE HAVE PEOPLE WHO HAVE BEEN SITTING ON COMMITTEES FOR SIX YEARS AND HAVE NEVER COMPLETED AN APPLICATION.

COUNCIL MEMBER GILL STATED HE WOULD LIKE TO MAKE A MOTION TO POSTPONE. THERE WAS NO SECOND. COUNCIL MEMBER KRENEK STATED WE ARE ALREADY HAVE A PENDING MOTION ON THE FLOOR.

MAYOR ROBERTS STATED WE HAVE A MOTION ON THE FLOOR TO APPROVE RESOLUTION NO. 2016-313. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER MURDOCH, RIDGE, AND TRISTAN

NAYS: COUNCIL MEMBER GILL AND KRENEK

MOTION PASSES

O. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2016-314 A RESOLUTION OF THE CITY OF FULSHEAR CREATING A HISTORIC PRESERVATION AND MUSEUM COMMITTEE

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO APPROVE RESOLUTION NO. 2016-314 A RESOLUTION OF THE CITY OF FULSHEAR CREATING A HISTORIC PRESERVATION AND MUSEUM COMMITTEE. IT WAS SECONDED BY COUNCIL MEMBER RIDGE.

COUNCIL MEMBER KRENEK STATED SHE WANT TO REITERATE THE SAME COMMENTS SHE HAD ABOUT RESOLUTION NO. 2016-313. MAYOR ROBERTS STATED, "SO NOTED". COUNCIL MEMBER KRENEK STATED WE HAVE MISSING APPLICATIONS AND SOME ARE NOT SIGNED.

AYES: COUNCIL MEMBER MURDOCH, RIDGE, AND TRISTAN

NAYS: COUNCIL MEMBER GILL AND KRENEK

MOTION PASSES

P. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2016-315 A RESOLUTION OF THE CITY OF FULSHEAR APPOINTING MEMBERS TO THE CITY'S PARKS AND RECREATION COMMISSION

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO APPROVE RESOLUTION NO., 2016-315 A RESOLUTION OF THE CITY OF FULSHEAR APPOINTING MEMBERS TO THE CITY'S PARKS AND RECREATION COMMISSION. COUNCIL WAS SILENT (NO SECOND)

MAYOR ROBERTS ANNOUNCED THAT THE MOTION DIES FOR LACK OF A SECOND.

Q. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2016-316 A RESOLUTION OF THE CITY OF FULSHEAR APPOINTING MEMBERS TO THE CITY'S 4A DEVELOPMENT CORPORATION

COUNCIL MEMBER KRENEK STATED SHE HAS THE SAME OBJECTION AS FOR RESOLUTION NOS. 313, 314, AND 315. MAYOR ROBERTS RESPONDED BY SAYING, "SO NOTED."

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO APPROVE RESOLUTION NO. 2016-316 A RESOLUTION OF THE CITY OF FULSHEAR APPOINTING MEMBERS TO THE CITY'S 4A DEVELOPMENT CORPORATION. IT WAS SECONDED BY COUNCIL MEMBER RIDGE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER RIDGE AND TRISTAN
NAYS: COUNCIL MEMBER GILL, KRENEK, AND MURDOCH

MOTION FAILS.

- R. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION No. 2016-317 A RESOLUTION OF THE CITY OF FULSHEAR APPOINTING MEMBERS TO THE CITY'S 4B DEVELOPMENT CORPORATION
- S. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION No. 2016-318 A RESOLUTION OF THE CITY OF FULSHEAR APPOINTING A MEMBER TO THE CITY'S 4B DEVELOPMENT CORPORATION

MAYOR ANNOUNCED THAT ITEM R AND S WILL BE VOTED ON TOGETHER IF THERE ARE NO OBJECTIONS.

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO APPROVE ITEMS R AND S. THERE WAS NO SECONDED. COUNCIL WAS SILENT.

MAYOR ROBERTS ANNOUNCED THAT ITEMS R AND S DIES FOR LACK OF A SECOND.

MOTION FAILS.

- T. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN INTER-LOCAL AGREEMENT BETWEEN THE CITY OF FULSHEAR AND THE TEXAS MUNICIPAL LEAGUE INTER-GOVERNMENTAL EMPLOYEE BENEFITS POOL (TML-IEBP) SETTING RATES FOR EMPLOYEE HEALTH CARE COVERAGE FOR FISCAL YEAR 2016-2017

C. J. SNIPES, CITY MANAGER, PROVIDE AN EXPLANATION TO COUNCIL ON THIS ITEM.

A MOTION WAS MADE BY COUNCIL MEMBER GILL TO APPROVE AN INTER-LOCAL AGREEMENT BETWEEN THE CITY OF FULSHEAR AND THE TEXAS MUNICIPAL LEAGUE INTER-GOVERNMENTAL EMPLOYEE BENEFITS POOL (TML-IEBP) SETTING RATES FOR EMPLOYEE HEALTH CARE COVERAGE FOR FISCAL YEAR 2016-2017. IT WAS SECOND BY COUNCIL MEMBER KRENEK.

COUNCIL MEMBER MURDOCH HAD A QUESTION. MR. SNIPES RESPONDED.

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

- U. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN 10/20 YEAR WRITE OFF PER TEXAS PROPERTY TAX CODE SECTION 33.05

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO APPROVE AN 10/20 YEAR WRITE OFF PER TEXAS PROPERTY TAX CODE SECTION 33.05. IT WAS SECONDED BY COUNCIL MEMBER GILL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

MOTION PASSES.

V. CONSIDERATION AND POSSIBLE ACTION TO ADD ITEMS FOR FUTURE AGENDAS (THIS IS A RECURRING ITEM REQUIRING A MOTION AND SECOND ONLY, THERE CAN BE NO DISCUSSION ON THE ITEMS)

NO DISCUSSION OR ACTION TAKEN ON ITEM V.

V. EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING

A GOVERNMENTAL BODY MAY CONDUCT A CLOSED MEETING TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PERSON.

MAYOR ROBERTS ANNOUNCED THAT COUNCIL WOULD ENTER INTO EXECUTIVE SESSION AT 8:53 P.M. DUE TO AESTHETICS OF THIS FACILITY, MAYOR ROBERTS ASKED THE AUDIENCE TO VACATE AND TAKE PERSONAL BELONGINGS WITH THEM. A QUORUM WAS PRESENT.

VI. RECONVENE AND TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION IF DEEMED APPROPRIATE

MAYOR ROBERTS ANNOUNCED THAT COUNCIL WAS RECONVENING BACK INTO REGULAR SESSION AT 10:16 P.M. A QUORUM WAS PRESENT.

MAYOR ROBERTS ASKED IF THERE WAS ANY ACTION TO BE TAKEN FROM THE EXECUTIVE SESSION. COUNCIL MEMBER GILL STATED, "NO".

VII. ADJOURNMENT

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO ADJOURN. IT WAS SECONDED BY COUNCIL MEMBER RIDGE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN

NAYS: NONE

MAYOR ROBERTS ANNOUNCED WE ARE ADJOURNED AT 10:17 P.M.

JEFF W. ROBERTS, MAYOR

ATTEST:

D. (DIANA) GORDON OFFORD, CITY SECRETARY