

**CONSENT**

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 Cross Creek Commons - Retail Site - RePlat No.1/Preliminary Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 1-3-2017

City Secretary

Processed  
 Returned for additional data

BY: K. K. G. f DATE: 12-19-2016

Planning Commission Review

Approved  
 Returned for additional data

APPROVED CONTINGENT UPON CORRECTIONS RECOMMENDED BY ENGINEER.

BY: A. P. L. m DATE: 1.6.17

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: 1/13/2017 Date Received by the City of Fulshear: \_\_\_\_\_

Subdivision: CROSS CREEK COMMONS RETAIL SITE PARTIAL REPLAT NO. 1 Development: CROSS CREEK RANCH

**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: 7.227 Acres located in the J.W. Scott Survey, Abstract No. 321

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

Total Acreage: 7.227  
 Number of Streets: 0  
 Number of Lots: 0  
 Number and Types of Reserves: 6  
 Total Acres in Reserve: 7.227

Owner: A-S 132 S. FRY ROAD-FM 1463. L.P.  
 Address: 8827 W. SAM HOUSTON PKWY N, STE. 200  
 City/State: HOUSTON, TX 77040  
 Telephone: 281-477-4300  
 Email Address: \_\_\_\_\_

Engineer/Planner: BGE INC.  
 Contact Person: TREY DEVILLIER  
 Telephone: 713-488-8204  
 Fax Number: 281-558-9701  
 Email Address: tdevillier@bgeinc.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 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b>	<u>\$100.00</u>
Park Fees (due at Final Plat Application)	_____

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

TREY DEVILLIER  
 TYPED OR PRINTED NAME/TITLE

1/13/2017  
 DATE





January 13, 2017

City of Fulshear  
C/o Diana Offord – City Secretary  
PO BOX 279 / 30603 FM 1093  
Fulshear, TX 77441

Re: CROSS CREEK COMMONS RETAIL SITE PARTIAL REPLAT NO. 1 – Preliminary Plat  
2<sup>nd</sup> Review

Dear Ms. Offord:

Enclosed is the City of Fulshear **Subdivision/Development Platting Application** form and additional enclosures listed below, submitted by BGE, Inc. on behalf of A-S 132 S. FRY ROAD-FM 1463, L.P. and FULSHEAR CAR WASH SERVICES, LLC, the owners.

Please contact me if you have any questions or if any additional information is required.

Sincerely,

A handwritten signature in blue ink that reads "Trey DeVillier".

Trey DeVillier  
Platting Tech

*Enclosures: City Platting Application  
Platting Fee Check No. 73454  
Plat Copies (10)  
CD (digital copy of plat, forms, etc.)*

Serving. Leading. Solving.™

BGE, Inc. • 10777 Westheimer Road, Suite 400 • Houston, Texas 77042 • 281-558-8700 • [www.bgeinc.com](http://www.bgeinc.com)



**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: 12/16/2016

Date Received by the City of Fulshear: \_\_\_\_\_

Subdivision: CROSS CREEK COMMONS RETAIL SITE REPLAT NO. 1 Development: CROSS CREEK RANCH

**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: 10.08 Acres located in the J.W. Scott Survey, Abstract No. 321

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

Total Acreage: 10.08  
 Number of Streets: 0  
 Number of Lots: 0  
 Number and Types of Reserves: 7  
 Total Acres in Reserve: 10.08

Owner: A-S 132 S. FRY ROAD-FM 1463. L.P.  
 Address: 8827 W. SAM HOUSTON PKWY N, STE. 200  
 City/State: HOUSTON, TX 77040  
 Telephone: 281-477-4300  
 Email Address: \_\_\_\_\_

Engineer/Planner: BGE INC.  
 Contact Person: TREY DEVILLIER  
 Telephone: 713-488-8204  
 Fax Number: 281-558-9701  
 Email Address: tdevillier@bgeinc.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 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b>	<b>\$626.00</b>
Park Fees (due at Final Plat Application)	_____

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

TREY DEVILLIER  
 TYPED OR PRINTED NAME/TITLE

12/16/2016  
 DATE

January 3, 2017

## Engineering Review

Preliminary Plat  
Cross Creek Commons Retail Site Replat No 1  
City of Fulshear, Texas

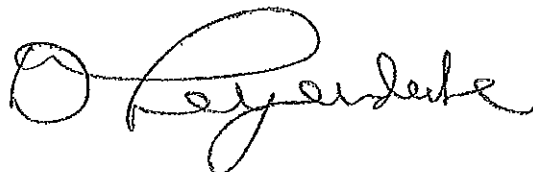
### For Information only:

1. This plat will create seven (7) Unrestricted Reserves within one (1) Block with an area of 10.08 acres
2. All seven (7) Reserves are shown to have direct access to F.M. 1463 but two (2) of the Reserves are Flag Lots. Reserve "E" has only 6.28 foot of frontage on F.M. 1463. Reserve "A" also has access to South Fry Road.

### Recommendations:

I recommend that this Preliminary Plat of Cross Creek Commons Retail Site Replat No 1 be approved with the following additions/corrections:

- A) Contour lines are required on the face of the plat per the City's Subdivision Ordinance.
- B) Both Reserve "E" and "F" need to comply with the City's Subdivision Ordinance as to minimum direct Street Frontage.







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 Parklane Fulshear / Final Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 1-3-2017

City Secretary

Processed  
 Returned for additional data

BY: KL Kopf DATE: 12-19-2016

Planning Commission Review

Approved  
 Returned for additional data

ENGINEER'S CORRECTIONS MADE PRIOR TO MEETING. (REC'D 1-5-17)

BY: SPM DATE: 1-6-17

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: 12/16/2016 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: PARKLANE FULSHEAR Development: CROSS CREEK RANCH

**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: 21.54 Acres located in the J.W. Scott Survey, Abstract No. 321

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

Total Acreage: 21.54  
 Number of Streets: 0  
 Number of Lots: 0  
 Number and Types of Reserves: 1  
 Total Acres in Reserve: 21.54

Owner: JUDWIN REALTY GROUP  
 Address: 4295 SAN FELIPE, STE. 370  
 City/State: HOUSTON, TX 77027  
 Telephone: 713-297-4400  
 Email Address: \_\_\_\_\_

Engineer/Planner: BGE, INC.  
 Contact Person: TREY DEVILLIER  
 Telephone: 713-488-8204  
 Fax Number: 281-558-9701  
 Email Address: tdevillier@bgeinc.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 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b>	<b>\$1,038.50</b>
Park Fees (due at Final Plat Application)	_____

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.

Trey Devillier **TREY DEVILLIER** 12/16/2016  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

January 3, 2017

**Engineering Review**

Final Plat  
Parklane Fulshear  
City of Fulshear, Texas

**For Information only:**

1. This plat will create one (1) Reserve that covers a total area of 21.54 acres of land that is scheduled to be used for Multi-family residential.
2. Access to this Reserve will be from Fulshear Bend Drive along the South boundary line of the Reserve.
3. This Reserve has a 25-foot Front Building Line.

**Recommendations:**

I recommend that this Final Plat of Parklane Fulshear be approved with the following item being addressed:

- A) In the body of the dedication statement Ewing King is described as the Manager of Judwin Realty Group. The signature line is for Jerald Winograd, Manager of Judwin Realty Group. These need to be rectified.
- B) The Plat shows the owner to be Judwin Realty Group in the Title Block while the City Planning Letter calls the owner out to be CCR 21, LLC.





Gail Kohl  
Commercial Unit Supervisor,  
VP, Commercial EO

Stewart Title Guaranty Company -  
Commercial Services  
1980 Post Oak Boulevard, Suite 110  
Houston, TX 77056  
(713) 232-4326 Phone  
(713) 629-2255 Fax  
gail.kohl@stewart.com

December 14, 2016

City Planning Commission  
P.O. Box 110  
Sugar Land, TX 77487-0110

File No.: 16000332934

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Guaranty Company Commercial Services (Houston)'s abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 1st day of December, 2016, the last Deed that we find, of record, reflects the record owner to be:

CCR 21, LLC, a Texas limited liability company

Legal Description:

**DESCRIPTION OF A 21.54 ACRE TRACT OF LAND  
SITUATED  
IN THE J.W. SCOTT SURVEY, ABSTRACT NO. 321  
FORT BEND COUNTY, TEXAS**

BEING a 21.54 acre (938,430 square foot) tract of land situated in the J.W. Scott Survey, Abstract No. 321 of Fort Bend County, Texas and being part of a called 1,913.31 acre tract described and recorded under F.B.C.C.F. No. 2012038964, said 21.54 acre tract of land described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch iron rod found for the Southeast corner of a called 123.09 acre tract described and recorded under F.B.C.C.F. No. 2006066386 and being the Southwest corner of the herein described tract;

**THENCE**, along the eastern lines of said 123.09 acre tract the following three (3) courses and distances:

N 13° 56' 17" E, a distance of 238.54 feet to a 5/8-inch iron rod found for an angle point;

N 04° 59' 14" E, a distance of 240.00 feet to a 5/8-inch iron rod found for an angle point;

N 02° 11' 14" W, a distance of 570.00 feet to a 1/2-inch iron pipe with cap stamped BROWN & GAY set for the Northwest corner of the herein described tract and being in the southern line of a called 209.8496 acre tract described and recorded under F.B.C.C.F. No. 2000072486;

**THENCE**, N 87° 48' 46" E, a distance of 737.37 feet along the line common to said 209.8496 acre tract and said 1,913.31 acre tract to a 1/2-inch iron pipe with cap stamped BROWN & GAY set for the Northeast corner of the herein described tract;

**THENCE**, S 01° 56' 48" E, a distance of 1,369.21 feet leaving said common line and over and across said

1,913.31 acre tract to a 1/2-inch iron pipe with cap stamped BROWN & GAY found for the Southwest corner of a previously surveyed 17.28 acre tract and the Southeast corner of the herein described tract, said iron pipe being in the North line of a 60-foot wide access easement described and recorded under F.B.C.C.F. No. 2006069770;

THENCE, in a Northwesterly direction along the North line of said access easement, a distance of 895.34 feet along the arc of a curve to the right having a radius of 2,950.00 feet, a central angle of 17° 23' 22" and a chord which bears N 70° 20' 23" W, 891.91 feet to the **POINT OF BEGINNING** and containing 21.54 acres (938,430 square feet) of land.

Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83.

This metes and bounds was prepared in conjunction with an on the ground survey performed during the month of July 2013 and is to accompany a Land Title Survey of a 21.54 acre tract dated 07/31/2013.

Subject to the following:

1. Restrictions:

Restrictive Covenants as set forth under Clerk's File No. 2005003096, 2008039552, 2008054441, 2009026093, 2010105647, 2010127400, 2011070465, 2012016789, 2013123613, 2013146922, 2015087019, 2013146882, 2013146883, 2015093113, 2016082114, 2016101020 of the County Clerk Official Records of Fort Bend County, Texas.

2. Easements/Other Exceptions:

Landscape easement 30 feet in width as set forth and recorded under Clerk's File No. 2013146884 of the Official Records of Fort Bend County, Texas.

Water line easement granted to Fort Bend County Municipal Utility District No. 169 recorded under Clerk's File No. 2014098514 of the Official Records of Fort Bend County, Texas.

Sanitary sewer easement granted to Fort Bend County Municipal Utility District No. 169 recorded under Clerk's File No. 2014098515 of the Official Records of Fort Bend County, Texas.

Storm sewer easement granted to Fort Bend County Municipal Utility District No. 169 recorded under Clerk's File No. 2014098516 of the Official Records of Fort Bend County, Texas.

Temporary access easement granted to KATY INDEPENDENT SCHOOL DISTRICT, by instrument recorded under Clerk's File No. 2006069770 of the Official Records of Fort Bend County, Texas.

Rights of the Board of Water Engineers of the State of Texas to control the withdrawal of water from underground water reservoir beneath the subject property in accordance with that instrument recorded in Volume 1, Page 85 of the Water Permit Records of Fort Bend County, Texas.

All charges, liens, and assessments payable to Cross Creek Ranch Community Association Inc., including that lien to secure the payment thereof, recorded under Clerk's File No. 2008039552 of the Official Records of County, Texas. This lien being subordinate to any recorded mortgage liens.

The instrument recorded under Clerk's File No. 2008039552 of the Official Public Records of Fort Bend County, Texas includes provisions purporting to create a lien on the Land payable upon the each transfer of the Land. Notwithstanding any Covered Risk, policy provision, or endorsement to the contrary, this policy does not insure against and excepts all loss or damage due to the failure to pay any fees, amounts, or assessments: (a) on any prior transfers of Title; (b) on the current conveyance of Title; and (c) on any future transfers of Title. (Applies to the Owner Policy only.)

Covenants, Conditions and Restrictions, set forth in instrument recorded under Clerk's File No. 2008039552 of the Official Records of Fort Bend County, Texas, together with transfer fees and set forth therein. This instrument includes provisions purporting to create a lien on the Land payable upon each transfer of the

Land. Notwithstanding any Covered Risk, policy provision, or endorsement to the contrary, this policy does not insure against and excepts all loss or damage due to the failure to pay any fees, amounts, or assessments: (a) on any prior transfers of Title; (b) on the current conveyance of Title; (c) on any future transfers of Title; and (d) a lack or loss of priority of the lien of the Insured Mortgage to any lien securing the payment of such fees, amounts, or assessments. (Applies to the Loan Policy only.)

Cross Creek Ranch Foundation Fee as set forth and created in that Foundation Supplemental Amendment To The Community Charter For Cross Creek Ranch recorded under Clerk's File No. 2008054441 of the Official Records of Fort Bend County, Texas. This lien is subordinate to any first mortgage of record.

Certificate Of Formation Of Cross Cross Creek Ranch Community Association, Inc., as attached to that Management Certificate For Cross Creek Ranch recorded under Clerk's File No. 2008054615 of the Official Records of Fort Bend County, Texas.

Management Certificate for Cross Creek Ranch Community Association, Inc., recorded under Clerk's File Nos. 2009120159 and 2011090436 of the Official Records of Fort Bend County, Texas.

Memorandum of Development Agreement dated November 16, 2006, by and between the City of Fulshear, Texas, TMI, INC., and THE STODDARD GROUP, LTD, recorded under Clerk's File No. 2007001836 of the Official Records of Fort Bend County, Texas.

Rules and regulations by the Texas Commission on environmental Quality Rules for On-Site Sewage Facilities located on the subject property as reflected by that Affidavit To The Public Certification Of OSSF Requiring Maintenance recorded under Clerk's File Nos. 2007050326 and 2009075716 of the Official Records of Fort Bend County, Texas. ( 1214.16 acres A-321; 1214.62 acres A-100)

Cross Creek Ranch Community Association, Inc., Document Retention, Access, Production And Copy Policy, recorded under Clerk's File No. 2012006437 of the Official Records of Fort Bend County, Texas.

Cross Creek Ranch Community Association, Inc. Solar Energy devices And Roofing Materials Policy recorded under Clerk's File No. 2012006438 of the Official Records of Fort Bend County, Texas.

Cross Creek Ranch Community Association, Inc., display Of Religious Items Policy, recorded under Clerk's File No. 2012006439 of the Official Records of Fort Bend County, Texas.

Cross Creek Ranch Community Association, Inc., Flag Display Policy, recorded under Clerk's File No. 2012006443 of the Official Records of Fort Bend County, Texas.

Cross Creek Ranch Community Association, Inc., Rain Barrel Policy, recorded under Clerk's File No. 2012006444 of the Official Records of Fort Bend County, Texas.

Cross Creek Ranch Community Association, Inc., Collection Policy And Payment Plan Guidelines, recorded under Clerk's File No. 2012016697 of the Official Records of Fort Bend County, Texas.

Repurchase Option Agreement between CCR Texas Holdings LP and CCR 21, LLC recorded November 25, 2013 at Clerk's File No. 2013146887 of the Official Public Records of Fort Bend County, Texas. First Amendment to Repurchase Option Agreement recorded under Clerk's File No. 2015084142 of the Official Records of Fort Bend County, Texas.

Right of First Opportunity Agreement between CCR Texas Holdings LP and CCR 21, LLC recorded November 25, 2013 at Clerk's File No. 2013146886 of the Official Public Records of Fort Bend County, Texas.

### 3. Liens/Misc:

NOTE: We find no outstanding liens of record affecting the subject property.

We require a copy of the limited partnership agreement, and all amendments thereto, in order to determine

who is authorized to execute documents in connection with the closing of this transaction. We require satisfactory evidence that said limited partnership is registered with the Secretary of State and is in good standing. The Company requires the joinder of all general partners and evidence of the consent of all of the limited partners to the closing of this transaction, where appropriate.

Subject properties are located in the Fort Bend County Municipal Utilities Districts No(s). 173. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected. Prior to the issuance of any policy, Seller is to furnish a properly executed and acknowledged Notice in compliance with the provisions set forth in Section 49.452 of the Texas Water Code, which Notice must be signed and acknowledged by the Purchaser and subsequently filed in the property records.

No examination has been made as to Abstracts of Judgments, State or Federal Tax Liens, the status of taxes, tax suits or paving assessments.

This letter is issued for platting purposes only. Liability of Stewart Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

The letter is issued with the express understanding, evidenced by the acceptance thereof, that Stewart Title Guaranty Company Commercial Services (Houston) 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 or 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. Stewart Title Guaranty Company Commercial Services (Houston) 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 Stewart Title Guaranty Company Commercial Services (Houston) because of any negligence by Stewart Title Guaranty Company Commercial Services (Houston) (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,  
Stewart Title Guaranty Company Commercial Services (Houston)

  
\_\_\_\_\_  
Authorized Countersignature

Gail Kohl  
Commercial Escrow Officer



December 8, 2016

City of Fulshear  
30603 FM 1093  
Fulshear, TX 77441

Re: Parklane Fulshear

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 November, 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.

If there are any questions, please contact LaWanda J. Grant at 713.207.6539.

Sincerely,

A handwritten signature in cursive script that reads "LaWanda J. Grant".

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

C: Trey DeVillier <TDeVillier@bgeinc.com>

PLR16.567





Southwest OSPE  
1110 Louise St  
Rosenberg, Texas 77471

T: 281-341-4130  
F: 281-341-4289  
mj524k.att.com

December 12, 2016


Trey DeVillier/ Platting Technician  
Brown & Gay Engineers, Inc.  
10777 Westheimer, Suite 400  
Houston, Texas 77042

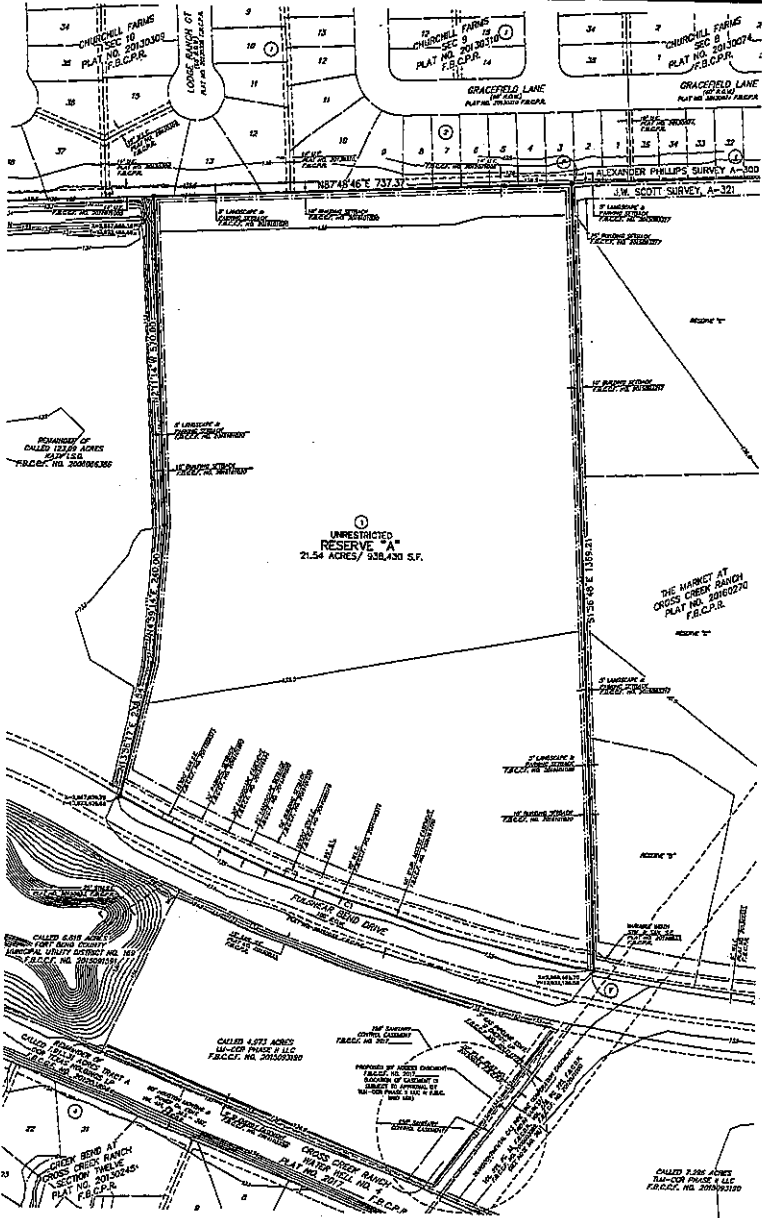
Re: PARKLANE FULSHEAR - UTILITY AVAILABILITY LETTER

Dear Mr. DeVillier:

AT&T is pleased to respond to your request for a Utility Availability Letter received for the above referenced project. AT&T places facilities within Utility Easements and/or public rights-of-way adjacent to property requiring service. The ROW shown on the plat provided is adequate for AT&T service requirements. If you have any questions or comments, please contact me.

Sincerely,

  
Michael Jones  
Manager Engineering - Design



DESCRIPTION OF A 21.54 ACRE TRACT OF LAND SITUATED IN THE J.W. SCOTT SURVEY, ABSTRACT NO. 321 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 21.54 acre (636,432 square feet) tract of land situated in the J.W. Scott Survey, Abstract No. 321, City of Fulshear, Fort Bend County, Texas and being all of a called 21.54 acre tract of land described in an instrument to COP 21, LLC recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 201003015, said 21.54 acre tract of land described by notes and bearings as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Coy" found on the northerly right-of-way line of Fulshear Bend Drive (100 feet wide) recorded under Plat Number 201002023, in the Fort Bend County Plat Records and being the southeast corner of a called 21.54 acre tract of F.B.C.C.F. No. 201003015, same being the southeast corner of said 21.54 acre tract and the herein described tract, same also being on the arc of a curve to the right from which its center bears N 10°57'56" E, 2,952.00 feet;

THENCE, in a westerly direction, along the northerly right-of-way of said Fulshear Bend Drive and the southerly line of said 21.54 acre tract and of 2,952.00 feet, a central angle of 17°22'22" and a curve which bears N 70°20'22" E, 691.81 feet to a 1/2-inch iron pipe with cap stamped "Brown & Coy" set for the southeast corner of a called 123.09 acre tract as described in an instrument to H&L F.O. recorded under F.B.C.C.F. No. 201003038, being the southwest corner of said 21.54 acre tract and the herein described tract;

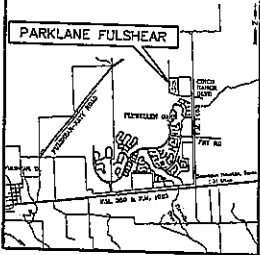
THENCE, along the common line of said 21.54 acre tract and said 123.09 acre tract the following courses and distances:

- N 17°58'17" E, a distance of 236.34 feet to a 1/2-inch iron pipe with cap stamped "Brown & Coy" set for an angle point;
- S 62°39'14" E, a distance of 243.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Coy" set on the northerly line of said A. Scott Survey and the southerly line of the Alexander Phillips Survey, same being on the southerly line of CARROLL'S PLAT SEC 10, a subdivision per plat recorded under Plat Number 201003039 F.B.C.C.F. No. same, also being the northwest corner of said 21.54 acre tract and the herein described tract;

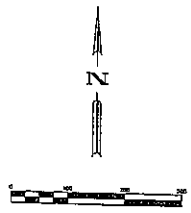
THENCE, N 87°48'48" E, along the common said survey line, the southerly subdivision per plat recorded under Plat Number 20103310 F.B.C.C.F. No. and the northerly line of said 21.54 acre tract, a distance of 321.37 feet to a 1/2-inch iron pipe with cap stamped "Brown & Coy" found for the northeast corner of said 21.54 acre tract, same being the northeast corner of said 21.54 acre tract and the herein described tract;

THENCE, a distance of 40'48" E, along the common line of said 21.54 acre tract and said 21.54 acre tract, a distance of 1,395.21 feet to the POINT OF BEGINNING and containing 21.54 acres (636,432 square feet) of land.

Bearing orientation is based on the Texas Coordinate System, South Central Zone 4204, NAD83 and is referenced to monuments found along the east line of said 21.54 acre tract as sited hereto.



VICINITY MAP N.T.S.



GENERAL NOTES

1. "U.L." indicates "Utility Easement".
2. "B.L." indicates "Building Line".
3. "W.L.E." indicates "Water Line Easement".
4. "S.W.S.E.C." indicates "Sanitary Sewer Easement".
5. "S.W.S.E.C." indicates "Storm Sewer Easement".
6. "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
7. "F.B.C.C.P. No." indicates "Plat Records of Fort Bend County".
8. "F.B.C.C.D. No." indicates "Deed Records of Fort Bend County".
9. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following conversion factor 1.0001037.
10. Bearing orientation is based on the Texas Coordinate System, South Central Zone 4204, NAD83 and is referenced to monuments found along the east right-of-way line of F.O. 1463 and the east line of a called 21.54 acre tract as sited hereto.
11. There is no observable evidence of any platlines within the boundaries of the subject tract, and that lines on the title record provided by City Planning Letter proposed by Stamps Title Company, File No. 1000032935 and dated December 1, 2014, that there are no pipeline easements of record within the boundaries of the subject tract except as shown hereon.
12. The property lies in the Unsettled Zone "A" (zone determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and interpreted Areas, Map Number 48107C101A, Revised April 2, 2014.
13. Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "Brown & Coy" at all plat boundary corners unless otherwise noted.
14. - ( ) - indicates "New 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "Brown & Coy" at all plat boundary corners unless otherwise noted.
15. All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.
16. This plat is subject to restrictions recorded under Fort Bend County Clerk's File No. 2009023029, 201010547, 201003039, 200902344, 201012163, 201010821, 201012400, 201107045, -201010764, 201003113, 201010821, 201006701, 201148821, 201148821, 201003113, 201010764 per City Planning Letter December 1, 2014.

CURVE DATA					
NUMBER	BEARING	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	236.34	17°22'	665.24	N 77°57'3" W	681.81

PARKLANE FULSHEAR

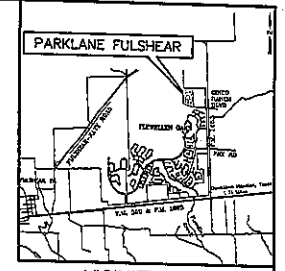
A SUBDIVISION OF 21.54 ACRES OF LAND LOCATED IN THE J.W. SCOTT SURVEY, ABSTRACT 321 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVES: 1 BLOCKS: 1  
SCALE: 1"=100' DATE: DECEMBER, 2016

DRAWN BY: JAMES REALTY GROUP  
4815 SAN PETERS, STE. 370 HOUSTON, TX 77057  
(713) 297-4402  
MARC WOODWARD

LAND PLANNER: KERRY H. GAGNEY & ASSOCIATES, INC.  
2301 CHICO RANCH ROAD, #4-202 KATY, TEXAS 77450  
(281) 378-0300  
KATHRYN EDWARDS

ACEC, Inc. 18777 Westchase, Suite 400, Houston, TX 77042  
Tel: 281-558-8700 • www.acec.com  
TSPS Registration No. 5-1286  
TSPS License Surveying Firm No. 10165-03  
E. BENTON SCHWALTZ



STATE OF TEXAS  
COUNTY OF FORT BEND

COO 21, LLC, a Texas limited liability company, acting by and through C. Bruce King, its manager or JUDITH REALTY GROUP, LLC, hereinafter referred to as the owner of the 21.54 acre tract described in the above and foregoing map of PARKLANE FULSHEAR, do hereby make and establish said subdivision and development plan of said property according to all laws, regulations, restrictions and conditions on said map or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or private access easements), utility poles, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed and do hereby bind ourselves, our heirs, successors and assigns and forever defend the title on the land so dedicated.

FURTHER, owner has dedicated and by these presents do dedicate to the use of the public for public utility purposes forever undisturbed aerial easements. The aerial easements shall extend horizontally to additional eleven feet, six inches (11'-6") for ten feet (10'-0") particular ground easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") particular ground easements or five feet, six inches (5'-6") particular feet (10'-0") particular ground easements, from a plane sixteen feet (16'-0") above the ground level upward. Said aerial easement is not subject to public utility easements that are designated with aerial easements (i.e. 600 A.C.) as indicated and depicted herein, whereby the aerial easement shall extend twenty five feet, six inches (25'-6") in width.

FURTHER, owner has dedicated and by these presents do dedicate to the use of the public for public utility purposes forever undisturbed aerial easements. The aerial easements shall extend horizontally to additional ten feet (10'-0") for ten feet (10'-0") back-to-back ground easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back ground easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back ground easements, from a plane sixteen feet (16'-0") above the ground level upward, because adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (i.e. C and A.C.) as indicated and depicted herein, whereby the aerial easement shall extend thirty feet (30'-0") in width.

FURTHER, owner do hereby consent and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any water from any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, we do hereby dedicate to the public a strip of ten feet (10'-0") wide on each side of the center line of any and all drains, ditches, ditches, drains, and drainage ditches located in said subdivision, or easement for drainage purposes. Fort Bend County or any of drainage facilities and easements shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance.

FURTHER, we do hereby consent and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any obstructions, impediments, encroachments and other obstructions to the protection and maintenance of the drainage facility and that such existing property shall not be permitted to encroach directly into this easement except by means of an approved drainage structure.

IN WITNESS WHEREOF, the COO 21, LLC, a Texas limited liability company, acting by and through JUDITH REALTY GROUP, LLC, has caused these presents to be signed by Jared Hoenig, its manager, hereunto authorized. This \_\_\_\_\_ day of \_\_\_\_\_, 2017.

COO 21, LLC,  
a Texas limited liability company  
By: Jared Hoenig  
Title: Manager

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Jared Hoenig, Manager of JUDITH REALTY GROUP, LLC, of COO 21, LLC, a Texas limited liability company, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Printed Name:  
Notary Public in and for the State of Texas  
Commission Expires \_\_\_\_\_

I, Nicolas Vann, an registered surveyor under the laws of the State of Texas do hereby certify that the above subdivision is true and correct and was drawn from an official survey of the property and under my supervision and that all boundary lines having a suitable diameter of not less than three (3) inches and a length of not less than three (3) feet and that the plat boundary corners have been tied to the nearest survey corner.

Nicolas Vann, R.P.L.S.  
Texas Registration No. 6363

I, E. Brian Schmitt, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of the City of Fulshear, to the best of my knowledge.

E. Brian Schmitt, P.E.  
Texas Registration No. 151203  
Brow & Coy Engineers, Inc.  
TDE Registration No. P-1266

This plat of PARKLANE FULSHEAR is approved by the City Planning Commission of the City of Fulshear, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

By: Barry  
Chairperson

Jarvis Hunt  
City Clerk

This plat of PARKLANE FULSHEAR was approved on \_\_\_\_\_ by the City of Fulshear City Council and signed on this \_\_\_\_\_ day of \_\_\_\_\_, 2017. However, this approval shall be inoperative until the plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

Jeff K. Roberts  
Mayor

Elise Gorman Olfers  
City Secretary

I, L. Loree Richard, County Clerk in and for Fort Bend County, Texas, hereby certify that the foregoing instrument with its certificate of acknowledgment was filed for recordation in my office on \_\_\_\_\_, 2017, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in the \_\_\_\_\_ Block of the plat records of said county.

Witness my hand and seal of office, at Richmond, Texas. The day and date last above written.

Loree Richard  
County Clerk  
Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

# PARKLANE FULSHEAR

A SUBDIVISION OF 21.54 ACRES OF LAND  
LOCATED IN THE  
J.W. SCOTT SURVEY, ABSTRACT 321  
CITY OF FULSHEAR,  
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVES: 1 BLOCKS: 1  
SCALE: 1"=100' DATE: DECEMBER, 2016

OWNER: LABE PLANKER  
JUDITH REALTY GROUP 601 I MORRY N. OLDFIELD & ASSOCIATES, INC.  
4200 RAW PULVIC STE. 370 HOUSTON, TX 77027 3301 GINCO RANCH BLVD., #A-200  
(713) 271-4000 HOUSTON, TEXAS 77004  
MARC WOODWARD (817) 578-0340  
KATHRYN EDWARDS

**BCE** BGE, Inc.  
10777 Westchase, Suite 400, Houston, TX 77042  
Tel: 281-556-6700 • www.bgeinc.com  
TDEP Registration No. F-0140  
TDEP's Licensed Surveying Firm No. 121085-00  
E. DEYTON SCHWALTZ



REC'D JAN 05 2017

January 4, 2017

Clay & Leyendecker, Inc.  
Attn: Mr. David Leyendecker  
1350 Avenue D  
Katy, Texas 77493

Re: PARKLANE FULSHEAR – Response to Final Plat Comments

Dear Mr. Leyendecker:

Below is our itemized list of responses to the Engineering Review comments, dated January 3, 2017, regarding the above referenced plat. If you have any questions, or require any additional information, please do not hesitate to call.

- A. In the body of the dedication statement Ewing King is described as the Manager of Judwin Realty Group. The signature line is for Jerald Winograd, Manager of Judwin Realty Group. These need to be rectified.**

*RESPONSE: Ewing King has been removed and replaced with Jerald Winograd. See enclosure(s).*

- B. The Plat shows the owner to be Judwin Realty Group in the Title Block while the City Planning Letter calls the owner out to be CCR 21, LLC.**

*RESPONSE: The owner shown on the City Planning Letter, CCR 21, LLC., has been applied to the Title Block on both sheets. See enclosure(s).*

Sincerely,

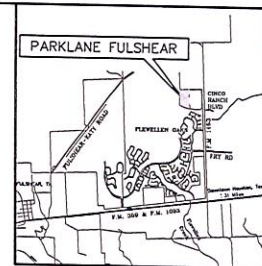
A handwritten signature in blue ink that reads "Trey DeVillier".

Trey DeVillier  
Platting Tech

Enclosure: ~~Ten~~<sup>1</sup> (10) Copies of the Subject Plat

cc: D. Offord, City Secretary (+9 copies of the subject plat)  
Sharon Valiante, Community Services Director





VICINITY MAP  
N.T.S.

This plat of PARKLANE FULSHEAR is approved by the City Planning Commission of the City of Fulshear, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Amy Pearce  
City Planner

\_\_\_\_\_  
Justin Womert  
City Planner

This plat of PARKLANE FULSHEAR was approved on \_\_\_\_\_ by the City of Fulshear City Council and signed on this \_\_\_\_\_ day of \_\_\_\_\_, 2017; provided, however, this approval shall be in null and void unless the plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

\_\_\_\_\_  
Jett W. Roberts  
Mayor

\_\_\_\_\_  
Diana Gordon Orford  
City Secretary

I, Laura Richard, County Clerk in and for Fort Bend County, Texas, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2017, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in Plot Number \_\_\_\_\_ of the plat records of said county.

Witness my hand and seal of office, at Richmond, Texas, this \_\_\_\_\_ day and date last above written.

\_\_\_\_\_  
Laura Richard  
County Clerk  
Fort Bend County, Texas

\_\_\_\_\_  
By: Deputy

STATE OF TEXAS  
COUNTY OF FORT BEND

We, COB 21, LLC, a Texas limited liability company, acting by and through **Jerald Womert**, its Manager of JUDWIN REALTY GROUP, LLC, hereinafter referred to as "Owner of the 21.54 acre tract" described in the above and foregoing map of PARKLANE FULSHEAR, do hereby make and establish said subdivision and development plan or plat of Parklane Fulshear according to all laws, regulations, restrictions and notices on said maps or plat, and hereby dedicate to the use of the public forever all streets, drains, easements and public places shown thereon for the purposes and consideration therein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title on the land so dedicated.

FURTHER, Owners do hereby dedicate and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional sixteen feet, six inches (1'6") for ten feet (10') perimeter ground easements of seven feet, six inches (7'6") for fourteen feet (14') perimeter ground easements of five feet, six inches (5'6") for sixteen feet (16') perimeter ground easements, from a plane sixteen feet (16') above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.C. and A.C.) as indicated and depicted hereon, whereby the aerial easements locate twenty one feet, six inches (21'6") in width.

FURTHER, Owners do hereby dedicate and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10') for ten feet (10') back-to-back ground easements, or eight feet (8') for four-foot ten feet (14') back-to-back ground easements or seven feet (7') for sixteen feet (16') back-to-back ground easements, from a plane sixteen feet (16') above the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.C. and A.C.) as indicated and depicted hereon, whereby the aerial easements locate thirty feet (30') in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any surface water into any public or private street, pavement, easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, we do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all pipes, open, culverts, drains, ditches, ditches, drains and drainage ditches located in said subdivision, as easement for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easements, ditches, culverts, drains or drainage ditches shall hereby be restricted to prevent the drainage of any surface water and easements of access, shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN WITNESS WHEREOF, the COB 21 LLC, A Texas limited liability company, acting by and through JUDWIN REALTY GROUP, LLC, has caused these presents to be signed by Jerald Womert, its Manager, thereto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

COB 21, LLC  
A Texas limited liability company

By: **JUDWIN REALTY GROUP, LLC**  
Its Manager

\_\_\_\_\_  
Name: Jerald Womert  
Title: Manager

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jerald Womert, Manager of JUDWIN REALTY GROUP, LLC, of COB 21, LLC, a Texas limited liability company, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Printed Name:  
Notary Public in and for the State of Texas  
Commission Expires: \_\_\_\_\_

I, Nicolas Vonn, an registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, single points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods marking an incision diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

\_\_\_\_\_  
Nicolas Vonn, R.P.L.S.  
Texas Registration No. 6393

I, C. Benton Schmalz, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of the City of Fulshear, to the best of my knowledge.

\_\_\_\_\_  
C. Benton Schmalz, P.E.  
Texas Registration No. 101980  
Brown & Gay Engineers, Inc.  
TPE Registration No. F-1046

# PARKLANE FULSHEAR

A SUBDIVISION OF 21.54 ACRES OF LAND  
LOCATED IN THE  
J.W. SCOTT SURVEY, ABSTRACT 321  
CITY OF FULSHEAR,  
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVES: 1 BLOCKS: 1  
SCALE: 1"=100' DATE: DECEMBER, 2016

OWNER: **COB 21, LLC**  
4205 SAN TELPA, STE. 370  
HOUSTON, TX 77027  
(713) 297-4400  
**JERALD WOMERT**

LAND PLANNER:  
BCK | KERRY R. GILBERT & ASSOCIATES, INC.  
2300 OWENS RANCH BLVD., RM-250  
KATY, TEXAS 77484  
(281) 579-4340  
KATHRYN EDWARDS



BGE, Inc.  
10777 Mechanick, Suite 400, Houston, TX 77042  
Tel. 281-556-8704 • www.bge.com  
TPE Registration No. F-1046  
TPE's Licensed Surveying Firm No. 101065-00  
E. BENTON SCHMALZ

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 Fulbrook on Fulshear Creek Section 8

City Engineer Review

Final Plat

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 1-3-2017

City Secretary

Processed  
 Returned for additional data

BY: [Signature] DATE: 12-20-2016

Planning Commission Review

Approved  
 Returned for additional data  
PREVIOUSLY APPROVED, BUT NOT FILED/RECORDED IN TIME. VARIANCE FOR 50' ROW NOT NECESSARY - ALLOWED PER DEVELOPMENT AGREEMENT.

BY: [Signature] DATE: 1-6-17

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: 12-20-16 Date Received by the City of Fulshear: \_\_\_\_\_

Subdivision: FULBROOK ON FULSHEAR Development: \_\_\_\_\_  
CREEK SECTION EIGHT

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: METES & BOUNDS ON THE FACE OF PLAT.

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

Total Acreage: 18.3333 AC.

Number of Streets: 4

Number of Lots: 50

Number and Types of Reserves: 2 LANDSCAPE/OPEN SPACE

Total Acres In Reserve: 1.083 AC.

Owner: FULSHEAR LAND PARTNERS, LTD

Address: THREE RIVERWAY SUITE 120

City/State: HOUSTON, TEXAS 77056

Telephone: 713-623-2466

Email Address: \_\_\_\_\_

Engineer/Planner: COSTELLO, INC

Contact Person: RALPH WISSEL / MARK ARMSTRONG

Telephone: 713-783-7788

Fax Number: 713-783-3580

Email Address: RWISSEL@COSTELLOINC.COM /  
MARMSTRONG@COSTELLOINC.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 <sup>nd</sup> Review of plats -	\$100.00 (each additional review)
TOTAL PLATTING FEE	<u>\$ 904.17</u>
Park Fees (due at Final Plat Application)	_____

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]  
SIGNATURE

JONEL DELAROSA / PLAT COORDINATOR  
TYPED OR PRINTED NAME/TITLE

12-20-16  
DATE



January 3, 2017

**Engineering Review**

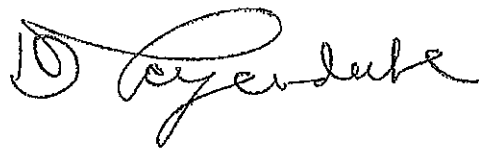
Final Plat  
Fulbrook on Fulshear Creek Section 8  
City of Fulshear, Texas

**For Information only:**

1. This plat will create a total of 50 lots and two (2) Reserves that cover a total acreage of 18.3333 acres.
2. The lot sizes for this section average about 80 foot by 130 foot.
3. Access to this section will be from Farm Hill Way off of Fulshear Trace.
4. This is a resubmission of a plat approved in November 17, 2015 but was not recorded in the 12 month deadline.

**Recommendations:**

I recommend that this Final Plat of Fulbrook on Fulshear Creek Section 8 be approved. A variance will be needed to allow a 50-foot street right-of-way width for Garden Ridge Court, Garden Glenn Court and Wild Garden Way Court. This variance was originally granted with the previously approved plat.







**CITY PLANNING LETTER**

GF No.: 1045002646CS  
Time frame covered by this report:

Effective Date: 12/08/2016

**PROPERTY**

Legal Description:

County: Fort Bend  
Project: Fulbrook on Fulshear Creek - Section Eight Boundary  
C.I. No.: 1056-15R5 (Plat prepared)  
Job Number: 2014-371-011

Being an 18.3333 acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas; said 18.3333 acre tract being a part of a called 74.1858 acre tract of land (Tract 2) recorded in the name of Fulshear Land Partners, LTD. in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2016032015 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.) and a part of a called 96.1496 acre tract of land recorded in the name of Fulshear Land Partners, LTD. in F.B.C.C.F. No. 2006163186 of the O.P.R.F.B.C.; said 18.3333 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone):

Commencing at a 1-inch iron pipe found at the northeast corner of a called 200.7181 acre tract of land recorded in the name of Fulshear Land Investment Partners, LTD. in F.B.C.C.F. No. 2006137093 of the O.P.R.F.B.C. and the southeast corner of a called 59.93 acre tract of land recorded in the name of Robert Judson Pickard, Tr. in F.B.C.C.F. No. 2011067776 of the O.P.R.F.B.C., and being on the westerly line of a called 39.98 acre tract of land recorded in the name of DHK Fulshear, LP. in F.B.C.C.F. No. 2013000442 of the O.P.R.F.B.C.;

Thence, with the northerly line of said 200.7181 acre tract, the southerly line of said 59.93 acre tract, and the northerly line of said 74.1858 acre tract, South 88 degrees 30 minutes 31 seconds West, a distance of 1,709.53 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the **Point of Beginning** of the herein described tract;

Thence, across said 74.1858 acre tract, the following eighteen (18) courses:

1. South 01 degrees 29 minutes 29 seconds East, a distance of 15.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
2. South 57 degrees 36 minutes 14 seconds East, a distance of 122.58 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

3. South 51 degrees 36 minutes 24 seconds East, a distance of 105.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
4. South 37 degrees 07 minutes 32 seconds East, a distance of 105.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
5. South 22 degrees 38 minutes 40 seconds East, a distance of 105.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
6. South 08 degrees 00 minutes 06 seconds East, a distance of 109.13 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
7. South 00 degrees 52 minutes 49 seconds West, a distance of 324.25 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
8. South 16 degrees 32 minutes 07 seconds East, a distance of 79.99 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
9. South 25 degrees 50 minutes 41 seconds East, a distance of 72.78 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
10. South 38 degrees 08 minutes 33 seconds East, a distance of 74.53 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
11. South 32 degrees 57 minutes 59 seconds East, a distance of 40.19 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
12. 46.88 feet along the arc of a curve to the right, said curve having a central angle of 05 degrees 04 minutes 05 seconds, a radius of 530.00 feet and a chord that bears North 63 degrees 15 minutes 15 seconds East, a distance of 46.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
13. North 65 degrees 47 minutes 18 seconds East, a distance of 51.81 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
14. South 24 degrees 12 minutes 42 seconds East, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
15. South 65 degrees 47 minutes 18 seconds West, a distance of 51.81 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
16. 201.13 feet along the arc of a curve to the left, said curve having a central angle of 24 degrees 31 minutes 08 seconds, a radius of 470.00 feet and a chord that bears South 53 degrees 31 minutes 44 seconds West, a distance of 199.60 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
17. South 41 degrees 16 minutes 10 seconds West, a distance of 81.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
18. 41.58 feet along the arc of a curve to the left, said curve having a central angle of 95 degrees 17 minutes 19 seconds, a radius of 25.00 feet and a chord that bears South 06 degrees 22 minutes 29 seconds East, a distance of 36.95 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set on the easterly right-of-way line of Fulshear Trace (width varies) as established by Fulshear Trace Street Dedication Plat recorded under Plat No. 20140163 of the Plat Records of Fort Bend County;

Thence, with said easterly right-of-way line of Fulshear Trace, the following three (3) courses:

19. North 54 degrees 01 minutes 09 seconds West, a distance of 613.78 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

20. 733.59 feet along the arc of a curve to the right, said curve having a central angle of 45 degrees 11 minutes 44 seconds, a radius of 930.00 feet and a chord that bears North 31 degrees 25 minutes 17 seconds West, a distance of 714.72 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
21. North 08 degrees 49 minutes 25 seconds West, a distance of 262.07 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
22. Thence, with the northerly line of said 74.1858 acre tract and aforesaid southerly line of the .59.93 acre tract, North 88 degrees 30 minutes 31 seconds East, a distance of 629.52 feet to the Point of Beginning and containing 18.3333 acres of land.

*Note: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override Item 2 of Schedule B hereof.*

Based on a search of the Public Records of FORT BEND County, Texas, the last instrument purporting to convey title to the land described above was:

**Fulshear Land Investment Partners, Ltd., a Texas limited partnership by virtue of Deed recorded under FBCCF# 2015042132 & Fulshear Land Partners, Ltd., a Texas limited partnership by virtue of Deed recorded under FBCCF# 2006163186 & 2016032015**

This report hereby reports that the instruments listed below have been filed for record in the office of the County Clerk of FORT BEND, County, Texas, and are affecting title to the property above described during the time frame as set out above:

**RESTRICTIONS:**

None of record

**EASEMENTS:**

1. Easement Agreement by and between Fulshear Municipal Utility District No. 1 of Fort Bend County, Fulshear Land Investments Partners, Ltd., a Texas limited partnership and Fulshear Land Partners, Ltd., a Texas limited partnership, recorded April 30, 2014 under Fort Bend County Clerk's File No. 2014043620.
2. Easement Agreement by and between Fulshear Municipal Utility District No. 1 of Fort Bend County, Fulshear Land Investments Partners, Ltd., a Texas limited partnership and Fulshear Land Partners, Ltd., a Texas limited partnership, recorded April 30, 2014 under Fort Bend County Clerk's File No. 2014043622.
3. Easement Agreement by and between Fulshear Municipal Utility District No. 1 of Fort Bend County, Fulshear Land Investments Partners, Ltd., a Texas limited partnership and Fulshear Land Partners, Ltd., a Texas limited partnership, recorded April 30, 2014 under Fort Bend County Clerk's File No. 2014043619.
4. Failure of the subject property to have a means of ingress and egress to a dedicated public roadway pursuant to existing One foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat the one foot reserve shall thereupon become vested in the public for

street right-of-way purposes and the fee title there to shall revert to and revest in the dedicator, his heirs, assigns, or successors, as shown on plat of Fulshear Trace Street Dedication recorded under Plat No. 20140163 of the Plat Records of Fort Bend County, Texas. . (THIS WILL NO LONGER APPLY UPON RECORDATION OF PROPOSED PLAT)

5. Subject property lies within the boundaries of FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1 FORT BEND COUNTY.
6. 1/2 of all oil, gas and other minerals in, on, under or that may be produced are reserved in instrument recorded in Volume 593, Page 369 of the deed records of Fort Bend County, Texas. Title to said interest has not been investigated subsequent to date of aforesaid instrument.
7. 1/2 of all oil, gas and other minerals in, on, under or that may be produced reserved as set forth in instrument recorded in Volume 593, Page 365, Deed Records, Fort Bend County, Texas. Title to said interest has not been investigated subsequent to date of aforesaid instrument.
8. All of the remaining mineral interest reserved in instrument from Carolyn Ann Huggins Michnoff f/k/a Carolyn Ann Huggins to Fulshear Land Investment Partners, Ltd., dated October 30, 2006 and recorded on October 31, 2006, filed under Clerk's File No. 2006137093 in the Official Public Records of Real Property of Fort Bend County, Texas. Surface rights waived therein except for an approximately 2.00 acre drill site located on the subject property and access easement thereto, said instrument stating therein: *"Grantor hereby excepts and reserves all of the interest currently owned by Grantor in the oil, gas and other minerals (the "Minerals") in and under or that may be produced from the Property; however, Grantor, on behalf of itself, its successors and assigns, hereby forever releases, waives and relinquishes all rights to use the surface of the Property for seismic activities and for any and all other mineral exploration or production purposes including, without limitation, exploring, drilling for, developing, producing, storing, and processing Minerals from the Property ("Mineral Operations") with the exception of the two (2) acre tract of land described on Exhibit "C" attached hereto (the "Drill Site"). Such release, waiver and relinquishment shall not be construed as a release, waiver or relinquishment by Grantor of the right to explore, drill for, develop or produce Minerals from the Land (and to have access to and control of underground mineral formations) without the use of any portion of the surface of the Land other than the Drill Site, including production through wells at surface locations situated on the Drill Site or outside the Land, including, without limitation, directional wells drilled under or through or bottomed beneath the Land."*

Subject to Waiver of Surface Rights and Designation of Drill Site recorded on May 16, 2014 under Fort Bend County Clerk's File No. 2014050220.

9. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated August 31, 2005, recorded September 1, 2005 at Fort Bend County Clerk's File No. 2005107659 of the Official Records of FORT BEND County, Texas, which document contains the following language *"Grantor hereby excepts and reserves all of the interest currently owned by Grantor, if any, in the oil, gas and other hydrocarbon minerals (the "Minerals") in and under or that may be produced from the Property; however, Grantor, on behalf of itself, its successors and assigns, hereby forever releases, waives and relinquishes all rights to use the surface of the Property for seismic activities and for any and all other mineral exploration or production purposes including, without limitation, exploring, drilling for, developing, producing, storing, and processing Minerals from the Property with the exception of that certain approximately two (2) acre drill site (the "Drill Site") the location of which shall be agreed to between Grantor and Grantee, as hereafter described. With respect to the Drill Site, Grantee shall designate the proposed location of the Drill Site and the location of an easement granting access to such Drill Site (the "Access Easement"). At such time as Grantee designates the location of the Drill Site and the Access Easement, it shall notify Grantor who shall have the right to approve such location of the Drill Site and the Access Easement, which such approval shall not be unreasonably withheld, conditioned or delayed. At such time as the location of the Drill Site and Access Easement is agreed upon, Grantor and Grantee shall execute and instrument in the property records confirming the location of*

*the Drill Site and Access Easement and Grantor, its successors and assigns agree that any mineral operations with respect to the Property shall be limited to such Drill Site and Access Easement. In addition to operations that may be conducted upon the Drill Site, Grantor shall also have and retain the right to operations, development and production of oil, gas, and associated hydrocarbons produced therewith, and other minerals in and under the Property by pooling or by off-site directional drilling below the surface of the Property." Reference to which instrument is here made for full particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).*

Said interest subject to Waiver of Surface Rights and Designation of Drill Site recorded on October 31, 2006 under Fort Bend County Clerk's File No. 2006137086, same designating access easements, drill sites and pipeline easements located offsite of subject property.

**LIENS:**

1. Deed of Trust executed by FULSHEAR LAND PARTNERS, LTD., a Texas limited partnership to John D. Hudgens, Trustee, dated March 29, 2016, filed March 30, 2016, recorded in/under Fort Bend County Clerk's File No. 2016032016 of the Real Property Records of FORT BEND County, Texas, securing TEXAS CAPITAL BANK, National Association in the payment of one note in the principal sum of Twelve Million (\$12,000,000.00), due and payable and bearing interest as therein provided; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument.

Additionally secured by ASSIGNMENT OF REIMBURSEMENT CONTRACT AND PROCEEDS dated March 29, 2016, filed March 30, 2016, recorded in/under Fort Bend County Clerk's File No. 2016032017 of the Real Property Records of FORT BEND County, Texas.

This report is issued for the use of and shall inure to the benefit of and is issued in consideration of amount paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

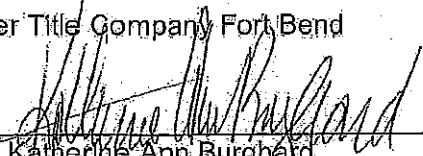
**SPECIAL NOTE AND LIMITATION OF LIABILITY:** This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital status or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

Charter Title Company Fort Bend

BY:

  
Katherine Ann Burghard  
Commercial Title Officer



County: Fort Bend  
Project: Fulbrook on Fulshear Creek – Section Eight Boundary  
C.I. No.: 1056-15R5 (Plat prepared)  
Job Number: 2014-371-011

METES AND BOUNDS DESCRIPTION  
18.3333 ACRES

Being an 18.3333 acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas; said 18.3333 acre tract being a part of a called 74.1858 acre tract of land (Tract 2) recorded in the name of Fulshear Land Partners, LTD. in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2016032015 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.) and a part of a called 96.1496 acre tract of land recorded in the name of Fulshear Land Partners, LTD. in F.B.C.C.F. No. 2006163186 of the O.P.R.F.B.C.; said 18.3333 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone):

**Commencing** at a 1-inch iron pipe found at the northeast corner of a called 200.7181 acre tract of land recorded in the name of Fulshear Land Investment Partners, LTD. in F.B.C.C.F. No. 2006137093 of the O.P.R.F.B.C. and the southeast corner of a called 59.93 acre tract of land recorded in the name of Robert Judson Pickard, Tr. in F.B.C.C.F. No. 2011067776 of the O.P.R.F.B.C., and being on the westerly line of a called 39.98 acre tract of land recorded in the name of DHK Fulshear, LP. in F.B.C.C.F. No. 2013000442 of the O.P.R.F.B.C.;

Thence, with the northerly line of said 200.7181 acre tract, the southerly line of said 59.93 acre tract, and the northerly line of said 74.1858 acre tract, South 88 degrees 30 minutes 31 seconds West, a distance of 1,709.53 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the **Point of Beginning** of the herein described tract;

Thence, across said 74.1858 acre tract, the following eighteen (18) courses:

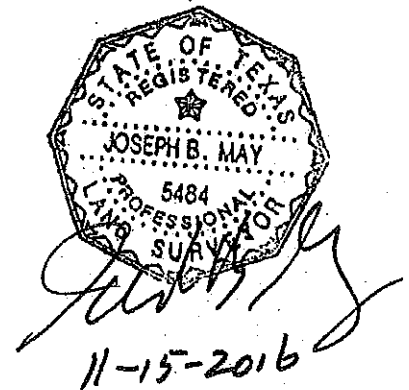
1. South 01 degrees 29 minutes 29 seconds East, a distance of 15.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
2. South 57 degrees 36 minutes 14 seconds East, a distance of 122.58 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
3. South 51 degrees 36 minutes 24 seconds East, a distance of 105.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
4. South 37 degrees 07 minutes 32 seconds East, a distance of 105.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

5. South 22 degrees 38 minutes 40 seconds East, a distance of 105.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
6. South 08 degrees 00 minutes 06 seconds East, a distance of 109.13 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
7. South 00 degrees 52 minutes 49 seconds West, a distance of 324.25 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
8. South 16 degrees 32 minutes 07 seconds East, a distance of 79.99 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
9. South 25 degrees 50 minutes 41 seconds East, a distance of 72.78 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
10. South 38 degrees 08 minutes 33 seconds East, a distance of 74.53 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
11. South 32 degrees 57 minutes 59 seconds East, a distance of 40.19 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
12. 46.88 feet along the arc of a curve to the right, said curve having a central angle of 05 degrees 04 minutes 05 seconds, a radius of 530.00 feet and a chord that bears North 63 degrees 15 minutes 15 seconds East, a distance of 46.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
13. North 65 degrees 47 minutes 18 seconds East, a distance of 51.81 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
14. South 24 degrees 12 minutes 42 seconds East, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
15. South 65 degrees 47 minutes 18 seconds West, a distance of 51.81 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
16. 201.13 feet along the arc of a curve to the left, said curve having a central angle of 24 degrees 31 minutes 08 seconds, a radius of 470.00 feet and a chord that bears South 53 degrees 31 minutes 44 seconds West, a distance of 199.60 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
17. South 41 degrees 16 minutes 10 seconds West, a distance of 81.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

18. 41.58 feet along the arc of a curve to the left, said curve having a central angle of 95 degrees 17 minutes 19 seconds, a radius of 25.00 feet and a chord that bears South 06 degrees 22 minutes 29 seconds East, a distance of 36.95 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set on the easterly right-of-way line of Fulshear Trace (width varies) as established by Fulshear Trace Street Dedication Plat recorded under Plat No. 20140163 of the Plat Records of Fort Bend County;

Thence, with said easterly right-of-way line of Fulshear Trace, the following three (3) courses:

19. North 54 degrees 01 minutes 09 seconds West, a distance of 613.78 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
20. 733.59 feet along the arc of a curve to the right, said curve having a central angle of 45 degrees 11 minutes 44 seconds, a radius of 930.00 feet and a chord that bears North 31 degrees 25 minutes 17 seconds West, a distance of 714.72 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
21. North 08 degrees 49 minutes 25 seconds West, a distance of 262.07 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
22. Thence, with the northerly line of said 74.1858 acre tract and aforesaid southerly line of the 59.93 acre tract, North 88 degrees 30 minutes 31 seconds East, a distance of 629.52 feet to the **Point of Beginning** and containing 18.3333 acres of land.



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 Fulbrook on Fulshear Creek Section 12  
Final Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 1-3-2017

City Secretary

Processed  
 Returned for additional data

BY: [Signature] DATE: 12-20-2016

Planning Commission Review

Approved  
 Returned for additional data  
PREVIOUSLY APPROVED, BUT NOT FILED/RECORDED IN TIME. VARIANCE FOR 50' ROW NOT NECESSARY - ALLOWED PER DEVELOPMENT AGREEMENT.

BY: [Signature] DATE: 1-6-17

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: 12-20-16 Date Received by the City of Fulshear: \_\_\_\_\_

Subdivision: FULBROOK ON FULSHEAR Development: \_\_\_\_\_  
CREEK SECTION TWELVE

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: METES & BOUNDS ON THE FACE OF THE PLAT

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

Total Acreage: 35.8850 AC.

Number of Streets: 10

Number of Lots: 84

Number and Types of Reserves: 6 LANDSCAPE/OPENSAPCE

Total Acres in Reserve: 10.7043 AC. LIFE STATION DRAINAGE

Owner: FULSHEAR LAND PARTNERS, LTD.

Address: THREE RIVERWAY, SUITE 120

City/State: HOUSTON TEXAS, 77056

Telephone: 713-623-2466

Email Address: \_\_\_\_\_

Engineer/Planner: COSTELLO, INC.

Contact Person: RALPH WISSEL / MARK ARMSTRONG

Telephone: 713-783-7788

Fax Number: 713-783-3580

Email Address: RWISSEL@COSTELLOINC.COM / M.ARMSTRONG@COSTELLOINC.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 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$ 1,242.56</u>
Park Fees (due at Final Plat Application)	_____

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.

J. Del Rosa  
 SIGNATURE

JORGEL DELAROSA / PLAT COORDINATOR 12-20-16  
 TYPED OR PRINTED NAME/TITLE DATE

January 3, 2017

## Engineering Review

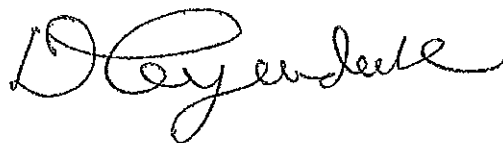
Final Plat  
Fulbrook on Fulshear Creek Section 12  
City of Fulshear, Texas

### For Information Only:

1. This plat will create 84 Lots in 5 Blocks with 6 Restricted Reserves that cover a total acreage of 35.8850 acres.
2. Access to this section will be from Meadow Wood Drive which will extend from James Lane.
3. The typical lot sizes in this section are 62-foot by 125-foot along with 70-foot by 120 foot.
4. This plat was approved in October 20, 2015 but has not been recorded so it needs approval again as it has expired.

### Recommendations:

I recommend that this Final Plat of Fulbrook on Fulshear Creek Section 12 be approved. I also recommend a variance be allowed for the Street Right-of-Way for Streamside Trail, Field Creek Court and Long Branch Court being 50-foot in width. This variance was approved previously.









**CITY PLANNING LETTER**

GF No.: 1045002628CS

Time frame covered by this report:

Effective Date: 12/09/2016

**PROPERTY**

Legal Description:

County: Fort Bend  
Project: Fulbrook on Fulshear Creek - Section Twelve Boundary  
C.I. No.: 1172-15R4 (Boundary Map prepared)  
Job Number: 2014-371-071

Being a 35.8850 acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas; said 35.8850 acre tract being all of a called 26.6532 acre tract (Tract 1) of land recorded in the name of Fulshear Land Partners, LTD. in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2016032015 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), a part of a called 11.1500 acre tract of land recorded in the name of Fulshear Land Partners, Ltd. in F.B.C.C.F. No. 2013133948 of the O.P.R.F.B.C., and all of a called 6.8294 acre tract of land recorded in the name of Fulshear Municipal Utility District No. 1 of Fort Bend County in F.B.C.C.F. No. 2016120216 of the O.P.R.F.B.C.; said 35.8850 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone):

**Beginning** at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the southeast corner of said 26.6532 acre tract and being on the northerly line of a called 80.00 acre tract of land recorded in the name of Canaan Ranch Corporation in F.B.C.C.F. No. 1999103046 of the O.P.R.F.B.C;

1. Thence, with the southerly line of said 26.6532 acre tract and the northerly line of said 80.00 acre tract, South 88 degrees 28 minutes 15 seconds West, a distance of 605.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

Thence, across said 26.6532 acre tract the following three (3) courses:

2. North 01 degrees 31 minutes 45 seconds West, a distance of 482.03 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
3. North 83 degrees 59 minutes 33 seconds West, a distance of 106.37 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
4. South 88 degrees 28 minutes 15 seconds West, a distance of 162.26 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set in James Lane (width varies) and being on the westerly line of said 26.6532 acre tract;

5. Thence, with said westerly line of the 26.6532 acre tract, North 22 degrees 04 minutes 41 seconds East, a distance of 346.36 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
  6. Thence, continuing with said westerly line of the 26.6532 acre tract, North 03 degrees 34 minutes 43 seconds East, a distance of 569.09 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the southwest corner of a called 0.5994 acre tract of land recorded in the name of Fort Bend County, Texas in F.B.C.C.F. No. 2012125881 of the O.P.R.F.B.C.;
  7. Thence, with the southerly line of said 0.5994 acre tract, South 83 degrees 43 minutes 01 seconds East, a distance of 26.28 feet to a 3/8-inch iron rod with "Landtech" cap found at the southeast corner of said 0.5994 acre tract;
  8. Thence, with the easterly line of said 0.5994 acre tract and the westerly line of aforesaid 11.1500 acre tract, North 20 degrees 01 minutes 16 seconds East, a distance of 124.82 feet to a 3/8-inch iron rod with "Landtech" cap found;
  9. Thence, continuing with said easterly line of the 0.5994 acre tract and said westerly line of the 11.1500 acre tract, North 04 degrees 46 minutes 27 seconds East, a distance of 182.57 feet to a 3/8-inch iron rod with "Landtech" cap found;
  10. Thence, continuing with said easterly line of the 0.5994 acre tract and said westerly line of the 11.1500 acre tract, North 04 degrees 33 minutes 40 seconds West, a distance of 63.27 feet to a 1/2-inch iron rod with "Landtech" cap found at the northwest corner of said 11.1500 acre tract and the southwest corner of Restricted Reserve "B" of Fulbrook on Fulshear Creek Section Three, a 37.0961 acre subdivision recorded in Plat No. 20140072 of the Plat records of Fort Bend County, and being on the northerly line of Fulshear Creek (width varies);
  11. Thence, with the northerly lines of said 11.1500 acre tract and said Fulshear Creek and the southerly line of said Fulbrook on Fulshear Creek Section Three, South 78 degrees 21 minutes 08 seconds East, a distance of 604.08 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
  12. Thence, continuing with said northerly lines of the 11.1500 acre tract and Fulshear Creek and said southerly line of Fulbrook on Fulshear Creek Section Three, South 86 degrees 42 minutes 40 seconds East, a distance of 609.71 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- Thence, across said 11.1500 acre tract and with the easterly lines of aforesaid 26.6532 acre tract, the following fifteen (15) courses:
13. South 04 degrees 56 minutes 26 seconds West, a distance of 485.31 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
  14. South 85 degrees 03 minutes 34 seconds East, a distance of 36.35 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
  15. South 04 degrees 56 minutes 26 seconds West, a distance of 170.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
  16. North 85 degrees 03 minutes 34 seconds West, a distance of 70.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
  17. South 81 degrees 59 minutes 17 seconds West, a distance of 41.08 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
  18. South 34 degrees 07 minutes 23 seconds West, a distance of 56.25 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
  19. North 55 degrees 52 minutes 37 seconds West, a distance of 95.00 feet to a 5/8-inch iron rod with cap

stamped "COSTELLO INC" set;

20. South 34 degrees 07 minutes 23 seconds West, a distance of 188.97 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
21. North 80 degrees 25 minutes 31 seconds West, a distance of 276.27 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
22. South 35 degrees 40 minutes 13 seconds West, a distance of 29.98 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
23. South 54 degrees 19 minutes 47 seconds East, a distance of 158.69 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
24. South 35 degrees 40 minutes 13 seconds West, a distance of 180.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
25. South 54 degrees 19 minutes 47 seconds East, a distance of 93.35 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
26. South 36 degrees 54 minutes 55 seconds West, a distance of 57.04 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
27. South 01 degrees 31 minutes 45 seconds East, a distance of 441.47 feet to the **Point of Beginning** and containing 35.8850 acres of land.

**Based on a search of the Public Records of FORT BEND County, Texas, the last instrument purporting to convey title to the land described above was:**

FULSHEAR LAND PARTNERS, LTD., a Texas partnership by virtue of Deed recorded under Fort Bend County Clerk's File No. 2013133948 & 2016032015

FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1 OF FORT BEND COUNTY by virtue of Deed recorded under Fort Bend County Clerk's File No. 2016120216

This report hereby reports that the instruments listed below have been filed for record in the office of the County Clerk of FORT BEND, County, Texas, and are affecting title to the property above described during the time frame as set out above:

**RESTRICTIONS:**

Item 1, Schedule B is hereby deleted.

**EASEMENTS:**

1. Storm sewer easement 25 feet in width easement affecting proposed Reserve "B", granted to Fulshear Municipal Utility District No. 1 of Fort Bend County in instrument recorded March 14, 2014 under Fort Bend County Clerk's File No. 2014024296, shown on plat recorded in Plat No. 20140072 of the Flat Records of Fort Bend County, Texas.
2. Reservation by Grantor of the entire mineral estate of the property owned by Grantor, if any, including all oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same as set out in Deeds filed under Clerk's File Nos. 2008000215 of the Official Public Records of Real Property of Fort Bend County, Texas. *Said instruments containing the following language: "Reserved Minerals. Grantors reserve all of the oil, gas and other minerals which may be produced in and under the Property ("Reserved Minerals") on behalf of Grantors and on behalf of all future oil, gas and mineral owners, mineral lessees and others acting by, through or under Grantors, but not otherwise ("Mineral Owners"), but waiving for themselves and all Mineral Owners any and all*

*right of ingress and egress to and from the surface of the Property. Nothing in this waiver will restrict or prohibit the pooling or unitization of the Reserved Minerals with land other than the Property; or the exploration or production of the Reserved Minerals or other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property Surface Waiver. Grantors waive the right to explore, develop, drill, produce, mine, treat or store the Reserved Minerals from the surface of the Property."*

3. Easement Agreement by and between Fulshear Land Partners, Ltd., a Texas limited partnership and Fulshear Creek Crossing Homeowners Association, Inc., a Texas non-profit corporation, recorded under Fort Bend County Clerk's File No. 2013134157.
4. Waiver of Special Appraisal for the Benefit of Fulshear Municipal Utility District No. 1 of Fort Bend County recorded under Fort Bend County Clerk's File No. 2014068483.
5. Rights of parties in possession.

**LIENS:**

1. Deed of Trust executed by FULSHEAR LAND PARTNERS, LTD., a Texas limited partnership to John D. Hudgens, Trustee, dated March 29, 2016, filed March 30, 2016, recorded in/under Fort Bend County Clerk's File No. 2016032016 of the Real Property Records of FORT BEND County, Texas, securing TEXAS CAPITAL BANK, National Association in the payment of one note in the principal sum of Twelve Million (\$12,000,000.00), due and payable and bearing interest as therein provided; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument.

Additionally secured by ASSIGNMENT OF REIMBURSEMENT CONTRACT AND PROCEEDS dated March 29, 2016, filed March 30, 2016, recorded in/under Fort Bend County Clerk's File No. 2016032017 of the Real Property Records of FORT BEND County, Texas.

This report is issued for the use of and shall inure to the benefit of and is issued in consideration of amount paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

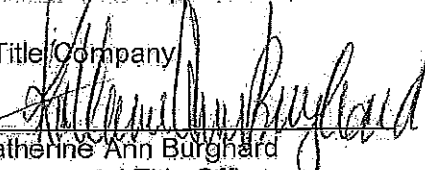
**SPECIAL NOTE AND LIMITATION OF LIABILITY:** This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital status or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

Charter Title Company

BY:

  
Katherine Ann Burghard  
Commercial Title Officer

County: Fort Bend  
Project: Fulbrook on Fulshear Creek – Section Twelve Boundary  
C.I. No.: 1172-15R4 (Boundary Map prepared)  
Job Number: 2014-371-071

METES AND BOUNDS DESCRIPTION  
35.8850 ACRES

Being a 35.8850 acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas; said 35.8850 acre tract being all of a called 26.6532 acre tract (Tract 1) of land recorded in the name of Fulshear Land Partners, LTD. in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2016032015 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), a part of a called 11.1500 acre tract of land recorded in the name of Fulshear Land Partners, Ltd. in F.B.C.C.F. No. 2013133948 of the O.P.R.F.B.C., and all of a called 6.8294 acre tract of land recorded in the name of Fulshear Municipal Utility District No. 1 of Fort Bend County in F.B.C.C.F. No. 2016120216 of the O.P.R.F.B.C.; said 35.8850 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone):

**Beginning** at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the southeast corner of said 26.6532 acre tract and being on the northerly line of a called 80.00 acre tract of land recorded in the name of Canaan Ranch Corporation in F.B.C.C.F. No. 1999103046 of the O.P.R.F.B.C;

1. Thence, with the southerly line of said 26.6532 acre tract and the northerly line of said 80.00 acre tract, South 88 degrees 28 minutes 15 seconds West, a distance of 605.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

Thence, across said 26.6532 acre tract the following three (3) courses:

2. North 01 degrees 31 minutes 45 seconds West, a distance of 482.03 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
3. North 83 degrees 59 minutes 33 seconds West, a distance of 106.37 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
4. South 88 degrees 28 minutes 15 seconds West, a distance of 162.26 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set in James Lane (width varies) and being on the westerly line of said 26.6532 acre tract;
5. Thence, with said westerly line of the 26.6532 acre tract, North 22 degrees 04 minutes 41 seconds East, a distance of 346.36 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

6. Thence, continuing with said westerly line of the 26.6532 acre tract, North 03 degrees 34 minutes 43 seconds East, a distance of 569.09 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the southwest corner of a called 0.5994 acre tract of land recorded in the name of Fort Bend County, Texas in F.B.C.C.F. No. 2012125881 of the O.P.R.F.B.C.;
7. Thence, with the southerly line of said 0.5994 acre tract, South 83 degrees 43 minutes 01 seconds East, a distance of 26.28 feet to a 3/8-inch iron rod with "Landtech" cap found at the southeast corner of said 0.5994 acre tract;
8. Thence, with the easterly line of said 0.5994 acre tract and the westerly line of aforesaid 11.1500 acre tract, North 20 degrees 01 minutes 16 seconds East, a distance of 124.82 feet to a 3/8-inch iron rod with "Landtech" cap found;
9. Thence, continuing with said easterly line of the 0.5994 acre tract and said westerly line of the 11.1500 acre tract, North 04 degrees 46 minutes 27 seconds East, a distance of 182.57 feet to a 3/8-inch iron rod with "Landtech" cap found;
10. Thence, continuing with said easterly line of the 0.5994 acre tract and said westerly line of the 11.1500 acre tract, North 04 degrees 33 minutes 40 seconds West, a distance of 63.27 feet to a 1/2-inch iron rod with "Landtech" cap found at the northwest corner of said 11.1500 acre tract and the southwest corner of Restricted Reserve "B" of Fulbrook on Fulshear Creek Section Three, a 37.0961 acre subdivision recorded in Plat No. 20140072 of the Plat records of Fort Bend County, and being on the northerly line of Fulshear Creek (width varies);
11. Thence, with the northerly lines of said 11.1500 acre tract and said Fulshear Creek and the southerly line of said Fulbrook on Fulshear Creek Section Three, South 78 degrees 21 minutes 08 seconds East, a distance of 604.08 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
12. Thence, continuing with said northerly lines of the 11.1500 acre tract and Fulshear Creek and said southerly line of Fulbrook on Fulshear Creek Section Three, South 86 degrees 42 minutes 40 seconds East, a distance of 609.71 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

Thence, across said 11.1500 acre tract and with the easterly lines of aforesaid 26.6532 acre tract, the following fifteen (15) courses:

13. South 04 degrees 56 minutes 26 seconds West, a distance of 485.31 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
14. South 85 degrees 03 minutes 34 seconds East, a distance of 36.35 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

15. South 04 degrees 56 minutes 26 seconds West, a distance of 170.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
16. North 85 degrees 03 minutes 34 seconds West, a distance of 70.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
17. South 81 degrees 59 minutes 17 seconds West, a distance of 41.08 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
18. South 34 degrees 07 minutes 23 seconds West, a distance of 56.25 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
19. North 55 degrees 52 minutes 37 seconds West, a distance of 95.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
20. South 34 degrees 07 minutes 23 seconds West, a distance of 188.97 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
21. North 80 degrees 25 minutes 31 seconds West, a distance of 276.27 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
22. South 35 degrees 40 minutes 13 seconds West, a distance of 29.98 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
23. South 54 degrees 19 minutes 47 seconds East, a distance of 158.69 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
24. South 35 degrees 40 minutes 13 seconds West, a distance of 180.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
25. South 54 degrees 19 minutes 47 seconds East, a distance of 93.35 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
26. South 36 degrees 54 minutes 55 seconds West, a distance of 57.04 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
27. South 01 degrees 31 minutes 45 seconds East, a distance of 441.47 feet to the **Point of Beginning** and containing 35.8850 acres of land.



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 Tamaron Trace Section 2 - Street Dedication / Preliminary Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 1-3-2017

City Secretary

Processed  
 Returned for additional data

BY: X. Korf DATE: 1-3-2017

Planning Commission Review

Approved  
 Returned for additional data

PREVIOUSLY APPROVED - RESUBMITTED AFTER DEVELOPER <sup>MADE</sup> CHANGES TO PLAT.

BY: A. Perry DATE: 1-6-17

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 JAN 03 2017

**Subdivision/Development Platting Application**

Date: 12/16/2016 Date Received by the City of Fulshear: 12/19/2016  
 Subdivision: TAMARRON TRACE 2 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: 2.017 ACRES IN THE MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS

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

Total Acreage: 2.017  
 Number of Streets: 2  
 Number of Lots: 0  
 Number and Types of Reserves: 0  
 Total Acres in Reserve: 0

Owner: D.R. HORTON TEXAS, LTD.  
 Address: 14100 SW FREEWAY, SUITE 500  
 City/State: SUGAR LAND, TEXAS 77478  
 Telephone: 281-566-2100  
 Email Address: \_\_\_\_\_

Engineer/Planner: LJA ENGINEERING, INC.  
 Contact Person: GEOFF FREEMAN  
 Telephone: 713-358-8830  
 Fax Number: \_\_\_\_\_  
 Email Address: gfreeman@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 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$550.43</u>
Park Fees (due at Final Plat Application)	_____

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

Geoffrey A. Freeman / Platting Manager

TYPED OR PRINTED NAME/TITLE

12-16-2016

DATE

January 3, 2017  
**Engineering Review**

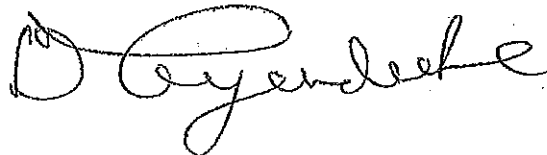
Preliminary Plat - Tamarron Trace Section 2  
Street Dedication  
City of Fulshear, Texas

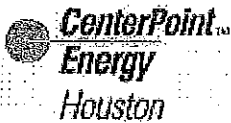
**For Information only:**

1. This plat will create approximately 890-foot of new street right-of-way (100-foot width) for Tamarron Trace.
2. The new street right-of-way will extend from Yellow Preserve Drive on the South to the North line of 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 Final Plat of Tamarron Trace Section 2 Street Dedication be approved.





August 4, 2016

City of Richmond/Planning & Development Dept.  
600 Morton  
Richmond, TX 77469

**Re: Preliminary Plat of Tamarron Trace Section 2 Street Dedication**

To whom it may concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corporation, 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 August 12, 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 abandonment 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.

If there are any questions, please contact Sheila R. Agee at 713.207.6349.

Sincerely,

A handwritten signature in cursive script that reads "Sheila R. Agee".

Sheila R. Agee  
Senior Right of Way Agent

C: Ashley Fuller <afuller@ljaengineering.com>

PLR16.312

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

**CITY PLANNING LETTER**

October 9, 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 4th day of October, 2016, we find the following:

**Record Owner:**

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

**Recording Instrument:**

Special Warranty Deed, executed by BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas.

**Legal Description:**

**TAMARRON TRACE SECTION 2 STREET DEDICATION**

**DESCRIPTION OF  
2.447 ACRES**

**TAMARRON TRACE SECTION 2 STREET DEDICATION**

Being 2.447 acres of land located in the Micajah Autry Survey, Abstract 100, Fort Bend County, Texas, more particularly being a portion of that certain called 631.26 acre tract conveyed to D. R. Horton - Texas, LTD by an instrument of record under File Number 2013000056, of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.) and being a portion of Reserve "A" as shown on Tamarron Lift Station Site No. 1 a subdivision of record in Plat Number 20140185, of the Plat Records of said Fort Bend County, Texas (F.B.C.P.R.), said 2.447 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83, Epoch 2010.00);

COMMENCING for reference at a 5/8-inch iron rod with cap stamped "LJA ENG" found marking the northeast corner of Reserve "B" as shown on said Tamarron Lift Station Site No. 1, same being on the westerly line of said Reserve "A";

Thence, 171.17 feet along a westerly line of said Reserve "A", the easterly line of said Reserve "B" and along the arc of a tangent curve to the left, having a radius of 1,440.00 feet, a central angle of  $06^{\circ} 48' 38''$ , and a chord which bears South  $01^{\circ} 34' 28''$  West, 171.07 feet to the northwest corner and POINT OF BEGINNING of the herein described tract;

Thence, North  $86^{\circ} 36' 08''$  East, 100.00 feet to a point for the northeast corner of the herein described tract;

Thence, 13.22 feet along the arc of a non-tangent curve to the left, having a radius of 1,340.00 feet, a central angle of  $00^{\circ} 33' 55''$ , and a chord which bears South  $01^{\circ} 40' 49''$  East, 13.22 feet to a point for corner;

Thence, South  $01^{\circ} 57' 47''$  East, 856.32 feet to a point for corner, the beginning of a curve;

Thence, 47.12 feet along the arc of a tangent curve to the left, having a radius of 30.00 feet, a central angle of  $90^{\circ} 00' 00''$ , and a chord which bears South  $46^{\circ} 57' 47''$  East, 42.43 feet to a point for corner;

Thence, South  $01^{\circ} 57' 47''$  East, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 47.12 feet along the arc of a non-tangent curve to the left, having a radius of 30.00 feet, a central angle of  $90^{\circ} 00' 00''$ , and a chord which bears South  $43^{\circ} 02' 13''$  West, 42.43 feet to a point for corner;

Thence, South  $88^{\circ} 02' 13''$  West, 100.00 feet to a point for corner, the beginning of a curve;

Thence, 47.12 feet along the arc of a non-tangent curve to the left, having a radius of 30.00 feet, a central angle of 90° 00' 00", and a chord which bears North 46° 57' 47" West, 42.43 feet to a point for corner;

Thence, North 01° 57' 47" West, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 47.12 feet along the arc of a non-tangent curve to the left, having a radius of 30.00 feet, a central angle of 90° 00' 00", and a chord which bears North 43° 02' 13" East, 42.43 feet to a point for corner;

Thence, North 01° 57' 47" West, 856.32 feet to a point for corner, the beginning of a curve;

Thence, 14.21 feet along the arc of a tangent curve to the right, having a radius of 1,440.00 feet, a central angle of 00° 33' 55", and a chord which bears North 01° 40' 49" West, 14.21 feet to the POINT OF BEGINNING and containing 2.447 acres of land.

**1. Deed Restrictions:**

None of record.

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

Assignment of Utility Rights recorded in Document No. 2005115747, Official Public Records of Fort Bend County, Texas.

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Grazing Lease by and between BFH Mining, Ltd., Lessor, and Bar M Cattle Company, Lessee, recorded in Document No. 2010127261, corrected in Document No. 2011001553, of the Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Grazing Lease, from BFH Mining, Ltd., to D.R. Horton -- Texas, Ltd., recorded in Document No. 2013000062 of the Official Public Records of Fort Bend County, Texas.

Texas Commission on Environmental Quality Notice of Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008063993, and Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008064844, both of the Official Public Records of Fort Bend County, Texas.

Notice of Intention to Introduce a Bill in the Legislature of Texas, pertaining to the Fulshear Parkway Improvement District, recorded in Document No. 2013025598 of the Official Public Records of Fort Bend County, Texas.

Memorandum of Fulshear Parkway Private Participation Agreement, dated August 30, 2013, recorded in Document No. 2013119270 of the Official Public Records of Fort Bend County, Texas.

Natural Gas Pipeline Easement by and Between D. R. Horton-Texas, Ltd. and SiEnergy, L. P. recorded in Document No. 2014098654, Official Public Records of Fort Bend County, Texas.

All easements, building setback lines, restrictions and dedications as set out on the plat of Tamarron Lift Station No. 1 recorded in Plat No. 20140185, Plat Records of Fort Bend County, Texas.

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





NOTES:

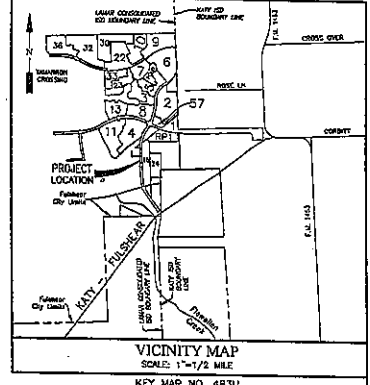
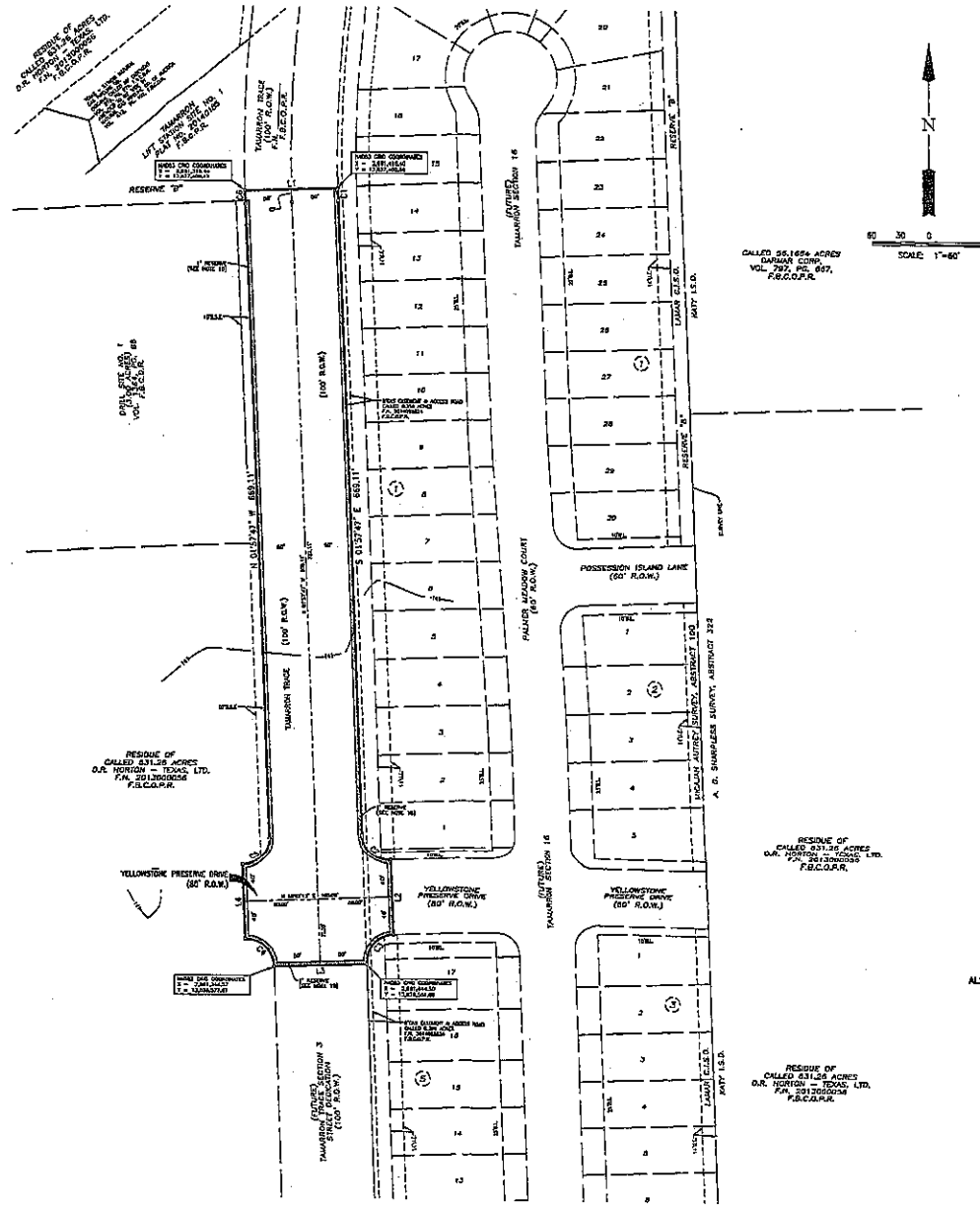
1. BENCHMARK NOT MONUMENT MICRO 66; TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 2 INCH PVC PIPE WITH A LEAD CAP STAMPED MICRO 66 1988. THE POINT IS LOCATED 41'-72 FEET WEST OF THE CENTERLINE OF FM 1443 AND 47'-63.4 FEET NORTH OF THE INTERSECTION OF FM 1443 AND CHURCHLAND FARMS BLVD. N.W., TX. ELEV. = 132.21 FEET NAVD83
2. THIS IMPROVED TEMPORARY BENCHMARK ITEM 1 IS A BRASS O.B.M. ON A CONCRETE CURE BUILT LOCATED ALONG THE EAST SIDE OF THE NORTH SIDEWALK OF TAMARRON TRACE. THE POINT IS LOCATED 44'-239 FEET SOUTH OF THE CENTERLINE OF THE INTERSECTION OF TAMARRON TRACE AND TAMARRON PARKWAY. ELEV. = 142.06 FEET NAVD83
3. TO ADJUST TO FORT BEND CO. LEV. DATA AND 0.26 FEET.
4. ELEVATIONS FOR DELINEATING CONTROL LINES ARE BASED UPON NAD-83.
5. THE PLAN WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
6. THIS PLAN WAS PREPARED FROM INFORMATION FURNISHED BY THE TITLE OF GENERAL TEXAS EFFECTIVE SEPTEMBER 21, 2014 AND REVERSED SEPTEMBER 21, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
7. THIS PLAN LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 162, FORT BEND SUBDIVISION DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND THE CITY OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
8. THIS SURVEYOR LIES WITHIN ORDINANCE ZONE 3 AS PER REGIONAL EMERGENCY MANAGEMENT AGENCY (TEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48127C DATED, REVERSED APRIL 21, 2014. OWNERS TO CHECK OUTSIDE THE LOCAL FIRMAL CHARTER FOR FLOODPLAIN LIA DOES NOT WARRANT WITH SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
9. APPROVAL OF THIS PLAN WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL. IF NOT APPROVED BY THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
10. THE PERMITS AND/OR PERMITS CASES WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
11. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CHARTER ANNUAL WHICH ALLOWS STREET PAVING DURING THESE RAINFALL EVENTS.
12. ALL DRAINAGE DEVICES TO BE KEPT CLEAR OF FRONTS, BALCONIES, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE CASSETTE ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
14. THIS PLAN LIES WITHIN FORT BEND COUNTY DRAINAGE ORDINANCE ZONE NO. 3.
15. THE COORDINATES AND BEARINGS GIVEN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING CORRECTION SCALE: 1.0001181000.
16. SURVEYORS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DRAINAGE DEVICES UNLESS OTHERWISE SHOWN ON THIS PLAN IN ACCORDANCE WITH JOB REQUIREMENTS.
17. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 162.
18. FIVE-FOOT (5'-0") HIGH IRON ROSS TUBING (2" FEET IN LENGTH) WITH PLASTIC CAP HAVING "LA ONE" AND SET ON ALL PERMITS BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
19. ONE-FOOT (1'-0") IRON RODS SET TO THE CITY IN FIT AS A BUFFER SEPARATION BETWEEN THE SEC 2 AND SEC 30 WHERE WHOLE BLOCK STREETS ADJACENT AROUND TRACTS. THE CORNER OF SUCH CORNER BEING THE POINT WHERE THE ADJACENT PROPERTY IS SUBMITTED PURSUANT TO A RECORDED PLAN. THE ONE-FOOT IRON RODS SHALL THEREAFTER BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE TITLE THEREIN SHALL REVERT TO AND REMAIN IN THE DONOR, HIS HEIR, ASSIGNS OR SUCCESSORS.

LINE	BEARING	DISTANCE
L1	S 89°07'47" E	34.00'
L2	S 89°07'47" E	34.00'
L3	S 89°07'47" W	34.00'
L4	N 89°07'47" W	34.00'

CURVE	BEARING	DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	S 89°07'47" E	34.00'	S 89°07'47" E	34.00'
C2	S 89°07'47" E	34.00'	S 89°07'47" E	34.00'
C3	S 89°07'47" W	34.00'	S 89°07'47" W	34.00'
C4	N 89°07'47" W	34.00'	N 89°07'47" W	34.00'

LEGEND

- BL. INDICATES BUILDING LINE
- W.L. INDICATES WATER EASEMENT
- S.L. INDICATES SERVICE LINE
- W.E. INDICATES WATER LINE EASEMENT
- S.E. INDICATES SANITARY SEWER EASEMENT
- ST.L. INDICATES STREET RIGHT-OF-WAY
- F.A.C.A.S. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.A.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.A.C.P.A.R. INDICATES FORT BEND COUNTY PUBLIC RECORDS
- F.A.C.D.A. INDICATES FORT BEND COUNTY DEED RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- A.C. INDICATES ADJACENT EASEMENT
- F.A.C. INDICATES FORT BEND COUNTY
- P.O.B. INDICATES POINT OF BEGINNING
- P.N. INDICATES PLAT NUMBER
- R.S. INDICATES RESERVE



**PRELIMINARY PLAT OF TAMARRON TRACE SECTION 2 STREET DEDICATION**

A SUBDIVISION OF 2.017 ACRES OF LAND SITUATED IN THE MICHAEL AUSTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF TAMARRON LEFT STATION SITE NO. 1 AS RECORDED IN PLAT NO. 20140185, F.B.C.P.R.

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

0 LOTS    0 RESERVES    0 BLOCKS

DECEMBER 15, 2016    JOB NO. 1931-1313C

OWNERS:  
**D.R. HORTON-TEXAS, LTD.**  
A TEXAS LIMITED PARTNERSHIP  
CHRIS LINDHORST, PRESIDENT  
14100 SOUTHWEST FREDWAY, SUITE 500, SUGAR LAND, TEXAS 77478  
(281) 566-2100

ENGINEER/SURVEYOR:  
**LJA Engineering, Inc.**  
2823 Stappert Drive  
Suite 600  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5226  
F04-F-025  
T.P.L.S. F# No. 1010561

CARY D. WATTS, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS LICENSE NO. 82458

9/20/2016 10:00 AM

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 Section 3 - Street Dedication / Preliminary Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 1-3-2017

City Secretary

Processed  
 Returned for additional data

BY: K Kopf DATE: 1-3-2017

Planning Commission Review

Approved  
 Returned for additional data

PREVIOUSLY APPROVED - RESUBMITTED AFTER DEVELOPER MADE CHANGES TO PLAT  
BY: Alene DATE: 1-6-17

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 JAN 08 2017

**Subdivision/Development Platting Application**

Date: 12/16/2016 Date Received by the City of Fulshear: 12/19/2016  
 Subdivision: TAMARRON TRACE 3 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  
 Planned Development  
 Zero Lot Line/ Patio Home  
 Commercial  
 Multi-Family Residential  
 Industrial

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: 5.254 ACRES IN THE MICAJAH AUTREY SURVEY, A-100 & THE A.G. SHARPLESS SURVEY, A-332, FORT BEND COUNTY, TEXAS

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

Total Acreage: 5.254  
 Number of Streets: 1  
 Number of Lots: 0  
 Number and Types of Reserves: 0  
 Total Acres in Reserve: 0

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 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b> \$565.68	
Park Fees (due at Final Plat Application)	

Owner: D.R. HORTON TEXAS, LTD.  
 Address: 14100 SW FREEWAY, SUITE 500  
 City/State: SUGAR LAND, TEXAS 77478  
 Telephone: 281-566-2100  
 Email Address: \_\_\_\_\_  
 Engineer/Planner: LJA ENGINEERING, INC.  
 Contact Person: GEOFF FREEMAN  
 Telephone: 713-358-8830  
 Fax Number: \_\_\_\_\_  
 Email Address: gfreeman@ljaengineering.com

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.

Geoffrey A. Freeman / Platting Manager 12-16-2016  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

January 3, 2017

## Engineering Review

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

### For Information only:

1. This plat will create approximately 2000-foot of new street right-of-way (100-foot width) for Tamarron Trace.
2. The new street right-of-way will extend from Yellow Preserve Drive on the North to its intersection with Katy-Fulshear Road on the South.
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.
4. This plat was previously approved as a Final Plat but has been changed so it will need to start over as a Preliminary Plat.

### Recommendations:

I recommend that this Preliminary Plat of Tamarron Trace Section 3 Street Dedication be approved.



August 9, 2016

Ms. Ashley Fuller  
Project Coordinator  
LJA Engineering, Inc.  
2929 Briarpark Drive, Suite 600  
Houston, Texas 77042

**Re: Preliminary Plat of Tamarron Trace Section 3 Street Dedication**

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated August 12, 2016

At this time, Comcast Cable 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, Comcast Cable will require exclusive easements.

Upon completion of Comcast Cable's facility design, if so required, dedicated utility easements may be determined inadequate by Comcast Cable. In these cases, the developer, his successors or assigns, will be required to provide Comcast with exclusive easements.

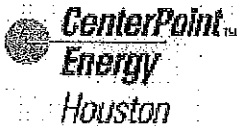
This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys, or street right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process.

Please feel free to contact me at 713-637-5025 with any questions that you may have.

Sincerely,



Chris Grey  
Construction Supervisor, Design and Serviceability



August 4, 2016

City of Richmond/Planning & Development Dept.  
600 Morton  
Richmond, TX 77469

**Re: Preliminary Plat of Tamarron Trace Section 3 Street Dedication**

To whom it may concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corporation, 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 August 12, 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 abandonment 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.

If there are any questions, please contact Sheila R. Agee at 713.207.6349.

Sincerely,

A handwritten signature in cursive script that reads "Sheila R. Agee".

Sheila R. Agee  
Senior Right of Way Agent

C: Ashley Fuller <afuller@ljaengineering.com>

PLR16.311

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

**CITY PLANNING LETTER**

December 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 1st day of December, 2016, we find the following:

**Record Owner:**

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

**Recording Instrument:**

Special Warranty Deed, executed by BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas.

**Legal Description:**

**TAMARRON TRACE SECTION 3 STREET DEDICATION**

**DESCRIPTION OF  
5.254 ACRES**

**TAMARRON TRACE SECTION 3 STREET DEDICATION**

Being 5.254 acres of land located in the Micajah Autry Survey, Abstract 100 and the A. G. Sharpless Survey, Abstract 322, Fort Bend County, Texas, more particularly being a portion of that certain called 631.26 acre tract and that certain called 30.53 acre tract (described as Tract III) conveyed to D. R. Horton – Texas, LTD by an instrument of record under File Number 2013000056 of the Official Public Records of said Fort Bend County (F.B.C.O.P.R.), said 5.254 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83, Epoch 2010.00);

COMMENCING for reference at a 5/8-inch iron rod with cap stamped "BROWN & GAY" found marking the southeast corner of said 30.53 acre tract, same being an interior corner on the northerly line of that certain called 1913.31 acre tract (Tract "A") conveyed to CCR Texas Holdings, LP by an instrument of record under File Number 2012038964, F.B.C.O.P.R., said point being on the northwesterly line of Katy-Fulshear Road;

Thence, South  $55^{\circ} 45' 32''$  West, along the northwesterly line of Katy-Fulshear Road and the southeasterly line of said 30.53 acre tract, 136.71 feet to the POINT OF BEGINNING and southeast corner of the herein described tract;

Thence, South  $55^{\circ} 45' 32''$  West, continuing along the northwesterly line of Katy-Fulshear Road and the southeasterly line of said 30.53 acre tract, 160.06 feet to the southwest corner of the herein described tract, the beginning of a curve;

Thence, 47.97 feet, departing the northwesterly line of Katy-Fulshear Road and the southeasterly line of said 30.53 acre tract and along the arc of a non-tangent curve to the left, having a radius of 30.00 feet, a central angle of  $91^{\circ} 37' 18''$  and a chord which bears North  $09^{\circ} 56' 54''$  East, 43.02 feet to a point for corner;

Thence, North  $35^{\circ} 51' 45''$  West, 996.07 feet to a point for corner, the beginning of a curve;

Thence, 168.46 feet along the arc of a tangent curve to the right, having a radius of 1,050.00 feet, a central angle of  $09^{\circ} 11' 32''$  and a chord which bears North  $31^{\circ} 15' 59''$  West, 168.28 feet to a point for corner, the beginning of a reverse curve;

Thence, 44.17 feet along the arc of a tangent curve to the left, having a radius of 30.00 feet, a central angle of  $84^{\circ} 21' 07''$  and a chord which bears North  $68^{\circ} 50' 47''$  West, 40.28 feet to a point for corner;

Thence, South  $68^{\circ} 58' 40''$  West, 4.72 feet to a point for corner;

Thence, North  $21^{\circ} 01' 20''$  West, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 46.19 feet along the arc of a non-tangent curve to the left, having a radius of 30.00 feet, a central angle of  $88^{\circ} 12' 41''$  and a chord which bears North  $24^{\circ} 52' 19''$  East, 41.76 feet to a point for corner, the beginning of a reverse curve;



Thence, 316.50 feet along the arc of a tangent curve to the right, having a radius of 1,050.00 feet, a central angle of  $17^{\circ} 16' 14''$  and a chord which bears North  $10^{\circ} 35' 54''$  West, 315.30 feet to a point for corner;

Thence, North  $01^{\circ} 57' 47''$  West, 592.63 feet to a point for corner;

Thence, North  $88^{\circ} 02' 13''$  East, 100.00 feet to a point for corner;

Thence, South  $01^{\circ} 57' 47''$  East, 592.63 feet to a point for corner, the beginning of a curve;

Thence, 283.18 feet along the arc of a tangent curve to the left, having a radius of 950.00 feet, a central angle of  $17^{\circ} 04' 43''$  and a chord which bears South  $10^{\circ} 30' 09''$  East, 282.13 feet to a point for corner, the beginning of a compound curve;

Thence, 45.11 feet along the arc of a tangent curve to the left, having a radius of 30.00 feet, a central angle of  $86^{\circ} 08' 56''$  and a chord which bears South  $62^{\circ} 06' 59''$  East, 40.98 feet to a point for corner, the beginning of a reverse curve;

Thence, 30.39 feet along the arc of a tangent curve to the right, having a radius of 340.00 feet, a central angle of  $05^{\circ} 07' 18''$  and a chord which bears North  $77^{\circ} 22' 12''$  East, 30.38 feet to a point for corner;

Thence, South  $10^{\circ} 04' 09''$  East, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 56.47 feet along the arc of a non-tangent curve to the left, having a radius of 30.00 feet, a central angle of  $107^{\circ} 51' 01''$  and a chord which bears South  $26^{\circ} 00' 21''$  West, 48.49 feet to a point for corner, the beginning of a compound curve;

Thence, 131.70 feet along the arc of a tangent curve to the left, having a radius of 950.00 feet, a central angle of  $07^{\circ} 56' 35''$  and a chord which bears South  $31^{\circ} 53' 28''$  East, 131.60 feet to a point for corner;

Thence, South  $35^{\circ} 51' 45''$  East, 1,000.60 feet to a point for corner, the beginning of a curve;

Thence, 46.27 feet along the arc of a tangent curve to the left, having a radius of 30.00 feet, a central angle of 88° 22' 42" and a chord which bears South 80° 03' 06" East, 41.82 feet to the POINT OF BEGINNING and containing 5.254 acres of land.

**1. Deed Restrictions:**

None of record.

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

Assignment of Utility Rights recorded in Document No. 2005115747, Official Public Records of Fort Bend County, Texas.

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Grazing Lease by and between BFH Mining, Ltd., Lessor, and Bar M Cattle Company, Lessee, recorded in Document No. 2010127261, corrected in Document No. 2011001553, of the Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Grazing Lease, from BFH Mining, Ltd., to D.R. Horton – Texas, Ltd., recorded in Document No. 2013000062 of the Official Public Records of Fort Bend County, Texas.

Texas Commission on Environmental Quality Notice of Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008063993, and Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008064844, both of the Official Public Records of Fort Bend County, Texas.

Notice of Intention to Introduce a Bill in the Legislature of Texas, pertaining to the Fulshear Parkway Improvement District, recorded in Document No. 2013025598 of the Official Public Records of Fort Bend County, Texas.

Memorandum of Fulshear Parkway Private Participation Agreement, dated August 30, 2013, recorded in Document No. 2013119270 of the Official Public Records of Fort Bend County, Texas.

Natural Gas Pipeline Easement by and Between D. R. Horton-Texas, Ltd. and SiEnergy, L. P. recorded in Document No. 2014098654, Official Public Records of Fort Bend County, Texas.

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.

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Sincerely,

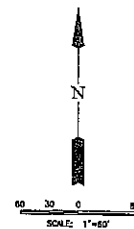


Tatanisha Walker  
DHI Title of Central Texas



NOTES:

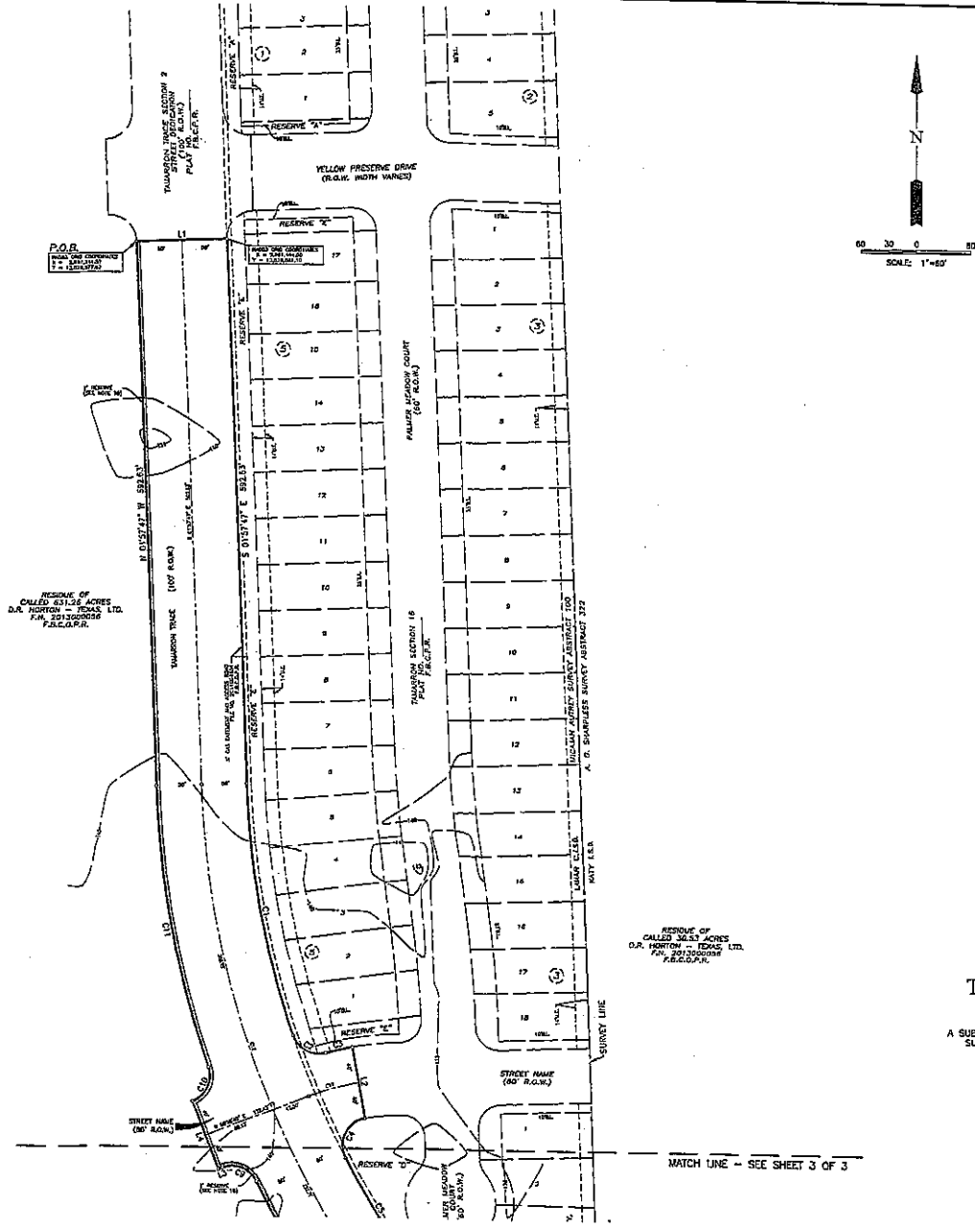
1. SURVEYING IRON MONUMENT HCCD 66; TOP OF A STAINLESS STEEL ROD THAT IS FASTENED IN A 5 INCH PVC PIPE WITH A LOCK CAP STAMPED HCCD 66 188A. THE POINT IS LOCATED +/- 73 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.26 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARM BLVD., PATT., TX.
2. LEN. = 126.21 FEET MARKED
3. THE IRON ROD SURVEY MONUMENT HCCD 131; A BRASS DISK ON A CONCRETE CURB IS LOCATED ALONG THE EAST SIDE OF THE NORTH BOUNDARY LINE OF TAMARRON TRACE. THE POINT IS LOCATED +/- 250 FEET SOUTH OF THE CENTERLINE OF THE INTERSECTION OF TAMARRON TRACE AND TAMARRON PARKWAY.
4. LEN. = 145.08 FEET MARKED
5. TO ADJUST TO THE NEW COLORADO DRIVE AND 0.26 FEET.
6. ELEVATIONS FOR Delineating CONTOUR LINES ARE BASED UPON HAND-BL.
7. THIS PLAT WAS PREPARED TO MEET THE CITY OF FALGHER AND FORT BEND COUNTY REQUIREMENTS.
8. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY THE TITLE OF CENTRAL TEXAS, EFFICIENT DECISION 1, 2014 AND ISSUED OCTOBER 7, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
9. THIS PLAT LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 160, FORT BEND SUBDIVISION DISTRICT FORT BEND COUNTY DRAINAGE DISTRICT, THE CITY OF FALGHER AND FORT BEND COUNTY AND PARTIALLY WITHIN KATY INDEPENDENT SCHOOL DISTRICT AND PARTIALLY WITHIN LIVING WOODS INDEPENDENT SCHOOL DISTRICT.
10. THIS SUBDIVISION LIES WITHIN UNIMPAVED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 47100C 0104, DATED APRIL 2, 2014, COASTAL HIGH WIND OUTSIDE THE 1% ANNUAL CHANCE FLOODING AREA DOES NOT HAVE TO BE SUBSCRIBED TO THE ACCURACY OF SAID MAPS.
11. APPROVAL OF THIS PLAT WILL BECOME ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECEIVED BY THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
12. THE ELEVATIONS AND FINISH ELEVATIONS WITHIN THE LIMITS OF THE SUBDIVISION ARE SHOWN HEREON.
13. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING DURING WETTER THAN AVERAGE YEARS.
14. ALL DRAINAGE SYSTEMS TO BE VERY CLEAR OF FENCES, BUILDINGS, VEHICLES AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
15. ALL PROPERTY TO BE OPEN INTO THE DRAINAGE EXCEPT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
16. THIS PLAT LIES WITHIN FORT BEND COUNTY UNIMPAVED ZONE NO. 1.
17. THE COORDINATES AND ELEVATIONS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING CORRECTION SCAL: 1.0001151003.
18. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL INDICATED RIGHTS-OF-WAY WITHIN THIS PLAT AND ON THE CORRIDORS IDENTIFIED BY ALL FUTURE ROADS SUBSERVING THIS PLAT, IN ACCORDANCE WITH AEA REQUIREMENTS.
19. IDENTIFIER AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 160.
20. FIVE-FOOT (5') BENCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "IJA 621" ARE SET ON ALL FUTURE BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
21. ONE-FOOT IRON RODS SET BY THE CITY OF FALGHER AS A BURNING SEPARATION BETWEEN THE SIDES OF PAVED STREETS WHERE SUCH STREETS ADJACENT DRAINAGE CANALS, TRACES, THE JUNCTION OF SUCH STREETS WITHIN THE BOUNDARY LINE OF THIS PLAT. THE JUNCTION OF SUCH STREETS WITHIN THE BOUNDARY LINE OF THIS PLAT SHALL BE SURVEYED PURSUANT TO A STREET SURVEY AS REQUIRED BY THE PUBLIC WORKS DEPARTMENT OF THE CITY OF FALGHER, TEXAS. THE CITY OF FALGHER HAS HEREON APPROVED THE PLAT, AND THE PLAT HERETOFORE SHOWN SHALL REVERT TO AND REMAIN IN THE POSSESSION AND CONTROL OF THE SURVEYOR OR HIS SUCCESSORS.



LINE TABLE		CURVE TABLE					
LINE	BEARING / DISTANCE	CURVE NUMBER	BEGINNING	END	CURVING	CHORD BEARING	
1	N 89°50'10" E 100.00'	C1	85.540'	79°47'13"	32.613'	S 12°27'36" E	
2	N 79°50'10" E 82.87'	C2	26.207'	88°58'41"	45.117'	S 4°29'56" E	
3	S 83°28'47" W 4.32'	C3	246.287'	107°18'18"	24.267'	N 77°27'16" E	
4	N 71°51'39" W 26.60'	C4	26.207'	107°18'18"	24.267'	N 20°27'36" E	
		C5	85.540'	79°47'13"	32.613'	N 37°52'24" E	
		C6	26.207'	88°58'41"	45.117'	N 78°02'04" E	
		C7	246.287'	107°18'18"	24.267'	N 9°26'58" E	
		C8	100.000'	81°12'11"	188.844'	N 31°19'39" E	
		C9	26.207'	107°18'18"	24.267'	N 58°52'49" E	
		C10	26.207'	88°58'41"	45.117'	N 57°52'24" E	
		C11	246.287'	107°18'18"	24.267'	N 78°22'24" E	
		C12	100.000'	81°12'11"	188.844'	S 1°09'06" E	
		C13	26.207'	107°18'18"	24.267'	N 37°27'18" E	

LEGEND

- DL INDICATES DRAINING LINE
- UL INDICATES UTILITY EXISTENT
- SL INDICATES STORM SEWER EXISTENT
- FL INDICATES FUTURE LINE EXISTENT
- S.S.C. INDICATES SURVEY SEWER EXISTENT
- SL.C.L. INDICATES STORM SEWER EXISTENT
- F.A.C.D.P. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.C.D.P. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.A.C.D.P. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.C.D.P. INDICATES FORT BEND COUNTY DEED RECORDS
- PA.M. INDICATES PUBLIC ADJUDICATION
- AE INDICATES ADJUDICATION
- P.A.C. INDICATES POINT OF COMMENCEMENT
- F.M.L. INDICATES FUTURE LINE EXISTENT
- F.M. INDICATES FUTURE LINE EXISTENT
- RES. INDICATES RESERVE



PRELIMINARY PLAT OF  
TAMARRON TRACE SECTION 3  
STREET DEDICATION

A SUBDIVISION OF 5.254 ACRES OF LAND SITUATED IN THE A. C. SHARPLESS SURVEY ABSTRACT 322 AND MICAH AHREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCK

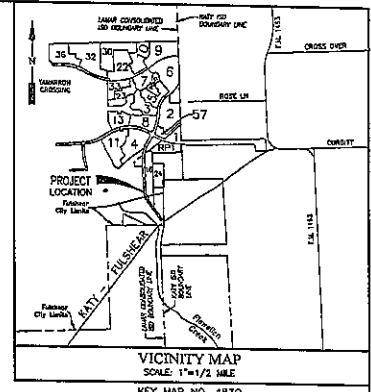
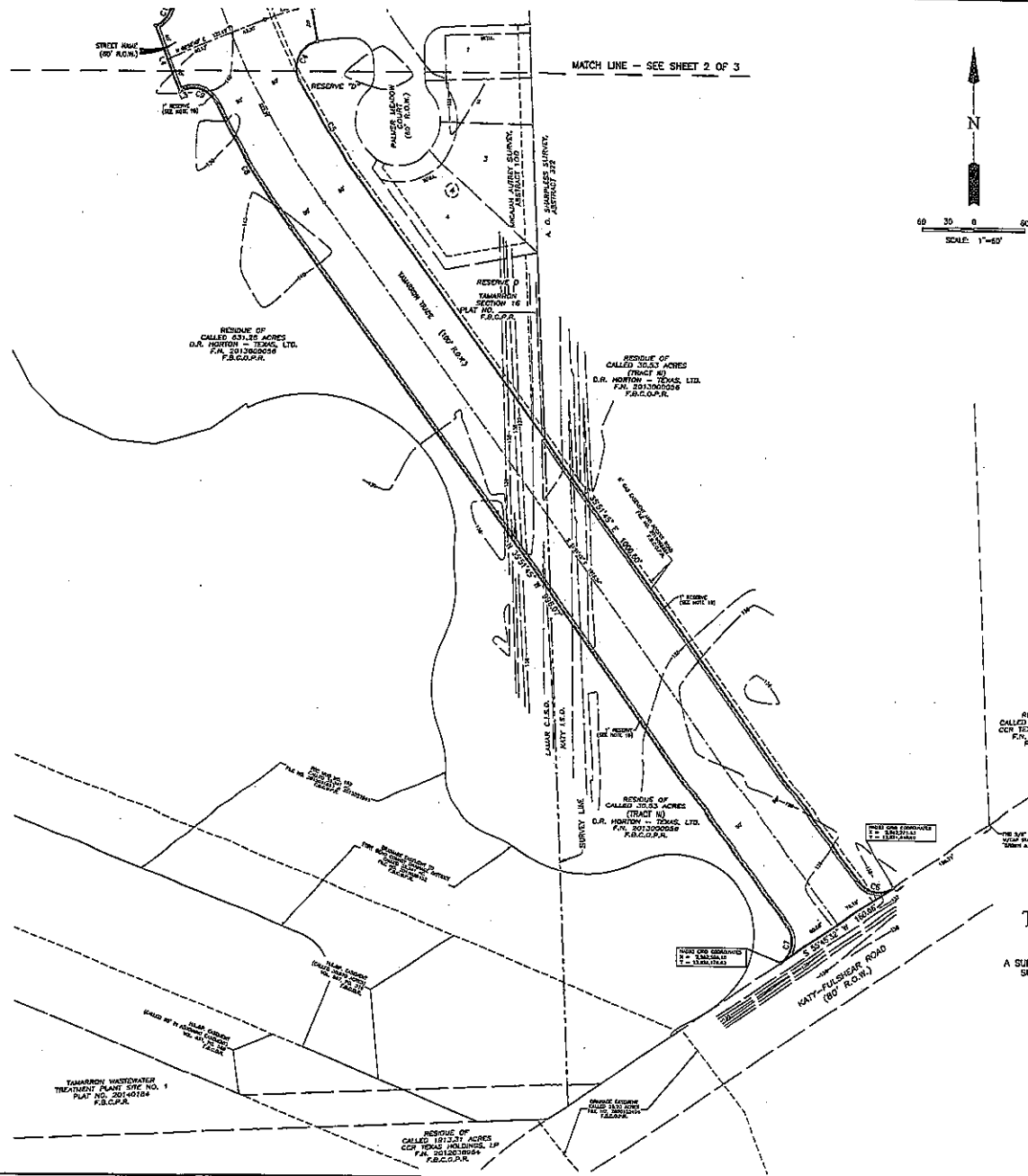
DECEMBER 19, 2016 JOB NO. 1931-1313Q

OWNERS:  
**D.R. HORTON-TEXAS, LTD.**  
A TEXAS LIMITED PARTNERSHIP  
CHRIS LINDHORST, PRESIDENT  
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478  
(281) 568-2100

ENGINEER/SURVEYOR:  
**LJA Engineers, Inc.**  
2929 Barnhart Drive  
3016 8th  
Houston, Texas 77042  
Phone 713.533.5500  
Fax 713.533.3035  
FON-1-855-784-4265  
T.B.P.L.S. Firm No. 10112901

NOTES:

- BENCHMARK HAS MONUMENT WOOD GRIP TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 3 INCH PVC PIPE WITH A LOGS ONE STAINLESS WOODEN BRACKET. THE POINT IS LOCATED 34.72 FEET WEST OF THE CENTERLINE OF FM 1403 AND 47'-0.33' EASEL NORTH OF THE INTERSECTION OF FM 1403 AND CENTRAL PARKS BLVD. N.W., TX. ELEV. = 132.21 FEET NAVD83.
- THE INDICATED TEMPORARY BENCHMARK RM 13, A BRASS DISK ON A CONCRETE CURB MARK LOCATED ALONG THE EAST SIDE OF THE NORTH BOUNDARY LINE OF TAMARRON TRACE, THE POINT IS LOCATED 47'-2.52 FEET SOUTH OF THE CENTERLINE OF THE INTERSECTION OF TAMARRON TRACE AND TAMARRON PARKWAY. ELEV. = 143.69 FEET NAVD83 TO ADJUST TO FORT BEND CO. LEV. DATA ADD 0.30 FEET.
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAD83-04.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DM TITLE OF CENTRAL TEXAS, EFFECTIVE DECEMBER 1, 2016 AND ISSUED DECEMBER 7, 2016. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY METROPOLITAN UTILITY DISTRICT NO. 162, FORT BEND METROPOLITAN UTILITY DISTRICT NO. 163 AND FORT BEND COUNTY OFFICIAL DISTRICT NO. 1 AND PARTIALLY WITHIN FORT BEND COUNTY AND PARTIALLY WITHIN FORT BEND COUNTY OFFICIAL DISTRICT NO. 1 AND PARTIALLY WITHIN TAMARRON INDEPENDENT SCHOOL DISTRICT.
- THIS SUBDIVISION LIES WITHIN UNPAVED ZONE X AS FOR REGIONAL EMERGENCY MANAGEMENT AGENCY (REMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 49137C DATED, REVISED APRIL 2, 2014, LOCATED AS SHOWN OUTSIDE THE 0.5% ANNUAL CHANCE FLOODPLAIN; LIA DOES NOT WARRANT FOR SUCCESSION TO THE ACCURACY OR SCALE OF SAID MAPS.
- APPROVAL OF THIS PLAT WILL REQUIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED BY THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THE PIPELINES AND PIPELINE EXPOSURES WITHIN THE LOTS OF THE SUBDIVISION ARE SHOWN HEREON.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CONTROL MANUAL WHICH ALLOWS STREET FLOODING DURING INTENSE RAINFALL EVENTS.
- ALL DRAINAGE DRAINAGE TO THE NORTH CLUMP OF PINE, BALSAMIC, WESTERN AND OTHER COTONWOODS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE OCCIDENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WITHIN FORT BEND COUNTY ZONING ORDINANCE ZONE NO. 1.
- THE COORDINATED AND GEODESIC SHOWN HEREON ARE TEXAS COORDINATE SYSTEM COUNTY CONTROL ZONE NO. 4304 STATE PLANE AND COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPROVED THE FOLLOWING COORDINATE SCALE 1:2000000000.
- BOUNDARIES SHALL BE BUILT OR LOCATED TO BE NEARLY NOT LESS THAN 5 FEET IN WIDTH ON EACH SIDE OF ALL ADJACENT RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CORRESPONDING RIGHT-OF-WAY OF ALL ADJACENT BARRIERS SURROUNDING SAID PLAT, IN ACCORDANCE WITH AEA REQUIREMENTS.
- DESIGNER AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY METROPOLITAN UTILITY DISTRICT NO. 162.
- 5/8" (6.35) INCH BORN BONES (2) FEET IN LENGTH WITH PLASTIC CAP MARKED "A" AND "B" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- ONE-FOOT BENCHES DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OF ROAD OF CORNERS WHERE EACH CORNER MARK IS PLACED. THE CENTERLINE OF SUCH DEDICATION ROAD THAT WITHIN THE ADJACENT PROPERTY IS SUBORDINATE PRIORITY TO A RECORDED PLAT. THE ONE-FOOT BENCHES SHALL INTERFERE WITH THE PUBLIC RIGHT-OF-WAY SURVEY AND THE FEE TITLE THEREON SHALL REVERT TO AND REVEAL IN THE RECORDS, HIS HEIR, HEIRS OR SUCCESSORS.



LINE	BEGINNING	END	DISTANCE
L1	N 89°57'11" E	100.00	100.00
L2	S 78°24'11" W	30.00	30.00
L3	E 89°57'11" W	137.00	137.00
L4	N 3°57'11" W	85.00	85.00

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	850.00	170.71	188.00	222.17	S 14°20'37" E
C2	30.00	180.00	43.17	8.92	E 89°57'11" E
C3	100.00	207.11	36.29	36.29	N 77°57'11" E
C4	30.00	180.00	43.17	8.92	S 20°07'11" W
C5	850.00	170.71	188.00	222.17	S 14°20'37" E
C6	30.00	180.00	43.17	8.92	S 80°07'11" E
C7	30.00	180.00	43.17	8.92	N 89°57'11" E
C8	100.00	207.11	36.29	36.29	N 77°57'11" W
C9	30.00	180.00	43.17	8.92	N 89°57'11" W
C10	30.00	180.00	43.17	8.92	S 3°57'11" E
C11	100.00	207.11	36.29	36.29	N 77°57'11" E
C12	30.00	180.00	43.17	8.92	N 77°57'11" E

- LEGEND
- DL INDICATES DRAINAGE LINE
  - UL INDICATES UTILITY FACILITY
  - DLE INDICATES DRAINAGE EASEMENT
  - WLE INDICATES WATER LINE EASEMENT
  - S.S.C. INDICATES SURVEY CORNER EASEMENT
  - STP.S.S. INDICATES STREET STOP EASEMENT
  - F.A.C.P.A. INDICATES FORT BEND COUNTY PLAT RECORDS
  - F.A.C.C.A. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
  - F.A.C.P.A. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
  - F.A.C.P.A. INDICATES FORT BEND COUNTY DEED RECORDS
  - R.O.W. INDICATES RIGHT-OF-WAY
  - A.C. INDICATES ADJACENT EASEMENT
  - P.O.C. INDICATES POINT OF COMMENCEMENT
  - P.O.B. INDICATES POINT OF BEGINNING
  - F.M. INDICATES FLEX MARGIN
  - R.S. INDICATES RESERVE

PRELIMINARY PLAT OF  
TAMARRON TRACE SECTION 3  
STREET DEDICATION

A SUBDIVISION OF 5.254 ACRES OF LAND SITUATED IN THE A. G. SHARPLESS SURVEY ABSTRACT 322 AND MICHAEL AUSTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCK

DECEMBER 19, 2016 JOB NO. 1631-1313C

OWNERS:  
D.R. HORTON-TEXAS, LTD.  
A TEXAS LIMITED PARTNERSHIP  
CHRIS LINDHORST, PRESIDENT  
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478  
(281) 566-2100

ENGINEER/SURVEYOR:  
LJA Engineering, Inc.  
2299 S. Highway 171, Suite 100  
Houston, Texas 77058  
Phone 713.533.5200  
Fax 713.533.5208  
FIRM#-1398  
T.A.P.L.S. Permit 1010010

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 Coles Canyon and Rileys Ridge - Street Dedication/  
Preliminary Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 1-3-2017

City Secretary

Processed  
 Returned for additional data

BY: K. Kopf DATE: 1-3-2017

Planning Commission Review

Approved  
 Returned for additional data

PREVIOUSLY APPROVED - RE SUBMITTED AFTER DEVELOPER MADE CHANGES TO PLAT.

BY: Spence DATE: 1-6-17

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 JAN 03 2017

**Subdivision/Development Platting Application**

Date: 12/16/2016 Date Received by the City of Fulshear: 12/19/2016  
 Subdivision: Coles Canyon & Rileys Ridge 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: 3.323 ACRES IN THE MICAJAH AUTREY SURVEY, A-100 & THE J.D. VERMILLION SURVEY, A-339, FORT BEND COUNTY, TEXAS

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

Total Acreage: 3.323  
 Number of Streets: 4  
 Number of Lots: 0  
 Number and Types of Reserves: 0  
 Total Acres in Reserve: 0

Owner: D.R. HORTON TEXAS, LTD.  
 Address: 14100 SW FREEWAY, SUITE 500  
 City/State: SUGAR LAND, TEXAS 77478  
 Telephone: 281-566-2100  
 Email Address: \_\_\_\_\_

Engineer/Planner: LJA ENGINEERING, INC.  
 Contact Person: GEOFF FREEMAN  
 Telephone: 713-358-8830  
 Fax Number: \_\_\_\_\_  
 Email Address: gfreeman@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 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b> \$541.54	
Park Fees (due at Final Plat Application)	_____

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

Geoffrey A. Freeman / Platting Manager

TYPED OR PRINTED NAME/TITLE

12-16-2016

DATE



January 3, 2017

## Engineering Review


Preliminary Plat  
Tamarron Coles Canyon and  
Riley's Ridge Street Dedication  
Fort Bend County, Texas

### For Information only:

1. This plat will create approximately 1200 Linear foot of Right-of-Way for Coles Canyon (Right-of-Way width varies) and 750 foot of Right-of-Way for Riley's Ridge (60-foot width).
2. From the plat it appears that Coles Canyon will be on the East side of a Future L.C.I.S.D. School Site.
3. Since these streets are located in the E.T.J. of the City of Fulshear; plat approval will be required by both the City of Fulshear and Fort Bend County.
4. This plat received Final approval previously but with changes being made it will need to start again as a Preliminary Plat.

### Recommendations:

I recommend that this Preliminary Plat of Tamarron Coles Canyon and Riley's Ridge Street Dedication be approved as submitted.



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

**CITY PLANNING LETTER**

December 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 1st day of December, 2016, we find the following:

**Record Owner:**

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

**Recording Instrument:**

Special Warranty Deed, executed by BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas.

**Legal Description:**

**TAMARRON COLES CANYON AND RILEYS RIDGE STREET DEDICATION  
(Proposed Plat)**

Being 3.323 acres of land located in the Micajah Autrey Survey, Abstract 100 and the J. D. Vermillion Survey, Abstract 339, Fort Bend County, Texas, more particularly being a portion of that certain called 631.26 acre tract and that certain called 686.0183 acre tract (described a Tract 1) conveyed to D.R. Horton – Texas, LTD by an instrument of record under File Number 2013000056 of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 3.323 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" set for the southwest corner of that certain called 12.568 acre tract conveyed to Lamar Consolidated Independent School District

by an instrument of record under File Number 2015142678, F.B.C.O.P.R., said point being the southerly northwest corner of the herein described tract;

Thence, along the south and easterly lines of said 12.568 acre tract the following eight (8) courses:

1. North  $86^{\circ} 07' 43''$  East, 734.32 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;
2. 42.19 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of  $96^{\circ} 41' 49''$ , and a chord which bears North  $37^{\circ} 37' 53''$  East, 37.36 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a compound curve;
3. 81.42 feet along the arc of a non-tangent curve to the left, having a radius of 592.00 feet, a central angle of  $07^{\circ} 52' 50''$ , and a chord which bears North  $14^{\circ} 48' 17''$  West, 81.36 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;
4. North  $18^{\circ} 39' 53''$  West, 209.20 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;
5. 40.23 feet along the arc of a tangent curve to the right, having a radius of 280.00 feet, a central angle of  $08^{\circ} 13' 59''$ , and a chord which bears North  $14^{\circ} 32' 54''$  West, 40.20 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;
6. North  $10^{\circ} 25' 54''$  West, 105.13 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;
7. 96.43 feet along the arc of a tangent curve to the right, having a radius of 840.00 feet, a central angle of  $06^{\circ} 34' 38''$ , and a chord which bears North  $07^{\circ} 08' 34''$  West, 96.38 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;
8. North  $04^{\circ} 06' 38''$  West, at 273.12 feet pass a 5/8-inch iron rod with cap stamped "LJA ENG" set for the northeast corner of said 12.568 acre tract, and continuing with the northerly extension of said easterly line, in all a total distance of 378.29 feet to a point for corner, the beginning of a curve;

Thence, 39.10 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of  $89^{\circ} 36' 49''$ , and a chord which bears North  $48^{\circ} 55' 02''$  West, 35.24 feet to a point for corner;

Thence, South  $86^{\circ} 16' 34''$  West, 5.74 feet to a point for corner;

Thence, North  $03^{\circ} 43' 26''$  West, 60.00 feet to a point for corner;

Thence, North  $86^{\circ} 16' 34''$  East, 5.00 feet to a point for corner, the beginning of a curve;

Thence, 39.44 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of  $90^{\circ} 23' 11''$ , and a chord which bears North  $41^{\circ} 04' 58''$  East, 35.47 feet to a point for corner;

Thence, North  $04^{\circ} 06' 38''$  West, 95.04 feet to a point for corner;

Thence, North  $85^{\circ} 53' 22''$  East, 80.00 feet to a point for corner;

Thence, South  $04^{\circ} 06' 38''$  East, 94.41 feet to a point for corner, the beginning of a curve;

Thence, 40.58 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of  $93^{\circ} 00' 33''$ , and a chord which bears South  $50^{\circ} 36' 54''$  East, 36.27 feet to a point for corner;

Thence, South  $07^{\circ} 07' 11''$  East, 60.00 feet to a point for corner;

Thence, South  $82^{\circ} 52' 49''$  West, 5.78 feet to a point for corner, the beginning of a curve;

Thence, 37.96 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of  $86^{\circ} 59' 27''$ , and a chord which bears South  $39^{\circ} 23' 06''$  West, 34.41 feet to a point for corner;

Thence, South  $04^{\circ} 06' 38''$  East, 339.96 feet to a point for corner, the beginning of a curve;

Thence, 246.87 feet along the arc of a tangent curve to the left, having a radius of 1,460.00 feet, a central angle of  $09^{\circ} 41' 18''$ , and a chord which bears South  $08^{\circ} 57' 16''$  East, 246.58 feet to a point for corner;

Thence, South  $13^{\circ} 47' 55''$  East, 290.78 feet to a point for corner, the beginning of a curve;

Thence, 74.62 feet along the arc of a tangent curve to the right, having a radius of 430.00 feet, a central angle of  $09^{\circ} 56' 32''$ , and a chord which bears South  $08^{\circ} 49' 39''$  East, 74.52 feet to a point for corner;

Thence, South  $03^{\circ} 51' 23''$  East, 43.75 feet to a point for corner, the beginning of a curve;

Thence, 18.60 feet along the arc of a tangent curve to the left, having a radius of 270.00 feet, a central angle of  $03^{\circ} 56' 48''$ , and a chord which bears South  $05^{\circ} 49' 47''$  East, 18.59 feet to a point for corner;

Thence, South  $82^{\circ} 11' 49''$  West, 60.00 feet to a point for corner, the beginning of a curve;

Thence, 37.55 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of  $86^{\circ} 04' 06''$ , and a chord which bears North  $50^{\circ} 50' 14''$  West, 34.12 feet to a point for corner;

Thence, South  $86^{\circ} 07' 43''$  West, 484.58 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of  $90^{\circ} 00' 00''$ , and a chord which bears South  $41^{\circ} 07' 43''$  West, 35.36 feet to a point for corner;

Thence, South  $86^{\circ} 07' 43''$  West, 60.00 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of  $90^{\circ} 00' 00''$ , and a chord which bears North  $48^{\circ} 52' 17''$  West, 35.36 feet to a point for corner;

Thence, South  $86^{\circ} 07' 43''$  West, 144.77 feet to a point for corner;

Thence, North 03° 52' 17" West, 60.00 feet to the POINT OF BEGINNING and containing 3.323 acres of land.

**1. Deed Restrictions:**

Subject property is subject to inclusion within Tamarron Master Covenant recorded in Document Nos. 2014128516, of the Official Public Records of Fort Bend County, Texas, but is not subject to it unless and until a notice of applicability has been recorded and none has been found.

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

Lack of access to dedicated ingress and egress easement established by plat or recorded easement document.

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Sanitary Control Easement for Public Water Well recorded in Document No. 2007084035, Official Public Records of Fort Bend County, Texas.

Texas Commission on Environmental Quality Notice of Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008063993, and Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008064844, both of the Official Public Records of Fort Bend County, Texas.

Grazing Lease by and between BFH Mining, Ltd., Lessor, and Bar M Cattle Company, Lessee, recorded in Document No. 2010127261, corrected in Document No. 2011001553, of the Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Grazing Lease, from BFH Mining, Ltd., to D.R. Horton – Texas, Ltd., recorded in Document No. 2013000062 of the Official Public Records of Fort Bend County, Texas.

Grazing/Agricultural lease from BHF Mining, Ltd., Lessor, to J. D. Woods, Jr., Interest, Inc., Lessee, recorded in Document No. 2010127262 amended in Document No. 2011057131, of the Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Grazing Lease, from BFH Mining, Ltd., to D.R. Horton – Texas, Ltd., recorded in Document No. 2013000061 of the Official Public Records of Fort Bend County, Texas.

Notice of Intention to Introduce a Bill in the Legislature of Texas, pertaining to the Fulshear Parkway Improvement District, recorded in Document No. 2013025598 of the Official Public Records of Fort Bend County, Texas.

Memorandum of Fulshear Parkway Private Participation Agreement, dated August 30, 2013, recorded in Document No. 2013119270 of the Official Public Records of Fort Bend County, Texas.

Short Form Blanket Easement 3-Phase Overhead and Underground recorded in Document No. 2014039155, Official Public Records of Fort Bend County, Texas.

Waiver of Special Appraisal for the Benefit of Fort Bend County Municipal Utility District No. 182, dated August 4, 2015, recorded in Document No. 2015088919 of the Official Public Records of Fort Bend County, Texas.

**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



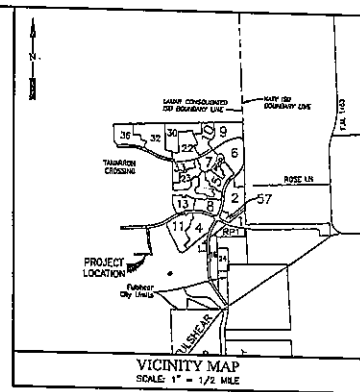
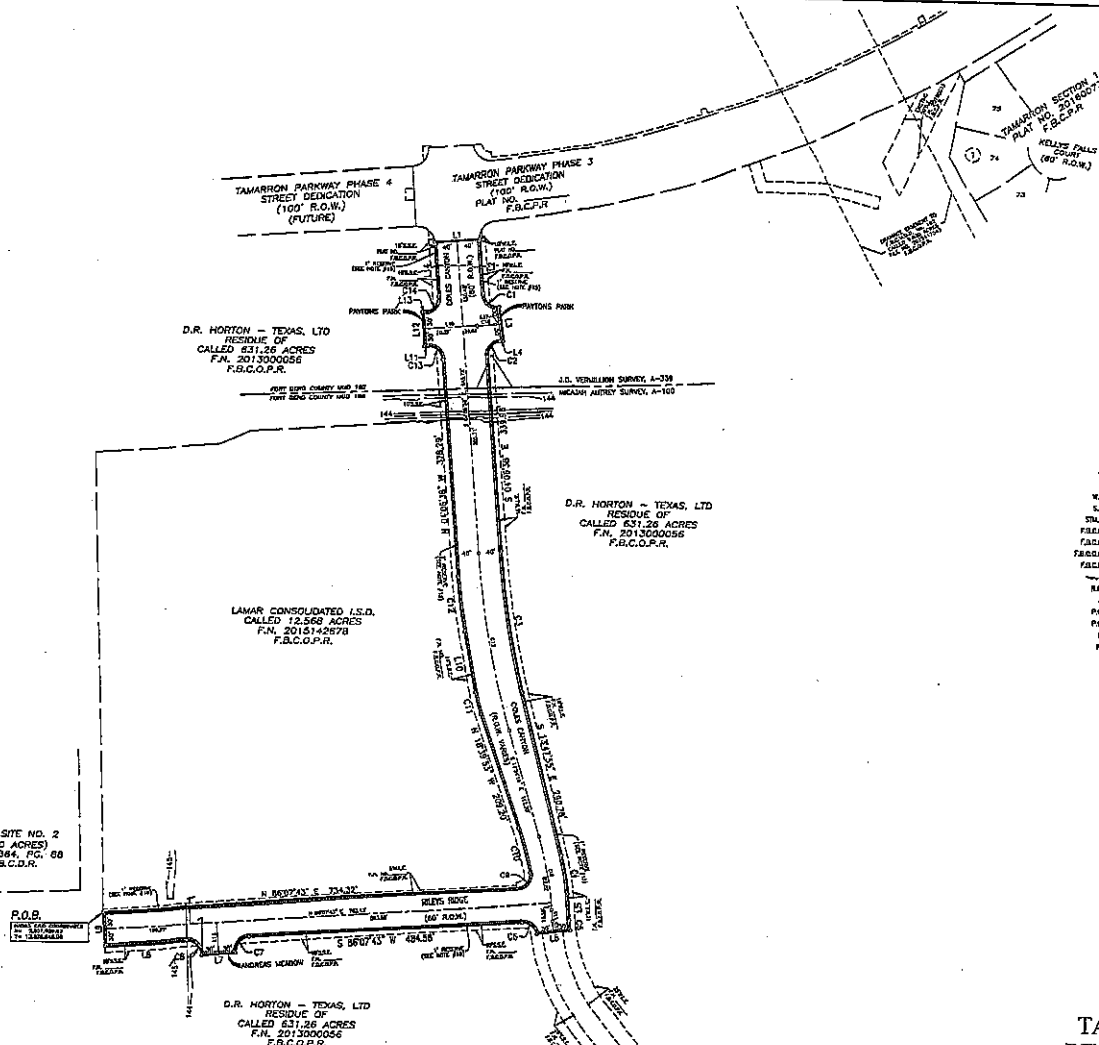


- NOTES:
1. ECHOMARK HAS SURVEILLED HORIZON ON TOP OF A STEEL PIPE AND THAT IS CHANGED IN A 3 WITH PVC PIPE WITH A LOGO CAP STAMPED WITH 80 1000. THE POINT IS LOCATED +/- 75 FEET WEST OF THE CENTERLINE OF FM 1442 AND +/- 0.34 ACRES SOUTH OF THE INTERSECTION OF FM 1442 AND COMMERCIAL TRAILS EAST, DATE 11, 2015. ELEV. = 1362.13 FEET NAVD83
  2. THIS INDICATES TEMPORARY ECHOMARKS TSM-13-A BEING BUILT ON A CONCRETE CURB MULET LOCATED ALONG THE EAST SIDE OF THE NORTH BEARING LANE OF TAMARRON STREET. THE POINT IS LOCATED +/- 200 FEET SOUTH OF THE CENTERLINE OF THE INTERSECTION OF TAMARRON STREET AND TAMARRON PARKWAY. ELEVATION = 1425.05 FEET NAVD83 TO ADJUST TO FORT BEND CO. LEARN DATAB AND 0.34 FEET.
  3. REQUIREMENTS FOR ADJUSTING COMPASS LINES ARE BASED UPON NAVD83.
  4. THIS PLAN HAS BEEN PREPARED TO MEET THE CITY OF FULSHEIM AND FORT BEND COUNTY REQUIREMENTS.
  5. THIS PLAN WAS PREPARED FROM INFORMATION FURNISHED BY THE CENTRAL TITLE OFFICE WITH AN EFFECTIVE DATE OF DECEMBER 1, 2014 ISSUED BY DECEMBER 1, 2014. THE SURVEYER HAS NOT INSPECTED THE ABOVE PROPERTY.
  6. THIS PLAN LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 163, FORT BEND SUBURBAN DISTRICT, FORT BEND COUNTY SERVICES DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND THE CITY OF FULSHEIM AND FORT BEND COUNTY.
  7. THIS SUBDIVISION LIES WITHIN UNDEVELOPED ZONE 2 AS FOR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP SPINAL MAP NO. 18488SD001E, REVISION 03/11/2014, REVISED TO SHOW EXISTING 0.5% ANNUAL CHANCE FLOODPLAIN; LIA DOES NOT APPLY FOR SUBDIVISION TO THE ACCURACY OR SCALE OF SAID MAPS.
  8. APPROVAL OF THIS PLAN WILL EXPIRE ONE YEAR FROM FILING AND TOWNS APPROVAL, IF NOT RECEIVED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
  9. THERE ARE NO ECHOMARKS AND PIVOT POINTS EXISTING WITHIN THE LIMITS OF THE SUBDIVISION.
  10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE MANUAL, WHICH HELD THE EFFECT DURING THE PERIOD OF THE PLAN, DRAINAGE.
  11. ALL DRAINAGE FACILITIES TO BE KEPT CLEAR OF POWER, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  12. ALL PROPERTY TO BE BUILT INTO THE DRAINAGE SYSTEM ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  13. THIS PLAN LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE 2006 NO. 3.
  14. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM CENTRAL ZONE NO. 4304 STATE PLANE (300 COORDINATE SYSTEM) AND MAY BE SUBJECT TO SURFACE BY APPROVING THE FOLLOWING COORDINATE SCALE 1.0001818181818181.
  15. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER ZONE BETWEEN THE SIDE OF AND END OF STREETS WHERE CHAIN STATIONS ARE ADJACENT AHEAD THROUGH THE COURSE OF SAID DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBSEQUENTLY REDEVELOPED, TO A FUTURE DATE, ONE-FOOT RESERVE SHALL BE REQUIRED TO BE KEPT IN PLACE FOR THE PURPOSES OF THE FILE TITLE THROUGH SHALL REMAIN TO AND REMAIN IN THE ECHOMARKS, HAS BEING, RECORDS OF SUCCESSION.
  16. REDEVELOPMENT SHALL BE BUILT OR ORDERED TO BE BUILT NOT LESS THAN 5 FEET BY WIDTH ON BOTH SIDES OF ALL RESIDENTIAL NORTH-SOUTH BEARING ROAD PLAT AND ON THE CONTIGUOUS WEST-SIDE-OF-WAY OF ALL FORMERLY BUILT SUBDIVISIONS SAID PLAN, IN ACCORDANCE WITH ADA REQUIREMENTS.
  17. DRAINAGE AND MAINTENANCE RESPONSIBILITY OF THE DEDICATION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 163.
  18. FIVE-INCHES (5") HIGH IRON RODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "L.I.A. ONE" ARE SET ON ALL FORMER BOUNDARY CORNERS, WHETHER OTHERWISE MARKED.
  19. THIS PLAN IS SUBJECT TO A DEED FROM BLANNEY ESTATE AS SET OUT IN COUNTY FILE NO. 2014039350 OF OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

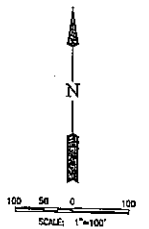
DRILL SITE NO. 2  
(3400 ADDRESS)  
VOL. 1384, PG. 60  
F.B.C.C.D.R.

LINE	BEARING	DISTANCE
L1	N 89°23'21" E	86.00'
L2	S 89°23'21" E	86.00'
L3	S 89°23'21" E	86.00'
L4	S 89°23'21" E	86.00'
L5	S 89°23'21" E	86.00'
L6	S 89°23'21" E	86.00'
L7	S 89°23'21" E	86.00'
L8	S 89°23'21" E	86.00'
L9	S 89°23'21" E	86.00'
L10	S 89°23'21" E	86.00'
L11	S 89°23'21" E	86.00'
L12	S 89°23'21" E	86.00'
L13	S 89°23'21" E	86.00'
L14	S 89°23'21" E	86.00'
L15	S 89°23'21" E	86.00'
L16	S 89°23'21" E	86.00'
L17	S 89°23'21" E	86.00'
L18	S 89°23'21" E	86.00'

CURVE	BEARING	DELTA	ARC (CHORD)	CHORD BEARING
C1	S 15.86° E	15.86°	48.47'	S 15.86° E
C2	S 15.86° E	15.86°	48.47'	S 15.86° E
C3	S 15.86° E	15.86°	48.47'	S 15.86° E
C4	S 15.86° E	15.86°	48.47'	S 15.86° E
C5	S 15.86° E	15.86°	48.47'	S 15.86° E
C6	S 15.86° E	15.86°	48.47'	S 15.86° E
C7	S 15.86° E	15.86°	48.47'	S 15.86° E
C8	S 15.86° E	15.86°	48.47'	S 15.86° E
C9	S 15.86° E	15.86°	48.47'	S 15.86° E
C10	S 15.86° E	15.86°	48.47'	S 15.86° E
C11	S 15.86° E	15.86°	48.47'	S 15.86° E
C12	S 15.86° E	15.86°	48.47'	S 15.86° E
C13	S 15.86° E	15.86°	48.47'	S 15.86° E
C14	S 15.86° E	15.86°	48.47'	S 15.86° E
C15	S 15.86° E	15.86°	48.47'	S 15.86° E
C16	S 15.86° E	15.86°	48.47'	S 15.86° E
C17	S 15.86° E	15.86°	48.47'	S 15.86° E
C18	S 15.86° E	15.86°	48.47'	S 15.86° E



- LEGEND
- DL INDICATES DRAINAGE LINE
  - UL INDICATES UTILITY LOCATION
  - DL INDICATES DRAINAGE FACILITY
  - UL INDICATES UTILITY FACILITY
  - ULS INDICATES UTILITY SERVICE FACILITY
  - SLS INDICATES STATE SERVICE FACILITY
  - F.A.P.S.P. INDICATES FORT BEND COUNTY PLAT RECORDS
  - F.A.C.D.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
  - F.A.C.C.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
  - F.A.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
  - B.M. INDICATES BENCH MARK
  - A.C. INDICATES ADJACENT FACILITY
  - P.O.B. INDICATES POINT OF BEGINNING
  - P.O.S. INDICATES POINT OF BEGINNING
  - F.N. INDICATES FILE NUMBER
  - RS. INDICATES RESERVE



PRELIMINARY PLAT OF  
TAMARRON COLES CANYON AND  
RILEYS RIDGE STREET DEDICATION

A SUBDIVISION OF 3.323 ACRES OF LAND SITUATED IN THE J.D. VERMILLION SURVEY, ABSTRACT 336, AND THE MICHAEL AUSTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS  
DECEMBER 19, 2015 JOB NO. 1931-5514C

OWNERS:  
D.R. HORTON, LTD.  
A TEXAS LIMITED PARTNERSHIP  
CHRIS LINDHORST, PRESIDENT  
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478  
PH. (281) 565-2100

ENGINEER/SURVEYOR:  
LJA Engineering, Inc.  
2929 Briarport Drive  
Suite 601  
Houston, Texas 77042  
Phone 713.881.5200  
Fax 713.953.5026  
FTH - 51381  
T.S.P.L.S. File No. 1011061

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 16 / Preliminary Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 1-3-2017

City Secretary

Processed  
 Returned for additional data

BY: X. Kempf DATE: 1-3-2017

Planning Commission Review

Approved  
 Returned for additional data

PREVIOUSLY APPROVED - RESUBMITTED AFTER DEVELOPER MADE CHANGES TO PLAT

BY: APR DATE: 1-6-17

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 JAN 03 2017

**Subdivision/Development Platting Application**

Date: 12/15/2016 Date Received by the City of Fulshear: 12-19-2016  
 Subdivision: TAMARRON SECTION 16 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: 19.081 ACRES IN THE MICAJAH AUTREY SURVEY, A-100

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

Total Acreage: 19.081  
 Number of Streets: 4  
 Number of Lots: 74  
 Number and Types of Reserves: 5  
 Total Acres in Reserve: 2.414

Owner: D.R. HORTON-TEXAS, LTD.  
 Address: 14100 SOUTHWEST FREEWAY, SUITE 500  
 City/State: SUGAR LAND, TEXAS 77478  
 Telephone: 281-566-2100  
 Email Address: \_\_\_\_\_

Engineer/Planner: LJA ENGINEERING, INC.  
 Contact Person: GEOFF FREEMAN  
 Telephone: 713-358-8830  
 Fax Number: \_\_\_\_\_  
 Email Address: gfreeman@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 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b>	<b>\$997.51</b>
Park Fees (due at Final Plat Application)	_____

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

Geoffrey A. Freeman / Platting Manager

TYPED OR PRINTED NAME/TITLE

12-15-2016

DATE

January 3, 2017

**Engineering Review**

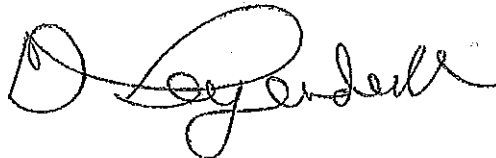
Preliminary Plat – Tamarron Section 16  
City of Fulshear, Texas

**For Information only:**

1. This plat will create 74 Lots in five (5) Reserves in five (5) Blocks that covers a total area of 19.081 acres.
2. Access to this section is Yellow Preserve Drive and from Yulee Mill Drive from Tamarron Trace.
3. This tract is located in the ETJ of the City of Fulshear so approval will be needed from both the City of Fulshear and Fort Bend County.
4. The Typical Lot in this Section appears to be 50 foot by 140 foot with a 25 foot Front Building Line.
5. This plat was previously approved as a Final Plat but with changes being made will need to start with a new Preliminary Plat approval.

**Recommendations:**

I recommend that this Preliminary Plat of Tamarron Section 16 be approved as submitted.



August 9, 2016

Ms. Ashley Fuller  
Project Coordinator  
LJA Engineering, Inc.  
2929 Briarpark Drive, Suite 600  
Houston, Texas 77042

**Re: Preliminary Plat of Tamarron Section 16**

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated August 12, 2016

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

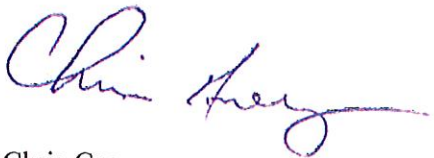
In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, Comcast Cable will require exclusive easements.

Upon completion of Comcast Cable's facility design, if so required, dedicated utility easements may be determined inadequate by Comcast Cable. In these cases, the developer, his successors or assigns, will be required to provide Comcast 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.

Please feel free to contact me at 713-637-5025 with any questions that you may have.

Sincerely,



Chris Grey  
Construction Supervisor, Design and Serviceability



August 11, 2016

City of Fulshear  
30603 FM 1093  
Fulshear, TX 77441

**Re: Preliminary Plat of Tamarron Sec. 16**

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 August 12, 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.

If there are any questions, please contact Samantha Richards at 713.207.6362.

Sincerely,

A handwritten signature in purple ink that reads "Samantha Richards". The signature is written in a cursive style with a large, looping initial "S".

Samantha Richards  
Right of Way Agent

C: Ashley Fuller<afuller@ljaengineering>

PLR16.319

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

**CITY PLANNING LETTER**

December 14, 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 8th day of December, 2016, we find the following:

**Record Owner:**

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

**Recording Instrument:**

Special Warranty Deed, executed by BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas.

**Legal Description:**

**TAMARRON SECTION 16 (Proposed Plat)**

**DESCRIPTION OF  
19.081 ACRES  
TAMARRON SECTION 16**

Being 19.081 acres of land located in the Micajah Autrey Survey, Abstract 100, Fort Bend County, Texas, more particularly being a portion of that certain called 631.26 acre tract conveyed to D.R. Horton – Texas, LTD by an instrument of record under File Number 2013000056 of the Official Public Records of said Fort Bend County (F.B.C.O.P.R.), said 19.081 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83, Epoch 2010.00);

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" found marking the south corner of Reserve "K" of Tamarron Section 1, a subdivision of record on Plat Number 20140153, of the Map Records of said Fort Bend County (F.B.C.M.R.), same point being the southwest corner of said Tamarron Section 1;

Thence, North 50° 55' 29" East, along the southeast line of said Reserve "K", 230.29 feet to the west corner of a 0.080 acre tract described as a Meter Station (50' X 70') conveyed to SiEnergy L.P. by an instrument of record under File Number 2015091125, F.B.C.O.P.R.;

Thence, South 39° 33' 22" East, along the southwest line of said 0.080 acre tract, 70.00 feet to the south corner of said 0.080 acre tract;

Thence, North 50° 55' 29" East, along the southeast line of said 0.080 acre tract, 50.00 feet to the east corner of said 0.080 acre tract, same point being in the southwest line of Reserve "H" of the aforementioned Tamarron Section 1;

Thence, South 39° 33' 22" East, along the southwest line of said Reserve "H", 126.75 feet to a 1-1/2-inch iron pipe found marking the most southerly southwest corner of said Reserve "H", on the east line of the aforementioned 631.26 acre tract, same point being the northwest corner of that certain called 56.1664 acre tract conveyed to Darmar Corp by an instrument of record in Volume 797, Page 867, of the Deed Records of Fort Bend County, (F.B.C.D.R.) same being the common survey line of said Micajah Autrey Survey and the A.G. Sharpless Survey, A-322;

Thence, South 01° 57' 46" East, along the common line of said 631.26 acre tract and said 56.1664 acre tract and along said common survey line, at 508.63 feet pass a 1-1/2-inch iron pipe found marking the common west corner of said 56.1664 acre tract and that certain called 30.53 acre tract (described as Tract III) conveyed to D. R. Horton – Texas, LTD by an instrument of record under File Number 2013000056, F.B.C.O.P.R., continuing with the common line of said 631.26 acre tract and said 30.53 acre tract a total distance of 2,515.16 feet to a point for corner;

Thence, North 35° 51' 45" West, departing said common lines, 372.49 feet to a point for corner, the beginning of a curve;



Thence, 131.70 feet along the arc of a tangent curve to the right, having a radius of 950.00 feet, a central angle of  $07^{\circ} 56' 35''$  and a chord which bears North  $31^{\circ} 53' 28''$  West, 131.60 feet to a point for corner, the beginning of a compound curve;

Thence, 56.47 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of  $107^{\circ} 51' 01''$  and a chord which bears North  $26^{\circ} 00' 21''$  East, 48.49 feet to a point for corner;

Thence, North  $10^{\circ} 04' 09''$  West, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 30.39 feet along the arc of a non-tangent curve to the left, having a radius of 340.00 feet, a central angle of  $05^{\circ} 07' 18''$  and a chord which bears South  $77^{\circ} 22' 12''$  West, 30.38 feet to a point for corner, the beginning of a reverse curve;

Thence, 45.11 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of  $86^{\circ} 08' 56''$  and a chord which bears North  $62^{\circ} 06' 59''$  West, 40.98 feet to a point for corner, the beginning of a compound curve;

Thence, 283.18 feet along the arc of a tangent curve to the right, having a radius of 950.00 feet, a central angle of  $17^{\circ} 04' 43''$  and a chord which bears North  $10^{\circ} 30' 09''$  West, 282.13 feet to a point for corner;

Thence, North  $01^{\circ} 57' 47''$  West, 592.63 feet to a point for corner, the beginning of a curve;

Thence, 47.12 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of  $90^{\circ} 00' 00''$  and a chord which bears North  $43^{\circ} 02' 13''$  East, 42.43 feet to a point for corner;

Thence, North  $01^{\circ} 57' 47''$  West, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 47.12 feet along the arc of a non-tangent curve to the right, having a radius of 30.00 feet, a central angle of  $90^{\circ} 00' 00''$ , and a chord which bears North  $46^{\circ} 57' 47''$  West, 42.43 feet to a point for corner;

Thence, North 01° 57' 47" West, 669.11 feet to a point for corner, the beginning of a curve;

Thence, 262.86 feet along the arc of a tangent curve to the right, having a radius of 1,340.00 feet, a central angle of 11° 14' 22" and a chord which bears North 03° 39' 24" East, 262.44 feet to the POINT OF BEGINNING and containing 19.081 acres of land.

**1. Deed Restrictions:**

None of record.

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

Assignment of Utility Rights recorded in Document No. 2005115747, Official Public Records of Fort Bend County, Texas.

Drainage Easement to Tamarron Lakes, L. P. recorded in Document No. 2007020121, Official Public Records of Fort Bend County, Texas. (Proposed plat does not show easement as affecting but acreage survey on acquisition and existing plat of Tamarron Section 1 depict it as affecting the acreage being platted.)

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Grazing Lease by and between BFH Mining, Ltd., Lessor, and Bar M Cattle Company, Lessee, recorded in Document No. 2010127261, corrected in Document No. 2011001553, of the Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Grazing Lease, from BFH Mining, Ltd., to D.R. Horton – Texas, Ltd., recorded in Document No. 2013000062 of the Official Public Records of Fort Bend County, Texas.

Texas Commission on Environmental Quality Notice of Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008063993, and Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008064844, both of the Official Public Records of Fort Bend County, Texas.

Notice of Intention to Introduce a Bill in the Legislature of Texas, pertaining to the Fulshear Parkway Improvement District, recorded in Document No. 2013025598 of the Official Public Records of Fort Bend County, Texas.

Memorandum of Fulshear Parkway Private Participation Agreement, dated August 30, 2013, recorded in Document No. 2013119270 of the Official Public Records of Fort Bend County, Texas.

Natural Gas Pipeline Easement By and Between D. R. Horton-Texas, Ltd. and SiEnergy, L. P., recorded in Document No. 2014098654, Official Public Records of Fort Bend County, Texas.

Pipeline Easement and Right-of-Way Agreement recorded in Document No. 2016026573, Official Public Records of Fort Bend County, Texas.

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.

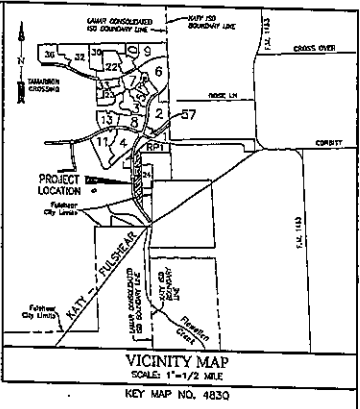
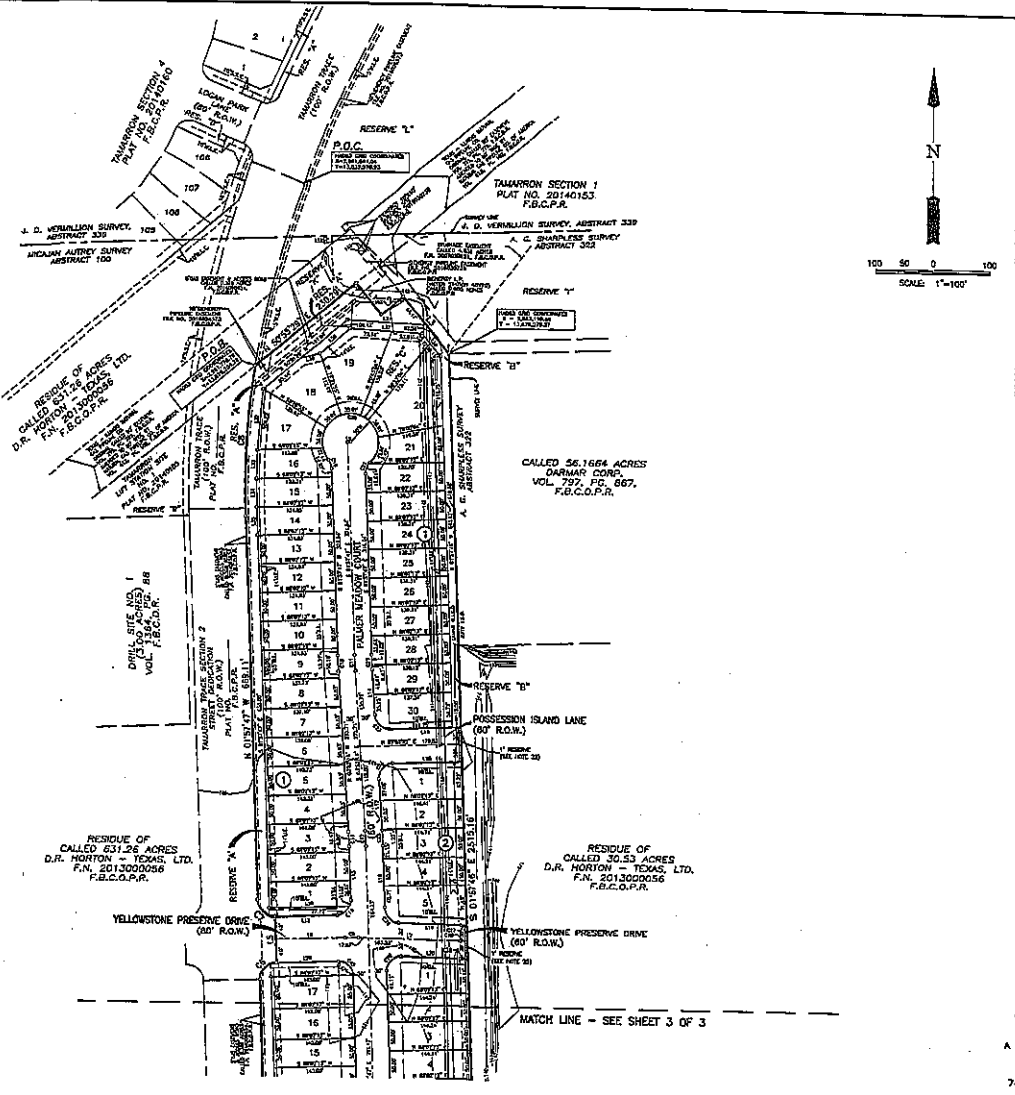
Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party, 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



- NOTES:**
- REINFORCED CONCRETE MOUNTING HEIGHTS ARE TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 3 INCH DIA FIBER WITH A LOGS CAP COVERED HOOD 18 FEET. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1483 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1483 AND CHRISTIE PARKS ROAD, WORTH, TX. ELEV. = 1362.21 FEET NGVD83
  - THIS INDICATES TEMPORARY REINFORCING FOR A 12" X 12" CROSS SECTION ON A CONCRETE CURB MUST BE LOCATED ALONG THE EAST SIDE OF THE NORTH BRANCH LAKE OF TAMARRON TRAIL. THE POINT IS LOCATED +/- 200 FEET NORTH OF THE CENTERLINE OF THE INTERSECTION OF TAMARRON TRAIL AND TAMARRON PARKWAY. ELEV. = 142.00 FEET NGVD83
  - TO ADJUST TO FORT BEND CO. LOW DATA AND 0.25 FEET.
  - ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-83.
  - THIS PLAN WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
  - THIS PLAN WAS PREPARED FROM INFORMATION FURNISHED BY ONE TITLE OF CENTRAL TEXAS, EXPIRING DECEMBER 8, 2016 AND ISSUED DECEMBER 14, 2016. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
  - THIS PLAN LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND SUBDIVISION DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND THE CITY OF FULSHEAR AND FORT BEND COUNTIES.
  - THIS SUBDIVISION LIES WITHIN WILSON ZONE X AS PER FEDERAL ELECTRICITY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. ALELO-1000-0100-0100, REVISED APRIL 2, 2014. SUBJECT TO THE ACCURACY OF SCALE OF THIS MAP.
  - APPROVAL OF THIS PLAN WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL, IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
  - THE SPRETTLES AND PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE SHOWN HEREON.
  - THE MINIMUM FLOOD ELEVATION SHALL BE 14.57 FEET EIGHTEEN INCHES (18") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MINIMUM FLOODING ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWENTY INCHES (24") ABOVE THE TOP OF CURB AT THE POINT OF THE LOT, WHICHEVER IS HIGHER. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIPHERY OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN INCHES (18") ABOVE NATURAL GROUND.
  - ALL LOT LINES SHALL HAVE A MINIMUM 1/2" SLOPE TOWARD STREET.
  - A MINIMUM SEPARATION OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL BUILDINGS.
  - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE DISTRICT MANUAL WHICH ALLOWS STREET FLOWING DRAINAGE THROUGH STREETS.
  - ALL DRAINAGE DEPENDENTS TO BE KEPT CLEAR OF TREES, BUSHES, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - ALL PROPERTY TO OPEN INTO THE DRAINAGE EXCEPT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  - THIS PLAN LIES WITHIN FORT BEND COUNTY ZONING ORDINANCE ZONE NO. 3.
  - THE COORDINATES AND BOUNDING SYSTEM HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4301 STATE PLANT GRID COORDINATES (SPGRS) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING CORRECTION SCALE: 1.0000000000000000.
  - SECTIONS SHALL BE EXACT OR CALIBER TO BE EXACT, NOT LESS THAN 6 FEET IN WIDTH ON BOTH SIDES OF ALL EASEMENTS UNLESS OTHERWISE SHOWN ON THIS PLAN AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL ADJACENT PROPERTIES SURROUNDING THIS PLAN, IN ACCORDANCE WITH ADA REQUIREMENTS.
  - OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182.
  - FIVE-INCHES (5/8") HIGH BOND RODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "LA 500" ARE SET ON ALL FOREIGN BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
  - LOTS BOUNDING ON TAMARRON TRAIL AND HIGHER ELEVATED STREET DIRECT ACCESS TO AND FROM THE AFORESAID STREET.
  - ONE-FOOT RESERVE INDICATED TO THE CITY IN RED AS A BUFFER SEPARATION BETWEEN THE SIDE OF ONE OF STRIETH WARE SUCH OTHERS AS NOT SHOWN OTHERWISE. THE DIVISION OF SUCH DESIGNATED AREA THAT WITHIN THE ADJACENT PROPERTY IS SUBMITTED PLANNING TO A RESPECTIVE PLAN, THE OTHER PARTY SHALL THROUGH BECOME WELDED IN THE PUBLIC AND STREET RIGHT-OF-WAY PURPOSES AND THE FIVE FEET TRENCH SHALL BE BUILT TO AND REVEAL IN THE SEPARATION, USE HERE, RESERVE OR SUCCESSIONS.
  - THE HOMEOWNERS' ASSOCIATION WILL OWN AND MAINTAIN THE DRAINAGE FACILITIES WITHIN RESERVES "B" AND "C".



- LEGEND**
- BL INDICATES BOUNDARY LINE
  - BL INDICATES BOUNDARY CORNER
  - BL INDICATES DRAINAGE EASEMENT
  - BL INDICATES WATER LINE EASEMENT
  - BL INDICATES SWATCH WATER GRADIENT
  - BL INDICATES DRIVE ROW GRADIENT
  - F.A.C.P.A. INDICATES FORT BEND COUNTY PLAT RECORDS
  - F.A.C.D.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
  - F.A.C.L.P.A. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
  - F.A.C.D.A. INDICATES FORT BEND COUNTY DEED RECORDS
  - R.O.W. INDICATES RIGHT-OF-WAY
  - A.E. INDICATES ADJACENT EASEMENT
  - P.A.C. INDICATES POINT OF COMMENCEMENT
  - P.A.B. INDICATES POINT OF BEGINNING
  - P.A. INDICATES FILE NUMBER
  - RES. INDICATES RESERVE

**RESERVE TABLE**

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.788	33,492	RESTRICTED TO LANDSCAPE/OPEN SPACE/PIPELINE/ACCESS
B	0.310	13,284	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
C	0.150	7,180	RESTRICTED TO OPEN SPACE/DRAINAGE
D	0.087	3,773	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.076	3,288	RESTRICTED TO LANDSCAPE/OPEN SPACE
<b>TOTAL</b>	<b>2.411</b>	<b>100,117</b>	

**PRELIMINARY PLAT OF  
TAMARRON SECTION 16**

A SUBDIVISION OF 19,081 ACRES OF LAND SITUATED IN THE  
MICALAH AUSTREY SURVEY, ABSTRACT 100,  
FORT BEND COUNTY, TEXAS.

74 LOTS    5 RESERVES (2,414 ACRES)    5 BLOCKS  
DECEMBER 15, 2016    JOB NO. 1931-1416F

**OWNERS:**  
**D.R. HORTON-TEXAS, LTD.**  
A TEXAS LIMITED PARTNERSHIP  
CHRIS LINDHORST, PRESIDENT  
14100 SOUTHWEST FREDWAY, SUITE 200, SUGAR LAND, TEXAS 77478  
(281) 566-2100

**ENGINEER/SURVEYOR:**  
**LJA Engineering, Inc.**  
2929 Salsburg Drive    Phone 713.953.0200  
Suite 690    Fax 713.953.0202  
Houston, Texas 77062    FIRM # 1385  
TSP J.L.S. Firm No. 01015041    TSP J.L.S. Firm No. 01015041

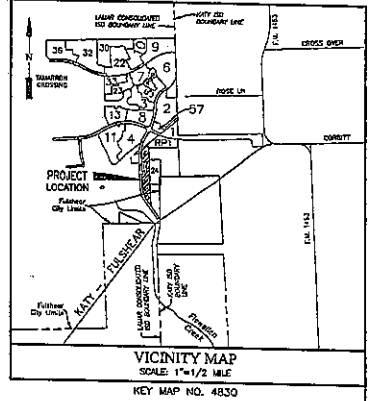
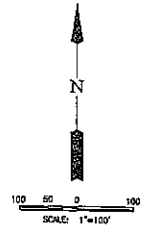
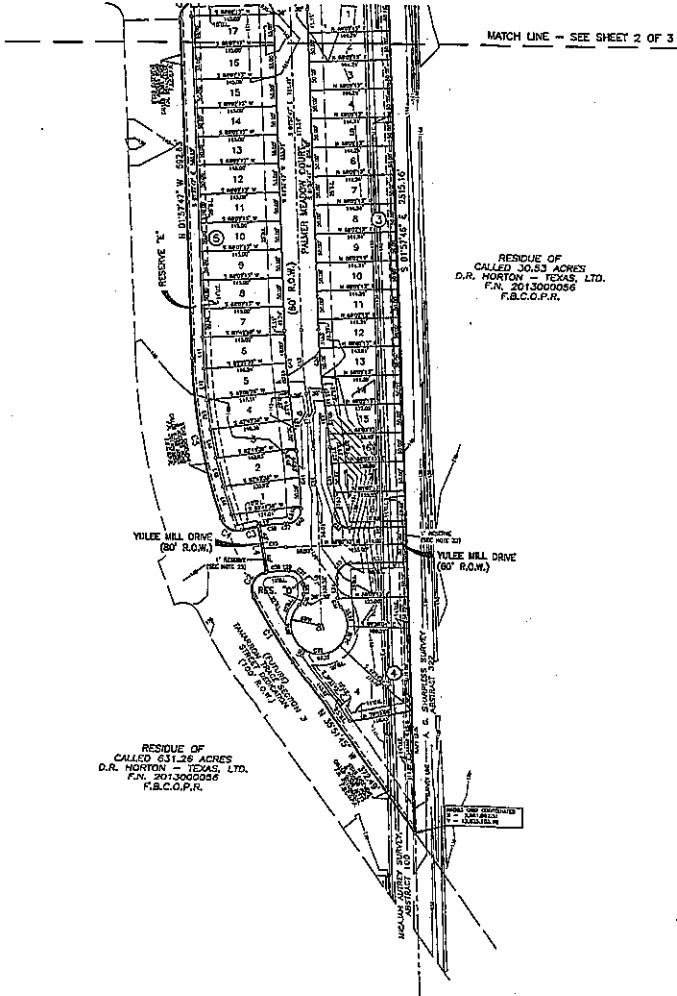
WELDON F. GAY, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 85458  
COPY & PASTED, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5338

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 29°22'21" E	70.00'
L2	N 0°52'39" E	60.00'
L3	S 29°22'21" E	60.00'
L4	N 89°07'39" W	40.00'
L5	N 0°52'39" E	40.00'
L6	N 89°07'39" W	110.00'
L7	S 89°07'39" E	180.00'
L8	S 89°07'39" W	300.00'
L9	S 0°52'39" E	30.00'
L10	S 89°07'39" E	100.00'
L11	S 0°52'39" E	70.00'
L12	N 89°07'39" W	100.00'
L13	S 0°52'39" E	100.00'
L14	S 89°07'39" E	100.00'
L15	S 0°52'39" E	100.00'
L16	S 89°07'39" E	100.00'
L17	S 0°52'39" E	100.00'
L18	S 89°07'39" E	100.00'
L19	S 0°52'39" E	100.00'
L20	S 89°07'39" E	100.00'
L21	S 0°52'39" E	100.00'
L22	S 89°07'39" E	100.00'
L23	S 0°52'39" E	100.00'
L24	S 89°07'39" E	100.00'
L25	S 0°52'39" E	100.00'
L26	S 89°07'39" E	100.00'
L27	S 0°52'39" E	100.00'
L28	S 89°07'39" E	100.00'
L29	S 0°52'39" E	100.00'
L30	S 89°07'39" E	100.00'
L31	S 0°52'39" E	100.00'
L32	S 89°07'39" E	100.00'
L33	S 0°52'39" E	100.00'
L34	S 89°07'39" E	100.00'
L35	S 0°52'39" E	100.00'
L36	S 89°07'39" E	100.00'
L37	S 0°52'39" E	100.00'
L38	S 89°07'39" E	100.00'
L39	S 0°52'39" E	100.00'
L40	S 89°07'39" E	100.00'
L41	S 0°52'39" E	100.00'
L42	S 89°07'39" E	100.00'
L43	S 0°52'39" E	100.00'
L44	S 89°07'39" E	100.00'
L45	S 0°52'39" E	100.00'
L46	S 89°07'39" E	100.00'

**CURVE TABLE**

CURVE	MARKS	CHORD	ARC	CHORD	CHORD BEARING
C1	880.00'	750.00'	150.00'	150.00'	N 29°22'21" E
C2	260.00'	107.91'	152.09'	152.09'	N 29°22'21" E
C3	340.00'	337.00'	260.00'	260.00'	S 29°22'21" E
C4	30.00'	82.80'	15.11'	15.11'	N 0°52'39" E
C5	30.00'	82.80'	15.11'	15.11'	N 0°52'39" E
C6	30.00'	82.80'	15.11'	15.11'	N 0°52'39" E
C7	20.00'	47.90'	8.41'	8.41'	N 0°52'39" E
C8	100.00'	117.42'	38.64'	38.64'	N 0°52'39" E
C9	50.00'	58.71'	19.32'	19.32'	N 0°52'39" E
C10	50.00'	58.71'	19.32'	19.32'	N 0°52'39" E
C11	80.00'	97.82'	30.84'	30.84'	N 0°52'39" E
C12	80.00'	97.82'	30.84'	30.84'	N 0°52'39" E
C13	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C14	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C15	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C16	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C17	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C18	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C19	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C20	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C21	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C22	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C23	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C24	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C25	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C26	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C27	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C28	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C29	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C30	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C31	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C32	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C33	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C34	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C35	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C36	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C37	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C38	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C39	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C40	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C41	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C42	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C43	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C44	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E
C45	100.00'	129.87'	40.11'	40.11'	N 0°52'39" E



**LEGEND**

- BL INDICATES BUILDING LINE
- ML INDICATES MILITARY EASEMENT
- DL INDICATES DRAINAGE DRAINAGE
- W.L. INDICATES WATER LINE EASEMENT
- S.E. INDICATES SEWER EASEMENT
- STAG.C. INDICATES STAGNANT WATER EASEMENT
- F.D.C.P.A. INDICATES FORT BEND COUNTY PUBLIC RECORDS
- F.A.C.P.A. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- A.E. INDICATES AERIAL EASEMENT
- P.O.C. INDICATES POINT OF CONSIDERATION
- P.O.B. INDICATES POINT OF BEGINNING
- FM INDICATES FIRE MARCH
- RES. INDICATES RESERVE

RESERVE OF CALLED 31.26 ACRES D.R. HORTON - TEXAS, LTD. P.N. 2013000056 F.B.C.O.P.R.

RESERVE TABLE		
RESERVE	ACREAGE	SO.P.L. TYPE
A	5.789	23.482 RESTRICTED TO LANDSCAPE/OPEN SPACE/PARKING/ACCESS
B	0.318	13.854 RESTRICTED TO LANDSCAPE/OPEN SPACE/PARKING
C	0.145	2.189 RESTRICTED TO OPEN SPACE/PARKING
D	0.503	20.573 RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.570	20.210 RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	7.315	100.113

**PRELIMINARY PLAT OF TAMARRON SECTION 16**

A SUBDIVISION OF 19.081 ACRES OF LAND SITUATED IN THE MCCAHAM AUSTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

74 LOTS 5 RESERVES (2.414 ACRES) 5 BLOCKS

DECEMBER 15, 2016 JOB NO. 1931-1416F

OWNERS:  
**D.R. HORTON-TEXAS, LTD.**  
A TEXAS LIMITED PARTNERSHIP  
CHRIS LINDHORST, PRESIDENT  
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478  
(281) 866-2100

ENGINEER/SURVEYOR:  
**LJA Engineering, Inc.**  
2529 Steppach Drive  
Suite 500  
Houston, Texas 77042  
Phone 713.963.5000  
Fax 713.963.8276  
F084F-1265  
T&P.L.S. Firm No. 10176601

WELBY F. GAY, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 63459

CHRIS B. MITTER, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5546

**AGENDA MEMO**  
**BUSINESS OF THE CITY COUNCIL**  
**CITY OF FULSHEAR, TEXAS**

<b>AGENDA OF:</b>	January 24, 2017	<b>AGENDA ITEM:</b>	
<b>DATE SUBMITTED:</b>	January 19, 2017	<b>DEPARTMENT:</b>	Planning and Development
<b>PREPARED BY:</b>	Sharon Valiante Director of Public Works	<b>PRESENTER:</b>	Sharon Valiante, Director of Public Works
<b>SUBJECT:</b>	<b>Final Plat Approval Extension for Final Plat for Fulbrook on Fulshear Creek Section Nine – Additional 12 months</b>		
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"> <li>1. Letter of Request – Costello, Inc. on behalf of Fulshear Land Partnership, LTD.</li> <li>2. Original Plat approved March 15, 2016</li> <li>3. City of Fulshear 3-15-16 City Council Agenda</li> <li>4. Engineer’s Review – Clay &amp; Leyendecker</li> </ol>		
<b>EXPENDITURE REQUIRED:</b>			N/A
<b>AMOUNT BUDGETED:</b>			N/A
<b>ACCOUNT NO.:</b>			
<b>ADDITIONAL APPROPRIATION REQUIRED:</b>			N/A
<b>ACCOUNT NO.:</b>			

**EXECUTIVE SUMMARY**

The authorized agent for Fulshear Land Partnership, LTD, Costello, Inc. has submitted a request for a plat approval extension for the final plat of Fulbrook on Fulshear Creek, Section Nine. This section was originally approved by Council on March 15, 2016 and will expire on March 15, 2017. Under the development agreement with Fulshear Land Partnership, LTD, the City of Fulshear’s subdivision Ordinance (04-913) allows for City Council, upon receipt of a written request from the subdivider or his authorized agent, prior to the expiration date of the plat approval, to extend the term of the approval for any term of time up to a maximum of 12 months. The maximum total term for approval of any plat that has not been recorded shall not exceed 24-months from the date on which Council granted plat approval. From time to time, this may occur for various reasons; economic, investments, timing of development, etc. It is not uncommon to extend plat approvals beyond the one-year original date of approval.

**RECOMMENDATION**

Staff recommends Council approve a 12-month extension for the final Plat of Fullbrook on Fulshear Creek Section Nine, making the expiration date March 15, 2018, which is the maximum time allowable for plat approval prior to recordation.



January 18, 2017

City of Fulshear  
30603 FM 1093  
Fulshear, Texas 77441

Attention: D. Gordon Offord, City Secretary

Re: Fulbrook on Fulshear Creek Section Nine  
Costello, Inc., Job No. 2014-371-021

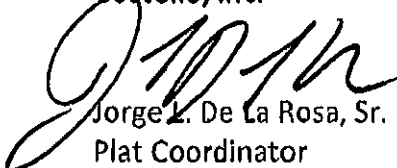
Dear Ms. D. Gordon Offord:

As the Authorized agent for Fulshear Land Partnership, LTD., we Costello, Inc., are requesting a Plat Extension for plat approval on the plat of Fulbrook on Fulshear Creek Section Nine, for 1 year. The original plat approval date was on March 15, 2016.

Can you please place this Extension Approval Request on the next available City Council Agenda for approval?

Should you or your office staff have any comments or questions on this request please feel free to contact our office.

Sincerely,  
Costello, Inc.



Jorge L. De La Rosa, Sr.  
Plat Coordinator





# **CITY OF FULSHEAR**

30603 FM 1093, P. O. BOX 279, FULSHEAR, TEXAS 77441  
PHONE: 281-346-1796 FAX: 281-346-2556

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## **CITY COUNCIL MEETING MARCH 15, 2016**

NOTICE IS HEREBY GIVEN OF A REGUAR CITY COUNCIL MEETING OF THE CITY OF FULSHEAR TO BE HELD ON **TUESDAY, MARCH 15, 2016 AT 7:00 P.M.** IN THE CITY HALL OF THE CITY, 30603 FM 1093, FULSHEAR, TEXAS FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS. THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS RESERVES THE RIGHT TO MEET IN A CLOSED/EXECUTIVE SESSION OF ANY OF THE BELOW ITEMS SHOULD THE NEED ARISE AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE, INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), 551.087 (ECONOMIC DEVELOPMENT), 418.175.183 (DELIBERTATIONS ABOUT HOMELAND SECURITY ISSUES) AND AS AUTHORIZED BY THE TEXAS TAX CODE, INCLUDING, BUT NOT LIMITED TO, SECTION 321.3022 (SALES TAX INFORMATION).

- I. **CALL TO ORDER**
- II. **QUORUM**
- III. **INVOCATION- REV. NOLAN DONALD, WORDSERVE METHODIST CHURCH, FULSHEAR, TEXAS**
- IV. **PLEDGE OF ALLEGIANCE**
- V. **CITIZEN COMMENTS – NO ACTION CAN BE TAKEN**  
Citizens who desire to address the City Council will be limited to three (3) minutes
- VI. **PUBLIC HEARING – SPECIAL USE PERMIT**

Notice is hereby given that a Public Hearing shall be held by the CITY COUNCIL of the City Fulshear at its meeting **MARCH 15, 2016 at 7:00 P.M.**, in the Fulshear City Hall, Council Chambers located at 30603 FM 1093 West, Fulshear, Texas 77441.

The purpose of the hearing is to receive comments from interested individuals regarding request for Special Use Permit in the downtown area.

The property owner has requested for a Special Use to allow vacant land within the downtown district to build commercial buildings for use of: Business, Retail, & Restaurant.

Property Address: 8411 FM 359

Zoning: Downtown District

Legal Description: 1.550 ac- lots 1-9, Block 7, Fulshear, Texas

Current use: Vacant Land

Represented by Property Owner: Rob Johnson Interests

A copy of the Special Use Permit Request is available for review. Please contact the office of the City Secretary, D. (Diana) Gordon Offord, City Hall, 30603 FM 1093 West, Fulshear, Texas 77441 for more information or telephone 281-346-1796 X204.

Posted: February 9, 2016

**VII.**

**CONSENT AGENDA**

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 Fulbrook on Fulshear Creek Section 9/Final Plat
- B. Consent and Approval of Fulshear Bend Dr. Extension No. 2/Cross Creek Ranch/ Preliminary Plat
- C. Consent and Approval of Creek Cove at Cross Creek Ranch Section 9/Cross Creek Ranch/ Preliminary Plat
- D. Consent and Approval of Willows at Cross Creek/Cross Creek Ranch Section 1/ Preliminary Plat
- E. Consent and Approval of The Market at Cross Creek Ranch SWC,LLC/Final Plat
- F. Consent and Approval of The Brooks at Cross Creek Ranch Section 1/Partial Replat 1/Final Plat
- G. Consent and Approval of Tamarron Section 1/Partial Replat/Final Plat
- H. Consent and Approval of Sugar Creek Montessori Fulshear/Preliminary Plat
- I. Consent and Approval of ALDI Cross Creek Ranch/ Final Plat
- J. Consent and Approval of Master Signage Plan for Jordan Ranch
- K. Consent and Approval of West Cross Bend Lane Extension No. 3/Cross Creek Ranch/Preliminary Plat
- L. Consent and Approval of Minutes from the February 11 and February 16, 2016 meetings

**VII.**

**REPORTS**

Reports are presented to Council for informational purposes only and no action may be taken on any item contained in a report with a specific actionable item listed under Business Items

- A. Report from Severn Trent Water Company (Repairs, New Installations, and reports to TCEQ)
- B. Report from the Police Department (Traffic Citations, arrests, incidents, calls for service)
- C. Report from the Municipal Court Clerk (Fees and Fines)
- D. Report from the Building Service Department ( Permits issued, inspections)

**VIII.**

**BUSINESS**

- A. Consideration and possible action to approve checks paid and payables from February 27, 2016 through March 11, 2016
- B. Consideration and possible action to approve contract between the City of Fulshear and Siemens for the conversion of the City's water meters from manual read Installation of Automated Meter system including the creation of a customer web portal
- C. Consideration and possible action to approve Ordinance No. 2016-1211 an Ordinance of the City of Fulshear approving 2016 Local option property tax exemptions
- D. Consideration and possible action to approve Ordinance No. 2016-1212 an Ordinance of the City of Fulshear approving a Special Use Permit to allow vacant land within the Downtown District to build commercial buildings for the following uses: business, retail, and restaurant on application of the owner Robb Johnson Interests

March 2, 2016

## Engineering Review

Final Plat  
Fulbrook on Fulshear Creek Section 9  
City of Fulshear, Texas

### For Information only:

1. This plat will create a total of 24 lots in three (3) Blocks and one (1) Reserve that covers a total acreage of 19.7374 acres.
2. The lot sizes are generally lots that are 110 foot by 145 foot.
3. Access to this section will be from Farm Hill Way off of Fulshear Trace.

### Recommendations:

I recommend that this Final Plat of Fulbrook on Fulshear Creek Section 9 be approved once the following items are corrected:

- A) A variance be allowed for the Right-of-way for Farm Hillway North of the intersection of Green Grove Lane to be reduced to 50 Foot. This will effect only 14 Lots.
- B) The 10-foot Water Line Easement at the end of Farm Hill Way and the 10-foot Utility Easement along the East line of the plat needs to be increased to a minimum of 14-foot to allow for City maintenance.

A handwritten signature in black ink, appearing to be 'D. Leyendecker', with a long horizontal line extending to the right.

STATE OF TEXAS  
COUNTY OF FORT BEND

PROSPERITY BANK AND INVESTMENT PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH THE VPM MANAGEMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS OFFICE BEING THE PUBLIC UTILITY PURPOSES...

FURTHER, OWNERS HAVE DECLARED AND BY THESE PRESENTS DO DECLARE TO THE USE OF THE PUBLIC AND PUBLIC UTILITY PURPOSES...

FURTHER, OWNERS HAVE DECLARED AND BY THESE PRESENTS DO DECLARE TO THE USE OF THE PUBLIC AND PUBLIC UTILITY PURPOSES...

FURTHER, WE DO HEREBY CERTIFY AND AGREE THAT ALL OF THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT...

FURTHER, WE DO HEREBY CERTIFY TO THE PUBLIC A COPY OF LAW NUMBER 2016-001 AND THE REGULATIONS AND ORDINANCES OF THE CITY OF FULSHEAR...

FURTHER, WE DO HEREBY CERTIFY AND AGREE THAT ALL OF THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT...

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LAND RESERVE HEREIN ARE SUBJECT TO THE PUBLIC UTILITY PURPOSES...

IN WITNESS WHEREOF, NEW FLP MANAGEMENT, L.L.C., AS OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BURTON K. UNDERWOOD, PRESIDENT, THEREunto authorized.

NEW FLP MANAGEMENT, L.L.C.  
A TEXAS LIMITED PARTNERSHIP  
BY: BURTON K. UNDERWOOD, PRESIDENT

STATE OF TEXAS  
COUNTY OF DALLAS  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BURTON K. UNDERWOOD, PRESIDENT OF NEW FLP MANAGEMENT, L.L.C., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS...

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_  
IN WITNESS WHEREOF, FULSHEAR LAND INVESTMENT PARTNERS, L.P., AS OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BURTON K. UNDERWOOD, PRESIDENT, THEREunto authorized.

FULSHEAR LAND INVESTMENT PARTNERS, L.P.  
A TEXAS LIMITED PARTNERSHIP  
BY: BURTON K. UNDERWOOD, PRESIDENT

STATE OF TEXAS  
COUNTY OF DALLAS  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BURTON K. UNDERWOOD, PRESIDENT OF FULSHEAR LAND INVESTMENT PARTNERS, L.P., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS...

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

LIEN HOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, PROSPERITY BANK, OWNER AND GRANTEE OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS FULSHEAR ON FULSHEAR CREEK SECTION NINE, HAVE SAID LIEN BEING EXTENDED BY INSTRUMENT...

PROSPERITY BANK  
BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS...

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

I, JOSEPH D. WAT, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS AS A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS...

JOSEPH D. WAT  
TEXAS REGISTRATION NO. 5484

I, RAYMUND SALDANA, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF THE CITY OF FULSHEAR.

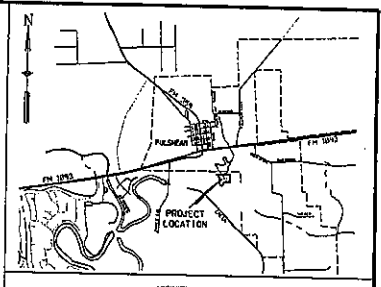
RAYMUND SALDANA  
TEXAS REGISTRATION NO. 8480

THIS PLAT OF FULSHEAR ON FULSHEAR CREEK SECTION NINE IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

DEWEN EDWARDS  
CHAIRPERSON  
DAVID C. MURPHY  
CO-CHAIRPERSON

THIS PLAT OF FULSHEAR ON FULSHEAR CREEK SECTION NINE IS APPROVED ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016 BY THE CITY OF FULSHEAR CITY COUNCIL AND COUNCIL OF THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016...

TOMAS C. KUNZEHOFF  
MAYOR  
STEFAN UNDERWOOD  
SECRETARY



STATE OF TEXAS  
COUNTY OF FORT BEND  
I, LAURA RICHMOND, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE IS AUTHENTICATED AND FILED FOR RECORDATION IN MY OFFICE...

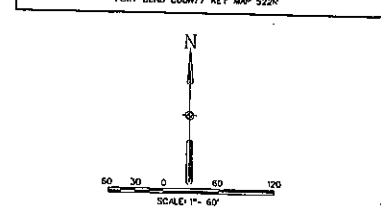
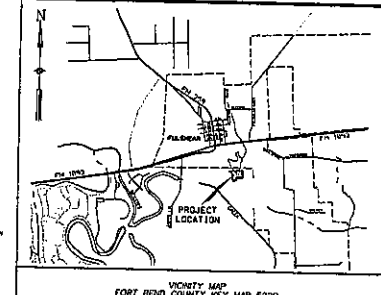
FULSHEAR ON FULSHEAR CREEK  
SECTION NINE  
A SUBDIVISION OF 19.7374 ACRES  
LOCATED IN THE  
CHURCHILL FULSHEAR LEAGUE, A-29  
CITY OF FULSHEAR  
FORT BEND COUNTY, TEXAS  
24 LOTS 3 BLOCKS 1 RESERVE  
DATE: FEBRUARY, 2016  
OWNERS:  
FULSHEAR LAND PARTNERS, L.P.  
A TEXAS PARTNERSHIP  
FULSHEAR LAND INVESTMENT PARTNERS, L.P.  
A TEXAS LIMITED PARTNERSHIP

PLANNER:  
SWEITZER AND ASSOCIATES  
3010 W. STATE ST. SUITE 100  
HOUSTON, TEXAS 77056  
713-861-1111



ACREAGE  
 CALLED 59.83 ACRES  
 ROBERT JUDSON RICHARD, TR.  
 P.L.C. NO. 2012-0774  
 O.P.R.P.B.C.

SECTION LINE  
 BEARING 2° 14' 00" E DISTANCE 1,119.81 FT. 200.00' SOUTH  
 P.O.B.



ACREAGE  
 REMAINDER OF  
 CALLED 59.83 AC.  
 FULSHEAR LAND  
 INVESTMENT PARTNERS, LTD.  
 O.P.R.P.B.C.  
 10-00-0006

### FULBROOK ON FULSHEAR CREEK SECTION NINE

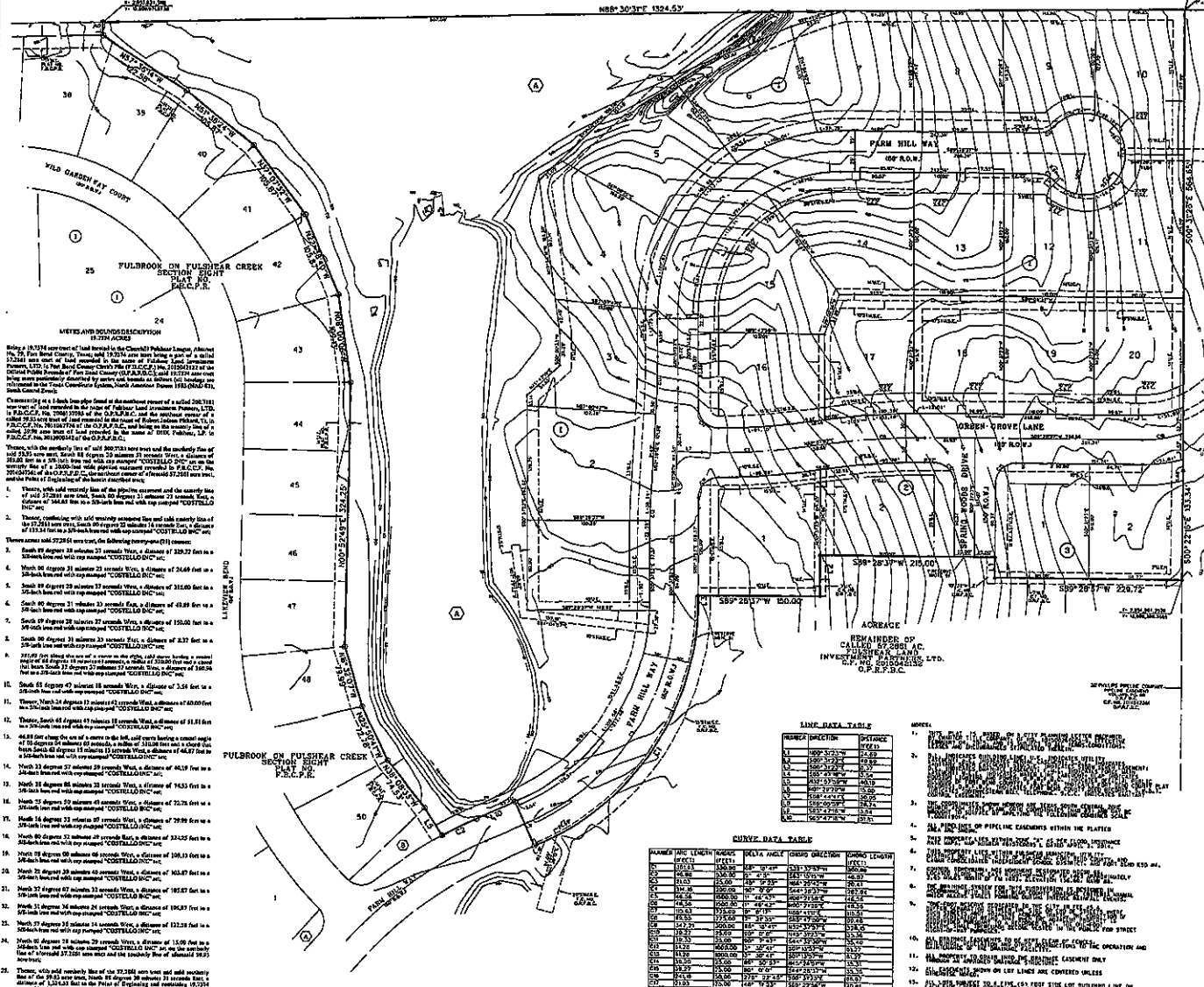
A SUBDIVISION OF 19.7374 ACRES  
 LOCATED IN THE  
 CHURCHILL FULSHEAR LEAGUE, A-29  
 CITY OF FULSHEAR,  
 FORT BEND COUNTY, TEXAS  
 24 LOTS 3 BLOCKS 1 RESERVE  
 SCALE: 1"=60' DATE: FEBRUARY, 2018

OWNER:  
**FULSHEAR LAND INVESTMENT PARTNERS, LTD  
 A TEXAS LIMITED PARTNERSHIP**  
 THREE RIVERSWAY, SUITE 100  
 HOUSTON, TEXAS 77058  
 TELEPHONE: 713-282-8888

AND  
**FULSHEAR LAND INVESTMENT PARTNERS, LTD  
 A TEXAS LIMITED PARTNERSHIP**  
 THREE RIVERSWAY, SUITE 100  
 HOUSTON, TEXAS 77058  
 TELEPHONE: 713-282-8888

PLANNER:  
**SWETZER AND ASSOCIATES**  
 1000 WEST PARKWAY  
 HOUSTON, TEXAS 77057  
 281-261-1100

ENGINEER/SURVEYOR:  
**Costello**  
 1000 West Parkway  
 Houston, Texas 77057  
 281-261-1100



LINE DATA TABLE

LINE NO.	BEARING	DISTANCE	REMARKS
1	S89°28'17"W	215.00'	
2	S89°28'17"W	226.72'	
3	S89°28'17"W	150.00'	
4	S89°28'17"W	150.00'	
5	S89°28'17"W	226.72'	
6	S89°28'17"W	215.00'	
7	S89°28'17"W	215.00'	
8	S89°28'17"W	226.72'	
9	S89°28'17"W	215.00'	
10	S89°28'17"W	226.72'	
11	S89°28'17"W	215.00'	
12	S89°28'17"W	226.72'	
13	S89°28'17"W	215.00'	
14	S89°28'17"W	226.72'	
15	S89°28'17"W	215.00'	
16	S89°28'17"W	226.72'	
17	S89°28'17"W	215.00'	
18	S89°28'17"W	226.72'	
19	S89°28'17"W	215.00'	
20	S89°28'17"W	226.72'	
21	S89°28'17"W	215.00'	
22	S89°28'17"W	226.72'	
23	S89°28'17"W	215.00'	
24	S89°28'17"W	226.72'	

CURVE DATA TABLE

CHORD BEARING	CHORD LENGTH	DELTA ANGLE	CHORD ORIGIN	CHORD LENGTH
0° 00' 00"	0.00	0° 00' 00"	0.00	0.00
89° 28' 17"	215.00	89° 28' 17"	215.00	215.00
178° 56' 34"	430.00	178° 56' 34"	430.00	430.00
268° 14' 51"	645.00	268° 14' 51"	645.00	645.00
357° 43' 08"	860.00	357° 43' 08"	860.00	860.00
447° 11' 25"	1075.00	447° 11' 25"	1075.00	1075.00
536° 39' 42"	1290.00	536° 39' 42"	1290.00	1290.00
626° 07' 59"	1505.00	626° 07' 59"	1505.00	1505.00
715° 36' 16"	1720.00	715° 36' 16"	1720.00	1720.00
805° 04' 33"	1935.00	805° 04' 33"	1935.00	1935.00
894° 32' 50"	2150.00	894° 32' 50"	2150.00	2150.00
984° 01' 07"	2365.00	984° 01' 07"	2365.00	2365.00
1073° 29' 24"	2580.00	1073° 29' 24"	2580.00	2580.00
1162° 57' 41"	2795.00	1162° 57' 41"	2795.00	2795.00
1252° 25' 58"	3010.00	1252° 25' 58"	3010.00	3010.00
1341° 54' 15"	3225.00	1341° 54' 15"	3225.00	3225.00
1431° 22' 32"	3440.00	1431° 22' 32"	3440.00	3440.00
1520° 50' 49"	3655.00	1520° 50' 49"	3655.00	3655.00
1610° 19' 06"	3870.00	1610° 19' 06"	3870.00	3870.00
1699° 47' 23"	4085.00	1699° 47' 23"	4085.00	4085.00
1789° 15' 40"	4300.00	1789° 15' 40"	4300.00	4300.00
1878° 43' 57"	4515.00	1878° 43' 57"	4515.00	4515.00
1968° 12' 14"	4730.00	1968° 12' 14"	4730.00	4730.00
2057° 40' 31"	4945.00	2057° 40' 31"	4945.00	4945.00
2147° 08' 48"	5160.00	2147° 08' 48"	5160.00	5160.00
2236° 37' 05"	5375.00	2236° 37' 05"	5375.00	5375.00
2326° 05' 22"	5590.00	2326° 05' 22"	5590.00	5590.00
2415° 33' 39"	5805.00	2415° 33' 39"	5805.00	5805.00
2505° 01' 56"	6020.00	2505° 01' 56"	6020.00	6020.00
2594° 30' 13"	6235.00	2594° 30' 13"	6235.00	6235.00
2683° 58' 30"	6450.00	2683° 58' 30"	6450.00	6450.00
2773° 26' 47"	6665.00	2773° 26' 47"	6665.00	6665.00
2862° 55' 04"	6880.00	2862° 55' 04"	6880.00	6880.00
2952° 23' 21"	7095.00	2952° 23' 21"	7095.00	7095.00
3041° 51' 38"	7310.00	3041° 51' 38"	7310.00	7310.00
3131° 19' 55"	7525.00	3131° 19' 55"	7525.00	7525.00
3220° 48' 12"	7740.00	3220° 48' 12"	7740.00	7740.00
3310° 16' 29"	7955.00	3310° 16' 29"	7955.00	7955.00
3399° 44' 46"	8170.00	3399° 44' 46"	8170.00	8170.00
3489° 13' 03"	8385.00	3489° 13' 03"	8385.00	8385.00
3578° 41' 20"	8600.00	3578° 41' 20"	8600.00	8600.00
3668° 09' 37"	8815.00	3668° 09' 37"	8815.00	8815.00
3757° 37' 54"	9030.00	3757° 37' 54"	9030.00	9030.00
3847° 06' 11"	9245.00	3847° 06' 11"	9245.00	9245.00
3936° 34' 28"	9460.00	3936° 34' 28"	9460.00	9460.00
4026° 02' 45"	9675.00	4026° 02' 45"	9675.00	9675.00
4115° 30' 62"	9890.00	4115° 30' 62"	9890.00	9890.00
4205° 00' 00"	10105.00	4205° 00' 00"	10105.00	10105.00

MEANS AND MANNER DESCRIPTION  
 19.7374 ACRES

1. Thence with said boundary line of the plat to the corner and the southerly line of lot 24 to the corner, South 89° 28' 17" West, a distance of 215.00 feet to a 3/8 inch iron rod with cap stamped "COSTELLO INC."

2. Thence, continuing with said southerly line and said southerly line of lot 24 to the corner, South 89° 28' 17" West, a distance of 226.72 feet to a 3/8 inch iron rod with cap stamped "COSTELLO INC."

3. Thence, continuing with said southerly line and said southerly line of lot 24 to the corner, South 89° 28' 17" West, a distance of 215.00 feet to a 3/8 inch iron rod with cap stamped "COSTELLO INC."

4. Thence, continuing with said southerly line and said southerly line of lot 24 to the corner, South 89° 28' 17" West, a distance of 226.72 feet to a 3/8 inch iron rod with cap stamped "COSTELLO INC."

5. Thence, continuing with said southerly line and said southerly line of lot 24 to the corner, South 89° 28' 17" West, a distance of 215.00 feet to a 3/8 inch iron rod with cap stamped "COSTELLO INC."

6. Thence, continuing with said southerly line and said southerly line of lot 24 to the corner, South 89° 28' 17" West, a distance of 226.72 feet to a 3/8 inch iron rod with cap stamped "COSTELLO INC."

7. Thence, continuing with said southerly line and said southerly line of lot 24 to the corner, South 89° 28' 17" West, a distance of 215.00 feet to a 3/8 inch iron rod with cap stamped "COSTELLO INC."

8. Thence, continuing with said southerly line and said southerly line of lot 24 to the corner, South 89° 28' 17" West, a distance of 226.72 feet to a 3/8 inch iron rod with cap stamped "COSTELLO INC."

9. Thence, continuing with said southerly line and said southerly line of lot 24 to the corner, South 89° 28' 17" West, a distance of 215.00 feet to a 3/8 inch iron rod with cap stamped "COSTELLO INC."

10. Thence, continuing with said southerly line and said southerly line of lot 24 to the corner, South 89° 28' 17" West, a distance of 226.72 feet to a 3/8 inch iron rod with cap stamped "COSTELLO INC."

11. Thence, continuing with said southerly line and said southerly line of lot 24 to the corner, South 89° 28' 17" West, a distance of 215.00 feet to a 3/8 inch iron rod with cap stamped "COSTELLO INC."

12. Thence, continuing with said southerly line and said southerly line of lot 24 to the corner, South 89° 28' 17" West, a distance of 226.72 feet to a 3/8 inch iron rod with cap stamped "COSTELLO INC."

13. Thence, continuing with said southerly line and said southerly line of lot 24 to the corner, South 89° 28' 17" West, a distance of 215.00 feet to a 3/8 inch iron rod with cap stamped "COSTELLO INC."

14. Thence, continuing with said southerly line and said southerly line of lot 24 to the corner, South 89° 28' 17" West, a distance of 226.72 feet to a 3/8 inch iron rod with cap stamped "COSTELLO INC."

15. Thence, continuing with said southerly line and said southerly line of lot 24 to the corner, South 89° 28' 17" West, a distance of 215.00 feet to a 3/8 inch iron rod with cap stamped "COSTELLO INC."

16. Thence, continuing with said southerly line and said southerly line of lot 24 to the corner, South 89° 28' 17" West, a distance of 226.72 feet to a 3/8 inch iron rod with cap stamped "COSTELLO INC."

17. Thence, continuing with said southerly line and said southerly line of lot 24 to the corner, South 89° 28' 17" West, a distance of 215.00 feet to a 3/8 inch iron rod with cap stamped "COSTELLO INC."

18. Thence, continuing with said southerly line and said southerly line of lot 24 to the corner, South 89° 28' 17" West, a distance of 226.72 feet to a 3/8 inch iron rod with cap stamped "COSTELLO INC."

19. Thence, continuing with said southerly line and said southerly line of lot 24 to the corner, South 89° 28' 17" West, a distance of 215.00 feet to a 3/8 inch iron rod with cap stamped "COSTELLO INC."

20. Thence, continuing with said southerly line and said southerly line of lot 24 to the corner, South 89° 28' 17" West, a distance of 226.72 feet to a 3/8 inch iron rod with cap stamped "COSTELLO INC."

21. Thence, continuing with said southerly line and said southerly line of lot 24 to the corner, South 89° 28' 17" West, a distance of 215.00 feet to a 3/8 inch iron rod with cap stamped "COSTELLO INC."

22. Thence, continuing with said southerly line and said southerly line of lot 24 to the corner, South 89° 28' 17" West, a distance of 226.72 feet to a 3/8 inch iron rod with cap stamped "COSTELLO INC."

23. Thence, continuing with said southerly line and said southerly line of lot 24 to the corner, South 89° 28' 17" West, a distance of 215.00 feet to a 3/8 inch iron rod with cap stamped "COSTELLO INC."

24. Thence, continuing with said southerly line and said southerly line of lot 24 to the corner, South 89° 28' 17" West, a distance of 226.72 feet to a 3/8 inch iron rod with cap stamped "COSTELLO INC."



# CITY OF FULSHEAR

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## 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

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## SPECIAL CITY COUNCIL MEETING/WORKSHOP MINUTES NOVEMBER 3, 2016

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### **I. OPENING**

#### **A. CALL TO ORDER**

A SPECIAL CITY COUNCIL MEETING WAS CALLED TO ORDER BY MAYOR JEFF W. ROBERTS ON NOVEMBER 3, 2016 AT 6:02 P.M. IN THE FULSHEAR CITY HALL, LOCATED AT 30603 FM 1093, FULSHEAR, TEXAS 77441.

#### **B. QUORUM & ROLL CALL**

MAYOR ROBERTS ANNOUNCED THAT A QUORUM WAS PRESENT.

#### **MEMBERS PRESENT:**

JEFF W. ROBERTS, MAYOR

ERIN TRISTAN, MAYOR PRO-TEM

STEPHEN GILL, COUNCIL MEMBER

RAMONA RIDGE, COUNCIL MEMBER

JAMES MURDOCH, COUNCIL MEMBER

TRICIA KRENEK, COUNCIL MEMBER (ARRIVED AT 6:07 P.M.)

#### **CITY STAFF PRESENT:**

KIMBERLY KOPECKY, DEPUTY CITY SECRETARY

C.J. SNIPES, CITY MANAGER

KRISTI BRASHEAR, FINANCE DIRECTOR

MICHELLE KILLEBREW, BUILDING OFFICIAL

MICHAEL ROSS, ASSISTANT CITY MANAGER

KENNY SEYMOUR, CHIEF OF POLICE

ANGELA FRITZ, ECONOMIC DEVELOPMENT DIRECTOR

J. GRADY RANDLE, CITY ATTORNEY

**CITY STAFF ABSENT:**  
D (DIANA) GORDON OFFORD, CITY SECRETARY

**OTHERS PRESENT:**  
STACEY STONE  
JOCELYN RYAN  
WILLIAM CONLAN  
JOANNE RYAN  
DAN MCJUNKIN  
OWEN BEMENT  
GREG CUNNINGHAM  
TREY DEVILLIER  
TOMMY KUYKENDALL  
ERICA DEROWEN  
VIJAY ONITKARA  
AND 30 OTHERS WHO DID NOT SIGN IN

## **II. CITIZEN COMMENTS**

MAYOR ROBERTS READS FROM THE AGENDA AND EXPLAINS CITIZEN COMMENT EXPECTATIONS AS FOLLOWS: *THIS IS AN OPPORTUNITY FOR CITIZENS TO SPEAK TO COUNCIL RELATING TO AGENDA AND NON-AGENDA ITEMS. IF THE TOPIC THE SPEAKER WISHES TO ADDRESS IS ON THE AGENDA, THE SPEAKER CAN EITHER SPEAK AT THIS TIME OR DEFER HIS/HER COMMENTS UNTIL SUCH TIME THE ITEM IS DISCUSSED. MAYOR ROBERTS EXPLAINS THAT IS NO LONGER ALLOWED IN MEETINGS. WE ONLY ALLOW TO SPEAK AT THE BEGINNING. THIS WAS MISTAKE BY STAFF. SPEAKERS ARE ADVISED THAT COMMENTS CANNOT BE RECEIVED ON MATTERS WHICH ARE 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. MR. SNIPES HAS AN ALARM CLOCK. MAYOR ROBERTS RESPECTFULLY ASKS SPEAKERS TO STOP THEIR COMMENTS AT THAT TIME.*

~STACEY STONE INTRODUCED HERSELF AS A MUD DIRECTOR IN CROSS CREEK. SHE WOULD LIKE TO CORRECT SOME MISINFORMATION. SHE SAID THE MUD HAS NEVER BEEN APPROACHED BY THE CITY TO DISCUSS THE UTILITY AGREEMENTS. SHE WOULD LIKE TO INVITE THE CITY TO COME SPEAK TO THEM AND WORK THIS OUT. (FOR FULL COMMENTARY, REQUEST RECORDING)

~JOCELYN RYAN INTRODUCED HERSELF AS A CROSS CREEK RANCH MUD DIRECTOR. SHE WOULD LIKE TO TALK ABOUT THE CONVEYANCES AND FACILITIES OF CCR. SHE MADE A SPEECH REGARDING A CAR ANALOGY BETWEEN THE CITY AND THE MUD. (FOR FULL COMMENTARY, REQUEST RECORDING)

~WILLIAM CONLAN INTRODUCED HIMSELF AS A MUD DIRECTOR #172. HE IS HERE TO TALK ABOUT THE LAWSUIT OF UTILITY AGREEMENT AND PREPARATION OF JUDGEMENT. HE SUGGESTED THE CITY WITHDRAW THE LAWSUIT AND WORK THIS OUT. (FOR FULL COMMENTARY, REQUEST RECORDING)

~OWEN BEMENT WAS INTRODUCED BY MAYOR ROBERTS . HE STATED THAT RATHER THAN BANNING HOTELS, THE CITY NEEDS TO BAN JUNK CARS. (FOR FULL COMMENTARY, REQUEST RECORDING)

~OSCAR CUNNINGHAM WAS INTRODUCED BY MAYOR ROBERTS. HE STATED HE ONLY HAS QUESTIONS, NOT REALLY ANY COMMENTS. (HE SAT DOWN)

~VIJAY ONITKARA ASKS, "WHY DID THE CITY DO THIS IN TRAVIS COUNTY INSTEAD OF FORT BEND COUNTY?"

MAYOR ROBERTS THANKS EVERYONE FOR THEIR COMMENTS.

## **III. PUBLIC HEARINGS**

MAYOR ROBERTS ANNOUNCES WE WILL MOVE TO ITEM IV BECAUSE WE DID NOT MEET THE POST TIME IN THE PAPER FOR THE PUBLIC HEARING.

**IV. BUSINESS ITEMS**

**A. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MINUTES FROM THE CITY COUNCIL MEETINGS OF AUGUST 25, 2016, AUGUST 30, 2016, SEPTEMBER 6, 2016, SEPTEMBER 13, 2016 AND SEPTEMBER 26, 2016**

A MOTION WAS MADE BY COUNCIL MEMBER MURDOCH TO APPROVE ALL SETS OF MINUTES. IT WAS SECONDED BY MAYOR PRO-TEM TRISTAN. ON THE AUGUST 25, 2016 MINUTES, TRICIA KRENEK WANTS THE RECORD TO REFLECT THAT SHE ARRIVED AT 6:40 P.M. (NOT ABSENT) THE MOTION WAS CARRIED AS FOLLOWS:

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

MOTION PASSES

**B. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN EXPENDITURE OF UP TO \$150,000 FOR THE COMPLETION OF THE CONCRETE FLATWORK AT RESIDENCES IN THE LEGACY SECTION 3 (HERON LAKES) SUBDIVISION TO ADDRESS DAMAGED DRIVEWAYS AND SIDEWALKS DUE TO THE SEWER TRENCH SETTLEMENT**

CJ ADDRESSED COUNCIL. HE EXPLAINED THERE WAS A MEMO PRESENTED BY MR. ROSS. WE WORKED A DEAL WITH THE DEVELOPER AND CONTRACTOR TO HIRE HAYWARD BAKER. COUNCIL MEMBERS AND CJ DISCUSSED PRICING, LINEAR FOOTAGE, AND MUD INVOLVEMENT. (FOR FULL COMMENTARY, REQUEST RECORDING)

A MOTION TO POSTPONE WAS MADE BY COUNCIL MEMBER KRENEK. IT WAS SECONDED BY COUNCIL MEMBER MURDOCH. COUNCIL MEMBER KRENEK WANTS THIS ITEM PUT BACK ON THE AGENDA FOR THE REGULAR MEETING ON NOVEMBER 15, 2016 THE MOTION WAS CARRIED AS FOLLOWS:

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

MOTION TO POSTPONE PASSES

**C. CONSIDERATION AND POSSIBLE ACTION TO APPROVE/RATIFY THE CITY MANAGER'S APPOINTMENT OF WESLEY J. VELA TO SERVE IN THE CAPACITY AS THE CITY'S CHIEF FINANCIAL OFFICER PER SECTION 4.08 OF THE CITY OF FULSHEAR HOME RULE CHARTER**

CJ SNIPES, CITY MANAGER, ADVISED COUNCIL THAT WE HAVE INTERVIEWED A COUPLE OF FOLKS AND SPOKE PRIMARILY WITH MR. VELA. HE IS CURRENTLY SERVING AS THE CHIEF FINANCIAL OFFICER OF THE CITY OF MANVEL. HE WOULD START NOVEMBER 28, 2016. A MOTION WAS MADE BY COUNCIL MEMBER RIDGE TO APPROVE ITEM C. IT WAS SECONDED BY MAYOR PRO-TEM TRISTAN. THE MOTION WAS CARRIED AS FOLLOWS:

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

MOTION PASSES

MAYOR ROBERTS ANNOUNCES WE NEED TO TAKE A 5 MINUTE RECESS AS WE ARE AHEAD OF SCHEDULE. A MOTION IS MADE BY MAYOR PRO-TEM TRISTAN TO TAKE A RECESS AT 6:25 P.M. IT WAS SECONDED BY COUNCIL MEMBER RIDGE. THE MOTION WAS CARRIED AS FOLLOWS:

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



MAYOR ROBERTS RECONVENES THE MEETING AT 6:30 P.M.

### III. PUBLIC HEARINGS

MAYOR ROBERTS ANNOUNCES WE WILL POSTPONE ITEM (A) AT THIS TIME AND MOVE TO ITEM B

#### B. DISTRICTING PLAN

MAYOR ROBERTS READS ITEM B FROM THE AGENDA:

##### B. DISTRICTING PLAN

*THE CITY COUNCIL OF THE CITY OF FULSHEAR WILL RECEIVE PRESENTATION FROM DAVID MENDEZ AND SHERRY MCCALL OF THE BICKERSTAFF LAW FIRM AND TAKE PUBLIC COMMENT ON THE PROPOSED DISTRICTING MAPS FOR THE ELECTION OF CITY COUNCIL MEMBERS IN A SPECIAL MEETING TO BE HELD THURSDAY, NOVEMBER 3, 2016 AT 6:30 PM AT FULSHEAR CITY HALL. MAYOR ROBERTS OPENS FOR PUBLIC COMMENTS AT 6:31 P.M.*

*TOMMY KUYKENDALL STANDS TO SPEAK. HE THANKS CITY COUNCIL FOR GETTING THE PROCESS STARTED FOR ESTABLISHING DISTRICTS FOR THE CITY. HE SAYS THAT HE THINKS BICKERSTAFF DID A GREAT JOB. (CITY OF FULSHEAR IS NOW A HOME-RULE CITY. COUNCIL POSITIONS WILL INCLUDE 5 SINGLE MEMBER DISTRICTS AND 2 AT LARGE POSITIONS FOR A TOTAL OF 7 COUNCIL MEMBERS) TWO DISTRICTS DO NOT CURRENTLY HAVE REPRESENTATION. SO HE RECOMMENDS DISTRICTS 3 AND 5 FOR THE UPCOMING ELECTION. (FOR FULL COMMENTARY, REQUEST RECORDING)*

*DAVID MENDEZ FROM BICKERSTAFF WOULD LIKE TO REMIND EVERYONE THAT ALL MAPS AND ALL DATA ARE ON THE CITY'S WEBSITE. THEY WILL PROVIDE THE CITY WITH AN ORDINANCE AT THE NEXT REGULAR MEETING. HE THANKED THE CITY.*

MAYOR ROBERTS CLOSED THE PUBLIC HEARING AT 6:34 P.M.

### V. EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING. A GOVERNMENTAL BODY MAY NOT CONDUCT A PRIVATE CONSULTATION WITH ITS ATTORNEY EXCEPT:

1) WHEN THE GOVERNMENTAL BODY SEEKS THE ADVICE OF ITS ATTORNEY ABOUT:

A) PENDING OR CONTEMPLATED LITIGATION; OR

B) A SETTLEMENT OFFER; OR

2) ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THIS CHAPTER.

**LITIGATION ISSUES RELATED TO CITY OF FULSHEAR V. KEN PAXTON, ET. AL.**

A MOTION WAS MADE BY MAYOR PRO-TEM TRISTAN TO CONVENE INTO EXECUTIVE SESSION AT 6:35 P.M. TO CONSULT WITH THE ATTORNEY. IT WAS SECONDED BY COUNCIL MEMBER MURDOCH. IT WAS CARRIED BY THE FOLLOWING:

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

NAYS: NONE

MAYOR ROBERTS AND COUNCIL MEMBERS RECONVENED BACK INTO REGULAR SESSION AT 7:27 P.M. MAYOR ROBERTS ASKED COUNCIL IF THERE WAS ANY ITEM FROM EXECUTIVE SESSION THAT NEEDED TO BE DISCUSSED. COUNCIL MEMBER KRENEK RESPONDED WITH "NO, THERE IS NO ACTION FROM EXECUTIVE SESSION, MAYOR."

COUNCIL MEMBER GILL RESPONDS, "I MAKE A MOTION THAT WE APPROVE ORDINANCE NUMBER 2016-1230" AND COUNCIL MEMBER MURDOCH SECONDS THE MOTION. (PLEASE SEE BELOW FOR BUSINESS ITEM "D" ALSO, MOTION AND SECOND IS RE-WRITTEN)

### IV. BUSINESS ITEMS

**D. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2016-1230 ORDINANCE OF THE CITY OF FULSHEAR AUTHORIZING THE ISSUANCE OF UP TO \$6,500,000 IN AGGREGATE PRINCIPAL AMOUNT OF "CITY OF FULSHEAR, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION"; SECURING THE PAYMENT THEREOF AUTHORIZING THE LEVY OF ANNUAL AD VALOREM TAX AND A PLEDGE OF CERTAIN SURPLUS REVENUES OF THE CITY'S WATERWORKS AND SEWER SYSTEM; AUTHORIZING THE APPROVAL AND EXECUTION OF A PAYING AGENT/REGISTRAR AGREEMENT, A PURCHASE CONTRACT AND AN OFFICIAL STATEMENT; AND APPROVAL ALL OTHER INSTRUMENTS AND PROCEDURES RELATED THERETO**

A MOTION WAS MADE BY COUNCIL MEMBER GILL TO APPROVE ORDINANCE NO. 2016-1230. IT WAS SECONDED BY COUNCIL MEMBER MURDOCH. THE MOTION WAS CARRIED AS FOLLOWS:

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

NAYS: NONE

MOTION PASSES

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO ADJOURN. IT WAS SECONDED BY MAYOR PRO-TEM TRISTAN. THE MOTION WAS CARRIED BY THE FOLLOWING:

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

NAYS: NONE

MAYOR ROBERTS ANNOUNCED AT 7:28 P.M. THAT WE ARE ADJOURNED.

---

JEFF W. ROBERTS, MAYOR OF THE CITY OF FULSHEAR

ATTEST:

---

KIMBERLY KOPECKY, DEPUTY CITY SECRETARY



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## 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

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## SPECIAL CITY COUNCIL MEETING AND WORKSHOP NOVEMBER 28, 2016 MINUTES

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### I. OPENING

#### A. CALL TO ORDER

*A SPECIAL CITY COUNCIL MEETING AND WORKSHOP WAS CALLED TO ORDER BY MAYOR JEFF W. ROBERTS ON NOVEMBER 28, 2016 AT 6:08 P.M. AT THE IRENE STERN COMMUNITY CENTER LOCATED AT 6920 KATY FULSHEAR ROAD, FULSHEAR, TEXAS 77441 AND ALL CITIZENS WERE WELCOMED.*

#### B. QUORUM & ROLL CALL

*MAYOR ROBERTS ANNOUNCED THAT A QUORUM WAS PRESENT AND THAT COUNCIL MEMBER MURDOCH WAS ABSENT.*

#### *COUNCIL MEMBERS PRESENT:*

*JEFF W. ROBERTS, MAYOR*

*ERIN TRISTAN, MAYOR PRO TEM*

*TRICIA KRENEK, COUNCIL MEMBER*

*STEPHEN GILL, COUNCIL MEMBER*

*RAMONA RIDGE, COUNCIL MEMBER*

#### *COUNCIL MEMBER ABSENT:*

*JAMES MURDOCH, COUNCIL MEMBER*

#### *CITY STAFF:*

*D. (DIANA) GORDON OFFORD, CITY SECRETARY*

**SPECIAL CITY COUNCIL MEETING/WORKSHOP  
NOVEMBER 28, 2016  
PAGE 2**

*CONTINUE- CITY STAFF:*

*C. J. SNIPES, CITY MANAGER*

*MICHAEL ROSS, ASSISTANT CITY MANAGER*

*MICHELLE KILLEBREW, BUILDING OFFICIAL*

*SHARON VALIANTE, COMMUNITY SERVICE DIRECTOR*

*KENNY SEYMOUR, CHIEF OF POLICE*

*J. GRADY RANDLE, CITY ATTORNEY*

*OTHERS PRESENT:*

*JULIE WARD*

*OWEN BEMENT*

*BILL SWEITZER*

*SHERRI BEMENT*

*JOCELYN RYAN*

*MIKE ROLLER*

*DEREK EINKAUF*

*TOMMY KUYKENDALL*

*CHRIS OLIVER*

*AND 33 OTHERS WHO DID NOT SIGN IN*

**II. BUSINESS ITEMS**

**A. CONSIDERATION AND POSSIBLE ACTION ON RESOLUTION No. 2016-331 A RESOLUTION OF THE CITY OF FULSHEAR APPROVING CHANGE IN DATE FOR THE DECEMBER REGULAR MEETING FROM DECEMBER 20, 2016 TO DECEMBER 13, 2016**

*A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO APPROVE RESOLUTION NO. 2016-331 A RESOLUTION OF THE CITY OF FULSHEAR APPROVING CHANGE IN DATE FOR THE DECEMBER REGULAR MEETING FROM DECEMBER 20, 2016 TO DECEMBER 13, 2016. IT WAS SECONDED BY COUNCIL MEMBER RIDGE.*

*MAYOR ROBERTS ASKED IF THERE ARE ANY QUESTIONS OR COMMENTS. COUNCIL MEMBER GILL STATED HE MIGHT BE OUT OF TOWN THAT WEEK AND PREFERS TO KEEP MEETING ON THE 20<sup>TH</sup>. THERE WAS SOME DISCUSSION AMONG THE COUNCIL MEMBERS. MAYOR ROBERTS CALLED FOR A VOTE.*

*THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: COUNCIL MEMBER KRENEK, RIDGE, AND TRISTAN*

*NAYS: COUNCIL MEMBER GILL*

*ABSENT: COUNCIL MEMBER MURDOCH*

*MOTION PASSES.*

**SPECIAL CITY COUNCIL MEETING/WORKSHOP  
NOVEMBER 28, 2016  
PAGE 3**

**B. CONSIDERATION AND POSSIBLE ACTION TO AMEND AND APPROVE REVISED MINUTES FROM THE SEPTEMBER 26, 2016 CITY COUNCIL MEETING**

*CITY ATTORNEY, J. GRADY RANDLE, STATED THERE WAS AN ERROR IN REFERENCE TO THE EXECUTIVE SESSION THAT THE WORDING WAS NOT CORRECT ON THE EXECUTIVE PORTION WHICH CITY SECRETARY HAS CORRECTED.*

*A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO AMEND AND APPROVE REVISED MINUTES FROM THE SEPTEMBER 26, 2016 CITY COUNCIL MEETING. IT WAS SECONDED BY MAYOR PRO TEM TRISTAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

*ABSENT: COUNCIL MEMBER MURDOCH*

*MOTION PASSES.*

**III. WORKSHOP ITEMS**

**A. DISCUSSION OF THE PROPOSED TREE PRESERVATION ORDINANCE**

*MAYOR ROBERTS STATED THAT CITY MANAGER, C. J. SNIPES AND ASSISTANT CITY MANAGER, MICHAEL ROSS WILL BE PROVIDING AN OVERVIEW TO THE COUNCIL REGARDING THE PROPOSED TREE ORDINANCE.*

*MR. ROSS PRESENTED TO THE COUNCIL FOR ABOUT 15 MINUTES REGARDING THE PROPOSED TREE ORDINANCE. HE PROVIDED THE PRESERVATION AND PROTECTION OF THE URBAN FOREST WHICH ENHANCES PROPERTY VALUES AND MAKES THE CITY A MORE ATTRACTIVE PLACE IN WHICH TO LIVE, VISIT, OR DO BUSINESS. HE ALSO TALKED ABOUT THE EXEMPTION, REPLACE REQUIREMENTS, 30 % CANOPY, AND THE COST ASSOCIATED WITH THE VARIOUS REQUIREMENTS. J. GRADY RANDLE, CITY ATTORNEY ALSO PROVIDED LEGAL OPINIONS FOR THE COUNCIL. THE DISCUSSION CONTINUED FOR APPROXIMATELY 45 MINUTES. FOR ALL OF THE COUNCIL COMMENTS, REQUEST A COPY OF THE TAPE. MAYOR ROBERTS ANNOUNCED THAT THIS IS NOT AN EASY ORDINANCE TO DRAFT AS YOU COULD HEAR FROM ALL THE COMMENTS. MAYOR ROBERTS STATES THAT THIS WORKSHOP WILL HAVE TO BE CONCLUDED SO THAT WE CAN ENTER INTO THE NEXT MEETING.*

*NO ACTION WAS TAKEN.*

**IV. ADJOURNMENT**

*A MOTION WAS MADE BY COUNCIL MEMBER RIDGE TO ADJOURN. IT WAS SECONDED BY MAYOR PRO TEM TRISTAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

*ABSENT: COUNCIL MEMBER MURDOCH*

*MOTION PASSES.*

**SPECIAL CITY COUNCIL MEETING/WORKSHOP  
NOVEMBER 28, 2016  
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MAYOR ROBERTS ANNOUNCED THAT WE ARE ADJOURNED AT 7:09 P.M. HE STATED WE WILL TAKE A BREAK UNTIL 7:15 P.M.

---

JEFF W. ROBERTS, MAYOR

ATTEST:

---

D. (DIANA) GORDON OFFORD, CITY SECRETARY



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## STAFF:

CITY MANAGER: C.J. Snipes

CITY SECRETARY: D. Gordon Offord

CITY ATTORNEY: J. Grady Randle

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## WORKSHOP AND TOWN HALL MINUTES NOVEMBER 28, 2016

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### **I. OPENING**

#### **A. CALL TO ORDER**

*A SPECIAL WORKSHOP AND TOWN HALL MEETING WAS CALLED TO ORDER BY MAYOR JEFF W. ROBERTS ON NOVEMBER 28, 2016 AT 7:28 P.M. IN THE IRENE STERN COMMUNITY CENTER OF THE CITY OF FULSHEAR, TEXAS LOCATED AT 6929 KATY FULSHEAR ROAD, FULSHEAR, TEXAS 7744 AND ALL WERE WELCOMED.*

#### **B. QUORUM & ROLL CALL**

*MAYOR ROBERTS ANNOUNCED THAT A QUORUM WAS PRESENT AND THAT COUNCIL MEMBER MURDOCH WAS ABSENT.*

#### *MEMBERS PRESENT:*

*JEFF W. ROBERTS, MAYOR*

*ERIN TRISTAN, MAYOR PRO TEM*

*STEPHEN GILL, COUNCIL MEMBER*

*TRICIA KRENEK, COUNCIL MEMBER*

*RAMONA RIDGE, COUNCIL MEMBER*

#### *MEMBERS ABSENT:*

*JAMES MURDOCH, COUNCIL MEMBER*

#### *CITY STAFF PRESENT:*

*D. (DIANA) GORDON OFFORD, CITY SECRETARY*

**SPECIAL WORKSHOP AND TOWN HALL MEETING  
NOVEMBER 28, 2016  
PAGE 2**

*CONTINUE- CITY STAFF PRESENT:*

*C.J. SNIPES, CITY MANAGER*

*MICHAEL ROSS, ASSISTANT CITY MANAGER*

*J. GRADY RANDLE, CITY ATTORNEY*

*SHARON VALIANTE, PUBLIC WORKS DIRECTOR*

*MICHELLE KILLIBREW, BUILDING OFFICIAL*

*OTHERS PRESENT:*

*JULIE WARD*

*OWEN BEMENT*

*BILL SWEITZER*

*SHERRI BEMENT*

*JOCELYN RYAN*

*MIKE ROLLER*

*DEREK EINKAUF*

*TOMMY KUYKENDALL*

*CHRIS OLIVER*

*AND 32 OTHERS WHO DID NOT SIGN IN*

*MAYOR ROBERTS ANNOUNCED THAT COMMENTS WOULD BE HEARD FIRST REGARDING THE PROPOSED TREE ORDINANCE AND NEXT WILL HEAR COMMENTS REGARDING THE WEST PARK TOLLWAY. HE ASKED EVERYONE TO STATE THEIR NAME FIRST.*

**II. WORKSHOP ITEMS AND TOWN HALL MEETING**

**A. DISCUSSION OF THE PROPOSED TREE PRESERVATION ORDINANCE**

*MAYOR ROBERTS OPENED WITH COMMENTS FROM THE AUDIENCE. HE ALSO STATED THAT THE MAPS REGARDING THE WESTPARK TOLL WAY ARE AT THE BACK OF THE ROOM ON THE TABLES. (FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING)*

*ROB BAMFORD- ASKED IF THE TREE ORDINANCE WOULD APPLY TO THE CROSS CREEK RANCH SUBDIVISION? CITY ATTORNEY, J. GRADY RANDLE, REPLIED. MR. BAMFORD ASKED THAT COUNCIL NOT QUICKLY ADOPT THE PROPOSED TREE ORDINANCE TO ALLOW TIME FOR HE AND HIS STAFF TO REVIEW THE PROPOSED TREE ORDINANCE.*



**SPECIAL WORKSHOP AND TOWN HALL MEETING  
NOVEMBER 28, 2016  
PAGE 3**

*CONTINUE-*

*ALEX GARCIA FROM ALLEN BOONE HUMPHRIES ROBINSON. HE STATED HE IS REPRESENTING MUDs 169-173 AND FULSHEAR MUD 1. MR. GARCIA STATES IT IS CLEAR TO HIM THAT THOSE WHO HAVE EXISTING AGREEMENTS, THIS ORDINANCE DOES NOT APPLY TO THOSE AGREEMENTS ALREADY IN EFFECT. HE STATED HE WANTS IT IDENTIFIED IN THE ORDINANCE AND HE WOULD BE HAPPY TO MEET WITH THE CITY.*

*OWEN BEMENT- HE STATED HIS WIFE IS PASSING OUT A COPY OF THE COMMENTS HE IS PRESENTING TO THE COUNCIL. HE STATED THIS PROPOSED ORDINANCE IS NOT ENFORCIBLE. HE WOULD LIKE TO SEE AN ORDINANCE OF A PAGE AND HALF. HE STATED WE DO NOT HAVE AN URBAN FOREST. MR. BEMENT INDICATED THAT TREE REPLACEMENT WOULD BE COSTLY.*

*MIKE ROLLER-HE PROVIDED SEVERAL EXAMPLES. ONE LIVE IN DOWNTOWN (50 x150 LOT) ON FIX INCOME, TAXES GOES UP, AND LATER GO INTO FORECLOSURE. DEVELOPERS CAN BUY IT AND NO ONE IS PAYING \$200,000 FOR THESE OLD HOMES – SO IN EFFECT YOU GOING TO FORCE THESE HOMEOWNERS INTO FORECLOSURE AND THEY HAVE NO WAY OUT. MR. ROLLER STATES HE OPPOSES THE PROPOSED TREE ORDINANCE. THE AUDIENCE APPLAUDED.*

*TOMMY KUYKENDALL- HE STATED EVERYONE WANTS TO PROTECT TREES. HE STATED THIS IS A DIFFICULT PROPOSED ORDINANCE TO DEAL WITH. MR. KUYKENDALL STATES PUT YOURSELF UNDER THIS ORDINANCE. MR. KUYKENDALL PROVIDED SEVERAL EXAMPLES IF THIS ORDINANCE IS ADOPTED, IT WOULD BE COSTLY TO THE OWNER. MR. KUYKENDALL ASKED FOR CONSIDERATION OF ALL THE EXAMPLES HE PROVIDED TO THE COUNCIL.*

*COUNCIL MEMBER KRENEK AND COUNCIL MEMBER GILL BOTH HAD QUESTIONS. J. GRADY RANDLE, CITY ATTORNEY, REPLIED. ASSISTANT CITY MANAGER, MICHAEL ROSS, ALSO PROVIDED COMMENTS TO THE COUNCIL.*

*DOUG KONOPKA- (A DEVELOPER). HE WOULD LIKE A CLEARER DEFINITION OF WHAT IS MEANT BY SITE. HE STATES HE HOPES THIS WOULD NOT BE APPLIED TO ANY DEVELOPMENT. HE STATED LANDOWNERS SHOULD NOT BE PENALIZED. HE STATES HE DOES NOT UNDERSTAND THE REQUIRED CALCULATION FOR THE 30% CANOPY.*

*COUNCIL MEMBER RIDGE ASKED MR. ROSS, ASSISTANT CITY MANAGER, WHAT DOES 30 % CANOPY CALCULATE.*

*DEREK EINKAUF- HE STATED THAT THERE ARE VALUABLE RESOURCES IN THIS ROOM THAT CAN ASSIST WITH GETTING A WORKABLE TREE ORDINANCE FOR THIS*

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COMMUNITY. HE ASKED THAT EVERYONE COME TOGETHER AND GET OFF FACEBOOK.

MAYOR ROBERTS PROVIDED BACKGROUND ON HOW THE ORDINANCE CAME ABOUT. MAYOR ROBERTS REMINDED EVERYONE THAT THIS IS A PROPOSED ORDINANCE AND NOT SET IN STONE.

(FOR ALL THE COMMENTS FROM MAYOR AND OTHERS, REQUEST A COPY OF THE TAPE RECORDING)

BILL HEEDE- HE STATED HE WAS ONE OF THE MEMBERS ON THE TREE ORDINANCE AND WAS DEEMED DYSFUNCTIONAL AS THEY DID NOT AGREE WITH ONE MEMBER.

MARCIA SIMMONS- SHE STATED HAVING A TREE ORDINANCE IS VALUABLE TOOL. HOPES THE COMMITTEE CAN COME TO A COMMON GROUND FOR ALL.

CHRIS OLIVER FROM CENTERPOINT ENERGY. HE STATED THAT TREES ARE ENEMIES OF OVERHEAD ELECTRIC AND EVERYONE KNOWS THIS. HE WILL SUBMIT HIS COMMENTS TO COUNCIL. HE STATED AS THE ORDINANCE IS WRITTEN IT WILL CAUSE PENALTIES AND ETC.

MAYOR ROBERTS ASKED IF THERE ARE ANY MORE COMMENTS ON THE PROPOSED TREE ORDINANCE. AUDIENCE WAS SILENT.

NO ACTION WAS TAKEN.

**B. DISCUSSION OF THE WEST PARK TOLLWAY**

TOMMY KUYKENDALL- HE CHALLENGED THE CITY NOT TO BE SHORT SIGHTED. HE TALKED ABOUT 36A CORRIDOR AND EXPANDING OF FM 1093. HE ALSO TALKED ABOUT FM 1463 AND THE SPRING GREEN BLVD. HE WOULD ASKED COUNCIL TO BE CONSIDERATE OF THINKING ABOUT THE TOLL ROAD COMING PASS FM 1463 IF THE COUNTY FINDS IT ADVISABLE. (FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING)

RICHARD STOLLEIS OF FORT BEND COUNTY ENGINEERING DEPARTMENT. HE OUTLINED THE ROAD PROJECT CURRENTLY TAKING PLACE ON FM 1093 FROM THE TOLLWAY TO SPRING GREEN BLVD. HE STATED THIS IS PHASE ONE AND WILL CONSIST OF FOUR LANES (TWO IN EACH DIRECTION). HE STATED PHASE 2 WILL PICK UP AT FM 1463 AND GO ALL THE WAY OUT TO JAMES LANE. HE EXPECTS PHASE 2 TO BEGIN THE MIDDLE PART OF NEXT YEAR. (FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING.

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*MAYOR ROBERTS STATED THAT BASICALLY THE COUNTY WANTS TO GET AN IDEA OF WHAT FULSHEAR DESIRES REGARDING THE EXPANSION OF FM 1093. (FOR ALL THE COMMENTS, REQUEST A COPY OF TAPE RECORDING)*

*OWEN BEMENT- RESIDENT OF BOIS D' ARC. HE STATED FOLLOWING UP ON WHAT MR. KUYKENDALL STATED, MOBILITY IS A KEY ISSUE. (FOR ALL THE COMMENTS, REQUEST A COPY OF TAPE RECORDING) HE STATED WE MUST GET THE TRAFFIC MOVING FURTHER WEST. HE PREFERS TO HAVE THE TOLL UNDERGROUND INSTEAD OF FLYING OVER.*

*DOUG KONOPKA – A DEVELOPER. HE PROVIDED HIS PERSONAL OPINION TO THE COUNCIL. HE STATES IF YOU ALLOW THE TOLL TO COME THROUGH THE CITY, THAT YOU WOULD CONSIDER OTHER THINGS SUCH AS TRAIL AND LANDSCAPING. HE STATED A TOLL WILL ABSOLUTELY DIVIDE A CITY.*

*NO ACTION WAS TAKEN ON THIS ITEM.*

*MAYOR ROBERTS THANKED EVERYONE FOR COMING AND THEIR COMMENTS.*

**III. ADJOURNMENT**

*A MOTION WAS MADE BY COUNCIL MEMBER RIDGE TO ADJOURN. IT WAS SECONDED BY MAYOR PRO TEM TRISTAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

*ABSENT: COUNCIL MEMBER MURDOCH*

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*JEFF W. ROBERTS, MAYOR*

*ATTEST:*

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*D. (DIANA) GORDON OFFORD, CITY SECRETARY*



# 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](http://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

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## REGULAR CITY COUNCIL MINUTES DECEMBER 13, 2016

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### **I. OPENING**

#### **A. CALL TO ORDER**

*A REGULAR CITY COUNCIL MEETING WAS CALLED TO ORDER BY MAYOR JEFF W. ROBERTS ON TUESDAY, DECEMBER 13, 2016 AT 7:02 P.M. IN THE FULSHEAR CITY HALL LOCATED AT 30603 FM 1093 ROAD, FULSHEAR, TEXAS 77441 AND ALL CITIZENS WERE WELCOMED. MAYOR ROBERTS WISHED EVERYONE A HAPPY HOLIDAY SEASON AND INVITED EVERYONE TO COME OUT TO FESTIVAL.*

#### **B. QUORUM & ROLL CALL**

*MAYOR ROBERTS ANNOUNCED THAT ALL CITY COUNCIL MEMBERS ARE PRESENT.*

*MEMBERS 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 ROSE, ASSISTANT CITY MANAGER*

*WAS VELA, FINANCE DIRECTOR*

*MICHELLE KILLEBREW, BUILDING OFFICIAL*

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CONTINUE- CITY STAFF PRESENT:

SHARON VALIANTE, PUBLIC WORKS DIRECTOR

ANGELA FRITZ, ECONOMIC DEVELOPMENT DIRECTOR

TIM KIRWAN, ASSISTANT CITY ATTORNEY

KENNY SEYMOUR, CHIEF OF POLICE

JERONE MCKINNEY, MAINTENANCE SUPERINTENDENT

OTHERS PRESENT:

VIOLA RANDLE

TREY DEVILLIER

KAYE KAHLICH

JOY MURDOCH

SONYA SIMMONS

DANNY CURTIS

LAURIE SZANTAY

MARK YENTZEN

TOMMY KUYKENDALL

ALAN HUTSON

JULIE DOWDALL

C J MCDANIEL

PAUL BAUER

AND 23 OTHERS WHO DID NOT SIGN IN

**C. INVOCATION – REVEREND JACKIE GILMORE, GREATER ZACHERY BAPTIST CHURCH**

REV. JACKIE GILMORE PROVIDED THE PRAYER.

**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**

MAYOR ROBERTS LED THE AUDIENCE IN BOTH PLEDGES.

**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.**

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**(NOTE: COUNCIL MEMBER MURDOCH HANDED OUT HIS LETTER OF RESIGNATION TO EACH COUNCIL MEMBER AND THE CITY SECRETARY)**

*KAYE KAHLICH- SHE STATED SHE HAS BEEN A RESIDENT OF FULSHEAR FOR FIVE YEARS. SHE STATED SHE HEARD MR. MURDOCH POSITION WAS BEING VACATED. SHE INFORMED THE COUNCIL OF HER QUALIFICATION AND INTEREST IN CITY GOVERNMENT. (FOR ALL THE ENTIRE BACKGROUND HISTORY, REQUEST A COPY OF THE TAPE RECORDING)*

*SONYA SIMMONS-MS. SIMMONS STATED SHE WISHES TO EXPRESS HER CONCERNS REGARDING THE WEST PARK TOLL WAY COMING TO DOWNTOWN FULSHEAR. MS. SIMMONS OPPOSES THE TOLL WAYS COMING THROUGH CITY. (FOR ALL OF THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING)*

*DANNY CURTIS- HE STATES HE STRONGLY OPPOSES THE TOLL WAY COMING INTO THE DOWNTOWN AREA OF FULSHEAR. (FOR ALL OF THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING)*

*LAURIE SZANTKAY- SHE STATED SHE AGREES WITH THE OTHER TWO SPEAKERS AND DOES NOT WANT A TOLL WAY COMING THROUGH THE CITY. (FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING)*

*TOMMY KUYKENDALL- MR. KUYKENDALL ADDRESSED FLOOD PLAIN ISSUE CHANGES ON BESSIE'S CREEK. HE STATED THIS HAS TO DO WITH FULSHEAR LAKES. HE ASKED THAT THE LEADERS OF THE CITY FIND OUT THE IMPACT THIS WILL HAVE ON ADJACENT PROPERTY OWNERS SUCH AS FULBROOK ON FULSHEAR CREEK, MR. GILL, MS. STUBBLEFIELD, AND HIMSELF. HE STATED THAT THE RESPONSE DATE IS DECEMBER 16, 2016 WHICH DOES NOT GIVE THE PUBLIC TIME TO DUE DILIGENCE.*

*JULIE DOWDALL- SHE OPPOSES THE WEST PARK TOLL WAY. (FOR ALL COMMENTS, REQUEST A COPY OF THE TAPE RECORDING)*

*CJ MCDANIEL – HE STATED HE HELPED TO WRITE THE HOME RULE CHARTER AND SINCE THEN HE HAS BEEN TRACKING TO SEE THAT NECESSARY DOCUMENTS HAVE BEEN REGISTERED WITH FORT BEND COUNTY. HE STATED THAT THE NECESSARY DOCUMENTS HAVE NOT BEEN RECEIVED BY THE FORT BEND COUNTY ELECTIONS. HE STATED IF THE PROPER PLATTING AND DOCUMENTS DO NOT GET TO THE ELECTION ADMINISTRATOR, WE WILL NOT HAVE AN ELECTION. (FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING)*

*PAM BAUER- SHE OPPOSES THE WEST PARK TOLLWAY COMING THROUGH TOWN. SHE ALSO IS CONCERNED ABOUT THE FLOODING WATERS. (FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING)*

IV. CONSENT AGENDA

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 CREEK FALLS AT CROSS CREEK RANCH UNRESTRICTED RESERVE/ FINAL PLAT
- B. CONSENT AND APPROVAL OF PARK LANE FULSHEAR/ PRELIMINARY PLAT
- C. CONSENT AND APPROVAL OF CHRISTIAN BROTHERS/ FINAL PLAT (2<sup>ND</sup> REVIEW)
- D. CONSENT AND APPROVAL OF TAMARRON CROSSING SECTION 1 STREET DEDICATION/ FINAL PLAT
- E. CONSENT AND APPROVAL OF TAMARRON CROSSING SECTION 2 STREET DEDICATION/ FINAL PLAT
- F. CONSENT AND APPROVAL OF BONTERRA AT CROSS CREEK RANCH SECTION 2/ FINAL PLAT
- G. CONSENT AND APPROVAL OF FULBROOK ON FULSHEAR CREEK SECTION 8/ PRELIMINARY PLAT
- H. CONSENT AND APPROVAL OF FULBROOK ON FULSHEAR CREEK SECTION 12/ PRELIMINARY PLAT
- I. CONSENT AND APPROVAL OF CROSS CREEK COMMERCIAL (FORMERLY KNOWN AS SHOPS AT CROSS CREEK)/ FINAL PLAT (RE-SUBMITTAL)
- J. CONSENT AND APPROVAL OF CROSS CREEK COMMERCIAL II (FORMERLY KNOWN AS SHOPS AT CROSS CREEK II)/ PRELIMINARY PLAT (RE-SUBMITTAL)
- K. CONSENT AND APPROVAL OF STREET DEDICATION FOR CROSS CREEK BEND LANE AND SOUTH FRY ROAD
- L. CONSENT AND APPROVAL OF UTILITY CONVEYANCE AND SECURITY AGREEMENT FOR CREEK FALLS AT CROSS CREEK RANCH SECTION 1
- M. CONSENT AND APPROVAL OF MINUTES FROM THE NOVEMBER 15, 2016 MEETINGS

*A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO APPROVE THE CONSENT AGENDA, ITEMS A THRU M. 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.*

V. **BUSINESS ITEMS**

A. **PRESENTATION OF PROCLAMATION RECOGNIZING THE SERVICE OF THE FULSHEAR SIMONTON FIRE DEPARTMENT**

*MAYOR ROBERTS PRESENTED A PROCLAMATION TO THE FULSHEAR-SIMONTON FIRE DEPARTMENT. JERONE MCKINNEY AND MARVIN DEVOUR WERE ON HAND TO RECEIVE THE PROCLAMATION. MAYOR ROBERTS READ THE PROCLAMATION TO THE COUNCIL AND AUDIENCE. THE AUDIENCE APPLAUDED.*

B. **PRESENTATION OF PROCLAMATION RECOGNIZING THE SERVICE OF MICHAEL ROSS, ASSISTANT CITY MANAGER**

*MAYOR ROBERTS PRESENTED A PROCLAMATION TO MICHAEL ROSS WHO WILL BE LEAVING THE CITY EMPLOYMENT AT THE END OF THIS MONTH TO ACCEPT A POSITION OUT OF THIS JURISDICTION. AGAIN, THE AUDIENCE APPLAUDED.*

*MAYOR ROBERTS ANNOUNCED THAT COUNCIL WILL BE MEETING WITH THE CITY ATTORNEY AT THIS TIME AND QUORUM WAS AVAILABLE.*

*A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO GO INTO EXECUTIVE SESSION. IT WAS SECONDED BY MAYOR PRO TEM TRISTAN. ASSISTANT CITY ATTORNEY, TIM KIRWAN, ASKED ARE THEY HANDLING ONE ISSUE OR TWO? RESPONSE WAS – ONE ISSUE AT A TIME.*

*THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

*MAYOR ROBERTS ANNOUNCED THAT WE WILL NOW RECONVENE FROM EXECUTIVE SESSION BACK INTO REGULAR SESSION AT 8:09 P.M.*

*MAYOR ROBERTS READ BUSINESS ITEM C (...TO APPROVE RESOLUTION No. 2016-332.....)*

C. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION No. 2016-332 A RESOLUTION OF THE CITY OF FULSHEAR REGARDING THE EXTENSION OF THE WEST PARK TOLLWAY INTO THE CITY LIMITS OF THE CITY OF FULSHEAR**

*A MOTION WAS MADE BY COUNCIL MEMBER MURDOCH TO APPROVE RESOLUTION NO. 2016-332 A RESOLUTION OF THE CITY OF FULSHEAR REGARDING THE EXTENSION OF THE WEST PARK TOLLWAY INTO THE CITY LIMITS OF THE CITY OF FULSHEAR. IT WAS SECONDED BY COUNCIL MEMBER RIDGE.*

*MAYOR ROBERTS ASKED IF THERE WERE ANY QUESTIONS OR COMMENTS.*



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*COUNCIL MEMBER GILL STATED HE HAS SOME QUESTIONS. COUNCIL MEMBER GILL STATED HE COMES BACK TO THE SAME POINT HE MADE AT A PREVIOUS COUNCIL MEETING THAT HE DOES NOT HAVE SUFFICIENT INFORMATION TO MAKE A DECISION. HE STATED HE DOES NOT KNOW WHETHER THE PROPOSED MOBILITY WOULD HELP OR HINDER. (FOR ALL OF THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING)*

*COUNCIL MEMBER MURDOCH STATED THAT THE PRESENT OF TOLL ROADS IN TEXAS DO NOT PRODUCE QUALITY RETAIL DEVELOPMENT DUE TO THE HINDRANCES OF TRAFFIC ON AND OFF IN THOSE LOCATIONS. HE STATED THAT HE AGREES WITH RESIDENTS THAT WE DO NOT NEED A ROAD GOING OVER OR THROUGH FULSHEAR. (FOR ALL OF THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING)*

*COUNCIL MEMBER KRENEK STATED THAT SHE WOULD ECHO ON THAT .....DO NOT WANT GREAT BIG WALLS AS THIS WOULD CREATE A NORTH AND SOUTH DIVIDE. SHE STATED IT IS COUNCIL RESPONSIBILITY TO DECIDE HOW TRAFFIC WILL BE MOVED IN AND OUT OF THE CITY. SHE STATED THAT CURRENTLY THE WAY THE RESOLUTION IS WORDED, IT IS NOT APPROPRIATE. THERE ARE A LOT OF THINGS MISSING. (FOR ALL OF THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING)*

*MAYOR PRO TEM TRISTAN STATED THAT OVER THE LAST SEVERAL MONTHS, SHE HAS BEEN DOING RESEARCH FOR DATA AND FOUND VERY LITTLE. SHE STATED IN TALKING TO RESIDENTS AND DEVELOPERS, SHE HAS HEARD VARIOUS COMMENTS. (FOR ALL OF THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING)*

*A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO AMEND PREVIOUS MOTION TO RE-WORD THE RESOLUTION TO SAY WITHOUT FURTHER DATA AND INFORMATION CANNOT SUPPORT THE EXTENSION OF THE WEST PARK TOLLWAY AND WELCOME THE OPPORTUNITY TO PARTICIPATE IN THE DECISION FOR ROADWAY DESIGN.*

*MAYOR ROBERTS STATES THIS IS JUST A RESOLUTION TO GIVE SOME DIRECTION TO THE COUNTY OF WHERE WE ARE TODAY REGARDING THE WEST PARK TOLLWAY. (FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING)*

*THE DEBATE ON THIS ISSUE CONTINUED AMONG THE COUNCIL MEMBERS.*

*COUNCIL MEMBER GILL STATED HE WOULD SECOND THE MOTION BY MS. KRENEK. COUNCIL MEMBER GILL STATED HE HAD SPOKEN WITH RICHARD STOLLEIS FROM THE COUNTY AND HE DID NOT APPEAR TO BE IN A HURRY FOR GUIDANCE FROM THE CITY.*

*MAYOR ROBERTS STATED THAT BOTH HE AND THE CITY MANAGER, C.J. SNIPES, WAS ASKED TO MEET WITH COUNTY COMMISSIONER MEYERS.*

*COUNCIL MEMBER KRENEK CONTINUED TO GIVE HER THOUGHTS ON THE WEST PARK TOLLWAY. MAYOR ROBERTS THANKED EVERYONE FOR THEIR COMMENTS BUT STATED WE HAVE A COUPLE OF*

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MOTIONS ON THE FLOOR AND WOULD LIKE TO TAKE THE AMENDED MOTION FIRST. IT WAS A MOTION BY COUNCIL MEMBER KRENEK AND SECONDED BY COUNCIL MEMBER GILL. COUNCIL

MEMBER MURDOCH STARTED TO GIVE MORE INPUT REGARDING THE TOLL. MAYOR ROBERTS INTERRUPTED AND STATED THAT WE COULD SIT HERE ALL NIGHT AND RE-WRITE THE WHOLE RESOLUTION. COUNCIL MEMBER MURDOCH STATED HE WOULD LIKE TO ADD TO THE SECOND AMENDED TO INCLUDE "USE OF ALTERNATE ROUTES". THE DEBATE AMONG THE COUNCIL MEMBERS CONTINUED. CITY ATTORNEY, TIM KIRWIN, RESPONDED TO THE COUNCIL. FOR ALL THE COMMENTS, REQUEST A COPY OF TAPE RECORDING.

C.J. SNIPES, CITY MANAGER, REPEATED THE MOTION. YOUR MOTION WAS WITHOUT FURTHER INFORMATION AND DATA, I CANNOT SUPPORT YOUR INTENTION FOR A TOLL ROAD AT THIS TIME AND WELCOME THE OPPORTUNITY TO PARTICIPATE IN THE PLANNING OF THE ROAD AND YOU WOULD LIKE TO ADD "USE OF AN ALTERNATE ROUTE". COUNCIL MEMBER MURDOCH STATED CORRECT. MAYOR ROBERTS STATED WE NEED A MOTION TO AMEND. A MOTION WAS MADE TO AMEND THE FIRST MOTION. MAYOR ROBERTS STATED THAT THE FIRST AMENDED MOTION MADE BY COUNCIL MEMBER MURDOCH AND SECONDED BY COUNCIL MEMBER RIDGE, HE CALLED FOR A VOTE:

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

NAYS: NONE

MAYOR ROBERTS STATED NOW WE ARE READY TO VOTE ON THE FIRST MOTION. COUNCIL MEMBER GILL ASKED FOR CLARIFICATION. BOTH ASSISTANT CITY ATTORNEY, TIM KIRWIN, AND CITY MANAGER, CJ SNIPES, STATED NOW WE ARE VOTING ON THE RESOLUTION ITSELF. ASSISTANT CITY ATTORNEY KIRWIN STATED THE FIRST MOTION WAS TO APPROVE THE AMENDMENTS.

MAYOR ROBERTS STATED WE ARE NOW VOTING TO ACCEPT THE RESOLUTION; A MOTION WAS MADE BY COUNCIL MEMBER MURDOCH AND SECOND BY COUNCIL MEMBER RIDGE. HE CALLED FOR A VOTE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

MOTION PASSES.

- D. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION No. 2016-333 A RESOLUTION OF THE CITY OF FULSHEAR SUSPENDING THE DECEMBER 21, 2016 EFFECTIVE DATE OF THE STATEMENT OF INTENT OF CENTERPOINT ENERGY TO INCREASE RATES WITHIN THE HOUSTON AND TEXAS COAST DIVISIONS AND TO CONSOLIDATE THE HOUSTON AND TEXAS COAST DIVISIONS TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE**

**REIMBURSED BY THE COMPANY; AUTHORIZING PARTICIPATION WITH THE GULF COAST COALITION OF CITIES; HIRING LEGAL AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND TO DIRECT NECESSARY LITIGATION AND APPEALS**

*CJ SNIPES, CITY MANAGER, PROVIDED AN EXPLANATION TO THE COUNCIL. FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING.*

*A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE RESOLUTION NO. 2016-333. 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.*

**E. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2016-1234 AN ORDINANCE OF THE CITY OF FULSHEAR ACCEPTING THE PROPOSED GROUNDWATER PUMPAGE REDUCTION FEE AS REQUESTED BY THE NORTH FORT BEND WATER AUTHORITY; SETTING THE NEW FEE AT \$3.14 PER 1,000 GALLONS AND PROVIDING FOR AN EFFECTIVE DATE OF JANUARY 1, 2017**

*C.J. SNIPES, CITY MANAGER, PROVIDED AN EXPLANATION TO THE COUNCIL REGARDING PROPOSED ORDINANCE NO. 2016-1234.*

*A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE ORDINANCE NO. 2016-1234. IT WAS SECONDED BY MAYOR PRO TEM TRISTAN.*

*COUNCIL MEMBER GILL ASKED WHAT THE CURRENT RATE IS. MR. SNIPES RESPONDED. (FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING) THE DISCUSSION AMONG THE COUNCIL MEMBERS CONTINUED.*

*COUNCIL MEMBER TRISTAN STATED THAT THE WATER RATES ARE ALREADY HUGE BILL.*

*SHARON VALIANTE, NEW PUBLIC WORKS DIRECTOR, PROVIDED INFORMATION ABOUT A REBATE OFFERED TO CITIES. MORE QUESTIONS CAME FROM VARIOUS MEMBERS. THE DEBATE CONTINUED ON. (FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING)*

*COUNCIL MEMBER KRENEK COMMENTED ON THE COST. COUNCIL MEMBER MURDOCH ASKED IF WE COULD NEGOTIATE WITH THE NORTH FORT BEND AUTHORITY FOR A LOWER RATE. COMING TO END OF THE DISCUSSION AFTER ABOUT TWENTY MINUTES, THERE APPEARED MORE QUESTIONS THAN ANSWERS. THERE WAS NO DETERMINING A REAL SOLUTION AND PUMPAGE FEES FROM THE AUTHORITY WILL CONTINUE UNTIL THE MAX IS REACHED.*

*MAYOR ROBERTS CALLED FOR A VOTE. 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 RESOLUTION NO. 2016-334 A RESOLUTION OF THE CITY OF FULSHEAR AUTHORIZING THE CITY'S CHIEF FINANCIAL OFFICER WES VELA AS A SIGNATORY ON ALL OF THE CITY'S ACCOUNTS**

*A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE RESOLUTION NO. 2016-334 A RESOLUTION OF THE CITY OF FULSHEAR AUTHORIZING THE CITY'S CHIEF FINANCIAL OFFICER WES VELA AS A SIGNATORY ON ALL OF THE CITY'S ACCOUNTS. 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.*

**G. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2016-335 A RESOLUTION OF THE CITY OF FULSHEAR APPROVING INVESTMENT POLICY**

*WES VELA, NEW FINANCE OFFICER, PRESENTED TO COUNCIL THE CITY OF FULSHEAR INVESTMENT POLICY. HE STATED IT IS EXACTLY THE SAME AS PREVIOUS YEAR AND ONLY CHANGES ARE NAMES OF MAYOR AND FINANCE OFFICER.*

*A MOTION WAS MADE BY COUNCIL MEMBER GILL TO APPROVE RESOLUTION NO. 2016-335 A RESOLUTION OF THE CITY OF FULSHEAR APPROVING INVESTMENT POLICY. 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*

**H. CONSIDERATION AND POSSIBLE ACTION TO APPROVE PAYMENTS ON REMEDIATION OF SETTLEMENT ISSUES IN LEGACY SECTION 3**

*MICHAEL ROSS, ASSISTANT CITY MANAGER, PROVIDED AN EXPLANATION TO THE COUNCIL. HE OUTLINED ALL THE COST FACTORS AND WHO WAS RESPONSIBLE FOR THESE COSTS. HE STATED THE TOTAL COST FOR THE CITY'S PORTION OF THE REPAIR IS \$123,485.34. FOR ALL THE SPECIFICS, REQUEST A COPY OF THE TAPE RECORDING.*

*A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE PAYMENTS ON REMEDIATION OF SETTLEMENT ISSUES IN LEGACY SECTION 3 (SPECIFICALLY TO ACCEPT MUD CONTRIBUTION OF \$40,000. APPROVING \$79,424.79 TO CEDROS PAVING PAID FROM THE CITY OF FULSHEAR, \$35,564.69 REIMBURSEMENT TO LAMB). IT WAS SECONDED BY COUNCIL MEMBER GILL.*

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COUNCIL MEMBER GILL ASKED WHAT IS THE TOTAL AMOUNT THAT THE CITY CONTRIBUTED TO THIS PROJECT. MICHAEL ROSS, ASSISTANT CITY MANAGER, PROVIDED A RESPONSE.

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 RESOLUTION No. 2016-336 A RESOLUTION OF THE CITY OF FULSHEAR AMENDING THE STAFF CLASSIFICATION AND COMPENSATION PLAN

PAULA RYAN, HUMAN RESOURCE DIRECTOR, PROVIDED AN OVERVIEW TO THE COUNCIL. SHE STATED THIS CLASSIFICATION HAS RETURNED DUE TO 4 NEW TITLES BEING ADDED.

A MOTION WAS MADE BY COUNCIL MEMBER RIDGE TO APPROVE RESOLUTION NO. 2016-336 A RESOLUTION OF THE CITY OF FULSHEAR AMENDING THE STAFF CLASSIFICATION AND COMPENSATION PLAN. IT WAS SECONDED BY MAYOR PRO TEM TRISTAN.

MAYOR ROBERTS ASKED IF THERE ARE ANY QUESTIONS OR COMMENTS. COUNCIL MEMBER GILL STATED HAS THIS CLASSIFICATION BEEN DISCUSSED WITH DEPARTMENT HEADS. CJ SNIPES RESPONDED YES AND NO. FOR ALL THE COMMENTS, REQUEST A COPY OF TAPE RECORDING.

PAULA RYAN INTERRUPTED TO PROVIDE MORE CLARITY. COUNCIL MEMBER GILL STATED HE WANTS TO KNOW IF DEPARTMENT HEADS HAD BEEN INCLUDED AND WHETHER THE STRUCTURE MAKE SENSE TO THE DEPARTMENT HEAD. (FOR ALL THE COMMENTS, REQUEST A COPY OF TAPE RECORDING) MS. RYAN RESPONDED. COUNCIL MEMBER KRENEK ADDRESSED ANOTHER ISSUE USING THE POLICE DEPARTMENT. THE DISCUSSION CONTINUED.

MAYOR ROBERTS STATED WE HAVE A MOTION BY MS. RIDGE AND A SECOND BY MS. TRISTAN, AND ASKED IF THERE ARE ANY OTHER COMMENTS. COUNCIL MEMBER KRENEK STATED, YES. COUNCIL MEMBER KRENEK REQUESTED THAT FEEDBACK FROM DEPARTMENT HEADS REGARDING THIS ISSUE BE REPORTED TO COUNCIL. MAYOR ROBERTS CALLED FOR A VOTE:

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

NAYS: NONE

MOTION PASSES.

MAYOR ROBERTS ASKED FOR A MOTION TO ENTER INTO EXECUTIVE SESSION BEFORE TAKING ITEM J.

A MOTION WAS MADE BY COUNCIL MEMBER RIDGE TO ENTER INTO A SECOND EXECUTIVE SESSION. IT WAS SECONDED BY COUNCIL MEMBER MURDOCH. 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.*

*MAYOR ROBERTS ANNOUNCED THAT COUNCIL WOULD ENTER INTO A SECOND EXECUTIVE SESSION AT 8:57 P.M. AND A QUORUM WAS PRESENT.*

*MAYOR ROBERTS ANNOUNCED THAT COUNCIL WOULD RECONVENE BACK INTO REGULAR SESSION AT 9:58 P.M. AND A QUORUM WAS PRESENT. MAYOR ROBERTS ALSO ANNOUNCED THAT WE WILL MOVE BACK TO ITEM J.*

**J. CONSIDERATION AND POSSIBLE ACTION TO ACCEPT RESIGNATION OF COUNCIL MEMBER JAMES MURDOCH**

*MAYOR ROBERTS ANNOUNCED TO THE AUDIENCE THAT COUNCIL MEMBER MURDOCH HAS PRESENTED A COPY OF HIS RESIGNATION TO THE COUNCIL. HE STATED HE WAS OFFERED A NEW POSITION WHICH IS LOCATED IN SAN ANTONIO. MAYOR ROBERTS TURNED THE FLOOR OVER TO COUNCIL MEMBER MURDOCH.*

*COUNCIL MEMBER MURDOCH STARTED OUT BY THANKING ALL THE CITIZENS OF FULSHEAR ALLOWING HIM TO SERVE WHETHER YOU VOTED FOR HIM OR NOT. HE STATED HIS LAST DAY AT ACADEMY WAS OCTOBER 31, 2016. HE STATED THAT HEB OFFERED HIM A POSITION THAT IS IN SAN ANTONIO AND HE WILL BE TRANSITIONING HIS FAMILY THERE OVER THE NEXT FEW MONTHS. HE NOMINATES LAUREN ASHLEY FOR HIS REPLACEMENT AS HER VIEWS COINCIDE WITH THE PLATFORM HE RAN FOR COUNCIL ON. HE ALSO PROVIDED A DETAILED ACCOUNT OF MS. ASHLEY'S CREDENTIALS. COUNCIL MEMBER MURDOCH EXPRESSED HIS VIEWS FOR FULSHEAR'S GROWTH FOR APPROXIMATELY TEN MINUTES. (FOR ALL OF HIS COMMENTS, REQUEST A COPY OF TAPE RECORDING)*

*TIM KIRWIN, ASSISTANT CITY ATTORNEY, EXPLAINED THE OPTIONS REGARDING SELECTION FOR VACANT CITY COUNCIL POSITION. HE STATED THAT IF COUNCIL ACCEPTS THE RESIGNATION IT BECOMES EFFECTIVE TONIGHT; OTHERWISE IT WILL BE EIGHT (8) DAYS FROM NOW. IF COUNCIL MEMBER MURDOCH'S RESIGNATION IS ACCEPTED TONIGHT, HE ALSO WILL BE A HOLD-OVER UNTIL A NEW MEMBER IS SELECTED BY APPOINTMENT OR SPECIAL ELECTION. THERE WAS A LONG DISCUSSION REGARDING HOME RULE CHARTER AND CONSTRUCTIONAL LAWS THAT APPLY REGARDING VOTING RIGHTS OF COUNCIL MEMBERS IN HANDLING REPLACEMENT OF NEW MEMBERS BETWEEN THE ATTORNEY AND VARIOUS COUNCIL MEMBERS. (FOR ALL OF THE SPECIFICS, REQUEST A COPY OF THE TAPE RECORDING) ATTORNEY KIRWIN PROVIDED A QUOTE FROM THE TEXAS CONSTRUCTIONAL ARTICLE 16.*

*A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO ACCEPT THE RESIGNATION OF COUNCIL MEMBER JAMES MURDOCH. IT WAS SECONDED BY COUNCIL MEMBER KRENEK. 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.

**K. CONSIDERATION AND POSSIBLE ACTION TO APPOINT AND SWEAR IN A REPLACEMENT TO FILL VACANT COUNCIL POSITION**

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO APPOINT AND SWEAR IN LAUREN ASHLEY TO FILL VACANT COUNCIL POSITION. IT WAS SECONDED BY COUNCIL MEMBER RIDGE.

A MOTION WAS MADE BY COUNCIL MEMBER GILL TO APPOINT AND SWEAR IN KAYE KAHLICH TO FILL VACANT COUNCIL POSITION. A QUESTION WAS ASKED ABOUT AN AMENDMENT TO THE FIRST MOTION. ATTORNEY KIRWIN GAVE AN OPINION TO THE COUNCIL REGARDING AN AMENDMENT MOTION. (FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING) IT WAS SECONDED BY COUNCIL MEMBER KRENEK.

ATTORNEY KIRWIN CONTINUED THE DISCUSSION WITH COUNCIL REGARDING THE AMENDMENT MOTION. MAYOR ROBERTS CALLED FOR A VOTE. COUNCIL MEMBER KRENEK STATED SHE HAS A COMMENT AND QUESTION. COUNCIL MEMBER KRENEK THANKED MS. KAHLICH FOR HER EMAIL AND PRAISES HER FOR HER GREAT QUALIFICATIONS. COUNCIL MEMBER KRENEK SHARED WITH COUNCIL AND THE AUDIENCE BACKGROUND QUALIFICATIONS OF MS. KAHLICH. (FOR ALL THE SPECIFICS, REQUEST A COPY OF TAPE RECORDING) COUNCIL MEMBER GILL STATED HE LIKED TO SECOND THE COMMENTS AS HE GOT A SIMILAR EMAIL. COUNCIL MEMBER RIDGE STATED THAT MS. KAHLICH WOULD BE A WONDERFUL ADDITION TO THE COUNCIL, HOWEVER SHE RESPECTS THE RECOMMENDATION MADE BY COUNCIL MEMBER MURDOCH. THE DISCUSSION AMONG THE COUNCIL MEMBERS CONTINUED FOR ANOTHER TEN MINUTES.

MAYOR ROBERTS STATED WE HAVE TWO MOTIONS AND WE WILL TAKE THE SECOND ONE FIRST. MAYOR ROBERTS STATED A MOTION WAS MADE BY COUNCIL MEMBER GILL TO NOMINATE KAY KAHLICH AND SECONDED BY COUNCIL MEMBER KRENEK. MAYOR ROBERTS CALLED FOR A VOTE BY SHOW OF HANDS.

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

MAYOR ROBERTS STATED WE HAVE TWO AYES AND THREE NAYS. HE STATED WE WILL NOW GO BACK TO THE ORIGINAL MOTION. MAYOR ROBERTS STATED A MOTION WAS MADE BY COUNCIL MEMBER TRISTAN AND SECONDED BY COUNCIL MEMBER RIDGE TO NOMINATE LAUREN ASHLEY. MAYOR ROBERTS ASKED IF THERE WERE ANY COMMENTS OR QUESTIONS. COUNCIL WAS SILENT. MAYOR ROBERTS ASKED FOR A SHOW OF HANDS REGARDING THE VOTE:

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

MAYOR ROBERTS ANNOUNCED THAT LAUREN ASHLEY WILL BE SEATED ON COUNCIL TO FILL POSITION EXITED BY JAMES MURDOCH. (MURDOCH TERM EXPIRES MAY, 2018)

MAYOR ROBERTS STATES WE WILL TAKE A TEN MINUTE RECESS AND AFTERWARD WE WILL SWEAR IN MS. LAUREN ASHLEY.

MAYOR ROBERTS ANNOUNCED THAT COUNCIL WOULD RECONVENE BACK INTO REGULAR SESSION AT 10:39 P.M. FROM THE TEN MINUTE RECESS AND A QUORUM WAS PRESENT.

JUDGE CROW SWORE IN NEW COUNCIL MEMBER, LAUREN ASHLEY BY GIVING HER OATH.  
MAYOR ROBERTS WELCOMED MS. ASHLEY TO CITY COUNCIL.

VI. **EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE  
Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.**

**A GOVERNMENTAL BODY MAY NOT CONDUCT A PRIVATE CONSULTATION WITH ITS ATTORNEY EXCEPT:**

**1) WHEN THE GOVERNMENTAL BODY SEEKS THE ADVICE OF ITS ATTORNEY ABOUT:**

**(A) PENDING OR CONTEMPLATED LITIGATION; OR**

**(B) A SETTLEMENT OFFER; OR**

**2) ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THIS CHAPTER.**

**UPDATE ON PENDING LITIGATION**

**551.074. PERSONNEL MATTERS; CLOSED MEETING**

**1) TO DELIBERATE THE EMPLOYMENT, EVALUATION OR DUTIES OF A PUBLIC OFFICER OR EMPLOYEE;**

**2) TO HEAR A COMPLAINT OR CHARGE AGAINST AN OFFICER OR EMPLOYEE**

**REVIEW OF CONTRACT FOR CITY MANAGER**

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

SEE ABOVE FOR THE EXECUTIVE SESSIONS THAT WERE HELD.

VIII. **ADJOURNMENT**



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*A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO ADJOURN. IT WAS SECONDED BY MAYOR PROTEM TRISTAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*MAYOR ROBERTS ANNOUNCED THAT WE ARE ADJOURNED AT 10:41 P.M.*

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*JEFF W. ROBERTS, MAYOR*

*ATTEST:*

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*D. (Diana) Gordon Offord, City Secretary*