# CONSENT AGENDA

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

AGENDA OF: July 18, 2017 AGENDA ITEM: A

**DATE SUBMITTED:** July 14, 2017 **DEPARTMENT:** Administration

PREPARED BY:

D. Gordon Offord,
City Secretary

PRESENTER:
D. Gordon Offord,
City Secretary

SUBJECT: Consent and Approval of Minutes from the June 20, 2017 City Council Meeting

**ATTACHMENTS:** June 20, 2017 City Council Meeting Minutes

EXPENDITURE REQUIRED: N/A

AMOUNT BUDGETED: N/A

ACCOUNT NO.: N/A

ADDITIONAL APPROPRIATION REQUIRED: N/A

ACCOUNT NO.: N/A

#### **EXECUTIVE SUMMARY**

The City Secretary has prepared the attached Minutes from the June 20, 2017 City Council Meeting. City Staff will be present to answer any questions regarding the attached meeting minutes.

#### RECOMMENDATION

Staff recommends the City Council approve the Minutes from the June 20, 2017 City Council Meeting as presented.



"FIND YOUR FUTURE IN FULSHEAR"

30603 FM 1093 WEST/ PO Box 279 ~ Fulshear, Texas 77441 Phone: 281-346-1796 ~ Fax: 281-346-2556

WWW.FULSHEARTEXAS.GOV

**CITY COUNCIL:** 

MAYOR: Jeff Roberts
COUNCIL MEMBER: Kaye Kahlich

MAYOR PRO-TEM: Tricia Krenek COUNCIL MEMBER: Stephen Gill COUNCIL MEMBER: Lauren Ashley COUNCIL MEMBER: Jim Fatheree

COUNCIL MEMBER: Dana Hollingsworth

STAFF:

CITY MANAGER: C.J. Snipes

CITY SECRETARY: D. Gordon Offord CITY ATTORNEY: J. Grady Randle

# REGULAR CITY COUNCIL MINUTES JUNE 20, 2017

#### I. OPENING

#### A. CALL TO ORDER

A REGULAR CITY COUNCIL MEETING WAS CALLED TO ORDER BY MAYOR JEFF W. ROBERTS, TUESDAY, JUNE 20, 2017 AT 7:01 P.M. IN THE IRENE STERN COMMUNITY CENTER LOCATED AT 6920 KATY FULSHEAR ROAD, FULSHEAR, TEXAS 77441 AND ALL CITIZENS WERE WELCOMED.

#### B. QUORUM & ROLL CALL

A QUORUM WAS PRESENT. MAYOR ROBERTS STATED THAT COUNCIL MEMBER GILL WAS UNABLE TO BE AT THE MEETING.

COUNCIL MEMBERS PRESENT:

JEFF W. ROBERTS, MAYOR
TRICIA KRENEK, MAYOR PRO TEM
LAUREN ASHLEY, COUNCIL MEMBER

JIM FATHEREE, COUNCIL MEMBER

DANA HOLLINGSWORTH, COUNCIL MEMBER D-1

KAYE KAHLICH, COUNCIL MEMBER D-5

COUNCIL MEMBER ABSENT:

STEPHEN GILL, COUNCIL MEMBER

CITY STAFF PRESENT:

D.(DIANA) GORDON OFFORD, CITY SECRETARY

C.J. SNIPES, CITY MANAGER

PAULA RYAN, ASSISTANT CITY MANAGER

**CONTINUE- CITY STAFF:** 

BRANT GARY, EXECUTIVE DIRECTOR OF PLANNING DEVELOPMENT SHARON VALIANTE, PUBLIC WORKS DIRECTOR ANGELA HAHN, COMMUNICATION COORDINATOR ANGELA FRITZ, ECONOMIC DEVELOPMENT DIRECTOR TONI VELIE, UTILITY BILLING SUPERVISOR J. GRADY RANDLE, CITY ATTORNEY KENNY SEYMOUR, CHIEF OF POLICE WES VELA, CHIEF FINANCE OFFICER MICHELLE KILLEBREW, BUILDING OFFICIAL

OTHERS PRESENT:

**BRYAN THOMAS** 

DEBRA CATES

**CLAY STEWART** 

DAVE CIARELLA

MICHAEL SHEINSMITH

**BILL HEEDE** 

ALENA HEEDE

DON MCCOY

MANA JANLH

ANNA HILL

MARK YENTZEN

RHONDA KUYKENDALL

WILLIAM CASEY

RECIE MEDLOCK

AND 37 OTHERS WHO DID NOT SIGN IN

#### C. INVOCATION - PASTOR DALE OLSON - FAMILY HOPE

PASTOR OLSON 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

MAYOR ROBERTS LED THE AUDIENCE IN THE PLEDGE OF ALLEGIANCE TO THE U.S. FLAG.

- 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
- **F.** MAYOR ROBERTS LED THE AUDIENCE IN THE PLEDGE TO THE TEXAS FLAG.

#### II. **CITIZENS COMMENTS**

CLAY STEWART —HE STATED THAT HE LIVES IN WESTON LAKES. HE STATED THAT HE IS WITH THE POLICE FOUNDATION AND HE IS OFFERING A COMPLIMENTARY MEMBERSHIP TO THIS ORGANIZATION FOR ALL OF CITY COUNCIL, C.J. SNIPES, AND THE CITY ATTORNEY. FOR ALL THE COMMENTS, REQUEST A COPY OF TAPE RECORDING.

DAVE CIARELLA- HE STATED HE LIVES IN RICHMOND. HE WAS PROVIDING INFORMATION ABOUT ELECTRICITY AND PROMOTING HIS COMPANY BUSINESS. FOR ALL THE COMMENTS, REQUEST A COPY OF TAPE RECORDING.

RHONDA KUYKENDALL- SHE READ COMMENTS FROM A PAPER COMPLETED BY HER HUSBAND, TOMMY KUYKENDALL. IT STATED THAT HE DISAGREES WITH THE BY-LAWS BEING CHANGED FOR THE EDC BOARDS. FOR ALL THE COMMENTS, REQUEST A COPY OF TAPE RECORDING.

#### III. CONSENT ITEMS

ITEMS LISTED UNDER THE CONSENT AGENDA ARE CONSIDERED ROUTINE AND ARE GENERALLY ENACTED IN ONE MOTION. THE EXCEPTION TO THIS IS RULE IS THAT A COUNCIL MEMBERS MAY REQUEST ONE OR MORE ITEMS TO BE REMOVED FROM THE CONSENT AGENDA FOR A SEPARATE DISCUSSION AND ACTION.

- A. CONSENT AND APPROVAL OF BONTERRA AT CROSS CREEK RANCH SECTION 2/ FINAL PLAT
- B. CONSENT AND APPROVAL OF CREEK FALLS AT CROSS CREEK RANCH- SECTION 5/PRELIMINARY PLAT
- C. CONSENT AND APPROVAL OF ADVANCE AUTO FM 1463/PRELIMINARY PLAT
- D. <u>CONSENT AND APPROVAL OF FULBROOK ON FULSHEAR CREEK- SECTION 12- PARTIAL REPLAT NO.</u>
  1/PRELIMINARY PLAT
- E. CONSENT AND APPROVAL OF THE COMMONS AT FULSHEAR- REPLAT/PRELIMINARY PLAT
- F. CONSENT AND APPROVAL OF JORDAN RANCH COMMERCIAL/PRELIMINARY PLAT
- G. CONSENT AND APPROVAL OF JORDAN RANCH BOULEVARD AND KINGSLAND BOULEVARD- STREET

  DEDICATION NO. 5/PRELIMINARY PLAT
- H. CONSENT AND APPROVAL OF STREET AND UTILITY CONVEYANCES AND SECURITY AGREEMENTS FOR FORT
  BEND COUNTY MUD 169
- I. CONSENT AND APPROVAL OF STREET AND UTILITY CONVEYANCES AND SECURITY AGREEMENTS FOR FORT BEND COUNTY MUD 173
- J. CONSENT AND APPROVAL OF MONTHLY FINANCIAL REPORT FOR MAY 2017
- K. Consent and approval of Minutes from the May 16<sup>th</sup> 2017 City Council Meeting
- L. CONSENT AND APPROVAL OF PLAT APPROVAL EXTENSION FOR THE PRELIMINARY PLAT FOR FULBROOK ON FULSHEAR CREEK SECTION TEN FOR AN ADDITIONAL 12 MONTHS

A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO CONSIDER ITEM F ( CONSENT AND APPROVAL OF

JORDAN RANCH COMMERCIAL/PRELIMINARY PLAT) SEPARATELY. IT WAS SECONDED BY COUNCIL MEMBER ASHLEY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER ASHLEY, FATHEREE, HOLLINGSWORTH, KAHLICH, AND KRENEK

NAYS: NONE

ABSENT: COUNCIL MEMBER GILL

MAYOR ROBERTS ASKED FOR A MOTION TO APPROVE CONSENT ITEMS A-E AND G-L. A MOTION WAS MADE BY COUNCIL MEMBER ASHLEY TO APPROVE CONSENT ITEMS A-E AND G-L. IT WAS SECONDED BY COUNCIL MEMBER KAHLICH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER ASHLEY, FATHEREE, HOLLINGSWORTH, KAHLICH, AND KRENEK

NAYS: NONE

ABSENT: COUNCIL MEMBER GILL

MAYOR ANNOUNCED THAT COUNCIL WOULD GO BACK TO ITEM F. MAYOR PRO TEM KRENEK STATED THAT AT THE PLANNING AND ZONING COMMISSION MEETING IT WAS ANNOUNCED THAT JORDAN RANCH IS A TRADEMARK NAME AND THAT THIS PARTICULAR PLAT (PROPERTY IS NOT IN JORDAN RANCH DEVELOPMENT). THE COMMISSION DID APPROVE WITH THE STIPULATION THAT THE NAME BE CHANGED. MAYOR PRO TEM KRENEK STATED THAT MAKE THIS KNOWN TO THE DEVELOPER THAT NAME CHANGE IS REQUIRED BEFORE FINAL PLAT COMES BEFORE THE COUNCIL AGAIN.

A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO APPROVE ITEM F (A PRELIMINARY PLAT) WITH THE CONDITION THAT THE NAME "JORDAN RANCH" BE CHANGED (AS THAT NAME IS TRADEMARK BY THE DEVELOPER OF THE JORDAN RANCH SUBDIVISION). IT WAS SECONDED BY COUNCIL MEMBER ASHLEY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER ASHLEY, FATHEREE, HOLLINGSWORTH, KAHLICH, AND KRENEK

NAYS: NONE

ABSENT: COUNCIL MEMBER GILL

MOTION PASSES.

#### IV. BUSINESS ITEMS

A. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AGREEMENT FOR THE PROVISION OF ENERGY CONSULTING SERVICES BETWEEN THE CITY OF FULSHEAR AND MOTHERSHIP ENERGY GROUP

BRANT GARY, EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT, PRESENTED TO COUNCIL. HE STATED THAT THE CITY'S CURRENT RETAIL ELECTRIC CONTRACT IS EXPIRING IN JULY, 2017. HE STATED THE CITY WENT OUT FOR BIDS. FIVE RESPONSES RECEIVED AND AS A RESULT OF THE RFQ (REQUEST FOR QUALIFICATIONS) PROCESS, MOTHERSHIP ENERGY GROUP IS BEING RECOMMENDED FOR SELECTION AS THE CITY'S ENERGY CONSULTANT. FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING.

4

MR. GARY INTRODUCE THE REPRESENTATIVES FROM THE MOTHERSHIP ENERGY GROUP, SARA DEVON AND LAURA YATES. THEY PRESENTED A VIDEO PRESENTATION TO THE COUNCIL FOR APPROXIMATELY 15 MINUTES.

AFTERWARD THERE WAS A SHORT 15 MINUTES DISCUSSION AMONG COUNCIL, MR. GARY AND REPRESENTATIVES FROM THE MOTHERSHIP ENERGY. FOR THEIR PRESENTATION, REQUEST A COPY OF THE TAPE.

MAYOR PRO TEM KRENEK REQUESTED THAT C.J. SNIPES, CITY MANAGER, SPEAK ON THE SELECTION PROCESS. MR. SNIPES RESPONDED.

A MOTION WAS MADE BY COUNCIL MEMBER KAHLICH TO APPROVE AGREEMENT FOR THE PROVISION OF ENERGY CONSULTING SERVICES BETWEEN THE CITY OF FULSHEAR AND MOTHERSHIP ENERGY GROUP. IT SECONDED BY COUNCIL MEMBER ASHLEY.

MAYOR ROBERTS ASKED IF THERE WERE ANY QUESTIONS. MAYOR PRO TEM KRENEK STATED SHE WOULD LIKE TO SEE A RATE NEGOTIATIONS BEFORE WE ENTER INTO A CONTRACT.

MR. GARY RESPONDED. MAYOR PRO TEM KRENEK ASKED THE CONSULTANT HOW LONG WOULD IT TAKE FOR THEM TO PROVIDE A RATE ANALYSIS AND PROVIDE SOME FEEDBACK. MS. DEVON, REPRESENTATIVE FROM MOTHERSHIP ENERGY GROUP, STATED BY THE END OF THE WEEK.

MAYOR ROBERTS CALLED FOR A VOTE. HE REITERATED A MOTION WAS MADE BY COUNCIL MEMBER KAHLICH TO APPROVE AGREEMENT FOR THE PROVISION OF ENERGY CONSULTING SERVICES BETWEEN THE CITY OF FULSHEAR AND MOTHERSHIP ENERGY GROUP SUBJECT TO A RATE COMPARISON BEING PROVIDED. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER ASHLEY, FATHEREE, HOLLINGSWORTH, KAHLICH, AND KRENEK

NAYS: NONE

ABSENT: COUNCIL MEMBER GILL

MOTION PASSES.

# B. CONSIDERATION AND POSSIBLE ACTION TO APPROVE COUNCIL MEETING CALENDAR FOR FISCAL YEAR 2017-2018

WES VELA, CHIEF FINANCIAL OFFICER, PRESENTED TO COUNCIL. MR. VELA READ FROM THE SUBMITTED CALENDAR ENCLOSED IN THE COUNCIL PACKET. MAYOR PRO TEM KRENEK QUESTIONED THE AUGUST 22 DATE AND IT WAS STRUCK FROM THE LIST OF BUDGETED DATES.

A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO APPROVE COUNCIL MEETING CALENDAR FOR FISCAL YEAR 2017- 2018 Subject to strking august 22 date and moving the council meeting date back to august  $15^{\text{TH}}$ . It was seconded by council member ashley. The motion was carried by the following vote:

AYES: COUNCIL MEMBER ASHLEY, FATHEREE, HOLLINGSWORTH, KAHLICH, AND KRENEK

NAYS: NONE

ABSENT: COUNCIL MEMBER GILL

MOTION PASSES.

# C. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2017-346 A RESOLUTION OF THE CITY OF FULSHEAR DESIGNATING PREFERRED LAST LINE FOR FULSHEAR AREA ADDRESSES

ANGELA FRITZ, ECONOMIC DEVELOPMENT DIRECTOR, PRESENTED TO THE COUNCIL. MS. FRITZ STATES THAT THE CITY RECEIVED A DENIAL TO CHANGE THE ZIP CODES DUE TO THE EXPENSE INVOLVED TO MAKE THE CHANGE. MS. FRITZ'S SHARED THE CODES WITH THE COUNCIL. THE POSTAL SERVICE DID AGREE TO DELIVER THE MAIL EVEN IF THE FULSHEAR ADDRESS IS USED. FOR EXAMPLE, A RESIDENT WHO RECEIVES MAIL AT AN ADDRESS LABELED 2222 BOIS D'ARC, RICHMOND, TEXAS 77406 CAN NOW BE LISTED AS 2222 BOIS D'ARC, FULSHEAR, TEXAS 77441. FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING.

MAYOR ROBERTS STATES AT LEAST THIS WILL HELP TO GIVE RESIDENTS THEIR PROPER IDENTIFY.

A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO APPROVE RESOLUTION NO. 2017-346 A RESOLUTION OF THE CITY OF FULSHEAR DESIGNATING PREFERRED LAST LANE FOR FULSHEAR AREA ADDRESSES. IT WAS SECONDED BY COUNCIL MEMBER FATHEREE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTES:

AYES: COUNCIL MEMBER ASHLEY, FATHEREE, HOLLINGSWORTH, KAHLICH, AND KRENEK

NAYS: NONE

ABSENT: COUNCIL MEMBER GILL

MOTION PASSES.

# D. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2017-347 A RESOLUTION OF THE CITY OF FULSHEAR APPROVING AMENDMENTS TO THE FULSHEAR DEVELOPMENT CORPORATION (TYPE B) BY-LAWS

MS. FRITZ PRESENTED TO COUNCIL. SHE STATED THE FULSHEAR DEVELOPMENT CORPORATION (4B) RECOMMENDS AND AMENDMENT TO THE CORPORATION BYLAWS ALLOWING FOR BOARD TERMS TO BEGIN NOVEMBER 1 INSTEAD OF THE CURRENT TERM DATE OF JUNE 1. THE MAIN PURPOSE FOR THE AMENDMENT IS THE CURRENT TIMING OF BOARD APPOINTMENTS DURING THE BUDGET PROCESS. FOR AL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING.

A MOTION WAS MADE BY COUNCIL MEMBER ASHLEY TO APPROVE RESOLUTION NO. 2017-347 A RESOLUTION OF THE CITY OF FULSHEAR APPROVING AMENDMENTS TO THE FULSHEAR DEVELOPMENT CORPORATION (TYPE B) BY-LAWS. COUNCIL MEMBERS WERE SILENT.

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

MOTION DIES.

# E. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2017-348 A RESOLUTION OF THE CITY OF FULSHEAR APPOINTING/ RE-APPOINTING MEMBERS TO THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (TYPE A) BOARD

C. J. SNIPES ANNOUNCED THAT THE SELECTION FOR THESE BOARDS WERE PLACED IN COUNCIL DROPBOX OVER THE WEEKEND.

MAYOR ROBERTS STATED TO THE COUNCIL THAT ONLY APPOINTMENTS WERE SUGGESTED FOR THOSE POSITIONS THAT WERE VACANT SPOTS. HE STATED ALL OTHER POSITIONS ASKING THAT THEIR TERMS BE RENEWED.

MAYOR PRO TEM KRENEK MADE A MOTION TO RETAINED RANDY HUTCHINSON, APPOINT KEN POOLE FOR MEMBERS WHO TERM WILL END 2018 AND APPOINT KEN KNAPP, REV. JACKIE GILMORE, AND ANDREW VAN CHAW. IT WAS SECONDED BY COUNCIL MEMBER KAHLICH.

MAYOR ROBERTS ASKED IF THERE ARE ANY QUESTIONS OR COMMENTS.

COUNCIL MEMBER ASHLEY STATED THAT SHE WOULD LIKE TO SUPPORT THE MAYOR'S RECOMMENDATIONS. FOR ALL OF THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING.

A MOTION WAS MADE BY COUNCIL MEMBER ASHLEY TO APPOINT DANNY CURTIS AND RANDY HUTCHINSON WITH TERMS ENDING 2018 AND FAYE BURKE, REV. JACKIE GILMORE, AND RANDY KATZ WITH TERMS ENDING 2019. COUNCIL MEMBERS WERE SILENT. MAYOR ROBERTS ANNOUNCES THAT THE MOTION DIES FOR A LACK OF SECOND.

MOTION DIES.

COUNCIL MEMBER KRENEK STATED THAT SHE APPRECIATES ALL OF THE VOLUNTEERS AND THAT A LOT OF PEOPLE APPLIED FOR POSITIONS. TWO CARRYOVER WERE RECOMMENDED. SHE STATED THE CITY IS BLESSED WITH VOLUNTEERS. FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING.

MAYOR ROBERTS STATED HE WOULD LIKE TO EXPRESS HIS DISPLEASURE WITH COUNCIL NOT APPROVING MEMBERS WHO ARE ALREADY SERVING. HE STATED THAT THE HOME RULE CHARTER ONLY ALLOWS FOR THE MAYOR TO APPOINT MEMBERS TO CERTAIN BOARDS AND OTHERS ARE GOVERNED BY STATE LAW. HE STATED THAT BOTH CORPORATION A AND B ARE BOTH STATE REGULATED. MAYOR ROBERTS REQUESTED COUNCIL TO MAKE KNOW TO THE MEMBERS WHO WERE BEING DISPLACED BE PROVIDED WITH AN EXPLANATION. COUNCIL WAS SILENT. FOR ALL OF HIS COMMENTS, REQUEST A COPY OF THE TAPE RECORDING.

FOR ALL OF HIS COMMENTS, REQUEST A COPY OF THE TAPE RECORDING.

THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS FATHEREE, HOLLINGSWORTH, KAHLICH, AND KRENEK

NAYS: COUNCIL MEMBER ASHLEY ABSENT: COUNCIL MEMBER GILL

F. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2017-349 A RESOLUTION OF THE CITY OF FULSHEAR APPOINTING/ RE-APPOINTING MEMBERS TO THE FULSHEAR DEVELOPMENT CORPORATION (TYPE B) BOARD

A MOTION WAS MADE BY COUNCIL MEMBER ASHLEY TO APPROVE RESOLUTION NO. 2017-349 OF THE CITY OF FULSHEAR APPOINTING/RE-APPOINTING MEMBERS TO THE FULSHEAR DEVELOPMENT CORPORATION (TYPE B) BOARD AS IDENTIFIED IN THE PACKET. (CAROL RIGGS, WES WAUSON, AND JOHN DOWDALL WITH TERM ENDING 2019 AND AARON GROFF, STACY MAGNUM, RECIE MEDLOCK, AND JONATHAN TRISTAN ENDING 2018.) COUNCIL WAS SILENT.

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

MOTION DIES.

A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO APPROVE RESOLUTION NO. 2017-349 OF THE CITY OF FULSHEAR APPOINTING/RE-APPOINTING MEMBERS TO THE FULSHEAR DEVELOPMENT CORPORATION (TYPE B) BOARD WITH MEMBERS EXPIRING IN 2018 STACY MANGUM, AARON GROFF, JONATHAN TRISTAN, AND RECIE MEDLOCK; MEMBERS TERM EXPIRING IN 2019 WES WAUSON, CAROL RIGGS, TOMMY KUYKENDALL AND EXOFFICIO MEMBER, DON MCCOY. IT WAS SECONDED BY COUNCIL MEMBER KAHLICH.

MAYOR ROBERTS QUESTIONED WHETHER AN EX-OFFICIO CAN BE ADDED. MAYOR PRO TEM KRENEK STATED THAT AN EX-OFFICIO DOES NOT GET A VOTING PRIVILEGE AND CAN RESIDE WITHIN THE CITY LIMITS OR ETJ AND CAN BE APPOINTED ACCORDING TO THE BYLAWS OF CORP B. FINALLY, THE CITY ATTORNEY STATED THAT SINCE CITY IS HOME RULE, THIS CAN BE ALLOWED.

COUNCIL MEMBER ASHLEY STATED SHE WOULD BE VOTING AGAINST THIS MOTION OUT OF THE RESPECT FOR THE MAYOR. SHE STATED ACCORDING TO THE HOME CHARTER APPOINTING MEMBERS WAS GIVEN TO THE MAYOR WHICH ALL CITIZENS VOTED FOR. SHE STATED SHE HAS A LOT OF RESPECT FOR THE VOLUNTEERS BUT WANTED HER REASONS KNOW TO THE PUBLIC. FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING.

AGAIN, MAYOR ROBERTS REQUESTED COUNCIL TO MAKE KNOW TO THE MEMBERS WHO WERE BEING DISPLACED BE PROVIDED WITH AN EXPLANATION. COUNCIL WAS SILENT.

MAYOR CALLED FOR A VOTE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS FATHEREE, HOLLINGSWORTH, KAHLICH, AND KRENEK

NAYS: COUNCIL MEMBER ASHLEY ABSENT: COUNCIL MEMBER GILL

# G. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2017-350 A RESOLUTION OF THE CITY OF FULSHEAR APPOINTING AN EX-OFFICIO COMMISSION MEMBER TO THE CITY'S PLANNING AND ZONING COMMISSION

A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO APPROVE RESOLUTION NO. 2017-350 A RESOLUTION OF THE CITY OF FULSHEAR APPOINTING AN EX-OFFICIO COMMISSION MEMBER TO THE CITY'S PLANNING AND ZONING COMMISSION AND NAMING ANNA HILL WITH A TERM EXPIRING 2018 TO BE APPOINTED TO THIS POSITION. IT WAS SECONDED BY COUNCIL MEMBER HOLLINGSWORTH.

A MOTION WAS MADE BY COUNCIL MEMBER ASHLEY TO AMEND THE MOTION TO APPROVE RESOLUTION NO. 2017-350 OF THE CITY OF FULSHEAR APPOINTING AN EX-OFFICIO COMMISSION MEMBER TO THE CITY'S PLANNING AND ZONING COMMISSION NAMING BRENT ANDERSON TO BE THE APPOINTEE. IT WAS SECONDED BY COUNCIL MEMBER FATHEREE.

MAYOR ROBERTS CALLED FOR A VOTE AND MAYOR PRO TEM KRENEK INTERRUPTED TO SAY THAT MR. ANDERSON'S APPLICATION HAS NOT BEEN FORWARDED TO ALL THE MEMBERS OF COUNCIL. SHE STATED DOES NOT KNOW WHAT HIS QUALIFICATIONS ARE BUT DOES KNOW HE HAS A STRONG INTEREST IN OUR PARKS AND RECS. FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING.

MAYOR PRO TEM KRENEK AND MAYOR ROBERTS CONTINUED TO DEBATE THE QUALIFICATIONS REGARDING APPOINTEE, MR. BRENT ANDERSON. COUNCIL MEMBER ASHLEY PROVIDED HER OPINION ON CONFLICT OF INTEREST.

MAYOR ROBERTS CALLED FOR A VOTE ON THE MOTION MADE BY COUNCIL MEMBER ASHLEY AND SECONDED BY COUNCIL MEMBER FATHEREE.

THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER ASHLEY AND FATHEREE

NAYS: COUNCIL MEMBER HOLLINGSWORTH, KAHLICH, AND KRENEK

ABSENT: COUNCIL MEMBER GILL

MOTION FAILS.

MAYOR ROBERTS ANNOUNCED WE WILL NOW VOTE ON THE MOTION BY MAYOR PRO TEM KRENEK TO ANNA HILL AND SECONDED BY COUNCIL MEMBER HOLLINGSWORTH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER HOLLINGSWORTH, KAHLICH, AND KRENEK

NAYS: COUNCIL MEMBER ASHLEY AND FATHEREE

ABSENT: COUNCIL MEMBER GILL

MAYOR ROBERTS ANNOUNCED THAT MS. HILL HAS BEEN APPROVED. CITY ATTORNEY, J. GRADY RANDLE, REMINDED MAYOR THAT THIS MOTION REQUIRES FOUR (4) VOTES.

MAYOR ROBERTS ANNOUNCED THAT MOTION DIES BECAUSE NO MAJORITY VOTE WAS PRESENT AND DOES NOT PASS.

H. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2017-351 A RESOLUTION OF THE CITY OF FULSHEAR APPOINTING / RE-APPOINTING MEMBERS TO THE CITY'S PARKS AND RECREATION COMMISSION

MAYOR ROBERTS STATED HE REQUESTED EVERYONE ON THIS BOARD BE RE-APPOINTED WITH EXCEPTION OF TWO MOVING MEMBERS, DAVE BUNDRICK AND JENNIFER GROS. HE REQUESTED THE REPLACEMENTS BE TRAY KENNEDY AND ROBERT RICE.

C.J. SNIPES STATED THAT STAFF WISHES TO INCLUDE TWO (2) DEVELOPERS ON THE BOARD. MAYOR ROBERTS STATED THAT HE DOES NOT THINK COUNCIL WAS AWARE OF THIS ACTION NOR HAD AN OPPORTUNITY TO TALK TO ANY DEVELOPERS. THERE WAS SOME DISCUSSION AMONG THE COUNCIL. IT WAS THAT THIS COULD BE BROUGHT BACK AT A LATER TIME.

A MOTION WAS MADE BY COUNCIL MEMBER ASHLEY TO RE-APPOINT ALL CURRENT MEMBERS AND ADD TRAY KENNEDY AND ROBERT RICE FOR THE VACANIES. COUNCIL WAS SILENT. MAYOR ROBERTS STATED THIS MOTION DIES FOR A LACK OF A SECOND.

MAYOR ROBERTS ANNOUNCED THEY WOULD MOVE TO ITEM "I".

#### I. DISCUSSION ON ZONING BOARD OF ADJUSTMENT ROLES AND RESPONSIBILITIES

MAYOR ROBERTS STATED THAT HE REQUESTED THAT MR. SNIPES REMOVE RESOLUTION REGARDING APPOINTMENTS. MAYOR PRO TEM KRENEK MADE A MOTION TO POSTPONE. MAYOR ROBERTS INTERRUPTED TO STATE IT HAS BEEN LEFT ON AS A DISCUSSION ITEM. MAYOR PRO TEM KRENEK WITHDREW HERE MOTION.

C. J. SNIPES PRESENTED TO THE COUNCIL ON THIS ITEM. HE EXPLAINED TO THE COUNCIL THE ROLE OF THE ZONING BOARD OF ADJUSTMENT ROLE AND RESPONSIBILITIES. CITY ATTORNEY, J. GRADY RANDLE, PROVIDED SOME EXAMPLES TO THE COUNCIL REGARDING THIS BOARD AND THEY DO NOT GET REPLACED WITH TWO YEARS. THERE WAS SOME DISCUSSION BETWEEN MAYOR PRO TEM KRENEK AND THE CITY ATTORNEY. OTHER COUNCIL MEMBERS WERE SILENT.

NO ACTION WAS TAKEN ON THIS ITEM.

# J. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2017-352 A RESOLUTION OF THE CITY OF FULSHEAR APPOINTING MEMBERS TO THE CITY'S HISTORICAL PRESERVATION AND MUSEUM COMMITTEE

A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO APPROVE RESOLUTION NO. 2017-352 A RESOLUTION OF THE CITY OF FULSHEAR APPOINTMENT MEMBERS TO THE CITY'S HISTRORICAL PRESERVATION AND MUSEUM COMMITTEE NAMING JIM DRY TO SERVE TERM ENDING JUNE 1, 2018. IT WAS SECONDED BY COUNCIL MEMBER HOLLINGSWORTH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER ASHLEY, FATHEREE, HOLLINGSWORTH, KAHLICH, AND KRENEK

NAYS: NONE

ABSENT: COUNCIL MEMBER GILL

K. Consideration and possible action to approve Resolution No. 2017-353 a Resolution of the City of Fulshear approving Memorandum of Understanding between the City of Fulshear and the Fulshear Area Chamber of Commerce regarding Events Participation

C.J. SNIPES, CITY MANAGER, PROVIDED AN EXPLANATION TO THE COUNCIL. HE STATED THAT THE PROPOSED MOU (MEMORANDUM OF UNDERSTANDING) OUTLINES THE PARTNERSHIP BETWEEN THE CITY AND THE FULSHEAR AREA CHAMBER. FOR ALL OF THE COMMENTS. REQUEST A COPY OF THE TAPE RECORDING.

A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO APPROVE RESOLUTION NO. 2017-353 A RESOLUTION OF THE CITY OF FULSHEAR APPROVING MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF FULSHEAR AND THE FULSHEAR AREA CHAMBER OF COMMERCE REGARDING EVENTS PARTICIPATION. IT WAS SECONDED BY COUNCIL MEMBER KAHLICH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER ASHLEY, FATHEREE, HOLLINGSWORTH, KAHLICH, AND KRENEK

NAYS: NONE

ABSENT: COUNCIL MEMBER GILL

MOTION PASSES.

L. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE No. 2017-1248 AN ORDINANCE OF THE CITY OF FULSHEAR AMENDING ORDINANCE No. 2016-1222 ADOPTING AND APPROVING THE CITY'S OPERATING BUDGET FOR FISCAL YEAR 2016-2017, BY APPROVING "BUDGET AMENDMENT I" TO THE "ORIGINAL GENERAL BUDGET OF THE CITY OF FULSHEAR FOR THE FISCAL YEAR

WES VELA, CHIEF FINANCIAL OFFICER, PRESENTED TO THE COUNCIL. MAYOR PRO TEM KRENEK STATED ON THE BUDGET AMENDMENT THE DATES WERE INDICATED AS 2017-2018 ON THE EXECUTIVE SUMMARY AND IT SHOULD BE 2016-2017.

A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO APPROVE ORDINANCE NO. 2017-1248 AN ORDINANCE OF THE CITY OF FULSHEAR AMENDING ORDINANCE NO. 2016-1222 ADOPTING AND APPROVING THE CITY'S OPERATING BUDGET FOR FISCAL YEAR 2016-2017, APPROVING BUDGET AMENDMENT I TO THE ORIGINAL GENERAL BUDGET OF THE CITY OF FULSHEAR FOR THE FISCAL YEAR SUBJECT TO CORRECTING THE EXECUTIVE SUMMARY TO REFLECT DATES OF 2016-2017. IT WAS SECONDED BY COUNCIL MEMBER ASHLEY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER ASHLEY, FATHEREE, HOLLINGSWORTH, KAHLICH, AND KRENEK

NAYS: NONE

ABSENT: COUNCIL MEMBER GILL

MOTION PASSES.

M. PRESENTATION OF DRAINAGE STUDY FOR LOWER BOIS D'ARC AREA (REDBIRD, LEA, PENN, TERRY AND OAK LANES)

BRANT GARY, EXCECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT, PRESENTED TO THE COUNCIL. MR. GARY PROVIDED SOME BACKGROUND REGARDING THIS STUDY. HE STATED IT STARTED BACK IN YEAR 2014.

HE INTRODUCED STEVEN WILCOX AND SAM CRUZ WITH COSTELLO. THEY PRESENTED TO COUNCIL AND THE AUDIENCE A STUDY OF THE DRAINAGE PLAN THAT WAS COMPLETED REGARDING LOWER BOIS D'AREA. THEIR PRESENTATION INCLUDED A VIDEO WHICH WAS APPROXIMATELY 30 MINUTES. MR. WILCOX STATED THERE HAVE BEEN THREE PUBLIC MEETINGS INVOLVED IN THIS REPORT. HE ADDRESSED LEA AND PENN DRAINAGE ANALYSIS.

- EXISTING ROADSIDE DITCH SYSTEM LACKS SUFFICIENT CAPACITY
- FLEWELLEN TRIBUTARY LACKS SUFFICIENT CAPACITY
- EXTENSIVE PONDING ON LOTS
- LONG DRAIN TIMES
- CULVERTS ARE UNDERSIZED, REVERSE GRADE, OR CRUSHED.

MAYOR ROBERTS STATED THE THE DITCH HAVE BEEN EXPANDED SINCE THIS ANALYSIS. C.J. SNIPES, CITY MANAGER, PROVIDED AN EXPLANATION TO COUNCIL AND STATED THIS ACTION HAS BEEN A POSITIVE FOR THE AREA.

COSTELLO REPRESENTATIVES PROVIDED THREE DIFFERENT ALTERNATIVES AND OF THESE THEY RECOMMENDED ALTERNATIVE 3. FOR ALL OF THE DETAILED COMMENTS, REQUEST A COPY OF THE TAPE RECORDING OR A COPY OF THE HANDWRITTEN MATERIALS THAT WAS PRESENTED IN THE COUNCIL MEMBER PACKETS.

#### **RECOMMENDATIONS:**

#### LEA/PENN

- -COORDINATE CONSTRUCTION OF OUTFALL CHANNEL TO FULSHEAR CREEK (ALTERNATIVE 3) WITH FUTURE DEVELOPMENTS
- -IN SHORT TERM, REGRADE INTERNAL ROADSIDE DITCHES TO PROVIDE MAXIMIZE POSITIVE DRAINAGE

#### RED BIRD

- -CONSTRUCT A LIMITED ACCESS ROAD (ALTERNATIVE 3).
- -POSSIBLY MAKE ACCESS ROAD INTO PERMANENT PUBLIC ROAD IN THE FUTURE
- -COORDINATE WITH FUTURE DEVELOPMENTS.

ESTIMATED COST WAS ABOUT 7.1 MILLION DOLLARS. THERE WAS A QUESTION AND ANSWER SESSION AMONG THE COSTELLO REPRESENTATIVES AND THE COUNCIL. MR. SNIPES, CITY MANAGER, STATED THAT LANDOWNERS ON BOIS D' ARC ARE UNWILLING OR UNABLE TO DONATE LANDS FOR THIS PROJECT. MR. SNIPES REMINDED RESIDENTS THAT THE CITY CANNOT CROSS PRIVATE PROPERTY AND IF AN EMERGENCIES SITUATION ARISES, RESIDENTS WHO MAY NEED TO RE-LOCATE ELSEWHERE AND/OR TAKE APPROPRIATE ACTION AS NECESSARY.

#### NO ACTION WAS TAKEN ON THIS ITEM.

N. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AMENDMENT TO DEVELOPMENT AND UTILITY

AGREEMENTS BETWEEN THE CITY OF FULSHEAR AND FULSHEAR INVESTMENTS, INC. AND FULSHEAR

EQUINE, LLC

C.J. SNIPES, CITY MANAGER, PROVIDED AN EXPLANATION TO THE COUNCIL. FOR ALL THE SPECIFICS, REQUEST A COPY OF THE TAPE RECORDING. THERE WAS A SHORT DISCUSSION AMONG THE COUNCIL, THE CITY ATTORNEY, AND CITY MANAGER.

A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO APPROVE AMENDMENT TO DEVELOPMENT AND UTILITY AGREEMENTS BETWEEN THE CITY OF FULSHEAR AND FULSHEAR INVESTMENTS, INC. AND FULSHEAR EQUINE, LLC. IT WAS SECONDED BY COUNCIL MEMBER ASHLEY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER ASHLEY, FATHEREE, HOLLINGSWORTH, KAHLICH, AND KRENEK

ABSENT: COUNCIL MEMBER GILL

MOTION PASSES.

#### O. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN AGREEMENT FOR CONFIDENTIAL TAX INFORMATION BETWEEN THE CITY OF FULSHEAR, WALLER COUNTY RID #1 AND RTG FURNITURE TEXAS, LP

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

A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO APPROVE AN AGREEMENT FOR CONFIDENTAIL TAX INFORMATION BETWEEN THE CITY OF FULSHEAR, WALLER COUNTY RID #1 AND RTG FURNITURE TEXAS, LP. IT WAS SECONDED BY COUNCIL MEMBER ASHLEY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER ASHLEY, FATHEREE, HOLLINGSWORTH, KAHLICH, AND KRENEK

NAYS: NONE

ABSENT: COUNCIL MEMBER GILL

MOTION PASSES.

#### VII. **ADJOURNMENT**

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

AYES: COUNCIL MEMBER ASHLEY, FATHEREE, HOLLINGSWORTH, KAHLICH, AND KRENEK

NAYS: NONE

ABSENT: COUNCIL MEMBER GILL

MAYOR ROBERTS ANNOUNCED THAT THE MEETING IS ADJOURNED AT 9:18 P.M.

JEFF W. ROBERTS, MAYOR

ATTEST:

D. (DIANA) GORDON OFFORD, CITY SECRETARY



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

B-H **AGENDA OF:** July 18, 2017 **ITEMS:** July 14, 2017 Planning and **DATE SUBMITTED: DEPARTMENT:** Development Sharon Valiante, Public Works Director. Michelle Killebrew David Leyendecker, Building Official, PREPARED BY: PRESENTER: City Engineer Brant Gary, Executive Director of Planning and Development **SUBJECT: Plat Summaries for Planning and Zoning Commission Documentation for the Following Items: ATTACHMENTS:** B - Preliminary Plat - Tamarron Section 29, C - Final Plat - Creek cove at Cross Creek Ranch Section 11 D – Partial Replat/Final Plat – Fulbrook on Fulshear Creek Section 12 E – Preliminary Plat – Jordan Ranch Section 14 F – Preliminary Plat – Creek Falls Drive Extension No. 2 G – Preliminary Replat – Creek Falls at Cross Creek Ranch Section 10 H – Preliminary Plat – Creek Falls at Cross Creek Ranch Section 11

#### EXECUTIVE SUMMARY

The Planning and Zoning Commission has recommended approval for the following plat requests:

B – Preliminary Plat – Tamarron Section 29,

C – Final Plat – Creek cove at Cross Creek Ranch Section 11

D – Partial Replat/Final Plat – Fulbrook on Fulshear Creek Section 12

E – Preliminary Plat – Jordan Ranch Section 14

F – Preliminary Plat – Creek Falls Drive Extension No. 2

G – Preliminary Replat – Creek Falls at Cross Creek Ranch Section 10

H – Preliminary Plat – Creek Falls at Cross Creek Ranch Section 11

The plats, as submitted, generally meet the requirements set forth in the City's Subdivision Ordinance No. 04-913 and/or 013-1091, which is in alignment with Chapter 21, Texas Local Government Code. Specific plat comments were reviewed by the Planning & Zoning Commission and noted in the respective City Engineer's report for the items presented. These comments are minor in nature and pose no major concerns that would warrant a negative recommendation.

#### **RECOMMENDATION**

Consistent with the recommendations of the Planning & Zoning Commission, Staff recommends the City Council approve all of the plats submitted for consideration.

C-16

# 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

ian or Plat_Tamarra	on - Section 29 / Preliminary Plat
City Engineer Review	
ReviewedSee Attached Letter	
=	
BY:	DATE:
City Secretary	
Processed	
Returned for additional	data
BY: X- XOJE	DATE: 6-15-2017
Planning Commission Review	
Approved	
Returned for additional	data
0	
BY: Hone	DATE: 7 · 7 · 17
City Council Review	
Approved	
Returned for additional o	lata
Y:	TEXTON IN THE PROPERTY OF THE
	DATE:



PO Box 279 / 30603 FM 1093 Fulshear, Texas 77441

Phone: 281-346-1796 ~ Fax: 281-346-2556 www.fulsheartexas.gov

# **Subdivision/Development Platting Application**

ed by the City of Fulshear:evelopment: TAMARRONShort Form Final
Vacation Plat Admin. (Minor) Plat
Zero Lot Line/ Patio Home Multi-Family Residential  Commercial Industrial  cerritorial Jurisdiction)
VEY, A-339
XNo
Platting Fees
ratting rees
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
24 MANUTARIO SON PRE LINE DO CREATE MANUELLE I
Plat Vacation - \$500.00
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)
TOTAL PLATTING FEE \$1,163.65
Park Fees (due at Final Plat Application)
Total cos (our de rinal riae Application)

June 29, 2017

#### **Engineering Review**

Preliminary Plat – Tamarron Section 29 City of Fulshear, Texas

#### For Information only:

- 1. This plat will create 103 Lots in five (5) Reserves in four (4) Blocks that covers a total area of 25.852 acres.
- 2. Access to this section is from Tamarron Crossing (Tamarron Crossing Section 7) via Jarvis Bay Pass.
- 3. Since this section is located in the ETJ of the City it will need approval from the City, Fort Bend County and Fort Bend County Drainage District.
- 4. The typical lot in this section is 50-foot by 117-foot with a 25-foot Front Building Line.

#### Recommendations:

I recommend that this Preliminary Plat of Tamarron Section 29 be approval as submitted.

Andrea (merch to retter littere Not at hearts) of the fitterents of cut of the Arch of december interport in the constitution of the constitution of the next herder to the parties of the constitution of the constitution in the constitution of the constitution of the constitution of the parties of the constitution of the constitution of the constitution of the merchant of the constitution of the constitution of the constitution of the merchant of the constitution of the constitution of the constitution of the merchant of the constitution of the constitution of the constitution of the constitution of the merchant of the constitution THE THIRT, SECURITY WE COUNTY ON A PICT PRESENT ON OBSERTAL THE LIFE AT PLANT AS A PICT PRESENT OF OBSERTAL AS A PICT PRESENT OF OBSERTA PICT PRESENT OF OBSERTANCE OBSERTANCE OF OBSERTANCE OF OBSERTANCE OF OBSERTANCE OF OBSERTANCE OF OBSERTANCE OF OBSERTANCE O As described, I.A., Hard Browner, A.D., Williams, A.D., Willia Ingents, execut with Choops, and P YESS PROSESTOR ORDER VIEW OF WAS PRINCED TO BE AND ORDER ORDER ORDER VIEW OF WAS PROSESTOR ANTICL, CHOCKS ON ISSOCIA ACROMATICS. THE ESCHOP OF THE "MORES AND SECURITY OF THE "MORES AND SECURITY OF A CHOCK AND ACCORDINATION TO MAKE OF THE THE OCCUPANT THOSE," AND ACCORDINATION ACCORDINATION AND ACCORDINATION ACCO weeker to state copied, see and that it is not execute with a copied to see a research with a copied to see a research with a copied to see a

MELENY F. CAY, P.E. LEDISCO, PROFESSIONE, ENGINERA TONS UCESSE NO. 8555

MICHAEL CON, A PROFESSIONAL DAGGES RELEATED IN THE STATE OF 1804S SO COUNTY TO THE WASTE OF THE MICHAEL COUNTY TO THE WASTE OF THE MICHAEL COUNTY TO THE THE MICHAEL COUNTY TO THE WASTE OF THE MICHAEL COUNTY TO THE WASTE OF THE MICHAEL COUNTY TO THE WASTE OF THE MICHAEL COUNTY TO THE

DANT D. MATER, R.P.L.S. RECEIPED HOPESSHOW: LAND SURVEYOR IDAS HELEFRANDIN NO. 1659

THE PLACY TANKNESS SECTION 20 FOR SHORTS ON THE CONTROL SECTION 20 FOR SECTION 20 JOY W. KDBERTS, MAYDR W TESTIMANT WRESTOS, D.R. HARTING-TICKS, U.D., A TOXAS LUMIDS PARTICISED. MAS CAUSED THICK PRESENTS TO M. SEAVED BY CHASE LIMINISTED. ITS PRESENTING TREPRESENT, TREPRESENT, TREPRESENT, TREPRESENT,

HISTIN WENT, VIZ-CHUR

Aur PEARCE CHAIR

DIMMA GORBON OFFICED, DITY SECRETARY

MOTHER PUBLIC IN AND FOR THE STATE OF TOAKS UNDON MY 1644D AND SEAL OF COTTCE.

2017

Overs LANGUAGE, MILLSON D.S. HOHTON-TEXAS, U.D. A TEXAS LANTED PARTHEREN

STATE OF 1200S COUNTY OF FORT BEND

MINISTER, STOR ME OF THE TAXABLE HER AND STORTED TO THE THREE HOUSENESS AND MEN TO THE THREE HER AND MEN THE AND STORTED TO THE THREE HOUSENESS AND MEN THE AND ME ALEXT TIM GARD WE GET A CAMBORD CRAFT BY THE OWNERS A ROOM OF YOUR ACCOUNT. A COUNT, A COUNT, A COUNT, A COUNT, A COUNT OF THE OWNER O THE STATE AND THE OLOGING THE ALL A UNIQUES SEEN, ARRIVED AT THE THE OLOGING THE ALL ADMINISTRATION OF THE Microsoph of A Astronomy Reen Noo with case standing has been added the mediaty coming of the received between the statest discussing a a suppose of between the statest to history in the party receives of the statest states (the statest of the statest of a compact of the statest of the st THORSE, WITH THE STUTH LAVE OF SHID TANARAN CHOSSING SECTION ( STREET DESIGNANT THE FOLLOWING STY (6) SOURSES. 2-8.25 FEE ALOR INC AND OF A SHADMI CLARK TO THE BEST, INVENTO A BARLE OF SOLDS FEEL, A COMPA. MEL OF SPEEL OF AND A DESCRIPTION OF SPEEL SEEL OF OF US DEST, ALSO FEET TO A S/G-NACH NEW FEEL SPEEL OF STEEL AND DESTROY TO THE CORREST. 17330 PET ALDMS THE ARC OF A MON-TANCOM CLIMS TO THE MORTH HOURS A DUDGE OF 1550ADD FEEL A CONTROL AND SECURITY OF A MON A CONTROL TO SECURITY OF 150 A TO SECURITY ON A SAFE-WOOD WHO THOU AND STANCED "ALL DEST TOWNS OF CHE CONTROL "THE CONTROL OF A CALADICAND DEPTION. SASOURI GOT 32" BUST, DOLD FEET TO A S/O-INCH IRON ROD WITH CAP STAILING TAK ENGINE TOR CORNER. THE REGISSION OF A CARM? CARDIN 64" SI 1" FOST, CASS TOT TO A POWER THE CHANGE,
THOCK, SOAN 28" OF ST. WILL SOUTHERN AND STAN INELL SAAD TOT TO A POWER THE CHANGE
THOCK, SCHOOL IN "5" ST. "WILL THE STAN A POWER THE CHANGE
THOCK, SCHOOL IN "5" ST. "WILL THE STAN A POWER THE CHANGE
THOUGH STAN IN "5" ST. "A" ST. TITT TO A POWER THE CHANGE OF A LITTRE.

THE TAY OF THERED SECTION TO IS APPROVED IN THE CITY PASSAGES. THE CITY OF THE CITY PASSAGES.

(, JOCHAND M., STRLIES, TRAIT ENDO COURT DIABRERE, DO HERREY CERRIY? THAN THE PAST OF THIS SERBHEREN'S CORNESS WHIN, AST OF THE COURTOM ALLES, AND GREATMANKS OF AND STREET, AS LANGUED OF THE CAPET ENDO ONLY COLUMNICATION CHAIR MANYON, THE CHAIR STREET, ON THE CHAIR STREET OF THE CHAIR STREET, ON THE STREE I, UARN ROWAR, COURT GLOR M. ARO TOR FOOT BOID COUNTY, ROURT CORTY THAT THE PROTESSOR WAS THE PROTESSOR OF MY OVERS ON MY OVERSOR OF MY OVER ON MY OVER NTHESS AT HUND AND SEAL OF OFFICE, AT REPAIRING, TEME, THE DAY AND DATE LAST ABOAL WRITE KEY MAP NO. 4830 See of the VICINITY MA DRUDY PRESTACE. PARCHET 2, COUNTY COMPASSIONED JAMES PATTORSON PRECINCT 4, COUNTY COUNTSSIONED MANAGER OF THE COLANSSORIES COURT OF FORE BEND COURTY, 15MG, 15MG, 2017. é Vez 7 1 13 H. A. (ANDY) MENCHS PRECENCY 3, COUNTY COMMESSIONER PRICENT 14, INDIVIDES, JR. JALIEN RIDWARD, COLUMNY CLERK FORT BEND COLUMN, TEXAS FICHMED W. STOLLDS, P.C. FORT IDEA COLUMNY DIGHERS E 0021 PIDCE, BOOD FELT ALBRET THE ARC OF A TANGONT ELSEC TO THE REDIT, NAME OF A BARDES OF 7440 PEET, A COURT, AND SET OF SET, AND A CHORD WITH BEAUG MORTH SAY OF OF SEC. CA. TO FEET TO A PORM TO SEC. Pribers, 1863,77 PECT ALONG THE AND OF A TANGENT CHINE TO THE LETT, MANNES A REGISTE OF 23 TO 32 TO 32 TO 50 TO WHITE CHINE WHITE TO 32 TO 32 TO 50 TO THE TOWN WHITE TO 32 TO Thouse, which has not not not not not not not that it is not the stoken, he strawer or a care,
"Block", detail the stand he also of a liveral const to the seas, when a not season feet, a
poster, and of the stand has a ready above some set of 18 feet, away a set. To be repet of
the men also confessor 2003, and to the season sets some set of 18 feet, away the repet of

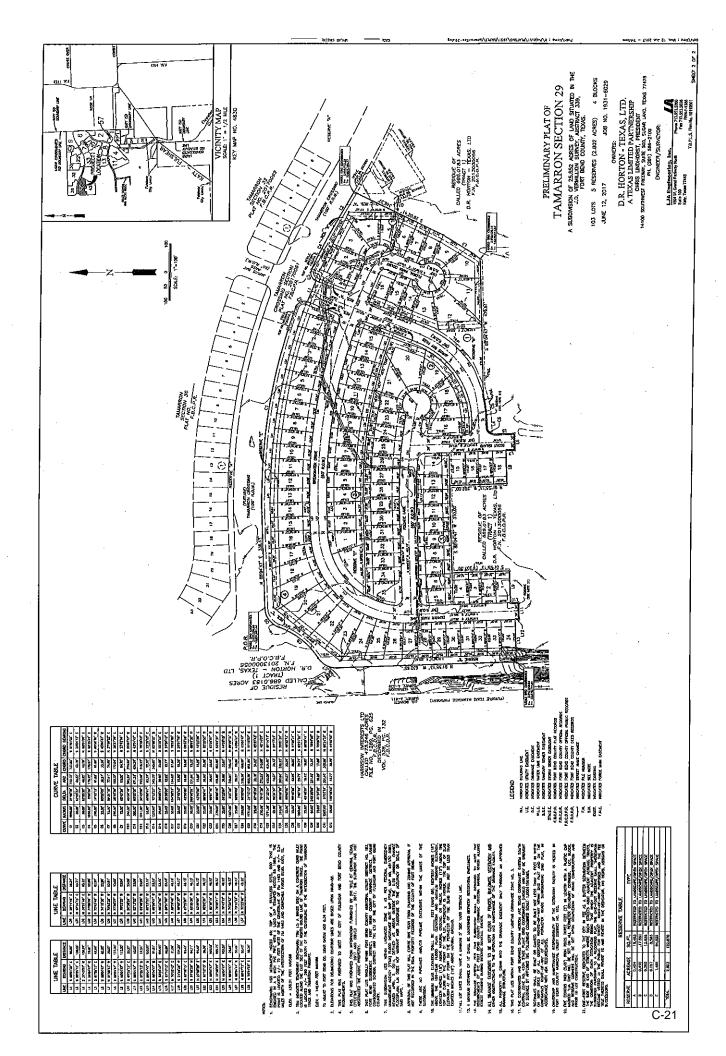
CHOCOCOLOGICA AD ENGINE UK

Court A. Langer, Agricolo, Responsable, Von Machelle, Allegorie, Marcelle, and Order Carlos, Agricolo, Agr

A SUBDIVISION OF 23.852 ACRES OF LAND STEATED IN THE LD. VERMILLON SURVEY, ABSTRACT 339, FORT BEND COUNTY, TEXAS, PRELIMINARY PLAT OF TAMARRON SECTION 29

4 BLOCKS JOB NO. 1931-6029 103 LOTS 5 RESERVES (2,802 ACRES) OWNERS: JUNE 12, 2017

D.R. HORTON - TEXAS, LTD.
A TEXAS LANGINED PARTNESSITE
CHES LUMPHER, PRESIDENT
11100 SOUTHWEST PRESIDENT
11100 SOUTHWEST PRESIDENT
11100 SOUTHWEST PRESIDENT
11100 SOUTHWEST PRING SOG, SACHOO Photo 71.953.2000 Fax 71.953.5000 Fax 71.953.5000 FRM-7.330 TA.P.L.S. Fem No. 10110501 ENGINEER/SURVEYOR: LJA Engineering, Inc. 1904 W. Gend Putway North Suite 100 Nati, Turn 77449



## **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 Creek Cove at Cross Creek Ranch Section 11/ Final Plan	F
City Engineer Review ReviewedSee Attached Letter	
BY:DATE:	
City Secretary ProcessedReturned for additional data	
BY: Kay DATE: 6-16-2017  Planning Commission Review	
Approved Returned for additional data  Angle Control of the contro	- 1047WE
CORRESTIONS HAVE BEEN MADE PER ENCINEER'S RECOMME  BY: LACUM DATE: 7.7.17	NDA Hass
City Council Review ApprovedReturned 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

Preliminary Replat Amending Plat	✓ Final Vacation Plat		Short Form Final Admin. (Minor) Plat	
TYPE OF PLAT: (Check Appropriate Selection	n)			
✓ Single-Family Residential Planned Development	Zero Lot Lir	ne/ Patio Home	Multi-Family Residential	
Plat Location: City	ETJ (Extraterritorial Ju	risdiction)		
Legal Description: 23.89 ACRESS C	OF LAND IN THE A	.G. SHARPLES	S SURVEY, A-322	
Total Acreage: 23.89 Number of Streets: 5				
Number of Lots: 65	NEW SPACE & COMPANIESCE		Platting Fees	
Number and Types of Reserves: **(**********************************		Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre		
	200 1 0 111 0 110 0 1 0 1			
Owner: CCR TEXAS HOLDINGS, L.P.& CO	CR LOAN SUBSIDIARY	Final Plat - \$500.00 g	olus \$5.00 per lot plus \$25.00 per acre	
Address: 5005 RIVERWAY, STE. 500	CR LOAN SUBSIDIARY	True That made 1.22	olus \$5.00 per lot plus \$25.00 per acre	
Address: 5005 RIVERWAY, STE. 500 City/State: HOUSTON, TX 77056	CR LOAN SUBSIDIARY	Replat - \$500,00 plus	s 5.00 per lot plus \$25.00 per acre	
Address: 5005 RIVERWAY, STE 500 City/State: HOUSTON, TX 77056 Felephone: 713-960-9977	CR LOAN SUBSIDIARY	Replat - \$500,00 plus Amending or Mino	s 5.00 per lot plus \$25.00 per acre or Plat - \$200,00	
Address: 5005 RIVERWAY, STE 500 City/State: HOUSTON, TX 77056 Felephone: 713-960-9977	CR LOAN SUBSIDIARY	Replat - \$500,00 plus Amending or Mino Plat Vacation - \$50	s 5.00 per lot plus \$25.00 per acre or Plat - \$200.00 10.00	
Address: 5005 RIVERWAY, STE. 500 City/State: HOUSTON, TX 77056 Felephone: 713-980-9977 Email Address:	CR LOAN SUBSIDIARY	Replat - \$500,00 plus Amending or Mino Plat Vacation - \$50 2 <sup>nd</sup> Review of plats	s 5.00 per lot plus \$25.00 per acre or Plat - \$200,00 00.00 - \$100.00 (each additional review)	
Address: 5005 RIVERWAY, STE. 500 City/State: HOUSTON, TX 77066 Felephone: 713-980-9977 Fmail Address: BGE, INC.	CR LOAN SUBSIDIARY	Replat - \$500,00 plus Amending or Mino Plat Vacation - \$50	s 5.00 per lot plus \$25.00 per acre or Plat - \$200,00 00.00 - \$100.00 (each additional review)	
Address: 5005 RIVERWAY, STE. 500 City/State: HOUSTON, TX 77056 Felephone: 713-960-9977 Email Address: BGE, INC. Contact Person: TREY DEVILLIER	CR LOAN SUBSIDIARY	Replat - \$500,00 plus Amending or Mino Plat Vacation - \$50 2 <sup>nd</sup> Review of plats TOTAL PLATTING F	s 5.00 per lot plus \$25.00 per acre or Plat - \$200.00 00.00 s - \$100.00 (each additional review) EEE\$1,422.25	
Address: 5006 RIVERWAY, STE. 500 City/State: HOUSTON, TX 77056 Telephone: 713-980-9977 Email Address: Engineer/Planner: BGE, INC. Contact Person: TREY DEVILLIER Telephone: 713-488-8204	CR LOAN SUBSIDIARY	Replat - \$500,00 plus Amending or Mino Plat Vacation - \$50 2 <sup>nd</sup> Review of plats TOTAL PLATTING F	s 5.00 per lot plus \$25.00 per acre or Plat - \$200,00 00.00 - \$100.00 (each additional review)	
Owner: CCR TEXAS HOLDINGS, L.P.& Co Address: 5005 RIVERWAY, STE. 500 City/State: HOUSTON, TX 77056 Telephone: 713-980-9977 Email Address: Engineer/Planner: BGE, INC. Contact Person: TREY DEVILLIER Telephone: 713-488-8204 Fax Number: 281-558-9701 Email Address: tdevillier@bgelnc.com	CR LOAN SUBSIDIARY	Replat - \$500,00 plus Amending or Mino Plat Vacation - \$50 2 <sup>nd</sup> Review of plats TOTAL PLATTING F	s 5.00 per lot plus \$25.00 per acre or Plat - \$200.00 00.00 s - \$100.00 (each additional review) EEE\$1,422.25	

June 29, 2017

#### **Engineering Review**

Final Plat
Creek Cove at Cross Creek Ranch Section 11
City of Fulshear, Texas

#### For information only:

- 1. This will create 65 Lots in two (2) Blocks with five (5) Reserves that covers a total acreage of 23.89 acres.
- 2. Access to the section will be from an extension of Thornsby Ridge Ct. from Cross Creek Bend Lane and from Victory Hill Lane extended from Creek Cove at Cross Creek Ranch Section Seven (7).
- 3. The typical lot in this section appears to be 65-foot by 130-foot with a 25-foot Front Building Line.

#### Recommendations:

I recommend that this Final Plat of Creek Cove at Cross Creek Ranch Section Eleven be approved with the following additions/corrections:

- A) Reserve "C" needs to have the Title to include pipeline in the Reserve Name.
- B) Reserve "D" needs to have the Title to include pipeline in the Reserve Name.
- C) The easement that is shown on the plat along the front of the lots in Block No. 1 needs to be identified.

erdede



June 30, 2017

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

Sent via email

Re: CREEK COVE AT CROSS CREEK RANCH SECTION ELEVEN - Response to Final Plat Comments

Dear Mr. Leyendecker:

Below is our itemized list of responses to the Engineering Review comments, dated June 29, 2017, regarding the above referenced plat. If you have any questions, or require any additional information, please do not hesitate to call.

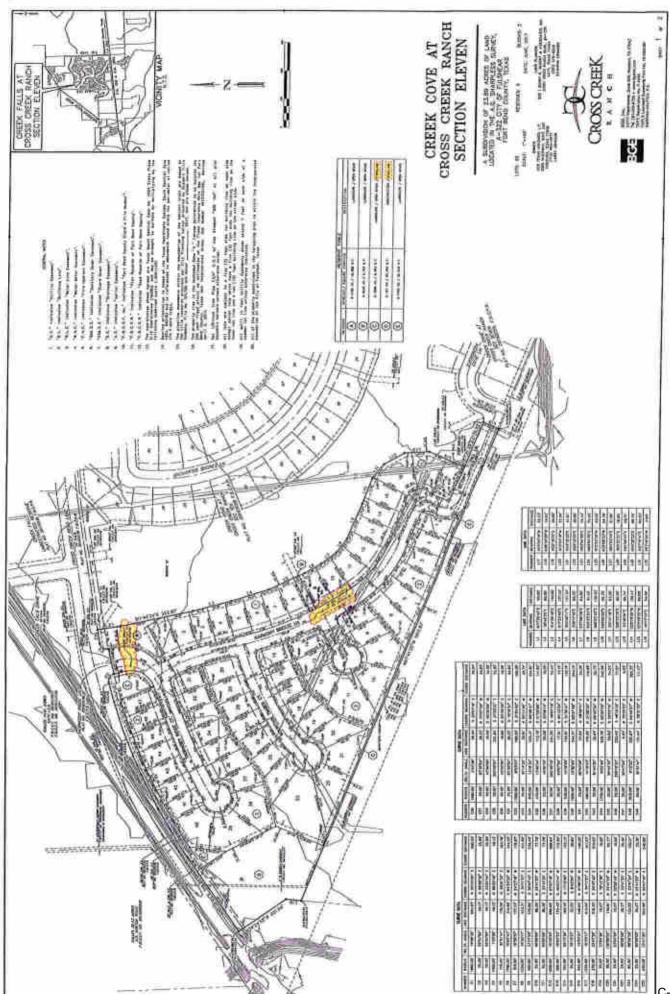
I recommend that this Final Plat of Creek Cove at Cross Creek Ranch Section Eleven be approved with the following additions/corrections.

- A. Reserve "C" needs to have the Title to include pipeline in the Reserve Name. RESPONSE: Pipeline has been added to the Reserve Name. Please see attached/enclosed exhibit copy.
- B. Reserve "D" needs to have the Title to include pipeline in the Reserve Name. RESPONSE: Pipeline has been added to the Reserve Name. Please see attached/enclosed exhibit copy.
- C. The easement that is shown on the plat along the front of the lots in Block No. 1 needs to be identified.
  RESPONSE: The easement that is shown on the plat along the front of the lots in Block No. 1 has been identified. Please see attached/enclosed exhibit copy.

Sincerely,

Trey DeVillier Platting Tech

ce: D. Offord, City Secretary Sharon Valiante, Director of Public Works Michelle Killebrew, Building Official CJ Snipes, City Manager



# CREEK FALLS AT CROSS CREEK RANCH SECTION ELEVEN

A CONTROL OF THE PROPERTY OF T

Mailott, charer de kortsy movement and oppes that all of the presency within the bounderies of bits pink is hereby restricted to growest the majories of my sucks looks have any public of princis street patheonet secons messenes, rook or alley or any desirage clieb. All directly or majories

The second section of the party of the tendency of the control of

And the second and against and against the second and against the second and the second the second and the second against the s

(1997) is the calculation of by the present the calculation of the point to point to point the calculation of the point to the point tout to the point to the point to the point to the point to the poi

CHIEF 4. WE WOULD WITH THE WAS A THE MORNEY OF A THE PROPERTY OF A THE WAS A THE WAS A THE WAS A WAS A

in Millach Watter, 4th Mills (Mallett IV, a bleave i inlied patients), with your themp debenantial to 1 iil a Team issuire, state of the state of th

of 1750A MEDINES UP, a Delegara limited purimensis Dy Jehnem/DOS OF, LLC, a faces limited field its memory, its onle peneral perime

Home and we can find Transport and United the Landston back designs have materially and effect of the Comment o mandigued on a school to see that has a second for the for the transmission on the CRO CROST CRO

If order of the continues of the first the specials has plan with the schools of the rate of the continues o

The strate of the contract of the strategy of inder, i N.S.S.C. , over and meres told i, dit.31 east trans, sessing at 150,50 feat the Berlhand (prior of said 51,50 over and sold for distance of 151,50 over trans for a distance of 151,50 feat to a filterial translation at the selection of the session of the selection for the selection of t THOOSE, H 34'34'34'34' constituting along and with soid Sast libe, a distance of 251.64 feet to m 1/2-lack free pipe with Any stamps that the set for the mass masterly Southeast sames of the heath standard brent; 1898. List an university officially and send early for file. List also the set of 1890 is the set of 1890

in a tendinantially direction, along test cores to the fight, a distance of 60.77 feet, being a central of 200 feet of 10.00 feet, or directly of 200 feet of 200 feet of 10.00 feet of 10.00 feet of 200 feet of ls o soptiseshely direction, along self doers to the cliph, a distance of 40,17 feet, having a region of 25,00 feet, so according to a resolution of a many others have the 2027 feet, as 180 feet, as a feet feet of the self and a 180-feet H TY 20 47" C, a distance of 00,00 feet to a L/C-local from piles with tops stoment 1922 THC soil for the baptening of a obseriorquest curve is the right from which is a metap bears H TY 20.42" C, 25.00 feat; in was armen'y direction, along east derve to the right, a distance of 43.13 trats, boring a radian of 1,953,00 fast, a source post, of 2015 55 to see a red of the base is 167.22 45°C, 48.13 feet to the Philad O'Restments and containing Source and (1,504,77 seems feet) of least laming extentation is bread on the Towns Copydiants System South Control Zone 4304, NAD-AD and its references to DACD DAC AT DACES CACCA NAMES SCRIPM TEN on cited beneits.

# CROSS CREEK RANCH SECTION ELEVEN CREEK COVE AT

A SUBDIVISION OF 23.89 ACRES OF LAND LOCATED IN THE A.G. SHARPLESS SURVEY, A-322 CITY OF FULSHEAR FORT BEND COUNTY, TEXAS

RESERVES: 5 LDTS: 65 SCALE: 1"=100"

BLOCKS: 2 DATE: JUNE, 2017

COR TEXAS INCLINIS, LP. SOCIA BINGRIAY, SUIT. SIGN HUSTON, TEXAS 7/038 (71.3) \$400-\$977 LARRY JOHNSON

LAND PLANDED TO ANALYSE INC. 2010 ENGINE INC. 2010 ENGINE, page 2010 ENGINE, page 2010 ENGINE INC. 2010 STATE INC. 2010 STATE IN CONSTRUCTION SATING TO ANALYSE.

CROSS CREEK

Sy Carry D. Johnson Mendger

STOCK Mr. to settleden stateling, as this day provisely parameter (APT). The characteristic Mr. At a new Italia Italian reman, to set president and COR EXCH (SACHER) U.s. a linear italia parkenship bean to an to as the prise state except the constitution for the characteristic states are set of the prise states and set of the prise states are constituted by a new top of the prise states and the constitution for an appearant as the constitution for an appearant and the constitution for the prise states.

BIVEN MEETS HE NAME AND SEAL OF OFFICE, THIS ....

Vitaliao Lyro lines tetury Public in and for the Atota of Tours Communican Expires:

and the state of t

Alba C. Beetley, R.P.L.S.

I, Narwo B, Marke, A Professional Engisear registered in the State of Yens do haraby cwilfy that this plot masts all requirement of the City af fulnear, to be best of application.

Karen Registration has terror brown & Gay Conjuners, inc. 10°C fagistration for F-1048

This pist of OREX FALS AT DORS CREAT NAVES RECTION ELECTRIC to approved by the City Picenting Combasion of the City of Falsheer,

herever, this approval shall be invested and mad mail and water unless

This pint of COCK PALS of COCKS CACK Maket SCFTion Biblic was appeared to stapes on this graph of any of any of any of the county Cocks Cacks and the site of the cocks Cocks Cacks of fact then Cocks, Tanasa vitals of the figure cocks.

Jery T. Gomerte.

- af the piet creard

Michaes my head and sact of Office, at Michaese, Taxes. The day and date test deser-

Lours Richard County Clark Fart Bend County, Tonto

C-27

## **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 - Partial Replat No. 1/ Final Plat
City Engineer Review
ReviewedSee Attached Letter
BY:DATE:
City Secretary
Processed Returned for additional data
BY: X- Xorf DATE: 6-19-2017
Planning Commission Review ApprovedReturned for additional data
CORRECTIONS WERE MADE PER ENGINEERS COMMENTS.  BY: APCINI DATE: 1-7-17
City Council Review
ApprovedReturned for additional data
BY: DATE:



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: 6-19-17  Subdivision: FULBROOK ON FULSHEARDeve  CREEK SECTION TWELVE PARTIAL R  SUBMITTAL OF PLAT: (Check Appropriate Selection)	by the City of Fulshear:
Preliminary	inal Short Form Final 'acation Plat Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection)	
Single-Family ResidentialZ	ero Lot Line/ Patio Home Multi-Family Residential
Planned Development Co	ommercial Industrial
Plat Location: City ETJ (Extrater	ritorial Jurisdiction)
Legal Description: 2,080/AC. 10	LOTS   BLOCK O RESERVES
Variance:Yes (Attach a Copy of Approval Letter)	
	No
Total Acreage: 2.0801	<u> </u>
Number of Streets:	
Number of Lots: 10  Number and Types of Reserves: 0	Platting Fees
Total Acres in Reserve:	Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre
OWNER: FULSHEAR LAND PARTHERS, LT	(First Play) drop on at least on
Address: THREE RIVERWAY # 120 City/State: Houston, TEXAS 77056	Poolet CE00 00 who F 00 white the center of
City/State: Houston TEXAS 77056	Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre
Telephone: 713-623-2466	Amending or Minor Plat - \$200.00
Email Address:	Plat Vacation - \$500.00
	2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)
Engineer/Planner: COSTECLO Try C.	
Contact Person: MARK. ARMSTnowG	
Telephone: 7/3 - 7/8 8	Park Fees (due at Final Plat Application)
Fax Number: 713 - 783 - 3560	
Email Address: MARMSThonG @ COSTELLOINC	<u>. com</u>
This is to possify that the information and information	
application Lundaretand that if all account in form is complete	, true and correct and the undersigned is authorized to make this
City of Eulebers will not complete the review needed in autom	uired documents, and plat fees are required at time of submittal or the
City of Fulshear will not complete the review needed in order  Torge L. De LA	To submit to the P&Z board, $\frac{205A/RATCOODINATOR}{6-19-17}$
	PRINTED NAME/TITLE DATE
<i>f</i>	

June 29, 2017

#### **Engineering Review**

Final Plat
Fulbrook on Fulshear Creek Section Twelve Partial Replat No. 1
Fort Bend County, Texas

#### For Information only:

- 1. This plat will remove the Aerial Easement that was on the original plat for 10 lots.
- 2. According to the Replat submitted, no other changes are being made to dimensions, bearings, building lines, etc.

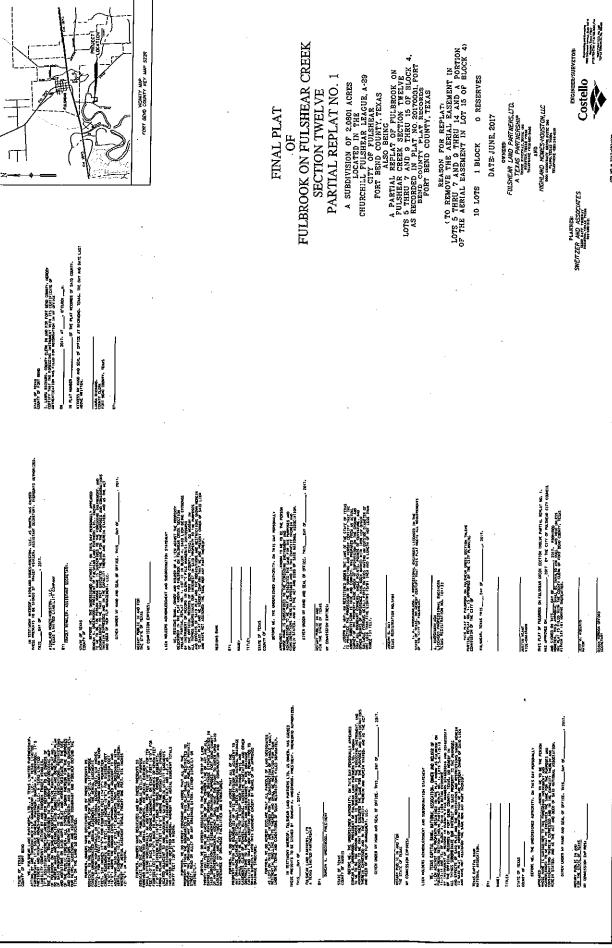
#### Recommendations:

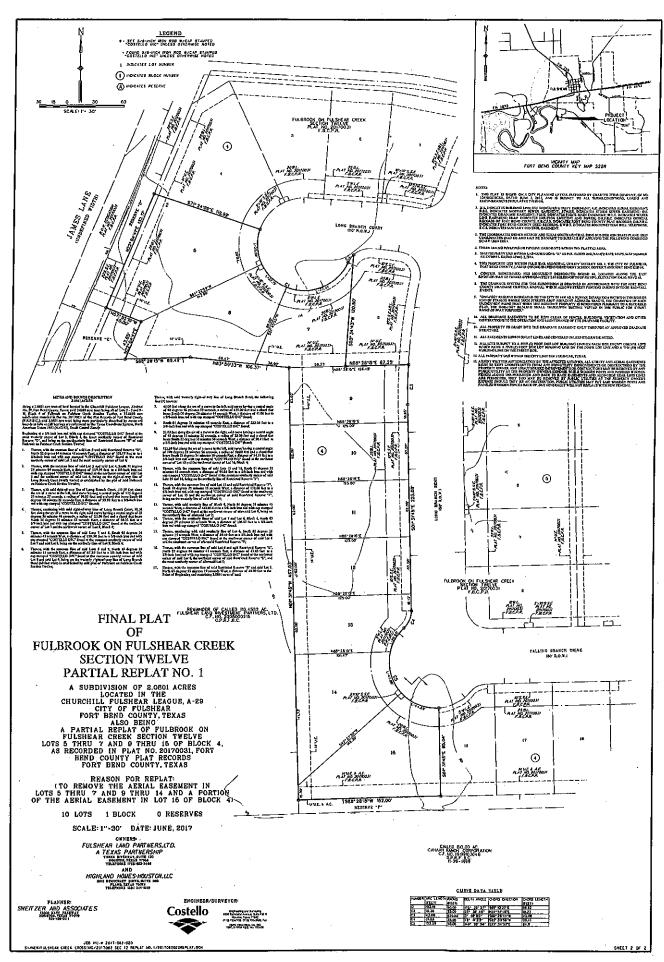
I recommend that this Final Plat for Fulbrook on Fulshear Creek Section Twelve – Partial Replat No. 1 be approved with the following additions/corrections;

A) The name of the Chairman of the Planning Commission (Amy Pearce) needs to be added to the face of the plat.

1350 Avenue D

Katy, Texas 77493





## Registration & Permit Department Ph: (281) 346-1796 fax: (281) 346-2556

Consent Agenda – Item E

30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

#### PLATTING AND SUBDIVISION REVIEW

Plan or Plat	Jordan Ranch - Section 14 / Preliminary Plat
City Engineer R	eview
Reviewe See Atta	d ched Letter
BY:	DATE:
City Secretary	
Processe Returne	ed d for additional data
ву:	Nort DATE: 6-23-2017
Planning Comm	ission Review
Approve	d for additional data
	WITH ENGINEERS CORRECTIONS
BY: A	DATE: 7-7.17
City Council Re	<u>view</u>
Approve	ed d for additional data
BY:	DATE:



#### 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: 06-15-2017 Subdivision: Jordan Ranch Sec.1	Date Received by the City of	Fulshear: 06-15 ordan Ranch	3-2017	
Subdivision:	Development: 05	real ranca		
SUBMITTAL OF PLAT: (Check Appropriate S	election)		4:	
<b>V</b>				
Preliminary	Final		Short Form Final Admin. (Minor) Plat	
Replat Amending Plat	vacation riat	Vacation Plat		
TYPE OF PLAT: (Check Appropriate Selection	n)			
Single-Family Residential	Zero Lot Line/	Patio Home	Multi-Family Residentia	
Planned Development	Commercial		Industrial	
		mes cost		
Plat Location: City	ETJ (Extraterritorial Jurisd	ACTION SHOW		
Legal Description:BEING 9.1 ACRES C	OUT OF THE H.AT.C.R.R	. CO. SURVEY,	SECTION 105	
	200			
Variance: Yes (Attach a Copy of A	oproval Letter)No			
Total Acreage: 9.1				
Number of Streets: 3				
Number of Lots: 39		J	Platting Fees	
Number and Types of Reserves: 1-land	scape/ Open space			
Total Acres in Reserve: 0.07		Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre		
Owner: FORT BEND JORDAN RA	NCH LP	Final Plat - \$500.00 p	lus \$5.00 per lot plus \$25.00 per acre	
Address: 5005 Riverway, Suite 500		Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre		
city/State: Houston, Texas 770	56			
Telephone: 713-960-9977		Amending or Minor		
Email Address: steves@johnsond	ev.com	Plat Vacation - \$50	0.00	
Engineer/Planner: BGE Kerry Gill			- \$100.00 (each additional review)	
Contact Person: Kathryn Edwards		TOTAL PLATTING FI	EE_ \$750.25	
Telephone: 281-579-0340		Park Fees (due at Final Plat Application) n/a		
Fax Number:				
Email Address: kedwards@krqa.	com			
This is to certify that the information on this	s form is complete, true and co	orrect and the under	rsigned is authorized to make this	
application. I understand that if all necessar	y information, required docum	nents, and plat fees	are required at time of submittal o	
City of Fulshear will not complete the review	w needed in order to submit to	the P&Z board.		
1/			ā	
Kuthup Educa	Kathryn Edwards / F	Planner	6/22/17	
SIGNATURE	TYPED OR PRINTED NA	AME/TITLE	DATE	

Texas Engineer Registration Number - F-2309

June 29, 2017

#### **Engineering Review**

Preliminary Plat - Jordan Ranch Section Fourteen Fort Bend County, Texas

#### For Information only:

- 1. This plat will create 39 Lots in two (2) Blocks with one (1) Reserves that covers a total acreage of 9.1 acres.
- 2. The typical lot size for this section appears to be 45-foot by 140-foot with a 20-foot Front Building Line
- 3. This tract is located in the E.T.J. of the City of Fulshear and as such approval will be needed from the following:
  - A) City of Fulshear
  - B) Fort Bend County
  - C) Fort Bend County Drainage District

#### **Recommendations:**

I recommend that this Preliminary Plat of Jordan Ranch, Section Fourteen be approved with the following additions/corrections:

- A) Line L6 on the Line Data Table is not heading in the proper direction & is not reflected in the Metes and Bounds Description.
- B) All easements shall be a minimum width of 14 foot including the 10 foot U.E. along the Southwest Line of Lot 27, Block 1.



June 30, 2017

Mr. David Leyendecker, P.E. City Engineer City of Fulshear 30603 FM 1093 Fulshear, Texas 77441

Re: JORDAN RANCH SECTION FOURTEEN - PRELIMINARY PLAT

Dear David,

On behalf of Johnson Development Corp., we BGE|Kerry R. Gilbert & Associates respectfully submit our responses below to the City Comments dated June 29, 2017 for the above referenced plat.

1) Line 6 on the Line Data Table is not heading in the proper direction & is not reflected in the Metes and Bounds Description.

Response: Line 6 has been removed and is now consistent with the metes and bounds description.

2) All easements shall be a minimum width of 14 foot including the 10 foot U.E. along the Southwest Line of Lot 27, Block 1.

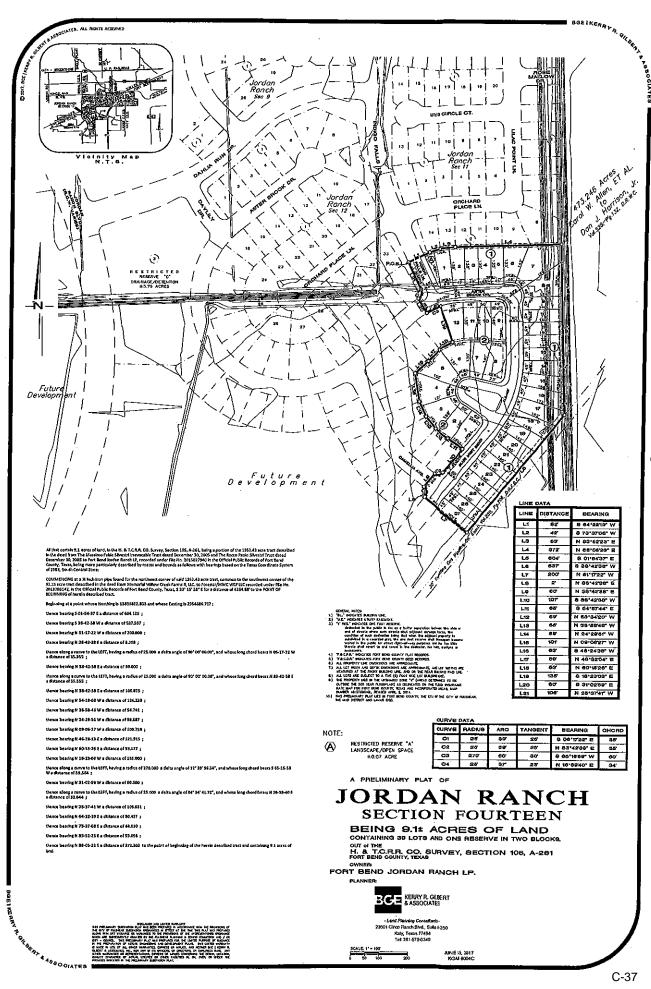
Response: This easement is temporary until the 14' U.E. at the rear of the lots is extended when the adjacent section is platted.

Enclosed is a copy of the revised plat. Please contact me if you need any additional information.

Sincerely,

Kathry Geluerell
Kathryn Edwards

**Enclosure** 



## CITY OF FULSHEAR

# Registration & Permit Department

Consent Agenda - Item F

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 Creek Falls Drive - Extension No.2/ Preliminary Plat
City Engineer Review
ReviewedSee Attached Letter
BY;DATE:
City Secretary
ProcessedReturned for additional data
BY: X- X98 DATE: 6-23-2017
Planning Commission Review Approved  Returned for additional data
ORRECTIONS HAVE BEEN MADE PER ENGINEER'S RECOMMENDATE  BY: SPECIAL DATE: 7-7-17
City Council Review
ApprovedReturned 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

Subdivision: Creek Falls Dr. Ext N	te Received by the City of Fulshear:	ek Ranch
SUBMITTAL OF PLAT: (Check Appropriate Selec		
	E1 (24)	
Y Preliminary	Final	Short Form Final
Replat Amending Plat	Vacation Plat	Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection)		
Propriete Selection)		
Single-Family Residential	Zero Lot Line/ Patio Home	Multi-Family Residentia
Planned Development	Commercial	Industrial
Plat Location: VCity	ETJ (Extraterritorial Jurisdiction)	madstrial
Legal Description: Being 2.06 Acres out	of the A.G. Sharpless Sur	vey A-322
Variance: Yes (Attach a Copy of Approx Total Acreage: 2.06	val Letter)No	
Number of Streets: 1		
Number of Lots: 0		
Number and Types of Reserves:	Barlet Brooten a v. O	Platting Fees
Total Acres in Reserve: 0	Dealister of the	
DOWNSTRIKA WATER DOWNSTRIA WATER WATER WATER DOWNSTRIA WATER D	per acre	- \$500.00 plus 3.50 per lot, plus \$12.50
Owner: CCR Texas Holdings LP	Final Plat - S500	0.00 plus \$5.00 per lot plus \$25.00 per acre
Address: 6450 Cross Creek Bend	Lidille Profes drop of	
ity/State: Fulshear, Texas 77441		plus 5.00 per lot plus \$25.00 per acre
elephone: 281-341-8320		Minor Plat - \$200.00
mail Address: robb@johnsondev.com	m Plat Vacation -	\$500.00
ngineer/Planner: BGE   Kerry Gilbert	& Assoc . 2"d Review of	plats - \$100.00 (each additional review)
ontact Person: Kathryn Edwards	The state of the s	NG FEE \$525.75
elephone: 281-579-0340	Walter was	at Final Plat Application) n/a
ax Number:		attination
mail Address: <u>kedwards@krga.com</u>		
his is to certify that the information on this form	is complete, true and correct and the u	ndersland is authorized to make this
oplication. I understand that if all necessary info	rmation, required documents, and plat	less are required at time of sub-stant
ty of Fulshear will not complete the review need	ded in order to submit to the P&Z board	
7.2		25.
Lathun Educado	Kathryn Edwards/ Planner	June 23, 2017

June 29, 2017

## **Engineering Review**

Preliminary Plat Creek Falls Drive Extension Street Dedication No.2 City of Fulshear, Texas

### For Information only:

- 1. This plat will create approximately 1450 Linear Foot of Right-of-Way for Creek Falls Drive (60 foot width).
- 2. The road will begin at the West side of the intersection with Pebble Creek Lane and follow a curve to the Southwest.

### Recommendations:

I recommend that this Preliminary Plat of Creek Falls Drive Extension Street Dedication No.2 be approved as with the following additions/correction:

- A) The arrow on the Vicinity Map does not point to this street location.
- B) Note #8 needs to be updated to the current Fort Bend County Flood Plain Map with effective date April 2, 2014.

Doyenlest



June 30, 2017

Mr. David Leyendecker, P.E. City Engineer City of Fulshear 30603 FM 1093 Fulshear, Texas 77441

Re: CREEK FALLS DRIVE EXTENSION NO. 2 - PRELIMINARY PLAT

Dear David,

On behalf of Johnson Development Corp., we BGE|Kerry R. Gilbert & Associates respectfully submit our responses below to the City Comments dated June 29, 2017 for the above referenced plat.

- The arrow on the Vicinity Map does not point to this street location Response: The arrow has been corrected.
- Note #8 needs to be updated to the current Fort Bend County Flood Plain Map with effective date April 2, 2014.

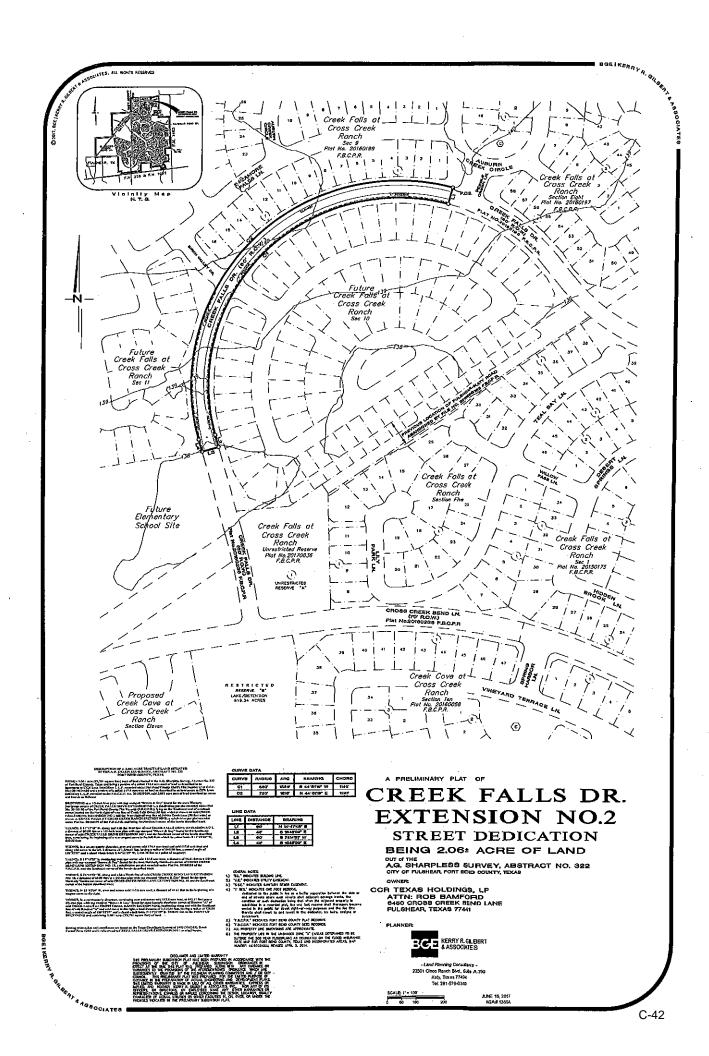
Response: Note #8 has been updated.

Enclosed is a copy of the revised plat. Please contact me if you need any additional information.

Sincerely,

Kathryn Educads

Enclosure



## CITY OF FULSHEAR

## Registration & Permit Department Ph: (281) 346-1796 fax: (281) 346-2556

Consent Agenda - Item G

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 Creek Falls at	Cross Creek Ranch - Section 10 / Preliminary P	lat
City Engineer Review		
Reviewed See Attached Letter		
BY:	DATE:	
City Secretary		
Processed Returned for additional data		
10	DATE: 6-23-2017	
Planning Commission Review  Approved  Returned for additional data		
APPROVED WITH THE ST	PULATION THAT DAMON CREEK LIN HAS A R.D.	60 . w .
City Council Review		
ApprovedReturned for additional data		
BV+	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: 06-23-2017 Date: _06-23-2017	ate Received by the City of Fulsh	near*				
Subdivision: Creek Falls at Cross	Creek Development: Cros	s Creek Ranch				
Ranch Sec 10						
SUBMITTAL OF PLAT: (Check Appropriate Sele	ction)	i <del>e</del>				
Y Preliminary	Final	Short Form Flori				
Replat	Final Short Form Final Short Form Final Admin. (Minor) Plat					
Amending Plat						
TYPE OF PLAT: (Check Appropriate Selection)						
Single-Family Residential	Zero Lot Line/ Patio Home Multi-Family Resi					
Planned Development	Commercial	Industrial				
Plat Location: City	ETJ (Extraterritorial Jurisdiction	· ·				
Legal Description: Being 21.16 Acres o		•				
E BELLERANDO NO PORTALI ABENER PAREN PAR	A					
Variance: Yes (Attach a Copy of Appro	oval Letter)No					
Total Assessment 21 16						
Total Acreage: 21.16 Number of Streets: 4						
Number of Lots: 74	Concerns of the					
Number and Types of Reserves: 3 - Land	and of the contract of the con	Platting Fees				
Total Acres in Reserve: 3 . 43	The state of the s	ninena Rist. SEGG OD at a 2 50 and to 1 december				
Charles and the second	per ac	ninary Plat - \$500.00 plus 3.50 per lot, plus \$12.50				
Owner: CCR Texas Holdings LP	Final 6	Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre				
Address: 6450 Cross Creek Bend	Lidite					
City/State: Fulshear, Texas 7744	-	Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre				
Telephone: 281-341-8320		nding or Minor Plat - \$200.00				
mail Address: robb@johnsondev.co	om Plat V	acation - \$500.00				
DOD Vousse Gilbox	et 5 Agges 2 <sup>nd</sup> Re	eview of plats - \$100.00 (each additional review)				
Engineer/Planner: BGE   Kerry Gilber	The state of the s					
Contact Person: Kathryn Edwards		L PLATTING FEE \$1023.50				
Telephone: <u>281 - 579 - 0340</u> Fax Number:	Park F	ees (due at Final Plat Application)n/a				
mail Address: <u>kedwards@krga.com</u>						
41.11.						
his is to certify that the information on this form	n is complete, true and correct a	and the undersigned is authorized to make this				
pplication. I understand that if all necessary inf	ormation, required documents,	and plat fees are required at time of submittal or				
ity of Fulshear will not complete the review ne	eded in order to submit to the Pi	&Z board.				
V + C.						
Lathun Eduarde	Kathryn Edwards/ Planner	June 23, 2017				
SIGNATURE	TYPED OR PRINTED NAME/TI	TLE DATE				

June 29, 2017

## **Engineering Review**

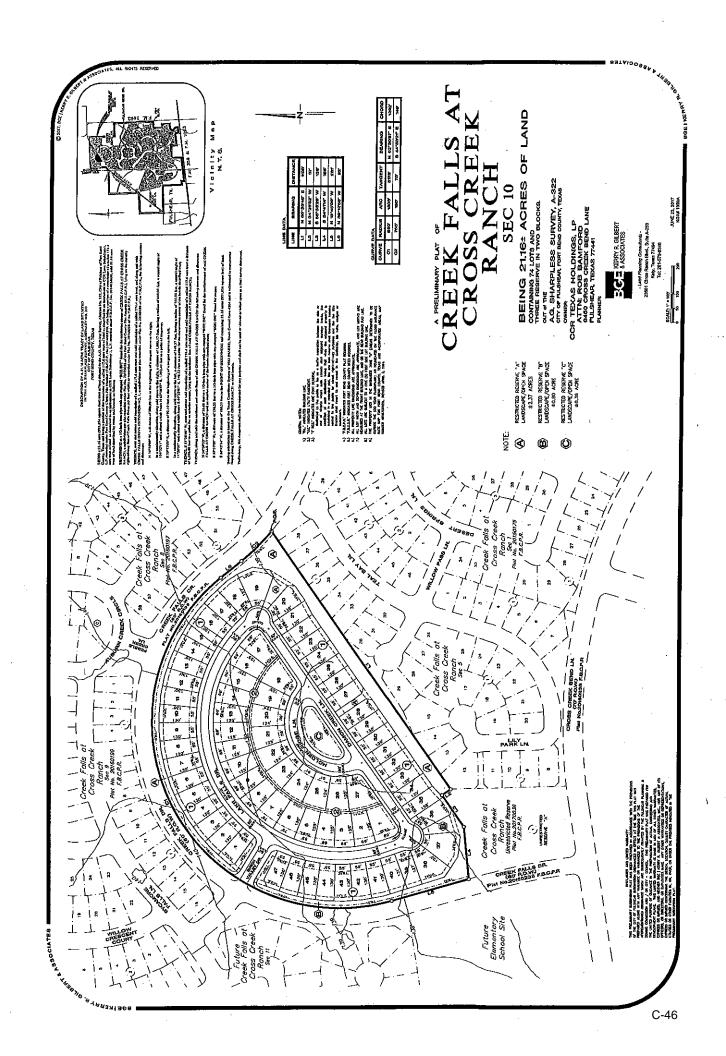
Preliminary Plat
Creek Falls at Cross Creek Ranch Section 10
City of Fulshear; Texas

### For information only:

- 1. This plat will create 74 lots in two (2) Block with three (3) Reserves that cover a total area of 21.16 acres of land.
- Access to these lots will be from Birch Valley Dr. by the way of Creek Falls Drive.
- 3. The typical lot in this section is 55-foot by 130-foot and a 25-foot Front Building Line.
- 4. All of the streets in this section are shown to have a 60-foot Right-of-way with the exception of Damon Creek Lane (50 foot Right-of-way).

### Recommendations:

I recommend that this Preliminary Plat of Creek Falls at Cross Creek Ranch Section 10 be approved with the stipulation that the Right-of-way for Damon Creek Lane be increased to 60 foot. It appears that there is ample room to accomplish this by taking 10-foot out of Reserve "A".



## CITY OF FULSHEAR

## **Registration & Permit Department** Ph: (281) 346-1796 fax: (281) 346-2556

Consent Agenda – Item H

30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

## PLATTING AND SUBDIVISION REVIEW

City Engineer Review	
Reviewed See Attached Letter	
see Attached Letter	
BY:	_DATE:
City Secretary	
Processed	
Returned for additional data	
BY: 76- 76-18	DATE: 6-23-2017
Planning Commission Review	
Approved	
Returned for additional data	
CORPRETIONS WILL BE MADE	E BEFORE FINAL PLATIS SUBMITHED, PER
ENGINEER'S COMMENTS.	DATE: 7.7.17
BY: from	DATE: / · / · /
City Council Review	
Approved	
Returned for additional data	



### CITY OF FUISHEAR

PO 80x 279 / 30603 FM 1093 Fulshear, Texas 77441 Phone: 281-346-1796 ~ Fax: 281-346-2556 www.fulsheartexas.gov

# Subdivision/Development Platting Application

THE PROPERTY OF THE PROPERTY O	Date Received by the City of Fulshear:	Ranch		
Ranch Sec 11				
SUBMITTAL OF PLAT: (Check Appropriate Se	election)			
Preliminary	Final	120 W24 ESC 0		
Replat	FinalShort Form Final			
Amending Plat	vacation rist	Admin. (Minor) Plat		
TYPE OF PLAT: (Check Appropriate Selection	)			
V	The state of the s			
Single-Family Residential	Zero Lot Line/ Patio Home	Multi-Family Residentia		
Planned Development	Commercial	Industrial		
Plat Location: VCity	ETJ (Extraterritorial Jurisdiction)			
Legal Description: Being 15.36 Acres	out of the A.G. SHARPLESS SURVE	SY, A-322		
	<b>A</b>			
Variance: Yes (Attach a Copy of App	proval Letter)No			
Total Acreage: 15.36	n / ========			
Number of Streets: 3				
Number of Lots: 69	Surface Secretaria II	Platting Fees		
Number and Types of Reserves: 3 - Lar				
Total Acres in Reserve: 0.55	Preliminary Plat - 5:	500.00 plus 3.50 per lot, plus \$12.50		
Owner: CCR Texas Holdings L	P	allus de participation de la company		
Address: 6450 Cross Creek Ben				
City/State: Fulshear, Texas 774	41 Replat - \$500.00 plc	is 5.00 per lot plus \$25.00 per acre		
Telephone: 281-341-8320	Amending or Min	or Plat - \$200.00		
	COM Plat Vacation - \$5	00.00		
Email Address: robb@johnsondev.	-nd	F100042747		
Email Address: robb@johnsondev.	ert & Assoc. 2 <sup>nd</sup> Review of plat	5 - \$100.00 (each additional review)		
Email Address: robb@johnsondev.c Engineer/Planner: <u>BGE   Kerry Gilbe</u> Contact Person: <u>Kathryn Edwards</u>	ert & Assoc. 2 <sup>nd</sup> Review of plat	5 - \$100.00 (each additional review)		
Email Address: robb@johnsondev.c Engineer/Planner: <u>BGE   Kerry Gilbe</u> Contact Person: <u>Kathryn Edwards</u>	ert & Assoc. 2 <sup>nd</sup> Review of plat	s - \$100.00 (each additional review) FEE <u>\$898.50</u> 933.50		
Email Address: _robb@johnsondev.o Engineer/Planner: _BGE   Kerry Gilbe Contact Person: <u>Kathryn Edwards</u> Telephone:281-579-0340 Fax Number:	ert & Assoc.  2 <sup>nd</sup> Review of plat  TOTAL PLATTING  Park Fees (due at	F100042747		
Email Address: _robb@johnsondev.o Engineer/Planner: _BGE   Kerry Gilbe Contact Person: <u>Kathryn Edwards</u> Telephone:281-579-0340 Fax Number:	ert & Assoc.  2 <sup>nd</sup> Review of plat  TOTAL PLATTING  Park Fees (due at	s - \$100.00 (each additional review) FEE <u>\$898.50</u> 933.50		
Email Address: _robb@johnsondev.o Engineer/Planner: _BGE   Kerry Gilbe Contact Person: <u>Kathryn Edwards</u> Telephone:281-579-0340 Fax Number: _	ert & Assoc.  2 <sup>nd</sup> Review of plat  TOTAL PLATTING  Park Fees (due at	s - \$100.00 (each additional review) FEE <u>\$898.50</u> 933.50		
Email Address: _robb@johnsondev.c Engineer/Planner: _BGE   Kerry Gilbe Contact Person: <u>Kathryn Edwards</u> Telephone:281-579-0340 Fax Number:	2 <sup>nd</sup> Review of plat TOTAL PLATTING Park Fees (due at	s - \$100.00 (each additional review) FEE <u>\$898.50</u> 933.50 Final Plat Application) <u>n/a</u>		
Email Address: _robb@johnsondev.c  Engineer/Planner: _BGE   Kerry Gilbe Contact Person: _Kathryn Edwards  Felephone:281-579-0340  Fax Number:  Email Address: _kedwards@krga.co	Park Fees (due at lorm)  orm is complete, true and correct and the under	s - \$100.00 (each additional review)  FEE\$898.50 933.50  Final Plat Application)n/a		
Email Address: _robb@johnsondev.org. Engineer/Planner: _BGE   Kerry Gilbe Contact Person: _Kathryn Edwards Telephone:281-579-0340 Fax Number: Email Address: _kedwards@krga.co This is to certify that the information on this forpplication. I understand that if all necessary is	2 <sup>nd</sup> Review of plat TOTAL PLATTING Park Fees (due at om orm is complete, true and correct and the unde	s - \$100.00 (each additional review)  FEE\$898.50 933.50  Final Plat Application)n/a		
Email Address: robb@johnsondev.c  Engineer/Planner: BGE   Kerry Gilbe  Contact Person: Kathryn Edwards  Telephone: 281-579-0340  Fax Number: Email Address: kedwards@krga.co	2 <sup>nd</sup> Review of plat TOTAL PLATTING Park Fees (due at om orm is complete, true and correct and the unde	s - \$100.00 (each additional review)  FEE\$898.50 933.50  Final Plat Application)n/a		
Email Address: robb@johnsondev.o  Engineer/Planner: BGE   Kerry Gilbe Contact Person: Kathryn Edwards Telephone: 281-579-0340  Fax Number: Email Address: kedwards@krga.co This is to certify that the information on this for application. I understand that if all necessary is city of Fulshear will not complete the review recommendation.	2 <sup>nd</sup> Review of plat TOTAL PLATTING Park Fees (due at om orm is complete, true and correct and the unde	s - \$100.00 (each additional review)  FEE\$898.50 933.50  Final Plat Application)n/a		

June 29, 2017

## **Engineering Review**

Preliminary Plat
Creek Falls at Cross Creek Ranch Section 11
City of Fulshear; Texas

### For Information only:

- 1. This plat will create 69 lots in one (1) Block with three (3) Reserves that cover a total area of 15.36 acres of land.
- 2. Access to these lots will be from Sycamore Falls Lane as it extends out of Creek Falls at Cross Creek Ranch Section 9.
- 3. The typical lot in this section is 50-foot by 125-foot and a 25-foot Front Building Line.
- 4. The lots that backup to the North boundary line of this plat are partly on a berm or in a ditch (the contour lines are not identified).

### Recommendations:

I recommend that this Preliminary Plat of Creek Falls at Cross Creek Ranch Section 11 be approved with the following considerations:

A) The lots that backup to Reserve "B" are either partly in a ditch or on a berm. The contour lines in this area need to be identified.

Dreyerd



June 30, 2017

Mr. David Leyendecker, P.E. City Engineer City of Fulshear 30603 FM 1093 Fulshear, Texas 77441

Re: CREEK FALLS AT CROSS CREEK RANCH SEC 11 - PRELIMINARY PLAT

Dear David,

On behalf of Johnson Development Corp., we BGE|Kerry R. Gilbert & Associates respectfully submit our responses below to the City Comments dated June 29, 2017 for the above referenced plat.

 The lots that backup to Reserve "B" are either partly in a ditch or on a berm. The contour lines in this area need to be identified.

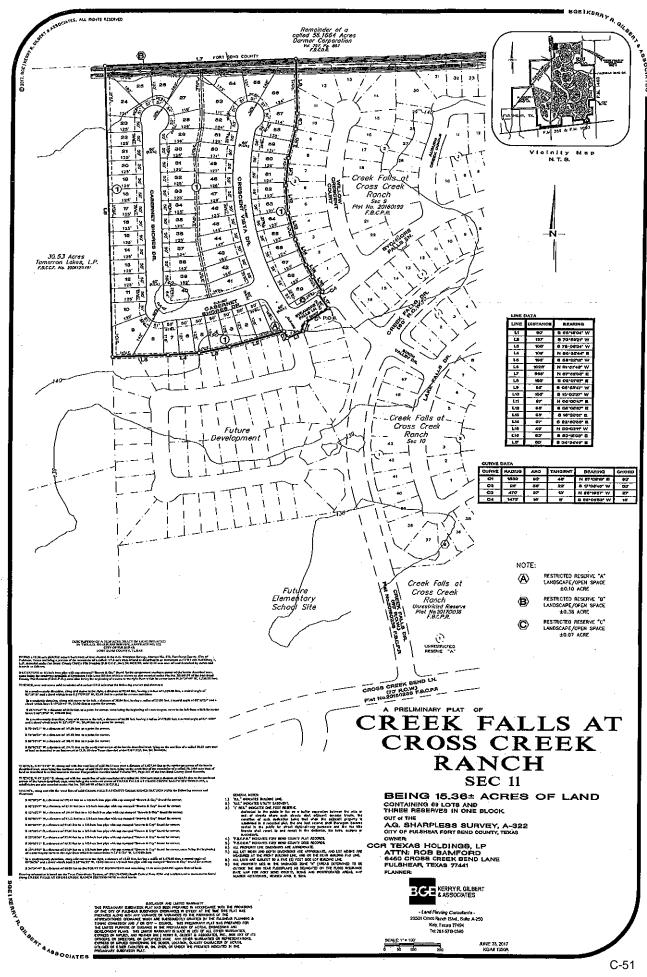
Response: Final contours reflecting all adjustments for final lot layout will be provided with the final plat and/or construction plans.

Enclosed is a copy of the revised plat. Please contact me if you need any additional information.

Sincerely,

Kathup Educads

Enclosure



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

AGENDA OF: July 18, 2017

AGENDA
ITEM:

**DATE SUBMITTED:** July 6, 2017 **DEPARTMENT** Public Works

Sharon Valiante

PREPARED BY: Director of Public PRESENTER: Sharon Valiante,

Works

Infrastructure Acceptance and Conveyance – MUD 173 (the "District) –

Director of Public Works

Streets, Water, Sanitary Sewer, & Storm

1. Street Acceptance- Creek Falls Drive Extension No. 1

2. Utility Conveyance and Security Agreement- Creek Falls Drive

**ATTACHMENTS:** Extension No. 1

3. City Engineer's Statement of Approval

**EXPENDITURE REQUIRED:** N/A

**AMOUNT BUDGETED:** N/A **FUNDING ACCOUNT:** N/A

**ADDITIONAL APPROPRIATION** N/A

**REQUIRED:** 

**SUBJECT:** 

**FUNDING ACCOUNT:** 

### **EXECUTIVE SUMMARY**

As each phase of development is acquired and constructed, the MUD District prepares documents that are submitted to the City with a request for consideration for transfer of ownership, which is considered and approved by City Council. The District, in accordance with the Development Agreement and Utility Agreements in place, have complied with Section 2.10 – As construction of each Phase is completed, the City shall inspect and if the City finds that the Phase has been completed in accordance with the final plans and specifications approved by the City, or any modifications approved by the City, the City will accept the Phase for ownership, operation and maintenance. The District, MUD No. 173, is submitting for consideration Street Acceptance for Creek Falls Drive Extension No. 1 and Utilities to serve Creek Falls Drive Extension No. 1.

The infrastructure for Creek Falls Drive Extension No. 1 is valued at:

1. Paving – \$ 218,912

2. Storm Sewer System – \$ 196,138

3. Sanitary Sewer System – \$ 68,034

4. Water System – \$ 63,783

Total Infrastructure Value - \$546,867

## **RECOMMENDATION**

Staff recommends that council accept the infrastructure constructed and completed for the District and authorize the Mayor to execute the following:

- 1. Street Acceptances for Creek Falls Dr. Extension No. 1
- 2. Utility Conveyance and Security Agreements for Creek Falls Dr. Extension No. 1

## STREET ACCEPTANCE

THE STATE OF TEXAS	§ §	KNOW ALL BY THESE PRESENTS:
COUNTY OF FORT BEND	§ §	KNOW ALL DI THESE I RESENTS.
recorded under Plat No. 201700 street(s) (and culvert facilities, is such plat (collectively, the "Street WHEREAS, the City of F	31 in t f any) ets"); a	ok on Fulshear Creek Section Twelve has been the Plat Records of Fort Bend County, Texas, and have been constructed within the land shown on and ar, Texas (the "City"), desires to accept the Streets
Now, Therefore, the Comaintenance by the City.	City h	nereby accepts the Streets for operation and
		CITY OF FULSHEAR, TEXAS
ATTEST:		Mayor
City Secretary	_	
THE STATE OF TEXAS	§ §	
COUNTY OF FORT BEND	\$	
		edged before me on the day of, Mayor of the City of Fulshear, Texas, on behalf of
		Notary Public, State of Texas
(NOTARY SEAL)		

### UTILITY CONVEYANCE AND SECURITY AGREEMENT

\$ STATE OF TEXAS \$ \$ KNOW ALL PERSONS BY THESE PRESENTS: COUNTY OF FORT BEND \$

Fulshear Municipal Utility District No. 1 of Fort Bend County (the "District") has constructed certain improvements, structures, and facilities designed to provide water, wastewater, and/or drainage to serve areas within or near the District's boundaries and the boundaries of the City of Fulshear, Texas (the "City"). For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District does hereby convey, transfer, and deliver to the City, its successors and assigns, those certain facilities described as follows:

Those certain water, sanitary sewer, and storm sewer facilities, and all related appurtenances, to serve Fulbrook on Fulshear Creek Section Twelve (except any detention ponds, any drainage channels, and any nonpotable water facilities) constructed to date on behalf of the District pursuant to the construction contract ("Construction Contract") between the District and Hurtado Construction Company ("Contractor") dated October 26, 2016, which facilities are located within or near the boundaries of the District, and together with any improvements, structures, storm sewer mains, plants, service pumps, storage reservoirs, electrical equipment, plant equipment, distribution lines, collection lines, water mains, lift stations, meters, valves, pipes, fittings, connections, meter boxes, laterals, easements, rights-of-way, licenses, operating rights and all other property therein whether real, personal or mixed, owned by the District in connection with the facilities being conveyed hereby (the "Facilities"), including but not limited to those easements recorded in the real property records of Fort Bend County as file nos. 2016019159, 2016019160, 2016020608, 2016020609, and 2016020610. Some or all of the Facilities are located within or near the land shown on the plat for Fulbrook on Fulshear Creek Section Twelve that is recorded under Plat No. 20170031 in the Plat Records of Fort Bend County, Texas.

The District constructed the Facilities and is conveying the Facilities to the City pursuant to the Utility Agreement by and between the City and the District (the "Utility Agreement"). Sections 2.09 and 2.10 of the Utility Agreement require that the District Facilities (as defined therein) be conveyed to the City for ownership, operation and maintenance, subject to a security interest retained by the District.

The District hereby reserves a security interest in the Facilities, more particularly described in Section 2.09 of the Utility Agreement, to secure the performance of the

City's obligations under the Utility Agreement. The District reserves said security interest under Texas law and the Utility Agreement.

The District hereby reserves the full capacity of the Facilities.

The District hereby assigns to the City all rights (including, without limitation, all rights under the Construction Contract, to the extent the Construction Contract allows assignment of such rights), maintenance bonds, warranties and manufacturer's warranties, if any, owned or acquired by the District for the Facilities. Notwithstanding any provision hereof, this Utility Conveyance and Security Agreement shall not be construed to limit or modify any indemnity obligations, or any other obligations, that Contractor, or its surety, may otherwise have to the District or to any other party under the Construction Contract.

The City hereby agrees by its acceptance of this conveyance to operate and maintain the Facilities in accordance with the terms of the Utility Agreement.

This Utility Conveyance and Security Agreement is effective as of the later of: (i) the date that the District executes this instrument; or (ii) the date that the City executes this instrument.

	FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1 OF FORT BEND COUNTY
	Ву:
	Name:
	Title:
	Date:
ATTEST:	
Secretary, Board of Directors	

THE STATE OF TEXAS	§			
	§			
COUNTY OF HARRIS	§			
, 2017,	was acknowledged	, as _		, and
	_, asty District No. 1 of Fo			
Fulshear Municipal Utilit	5	•	a political sub-	division of
the State of Texas, on beh	ialf of said political su	baivision.		
		Notary Public, S	tate of Texas	
(NOTARY SEAL)				

In accordance with the Utility Agreement, as defined above, the City hereby accepts this Utility Conveyance and Security Agreement. Such City acceptance is effective as of the later of: (i) the date that the District executes this instrument; or (ii) the date that the City executes this instrument.

	CITY OF FULSHEAR, TEXAS
	By: Name: Title: Mayor Date:
ATTEST:	
City Secretary	
THE STATE OF TEXAS \$ \$ COUNTY OF FORT BEND \$	
	wledged before me on the day of as Mayor of the City
of Fulsilear, Texas, off bertail of sald Cr	Notary Public, State of Texas
(NOTARY SEAL)	

AFTER RECORDING RETURN TO: Jennifer Ramirez, Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, TX 77027.

# SPECIAL WARRANTY DEED (Lift Station Site)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

THE STATE OF TEXAS §

§ KNOW ALL BY THESE PRESENTS:

COUNTY OF FORT BEND §

THAT FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1 OF FORT BEND COUNTY, a political subdivision of the State of Texas, ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto the CITY OF FULSHEAR, TEXAS, a home rule city of the State of Texas, its successors and assigns ("Grantee"), all that certain real property situated in Fort Bend County, Texas, more particularly described as follows:

All of Reserve "E" in Section Twelve (12) of Fulbrook on Fulshear Creek, a subdivision in Fort Bend County, Texas, according to the map or plat thereof filed under Clerk's File No. 20170031 of the Plat Records of Fort Bend County, Texas, together with all rights, titles, and interests appurtenant thereto and improvements situated thereon (collectively, the "Property").

This Special Warranty Deed and the conveyance hereinabove set forth are executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and further subject to all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record in Fort Bend County, Texas, to the extent the same are validly existing and applicable to the Property (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the title to the Property unto

Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise, subject only to the Permitted Encumbrances.

Grantor and Grantee entered into a Utility Agreement dated August 19, 2007 (the "<u>Utility Agreement</u>"). Pursuant to the Utility Agreement, Grantor is required to construct certain facilities (the "<u>Facilities</u>") and the plans and specifications of such Facilities are subject to Grantee's approval prior to commencement of construction. Grantor hereby reserves the right to enter upon and have access to the Property to fulfill its obligations under the Utility Agreement as may be necessary, requisite, convenient, or appropriate in order for Grantor to install, construct, or modify the Facilities.

Grantee's address is: 30603 FM 1093, Fulshear, Texas 77441.

[Signature pages follow this page.]

EXECUTED this	day of	,			2017.			
		GRANT	OR:					
		FULSHE DISTRIC					OUN	ГΥ
		Ву:					_	
		Name:						
		Title:						
							5	
						99		
ATTEST:								
Ву:								
Name:								
Title:								
THE CTATE OF TEVAC	c							
THE STATE OF TEXAS	§ §							
COUNTY OF	§							
This instrument was 2017, by								
and		as				of FU	JLSHE	EAR
MUNICIPAL UTILITY DISTRI							polit	ical
subdivision of the State of Texas	, on ben	an or sam	рописа	Subc	IIVISIOI	11.		
		N	otary Pul	olic. S	tate of	Texas		
			otary r ar	one, o	tute of	10,000		

(PLACE NOTARY SEAL ABOVE)

This Special Warranty Iday of		AGREED TO and ACCEPTED by Grantee on this _, 2017.
		GRANTEE:
		CITY OF FULSHEAR, TEXAS
		Jeff W. Roberts Mayor
ATTEST:		
Diana Gordon Offord City Secretary		
THE STATE OF TEXAS	<b>§</b>	
COUNTY OF FORT BEND	§	
•	W. Rob	nowledged before me this day of perts, as Mayor, and Diana Gordon Offord, as City as, a home rule city of the State of Texas, on behalf
(NOTARY SEAL)		
		Notary Public, State of Texas

-4-

656284

## After recording, please return to:

Jeanette Harris Allen Boone Humphries Robinson LLP 3200 Southwest Freeway, Suite 2600 Houston, Texas 77027

# Clay & Leyendecker, Inc.

Texas Engineer Registration Number - F-2309

Consulting Engineers and Surveyors

July 13, 2017

CJ Snipes, City Manager City of Fulshear P.O. Box 279 Fulshear, TX 77441

Re:

Fulshear MUD No. 1

Fulbrook on Fulshear Creek Section 12

City of Fulshear, Texas

### Dear C.J.:

All of the Public Improvements for Fulshear Creek Section 12 have been completed and tested. Included in these Public Improvements are the water system, sanitary sewer system including a lift station, drainage and paving for Fulbrook at Fulshear Creek Section 12. The City of Fulshear has been furnished a two (2) year Maintenance Bond for 100% of the improvements.

I recommend that the City of Fulshear accept the Public Improvements for Fulbrook at Fulshear Creek Section 12 for maintenance and accept a deed to Reserve "E" (Lift Station Site). If you need additional information or if you have any question please feel free to contact me.

Very truly yours,

David Leyendecker, P.E., R.P.L.S.

DL/pe

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

AGENDA OF:	July 18, 2017	AGENDA ITEM:	J	
DATE SUBMITTED:	July 6, 2017	DEPARTMENT	Planning and Development	
PREPARED BY:	Sharon Valiante Director of Public Works	PRESENTER:	Sharon Valiante, Director of Public Works	
Infrastructure Acceptance and Conveyance – Fulshear MUD 1 (the SUBJECT: "District) – Water, Sanitary Sewer, Lift Station, Drainage and Paving – Fulbrook on Fulshear Creek Section 12				
ATTACHMENTS:	<ol> <li>Utility Conveyan         Fulshear Creek S     </li> <li>Special Warranty         Fulshear Creek S     </li> </ol>	Deed Lift Station Re	ement- Fulbrook on eserve E – Fulbrook on	
EXPENDITURE REQ AMOUNT BUDGETE FUNDING ACCOUNT ADDITIONAL APPRO REQUIRED: FUNDING ACCOUNT	D: T: OPRIATION	N/A N/A N/A N/A		

### **EXECUTIVE SUMMARY**

As each Phase of the development are acquired and constructed, the District prepares documents that are submitted to the City with a request for consideration for transfer of ownership, which is considered and approved by City Council. The District, in accordance with the Development Agreement and Utility Agreements in place, have complied with Section 2.10 – As construction of each Phase is completed, the City shall inspect and if the City finds that the Phase has been completed in accordance with the final plans and specifications approved by the City, or any modifications approved by the City will accept the Phase for ownership, operation and maintenance.

The value of the infrastructure being considered is as follows:

1. Fulbrook on Fulshear Creek Section 12

a. Water System = \$ 376,096

b. Sanitary Sewer System = \$ 345,722

c. Storm Sewer System = \$ 540,754

d. Lift Station(Reserve E) = \$352,657

e. Pavement = \$ 949,605

Total Infrastructure Value = \$2,616,698

### **RECOMMENDATION**

Staff recommends that council accept the infrastructure constructed and completed for Fulshear Run Sections 1 and 2 and authorize the mayor to execute the following:

- 1. Street Acceptance for Fulbrook on Fulshear Creek Section 12
- 2. Utility Conveyance and Security Agreement for Fulbrook on Fulshear Creek Section 12
- 3. Lift Station Reserve E Fulbrook on Fulshear Creek Section 12

## STREET ACCEPTANCE

THE STATE OF TEXAS	§ §	KNOW ALL BY THESE PRESENTS:
COUNTY OF FORT BEND	§ §	KNOW ALL DI THESE I RESENTS.
recorded under Plat No. 201700 street(s) (and culvert facilities, i such plat (collectively, the "Street WHEREAS, the City of F	31 in t f any) ets"); a	ok on Fulshear Creek Section Twelve has been the Plat Records of Fort Bend County, Texas, and have been constructed within the land shown on and ar, Texas (the "City"), desires to accept the Streets
Now, Therefore, the Comaintenance by the City.	City h	nereby accepts the Streets for operation and
		CITY OF FULSHEAR, TEXAS
ATTEST:		Mayor
City Secretary	_	
THE STATE OF TEXAS	§ §	
COUNTY OF FORT BEND	\$	
		edged before me on the day of, Mayor of the City of Fulshear, Texas, on behalf of
		Notary Public, State of Texas
(NOTARY SEAL)		

### UTILITY CONVEYANCE AND SECURITY AGREEMENT

\$ STATE OF TEXAS \$ \$ KNOW ALL PERSONS BY THESE PRESENTS: COUNTY OF FORT BEND \$

Fulshear Municipal Utility District No. 1 of Fort Bend County (the "District") has constructed certain improvements, structures, and facilities designed to provide water, wastewater, and/or drainage to serve areas within or near the District's boundaries and the boundaries of the City of Fulshear, Texas (the "City"). For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District does hereby convey, transfer, and deliver to the City, its successors and assigns, those certain facilities described as follows:

Those certain water, sanitary sewer, and storm sewer facilities, and all related appurtenances, to serve Fulbrook on Fulshear Creek Section Twelve (except any detention ponds, any drainage channels, and any nonpotable water facilities) constructed to date on behalf of the District pursuant to the construction contract ("Construction Contract") between the District and Hurtado Construction Company ("Contractor") dated October 26, 2016, which facilities are located within or near the boundaries of the District, and together with any improvements, structures, storm sewer mains, plants, service pumps, storage reservoirs, electrical equipment, plant equipment, distribution lines, collection lines, water mains, lift stations, meters, valves, pipes, fittings, connections, meter boxes, laterals, easements, rights-of-way, licenses, operating rights and all other property therein whether real, personal or mixed, owned by the District in connection with the facilities being conveyed hereby (the "Facilities"), including but not limited to those easements recorded in the real property records of Fort Bend County as file nos. 2016019159, 2016019160, 2016020608, 2016020609, and 2016020610. Some or all of the Facilities are located within or near the land shown on the plat for Fulbrook on Fulshear Creek Section Twelve that is recorded under Plat No. 20170031 in the Plat Records of Fort Bend County, Texas.

The District constructed the Facilities and is conveying the Facilities to the City pursuant to the Utility Agreement by and between the City and the District (the "Utility Agreement"). Sections 2.09 and 2.10 of the Utility Agreement require that the District Facilities (as defined therein) be conveyed to the City for ownership, operation and maintenance, subject to a security interest retained by the District.

The District hereby reserves a security interest in the Facilities, more particularly described in Section 2.09 of the Utility Agreement, to secure the performance of the

City's obligations under the Utility Agreement. The District reserves said security interest under Texas law and the Utility Agreement.

The District hereby reserves the full capacity of the Facilities.

The District hereby assigns to the City all rights (including, without limitation, all rights under the Construction Contract, to the extent the Construction Contract allows assignment of such rights), maintenance bonds, warranties and manufacturer's warranties, if any, owned or acquired by the District for the Facilities. Notwithstanding any provision hereof, this Utility Conveyance and Security Agreement shall not be construed to limit or modify any indemnity obligations, or any other obligations, that Contractor, or its surety, may otherwise have to the District or to any other party under the Construction Contract.

The City hereby agrees by its acceptance of this conveyance to operate and maintain the Facilities in accordance with the terms of the Utility Agreement.

This Utility Conveyance and Security Agreement is effective as of the later of: (i) the date that the District executes this instrument; or (ii) the date that the City executes this instrument.

	FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1 OF FORT BEND COUNTY
	By:
	Name:
	Title:
	Date:
ATTEST:	
Secretary, Board of Directors	

THE STATE OF TEXAS	§		
	§		
COUNTY OF HARRIS	§		
			n the day of , and
			e Board of Directors of
Fulshear Municipal Utilit			
the State of Texas, on beh	-	•	pointed subdivision of
		Notary Public, Sta	te of Texas
(NOTARY SEAL)		,	

In accordance with the Utility Agreement, as defined above, the City hereby accepts this Utility Conveyance and Security Agreement. Such City acceptance is effective as of the later of: (i) the date that the District executes this instrument; or (ii) the date that the City executes this instrument.

	CITY OF FULSHEAR, TEXAS
	By: Name: Title: Mayor Date:
ATTEST:	
City Secretary	
THE STATE OF TEXAS \$ \$ COUNTY OF FORT BEND \$	
	owledged before me on the day of as Mayor of the City
of Fulsical, Texas, on behalf of said C	Notary Public, State of Texas
(NOTARY SEAL)	

AFTER RECORDING RETURN TO: Jennifer Ramirez, Allen Boone Humphries

Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, TX 77027.

665928

# SPECIAL WARRANTY DEED (Lift Station Site)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

THE STATE OF TEXAS §

§ KNOW ALL BY THESE PRESENTS:

COUNTY OF FORT BEND §

THAT FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1 OF FORT BEND COUNTY, a political subdivision of the State of Texas, ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto the CITY OF FULSHEAR, TEXAS, a home rule city of the State of Texas, its successors and assigns ("Grantee"), all that certain real property situated in Fort Bend County, Texas, more particularly described as follows:

All of Reserve "E" in Section Twelve (12) of Fulbrook on Fulshear Creek, a subdivision in Fort Bend County, Texas, according to the map or plat thereof filed under Clerk's File No. 20170031 of the Plat Records of Fort Bend County, Texas, together with all rights, titles, and interests appurtenant thereto and improvements situated thereon (collectively, the "Property").

This Special Warranty Deed and the conveyance hereinabove set forth are executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and further subject to all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record in Fort Bend County, Texas, to the extent the same are validly existing and applicable to the Property (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the title to the Property unto

Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise, subject only to the Permitted Encumbrances.

Grantor and Grantee entered into a Utility Agreement dated August 19, 2007 (the "<u>Utility Agreement</u>"). Pursuant to the Utility Agreement, Grantor is required to construct certain facilities (the "<u>Facilities</u>") and the plans and specifications of such Facilities are subject to Grantee's approval prior to commencement of construction. Grantor hereby reserves the right to enter upon and have access to the Property to fulfill its obligations under the Utility Agreement as may be necessary, requisite, convenient, or appropriate in order for Grantor to install, construct, or modify the Facilities.

Grantee's address is: 30603 FM 1093, Fulshear, Texas 77441.

[Signature pages follow this page.]

<u>GRANTOR:</u> FULSHEAR MUNICIPAL UTILITY	
DISTRICT NO. 1 OF FORT BEND CO	UNTY
By:	
Name:	
Title:	=
2 9	5
ATTEST:	
By:	
Name:	
Title:	
THE STATE OF TEXAS §	
§	
COUNTY OF §	
This instrument was acknowledged before me this	
2017, by as	
and as, of FUL MUNICIPAL UTILITY DISTRICT NO. 1 OF FORT BEND COUNTY, a 1	5HEAR
subdivision of the State of Texas, on behalf of said political subdivision.	Milicar
Notary Public, State of Texas	

(PLACE NOTARY SEAL ABOVE)

This Special Warranty D day of		GREED TO and ACCEPTED by Grantee on this 2017.
		GRANTEE:
		CITY OF FULSHEAR, TEXAS
		Jeff W. Roberts Mayor
ATTEST:		
Diana Gordon Offord City Secretary		
THE STATE OF TEXAS	§ §	
COUNTY OF FORT BEND	§	
	W. Robe	wledged before me this day of orts, as Mayor, and Diana Gordon Offord, as City, a home rule city of the State of Texas, on behalf
(NOTARY SEAL)		
		Notary Public, State of Texas

-4-

656284

### After recording, please return to:

Jeanette Harris Allen Boone Humphries Robinson LLP 3200 Southwest Freeway, Suite 2600 Houston, Texas 77027

## Clay & Leyendecker, Inc.

Texas Engineer Registration Number - F-2309

Consulting Engineers and Surveyors

July 13, 2017

CJ Snipes, City Manager City of Fulshear P.O. Box 279 Fulshear, TX 77441

Re:

Fulshear MUD No. 1

Fulbrook on Fulshear Creek Section 12

City of Fulshear, Texas

### Dear C.J.:

All of the Public Improvements for Fulshear Creek Section 12 have been completed and tested. Included in these Public Improvements are the water system, sanitary sewer system including a lift station, drainage and paving for Fulbrook at Fulshear Creek Section 12. The City of Fulshear has been furnished a two (2) year Maintenance Bond for 100% of the improvements.

I recommend that the City of Fulshear accept the Public Improvements for Fulbrook at Fulshear Creek Section 12 for maintenance and accept a deed to Reserve "E" (Lift Station Site). If you need additional information or if you have any question please feel free to contact me.

Very truly yours,

David Leyendecker, P.E., R.P.L.S.

DL/pe

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

AGENDA OF: July 18, 2017 AGENDA ITEM: K

**DATE SUBMITTED:** July 14, 2017 **DEPARTMENT:** Planning and Development

Sharon Valiante

PREPARED BY: Director of Public PRESENTER: Sharon Valiante, Director of Public Works

Works

SUBJECT: Plat Approval Extension for Final Plat for Tamarron Crossing Section 3

**Street Dedication – Additional 12 months** 

1. Letters of Request – LJA Engineering on behalf of D.R. Horton-Texas, Ltd.: Tamarron Sections 26 (Final), 27 (Preliminary), & 38 (Final); Tamarron Crossing Street Dedications Sections 3 (Final) & 4

(Preliminary)

2. Copies of Plats approved August 16, 2016

3. City of Fulshear 8-16-16 City Council Agenda

4. Engineer's Review – Clay & Leyendecker

**EXPENDITURE REQUIRED:** N/A

**AMOUNT BUDGETED:** N/A

**ACCOUNT NO.:** 

**ATTACHMENTS:** 

**ADDITIONAL APPROPRIATION REQUIRED:** N/A

**ACCOUNT NO.:** 

#### **EXECUTIVE SUMMARY**

The authorized agent for D.R. Horton-Texas, Ltd., LJA Engineering. has submitted a request for a plat approval extensions for the following plats:

- 1. Tamarron Section 26 (Final),
- 2. Tamarron Section 27 (Preliminary),
- 3. Tamarron Section 38 (Final);
- 4. Tamarron Crossing Street Dedication Sections 3 (Final)
- 5. Tamarron Crossing Street Dedication Section 4 (Preliminary).

These plats were previously approved by Council on August 16, 2016 and will expire on August 16, 2017. Under the development agreement with D.R Horton-Texas, 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, requests for plat approval extensions may occur for various reasons; economics, investments, timing of development, drainage issues, etc. It is not uncommon to extend plat approvals beyond the one-year original date of approval. The extension will be the maximum allowable per ordinance.

### **RECOMMENDATION**

Staff recommends the City Council approve a 12-month extension for the following plat items:

- 1. Tamarron Section 26 (Final),
- 2. Tamarron Section 27 (Preliminary),
- 3. Tamarron Section 38 (Final);
- 4. Tamarron Crossing Street Dedication Sections 3 (Final)
- 5. Tamarron Crossing Street Dedication Section 4 (Preliminary).



Mr. CJ Snipes City Administrator City of Fulshear 30603 FM 1093 Fulshear, Texas 77441

Re: Tamarron Section 26 - Final Plat

LJA Job No. 1931-6026 (6.1)

Dear Mr. Snipes:

On behalf of D.R. Horton-Texas, Ltd., a Texas limited partnership, we LJA Engineering, Inc. respectfully request a twelve (12) month extension of approval for the above referenced final plat. This plat received final plat approval from the Fulshear P&Z Commission on August 5, 2016 and the Fulshear City Council on August 16, 2016 and is due to expire on August 16, 2017.

The developer is currently working with the adjacent property owners and Fort Bend MUD 58 on a drainage solution for this portion of the development. Until a drainage solution is finalized this section of development cannot move forward; therefore, additional time is needed to complete the drainage design and negotiations with adjacent property owners and Fort Bend MUD 58.

We understand that no other extensions will be allowed.

We greatly appreciate your consideration of this request.

Please let me know if you have any questions or require additional information.

Thank you,

Geoffrey A. Freeman Platting Manager



Mr. CJ Snipes City Administrator City of Fulshear 30603 FM 1093 Fulshear, Texas 77441

Be:

Tamarron Section 27 - Preliminary Plat

LJA Job No. 1931-6027 (6.1)

Dear Mr. Snipes:

On behalf of D.R. Horton-Texas, Ltd., a Texas limited partnership, we LJA Engineering, Inc. respectfully request a twelve (12) month extension of approval for the above referenced preliminary plat. This plat received preliminary plat approval from the Fulshear P&Z Commission on August 5, 2016 and the Fulshear City Council on August 16, 2016 and is due to expire on August 16, 2017.

The developer is currently working with the adjacent property owners and Fort Bend MUD 58 on a drainage solution for this portion of the development. Until a drainage solution is finalized this section of development cannot move forward; therefore, additional time is needed to complete the drainage design and negotiations with adjacent property owners and Fort Bend MUD 58.

We understand that no other extensions will be allowed.

We greatly appreciate your consideration of this request.

Please let me know if you have any questions or require additional information.

Thank you,

Geoffrey A. Freeman Platting Manager



Mr. CJ Snipes City Administrator City of Fulshear 30603 FM 1093 Fulshear, Texas 77441

Re: Tamarron Section 38 - Final Plat

LJA Job No. 1931-6038 (6.1)

Dear Mr. Snipes:

On behalf of D.R. Horton-Texas, Ltd., a Texas limited partnership, we LJA Engineering, Inc. respectfully request a twelve (12) month extension of approval for the above referenced final plat. This plat received final plat approval from the Fulshear P&Z Commission on August 5, 2016 and the Fulshear City Council on August 16, 2016 and is due to expire on August 16, 2017.

The developer is currently working with the adjacent property owners and Fort Bend MUD 58 on a drainage solution for this portion of the development. Until a drainage solution is finalized this section of development cannot move forward; therefore, additional time is needed to complete the drainage design and negotiations with adjacent property owners and Fort Bend MUD 58.

We understand that no other extensions will be allowed.

We greatly appreciate your consideration of this request.

Please let me know if you have any questions or require additional information.

Thank you,

MAK

Geoffrey A. Freeman Platting Manager



Mr. CJ Snipes City Administrator City of Fulshear 30603 FM 1093 Fulshear, Texas 77441

Re:

Tamarron Crossing Section 3 Street Dedication - Final Plat

LJA Job No. 1931-1400 (6.1)

Dear Mr. Snipes:

On behalf of D.R. Horton-Texas, Ltd., a Texas limited partnership, we LJA Engineering, Inc. respectfully request a twelve (12) month extension of approval for the above referenced final plat. This plat received final plat approval from the Fulshear P&Z Commission on August 5, 2016 and the Fulshear City Council on August 16, 2016 and is due to expire on August 16, 2017.

The developer is currently working with the adjacent property owners and Fort Bend MUD 58 on a drainage solution for this portion of the development. Until a drainage solution is finalized this section of development cannot move forward; therefore, additional time is needed to complete the drainage design and negotiations with adjacent property owners and Fort Bend MUD 58.

We understand that no other extensions will be allowed.

We greatly appreciate your consideration of this request.

Please let me know if you have any questions or require additional information.

Thank you,

Geoffrey A. Freeman Platting Manager



Mr. CJ Snipes City Administrator City of Fulshear 30603 FM 1093 Fulshear, Texas 77441

Re:

Tamarron Crossing Section 4 Street Dedication - Preliminary Plat

LJA Job No. 1931-1400 (6.1)

Dear Mr. Snipes:

On behalf of D.R. Horton-Texas, Ltd., a Texas limited partnership, we LJA Engineering, Inc. respectfully request a twelve (12) month extension of approval for the above referenced preliminary plat. This plat received preliminary plat approval from the Fulshear P&Z Commission on August 5, 2016 and the Fulshear City Council on August 16, 2016 and is due to expire on August 16, 2017.

The developer is currently working with the adjacent property owners and Fort Bend MUD 58 on a drainage solution for this portion of the development. Until a drainage solution is finalized this section of development cannot move forward; therefore, additional time is needed to complete the drainage design and negotiations with adjacent property owners and Fort Bend MUD 58.

We understand that no other extensions will be allowed.

We greatly appreciate your consideration of this request.

Please let me know if you have any questions or require additional information.

Thank you,

Geoffrey A. Freeman Platting Manager

The control of the co THE TO SHARE OF THE FEBRUARY IS AREA, 5 FOR A WINDOW, ONLY IN WELL OF THE WORLD AND A WELL OF THE WELL 

4. OWENS DO HEREN ACKNOMEDGE THE RECEIPT OF THE "DRIGERS FOR REDULATION OF LUCKNOWN THE INTELL WAY DO COMMISSIONERS" CONTOUR WAS ACKNOWN THIS CHOICE AS ACCRETED BY FORT BEDUCOMMISSIONERS" COURT ON WHICH 23, 2004, AND ANY SUBSECUENT MEMORPHYS. THERE, GARGES ON DESIDE CERTIFY THAT FOR THE GARGES OF ALL PROFESTS MALEURLY, AUCHOR TO THE BRADAMESS OF THE ARGO, AND POERSONS SHOWNED OF THANKS OF A WHITE UNIT AND STRING, LIKES A PORTION DESIDENCE AND STRING, LIKES AND POERSONS AND ON PERESTAND AND POERSONS AND ON PERESTAND AND STRING, LIKES AND STRONGT ON THE UNIT OF THE WALLOW, AND STRING AND STRONGT ON THE UNIT OF THE WALLOW, ALL PARILC MILITY AND STRONGT ON THE USE OF THE PARILC, ALL PARILC MILITY DESIRENCE SHAWN IN SUB-MACHIN ADDICATE TO THE USE OF THE PARILC, ALL PARILC MILITY DESIRENCE SHAWN IN SUB-MACHIN ADDICATE TO THE USE OF THE PARILC, ALL PARILC MILITY DESIRENCE AND STRONGT OF THE PARILC ALL PARILC MILITY DESIRENCE AND STRONGT OF THE WALLOW AND S

D.R. HORTON—TEXAS, LTD. A TEXAS LIMITED PARTNERSHIP

IN TESTIMONY WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP HAS CAUSED THESE PRESIDENT, THEMELIATO AUTHORIZED,

CHRIS LINDHORST, PRESIDENT

EEFORK WE, THE UNDERSOURD, MUHHORIT ON THIS DAY PRESOURLY APPRESSION CHES UNDHOFST, PERSONNEL OF DAY, HORIVAN-TEAS, LID, A TEAS LIMITD PRINTESHP, KNOWN TO ME TO BE THE PRESON WHOSE WAS SUBSCIENCED TO ME THOUGHOUS TO WE SUBSCIENCED TO WE WANT HE SUBSCIENCE THE PART HE PRESON DAY AND THE SUBSCIENCE TO WE WANT HE SUBSCIENCE THE WANT HE SUBSCIENCE THE WANT HE SUBSCIENCE THE WANT HE WAS THE WANT HE WANT

UNDER MY HAND AND SEAL OF OFFICE,

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Level A, Purple, A, Residente A, Residente A, Residente A, Mercaldo A, Mercald

GARY D. NUTTER, R.P.L.S. REGISTERED PROFESSIONM, LAND SURVEYOR TEXAS REGISTRATION NO. 5659

I, MCHAEL S. RUSK, A PROFESSIONAL, ENGINEER REGISTERED IN THE STATE OF TEXAS DO HERBEY CORNIFY THAT THIS PLAT MEETS ALL REDUNEMENTS OF FORT BEND COUNTY TO THE BESTS OF MY MONEEDEL.

MELONY F. GAY, P.E. LICENSED PROFESSIONAL ENGINEER TEXAS LICENSE NO. 85459



THIS PLAT OF TAMARRON SECTION 26 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

AMY PEARCE, CHAIR

AUSTIN WEANT, VICE-CHAIR

THE PLAT OF TAMMERON SCITTON 29 WE APPROADD ON THE CONTROL OF TAXABLE AND OF THE CONTROL OF TAXABLE AND ON TAXABLE AND ON TAXABLE AND OF TAXABLE AND ON TAXA

IEFF W. ROBERTS, MAYOR

DIAMA GORDON OFFORD, CITY SECRETARY

BENCHMARK: MS MONMART HGSSD 66: TOP OF A STANLESS STEEL ROD THAT IS BEAGSD NA 5 WHO PFOR THE WITH A LOCOD COSTS 64: 1986. THE PORT IS LOCATED 4/- 72 FEET WEST OF THE CENTENUE OF RAI 1463 MM 5/- 0.3 MLS NORTH OF THE WITHSSECTION OF TH 1463 MM DIVINGHILL FARMS BLOD. KATY, TX. ELEV. - 136.21 FEET NAVD88

TBM INDICATES TEMPORARY BENCHAMRIC, TBM 1: TOP OF 5/8 INCH IRON ROD WITH ALUMEN BOSK SET IN CORNERLY. E. 4.0 FEET NATH OF THE CENTERLINE OF KATY LUSSINGER ROAD. THE POINT IS LOCATED 4/~ 310 FEET WEST OF THE CENTERLINE OF THE INTERSECTION KAY PLUSHEM ROAD AND TA 1463.

ELIV. = 1343 FIETH WORSE LOADST TO FREE BOD OL LIDER BATHA AND 6.29 FEET. ELAVATIONS FOR CRUSHAFE CONTINUE HIST AFE BASTO BOTH WING-ES. THE ATE AND SEPARED TO MEET HE CIT OF FLISHER AND FORT BOD BODD COUNTY PROJECTION.

THIS PLAT WAS PREDARED FROM MICHEMATION FURNISHED BY DHI TITLE OF CENTRAL TEXAS, EFFECTION LINE 28, 2016. AND ISSAED JULY 7, 2016. THE SHAPFOR HIS NOT AMERICATED THE ABOVE PROPERTY.

THES PAY LES WELLY WHINK FOR BEDO COUNT MACHON, LELL OF THE STREET, THE ETJ OF THE ETJ O

THIS SUBDIVISION LIS WITHIN UNSHALDD ZONE X AS PER FEDERAL IDLERGENCY WERNELFIN ACROSSIVE (FELLAN FROOD SINGHANCE SING. LANG FOR THE APPLIANCE APP

APPROVIL OF THIS PLAT WILL DORRE ONE YEAR FROM PLANNING AND ZONING APPROVIL IF NOT RECORDED IN THE REAL PROPERTIES OF THE COANTY OF FORT BBOD. THERE ARE NO PRELIMES NOR PRELIME DISCHARISS WITHIN THE LIMITS OF THE SUGMENS

10. THE MINUMU SIAB ELEMINON SHALL BE 1506 FEET, THEIN'E INCHES (127). ABOVE THE 1100-YEAR FOLDON PURINE ELEMINON, BOATEN MOHES INCHES INCHES (187). ABOVE MILIBAL GROUND, OR THEIN'E INCHES (127). ABOVE THE TOP OF CLIBB AT THE PROVITY OF THE LOTS. WIGHERED IS MIGHES.

11, ALL LOT LINES SHALL HAVE A MINIMUM 5' SIDE YARD SETBACK LINE. 12, A MINIMUM DISTANCE OF 10' SHALL BE WANTAINED BETWEEN RESIDENTIAL DIRECTANCE.

THE DRAWING SYSTEM FOR THIS SUBDINISION SHALL BE DESIGNED TO MEET THE ENDINE DRAWING CHITERIA MANUAL WHICH ALLOWS STREET PROVINIO DURING INTENSE RANKALL EVENTS. ALL DRAINGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEOETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

ALL PROPERTY TO DRAWN INTO THE DRAWNGE EXSEMENT ONLY THROUGH AN APPROVED DRAWNGE STRUCTURE. 8. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.

ONE-TOOL RESIDE, EGILCIDI. TO THE OTH, IN THE 2.6 A BRITTH SUPPORTION REPRESENTATION OF THE SUPPORT SUPPORTION OF THE SUPPORT THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE TO, 4204 STATE PLANE GRID COORDINATES (MURS) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE TOLLOWING COMBINED SOLE 1,20011591065.

SDEWLYS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-MAY WITHIN SUD PLAT AND ON THE CONTRIONOR REGILI-CLAMY OF ALL PETMETER ROADS SURROUNDING SAFD PLAT, IN ACCORDANCE WITH ADA REQUIREDENTS.

CO, OWNERSHIP AND MANITEMANCE RESPONSIBILITY OF THE DETENTION FACULTY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182.

21. FVE-EIGHTS (5/87) INCH IRON ROOS THREE (37) FEET IN LENGTH WITH PLASTIC CAP MAKED "LAM ENG" ARE SET ON ALL PERMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. 22. ACESS TO LOTS THAT BACK-UP TO TAMARRON TRACE AND/OR CROSSOVER ROAD SHALL BE DENEE.

23, THIS PLAT IS SUBJECT TO RESTRICTIVE COMBUNITS AS SET OUT UNDER CLERK'S FILE NO. 2014039155 OF OFFICIAL, PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

Thence, 54.81 feet clong the arc of a tangent curve to the right, having a radius of 35.00 feet, a central raipe of 86.45 (95°, and a chord which bears North 43° 0.3° 25° 1844, 93.86 feet to a point for corner; BECNNING at a 5/8-inch from rod with cap stamped 'LM ENC' found for the northeast corner formerion Section 6, a usubilities of record under Polit Number (2015007) of the Ptol Records of said Ford Band County, Fears (F.R.C.F.R.), said point being on the south line of Tomarron Section 9 a subdivision of record in Ptot Number 20150023, F.B.C.P.R.; Therea, North Off 48' 10' West, 8.58 feet to a point for center from which a 1-inch pinched top iron pipe found for the northwest comer of aid 118,4855 one tract bears, froth off 18' 48' 48' 48.28' rest, the beginning of a curve. Thence, North 86° 11° 50° East, 2.04 feet to a 5/8-inch iron rod with cap stamper LUA ENG found for the southeast corner of said Tamarran Section 9;

Thereo, North 27' 54' 29' Caul. GSASO Net to a point for corner;

Thereos, South Cof' 12' East, 287.55 Net to a point for corner; the beginning of a Thereos, South Cof' 25' East, 184.55 Net to a point for corner; the beginning of a corner.

Thence, 36.27 feet along the arc of a non-tangent curve to the left, having a radius of 1,970.00 feet, a central angle of 01° 50° 177, and a chard which bears South 89° 26° 18° East, 7 feet to a point for corner;

The control co

Theres, South Q4 05' 49" East, 149,39 feet to a point for corner, on the common fine of said 119.4555 ages tract and that certain colled \$2,355 ages tract conveyed to Kess Lond and Development, L.P. by on instrument of record in File Number 2006048282, FBS.C.D.P.R. Thence, South 85° 54' 11" West, 1.45 feet to a point for co

with many and the Control of the Con

Therea. North 01° 46° 10° West. 85.36 feet to a point for corner, and point being the common set corner of and Temerron Section 2 and the advermentioned Temerron Section. Thence, along the easterly line of soid Tamarran Section 6, the following six (6) courses:

321.04 feet along the arc of a non-tangent curve to the left, having a radius of 1,100.000 feet, a eartfal eagle of 17° 17° Of, and a chard which bears North OB' 50° 40° cent, 319.79 feet to a point for comer;

3. 18319 feet along the arc of a tangent curve to the left, having a radius of 1,000.00 eet, a enterings of 05° 50° 45°, and a chard which bears North O6° 450°, while 185.00 feet to a point for corner. 2. North 01° 48' 09" West, 328.95 feet to a point for corner, the beginning of a curve

5. 183.49 feet along the arc of a tangent curve to the right, having a radius of 980,00 feet, a central angle of 087 193°, and a chical which bears North D6° 52° TW West, 182.29 feet to a point for central. 4. North 11° 47' 56" West, 115.91 feet to a point for corner, the beginning of a curve:

6. North 01º 56" 18" West, 43.64 feet to the POINT OF BEGINNING and containing 23.294 acres of land.

CROSS OVER BOUNDARY UNE PROJECT LOCATION KEY MAP NO. 483Q VICINITY MAP SCALE: 1"= 1/2 MILE 57 LAWR CONSCIONTED ISO BOUNDARY LINE -Fulther City Limits

RICHARD W. STOLLEIS, P.E. FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS \_\_\_\_\_\_\_\_ DNY OF \_\_\_\_\_\_\_, 2016.

GRADY PRESTAGE PRECINCT 2, COUNTY COMMISSIONER RICHARD MORRISON PRECINCT 1, COUNTY COMMISSIONER

JAMES PATTERSON PRECINCT 4, COUNTY COMMISSIONER W. A. (ANDY) MEYERS PRECINCT 3, COUNTY COMMISSIONER I, JUAN ROJHIG, COANT CLEK IN AND FOR FORT 8000 COANT, HISBEY CRITEY THAT THE FORECOMM INSTITUTE OF RECOGNING IN MY OFFICE ON THE PLAT RECORDS OF FORT BODG COANT, TEXAS.

OCLOOK M. IN PLAT MARREY

OF THE PLAT RECORDS OF FORT BODG COANT, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLER FORT BEND COUNTY, TEXAS

FINAL PLAT OF

A SUBDIVISION OF 23.294 ACRES OF LAND STLUKED IN THE LID. VERMILLION SURVEY, ABSTRACT 339 AND THE AG. SHARPLESS SURVEY, ABSTRACT 322, FORT BRID COUNTY, TEXAS. TAMARRON SECTION 26

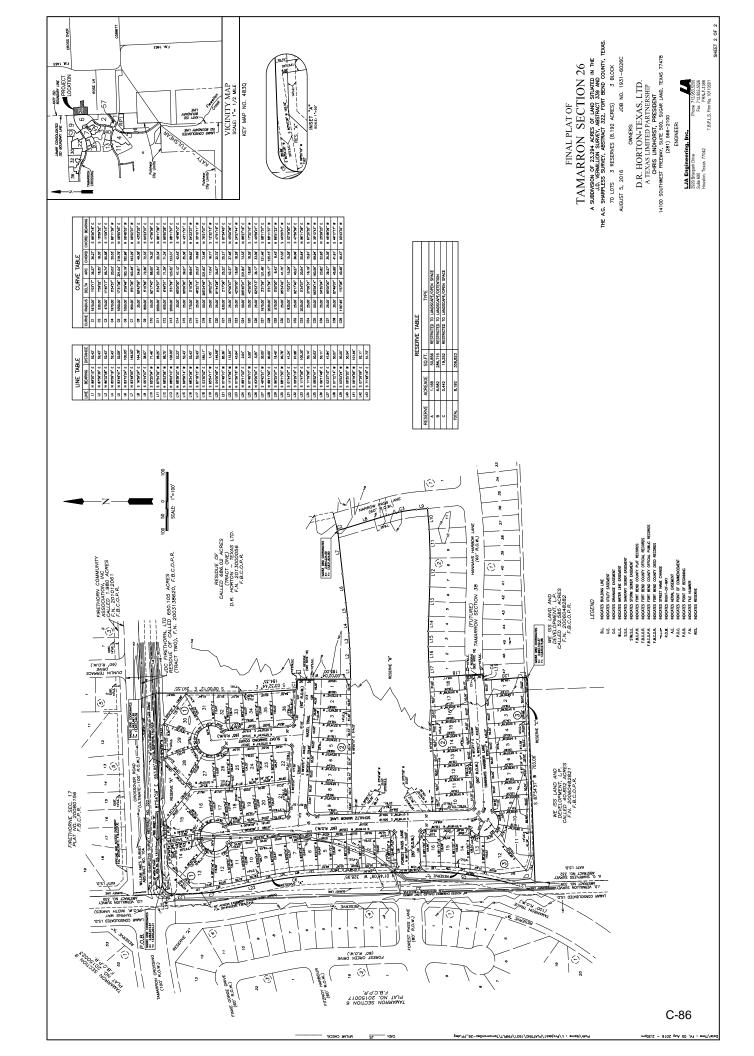
D.R. HORTON-TEXAS, LTD.
A TEXAS INTERPARTNESSHIP
OHISE UNDHOST; PRESIDEN
14100 SOUTHEST FIREW, SIDER ON, SIDER UND, TEXAS 77428
(283) 586–2700

JOB NO. 1931-6026C

70 LOTS 3 RESERVES (8.192 ACRES) AUGUST 5, 2016 JOB N

ENGINEER: LJA Engineering, Inc. 2929 Brianpark Drive Suite 600 Houston, Texas 77042

Phone 713.953.5200 Fax 713.953.5026 FRN-F-1386 T.B.P.L.S. Firm No. 10110501



Helder, some ref set of both status in the following interest some ref set of both set of the set of COMMOND OF RESPORT A 1. A 1-AND INVESTIGATION OF THE COMMON THE RESPORT A 1. A 1-AND INVESTIGATION OF THE COMMON THE COMM THENEE, 16.28 FEET ALDNE THE ARG OF A NON-TANGENT CLENE TO THE RIGHT, HAWNE A RADIUS OF FATOR FEET, A CORTINAL AGE OF 01'S 90'Z, MAD A CHORD WHICH BEANS WARH 19'S 93'Z, WEST, 16.27 FEET TO A POINT FOR CORNERS. THENCE, NORTH 00" 02" 04" EAST, 185.00 FEET TO A POINT FOR CORNER, THE PEGINING OF A CLIFME. THENE, 36.27 FET ALDNG THE ARC OF A NON-TANEDAT CURVE TO THE RIGHT, HAWNE A RADIUS OF 1,970.00 FET, A CENTRAL MOBLE TO TO "OT "7", AND A CHORD WHICH BENES WARTH OF 26 19 FEST, 96.27 FET TO A POINT FOR CONNERS. THENCE, NORTH OZ 02' 12" WEST, 297.55 FEET TO THE POINT OF BEGINNING AND ONTAINING 22.650 ACRES OF LAND. BIRD, 2200, ASSE OF UND LOUDED IN FIRE A, CARPORTED SINCE, METHOD MANAGEMENT AND ADMINISTRATION OF A CONTRIBUTION OF A C THENCE, SOUTH 87° 55' 46' EAST, 090.25 FEET TO THE NORTHWEST CORNER AND OF BECINNING OF THE HEREIN DESCRIBED TRACT; THERE, SOUTH 2"6 ST WIST, BLOOK TITT TO A FORM TOR CORNER.
THERE, SOUTH 2"6 ST ST WIST, BLOOK TITT TO A FOUNT TOR CORNER.
THERE, SOUTH 2"6 ST 2"6"4"51, BLOOK TITT TO A FOUNT TOR CORNER.
THERE, SOUTH 2"6"5 ST WIST, BLOOK TITT TO A FOUNT TO CORNER.
THERE, SOUTH 2"6"5 ST WIST, BLOOK TITT TO A FOUNT TO CORNER.
THERE, SOUTH 2"6"5 ST WIST, BLOOK TITT TO A FOUNT TOR CORNER.
THERE, SOUTH 2"6"5 ST WIST, BLOOK TITT TO A FOUNT TOR CORNER.
THERE, SOUTH 2"6"5 ST WIST, BLOOK TITT TO A FOUNT TOR CORNER. THENCE, NORTH 03° 32' 44" WEST, 184.35 FEET TO A POINT FOR CORNER; FROUND W, STOLLES, FORT BEND COUNTY ENGHEER, DO HEREN CERTITY THAT THE PAINT PRES STORE WELLS STORE THES STORE CENTLAND RECOLLANDS OF THIS THIS STORE CENTLAND RECOLLANDS OF THIS SERFECTION IS THERE OR DAY, OF THE STEPLY OF WARMAGE TROUGH THIS SERVICED BANKS OF THE STEPLY OF WARMAGE TROUGH THIS SERVICED STARTON OF THE STEPLY OF WARMY OF DAY, AND THE WITSTED. This Put of stakeneou section 27 was apmonto on the Court Passage off court, and court of the Co I, Julia recisely, country care in all prefere tieds country, extens centry that recoords interesting the recoords in the country of the country of the public country in an order of the public country country of the public country country of the public country country country country. MITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN. APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS. JAMES PATTERSON PRECINCT 4, COUNTY O GRADY PRESTAGE PRECINCT 2, COUNTY DIANA GORDON OFFORD, CITY SECRETARY W. A. (ANDY) MEYERS PRECINCT 3, COUNTY COMMISSIONER LAURA RICHARD, COUNTY CLERK FORT BEND COUNTY, TEXAS JEFF W. ROBERTS, MAYOR AUSTIN WEANT, VICE-CHAIR RICHARD MORRISON PRECINCT 1, COUNTY AMY PEARCE, CHAIR ROBERT E. HEBERT COUNTY JUDGE DEPUTY The statement of the propose of the statement of the stat INTER, MARKES TO RESERVE AND RESERVE OF THE RESERVE TO REPORT OF THE PROPERTY AND THE PROPERTY AND THE PROPERTY AND THE PROPERTY AND THE WASHINGTON TO SHAPE OF THE RESERVE AND THE PROPERTY AND THE PROPERTY OF THE PROPERTY Lour P. Jurger, Agenting Programme, Under Stephen, Weinschlieber, W. Bestignen under Freienstein Frank in der Stephen THERE, OWES DO HETTER OZERY THE THE PAS THE OWES OF ALL PROPERTY MADDITY ADMITST THE EMBERGE OF THE MADE OF PROPERTY SERVICE OF THE MADINE OF REFORE MET THE UNDERSOON AUTHORITY ON THE DAY PERSONALLY APPEADS ONCE MEMOREST PROBLEM TO MET DIE FINE THE THE OFFICE OF THE MET OFFICE OFFICE OFFICE OFFICE OFFICE OFFI THE PECULIED THE SAME TO STREAMED TO THE OPENING THE OFFICE OFFI THE PECULIED THE SAME TO THE PRIPOSES AND CONSIDERATION THERE DIFFESSED The Comment of the Co NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS UNDER MY HAND AND SEAL OF OFFICE, GARY D. NUTTER, R.P.L.S. REGISTERED PROFESSIOWL LAND SURVEYOR TEXAS REGISTRATION NO. 5659 CHRIS LINDHORST, PRESIDENT D.R. HORTON—TEXAS, LTD. A TEXAS LIMITED PARTNERSHIP STATE OF TEXAS SOUNTY OF FORT BEND

CROSS OVER

36-422 324 39

KEY MAP NO. 483-U VICINITY MAP SCALE: 1"= 1/2 MILE

ANT ANONIOS OS CILIVOTOSNOS SWWY

WAY

A SUBDIVISION OF 22.620 ACRES OF LAND STRAINED IN THE AG. SHAPILESS SURFAY, ABSTRACT 322, FORT BRID COUNTY, TEXAS.

94 LOTS 4 RESERVES (2.008 ACRES) 3 BLOCKS
AUGUST 05, 2016
USB 105, 2016 TAMARRON SECTION 27 PRELIMINARY PLAT OF

D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
GHRS UNDHORST, PESSIDEN
14100 SOUTHEST FEERMY, SUITE SO, SUGAR LAND, TEXES 77478
(281) 586-2100 OWNERS:

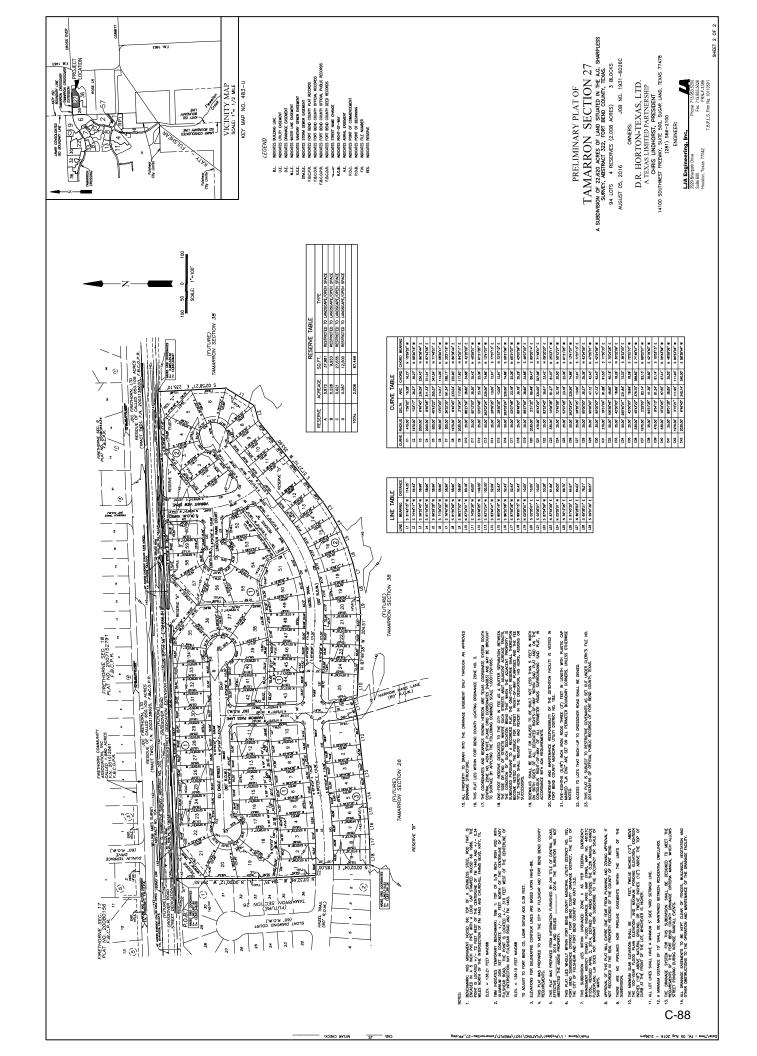


Phone 713.953.5200 Fax 713.953.5026 FRNF-1386 T.B.P.L.S. Firm No. 10110501

SHEET 1 OF 2

MICHAEL S. RUSK, P.E. UCENSED PROFESSIONAL ENGINEER TEXAS LICENSE NO. 89457

I, MCHAEL S. RUSK, A PROFESSIONAL, ENGINEER REGISTERED IN THE STATE OF TEXAS DO HERBEY CORNIFY THAT THIS PLAT MEETS ALL REDUNEMENTS OF FORT BEND COUNTY TO THE BESTS OF MY MONEEDEL.



The control of the co THE TO SHARE OF THE FEBRUARY IS AREA, 5 FOR A WINDOW, ONLY IN WELL OF THE WORLD AND A WELL OF THE WELL . OWERS DO HEREN ACKNOMEDGE THE RECEIPT OF THE "DRIGES FOR REDULATION OF LUCINION IN THE UNKNORMONING MESS OF FOR BEND COUNTY, TDAS," AND DO COMMISSIONERS AND SHALL COMPY WITH THIS CHORN A ACCPUTED BY FORF BEND COMMISSIONERS, COURT ON WARCH 23, 2004, AND ANY SUBSEQUENT MERIDIADRY. THERE, GARGES ON DESTRUCTION THAT FOR THE GARGES OF ALL PROFESTS MALEURITY, AUCHOR TO THE BRADAMES OF THE ARGO, AND PRESENCE SERVICED OF TAMBERS SETTING AND ARREST OF THE STRUCTURES OF THE ARGO SERVICED OF THE STRUCTURES OF THE ARGO SERVICED OF THE STRUCTURES OF THE ARGO SERVICED SERVICED OF THE STRUCTURES OF THE ARGO SERVICED OF THE VIEW OF THE PRIECE, ALL PAGES THE PRIECE ALL DIRECT MACE THE PRIECE ALL PAGES OF THE PRIECE ALL PRIECE VITING PAGES OF THE PAGES O IN TESTIMONY WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP HAS CAUSED THESE PRESIDENT, THEMELIATO AUTHORIZED,

D.R. HORTON—TEXAS, LTD. A TEXAS LIMITED PARTNERSHIP

CHRIS LINDHORST, PRESIDENT

REFORE MET THE UNDERSOON AUTHORITY ON THE DAY PERSONALLY APPEADS ONCE MEMOREST PROBLEM TO MET DIE FINE THE THE OFFICE OF THE MET OFFICE OFFICE OFFICE OFFICE OFFICE OFFI THE PECULIED THE SAME TO STREAMED TO THE OPENING THE OFFICE OFFI THE PECULIED THE SAME TO THE PRIPOSES AND CONSIDERATION THERE DIFFESSED UNDER MY HAND AND SEAL OF OFFICE,

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Lour P. Jurger, Agenting Programme, Under Stephen, Weinschlieber, W. Bestignen under Freienstein Frank in der Stephen Stephen

GARY D. NUTTER, R.P.L.S. REGISTERED PROFESSIONM, LAND SURVEYOR TEXAS REGISTRATION NO. 5659

1, WELDRY F. CAY, A PROFESSIONAL ENGINEER RECISTERED IN THE STATE OF TEXAS DO HERBEY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BESTS OF MY NORMEDISCE.

MELONY F. GAY, P.E. LICENSED PROFESSIONAL ENGINEER TEXAS LICENSE NO. 85459

THE AFL OF THANNERN STRONG 38 MS ARROUNDS ON THE AFT OFFICE AND SHARED ON THIS COUNTY. TO COUNTY, TONG SHARED ON THIS COUNTY TONG SHARED ON THIS APPROVED, HORDER, THE APPROVED, SHALL BE INVALID.

AND MILL AND VOO UNESTEEN STRONG FOR THE OCUMENT CLERK OF FORT BEING COUNTY, TOOKS WITHOUTHS SHEAFFIELD.

AUSTIN WEANT, VICE-CHAIR

AMY PEARCE, CHAIR

JEFF W. ROBERTS, MAYOR

DWA GORDON OFFORD, CITY SECRETARY

BENCHMARK NGS MONMENT HOSGO 66. TOP OF A STANLESS STEEL ROD THAT IS DIVIGED IN A 5 NOH FOR PER WITH A LODG OF STANETH DIGGS D6 1986. THE DIVIGED IN 1463 MID +/- 0.54 MILES NORTH OF THE CENTERNIE OF FM 1463 MID +/- 0.54 MILES NORTH OF THE URBING THAT DIVIDIGATION OF THE THAT AND CHURCHILL FARMS BLYD, KATY, TX. ELEV. - 136.21 FEET NAVDS

THM INDICATES TEMPORARY BENCHAURK: THM 1: TOP OF 5/8 INCH IRON ROD WITH ALLIMINA DISK SET IN CONCRETE 4/- 20 FEET NORTH OF THE CENTERLINE OF KATY PLUSHER ROAD. THE PORTH IS LOCATED 4/- 310 FEET WEST OF THE CENTERLINE OF THE INTERSECTION KAY FLUSHORE ROAD AND FA 1483. ELEV. = 139,15 FEET NAVD88

TO ADJUST TO FORT BEND CO. UDAR DATUM ADD 0.39 FEET.

THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND BEND COUNT REQUIREMENTS.

THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE OF CENTRAL TEXAS, PEPTECTRE. C. 2. 2016 AND ISSUED JULY 7. 2016. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

THIS PLAT LES WHOLLY WITHIN FORT BEND COUNTY MANICPAL UTILITY DISTRICT NO. FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRANNINGE DISTRICT, MIDEPENDENT SCHOOL DISTRICT AND THE ETJ OF THE CITY OF FULSHEAR AND FORT LOCAURT.

THIS SUBDINSON LIES WITHIN UNSWIDED ZOME X AS PER FEDERAL DADRESSINCY WANNESSERFE SHEET SAME TOWN, JAN. 104. SETS TO TOOL RESINVED THE STATE OF THE

APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEING.

ALL PIPELMES AND PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE SHOWN HERECON.

10. THE MINIMUM SIAB ELEMATON SHALL BE 143.61 FEET, THEN'E INCHES (127) ABOVE THE 1100-THEN FLOOD PUNM ELEMATON NO MAXIMUM POHONO ELEMATON, EDHTEN INCHES INCHES (187) ABOVE THE TOP OF CLIPB AT THE FRONT OF THE LOT, WINCHENER IS HIGHEN.

. ALL LOT LINES SHALL HAVE A MINIMUM 5' SIDE YARD SETBACK LINE.

2. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS

THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEBU COUNTY DRANAGE CHITERA MANUAL WHICH ALLOWS STREET PANING DURING INTENES RAWALL EPENTS.

4. ALL DRAINGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAININGE FACILITY. ALL PROPERTY TO DRAIN INTO THE DRAINGE EASEMENT ONLY THROUGH AN APPR DRAINGE STRUCTURE. , THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.

THE COORDINATES AND BEARINES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL, ZONE NO. AZON ATTIFE PLANE BOOL OCKROMATICS (ANABA) AND MAY BE BROUGHT SYSTEM, E. APERTHIO THE FOLLOWING COMBINED SZALE 1,00011591065.

ONE-COOT RESERVE DEDIGNED TO THE OITH IN THE AS A BUFFER SEPARATION BETWEEN THE CONTRIBUTION OF SERVICE SHARE THE RESERVE SHALE AND THE RESERVE SHALE RE

SDERWAKS SAUL BE BULL OR CAUSED TO BE BULL THO TLESS THAN 5 FEET IN WIDTH BOTH SIZES OF ALL DEDICATID REINTS-OF-WAY WITHIN SAUD PLAY AND DAY THE ACCORDINGS SHOFT-OF-WAY WITHIN SAUD PLAY AND DAY THE ACCORDINGS SUIPERDINGS S ), ownership and mantenance responsibility of the detention facility is vested in fort bend county manicipal utility district no. 182.

FIVE-DIGHTS (5/8") INCH IRON ROOS THREE (3) FEET IN LENGTH WITH PLASTIC CAP WIRED "LAB DIG" ARE SET ON ALL PERMIETER BOLINDARY CORNERS, UNLESS OTHERWISE NOTES. THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS AS SET OUT UNDER CLERK'S FILE NO. 2014039155 OF OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

222. POTE 820. CARE TO LOCATE TO THE A. C. SHORTS SERVE, ASSETT NUMBER 222. POTE 820. CARE PARTICIPATE TO THE SERVE ASSETT SERVER ASSETT SERVER SERVER ASSETT SERVER ASSET COMMONDER OF RESIDENCE AT A JAY-ARE HON FOR THE LOS STANDS THAT DEPOSIT OF THE STANDS HOW THAT DEPOSIT OF THE STANDS HOW THAT DEPOSIT HOW THE STANDS HOW THE THENCE, SOUTH 67" 54" 57" NEST, ALONG THE COMMON UNE OF SMD 1194655 ACRE TRACT AND 30.505.6 ACRE TRACT, 1,760.00 FEET TO THE POINT OF BEQINNING OF THE

THENCE, SOUTH 87° 54' 57" WEST, COMMUNIC ALONG THE COMMON LIVE OF SMID 119-4559 ACPE TRACT AND SMID 52,585 ACPE TRACT, 1,470,35 FEET TO A POINT FOR CORNERS. THENCE, NORTH O4" 05" 49" WEST, DEPARTING SAID COMMON LINE, 149,59 FEET TO A POINT FOR CORRES. THENCE, NORTH 85° 54' 11" EAST, 1.45 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURRE. THENCE, 20.03 FEET ALONG THE ARC OF A TANGENT CURNE TO THE RIGHT, HAWING A ACQUAR OF 1, 17 CENTRAL, ANGLE OF 00' 3" 4" 5"7" AND A CHORD WHICH BEARS WORTH AS 1" 3" ESST, 20.03 FEET TO A POINT FOR CORNER.

THEORY, LOSTING TO SET WELL, IRELY THET TO A TONE FOR CORNER.
THEORY, LOSTING TO SET WELL, IRELY, IRELY THE TO A FORE FOR CORNER.
THEORY, LOSTING TO SET WELL, IRELY THE TO A FORE FOR CORNER.
THEORY, LOSTING TO SET WELL THE TO A FORE FOR CORNER.
THEORY, LOSTING TO SET WELL TO A FORE FOR CORNER.
THEORY, LOSTING TO SET, TO SEE WELL THE TO A FORE FOR CORNER.
THEORY, LOSTING TO SET, IN ADMITT TO A FORE FOR CORNER.
THEORY, LOSTING TO SET, IN ADMITT TO A FORE FOR CORNER.
THEORY, LOSTING TO SET, AND THE TO A FORE FOR CORNER.
THEORY, LOSTING TO SET, AND THE TO A FORE FOR CORNER.
THEORY, LOSTING TO SET, AND THE TO A FORE FOR CORNER.
THEORY, LOSTING TO SET, AND THE TO A FORE FOR CORNER.
THEORY, LOSTING TO SET, AND THE TO A FORE FOR CORNER.

THENCE, MORTH GO' 19' OT WEST, SACT TEET TO A FOWN FOR CORNER, THE BEGINNING THEORY SACT THE ALONG THE ARC OF A TAMEDIT CLARE TO THE LETT, MANDE A MODIS OF A TOOR TEET, A FOUNDAL MALE OF THE 44" THE 44" OF THE ATT OF THE ATT OF THE WHOLE WHICH BEOVER WHICH FOR COMENT, AND A CHEMO WHICH BEOVER WHICH SENDER THE TO A TOWN THE CHEMO THE THEORY THE ATT OF THE ATT OF THE ATT OF THE WHICH BEOVER THE THEORY THE ATT OF THE

THENCE, MORTH 16° 59' 24" MEST, 164.39 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE. THENCE, 15.28 FEET ALONG THE ARC OF A NOW-TANGENT CURNE TO THE LETT, HAWAR, A SOUNS OF 470.05 PEET, A CERTINAL AMEL OF OT 85" SO", AND A CHORD WHICH BEAR SOUTH 15'5 SO SE ASS., 16.27 FEET TO A POINT TOR CORNERS.

Holid, Sonin 97 45 51 Gel, Roll RITT to Pool for Condex Holid, Sonin 97 45 51 Gel, Roll RITT to Pool for Condex Holid, somin 47 27 20 Gel, Sada HITT to Pool for Condex Holid, somin 47 27 20 Gel, Sada HITT to Pool for Condex Holid, somin 47 27 Gel, Sada HITT to Pool for Condex Holid, somin 47 27 Gel, Sada HITT to Pool for Condex Holid, somin 45 27 Gel, Sada HITT to Pool for Condex Holid, somin 45 27 Gel, Sada HITT to Pool for Condex Holid, somin 45 27 Gel, Sada HITT to Pool for Condex Holid, somin 45 27 Gel, Sada HITT to Pool for Condex Holid, somin 45 27 Gel, Sada HITT to Pool for Condex Holid, somin 47 47 US 64, Sada HITT to A Pool for Condex Holid, somin 47 47 US 64, Sada HITT to A Pool for Condex Holid, somin 47 47 S 96, List, Sada HITT to A Pool for Condex Holid, somin 47 47 S 96, List, Sada HITT to A Pool for Condex Holid, somin 47 47 S 96, List, Sada HITT to A Pool for Condex Holid, somin 47 47 S 96 Gel, Rada HITT to A Pool for Condex Holid, somin 47 47 S 96 Gel, Rada HITT to A Pool for Condex Holid, Somin 47 47 S 97 Cel, Rada HITT to A Pool for Condex Holid, Somin 47 47 S 97 Cel, Rada HITT to A Pool for Condex Holid, Somin 47 47 US 97 S 97 Cel, Rada HITT to A Pool for Condex Holid, Somin 47 47 US 97 S 97 Cel, Rada HITT to A Pool for Condex

THENCE, SOUTH 50" 11' 08" WEST, 238.08 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE; THENCE, SOUTH 34" 01" 26" MEST, 103.70 FEET TO A POINT FOR CORNER,

THENCE, SOUTH 50° 01' 03" WEST, 126.98 FEET TO THE POINT OF BEGINNING VIANING 26.902 ACRES OF LAND. THENCE, SOUTH 39" 48" 52" EAST, 325.00 FEET TO A POINT FOR CORNER, THENCE, SOUTH 50" 11" 08" WEST, 107.60 FEET TO A POINT FOR CORNER, THENCE, SOUTH 50" 01' 26" WEST, 291.76 FEET TO A POINT FOR CORNER.

CROSS OVER 6 26 PROJECT KEY MAP NO. 4830 & R ROSE LN BOUNDARY LINE VICINITY MAP SCALE: 1'= 1/2 MILE 2 DAMP CONSOLDATED ISO BOUNDARY LINE 36-432 302-459 Fulther City Limits

LICHARD A. SCULLS, FOR REGOLOUND DEADLIN, DO RESERVE FORTHY TAN THE PLAY OF THIS SURPONSON, OLD CONTROLLES SURFAIL OF THE DESTING ALLES AND RECLAMORS OF THIS OFFICE A ADOPTION THE FORE THE OUT COUNDESSURPOSE TO SURFAIN THE SURFAIL OF A SHAPE OF THE OFFICE ADOPTION IS RESERVED TO SURFAIN THE SURFAIL OF THE ADOPTION IS RESERVED THIS OFFICE ADOPTION THE SURFAIL OF THE OFFICE ADDITIONAL THE ADDITIONAL THE ADDITIONAL THE SURFAIL SURFAIL OF THE ADDITIONAL THE SURFAIL SURF

NCHARD W. STOLLEIS, P.E.

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS \_\_\_\_\_\_\_\_ DNY OF \_\_\_\_\_\_\_, 2016.

GRADY PRESTAGE PRECINCT 2, COUNTY COMMISSIONER RICHARD MORRISON PRECINCT 1, COUNTY COMMISSIONER JAMES PATTERSON PRECINCT 4, COUNTY COMMISSIONER W. A. (ANDY) MEYERS PRECINCT 3, COUNTY COMMISSIONER

I, Justa, Richard, Countr Clark III, And For Test Bed Countr, INCERT CORDING IN THE TRECONDING IN THE TRESCHOOL IN INFORCE ON INSTRABLING WITH THE TRECONDING IN INFORCE ON INSTRUMENT TO THE TRECONDING IN THE TR THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK FORT BEND COUNTY, TEXAS

BY: DEPUTY

FINAL PLAT OF

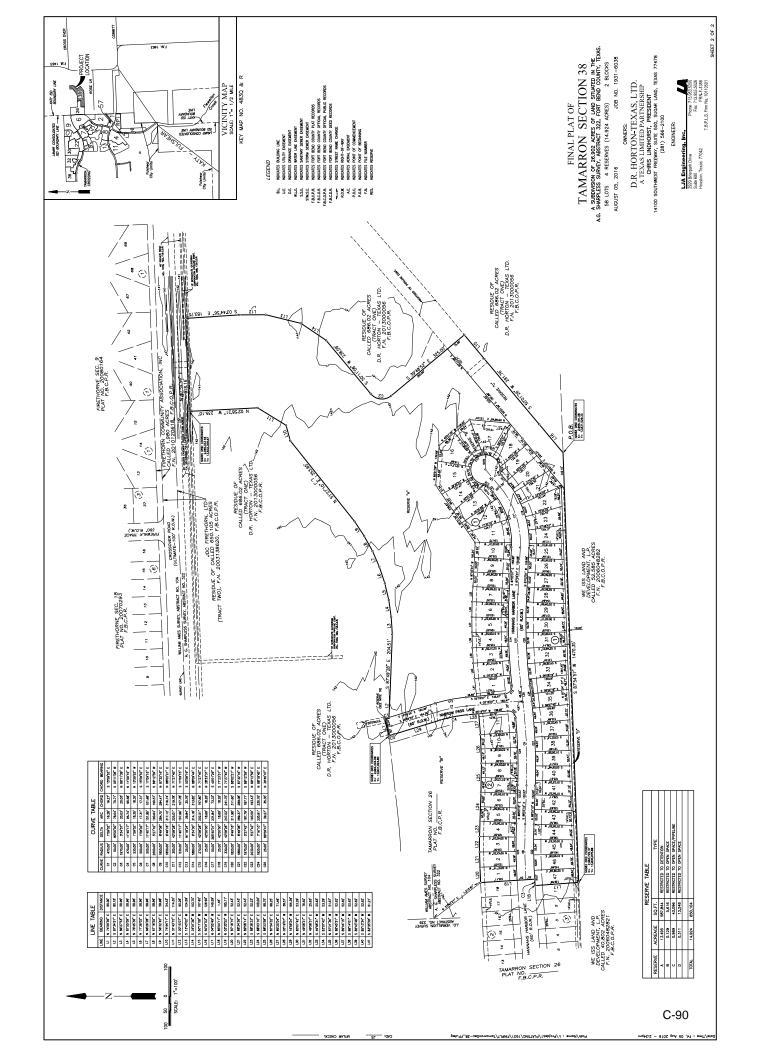
A.S. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS. JOB NO. 1931-6038 TAMARRON SECTION 38 58 LOTS 4 RESERVES (14.924 ACRES)

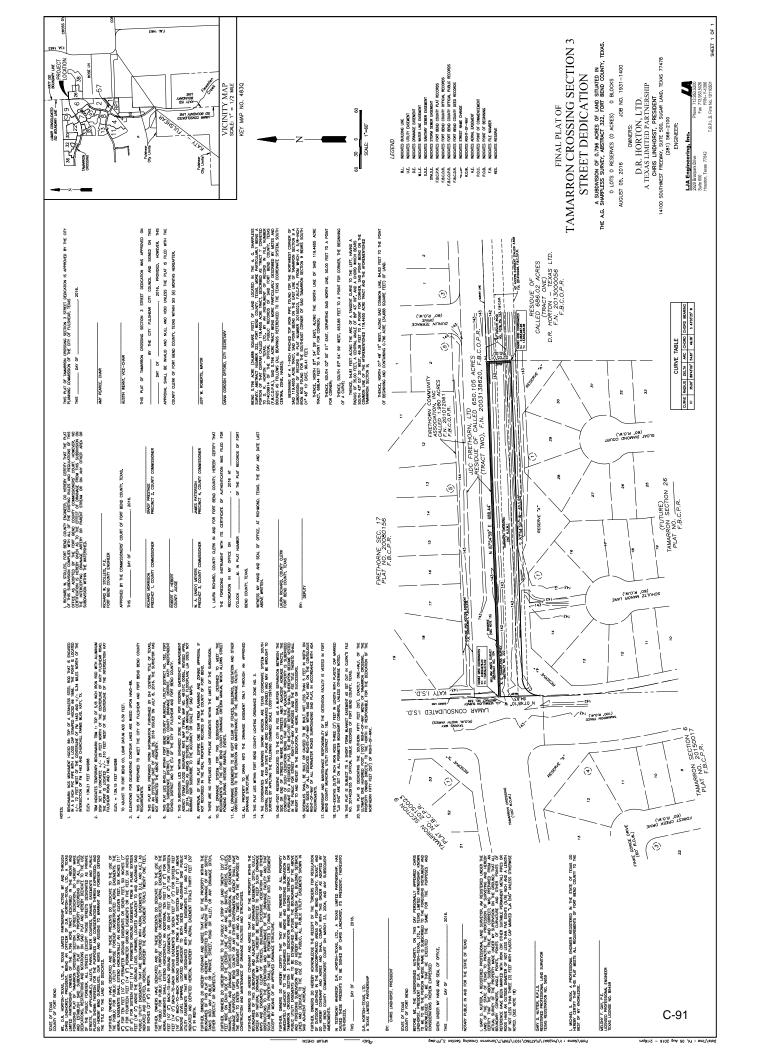
AUGUST 05, 2016

D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRS UNDHORST, PRESIDENT
14100 SOUTHWEST REBWA, 2004 LAND, 12048 17478
(281) 566-2100

ENGINEER: LJA Engineering, Inc. 2929 Brianpark Drive Suite 600 Houston, Texas 77042

Phone 713.953.5200 Fax 713.953.5026 FRN-F-1386 T.B.P.L.S. Firm No. 10110501





VICINITY MAP SCALE: 1" = 1/2 MILE KEY MAP NO. 483 16 SNOT SEVENT THE CONTRACT THE CO INMIR CONSOLIDATED IN THE INTERPRETATION OF 22Z 22Z 8 City Limits Fulshoon City Limits

Therea, North 67' 54' 59" East, along the common line of sold 119,4655 acre trost and sold 650,105 acre troot, and sold common survey fine, 688.44 feet to the northwest corner and PDMT OF THE BICKNNING of the herein described tract.

IN CHANGO W. STOLLES, FORT BODD COUNT' DIONEER, ON HEREN CERTEY THAT THE FAMILY FOR SEASON COUNTY DIONESCAPES OF COUNTY DIABLES FOR COUNTY COMMESSARED COUNTY COUNTY CHANGO CHAIR LANGE COUNTY CHANGO CHAIR LONGE CHANGO CHAIR LANGE CHANGO CHAIR SEASON CHAIR OF THE ATTENT OF PARENT FIRE AND CHAIR SEASON CHAIR SEASON WHITH THE WITSTERS CHANGO CHAIR CHAIR CHAIR LANGE CHAIR CHAIR LANGE CHAIR CHAIR LANGE CHAIR CHAIR LANGE CHAIR LA

DIANA GORDON OFFORD, CITY SECRETARY

UNITED WARRES ON HEREON EXTONET TO THE UNITE A STEEL ON THE PROPERTY OF STEEL WELL AS THE WORK OF STEEL STEELS. CHIEFS, WHINES, DOWNERS, DO PROMISE CHIEFS, LOCATION IS NO STEELINGS AND STEELINGS.

DESCRIPTION CONTROL OF THE REPORT WHITH THE SECRETARY WHITH THE CONTROL OF THE SECRETARY WHITH THE SECRETARY OF THE SECRETARY CONTROL OF THE SECRETARY OF SECRETARY CONTROL OF THE SECRETARY OF T

URINER, OWNERS DO HEREBY COPROWIT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE ODMANGES OF THIS DAY, IS REGIENT RESTRICTED TO PROPERTY OF PROME STREET, ROAD OR ALLEY, OR NAY DRAWAGE DITCH. THEN DRECHTY OR NOMESTLY.

Thence, South 57' 54' 59" West, 3,044.45 feet to the southwest described troot;

Thence, North 47 46' 22" East, 15.51 feet to a point for corner;

COURT OF FORT

APPROVED BY THE COMMISSIONERS'
THIS DAY AS RICHARD MORRISON PRECINCT 1, COUNTY COMMISSIONER

DAY OF

RICHARD W. STOLLETS, P.E. FORT BEND COUNTY ENGINEER

Therree, North 02' 05' 01" West, S0.00 feet to the PONT OF BEDINNNG and containing 3,796 agree of land.

Beigh 1376 care of lead to collect in the A.C. Special consequence and page 1224 feet of collection care of lead to collection in the A.C. Special collection can be collected as a second of the collection of th

The Put of Tueston possible storing 4 State Tueston was American on the Entry of Tueston of The Corn Counce, and some on the American State Revocal, independ the Put of Atta with the Tuest of Put of Atta with the Council cutters for the Reso Council Tues of your large with the Council Cutter of You facility to the Council Cutter of You facility the Council Cutter of You facility that the Council Cutter

THE PROPERTY OF THE PROSENCE OF THE PROPERTY O

HE PAGE THE WESTERN OF NEED PRESENTED IN ROOMER TO HE LEG WITH PAGE TO THE PAGE THE

JUSTIN WEANT, VICE-CHUR

AMY PEARCE, CHAIR

In a company, U.M. A training interpretability of the company of t

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

DAY OF

COMMUNION OF reference at a Lish-Lish in the of the entirely its consense were center of all 114450 cere tend of the center of all 114450 cere tend of the center of all 114450 cere tend of their center of center of the Northe Communion of the Communion of the Northe Communion Center of the Northe Communion Center of the Communion of the Communion of the Communion Center of the Communion of the Center of the Communion Center of the C

hance, North 67 54' 99' East, along the common line of sold 110,4656 ones trent and 50,010 care tracked and sold common range line. \$2,046 free; to 5 95'-cits from real found mitting the received common of soil 110,546 free; to 5 10' behind from real free; the sold of the Sowey and the Are Philips Survey, Authorst 200;

Theree, South 01' 59' 53' East, along the east line of sold 119.4655 ozer tract and the common survey line of sold A.C. Shaphers Survey and sold Alex Phillips Survey, 60.00 to the southeast corner of the herein described tract.

Thence, South 87 54' 59' West, departing said east line and said common survey 207.78 feet to a point for corner;

TAMARRON CROSSING PRELIMINARY PLAT OF SECTION 4 A SUBDIVISION OF 3.766 ACRES OF LAND SITUATED IN THE A. G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS. 0 LOTS 0 RESERVES (0 ACRES) 0 BLOCKS

STREET DEDICATION

JOB NO. 1931-1400 AUGUST 05, 2016

DR. HORTON, LTD.
A TEXAS LIMITED PARTNERSHIP
GHRS UNMORST, PRESIDENT
14100 SOUTHEST FERENA, SUITE BOS. SIGNE LAND, TEXAS 77478
(281) 566-2100

Phone 713.953.5200 Fax 713.953.5026 FRN - F1396 T.B.P.L.S. Firm No. 10110901 LJA Engineering, Inc. 2329 Brianari Drive Suite 600 Houston, Texas 77042

SHEET 1 OF 2

C-92

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

. 2016 AT OF THE PLAT RECORDS OF FORT TEXAS. THE DAY AND DATE LAST

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, ABOVE WRITTEN.

JURA RICHARD, COUNTY CLERK TORT BEND COUNTY, TEXAS

RECORDATION IN MY OFFICE

URA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FLED

W. A. (ANDY) MEYERS PRECINCT 3, COUNTY COMMISSIONER

ROBERT E. HEBERT COUNTY JUDGE

MICHAEL S. RUSK, P.E. LICENSED PROFESSIONAL ENGINEER TEXAS LICENSE NO. 89457

DAY OF

IN TESTIMONY WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP. HAS CAUSED THESE PRESENTS TO BE SONED BY CHRIS UNDHORST, ITS PRESENTY THEREUND AUTHORIZED,

FURHER, OWNERS DO HERGEY ACHOMILDED. THE RECEIPT OF THE "ORDERS FOR RECEIVATION OF COUNCY, ILEGANC AND AGE AND SALE, AND DO HERGEY CONTROLL OF A LONG THE RECEIPT OF CONTROLL AND SALE, DO SALE, WITH THIS ORDER AS ADDRESS OF MET BAD COUNTY, COMMISSIONERS, COURT ON WACH 23, 2004, AND ANT SUBSEQUENT WARDHERS.

Memory NINES O LONG CERTIFICATION THEY MEMORY OF MEMORY

CHRIS LINDHORST, PRESIDENT

STATE OF TEXAS COUNTY OF FORT BEND

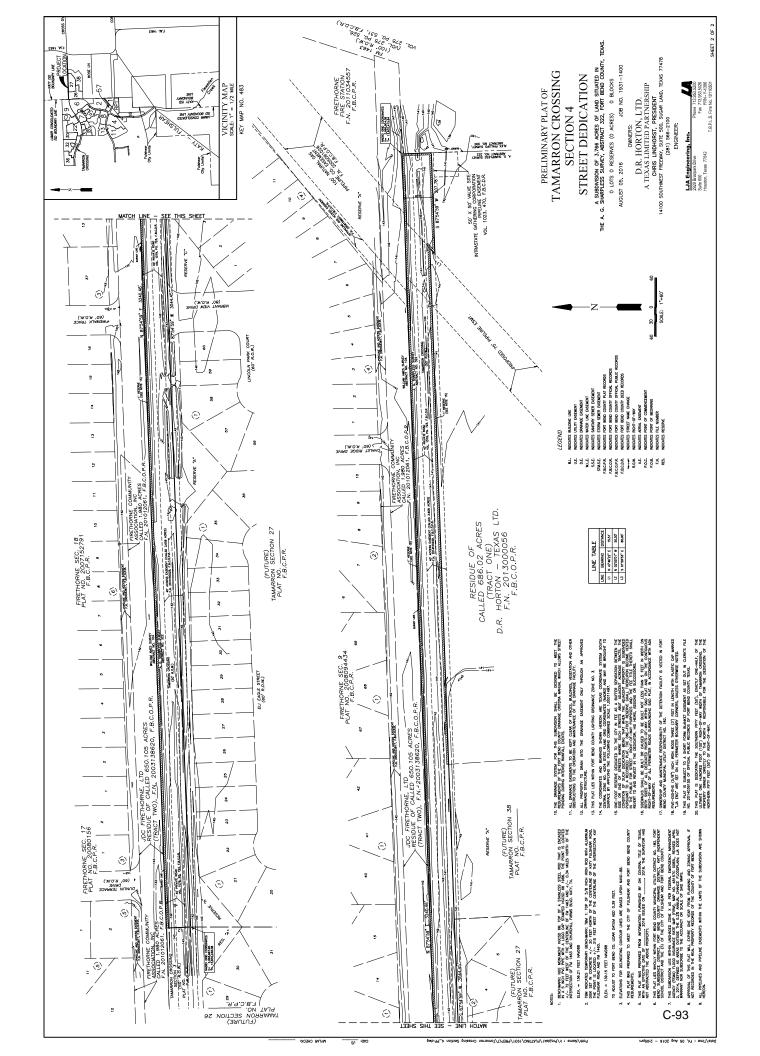
SNEN UNDER MY HAND AND SEAL OF OFFICE,

THE WESTERN FOR THE WESTERN WITHOUT OF THE SERVICE STREET OF THE SERVICE OF THE S

(Large ), Walter, A services of the control of the

SARY D. NUTTER, R.P.L.S. PEGISTERED PROFESSIONAL LAND SURVEYOR IEXAS REGISTRATION NO. 5659

. MICHAEL S. RUSK, A PROFESSIONAL, ENGNEER REDSTERED IN THE STATE OF TIDAS DO ERERE CRETIEY THAT HEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE USEST OF WITCHMEDDE.





"FIND YOUR FUTURE IN FULSHEAR"

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

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

WWW.FULSHEARTEXAS.GOV

CITY COUNCIL:

MAYOR: Jeff Roberts COUNCIL MEMBER: Tricia Krenek MAYOR PRO-TEM: Erin Tristan COUNCIL MEMBER: James Murdoch COUNCIL MEMBER: Stephen Gill COUNCIL MEMBER: Ramona Ridge

STAFF:

CITY MANAGER: C.J. Snipes

CITY SECRETARY: D. Gordon Offord

CITY ATTORNEY: J. Grady Randle

## REGULAR CITY COUNCIL MEETING AUGUST 16, 2016

NOTICE IS HEREBY GIVEN OF A REGULAR CITY COUNCIL MEETING OF THE CITY OF FULSHEAR TO BE HELD ON TUESDAY, AUGUST 16, 2016 AT 7:00 P.M. AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR, TEXAS 77441 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 (DELIBERATIONS ABOUT HOMELAND SECURITY ISSUES) AND AS AUTHORIZED BY THE TEXAS TAX CODE, INCLUDING, BUT NOT LIMITED TO, SECTION 321.3022 (SALES TAX INFORMATION).

#### I. OPENING

- A. CALL TO ORDER
- B. QUORUM & ROLL CALL
- C. INVOCATION PASTOR DALE OLSON, FAMILY HOPE FULSHEAR, TEXAS
- D. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG I pledge allegiance to the flag of the United States of America and to the republic for which it stands, one nation under God, indivisible and with Liberty and Justice for all
- E. PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible

#### II. CITIZENS COMMENTS

This is an opportunity for citizens to speak to Council relating to agenda and non-agenda items. Speakers are advised that comments cannot be received on matters which are the

subject of a public hearing once the hearing has been closed. Speakers are required to register in advance and must limit their presentations to three minutes each.

#### III. CONSENT ITEMS

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

- A. CONSENT AND APPROVAL OF BONTERRA AT CROSS CREEK RANCH SECTION 5/ PRELIMINARY PLAT
- B. CONSENT AND APPROVAL OF BONTERRA AT CROSS CREEK RANCH SECTION 6/ PRELIMINARY PLAT
- C. CONSENT AND APPROVAL OF TAMARRON CROSSING SECTION 4 STREET DEDICATION/ PRELIMINARY PLAT
- D. CONSENT AND APPROVAL OF TAMARRON TRACE STREET DEDICATION/ PRELIMINARY PLAT
- E. CONSENT AND APPROVAL OF TAMARRON SECTION 27/ PRELIMINARY PLAT
- F. CONSENT AND APPROVAL OF TAMARRON CROSSING SECTION 3 STREET DEDICATION/ PRELIMINARY PLAT
- G. CONSENT AND APPROVAL OF TAMARRON SECTION 26/ FINAL PLAT
- H. CONSENT AND APPROVAL OF TAMARRON SECTION 38/ FINAL PLAT
- I. CONSENT AND APPROVAL OF MINUTES FROM THE JULY 19, 2016 CITY COUNCIL MEETING

### IV. BUSINESS ITEMS

- A. CONSIDERATION AND POSSIBLE ACTION TO ADOPT A TIMELINE FOR THE CREATION OF SINGLE MEMBER DISTRICTS FOR THE ELECTION OF COUNCIL MEMBERS AS REQUIRED UNDER THE CITY'S HOME RULE CHARTER
- B. CONSIDERATION AND POSSIBLE ACTION TO ADOPT RESOLUTION No. 2016-318 A RESOLUTION OF THE CITY OF FULSHEAR ADOPTING CRITERIA AND GUIDELINES FOR USE IN CREATING CITY COUNCIL DISTRICTS
- C. CONSIDERATION AND POSSIBLE ACTION TO APPOINT TWO COUNCIL MEMBERS TO SERVE AS A SPECIAL WORKING GROUP ON DISTRICTING ISSUES
- D. CONSIDERATION AND POSSIBLE ACTION TO APPROVE REQUEST FROM LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT FOR AN ALTERNATIVE STANDARD OF COMPLIANCE WITH THE ARCHITECTURAL DESIGN STANDARDS AS DETAILED IN ORDINANCE NO. 2016-1205 FOR A FREE STANDING CANOPY LOCATED AT HUGGINS ELEMENTARY SCHOOL, 1 HUGGINS DRIVE, FULSHEAR, TEXAS 77441
- E. CONSIDERATION AND POSSIBLE ACTION TO ADOPT RESOLUTION NO. 2016-319 A RESOLUTION OF THE CITY OF FULSHEAR AMENDING RESOLUTION NO. 2015-289 APPROVING THE CITY'S HOLIDAY SCHEDULE FOR FISCAL YEAR 2015-2016 TO REFLECT THE CORRECT DATE FOR FORT BEND COUNTY FAIR DAY
- F. CONSIDERATION AND POSSIBLE ACTION TO ACCEPT 2016 TAX YEAR CERTIFICATIONS AND ANTICIPATED COLLECTION RATE
- G. CONSIDERATION AND POSSIBLE ACTION TO PROPOSE THE AD VALOREM TAX RATE FOR FISCAL YEAR
  2016-2017 AND SET PUBLIC HEARINGS FOR THE CONSIDERATION THEREOF

- H. CONSIDERATION AND POSSIBLE ACTION TO APPROVE CONTRACT FOR IMPACT FEE ANALYSIS AND POLICY DEVELOPMENT BETWEEN THE CITY AND KIMLEY HORN ENGINEERS
- Consideration and possible action to approve Resolution No. 2016-320 a Resolution of the City of Fulshear consenting to the Annexation of Certain Property Into Fort Bend MUD No. 156
- J. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2016-1224 AN ORDINANCE OF THE CITY OF FULSHEAR AMENDING ORDINANCE NO. 2013-1127, SECTION 3.0 INCLUDING PROVISIONS FOR TEMPORARY STAYS ON BILLING
- K. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION No. 2016-321 A RESOLUTION OF THE CITY OF FULSHEAR APPROVING PARTICIPATION IN THE GOVERNOR'S OFFICE BODY WORN CAMERA GRANT PROGRAM
- V. EXECUTIVE SESSION CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING

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

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

NOTE: IN COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT, THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICE MUST BE MADE AT LEAST 48 BUSINESS HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT 281-346-1796 FOR FURTHER INFORMATION.

I, D. OFFORD, CITY SECRETARY OF THE CITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA FOR THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS WAS POSTED ON AUGUST 12, 2016 BY 5:00 P.M. IN PLACE CONVENIENT AND READILY ACCESSIBLE AT ALL TIMES TO THE GENERAL PUBLIC, IN COMPLIANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.

D. OFFORD, CITY SECRETARY

## Clay & Leyendecker, Inc.

Texas Engineer Registration Number - F-2309

Consulting Engineers and Surveyors

July 13, 2017

CJ Snipes, City Manager City of Fulshear P.O. Box 279 Fulshear, TX 77441

Re:

Proposed Plat Approval Extension

City of Fulshear, Texas

Dear C.J.:

The Engineer, LJA Engineering, for the Tamarron Subdivision has requested a 12-month plat approval extension for the following plats:

- A) Final Plat Tamarron Section 38
- B) Preliminary Plat Tamarron Section 27
- C) Final Plat Tamarron Section 26
- D) Preliminary Plat Tamarron Crossing Section 4 Street Dedication
- E) Final Plat Tamarron Crossing Section 3 Street Dedication

All of these plats in Tamarron are located in the ETJ of the City of Fulshear and any approval will also be needed from Fort Bend County.

I recommend that the five (5) plats listed above (both Preliminary & Final) have their plat approval extended for additional 12-months. If you need additional information or if you have any question please feel free to contact me.

Very truly yours,

David Leyendecker, P.E., R.P.L.S.

DL/pe