

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.



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

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

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CITY COUNCIL:

MAYOR: Jeff Roberts

MAYOR PRO-TEM: Tricia Krenek

COUNCIL MEMBER: Stephen Gill

COUNCIL MEMBER: Kaye Kahlich

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

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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. CONSENT AND APPROVAL OF FULBROOK ON FULSHEAR CREEK- SECTION 12- PARTIAL REPLAT NO. 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 16TH 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.

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 STRIKING AUGUST 22 DATE AND MOVING THE COUNCIL MEETING DATE BACK TO AUGUST 15TH. 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 AN 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 ALL 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 EX-OFFICIO 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 KNOWN TO THE PUBLIC. FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING.

AGAIN, MAYOR ROBERTS REQUESTED COUNCIL TO MAKE KNOWN 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 "1".

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 HISTORICAL 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, EXECUTIVE 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
NAYS: NONE
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 CONFIDENTIAL 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

DRAFT

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

AGENDA OF:	July 18, 2017	ITEMS:	B-H
DATE SUBMITTED:	July 14, 2017	DEPARTMENT:	Planning and Development
PREPARED BY:	Sharon Valiante, Public Works Director, Michelle Killebrew Building Official, Brant Gary, Executive Director of Planning and Development	PRESENTER:	David Leyendecker, City Engineer
SUBJECT:	Plat Summaries for Planning and Zoning Commission		
ATTACHMENTS:	Documentation for the Following Items: 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.

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron - Section 29 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Processed
 Returned for additional data

BY: KL Koff DATE: 6-15-2017

Planning Commission Review

Approved
 Returned for additional data

BY: [Signature] DATE: 7-7-17

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

Subdivision/Development Platting Application

Date: 06/15/2017 Date Received by the City of Fulshear: _____
 Subdivision: TAMARRON SECTION 29 Development: TAMARRON

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 25.852 ACRES IN THE J.D. VERMILLION SURVEY, A-339

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

Total Acreage: 25.852
 Number of Streets: 6
 Number of Lots: 103
 Number and Types of Reserves: 5 - Landscape / Open Space
 Total Acres in Reserve: 2.802

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

Engineer/Planner: LJA ENGINEERING, INC.
 Contact Person: GEOFF FREEMAN
 Telephone: 713-358-8830
 Fax Number: _____
 Email Address: gfreeman@lja.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$1,163.85</u>
Park Fees (due at Final Plat Application)	_____

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

SIGNATURE

Geoffrey A. Freeman / Platting Manager
 TYPED OR PRINTED NAME/TITLE

06-15-2017
 DATE

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.



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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Creek Cove at Cross Creek Ranch Section 11 / Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Processed
 Returned for additional data

BY: K. Korf DATE: 6-16-2017

Planning Commission Review

Approved
 Returned for additional data

CORRECTIONS HAVE BEEN MADE PER ENGINEER'S RECOMMENDATIONS

BY: [Signature] DATE: 7-7-17

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



CITY OF FULSHEAR
 PO Box 279 / 30603 FM 1093
 Fulshear, Texas 77441
 Phone: 281-346-1795 ~ Fax: 281-346-2556
 www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 06/26/2017 Date Received by the City of Fulshear: _____

Subdivision: CREEK COVE AT CROSS Development: CROSS CREEK RANCH
CREEK RANCH SECTION ELEVEN

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 23.89 ACRESS OF LAND IN THE A.G. SHARPLESS SURVEY, A-322

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

Total Acreage: 23.89

Number of Streets: 5

Number of Lots: 65

Number and Types of Reserves: 8 (LANDSCAPE OPEN SPACE & 1 UNRESTRICTED)

Total Acres in Reserve: 3.4967

Owner: CCR TEXAS HOLDINGS, L.P. & CCR LOAN SUBSIDIARY

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@bgeinc.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$1,422.25</u>
Park Fees (due at Final Plat Application)	_____

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

Trey Devillier
 SIGNATURE

TREY DEVILLIER
 TYPED OR PRINTED NAME/TITLE

06/26/2017
 DATE

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.





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

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

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Fulbrook on Fulshear Creek - Section 12 - Partial RePlat No. 1 / Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Processed
 Returned for additional data

BY: X. Kopf DATE: 6-19-2017

Planning Commission Review

Approved
 Returned for additional data

CORRECTIONS WERE MADE PER ENGINEER'S COMMENTS.

BY: APC DATE: 7-7-17

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

Subdivision/Development Platting Application

Date: 6-19-17 Date Received by the City of Fulshear: _____
 Subdivision: FULBROOK ON FULSHEAR CREEK SECTION TWELVE PARTIAL REPLAT NO. 1 Development: FULBROOK ON FULSHEAR CREEK
SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 2.0801 AC. 10 LOTS 1 BLOCK 0 RESERVES

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

Total Acreage: 2.0801
 Number of Streets: 0
 Number of Lots: 10
 Number and Types of Reserves: 0
 Total Acres in Reserve: 0

Owner: FULSHEAR LAND PARTNERS, LTD.
 Address: THREE RIVERWAY # 120
 City/State: HOUSTON, TEXAS 77056
 Telephone: 713-623-2466
 Email Address: _____

Engineer/Planner: COSTELLO, INC.
 Contact Person: MARK ARMSTRONG
 Telephone: 713-783-7788
 Fax Number: 713-783-3560
 Email Address: MARMSTRONG@COSTELLOINC.COM

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE \$602.00	
Park Fees (due at Final Plat Application)	_____

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

J. Dela Rosa . JORGE L. DELA ROSA / PLAT COORDINATOR 6-19-17
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

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.



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

Consent Agenda – Item E

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Jordan Ranch - Section 14 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Processed
 Returned for additional data

BY: X. Kempf DATE: 6-23-2017

Planning Commission Review

Approved
 Returned for additional data

APPROVED WITH ENGINEERS CORRECTIONS
BY: A. Penn DATE: 7.7.17

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

Subdivision/Development Platting Application

Date: 06-15-2017 Date Received by the City of Fulshear: 06-15-2017
 Subdivision: Jordan Ranch Sec.14 Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: BRING 9.1 ACRES OUT OF THE H.&T.C.R.R. CO. SURVEY, SECTION 105

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

Total Acreage: 9.1
 Number of Streets: 3
 Number of Lots: 39
 Number and Types of Reserves: 1-landscape/ Open space
 Total Acres in Reserve: 0.07

Owner: FORT BEND JORDAN RANCH LP
 Address: 5005 Riverway, Suite 500
 City/State: Houston, Texas 77056
 Telephone: 713-960-9977
 Email Address: steves@johnsondev.com

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$750.25</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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

Kathryn Edwards Kathryn Edwards / Planner 6/22/17
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

June 29, 2017

Engineering Review

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

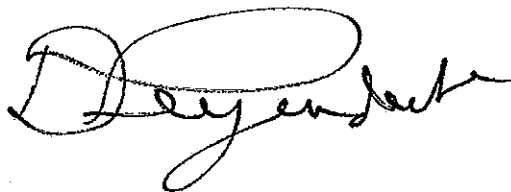
For Information only:

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.





KERRY R. GILBERT
& ASSOCIATES

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.

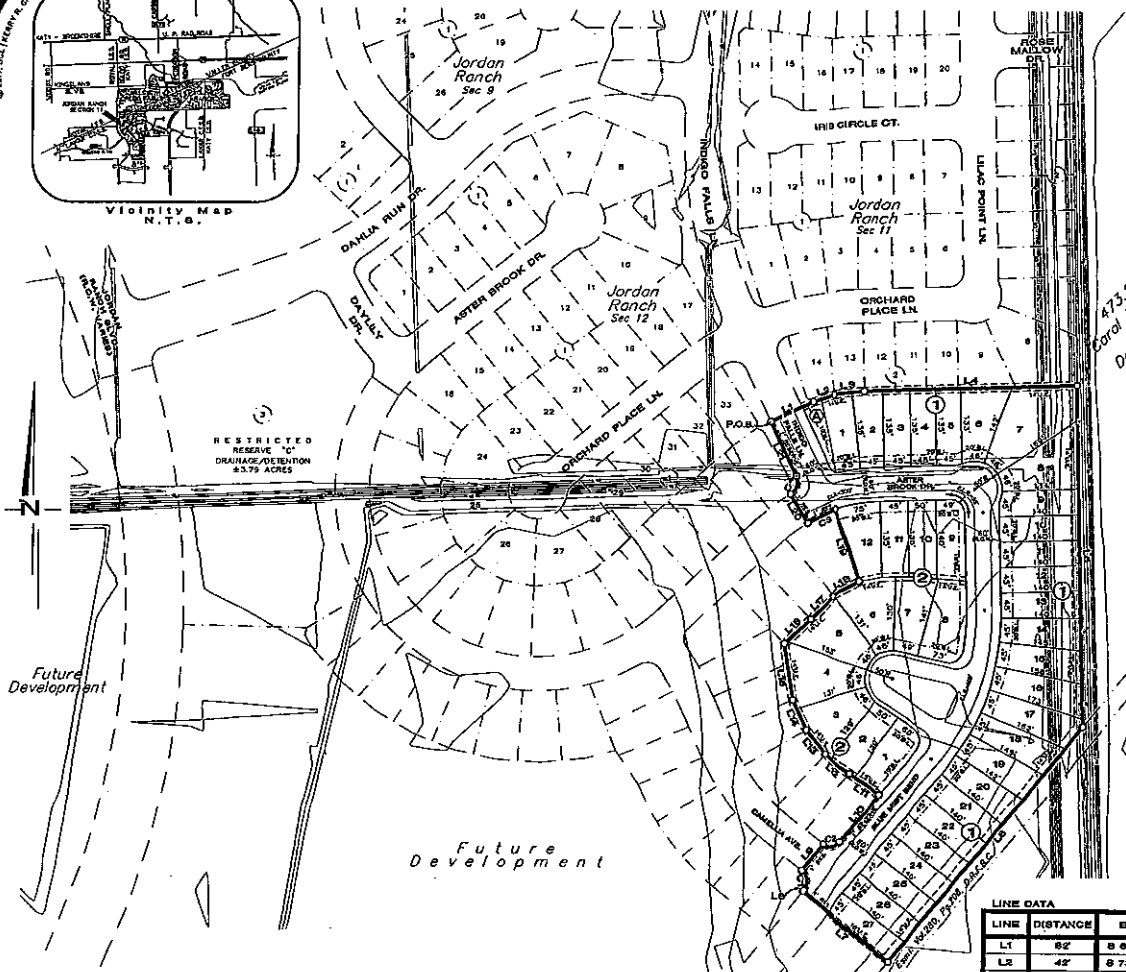
Sincerely,

Kathryn Edwards

Enclosure

© 2017, BGE KERRY R. GILBERT & ASSOCIATES, ALL RIGHTS RESERVED

BGE KERRY R. GILBERT & ASSOCIATES



473.246 Acres
To
Carol W. Allen, ET AL.
Don J. Harrison, Jr.
No. 200-791132, DR.W.C.

Future Development

Future Development

All that certain 9.1 acres of land, to the H. & T.C.O.R. Co. Survey, Section 106, A-261, being a portion of the 1351.43 acre tract described in the deed from The Massimo Fido Silvestri Irrevocable Trust dated December 30, 2005 and The Roscoe Fido Silvestri Trust dated December 30, 2005 to Fort Bend Jordan Ranch LP, recorded under file no. 201507290 in the Official Public Records of Fort Bend County, Texas, being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a 1/2 inch iron pipe found for the northwest corner of said 1351.43 acre tract, common to the southwest corner of the 92.15 acre tract described in the deed from Memorial Willow Creek Farm II, LLC to Fort Bend Jordan Ranch LP recorded under file no. 201208542, in the Official Public Records of Fort Bend County, Texas, S 33° 15' 28" E for a distance of 4354.88' to the POINT OF BEGINNING of herein described tract.

- Beginning at a point whose Northing is 13855812.835 and whose Easting is 2554686.717;
- thence bearing S 01° 54' 37" E a distance of 604.123 ;
- thence bearing N 38° 42' 38" W a distance of 537.537 ;
- thence bearing N 51° 47' 22" W a distance of 250.000 ;
- thence bearing N 38° 42' 38" E a distance of 3.108 ;
- thence along a curve to the LEFT, having a radius of 25,000 a delta angle of 90° 00' 00.00", and whose long chord bears N 05° 17' 22" W a distance of 82.825 ;
- thence bearing N 38° 42' 38" E a distance of 50.000 ;
- thence along a curve to the LEFT, having a radius of 25,000 a delta angle of 90° 00' 00.00", and whose long chord bears N 83° 42' 38" E a distance of 81.555 ;
- thence bearing N 38° 42' 38" E a distance of 109.875 ;
- thence bearing N 54° 18' 03" W a distance of 124.239 ;
- thence bearing N 38° 58' 40" W a distance of 54.741 ;
- thence bearing N 24° 29' 51" W a distance of 58.587 ;
- thence bearing N 09° 06' 27" W a distance of 100.759 ;
- thence bearing N 46° 29' 29" E a distance of 121.915 ;
- thence bearing N 60° 15' 16" E a distance of 93.177 ;
- thence bearing N 18° 23' 09" W a distance of 183.000 ;
- thence along a curve to the LEFT, having a radius of 370,000 a delta angle of 11° 37' 56.34", and whose long chord bears S 05° 16' 53" W a distance of 59.364 ;
- thence bearing N 31° 02' 59" W a distance of 60.000 ;
- thence along a curve to the LEFT, having a radius of 35,000 a delta angle of 84° 34' 41.37", and whose long chord bears N 38° 39' 40" E a distance of 83.644 ;
- thence bearing N 25° 37' 41" W a distance of 106.631 ;
- thence bearing N 64° 22' 19" E a distance of 90.427 ;
- thence bearing N 79° 37' 08" E a distance of 44.010 ;
- thence bearing N 89° 52' 23" E a distance of 59.065 ;
- thence bearing N 88° 05' 23" E a distance of 372.360 to the point of beginning of the herein described tract and containing 9.1 acres of land.

- GENERAL NOTES
- 1) "ALL" INDICATES BUILDING LINE.
 - 2) "V.L." INDICATES VULNERABILITY ZONING.
 - 3) "F.T.R." INDICATES FUTURE TRAIL RIGHT-OF-WAY.

- 1) T&E/C&A: INDICATES FORT BEND COUNTY PLAT RECORDS.
- 2) T&E/C&A: INDICATES FORT BEND COUNTY DEED RECORDS.
- 3) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 4) ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT FLOOD WADING ZONE.
- 5) THE PROPERTY LINE OF THE UNDIVIDED ZONE OF LOTS 18 AND 19 IS OUTSIDE THE 200 YEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND NEIGHBORING LOCAL JURISDICTIONS, REVISION, REVISED APRIL 2, 2011.
- 6) THE PRELIMINARY PLAT LIES IN FORT BEND COUNTY, THE CITY OF FORT BEND, TEXAS AND DISTRICT AND LAMAR CO.

NOTE:
A RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE 83.07 ACRE

LINE	DISTANCE	BEARING
L1	62'	S 84° 22' 19" W
L2	42'	S 73° 37' 06" W
L3	63'	N 63° 42' 38" E
L4	372'	N 88° 08' 29" E
L5	604'	S 01° 54' 37" E
L6	637'	S 38° 42' 38" W
L7	200'	N 61° 17' 22" E
L8	2'	N 88° 42' 38" E
L9	60'	N 58° 42' 38" E
L10	107'	S 38° 42' 38" W
L11	66'	S 61° 07' 44" E
L12	69'	N 63° 14' 20" W
L13	66'	N 38° 58' 40" W
L14	69'	N 24° 29' 51" W
L15	107'	N 09° 06' 27" W
L16	69'	S 48° 24' 38" W
L17	69'	N 48° 32' 04" E
L18	63'	N 80° 16' 26" E
L19	135'	S 16° 23' 09" E
L20	60'	S 31° 02' 59" E
L21	106'	N 28° 37' 41" W

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	25'	30'	20'	S 05° 17' 22" E	38'
C2	25'	30'	20'	N 83° 42' 38" E	38'
C3	270'	60'	30'	S 60° 16' 59" W	60'
C4	25'	37'	23'	N 16° 59' 40" E	34'

A PRELIMINARY PLAT OF JORDAN RANCH SECTION FOURTEEN

BEING 9.1± ACRES OF LAND CONTAINING 39 LOTS AND ONE RESERVE IN TWO BLOCKS, OUT OF THE H. & T.C.O.R. CO. SURVEY, SECTION 106, A-261 FORT BEND COUNTY, TEXAS
OWNER: FORT BEND JORDAN RANCH LP.
PLANNER:



Land Planning Consultants
25001 Cinco Ranch Blvd, Suite 1250
Katy, Texas 77454
Tel 281-879-6340

SCALE 1" = 100'
0 50 100 200

JUNE 15, 2017
KGAJ 8004C

BGE KERRY R. GILBERT & ASSOCIATES

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

Consent Agenda – Item F

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Creek Falls Drive - Extension No.2 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Processed
 Returned for additional data

BY: X. Koyf DATE: 6-23-2017

Planning Commission Review

Approved
 Returned for additional data

CORRECTIONS HAVE BEEN MADE PER ENGINEER'S RECOMMENDATION

BY: SPM DATE: 7-7-17

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

Subdivision/Development Platting Application

Date: 06-15-2017 Date Received by the City of Fulshear: _____
 Subdivision: Creek Falls Dr. Ext No.2 Development: Cross Creek Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City _____ ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 2.06 Acres out of the A.G. Sharpless Survey A-322

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

Total Acreage: 2.06
 Number of Streets: 1
 Number of Lots: 0
 Number and Types of Reserves: 0
 Total Acres in Reserve: 0

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$525.75</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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

Kathryn Edwards Kathryn Edwards/ Planner June 23, 2017
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

June 29, 2017

Engineering Review

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

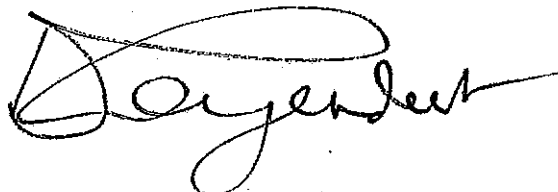
For Information only:

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.





KERRY R. GILBERT
& ASSOCIATES

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.

- 1) The arrow on the Vicinity Map does not point to this street location
Response: The arrow has been corrected.

- 2) 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,

A handwritten signature in blue ink that reads 'Kathryn Edwards'.

Kathryn Edwards

Enclosure

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

Consent Agenda – Item G

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Creek Falls at Cross Creek Ranch -Section 10/ Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Processed
 Returned for additional data

BY: K. Kopf DATE: 6-23-2017

Planning Commission Review

Approved
 Returned for additional data

APPROVED WITH THE STIPULATION THAT DAMON CREEK LN HAS A 60' R.O.W.

BY: A. Allen DATE: 7.7.17

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

Subdivision/Development Platting Application

Date: 06-23-2017 Date Received by the City of Fulshear: _____
 Subdivision: Creek Falls at Cross Creek Development: Cross Creek Ranch
 Ranch Sec 10

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City _____ ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 21.16 Acres out of the A.G. SHARPLESS SURVEY, A-322

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

Total Acreage: 21.16
 Number of Streets: 4
 Number of Lots: 74
 Number and Types of Reserves: 3 - Landscape/o.s.
 Total Acres in Reserve: 3.43

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$1023.50</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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

Kathryn Edwards
 SIGNATURE

Kathryn Edwards/ Planner

TYPED OR PRINTED NAME/TITLE

June 23, 2017

DATE

June 29, 2017

Engineering Review

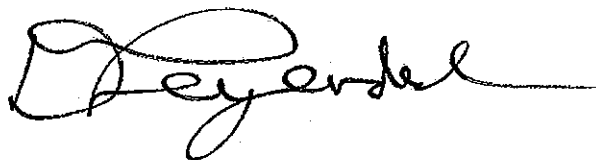
Preliminary Plat
Creek Falls at Cross Creek Ranch Section 10
City of Fulshear, Texas

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.
2. 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
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

Consent Agenda – Item H

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Creek Falls at Cross Creek Ranch - Section 11 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Processed
 Returned for additional data

BY: TC Kopf DATE: 6-23-2017

Planning Commission Review

Approved
 Returned for additional data

CORRECTIONS WILL BE MADE BEFORE FINAL PLAT IS SUBMITTED, PER ENGINEER'S COMMENTS.
BY: [Signature] DATE: 7.7.17

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

Subdivision/Development Platting Application

Date: 06-23-2017 Date Received by the City of Fulshear: _____
 Subdivision: Creek Falls at Cross Creek Development: Cross Creek Ranch
Ranch Sec 11

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City _____ ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 15.36 Acres out of the A.G. SHARPLESS SURVEY, A-322

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

Total Acreage: 15.36
 Number of Streets: 3
 Number of Lots: 69
 Number and Types of Reserves: 3 - Landscape/o.s.
 Total Acres in Reserve: 0.55

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$898.50 933.50</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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

Kathryn Edwards Kathryn Edwards/ Planner June 23, 2017
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

June 29, 2017

Engineering Review

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

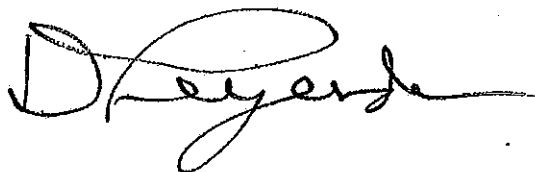
For Information only:

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.





KERRY R. GILBERT
& ASSOCIATES

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.

- 1) 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,

A handwritten signature in black ink that reads 'Kathryn Edwards'. The signature is written in a cursive, flowing style.

Kathryn Edwards

Enclosure

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

AGENDA OF:	July 18, 2017	AGENDA ITEM:	I
DATE SUBMITTED:	July 6, 2017	DEPARTMENT	Public Works
PREPARED BY:	Sharon Valiante Director of Public Works	PRESENTER:	Sharon Valiante, Director of Public Works
SUBJECT:	Infrastructure Acceptance and Conveyance – MUD 173 (the “District) – Streets, Water, Sanitary Sewer, & Storm		
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Street Acceptance- Creek Falls Drive Extension No. 1 2. Utility Conveyance and Security Agreement- Creek Falls Drive Extension No. 1 3. City Engineer’s Statement of Approval 		
EXPENDITURE REQUIRED:	N/A		
AMOUNT BUDGETED:	N/A		
FUNDING ACCOUNT:	N/A		
ADDITIONAL APPROPRIATION REQUIRED:	N/A		
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. <u>Water System –</u> | <u>\$ 63,783</u> |
| 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 §

WHEREAS, a plat for Fulbrook on Fulshear Creek Section Twelve has been recorded under Plat No. 20170031 in the Plat Records of Fort Bend County, Texas, and street(s) (and culvert facilities, if any) have been constructed within the land shown on such plat (collectively, the "Streets"); and

WHEREAS, the City of Fulshear, Texas (the "City"), desires to accept the Streets for operation and maintenance.

Now, Therefore, the City hereby accepts the Streets for operation and maintenance by the City.

CITY OF FULSHEAR, TEXAS

Mayor

ATTEST:

City Secretary

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the _____ day of _____, 2017, by _____ as Mayor of the City of Fulshear, Texas, on behalf of said City.

Notary Public, State of Texas

(NOTARY SEAL)

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 §

 This instrument was acknowledged before me on the ____ day of _____, 2017, by _____, as _____, and _____, as _____, of the Board of Directors of Fulshear Municipal Utility District No. 1 of Fort Bend County, a political subdivision of the State of Texas, on behalf of said political subdivision.

Notary Public, State 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 §

This instrument was acknowledged before me on the _____ day of _____, 2017, by _____ as Mayor of the City of Fulshear, Texas, on behalf of said City.

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 "Utility Agreement"). Pursuant to the Utility Agreement, Grantor is required to construct certain facilities (the "Facilities") 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.

GRANTOR:

**FULSHEAR MUNICIPAL UTILITY
DISTRICT NO. 1 OF FORT BEND COUNTY**

By: _____

Name: _____

Title: _____

ATTEST:

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was acknowledged before me this ____ day of _____ 2017, by _____ as _____, and _____ as _____, of FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1 OF FORT BEND COUNTY, a political subdivision of the State of Texas, on behalf of said political subdivision.

Notary Public, State of Texas

(PLACE NOTARY SEAL ABOVE)

This Special Warranty Deed is AGREED TO and ACCEPTED by Grantee on this
_____ day of _____, 2017.

GRANTEE:

CITY OF FULSHEAR, TEXAS

Jeff W. Roberts
Mayor

ATTEST:

Diana Gordon Offord
City Secretary

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me this _____ day of
_____ 2017, by Jeff W. Roberts, as Mayor, and Diana Gordon Offord, as City
Secretary, of the City of Fulshear, Texas, a home rule city of the State of Texas, on behalf
of said home rule city.

(NOTARY SEAL)

Notary Public, State of Texas

After recording, please return to:

Jeanette Harris

Allen Boone Humphries Robinson LLP

3200 Southwest Freeway, Suite 2600

Houston, Texas 77027

July 13, 2017

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

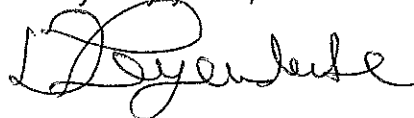
Re: Fulshear MUD No. 1
Fulbrook on Fulshear Creek Section 12
City of Fulshear, Texas

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
SUBJECT:	Infrastructure Acceptance and Conveyance – Fulshear MUD 1 (the “District) – Water, Sanitary Sewer, Lift Station, Drainage and Paving – Fulbrook on Fulshear Creek Section 12		
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Street Acceptance- Fulbrook on Fulshear Creek Section 12 2. Utility Conveyance and Security Agreement- Fulbrook on Fulshear Creek Section 12 3. Special Warranty Deed Lift Station Reserve E – Fulbrook on Fulshear Creek Section 12 4. City Engineer’s Statement of Approval 		
EXPENDITURE REQUIRED:	N/A		
AMOUNT BUDGETED:	N/A		
FUNDING ACCOUNT:	N/A		
ADDITIONAL APPROPRIATION REQUIRED:	N/A		
FUNDING ACCOUNT:	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, 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 §

WHEREAS, a plat for Fulbrook on Fulshear Creek Section Twelve has been recorded under Plat No. 20170031 in the Plat Records of Fort Bend County, Texas, and street(s) (and culvert facilities, if any) have been constructed within the land shown on such plat (collectively, the "Streets"); and

WHEREAS, the City of Fulshear, Texas (the "City"), desires to accept the Streets for operation and maintenance.

Now, Therefore, the City hereby accepts the Streets for operation and maintenance by the City.

CITY OF FULSHEAR, TEXAS

Mayor

ATTEST:

City Secretary

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the _____ day of _____, 2017, by _____ as Mayor of the City of Fulshear, Texas, on behalf of said City.

Notary Public, State of Texas

(NOTARY SEAL)

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 §

This instrument was acknowledged before me on the ____ day of _____, 2017, by _____, as _____, and _____, as _____, of the Board of Directors of Fulshear Municipal Utility District No. 1 of Fort Bend County, a political subdivision of the State of Texas, on behalf of said political subdivision.

Notary Public, State 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 §

This instrument was acknowledged before me on the _____ day of _____, 2017, by _____ as Mayor of the City of Fulshear, Texas, on behalf of said City.

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 "Utility Agreement"). Pursuant to the Utility Agreement, Grantor is required to construct certain facilities (the "Facilities") 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.

GRANTOR:

**FULSHEAR MUNICIPAL UTILITY
DISTRICT NO. 1 OF FORT BEND COUNTY**

By: _____

Name: _____

Title: _____

ATTEST:

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was acknowledged before me this ____ day of _____ 2017, by _____ as _____, and _____ as _____, of FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1 OF FORT BEND COUNTY, a political subdivision of the State of Texas, on behalf of said political subdivision.

Notary Public, State of Texas

(PLACE NOTARY SEAL ABOVE)

This Special Warranty Deed is AGREED TO and ACCEPTED by Grantee on this
_____ day of _____, 2017.

GRANTEE:

CITY OF FULSHEAR, TEXAS

Jeff W. Roberts
Mayor

ATTEST:

Diana Gordon Offord
City Secretary

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me this _____ day of
_____ 2017, by Jeff W. Roberts, as Mayor, and Diana Gordon Offord, as City
Secretary, of the City of Fulshear, Texas, a home rule city of the State of Texas, on behalf
of said home rule city.

(NOTARY SEAL)

Notary Public, State of Texas

After recording, please return to:

Jeanette Harris

Allen Boone Humphries Robinson LLP

3200 Southwest Freeway, Suite 2600

Houston, Texas 77027

July 13, 2017

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

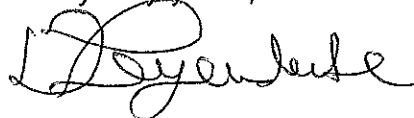
Re: Fulshear MUD No. 1
Fulbrook on Fulshear Creek Section 12
City of Fulshear, Texas

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
PREPARED BY:	Sharon Valiante Director of Public Works	PRESENTER:	Sharon Valiante, Director of Public Works
SUBJECT:	Plat Approval Extension for Final Plat for Tamarron Crossing Section 3 Street Dedication – Additional 12 months		
ATTACHMENTS:	<ol style="list-style-type: none"> 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.:			
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).



1904 W Grand Parkway N, Suite 100, Katy, Texas 77449
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386

June 14, 2017

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,

A handwritten signature in blue ink, appearing to read 'G.A. Freeman'.

Geoffrey A. Freeman
Platting Manager

GF/ab



1904 W Grand Parkway N, Suite 100, Katy, Texas 77449
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386

June 14, 2017

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

Re: 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,

A handwritten signature in blue ink, appearing to read 'GAF'.

Geoffrey A. Freeman
Platting Manager

GF/ab



1904 W Grand Parkway N, Suite 100, Katy, Texas 77449
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386

June 14, 2017

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,

A handwritten signature in blue ink, appearing to read 'GAF', written over a light blue horizontal line.

Geoffrey A. Freeman
Platting Manager

GF/ab



June 14, 2017

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,

A handwritten signature in blue ink, appearing to read 'G.A. Freeman'.

Geoffrey A. Freeman
Platting Manager

GF/ab



1904 W Grand Parkway N, Suite 100, Katy, Texas 77449
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386

June 14, 2017

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,

A handwritten signature in blue ink, appearing to read 'G. Freeman'.

Geoffrey A. Freeman
Platting Manager

GF/ab

FINAL PLAT OF TAMARRON SECTION 26

A SUBDIVISION OF 65.51 ACRES OF LAND SITUATED IN THE
JUDY WELLS SURVEY, ABSTRACT 339 AND
THE A.G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS,
70 LOTS 3 RESERVES (6.192 ACRES) 3 BLOCK
AUGUST 5, 2016 JOB NO. 1931-6029C

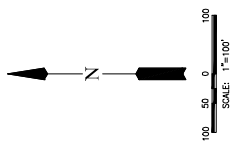
OWNERS:
D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED LIABILITY PARTNERSHIP
CHRIS LINDHORST, PRESIDENT
14100 SOUTHVIEW FREEMAN, SUITE 500, SUGAR LAND, TEXAS 77478
(281) 566-2100

ENGINEER:
LIA Engineering, Inc.
3203 Regent Drive
Suite 800
Houston, Texas 77042
Phone: 713.893.6200
Fax: 713.893.6208
T.E.P.A.L.S. Form No. 01/16/09

CHORD	RADIUS	DELTA	ARC	CHORD	CHORD BEARINGS
C1	195.000	100.000°	36.27	36.27	S 89.001° 0' E
C2	195.000	100.000°	36.27	36.27	S 89.001° 0' E
C3	475.000	114.007°	86.74	86.74	S 119.007° 0' E
C4	195.000	100.000°	36.27	36.27	S 89.001° 0' E
C5	195.000	100.000°	36.27	36.27	S 89.001° 0' E
C6	195.000	100.000°	36.27	36.27	S 89.001° 0' E
C7	195.000	100.000°	36.27	36.27	S 89.001° 0' E
C8	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C9	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C10	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C11	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C12	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C13	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C14	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C15	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C16	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C17	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C18	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C19	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C20	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C21	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C22	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C23	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C24	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C25	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C26	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C27	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C28	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C29	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C30	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C31	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C32	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C33	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C34	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C35	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C36	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C37	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C38	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C39	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C40	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C41	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C42	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C43	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C44	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C45	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C46	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C47	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C48	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C49	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C50	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C51	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C52	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C53	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C54	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C55	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C56	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C57	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C58	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C59	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C60	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C61	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C62	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C63	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C64	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C65	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C66	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C67	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C68	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C69	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C70	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C71	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C72	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C73	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C74	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C75	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C76	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C77	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C78	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C79	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C80	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C81	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C82	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C83	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C84	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C85	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C86	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C87	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C88	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C89	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C90	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C91	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C92	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C93	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C94	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C95	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C96	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C97	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C98	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C99	300.000	84.000°	54.81	49.38	N 49.379° 0' E
C100	300.000	84.000°	54.81	49.38	N 49.379° 0' E

LINE	BEARING	DISTANCE
L1	N 89.001° 0' E	36.27
L2	N 89.001° 0' E	36.27
L3	N 89.001° 0' E	36.27
L4	N 89.001° 0' E	36.27
L5	N 89.001° 0' E	36.27
L6	N 89.001° 0' E	36.27
L7	N 89.001° 0' E	36.27
L8	N 89.001° 0' E	36.27
L9	N 89.001° 0' E	36.27
L10	N 89.001° 0' E	36.27
L11	N 89.001° 0' E	36.27
L12	N 89.001° 0' E	36.27
L13	N 89.001° 0' E	36.27
L14	N 89.001° 0' E	36.27
L15	N 89.001° 0' E	36.27
L16	N 89.001° 0' E	36.27
L17	N 89.001° 0' E	36.27
L18	N 89.001° 0' E	36.27
L19	N 89.001° 0' E	36.27
L20	N 89.001° 0' E	36.27
L21	N 89.001° 0' E	36.27
L22	N 89.001° 0' E	36.27
L23	N 89.001° 0' E	36.27
L24	N 89.001° 0' E	36.27
L25	N 89.001° 0' E	36.27
L26	N 89.001° 0' E	36.27
L27	N 89.001° 0' E	36.27
L28	N 89.001° 0' E	36.27
L29	N 89.001° 0' E	36.27
L30	N 89.001° 0' E	36.27
L31	N 89.001° 0' E	36.27
L32	N 89.001° 0' E	36.27
L33	N 89.001° 0' E	36.27
L34	N 89.001° 0' E	36.27
L35	N 89.001° 0' E	36.27
L36	N 89.001° 0' E	36.27
L37	N 89.001° 0' E	36.27
L38	N 89.001° 0' E	36.27
L39	N 89.001° 0' E	36.27
L40	N 89.001° 0' E	36.27
L41	N 89.001° 0' E	36.27
L42	N 89.001° 0' E	36.27
L43	N 89.001° 0' E	36.27
L44	N 89.001° 0' E	36.27
L45	N 89.001° 0' E	36.27
L46	N 89.001° 0' E	36.27
L47	N 89.001° 0' E	36.27
L48	N 89.001° 0' E	36.27
L49	N 89.001° 0' E	36.27
L50	N 89.001° 0' E	36.27
L51	N 89.001° 0' E	36.27
L52	N 89.001° 0' E	36.27
L53	N 89.001° 0' E	36.27
L54	N 89.001° 0' E	36.27
L55	N 89.001° 0' E	36.27
L56	N 89.001° 0' E	36.27
L57	N 89.001° 0' E	36.27
L58	N 89.001° 0' E	36.27
L59	N 89.001° 0' E	36.27
L60	N 89.001° 0' E	36.27
L61	N 89.001° 0' E	36.27
L62	N 89.001° 0' E	36.27
L63	N 89.001° 0' E	36.27
L64	N 89.001° 0' E	36.27
L65	N 89.001° 0' E	36.27
L66	N 89.001° 0' E	36.27
L67	N 89.001° 0' E	36.27
L68	N 89.001° 0' E	36.27
L69	N 89.001° 0' E	36.27
L70	N 89.001° 0' E	36.27
L71	N 89.001° 0' E	36.27
L72	N 89.001° 0' E	36.27
L73	N 89.001° 0' E	36.27
L74	N 89.001° 0' E	36.27
L75	N 89.001° 0' E	36.27
L76	N 89.001° 0' E	36.27
L77	N 89.001° 0' E	36.27
L78	N 89.001° 0' E	36.27
L79	N 89.001° 0' E	36.27
L80	N 89.001° 0' E	36.27
L81	N 89.001° 0' E	36.27
L82	N 89.001° 0' E	36.27
L83	N 89.001° 0' E	36.27
L84	N 89.001° 0' E	36.27
L85	N 89.001° 0' E	36.27
L86	N 89.001° 0' E	36.27
L87	N 89.001° 0' E	36.27
L88	N 89.001° 0' E	36.27
L89	N 89.001° 0' E	36.27
L90	N 89.001° 0' E	36.27
L91	N 89.001° 0' E	36.27
L92	N 89.001° 0' E	36.27
L93	N 89.001° 0' E	36.27
L94	N 89.001° 0' E	36.27
L95	N 89.001° 0' E	36.27
L96	N 89.001° 0' E	36.27
L97	N 89.001° 0' E	36.27
L98	N 89.001° 0' E	36.27
L99	N 89.001° 0' E	36.27
L100	N 89.001° 0' E	36.27

RESERVE	ACREAGE	SOFT.	TYPE
A	6.192	286,675	RESTRICTED TO LANDSCAPE/VEGETATION
B	6.192	286,675	RESTRICTED TO LANDSCAPE/VEGETATION
C	6.192	19,252	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	18.576	582,602	



PRETHORN SEC. 17
PLAT NO. 20080156
F.B.C.O.P.R.

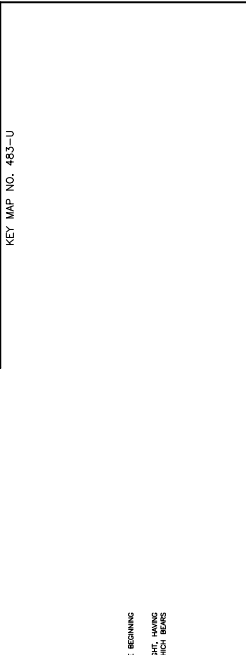
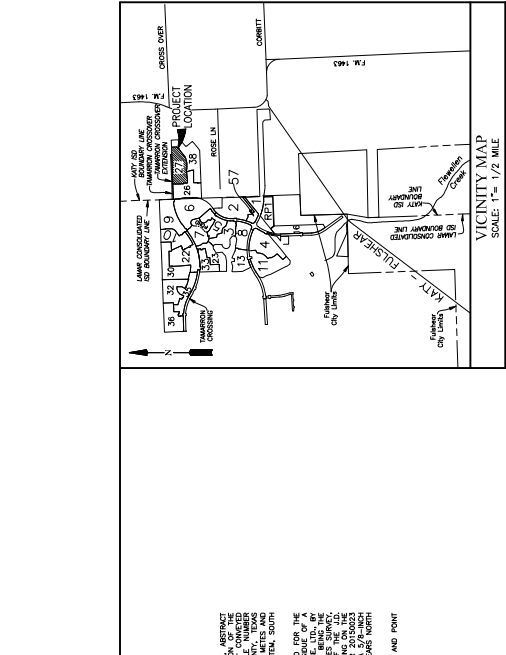
PRETHORN COMMUNITY
CALLED 1,980 ACRES
F.N. 200502661
F.B.C.O.P.R.

RESIDUE OF
CALLED 684.

PRELIMINARY PLAT OF TAMARRON SECTION 27 A SUBDIVISION OF 22,620 ACRES OF LAND SITUATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS. 94 LOTS 4 RESERVES (2,008 ACRES) 3 BLOCKS AUGUST 05, 2016

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

ENGINEER: LIA Engineering, Inc. 2023 Regent Drive Suite 800 Houston, Texas 77042 Phone: 713.655.6000 Fax: 713.655.2608 T&E P.L.S. Form No. 01/16/09



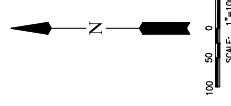
VICINITY MAP SCALE: 1" = 1/2 MILE KEY MAP NO. 483-U

BEING 22,620 ACRES OF LAND LOCATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS THE PROJECT DESCRIBED IN THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS, BEING AS FOLLOWS: ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83; ...

THENCE, NORTH 87° 54' 59" EAST, 1,648.1 FEET TO A POINT FOR CORNER; THENCE, SOUTH 02° 58' 21" EAST, 233.0 FEET TO A POINT FOR CORNER; THENCE, SOUTH 31° 43' 15" WEST, 114.3 FEET TO A POINT FOR CORNER; THENCE, SOUTH 74° 44' 11" WEST, 333.6 FEET TO A POINT FOR CORNER; ...

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2016. ...

WITNESSETH, I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED FOR RECORDATION IN MY OFFICE ON _____ OF AUGUST, 2016 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. ...

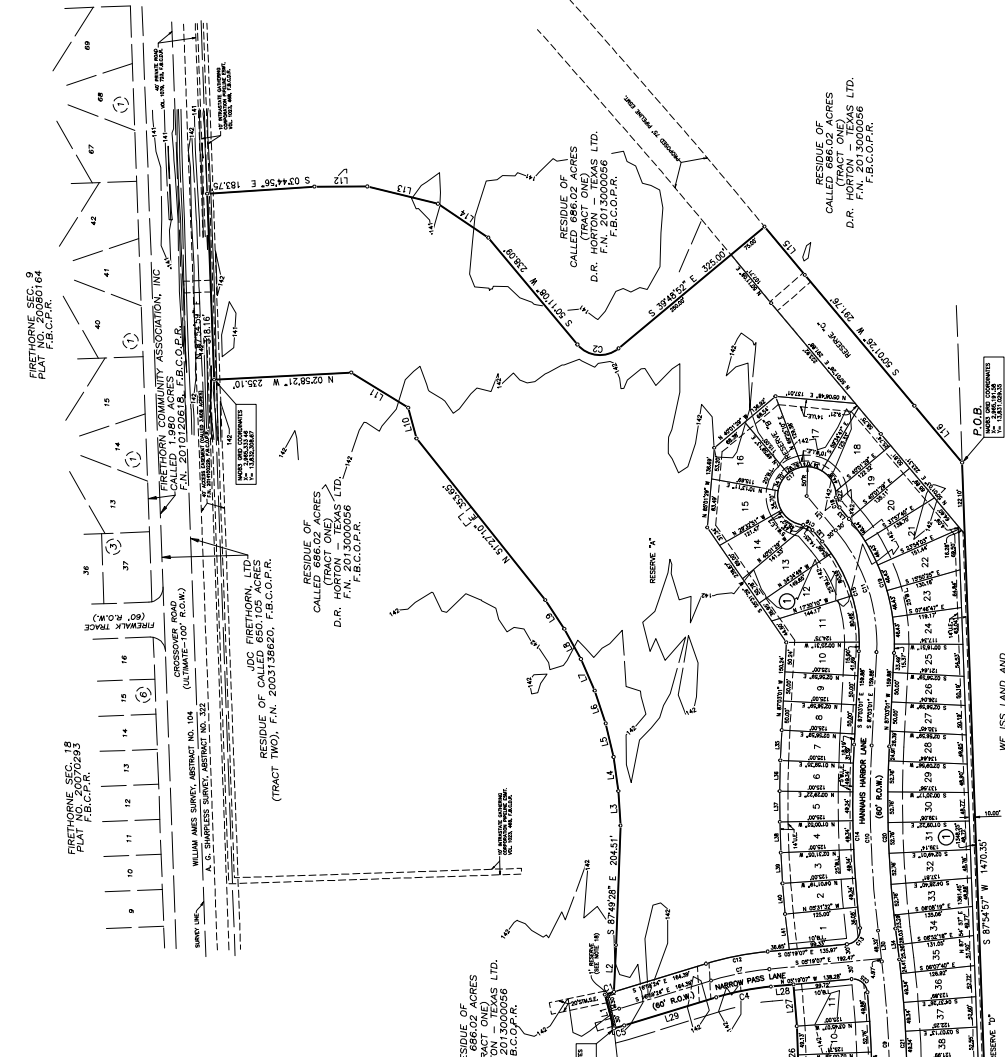


LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°52'52\"	1.0000
L2	S 89°52'52\"	1.0000
L3	N 89°52'52\"	1.0000
L4	S 89°52'52\"	1.0000
L5	N 89°52'52\"	1.0000
L6	S 89°52'52\"	1.0000
L7	N 89°52'52\"	1.0000
L8	S 89°52'52\"	1.0000
L9	N 89°52'52\"	1.0000
L10	S 89°52'52\"	1.0000
L11	N 89°52'52\"	1.0000
L12	S 89°52'52\"	1.0000
L13	N 89°52'52\"	1.0000
L14	S 89°52'52\"	1.0000
L15	N 89°52'52\"	1.0000
L16	S 89°52'52\"	1.0000
L17	N 89°52'52\"	1.0000
L18	S 89°52'52\"	1.0000
L19	N 89°52'52\"	1.0000
L20	S 89°52'52\"	1.0000
L21	N 89°52'52\"	1.0000
L22	S 89°52'52\"	1.0000
L23	N 89°52'52\"	1.0000
L24	S 89°52'52\"	1.0000
L25	N 89°52'52\"	1.0000
L26	S 89°52'52\"	1.0000
L27	N 89°52'52\"	1.0000
L28	S 89°52'52\"	1.0000
L29	N 89°52'52\"	1.0000
L30	S 89°52'52\"	1.0000
L31	N 89°52'52\"	1.0000
L32	S 89°52'52\"	1.0000
L33	N 89°52'52\"	1.0000
L34	S 89°52'52\"	1.0000
L35	N 89°52'52\"	1.0000
L36	S 89°52'52\"	1.0000
L37	N 89°52'52\"	1.0000
L38	S 89°52'52\"	1.0000
L39	N 89°52'52\"	1.0000
L40	S 89°52'52\"	1.0000
L41	N 89°52'52\"	1.0000
L42	S 89°52'52\"	1.0000
L43	N 89°52'52\"	1.0000
L44	S 89°52'52\"	1.0000
L45	N 89°52'52\"	1.0000
L46	S 89°52'52\"	1.0000
L47	N 89°52'52\"	1.0000
L48	S 89°52'52\"	1.0000
L49	N 89°52'52\"	1.0000
L50	S 89°52'52\"	1.0000
L51	N 89°52'52\"	1.0000
L52	S 89°52'52\"	1.0000
L53	N 89°52'52\"	1.0000
L54	S 89°52'52\"	1.0000
L55	N 89°52'52\"	1.0000
L56	S 89°52'52\"	1.0000
L57	N 89°52'52\"	1.0000
L58	S 89°52'52\"	1.0000
L59	N 89°52'52\"	1.0000
L60	S 89°52'52\"	1.0000
L61	N 89°52'52\"	1.0000
L62	S 89°52'52\"	1.0000
L63	N 89°52'52\"	1.0000
L64	S 89°52'52\"	1.0000
L65	N 89°52'52\"	1.0000
L66	S 89°52'52\"	1.0000
L67	N 89°52'52\"	1.0000
L68	S 89°52'52\"	1.0000
L69	N 89°52'52\"	1.0000
L70	S 89°52'52\"	1.0000
L71	N 89°52'52\"	1.0000
L72	S 89°52'52\"	1.0000
L73	N 89°52'52\"	1.0000
L74	S 89°52'52\"	1.0000
L75	N 89°52'52\"	1.0000
L76	S 89°52'52\"	1.0000
L77	N 89°52'52\"	1.0000
L78	S 89°52'52\"	1.0000
L79	N 89°52'52\"	1.0000
L80	S 89°52'52\"	1.0000
L81	N 89°52'52\"	1.0000
L82	S 89°52'52\"	1.0000
L83	N 89°52'52\"	1.0000
L84	S 89°52'52\"	1.0000
L85	N 89°52'52\"	1.0000
L86	S 89°52'52\"	1.0000
L87	N 89°52'52\"	1.0000
L88	S 89°52'52\"	1.0000
L89	N 89°52'52\"	1.0000
L90	S 89°52'52\"	1.0000
L91	N 89°52'52\"	1.0000
L92	S 89°52'52\"	1.0000
L93	N 89°52'52\"	1.0000
L94	S 89°52'52\"	1.0000
L95	N 89°52'52\"	1.0000
L96	S 89°52'52\"	1.0000
L97	N 89°52'52\"	1.0000
L98	S 89°52'52\"	1.0000
L99	N 89°52'52\"	1.0000
L100	S 89°52'52\"	1.0000

CURVE TABLE

CURVE	POINTS	BEARING	ARC	CHORD	CHORD BEARING
C1	1	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	2	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	3	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	4	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	5	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	6	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	7	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	8	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	9	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	10	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	11	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	12	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	13	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	14	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	15	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	16	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	17	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	18	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	19	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	20	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	21	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	22	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	23	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	24	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	25	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	26	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	27	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	28	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	29	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	30	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	31	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	32	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	33	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	34	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	35	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	36	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	37	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	38	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	39	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	40	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	41	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	42	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	43	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	44	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	45	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	46	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	47	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	48	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	49	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	50	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	51	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	52	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	53	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	54	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	55	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	56	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	57	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	58	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"
C1	59	N 89°52'52\"	1.0000	1.0000	N 89°52'52\"
C1	60	S 89°52'52\"	1.0000	1.0000	S 89°52'52\"



TAMARRON SECTION 26
 PLAT NO. 2006048221
 F.B.C.O.P.R.

TAMARRON SECTION 27
 PLAT NO. 2006048222
 F.B.C.O.P.R.

TAMARRON SECTION 28
 PLAT NO. 2006048223
 F.B.C.O.P.R.

TAMARRON SECTION 29
 PLAT NO. 2006048224
 F.B.C.O.P.R.

TAMARRON SECTION 30
 PLAT NO. 2006048225
 F.B.C.O.P.R.

TAMARRON SECTION 31
 PLAT NO. 2006048226
 F.B.C.O.P.R.

TAMARRON SECTION 32
 PLAT NO. 2006048227
 F.B.C.O.P.R.

TAMARRON SECTION 33
 PLAT NO. 2006048228
 F.B.C.O.P.R.

TAMARRON SECTION 34
 PLAT NO. 2006048229
 F.B.C.O.P.R.

TAMARRON SECTION 35
 PLAT NO. 2006048230
 F.B.C.O.P.R.

TAMARRON SECTION 36
 PLAT NO. 2006048231
 F.B.C.O.P.R.

TAMARRON SECTION 37
 PLAT NO. 2006048232
 F.B.C.O.P.R.

TAMARRON SECTION 38
 PLAT NO. 2006048233
 F.B.C.O.P.R.

TAMARRON SECTION 39
 PLAT NO. 2006048234
 F.B.C.O.P.R.

TAMARRON SECTION 40
 PLAT NO. 2006048235
 F.B.C.O.P.R.

TAMARRON SECTION 41
 PLAT NO. 2006048236
 F.B.C.O.P.R.

TAMARRON SECTION 42
 PLAT NO. 2006048237
 F.B.C.O.P.R.

TAMARRON SECTION 43
 PLAT NO. 2006048238
 F.B.C.O.P.R.

TAMARRON SECTION 44
 PLAT NO. 2006048239
 F.B.C.O.P.R.

TAMARRON SECTION 45
 PLAT NO. 2006048240
 F.B.C.O.P.R.

TAMARRON SECTION 46
 PLAT NO. 2006048241
 F.B.C.O.P.R.

TAMARRON SECTION 47
 PLAT NO. 2006048242
 F.B.C.O.P.R.

TAMARRON SECTION 48
 PLAT NO. 2006048243
 F.B.C.O.P.R.

TAMARRON SECTION 49
 PLAT NO. 2006048244
 F.B.C.O.P.R.

TAMARRON SECTION 50
 PLAT NO. 2006048245
 F.B.C.O.P.R.

TAMARRON SECTION 51
 PLAT NO. 2006048246
 F.B.C.O.P.R.

TAMARRON SECTION 52
 PLAT NO. 2006048247
 F.B.C.O.P.R.

TAMARRON SECTION 53
 PLAT NO. 2006048248
 F.B.C.O.P.R.

TAMARRON SECTION 54
 PLAT NO. 2006048249
 F.B.C.O.P.R.

TAMARRON SECTION 55
 PLAT NO. 2006048250
 F.B.C.O.P.R.

TAMARRON SECTION 56
 PLAT NO. 2006048251
 F.B.C.O.P.R.

TAMARRON SECTION 57
 PLAT NO. 2006048252
 F.B.C.O.P.R.

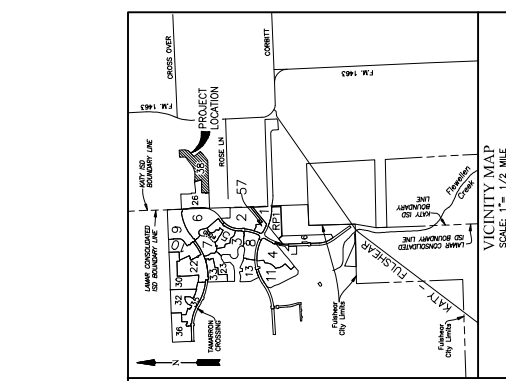
TAMARRON SECTION 58
 PLAT NO. 2006048253
 F.B.C.O.P.R.

TAMARRON SECTION 59
 PLAT NO. 2006048254
 F.B.C.O.P.R.

TAMARRON SECTION 60
 PLAT NO. 2006048255
 F.B.C.O.P.R.

RESERVE TABLE

RESERVE	ACREAGE	SQ.F.T.	TYPE
A	13.405	587,244	RESTRICTED TO BENTONVILLE
B	4.089	176,808	RESTRICTED TO OPEN SPACE/PARKLINE
C	0.889	38,506	RESTRICTED TO OPEN SPACE/PARKLINE
D	0.311	13,348	RESTRICTED TO OPEN SPACE
TOTAL	14.694	860,104	



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

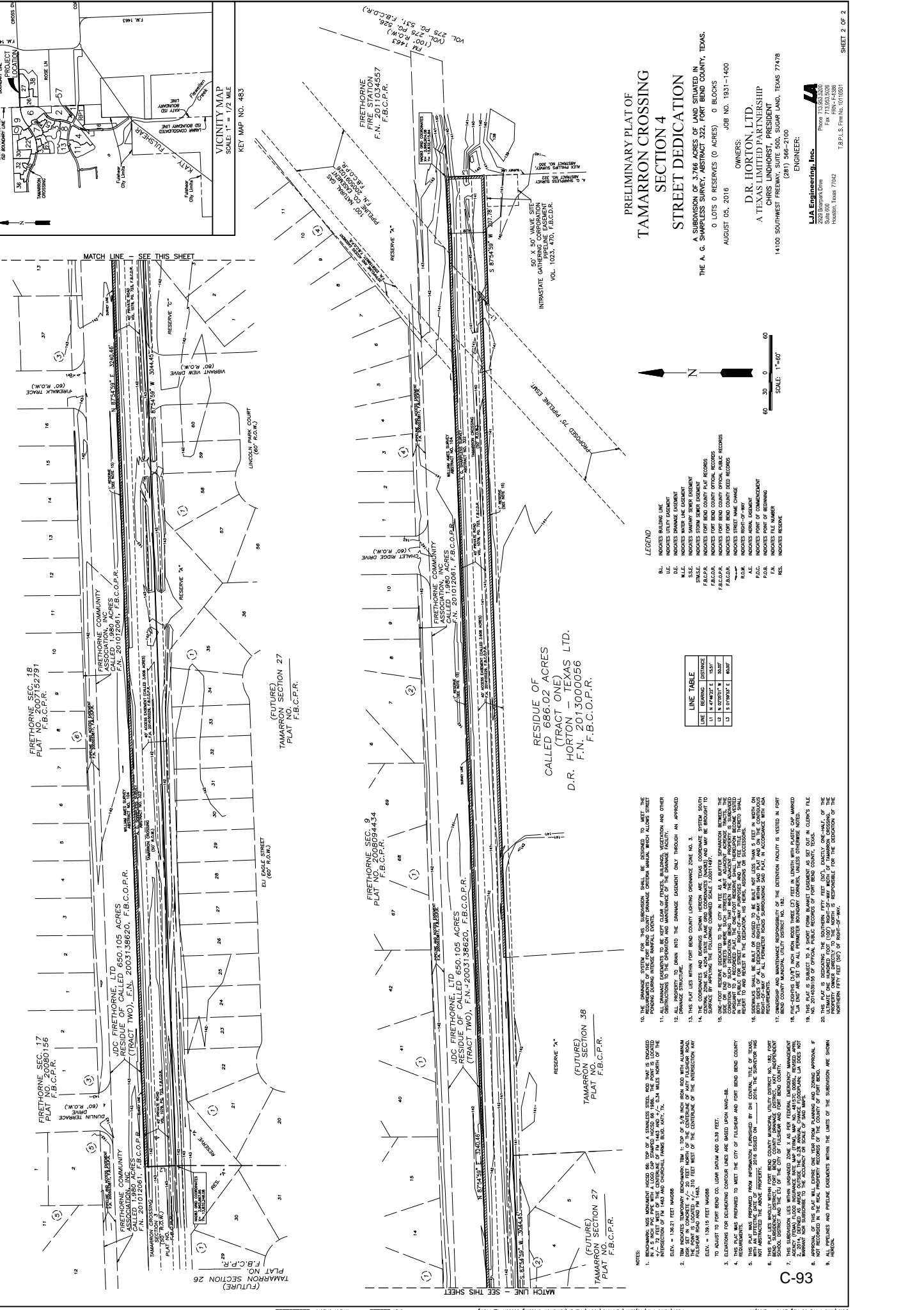
LEGEND

- BL. INDICATES BOUNDARY LINE
- DL. INDICATES DRAINAGE ELEVATION
- W.L.E. INDICATES WATER LINE ELEVATION
- S.L.E. INDICATES SHOWER LINE ELEVATION
- F.A.C.A.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.A.C.A.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.A.C.A.R. INDICATES FORT BEND COUNTY DEED RECORDS
- F.A.C.A.R. INDICATES FORT BEND COUNTY DEED RECORDS
- INDICATES STREET NAME CHANGE
- INDICATES RIGHT-OF-WAY
- INDICATES POINT OF COMMENCEMENT
- INDICATES POINT OF BEGINNING
- INDICATES FILE NUMBER
- INDICATES NUMBER

FINAL PLAT OF
TAMARRON SECTION 38
 A SUBDIVISION OF 26.802 ACRES OF LAND SITUATED IN THE
 A.C. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.
 58 LOTS 4 RESERVES (14,924 ACRES) 2 BLOCKS
 AUGUST 05, 2016 JOB NO. 1931-6038

OWNERS:
 D.R. HORTON-TEXAS, LTD.
 A TEXAS LIMITED PARTNERSHIP
 CHRIS UNDHORST, PRESIDENT
 (281) 566-2100

ENGINEER:
LIA Engineering, Inc.
 Suite 600
 Houston, Texas 77042
 Phone: 713.655.6000
 Fax: 713.655.6006
 T.E.P.A.L.S. Form No. 0116099



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

PRELIMINARY PLAT OF
 TAMARRON CROSSING
 SECTION 4
 STREET DEDICATION

A SUBDIVISION OF 3,765 ACRES OF LAND SITUATED IN
 THE A. G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.
 0 LOTS 0 RESERVES (0 ACRES) 0 BLOCKS
 AUGUST 05, 2016
 JOB NO. 1931-1-1400

OWNERS:
 DR. HORTON, LTD.
 A TEXAS LIMITED PARTNERSHIP
 CHRIS LIMDORST, PRESIDENT
 14100 SOUTHWEST PREVIEW BLVD. SUITE 500, SUGAR LAND, TEXAS 77478
 (281) 280-0000
 ENGINEER:
 LJA Engineering, Inc.
 2928 Briarham Drive
 Houston, Texas 77042
 Phone 713.933.2200
 Fax 713.933.4388
 E-mail lja@ljaeng.com
 T.E.P.L.S. Firm No. 1011601

LEGEND
 BL. INDICATES BUILDING LINE
 DASHED LINE INDICATES UTILITY EASEMENT
 DASHED LINE WITH 'X' INDICATES WATER LINE EASEMENT
 DASHED LINE WITH 'S' INDICATES SANITARY SEWER EASEMENT
 DASHED LINE WITH 'E' INDICATES EARTHQUAKE EASEMENT
 DASHED LINE WITH 'F' INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 DASHED LINE WITH 'R' INDICATES FORT BEND COUNTY DEED RECORDS
 DASHED LINE WITH 'C' INDICATES COUNCILMAN'S CORNER
 DASHED LINE WITH 'M' INDICATES MORN DOCUMENT
 DASHED LINE WITH 'P' INDICATES PORT OF COMMERCE
 DASHED LINE WITH 'F.N.' INDICATES FILE NUMBER
 DASHED LINE WITH 'REL.' INDICATES RESERVE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 4°42'37" E	15.51
L2	N 87°02'57" E	50.07
L3	E 2°02'57" E	1.00

NOTES:
 1. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE ORDINANCE WHICH ALLOWS STREET DRAINAGE TO BE USED FOR DRAINAGE OF THE SUBDIVISION.
 2. ALL DRAINAGE EXHIBITS TO BE KEPT CLEAR OF SPICES, BALUNES, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 3. DRAINAGE STRUCTURES SHALL BE BUILT ON THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED EASEMENT.
 4. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH ZONE 14N, NAD 83, UTM ZONE 16Q, UTM EASEMENT AND WILL BE BROUGHT TO THE SURFACE BY THE FOLLOWING COORDINATE SCALE: 1:10000.
 5. ONE FOOT RESERVE DEDICATED TO THE CITY IN THE EASE AS A BUFFER SEPARATION BETWEEN THE COORDINATE SYSTEM AND THE PROPERTY LINE. THE PROPERTY LINE SHALL BE DEDICATED TO THE CITY IN THE EASE AS A BUFFER SEPARATION BETWEEN THE COORDINATE SYSTEM AND THE PROPERTY LINE.
 6. EASEMENTS SHALL BE BUILT OR CAGED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON EACH SIDE OF THE EASEMENT.
 7. THE EASEMENTS SHALL BE BUILT OR CAGED TO BE BUILT IN ACCORDANCE WITH ALL REQUIREMENTS OF ALL APPLICABLE ORDINANCES AND PLAT IN ACCORDANCE WITH ALL REQUIREMENTS.
 8. THE CITY OF FORT BEND COUNTY HAS REVIEWED AND APPROVED THIS PLAT IN ACCORDANCE WITH ALL REQUIREMENTS OF ALL APPLICABLE ORDINANCES AND PLAT IN ACCORDANCE WITH ALL REQUIREMENTS.
 9. THE CITY OF FORT BEND COUNTY HAS REVIEWED AND APPROVED THIS PLAT IN ACCORDANCE WITH ALL REQUIREMENTS OF ALL APPLICABLE ORDINANCES AND PLAT IN ACCORDANCE WITH ALL REQUIREMENTS.
 10. THE CITY OF FORT BEND COUNTY HAS REVIEWED AND APPROVED THIS PLAT IN ACCORDANCE WITH ALL REQUIREMENTS OF ALL APPLICABLE ORDINANCES AND PLAT IN ACCORDANCE WITH ALL REQUIREMENTS.
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 18. THE CITY OF FORT BEND COUNTY HAS REVIEWED AND APPROVED THIS PLAT IN ACCORDANCE WITH ALL REQUIREMENTS OF ALL APPLICABLE ORDINANCES AND PLAT IN ACCORDANCE WITH ALL REQUIREMENTS.
 19. THE CITY OF FORT BEND COUNTY HAS REVIEWED AND APPROVED THIS PLAT IN ACCORDANCE WITH ALL REQUIREMENTS OF ALL APPLICABLE ORDINANCES AND PLAT IN ACCORDANCE WITH ALL REQUIREMENTS.
 20. THE CITY OF FORT BEND COUNTY HAS REVIEWED AND APPROVED THIS PLAT IN ACCORDANCE WITH ALL REQUIREMENTS OF ALL APPLICABLE ORDINANCES AND PLAT IN ACCORDANCE WITH ALL REQUIREMENTS.

RESERVE *A*
 (FUTURE)
 TAMARRON SECTION 27
 PLAT NO. F.B.C.O.P.R.

RESERVE *A*
 (FUTURE)
 TAMARRON SECTION 38
 PLAT NO. F.B.C.O.P.R.

RESERVE *A*
 (FUTURE)
 TAMARRON SECTION 26
 PLAT NO. F.B.C.O.P.R.

RESERVE *A*
 (FUTURE)
 TAMARRON SECTION 27
 PLAT NO. F.B.C.O.P.R.

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 (FUTURE)
 TAMARRON SECTION 27
 PLAT NO. F.B.C.O.P.R.

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 (FUTURE)
 TAMARRON SECTION 27
 PLAT NO. F.B.C.O.P.R.

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 (FUTURE)
 TAMARRON SECTION 27
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 (FUTURE)
 TAMARRON SECTION 27
 PLAT NO. F.B.C.O.P.R.

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 (FUTURE)
 TAMARRON SECTION 27
 PLAT NO. F.B.C.O.P.R.

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 (FUTURE)
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 PLAT NO. F.B.C.O.P.R.

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 (FUTURE)
 TAMARRON SECTION 27
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 (FUTURE)
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 PLAT NO. F.B.C.O.P.R.

RESERVE *A*
 (FUTURE)
 TAMARRON SECTION 27
 PLAT NO. F.B.C.O.P.R.



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

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

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

WWW.FULSHEARTEXAS.GOV

CITY COUNCIL:

MAYOR: Jeff Roberts

MAYOR PRO-TEM: Erin Tristan

COUNCIL MEMBER: Stephen Gill

COUNCIL MEMBER: Tricia Krenek

COUNCIL MEMBER: James Murdoch

COUNCIL MEMBER: Ramona Ridge

STAFF:

CITY MANAGER: C.J. Snipes

CITY SECRETARY: D. Gordon Offord

CITY ATTORNEY: J. Grady Randle

REGULAR CITY COUNCIL 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
- I. 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

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.:

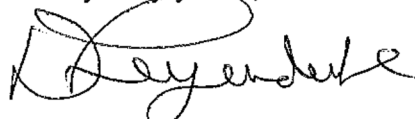
The Engineer, LJA Engineering, for the Tamarron Subdivision has requested a 12-month plat approval extension for the following plats:

- 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