CONSENT ITEMS



CITY OF FULSHEAR Finance Department

PO Box 279 / 29378 McKinnon, Suite A Fulshear, Texas 77441 www.fulsheartexas.gov

MEMORANDUM

To: Mayor and City Councilmembers From: Wes Vela, Chief Financial Officer

Date: December 5, 2017

Subject: Monthly Financial Report

Attached you will find the General Fund monthly financial report for the period ended November 30, 2017. This report represents the activity for two (2) months or 16% of the fiscal year for which the total revenues are reported at 4% of budget and total expenditures are reported at 11%.

	Nov-16	Nov-17
Revenues:	•	
Tax	3.45%	1.55%
License-Permit Revenue	15.84%	12.04%
Grant Revenue	0.00%	2.08%
Service Revenue	15.50%	10.43%
Fines-Forfeitures Revenue	11.37%	19.26%
Interest Earned	50.35%	12.56%
Other Revenue	36.00%	-4.54%
Total	7.65%	4.14%
Expenditures:		
Administration	7.80%	13.46%
Municipal Court	12.22%	13.35%
Finance	3.93%	5.70%
Utility Services	17.73%	8.96%
Economic Development	7.30%	11.77%
Communications	0.00%	0.00%
Police	16.24%	16.81%
Emergency Management	2.36%	1.15%
Code Enforcement	0.00%	9.00%
Planning & Development	5.49%	6.52%
Builder Services	10.16%	12.01%
General Facilities	21.54%	6.54%
Public Works & Maint	13.57%	15.75%
Street Department	11.86%	3.18%
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Total	11.13%	11.02%

If you have any questions, please don't hesitate to call me at 281.346.8805.

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
'ENUE SUMMARY					
'AX .ICENSE-PERMIT REVENUE :RANT REVENUE :ERVICE REVENUE 'INES-FORFIETURES REVENUE NTEREST EARNED	3,647,013.00 1,807,900.00 183,000.00 1,516,475.00 150,700.00 40,002.00	50,846.30 118,115.50 0.00 115,553.68 15,458.42 3,230.87	56,431.71 217,673.10 0.00 158,155.11 29,024.32 5,025.11	1.55 12.04 0.00 10.43 19.26 12.56	3,590,581.29 1,590,226.90 183,000.00 1,358,319.89 121,675.68 34,976.89
THER REVENUE 'AL REVENUES	1,870,961.00 (9,216,051.00	87,108.92) (216,095.85	84,877.38) 381,431.97	4.14	1,955,838.38 8,834,619.03
ENDITURE SUMMARY	=======================================				
dministration unicipal Court inance tility Services conomic Development ommunications olice Dept mergency Management ode Enforcement lanning & Development uilder Services eneral Facilities ublic Works & Maint treets	1,466,038.00 190,560.00 1,445,108.00 935,970.00 301,300.00 70,100.00 2,149,125.00 147,520.00 88,100.00 536,670.00 685,518.00 459,130.00 395,784.00	122,093.76 12,385.64 22,257.47 12,121.01 17,755.99 0.00 159,158.21 29.41 3,944.42 10,198.70 41,090.05 10,224.99 28,279.96	197,280.85 25,430.80 82,325.32 83,861.55 35,457.78 0.00 361,327.97 1,694.50 7,932.70 34,965.52 82,303.17 30,034.16 62,317.87	13.46 13.35 5.70 8.96 11.77 0.00 16.81 1.15 9.00 6.52 12.01 6.54 15.75	1,268,757.15 165,129.20 1,362,782.68 852,108.45 265,842.22 70,100.00 1,787,797.03 145,825.50 80,167.30 501,704.48 603,214.83 429,095.84 333,466.13
AL EXPENDITURES	345,000.00 9,215,923.00	3,624.95 443,164.56	10,959.11	3.18	334,040.89 8,200,031.70
ENUES OVER/(UNDER) EXPENDITURES	128.00 (227,068.71)(634,459.33)		634,587.33

ENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
-41101 Property Tax - Current Year	2,226,613.00	1,434.61	1,434.61	0.06	2,225,178.39
-41102 Property Tax - Deliquent	25,000.00 (173.11)	190.70	0.76	24,809.30
-41103 Property Tax - Penlty & Intrst	10,000.00	64.61	171.07	1.71	9,828.93
-41301 Sales & Use Tax Revenue	806,400.00 (3,578.30)(0.44-	809,978.30
-41302 Mixed Beverage Tax	20,000.00	0.00	0.00	0.00	20,000.00
-41501 Franchise Revenue - Electrical	350,000.00	33,307.09	33,307.09	9.52	316,692.91
-41503 Franchise Revenue - Telecomm	18,000.00	4,828.77	4,828.77	26.83	13,171.23
-41504 Franchise Revenue - Cable TV	108,000.00	0.00	0.00	0.00	108,000.00
41506 Franchise Revenue - Gas	14,000.00	6,832.70	6,832.70	48.81	7,167.30
-41507 Credit Card Fees	43,000.00	5,205.25	10,320.39	24.00	32,679.61
-41508 Franchise Revenue -Solid Waste	26,000.00	2,924.68	2,924.68	11.25	23,075.32
OTAL TAX	3,647,013.00	50,846.30	56,431.71	1.55	3,590,581.29
NSE-PERMIT REVENUE					
42002 Registration - HVAC	8,000.00	0.00	800.00	10.00	7,200.00
42003 Registration - Bldg Contractor	35,000.00	1,600.00	3,800.00	10.86	31,200.00
42004 Registration - Irrigation	1,200.00	0.00	537.53	44.79	662.47
42201 Permit - Electrical	0.00	0.00	95.00	0.00 (
42202 Permit - HVAC	43,000.00	2,675.00	7,090.00	16.49	35,910.00
42203 Permit - Bldg Contractor	980,000.00	58,465.50	101,795.57	10.39	878,204.43
42204 Permit - Plumbing	65,000.00	3,880.00	12,780.00	19.66	52,220.00
42205 Permit - Solicitation	100.00	0.00	0.00	0.00	100.00
42207 Permit - Moving & Demolition	100.00	0.00	135.00 525.00	135.00 (17.50	35.00) 2,475.00
42208 Permit - Sign	3,000.00	75.00	620.00	41.33	2,475.00 880.00
42209 Permit - Banner	1,500.00 40,000.00	220.00 2,075.00	5,540.00	13.85	34,460.00
42210 Permit - Alarm	1,000.00	0.00	0.00	0.00	1,000.00
42300 Liquor License 42700 Inspection Fees	630,000.00	49,125.00	83,955.00	13.33	546,045.00
OTAL LICENSE-PERMIT REVENUE	1,807,900.00	118,115.50	217,673.10	12.04	1,590,226.90
O DEVENUE					
T REVENUE 43100 Grant Rev - Capital Projects	149,000.00	0.00	0.00	0.00	149,000.00
43101 GRANTS - POLICE	19,000.00	0.00	0.00	0.00	19,000.00
43102 DEA Overtime Reimbursement	15,000.00	0.00	0.00	0.00	15,000.00
OTAL GRANT REVENUE	183,000.00	0.00	0.00	0.00	183,000.00
ICE DEVENUE					
ICE REVENUE 44000 Refund Revenue	175.00	0.00	0.00	0.00	175.00
44000 Refund Revenue 44001 NSF Fees	100.00	0.00	140.00	140.00 (
44010 Plat Review Fees	500.00	100.00	100.00	20.00	400.00
44010 Plan Review Fees	410,000.00	25,798.50	45,454.03	11.09	364,545.97
44100 Subdivision - Plat Fees	60,000.00	5,352.38	7,081.63	11.80	52,918.37
44101 Subdiv. Infrustructure 1% Fee	220,000.00	14,048.00	48,483.19	22.04	171,516.81
44103 Commercial Plat Fees	6,500.00	655.00	655.00	10.08	5,845.00
44500 Penalties	1,200.00	1,144.16	1,122.36	93.53	77.64
44503 Sanitation Revenue	702,000.00	58,265.59	46,917.02	6.68	655,082.98
44504 Recycle Revenue	116,000.00	10,190.05	8,201.88	7.07	107,798.12
OTAL SERVICE REVENUE	1,516,475.00	115,553.68	158,155.11	10.43	1,358,319.89

'ENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
JES-FORFIETURES REVENUE				*	
)-45001 Court Fines & Forfeitures	50,000.00	4,466.90	7,870.07	15.74	42,129.93
I-45002 Court Fees	60,000.00	5,508.13	9,698.52	16.16	50,301.48
1-45003 Court Deferred Dispositions	40,000.00	4,556.80	9,705.30	24.26	30,294.70
-45004 Court Building Security Fund	0.00	355.51	643.81	0.00	(643.81)
1-45005 Court Technology Fund	0.00	474.02	858.42	0.00	(858.42)
-45007 Court Time Payment Fees Local	0.00	25.00	117.71	0.00	(117.71
-45011 Court-City Justice Fee	700.00	72.06	130.49	18.64	569.51
TOTAL FINES-FORFIETURES REVENUE	150,700.00	15,458.42	29,024.32	19.26	121,675.68
'EREST EARNED					
-46000 Interest Revenue	40,000.00	3,230.27	5,023.90	12.56	34,976.10
-46001 PEG ACCT. INTEREST	2.00	0.60	1.21	60.50	0.79
TOTAL INTEREST EARNED	40,002.00	3,230.87	5,025.11	12.56	34,976.89
ER REVENUE					
-49100 Candidate Filing Fee	200.00	0.00	0.00	0.00	200.00
-49101 Legal Devlpmnt Reimbursement	40,000.00	0.00	0.00	0.00	40,000.00
-49103 Suspense - Bank Corrections	0.00 (88,884.05)(88,131.80)	0.00	88,131.80
-49150 Sale of Assets	500.00	0.00	0.00	0.00	500.00
-49200 Miscellaneous Revenue	0.00	313.63	314.81	0.00	314.81
-49215 Cash Long-Short	0.00 (5.00)(6.00)	0.00	6.00
-49250 Open Records Revenue	500.00	43.91	103.02	20.60	396.98
-49530 XFER IN - C/P FUND - 300	195,000.00	0.00	0.00	0.00	195,000.00
-49550 XFER IN - COF UTLTY FUND 500	193,254.00	0.00	0.00	0.00	193,254.00
-49555 XFER IN - CCR UTLTY FUND 550	895,321.00	0.00	0.00	0.00	895,321.00
-49560 XFER IN - 4/A EDC FUND 600	151,648.00	0.00	0.00	0.00	151,648.00
-49561 XFER IN - 4/A PROJECT FUND 601	91,175.00	0.00	0.00	0.00	91,175.00
-49562 Xfer In - 4/A Comm Events	24,420.00	0.00	0.00	0.00	24,420.00
-49570 XFER IN - 4/B EDC FUND 700	151,648.00	0.00	0.00	0.00	151,648.00
-49571 XFER IN - 4/B PROJECT FUND 701	91,175.00	0.00	0.00	0.00	91,175.00
-49572 Xfer In - 4/B Comm Events	24,420.00	0.00	0.00	0.00	24,420.00
-49700 Comm Center -FTB Seniors	0.00	105.09	105.09	0.00 (105.09)
-49701 Community Center - Rental	11,350.00	1,067.50	2,237.50	19.71	9,112.50
-49702 Community Center - Security	350.00	0.00	0.00	0.00	350.00
-49704 Community Center - Cleaning	0.00	250.00	500.00	0.00 (500.00)
FOTAL OTHER REVENUE	1,870,961.00 (87,108.92)(84,877.38)	4.54-	1,955,838.38
AL REVENUE	9,216,051.00	216,095.85	381,431.97	4.14	8,834,619.03

'ARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
inistration					
SONNEL COSTS					
-5-120-5210-00 Salaries	304,050.00	26,520.64	62,681.10	20.62	241,368.90
-5-120-5210-01 Wages	117,684.00	7,515.20	15,075.85	12.81	102,608.15
-5-120-5210-02 Overtime	2,000.00	0.00	0.00	0.00	2,000.00
-5-120-5210-03 Auto Allowance	4,800.00	449.24	818.48	17.05	3,981.52
-5-120-5216-01 Mayor Compensation	9,600.00	800.00	1,600.00	16.67	8,000.00
-5-120-5216-02 Elected Officials Pay	18,000.00	1,740.00	3,540.00	19.67	14,460.00
-5-120-5230-00 Payroll Tax Expense	32,263.00	3,850.90	7,690.54	23.84	24,572.46
-5-120-5235-00 Employee Health Benefits	43,656.00	4,370.13	8,740.26	20.02	34,915.74
-5-120-5238-00 Retirement Contribution	31,028.00	1,964.14	4,476.22	14.43	26,551.78
-5-120-5239-00 Worker's Compensation	1,017.00	0.00	2,190.00	215.34 (1,173.00)
-5-120-5240-00 Unemployment	950.00	0.00	0.00	0.00	950.00
TOTAL PERSONNEL COSTS	565,048.00	47,210.25	106,812.45	18.90	458,235.55
PLIES					
-5-120-5311-00 Supplies	15,825.00	535.38	846.80	5.35	14,978.20
-5-120-5314-00 Publications/Ref Material	2,500.00	0.00	48.50	1.94	2,451.50
-5-120-5315-00 Postage	5,500.00	34.15	725.65	13.19	4,774.35
-5-120-5316-00 Minor Tools & Equipment	7,500.00	0.00	0.00	0.00	7,500.00
-5-120-5317-00 Commemoratives	2,500.00	0.00	0.00	0.00	2,500.00
-5-120-5326-00 Uniforms/Shirts	2,500.00	0.00	0.00	0.00	2,500.00
-5-120-5363-00 Fuel/Oil Expense	2,500.00	58.34	58.34	2.33	2,441.66
-5-120-5363-01 Auto Repair/Maintenance	2,500.00	0.00	0.00	0.00	2,500.00
-5-120-5381-00 Meeting Expenses	5,000.00	200.33	365.33	7.31	4,634.67
-5-120-5381-05 Staff Relations	5,500.00	797.00	797.00	14.49	4,703.00
-5-120-5382-00 Grants - Economic Development	50,000.00	0.00	0.00	0.00	50,000.00
-5-120-5382-01 Grants - HGAC Livable Centers	38,500.00	0.00	0.00	0.00	38,500.00
TOTAL SUPPLIES	140,325.00	1,625.20	2,841.62	2.03	137,483.38
FRACTUAL					
-5-120-5411-00 Prof. Services - Legal	400,000.00	61,212.72	61,212.72	15.30	338,787.28
-5-120-5411-02 Prof. Services-Legal-LCISD	1,000.00	0.00	0.00	0.00	1,000.00
-5-120-5411-10 Prof. Services - Consulting	100,000.00	419.69	474.30	0.47	99,525.70
-5-120-5414-02 Keep Fulshear Beautiful	5,500.00	1,846.83	1,846.83	33.58	3,653.17
-5-120-5414-03 Community Events	48,840.00	7,493.25	7,529.25	15.42	41,310.75
-5-120-5424-00 Elections	5,000.00	0.00	0.00	0.00	5,000.00
-5-120-5434-00 Telecommunications	7,000.00	369.96	369.96	5.29	6,630.04
-5-120-5461-04 Codification	6,500.00	0.00	10,562.17	162.49 (4,062.17)
-5-120-5467-00 Drug Screenings/Evaluations	1,200.00	0.00	0.00	0.00	1,200.00
-5-120-5468-01 Railroad Pipeline Rental	600.00	0.00	0.00	0.00	600.00
-5-120-5469-01 Equipment Rental	6,500.00	476.11	952.22	14.65	5,547.78
COTAL CONTRACTUAL	582,140.00	71,818.56	82,947.45	14.25	499,192.55

'ARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
IER CHARGES					
1-5-120-5515-00 Advertising	1,500.00	0.00	0.00	0.00	1,500.00
1-5-120-5520-00 Printing	650.00	0.00	0.00	0.00	650.00
1-5-120-5526-00 Public Notices	5,000.00	0.00	324.79	6.50	4,675.21
I-5-120-5526-01 County Recording Fees	3,500.00	0.00	0.00	0.00	3,500.00
-5-120-5526-05 Open Records Expenses	4,250.00	0.00	0.00	0.00	4,250.00
-5-120-5527-00 Dues & Memberships	8,500.00	855.00	1,379.97	16.23	7,120.03
-5-120-5528-00 Travel & Training	22,000.00	581.53	1,397.84	6.35	20,602.16
-5-120-5529-00 Miscellaneous Expenses	0.00	3.22	3.22	0.00 (3.22)
-5-120-5530-00 Contingency - Merit Adjustment	•	0.00	0.00	0.00	35,000.00
-5-120-5540-02 Software Maintenance	0.00	0.00	1,573.51	0.00 (
-5-120-5599-00 Vehicle Replacement Fee	3,125.00	0.00	0.00	0.00	3,125.00
TOTAL OTHER CHARGES	83,525.00	1,439.75	4,679.33	5.60	78,845.67
ITAL OUTLAY					
NSFERS					
-5-120-5900-51 XFER OUT - COF CP Fund 501	95,000.00	0.00	0.00	0.00	95,000.00
TOTAL TRANSFERS	95,000.00	0.00	0.00	0.00	95,000.00
TAL Administration	1,466,038.00	122,093.76	197,280.85	13.46	1,268,757.15
icipal Court					
SONNEL COSTS					
-5-140~5210-00 Salaries	56,228.00	4,433.34	8,866.68	15.77	47,361.32
-5-140-5210-01 Wages	37,482.00	3,005.60	5,045.60	13.77	*
-5-140-5210-02 Overtime	1,000.00	0.00	0.00	0.00	32,436.40 1,000.00
-5-140-5230-00 Payroll Tax Expense	7,169.00	733.90	1,053.90	14.70	6,115.10
-5-140-5235-00 Employee Health Benefits	17,463.00	1,454.50	2,909.00	16.66	14,554.00
-5-140-5238-00 Retirement Contribution	7,237.00	413.62	773.55	10.69	6,463.45
-5-140-5239-00 Workers Compensation	750.00	0.00	0.00	0.00	750.00
-5-140-5240-00 Unemployment	226.00	0.00	0.00	0.00	226.00
-5-140-5250-00 Vacation Pay Out	380.00	0.00	0.00	0.00	380.00
FOTAL PERSONNEL COSTS	127,935.00	10,040.96	18,648.73	14.58	109,286.27
?LIES					
-5-140-5311-00 Supplies	2,000.00	8.10	65.45	3.27	1,934.55
-5-140-5314-00 Publications/Ref Material	400.00	0.00	0.00	0.00	400.00
-5-140-5316-00 Minor Tools & Equipment	3,000.00	0.00	110.00	3,67	2,890.00
-5-140-5326-00 Uniforms/Shirts	325.00	0.00	0.00	0.00	325.00
OTAL SUPPLIES	5,725.00	8.10	175.45	3.06	5,549.55
'RACTUAL					
-5-140-5411-00 Prof. Services - Legal	16,500.00	39.00	1,239.00	7.51	15,261.00
-5-140-5411-03 Prof. Services - Judge	20,000.00	0.00	1,575.00	7.88	18,425.00
-5-140-5411-06 Building Security - Bailiff	1,000.00	0.00	0.00	0.00	1,000.00

'ARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
-5-140-5411-07 Prof. Services - Juror Fees	500.00	0.00	0.00	0.00	500.00
-5-140-5411-08 Prof. Services - Interpretor	2,000.00	0.00	45.00	2.25	1,955.00
-5-140-5434-00 Telecommunications	900.00	38.23	38.23	4.25	861.77
TOTAL CONTRACTUAL	40,900.00	77.23	2,897.23	7.08	38,002.77
IER CHARGES	400.00	0.00	0.00	0.00	400.00 600.00
I-5-140-5528-00 Travel & Training I-5-140-5529-00 Miscellaneous Expense	4,000.00	812.31	812.31	20.31	3,187.69
1-5-140-5540-02 Software Maintenance	500.00 10,500.00	0.00 1,447.04	0.00	0.00	500.00
TOTAL OTHER CHARGES	16,000.00	2,259.35	2,897.08 3,709.39	27.59 23.18	7,602.92 12,290.61
'ITAL OUTLAY					
TAL Municipal Court	190,560.00	12,385.64	25,430.80	13.35	165,129.20
ance ====					
SONNEL COSTS					
-5-160-5210-00 Salaries	159,621.00	14,058.88	27,867.68	17.46	131,753.32
-5-160-5210-01 Wages	28,795.00	1,151.97	2,538.84	8.82	26,256.16
-5-160-5210-02 Overtime	1,000.00	0.00	0.00	0.00	1,000.00
-5-160-5210-03 Auto Allowance	4,800.00	369.24	738.48	15.39	4,061.52
-5-160-5230-00 Payroll Tax Expense	14,414.00	1,555.85	2,169.04	15.05	12,244.96
-5-160-5235-00 Employee Health Benefits	17,463.00	0.00	0.00	0.00	17,463.00
-5-160-5238-00 Retirement Contribution -5-160-5239-00 Worker's Compensation	14,550.00	866.25	1,731.65	11.90	12,818.35
-5-160-5240-00 Unemployment	454.00 761.00	0.00 0.00	0.00 0.00	0.00	454.00 761.00
-5-160-5250-00 Vacation Pay Out	10,000.00	0.00	0.00	0.00	10,000.00
TOTAL PERSONNEL COSTS	251,858.00	18,002.19	35,045.69	13.91	216,812.31
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PLIES -5-160-5311-00 Supplies	2,875.00	185.73	238.80	8.31	2,636.20
-5-160-5314-00 Publications/Ref Materials	625.00	0.00	0.00	0.00	625.00
-5-160-5316-00 Minor Tools & Equipment	2,800.00	0.00	0.00	0.00	2,800.00
-5-160-5326-00 Uniforms/Shirts	300.00	0.00	0.00	0.00	300.00
-5-160-5381-97 MUD 1 Property Tax Rebate	49,844.00	0.00	0.00	0.00	49,844.00
-5-160-5381-98 CCR MUDs Prop Tax Rebate	637,830.00	0.00	0.00	0.00	637,830.00
FOTAL SUPPLIES	694,274.00	185.73	238.80	0.03	694,035.20
FRACTUAL					
-5-160-5411-09 Prof. Services - Audit	35,000.00	0.00	14,738.00	42.11	20,262.00
-5-160-5421-01 Insurance - General Liability	3,500.00	0.00	3,803.62	108.67 (303.62)
-5-160-5421-02 Insurance - Auto Liability	9,000.00	0.00	7,837.98	87.09	1,162.02
-5-160-5421-03 Insurance W/C Contribution	2,500.00	0.00	0.00	0.00	2,500.00
-5-160-5421-04 Errors & Ommissions	7,000.00	0.00	5,902.54	84.32	1,097.46
-5-160-5421-05 Insurance - Bonding	2,000.00	0.00	123.00	6.15	1,877.00

'ARTMENTAL EXPENDITURES	CURRENT BUDG E T	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
1-5-160-5425-00 Merchant Service Fees	30,000.00	3,026.26	5,830.82	19.44	24,169.18
I-5-160-5426-00 Tax Assessor/Collector Fees	12,500.00	0.00	3,466.75	27.73	9,033.25
-5-160-5434-00 Telecommunications	4,500.00	0.00	0.00	0.00	4,500.00
1-5-160-5475-00 Bank Charges	500.00	183.79	183.79	36.76	316.21
1-5-160-5475-01 Credit Card Fees	600.00	0.00	0.00	0.00	600.00
-5-160-5475-03 Tax Penalties	1,200.00	0.00	0.00	0.00	1,200.00
TOTAL CONTRACTUAL	108,300.00	3,210.05	41,886.50	38.68	66,413.50
IER CHARGES					
1-5-160-5527-00 Dues & Memberships	2,500.00	0.00	0.00	0.00	2,500.00
1-5-160-5528-00 Travel & Training	7,500.00	378.00	398.00	5.31	7,102.00
1-5-160-5530-00 THP Commitment	364,476.00	0.00	0.00	0.00	364,476.00
I-5-160-5531-01 Tuition Assistance Program	0.00	481.50	481.50	0.00 (
1-5-160-5540-02 Software Maintenance	16,200.00	0.00	4,274.83	26.39	11,925.17
TOTAL OTHER CHARGES	390,676.00	859.50	5,154.33	1.32	385,521.67
TAL Finance	1,445,108.00	22,257.47	82,325.32	5.70	1,362,782.68
.lity Services					
SONNEL COSTS					
-5-170-5210-00 Salaries	54,866.00	4,325.96	8,651.92	15.77	46,214.08
-5-170-5210-01 Wages	52,939.00	3,983.95	8,541.61	16.13	44,397.39
-5-170-5210-02 Overtime	1,800.00	81.09	180.61	10.03	1,619.39
-5-170-5230-00 Payroll Tax Expense	8,247.00	911.54	1,541.20	18.69	6,705.80
-5-170-5235-00 Employee Health Benefits	17,463.00	727.25	1,454.50	8.33	16,008.50
-5-170-5238-00 Retirement Contribution	8,325.00	466.53	965.99	11.60	7,359.01
-5-170-5239-00 Workers Compensation	260.00	0.00	0.00	0.00	260.00
-5-170-5240-00 Unemployment	570.00	0.00	0.00	0.00	570.00
TOTAL PERSONNEL COSTS	144,470.00	10,496.32	21,335.83	14.77	123,134.17
PLIES					
-5-170-5311-00 Supplies	2,500.00	194.46	229.55	9.18	2,270.45
-5-170-5314-00 Publications/Ref Material	500.00	0.00	0.00	0.00	500.00
-5-170-5315-00 Postage	20,000.00	1,347.00	2,697.00	13.49	17,303.00
-5-170-5316-00 Minor Tools & Equipment	4,500.00	0.00	0.00	0.00	4,500.00
-5-170-5326-00 Uniforms/Shirts	450.00	0.00	0.00	0.00	450.00
-5-170-5380-00 Public Relations	2,500.00	0.00	0.00	0.00	2,500.00
TOTAL SUPPLIES	30,450.00	1,541.46	2,926.55	9.61	27,523.45
FRACTUAL					
-5-170-5411-10 Prof. Services - Consulting	5,000.00	0.00	0.00	0.00	5,000.00
-5-170-5434-00 Telecommunications	1,000.00	38.23	38,23	3.82	961.77
-5-170-5461-02 Contract - Sanitation Services	720,000.00	0.00	59,081.64	8.21	660,918.36
-5-170-5469-01 Equipment Rental	3,300.00	45.00	323.35	9.80	2,976.65
FOTAL CONTRACTUAL	729,300.00	83.23	59,443.22	8.15	669,856.78

'ARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
IER CHARGES	<u> </u>				·
-5-170-5515-00 Advertising	500.00	0.00	0.00	0.00	500.00
1-5-170-5520-00 Printing	3,000.00	0.00	0.00	0.00	3,000.00
I-5-170-5527-00 Dues & Memberships	450.00	0.00	0.00	0.00	450.00
1-5-170-5528-00 Travel & Training	2,000.00	0.00	45.95	2.30	1,954.05
-5-170-5529-00 Contingency	1,000.00	0.00	0.00	0.00	1,000.00
-5-170-5540-02 Software Maintenance	24,800.00	0.00	110.00	0.44	24,690.00
TOTAL OTHER CHARGES	31,750.00	0.00	155.95	0.49	31,594.05
TAL Utility Services	935,970.00	12,121.01	83,861.55	8.96	852,108.45
nomic Development					
SONNEL COSTS -5-180-5210-00 Salaries	147,795.00	11 600 06	22 200 02	15 00	104 205 00
-5-180-5210-00 Salaties	4,800.00	11,699.96 369.24	23,399.92 738.48	15.83 15.39	124,395.08
-5-180-5230-00 Payroll Tax Expense	13,111.00	1,315.68	2,168.73	15.39	4,061.52 10,942.27
-5-180-5235-00 Employee Health Benefits	17,463.00	1,454.50	2,909.00	16.66	14,554.00
-5-180-5238-00 Retirement Contribution	12,914.00	671.04	1,342.08	10.39	11,571.92
-5-180-5239-00 Workers Compensation	367.00	0.00	0.00	0.00	367.00
-5-180-5240-00 Unemployment	380.00	0.00	0.00	0.00	380.00
TOTAL PERSONNEL COSTS	196,830.00	15,510.42	30,558.21	15.53	166,271.79
PLIES					
-5-180-5311-00 Supplies	2,500.00	0.00	0.00	0.00	2,500.00
-5-180-5314-00 Publications/Ref Material	730.00	130.00	140.00	19.18	590.00
-5-180-5316-00 Minor Tools & Equipment -5-180-5326-00 Uniforms/Shirts	2,000.00 300.00	0.00 0.00	0.00	0.00	2,000.00
-5-180-5381-00 Meeting Expenses	1,000.00	0.00	0.00 0.00	0.00 0.00	300.00 1,000.00
TOTAL SUPPLIES	6,530.00	130.00	140.00	2.14	6,390.00
	6,330.00	130.00	140.00	2.14	6,390.00
FRACTUAL -5-180-5411-10 Prof. Services - Consulting	20,000.00	0.00	0.00	0.00	20,000.00
-5-180-5434-00 Telecommunications	1,800.00	105.87	105.87	5.88	1,694.13
-5-180-5472-00 Business Devlpmnt & Retention	5,000.00	0.00	0.00	0.00	5,000.00
FOTAL CONTRACTUAL	26,800.00	105.87	105.87	0.40	26,694.13
ER CHARGES -5-180-5520-00 Printing	2 500 00	0.00	0.00	0.00	2 500 00
-5-180-5527-00 Dues & Memberships	2,500.00 1,740.00	0.00 42.50	42.50	0.00 2.44	2,500.00 1,697.50
-5-180-5527-00 Dues & Memberships - Org.	24,000.00	0.00	0.00	0.00	24,000.00
-5-180-5528-00 Travel & Training	11,500.00	1,967.20	4,611.20	40.10	6,888.80
-5-180-5530-00 Technology Maintenance	30,400.00	0.00	0.00	0.00	30,400.00
-5-180-5531-00 Mileage	1,000.00	0.00	0.00	0.00	1,000.00
TOTAL OTHER CHARGES	71,140.00	2,009.70	4,653.70	6.54	66,486.30
*AL Economic Development	301,300.00	17,755.99	35,457.78	11,77	265,842.22

ARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
munications					
'PLIES					
-5-185-5311-00 Supplies	500.00	0.00	0.00	0.00	500.00
1-5-185-5316-00 Minor Tools & Equipment	14,000.00	0.00	0.00	0.00	14,000.00
1-5-185-5380-00 Public Relations	2,500.00	0.00	0.00	0.00	2,500.00
TOTAL SUPPLIES	17,000.00	0.00	0.00	0.00	17,000.00
ITRACTUAL					
1-5-185-5411-13 Prof. Services - I.T.	30,000.00	0.00	0.00	0.00	30,000.00
TOTAL CONTRACTUAL	30,000.00	0.00	0.00	0.00	30,000.00
IER CHARGES					
1-5-185-5527-00 Dues & Memberships	500.00	0.00	0.00	0.00	500.00
1-5-185-5527-02 Annual Subscription Services	6,000.00	0.00	0.00	0.00	6,000.00
1-5-185-5528-00 Travel & Training	4,000.00	0.00	0.00	0.00	4,000.00
1-5-185-5530-00 Technology Maintenance	11,400.00	0.00	0.00	0.00	11,400.00
I-5-185-5540-02 Software Maintenance TOTAL OTHER CHARGES	1,200.00	0.00	0.00	0.00	1,200.00
TOTAL OTHER CHARGES	23,100.00	0.00	0.00	0.00	23,100.00
)TAL Communications	70,100.00	0.00	0.00	0.00	70,100.00
.ice Dept					
SONNEL COSTS					
-5-210-5210-00 Salaries	184,598.00	17,749.82	31,949.68	17.31	152,648.32
-5-210-5210-01 Wages	1,027,261.00	87,287.90	169,047.24	16.46	858,213.76
-5-210 - 5210-02 Overtime	11,650.00	880.19	1,642.26	14.10	10,007.74
-5-210-5210-04 Overtime - DEA Funded	21,000.00	0.00	884.64	4.21	20,115.36
-5-210-5210-05 Holiday Worked - Wage	36,000.00	8,204.37	8,204.37	22.79	27,795.63
-5-210-5210-06 Overtime - Grant Funded	5,000.00	184.60	369.20	7.38	4,630.80
-5-210-5230-00 Payroll Tax Expense	92,901.00	11,489.72	18,781.08	20.22	74,119.92
-5-210-5235-00 Employee Health Benefits -5-210-5238-00 Retirement Contribution	174,625.00	14,096.98	28,641.98	16.40	145,983.02
-5-210-5239-00 Workers Compensation	92,061.00 27,814.00	6,355.45 0.00	11,792.61	12.81	80,268.39
-5-210-5240-00 Unemployment	3,802.00	0.00	26,769.68 0.00	96.25 0.00	1,044.32
TOTAL PERSONNEL COSTS	1,676,712.00	146,249.03	298,082.74	17.78	3,802.00
	1,070,712.00	140,245.05	290,002.74	17.70	1,378,629.26
PLIES -5-210-5311-00 Supplies	3,000.00	223.97	075 17	20 17	0 704 05
-5-210-5311-05 Supplies - Police Duty	28,978.00	2,569.59	875.17 7,047.51	29.17 24.32	2,124.83
-5-210-5314-00 Publications/Ref Material	500.00	0.00	0.00	0.00	21,930.49 500.00
-5-210-5316-00 Minor Tools & Equipment	85,498.00	81.99	506.49	0.59	84,991.51
-5-210-5317-00 Commemoratives	500.00	0.00	0.00	0.00	500.00
-5-210-5326-00 Uniforms/Shirts	16,300.00	2,028.10	2,449.63	15.03	13,850.37
-5-210-5363-00 Fuel/Oil Expense	58,885.00	2,883.16	2,883.16	4.90	56,001.84

'ARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
-5-210-5363-01 Auto Repair/Maintenance	38,873.00	2,432.35	5,340.01	13.74	33,532.99
1-5-210-5364-00 Investigations	6,000.00	0.00	0.00	0.00	6,000.00
1-5-210-5380-00 Public Relations TOTAL SUPPLIES	1,200.00	49.95	49.95	4.16	1,150.05
TOTAL SUPPLIES	239,734.00	10,269.11	19,151.92	7.99	220,582.08
ITRACTUAL					
-5-210-5411-10 Prof. Services - Consulting	8,500.00	0.00	0.00	0.00	8,500.00
1-5-210-5411-13 Prof. Services - I.T.	12,500.00	0.00	0.00	0.00	12,500.00
1-5-210-5421-01 Insurance General Liability	14,000.00	0.00	13,268.22	94.77	731.78
1-5-210-5421-02 Insurance - Auto Liability	15,032.00	0.00	15,501.64	103.12	
-5-210-5421-04 Errors & Ommissions -5-210-5430-00 Telecommunications-Web	1,000.00 3,688.00	0.00 0.00	0.00 0.00	0.00	1,000.00
1-5-210-5434-00 Telecommunications	16,726.00	523.67	523.67	0.00 3.13	3,688.00 16,202.33
1-5-210-5467-00 Testing & Support Services	8,100.00	305.00	555.00	6.85	7,545.00
1-5-210-5469-01 Equipment Rental	11,700.00	48.50	330.35	2.82	11,369.65
TOTAL CONTRACTUAL	91,246.00	877.17	30,178.88	33.07	61,067.12
(PD GUADGES					
IER CHARGES 1-5-210-5520-00 Printing	1,500.00	0.00	0.00	0.00	1 500 00
1-5-210-5527-00 Dues & Memberships	2,350.00	0.00	0.00 300.00	0.00 12.77	1,500.00 2,050.00
1-5-210-5528-00 Travel & Training	18,000.00	574.90	1,233.69	6.85	16,766.31
1-5-210-5530-00 Technology Maintenance	12,783.00	1,188.00	11,257.24	88.06	1,525.76
-5-210-5531-01 Tuition Assistance Program	6,000.00	0.00	1,123.50	18.73	4,876.50
-5-210-5599-00 Vehicle Replacement Fee	100,800.00	0.00	0.00	0.00	100,800.00
TOTAL OTHER CHARGES	141,433.00	1,762.90	13,914.43	9.84	127,518.57
'ITAL OUTLAY					
TAL Police Dept	2,149,125.00	159,158.21	361,327.97	16.81	1,787,797.03
		•	•		, ,
rgency Management					
SONNEL COSTS					
-5-230-5210-02 Overtime	5,500.00	0.00	0.00	0.00	5,500.00
-5-230-5230-00 Payroll Tax Expense	750.00	0.00	0.00	0.00	750.00
TOTAL PERSONNEL COSTS	6,250.00	0.00	0.00	0.00	6,250.00
PLIES					
-5-230-5311-00 Supplies	4,500.00	0.00	488.09	10.85	4 011 01
-5-230-5311-00 Supplies -5-230-5311-01 Occupation Supplies	3,500.00	0.00	0.00	0.00	4,011.91 3,500.00
-5-230-5314-00 Publications/Ref Material	500.00	0.00	10.00	2.00	490.00
-5-230-5316-00 Minor Tools & Equipment	9,700.00	0.00	761.00	7.85	8,939.00
-5-230-5317-00 Commemoratives	1,200.00	0.00	0.00	0.00	1,200.00
-5-230-5363-00 Fuel/Oil Expense	11,700.00	0.00	406.00	3.47	11,294.00
-5-230-5381-00 Meeting Expenses	2,700.00	0.00	0.00	0.00	2,700.00
POTAL SUPPLIES	33,800.00	0.00	1,665.09	4.93	32,134.91

'ARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	∛ OF BUDGET	BUDGET BALANCE
ITRACTUAL	<u> </u>				
1-5-230-5411-10 Prof. Services - Consulting	1,200.00	0.00	0.00	0.00	1,200.00
I-5-230-5411-13 Prof. Services I.T.	500.00	0.00	0.00	0.00	500.00
-5-230-5434-00 Telecommunications	24,720.00	29.41	29.41	0.12	24,690.59
1-5-230-5469-01 Equipment Rental	2,000.00	0.00	0.00	0.00	2,000.00
TOTAL CONTRACTUAL	28,420.00	29.41	29.41	0.10	28,390.59
IER CHARGES					
1-5-230-5515-00 Advertising	150.00	0.00	0.00	0.00	150.00
-5-230-5520-00 Printing	300.00	0.00	0.00	0.00	300.00
-5-230-5527-00 Dues & Memberships	450.00	0.00	0.00	0.00	450.00
-5-230-5528-00 Travel & Training	2,500.00	0.00	0.00	0.00	2,500.00
-5-230-5529-00 Miscellaneous Expense	650.00	0.00	0.00	0.00	650.00
TOTAL OTHER CHARGES	4,050.00	0.00	0.00	0.00	4,050.00
ITAL OUTLAY					
-5-230-5600-00 Capital Outlay - Equipment	75,000.00	0.00	0.00	0.00	75,000.00
TOTAL CAPITAL OUTLAY	75,000.00	0.00	0.00	0.00	75,000.00
TAL Emergency Management	147,520.00	29.41	1,694.50	1.15	145,825.50
e Enforcement					
SONNEL COSTS					
-5-250-5210-01 Wages	47,295.00	3,344.00	6,688.00	14.14	40,607.00
-5-250-5210-02 Overtime	1,000.00	0.00	0.00	0.00	1,000.00
-5-250-5230-00 Payroll Tax Expense	3,618.00	364.53	486.04	13,43	3,131.96
-5-250-5235-00 Employee Health Benefits	8,731.00	0.00	0.00	0.00	8,731.00
-5-250-5238-00 Retirement Contribution	1,512.00	185.92	371.84	24.59	1,140.16
-5-250-5239-00 Workers' Compensation	259.00	0.00	0.00	0.00	259.00
-5-250-5240-00 Unemployment	190.00	0.00	0.00	0.00	190.00
FOTAL PERSONNEL COSTS	62,605.00	3,894.45	7,545.88	12.05	55,059.12
PLIES					
-5-250-5311-00 Supplies	200.00	49.97	49.97	24.99	150.03
-5-250-5314-00 Publications/Ref Material	300.00	0.00	0.00	0.00	300.00
-5-250-5316-00 Minor Tools & Equipment -5-250-5326-00 Uniforms/Shirts	7,100.00	0.00	0.00	0.00	7,100.00
-5-250-5326-00 Uniforms/Shirts -5-250-5363-00 Fuel/Oil Expense	350.00 3,400.00	0.00 0.00	97.45	27.84	252.55
-5-250-5363-00 Fuel/OII Expense -5-250-5363-01 Auto Repair/Maintenance	3,400.00	0.00	0.00 239.40	0.00	3,400.00
FOTAL SUPPLIES	14,950.00	49.97	386.82	6.65 2.59	3,360.60 14,563.18
TRACTUAL					
-5-250-5434-00 Telecommunications	720.00	0.00	0.00	0.00	720.00
-5-250-5461-00 Pro Serv Demo-/Prop Upkeep	5,500.00	0.00	0.00	0.00	5,500.00
[OTAL CONTRACTUAL	6,220.00	0.00	0.00	0.00	6,220.00

				10.073 OF TEAR COMP.	
'ARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
IER CHARGES					
I-5-250-5527-00 Dues & Memberships	200.00	0.00	0.00	0.00	200.00
1-5-250-5528-00 Travel & Training	1,000.00	0.00	0.00	0.00	1,000.00
1-5-250-5599-00 Vehicle Replacement Fee	3,125.00	0.00	0.00	0.00	3,125.00
TOTAL OTHER CHARGES	4,325.00	0.00	0.00	0.00	4,325.00
TAL Code Enforcement	88,100.00	3,944.42	7,932.70	9.00	80,167.30
nnning & Development					
SONNEL COSTS					
1-5-400-5210-00 Salaries	167,670.00	7,705.40	15,410.81	9.19	152,259.19
1-5-400-5210-03 Auto Allowance	8,400.00	369.24	738.48	8.79	7,661.52
1-5-400-5230-00 Payroll Tax Expense	12,827.00	880.23	1,451,20	11.31	11,375,80
1-5-400-5235-00 Employee Health Benefits	15,280.00	727.25	1,454.50	9.52	13,825.50
1-5-400-5238-00 Retirement Contribution	12,061.00	448.94	897.89	7.44	11,163.11
I-5-400-5239-00 Workers Compensation	242.00	0.00	0.00	0.00	242.00
1-5-400-5240-00 Unemployment	190.00	0.00	0.00	0.00	190.00
TOTAL PERSONNEL COSTS	216,670.00	10,131.06	19,952.88	9.21	196,717.12
PLIES					
-5-400-5311-00 Supplies	3,500.00	0.00	0.00	0.00	3,500.00
-5-400-5314-00 Publications/Ref Material	1,200.00	0.00	0.00	0.00	1,200.00
-5-400-5316-00 Minor Tools & Equipment -5-400-5326-00 Uniforms/Shirts	8,500.00	0.00	0.00	0.00	8,500.00
-5-400-5363-00 Fuel/Oil Expense	300.00	0.00	0.00	0.00	300.00
-5-400-5363-01 Auto Repair/Maintenance	2,500.00	0.00	0.00	0.00	2,500.00
TOTAL SUPPLIES	1,500.00 17,500.00	0.00 0.00	0.00 0.00	0.00 0.00	1,500.00 17,500.00
TRACTUAL					
-5-400-5411-10 Prof. Services - Consulting	100,000.00	0.00	14,945.00	14.95	85,055.00
-5-400-5411-11 Prof. Services - Engineering	100,000.00	0.00	0.00	0.00	100,000.00
-5-400-5434-00 Telecommunications	1,000.00	67.64	67.64	6.76	932.36
-5-400-5469-01 Equipment Rental	1,000.00	0.00	0.00	0.00	1,000.00
FOTAL CONTRACTUAL	202,000.00	67.64	15,012.64	7.43	186,987.36
ER CHARGES					
-5-400-5527-00 Dues & Memberships	1,500.00	0.00	0.00	0.00	1,500.00
-5-400-5528-00 Travel & Training	10,000.00	0.00	0.00	0.00	10,000.00
-5-400-5529-00 Miscellaneous Expense -5-400-5540-02 Software Maintenance	1,000.00	0.00	0.00	0.00	1,000.00
FOTAL OTHER CHARGES	88,000.00	0.00	0.00	0.00	88,000.00
	100,500.00	0.00	0.00	0.00	100,500.00
AL Planning & Development	536,670.00	10,198.70	34,965.52	6.52	501,704.48

'ARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	용 OF BUDGET	BUDGET BALANCE
lder Services					
SONNEL COSTS					
-5-450-5210-00 Salaries	144,549.00	11,264.08	22,528.16	15.59	122,020.84
-5-450-5210-01 Wages	231,478.00	17,302.40	35,041.60	15.14	196,436.40
-5-450-5210-02 Overtime	5,500.00	0.00	0.00	0.00	5,500.00
-5-450-5230-00 Payroll Tax Expense	28,766.00	2,966.07	4,909.78	17.07	23,856.22
-5-450-5235-00 Employee Health Benefits	61,119.00	5,090.75	10,181.50	16.66	50,937.50
-5-450-5238-00 Retirement Contribution	29,039.00	1,588.29	3,200.87	11.02	25,838.13
-5-450-5239-00 Workers Compensation	2,237.00	0.00	2,077.00	92.85	160.00
-5-450-5240-00 Unemployment	1,330.00	0.00	0.00	0.00	1,330.00
TOTAL PERSONNEL COSTS	504,018.00	38,211.59	77,938.91	15.46	426,079.09
PLIES					
-5-450-5311-00 Supplies	6,000.00	133.71	880.05	14.67	5,119.95
-5-450-5314-00 Publications/Ref Material	1,500.00	0.00	0.00	0.00	1,500.00
-5-450-5316-00 Minor Tools & Equipment	5,500.00	0.00	0.00	0.00	5,500.00
-5-450-5326-00 Uniforms/Shirts	2,000.00	0.00	0.00	0.00	2,000.00
-5-450-5363-00 Fuel/Oil Expense	6,500.00	345.51	345.51	5.32	6,154.49
-5-450-5363-01 Auto Repair/Maintenance	5,000.00	0.00	229.43	4.59	4,770.57
-5-450-5380-00 Public Relations FOTAL SUPPLIES	1,500.00	0.00	0.00	0.00	1,500.00
TOTAL SUPPLIES	28,000.00	479.22	1,454.99	5.20	26,545.01
!RACTUAL					
-5-450-5411-10 Prof. Services - Consulting	10,500.00	0.00	0.00	0.00	10,500.00
-5-450-5411-11 Prof. Services - Engineering	1,500.00	0.00	0.00	0.00	1,500.00
-5-450-5434-00 Telecommunications	7,500.00	214.95	289.35	3.86	7,210.65
-5-450-5469-01 Equipment Rental	6,000.00	66.50	502.13	8.37	5,497.87
OTAL CONTRACTUAL	25,500.00	281.45	791.48	3.10	24,708.52
'R CHARGES					
·5-450-5520-00 Printing	6,000.00	219.10	219.10	3.65	5,780.90
·5-450-5527-00 Dues & Memberships	1,500.00	15.60	15.60	1.04	1,484.40
-5-450-5528-00 Travel & Training	11,500.00	0.00	0.00	0.00	11,500.00
-5-450-5529-00 Miscellaneous Expense	500.00	35.56	35.56	7.11	464.44
5-450-5540-02 Software Maintenance	10,000.00	1,847.53	1,847.53	18.48	8,152.47
-5-450-5599-00 Vehicle Replacement Fee	16,000.00	0.00	0.00	0.00	16,000.00
OTAL OTREK CHARGES	45,500.00	2,117.79	2,117.79	4.65	43,382.21
TAL OUTLAY					
5-450-5600-01 Capital Outlay - Technology	82,500.00	0.00	0.00	0.00	82,500.00
OTAL CAPITAL OUTLAY	82,500.00	0.00	0.00	0.00	82,500.00
AL Builder Services	685,518.00	41,090.05	82,303.17	12.01	603,214.83

'ARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
eral Facilities	 -				
PLIES					
1-5-490-5311-00 Supplies	10,000.00	1,205.29	2,869.02	28.69	7,130.98
1-5-490-5316-00 Minor Tools & Equipment	20,000.00	2,715.76	2,715.76	13.58	17,284.24
-5-490-5316-02 Minor Equipment - Technology	15,000.00	0.00	0.00	0.00	15,000.00
TOTAL SUPPLIES	45,000.00	3,921.05	5,584.78	12.41	39,415.22
ITRACTUAL					
1-5-490-5411-13 Prof. Services I.T.	50,000.00	0.00	0.00	0.00	50,000.00
1-5-490-5420-00 Comm Center Supervisor	5,000.00	0.00	0.00	0.00	5,000.00
1-5-490-5421-00 Insurance Real/Pers. Property 1-5-490-5422-00 Facilities Cleaning	4,500.00	0.00	4,799.51	106.66 (299.51
1-5-490-5430-00 Telecommunications Web	45,000.00 7,500.00	215.64 0.00	503.16 0.00	1.12	44,496.84
I-5-490-5431-00 Electricity	25,000.00	0.00		5.15	7,500.00
1-5-490-5434-00 Telecommunications	45,000.00	674.77	1,286.61 1,353,50	3.15	23,713.39 43,646.50
1-5-490-5435-00 Pest Control Services	2,250.00	0.00	75.00	3.33	2,175.00
-5-490-5451-00 Security Systems	9,500.00	411.31	411.31	4.33	9,088.69
-5-490-5469-02 Facility Rental	100,380.00	0.00	8,365.00	8.33	92,015.00
-5-490-5472-00 Contract Services	25,000.00	0.00	0.00	0.00	25,000.00
TOTAL CONTRACTUAL	319,130.00	1,301.72	16,794.09	5.26	302,335.91
ER CHARGES					
-5-490-5540-02 Software Maintenance	50,000.00	0.00	429,45	0.86	49,570.55
-5-490-5570-01 Facilities Maintenance	25,000.00	253.98	1,577.51	6.31	23,422.49
-5-490-5570-02 Facility Improvements	10,000.00	3,848.15	3,848.15	38.48	6,151.85
-5-490-5571-00 Landscape Maintenance	10,000.00	900.09	1,800.18	18.00	8,199.82
TOTAL OTHER CHARGES	95,000.00	5,002.22	7,655.29	8.06	87,344.71
ITAL OUTLAY					
TAL General Facilities	459,130.00	10,224.99	30,034.16	6.54	429,095.84
	103,130.00	10,221,33	30,054.10	0.34	429,093.84
lic Works & Maint					
SONNEL COSTS					
-5-510-5210-00 Salaries	90,838.00	£ 007 E0	16 700 04	17 20	75 820 01
-5-510-5210-00 Salaries	103,943.00	6,987.52 12,895.15	15,799.04 25,418.23	17.39 24.45	75,038.96
-5-510-5210-02 Overtime	5,500.00	0.00	129.75	24.45	78,524.77 5,370.25
-5-510-5210-03 Auto Allowance	4,800.00	415.40	830.80	17.31	3,969.20
-5-510-5230-00 Payroll Tax Expense	14,901.00	2,037.99	3,485.60	23.39	11,415.40
-5-510-5235-00 Employee Health Benefits	43,656.00	3,636.25	7,272.50	16.66	36,383.50
-5-510-5238-00 Retirement Contribution	15,042.00	1,128.56	2,345.07	15.59	12,696.93
-5-510-5239-00 Workers Compensation	6,337.00	0.00	4,845.00	76.46	1,492.00
-5-510-5240-00 Unemployment	950.00	0.00	0.00	0.00	950.00
FOTAL PERSONNEL COSTS	285,967.00	27,100.87	60,125.99	21.03	225,841.01

'ARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
'PLIES					
1-5-510-5311-00 Supplies	2,000.00	26.13	35.12	1.76	1,964.88
1-5-510-5314-00 Publications/Ref Material	500.00	0.00	0.00	0.00	500.00
I-5-510-5316-00 Minor Tools & Equipment	5,000.00	3.67	529.14	10.58	4,470.86
I-5-510-5326-00 Uniforms/Shirts	1,200.00	0.00	0.00	0.00	1,200.00
1-5-510-5363-00 Fuel/Oil Expense	10,000.00	603.58	826.57	8.27	9,173.43
-5-510-5363-01 Auto Repair/Maintenance	12,000.00	0.00	255.34	2.13	11,744.66
TOTAL SUPPLIES	30,700.00	633.38	1,646.17	5.36	29,053.83
ITRACTUAL					
-5-510-5411-10 Prof. Services - Consulting	20,000.00	0.00	0,00	0.00	20,000.00
-5-510-5434-00 Telecommunications	4,200.00	180.71	180.71	4.30	4,019.29
-5-510-5469-01 Equipment Rental	5,000.00	0.00	0.00	0.00	5,000.00
TOTAL CONTRACTUAL	29,200.00	180.71	180.71	0.62	29,019.29
ER CHARGES					
-5-510-5527-00 Dues & Memberships	500.00	0.00	0.00	0.00	500.00
-5-510-5528-00 Travel & Training	4,500.00	365.00	365.00	8.11	4,135.00
-5-510-5599-00 Vehicle Replacement Fee	44,917.00	0.00	0.00	0.00	44,917.00
TOTAL OTHER CHARGES	49,917.00	365.00	365.00	0.73	49,552.00
ITAL OUTLAY					
TAL Public Works & Maint	395,784.00	28,279.96	62,317.87	15.75	333,466.13
eets					
PLIES					
-5-520-5311-00 Supplies	10,000.00	2,540.00	2,540.00	25.40	7,460.00
-5-520-5311-02 Supplies - Signage	10,000.00	0.00	0.00	0.00	10,000.00
-5-520-5350-00 Street Maintenance	25,000.00	900.00	4,050.15	16.20	20,949.85
FOTAL SUPPLIES	45,000.00	3,440.00	6,590.15	14.64	38,409.85
FRACTUAL					
-5-520-5411-10 Prof. Services - Consulting	5,000.00	184.95	184.95	3.70	4,815.05
-5-520-5432-00 Electricity - Street Lights	260,000.00	0.00	4,184.01	1.61	255,815.99
-5-520-5472-01 Contract Services - Streets	25,000.00	0.00	0.00	0.00	25,000.00
-5-520-5472-02 Contract Services - Markings	10,000.00	0.00	0.00	0.00	10,000.00
OTAL CONTRACTUAL	300,000.00	184.95	4,368.96	1.46	295,631.04
'AL Streets	345,000.00	3,624.95	10,959.11	3.18	334,040.89

AS OF: NOVEMBER 30TH, 2017

J-General Fund

16.67% OF YEAR COMP.

'ARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
t Service					
AL EXPENDITURES	9,215,923.00	443,164.56	1,015,891.30	11.02	8,200,031.70
ENUES OVER/(UNDER) EXPENDITURES	128.00 (227,068.71)	(634,459.33)		634,587.33

END OF REPORT ***



CITY OF FULSHEAR

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

SPECIAL CITY COUNCIL MINUTES NOVEMBER 6, 2017

I.CALL TO ORDER

A SPECIAL CITY COUNCIL MEETING WAS CALLED TO ORDER BY MAYOR JEFF W. ROBERTS, AT 6:32 P.M., MONDAY, NOVEMBER 6, 2017 AT THE FULSHEAR CITY HALL LOCATED AT 30603 FM 1093 RD, FULSHEAR, TEXAS 77441 AND ALL CITIZENS WERE WELCOMED.

II.QUORUM

MAYOR ROBERTS STATED A QUORUM WAS PRESENT. TWO ABSENT COUNCIL MEMBERS ARE HOLLINGSWORTH AND ASHLEY.

PRESENT:

JEFF W. ROBERTS, MAYOR TRICIA KRENEK, MAYOR PRO TEM KAYE KAHLICH, COUNCIL MEMBER JIM FATHEREE, COUNCIL MEMBER STEPHEN GILL, COUNCIL MEMBER

ABSENT:

DANA HOLLINGSWORTH, COUNCIL MEMBER LAUREN ASHLEY, COUNCIL MEMBER

CITY STAFF PRESENT:

D. (DIANA) GORDON OFFORD, CITY SECRETARY
KENNY SEYMOUR, CHIEF OF POLICE
J. GRADY RANDLE, CITY ATTORNEY
BRANT GARY, EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT
ANGELA HAHN, COMMUNICATION COORDINATOR
PAULA RYAN, ACTING CITY MANAGER
SHARON VALIANTE, PUBLIC WORKS DIRECTOR
ANGELA FRITZ, ECONOMIC DEVELOPMENT DIRECTOR

OTHER(S) PRESENT: TOMMY KUYKENDALL AND 4 OTHERS WHO DID NOT SIGN IN

III.PUBLIC HEARING

MAYOR ROBERTS OPENED THE FIRST PUBLIC HEARING AT 6:34 P.M. NO CITIZEN'S COMMENTS RECEIVED. MAYOR ROBERTS CLOSED THE FIRST PUBLI HEARING AT 6:35 P.M.

MAYOR ROBERTS STATED WE WILL NOW HANDLE THE ADDENDUM ITEM REGARDING THE RESIGNATION OF MS. ASHLEY FOR DISCUSSION IN EXECUTIVE SESSION OR ENTERTAIN A MOTION.

SPECIAL CITY COUNCIL MINUTES NOVEMBER 6, 2017 PAGE 2

A MOTION WAS MADE BY COUNCIL MEMBER GILL TO FILL THE CITY COUNCIL SEAT. MAYOR ROBERTS STATED WE NEED A MOTION TO DISCUSS THE ADDENDUM ITEM NEXT. A MOTION SPECIAL CITY COUNCIL MINUTES NOVEMBER 6, 2017 PAGE 2

WAS MADE BY COUNCIL MEMBER GILL. IT WAS SECONDED BY MAYOR PRO TEM KRENEK. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, FATHEREE, KAHLICH, AND KRENEK

NAYS: NONE

ABSENT: COUNCIL MEMBER HOLLINGSWORTH AND ONE VACANCY

MOTION PASSES

<u>DISCUSSION OF AND ACTION ON TO FILL VACANCY CREATED BY COUNCIL MEMBER ASHLEY'S</u> RESIGNATION

MAYOR ROBERTS STATED THAT THE CITY ATTORNEY, MR. RANDLE IS AVAILABLE TO ENLIGHTEN COUNCIL ON THE PROCESS TO FILL THE VACANCY.

MAYOR ROBERTS EXTENDED THE PRIVILEGE TO COUNCIL TO FILL NOW BY APPOINTMENT OR WAIT UNTIL NEXT ELECTION.

COUNCIL GILL STATED HE WAS SAD TO SEE COUNCIL MEMBER ASHLEY GO AND HE WOULD LIKE TO FILL THE POSITION WITH AN EXPERIENCE INDIVIDUAL PENDING THE ELECTION DATE AND HE NOMINATED TOMMY KUYKENDALL. IT WAS SECONDED BY COUNCIL MEMBER KAHLICH.

MAYOR PRO TEM KRENEK COMMENDED COUNCIL MEMBER ASHLEY FOR HER SERVICE. (FOR ALL THE COMMENTS, REQUEST A COPY OF TAPE RECORDING)

COUNCIL MEMBER FATHEREE STATED THAT JUST RECENTLY MR. KUYKENDALL WAS ELECTED TO AN ECONOMIC BOARD AND FEELS THIS WOULD DISRUPT THAT GROUP.

COUNCIL MEMBER KAHLICH STATED IT IS HER UNDERSTAND THAT ONE COULD BE IN BOTH POSITIONS.

MAYOR PRO TEM KRENEK INTERVENED TO STATE THAT SHE DOES NOT FEEL THIS WOULD HINDER THE ECONOMIC DEVELOPMENT BOARD AND THAT THE CITY IS AT A CRITICAL POINT AND SOME CRITICAL DECISION NEEDS TO BE MADE. SHE STATED WE NEED PEOPLE WHO ARE WILLING TO SERVE. (REQUEST TAPE RECORDING FOR ALL COMMENTS. COUNCIL MEMBER GILL STATED HE WOULD LIKE TO SECOND THOSE THOUGHTS. (FOR ALL COMMENTS, REQUEST A COPY OF THE TAPE RECORDING)

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

AYES: COUNCIL MEMBER GILL, FATHEREE, KAHLICH, AND KRENEK

NAYS: NONE

ABSENT: COUNCIL MEMBER HOLLINGSWORTH AND ONE VACANCY

SPECIAL CITY COUNCIL MINUTES NOVEMBER 6, 2017 PAGE 3

MOTION PASSES

MAYOR ROBERTS STATED WE WILL NOW CONTINUE WITH THE SECOND PUBLIC HEARING ON ANNEXATION.

MAYOR ROBERTS OPENED THE SECOND PUBLIC HEARING AT 6:45 P.M. THERE WERE NO COMMENTS FROM THE AUDIENCE. MAYOR ROBERTS CLOSED THE SECOND PUBLIC HEARING AT 6:46 P.M.

MAYOR ROBERTS ANNOUNCED THE NEXT ITEM ON THE AGENDA IS AN EXECUTIVE SESSION.

V. EXECUTIVE SESSION

A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO ENTER INTO EXECUTIVE SESSION AT 6.47 P.M. IT WAS SECONDED BY COUNCIL MEMBER KAHLICH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, FATHEREE, KAHLICH, AND KRENEK NAYS: NONE ABSENT: COUNCIL MEMBER HOLLINGSWORTH AND ONE VACANCY

MAYOR ROBERTS ANNOUNCED THAT WE ENTER BACK INTO REGULAR SESSION AT 9:28 P.M. AND A QUORUM WAS PRESENT.

MAYOR ROBERTS ASKED IF ANY ACTION NEEDS TO BE TAKEN FROM THE EXECUTIVE SESSION.

MAYOR PRO TEM KRENEK STATED THERE IS NO ACTION TO BE TAKEN FROM THE EXECUTIVE

SESSION AND MADE A MOTION TO ADJOURN AT 9:29 P.M. IT WAS SECONDED BY COUNCIL

MEMBER KAHLICH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, FATHEREE, KAHLICH, AND KRENEK NAYS: NONE

ABSENT: COUNCIL MEMBER HOLLINGSWORTH AND ONE VACANCY

MAYOR ROBERTS ANNOUNCED THAT COUNCIL IS NOW ADJOURNED.

JEFF W.	ROBERTS, MAYOR
ATTEST:	
D. (DIAN	4) GORDON OFFORD, CITY SECY.



"FIND YOUR FUTURE IN FULSHEAR"

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

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

WWW.FULSHEARTEXAS.GOV

CITY COUNCIL:

MAYOR: Jeff Roberts COUNCIL MEMBER: Kaye Kahlich MAYOR PRO-TEM: Tricia Krenek COUNCIL MEMBER: Stephen Gill COUNCIL MEMBER: Tommy Kuykendall COUNCIL MEMBER: Jim Fatheree

COUNCIL MEMBER: Dana Hollingsworth

STAFF:

ACTING CITY MANAGER: Paula Ryan

CITY SECRETARY: D. Gordon Offord

CITY ATTORNEY: J. Grady Randle

CITY COUNCIL MINUTES NOVEMBER 14, 2017

I. OPENING

A. CALL TO ORDER

A REGULAR CITY COUNCIL MEETING WAS CALLED TO ORDER BY MAYOR JEFF W. ROBERTS ON TUESDAY, NOVEMBER 14, 2017 AT 7:02 P.M. IN THE IRENE STERN COMMUNITY CENTER LOCATED AT 6920 KATY FULSHEAR ROAD, FULSHEAR, TEXAS AND ALL CITIZENS WERE WELCOMED. (MAYOR ROBERTS STATED THAT THE COUNCIL MEETING WAS MOVED UP A WEEK EARLY DUE TO THE UPCOMING THANKS GIVING HOLIDAY.)

B. QUORUM AND ROLL CALL

MAYOR ROBERTS STATED A QUORUM WAS PRESENT AND THAT COUNCIL MEMBER GILL SHOULD JOIN THE GROUP SHORTLY. HE ALSO WELCOMED A NEW MEMBER TO THE COUNCIL, TOMMY KUYKENDALL.

MEMBERS PRESENT:

JEFF W. ROBERTS, MAYOR
TRICIA KRENEK, MAYOR PRO TEM
JIM FATHEREE, COUNCIL MEMBER
STEPHEN GILL, COUNCIL MEMBER, CAME AT 7:10 P.M.
DANA HOLLINGSWORTH, COUNCIL MEMBER
KAYE KAHLICH, COUNCIL MEMBER
TOMMY KUYKENDALL, COUNCIL MEMBER

CITY STAFF:

(DIANA) GORDON OFFORD, CITY SECRETARY WES VELA, CHIEF FINANCIAL OFFICER

CONTINUE- CITY STAFF:

BRANT GARY, EXECUTIVE DIRECTOR OF PLANNING & DEVELOPMENT SHARON VALIANTE, PUBLIC WORKS DIRECTOR BYRON BROWN, ASSISTANT CITY ATTORNEY MIKE MCCOY, CAPTAIN-POLICE DEPT. LYNN RAYMER, EXECUTIVE ASSISTANT

OTHERS PRESENT:

TREY DEVILLER

DEBRA CATES

RAMONA RIDGE

JOHN DOWDALL

JULIE DOWDALL

REV. GILMORE

DON MCCOY

AND 11 OTHERS WHO DID NOT SIGN IN

- C. <u>INVOCATION-</u> <u>Rev. Jackie Gilmore, Greater Zachery Missionary Baptist Church, Fulshear</u> REVEREND JACKIE GILMORE PROVIDED THE PRAYER.
- D. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG- I pledge allegiance to the flag of the United States of America and to the republic for which it stands, one nation under God, indivisible and with Liberty and Justice for all 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

 MAYOR ROBERTS LED THE AUDIENCE IN THE PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG.
- II. CITIZEN'S 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 comments to three (3) minutes.

DEBRA CATES- SHE STATED SHE WANTS TO PETITION AGAINST THE APPOINTMENT OF TOMMY KUYKENDALL REPLACING MS. ASHLEY' POSITION ON COUNCIL. PETITIONING ON THE FOLLOWING GROUNDS: NO PUBLIC NOTICE GIVEN OF MS. ASHLEY'S RESIGNATION, THEREFORE OTHERS COULD NOT EXPRESS INTEREST, AND ONLY ONE CANDIDATE NOMINATED FOR THE POSITION FORMER MAYOR KUYKENDALL. (FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING)

JOHN DOWDALL-HE STATED HE IS HERE TO STRONGLY PROTEST TOMMY KUYKENDALL FOR REPLACEMENT OF LAUREN ASHLEY. MR. DOWDALL STATED HE HAS NOTHING AGAINST MR. KUYKENDALL BUT HE WAS VOTED OUT OF OFFICE LAST MAY AND WITHIN THE LAST SIX MONTHS COUNCIL HAS APPOINTED HIM TO (2) TWO INFLUENTIAL POSITIONS. HE STATED THIS IS OUTRAGEOUS. HE STATED ALSO THE LAST 3 OR 4 IN OFFICE, THE CITY RAN OVER BUDGET. (FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING)

REV. JACKIE GILMORE- HE PASSED OUT THANK YOU NOTES TO THE COUNCIL AND THE CITY SECRETARY. THE AUDIENCE APPLAUDED.

III. CITY MANAGER'S REPORT

PAULA RYAN, ACTING CITY MANAGER, PRESENTED AN UPDATE TO THE COUNCIL. SHE TALKED ABOUT THE CODE OF ORDINANCES GOING ON LINE AND THERE ARE HARD COPIES HERE AT THE CITY. MS. RYAN ALSO REMINDED EVERYONE OF THE UPCOMING EVENTS: NATIONAL NIGHT OUT ON 11-18-2017 AT 4PM AND FULSHEAR' TREE LIGHTING ON 11-28-2017 AT 5:30 PM.

- IV. CONSENT ITEMS-Items listed under the consent agenda are considered routine and are generally enacted in one motion, the exception to this rule is that a council member(s) may request one or more items to be removed from the consent agenda for a separate discussion and action.
 - A. CONSENT AND APPROVAL OF QUARTERLY INVESTMENT REPORT FOR 3RD QUARTER OF 2017
 - B. CONSENT AND APPROVAL OF MINUTES FROM OCTOBER 17TH AND OCTOBER 22. 2017
 - C. CONSENT AND APPROVAL OF WILLOWS AT CROSS CREEK RANCH SECTION 2/FINAL PLAT
 - D. Consent and Approval of Street and Utility Conveyances and Security Agreements Fort
 Bend County M.U.D. 169 Fulshear Bend Drive Extension No. 2
 - E. Consent and Approval of Street and Utility Conveyances and Security Agreements Fort Bend County M.U.D. 172 – Creek Cove at Cross Creek Ranch Section No. 9
 - F. CONSENT AND APPROVAL OF ADVANCED INTERNET AND FIBER CONNECTIVITY
 SERVICES CONTRACT AWARD WITH COMCAST
 - G. CONSENT AND APPROVAL OF AN UPDATE OF THE CITY OF FULSHEAR'S LIST OF FIRMS FOR PROFESSIONAL SERVICES

A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO HANDLE ITEM D AND F OF THE CONSENT AGENDA SEPARATELY. IT WAS SECONDED BY COUNCIL MEMBER KAHLICH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

KUYKENDALL NAYS: NONE

A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO APPROVE CONSENT AGENDA ITEMS A,B, C, E, AND G. IT WAS SECONDED BY COUNCIL MEMBER KUYKENDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER FATHEREE, GILL, HOLLINGSWORTH, KAHLICH, KRENEK, AND KUYKENDALL NAYS: NONE

MAYOR KUYKENDALL ANNOUNCED THAT CONSENT AGENDA ITEM D WILL BE TAKEN FIRST.

MAYOR PRO TEM KRENEK STATED THAT A CORRECTION WAS MADE TO THE MINUTES OF OCTOBER 17TH PAGE 6 FOR THE BUSINESS ITEM E.

A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO APPROVE THE MINUTES FROM OCTOBER 17 AND OCTOBER 22, 2017 AS AMENDED. IT WAS SECONDED BY COUNCIL MEMBER KAHLICH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER FATHEREE, GILL, HOLLINGSWORTH, KAHLICH, KRENEK, AND KUYKENDALL NAYS: NONE

MAYOR ROBERTS ANNOUNCED THAT WE WILL NOW TAKE CONSENT AGENDA ITEM F. MAYOR PRO TEM KRENEK REQUESTED THAT THIS ITEM BE MOVED TO THE BUSINESS AGENDA. SHE STATED HER NOTICE THERE IS TWO DIFFERENT TYPES OF AGREEMENTS AND SHE WOULD LIKE A LITTLE BIT MORE OF INFORMATION FROM STAFF REGARDING THE TERMS.

MAYOR ROBERTS STATED HE WOULD PERMIT QUESTIONS RIGHT NOW AS IT IS ALREADY OFF THE CONSENT AGENDA.

BRANT GARY, EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT, MADE A PRESENTATION TO THE COUNCIL. (FOR ALL THE SPECIFICS COMMENTS, REQUEST A COPY OF THE TAPE RECORDING). THERE WAS APPROXIMATELY A 10-MINUTE DISCUSSION AMONG MAYOR PRO TEM KRENEK AND MR. GARY.

A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO APPROVE ADVANCE INTERNET AND FIBER CONNECTIVITY SERVICE CONTRACT AWARD WITH COMCAST (CONSENT AGENDA ITEM F). IT WAS SECONDED BY COUNCIL MEMBER GILL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER FATHEREE, GILL, HOLLINGSWORTH, KAHLICH, KRENEK, AND KUYKENDALL NAYS: NONE

V. BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2017-368 A
RESOLUTION OF THE CITY OF FULSHEAR APPOINTING A REPLACEMENT MEMBER TO
THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (TYPE A).

MAYOR ROBERTS RECOMMENDS DEBRA CATES TO BE APPOINTED TO THE CITY OF FULSHEAR DEVELOPMENT CORPORATION TYPE A. MAYOR ROBERTS POINTED OUT THAT MS. CATES INTEREST IN SERVING AND SOME OF HER PREVIOUS ACCOMPLISHMENTS.

COUNCIL MEMBER KUYKENDALL STATED THAT BOARD IS RUNNING VERY SMOOTHLY. HE STATED BILL ARCHER PREVIOUSLY SERVED ON THAT BOARD AND IS INTERESTED IN SERVING AGAIN. HE ALSO STATED THAT MR. ARCHER PREVIOUS SERVED FOR 8 YEARS ON COUNCIL. HE STATED THAT HE ALSO SPOKE WITH REV. GILMORE WHO IS CURRENTLY CHAIRING THAT BOARD AND THAT HE STATED HE WOULD WELCOME MR. ARCHER BACK.

A MOTION WAS MADE BY COUNCIL MEMBER KUYKENDALL TO APPOINT BILL ARCHER TO THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (TYPE A). IT WAS SECONDED BY COUNCIL MEMBER GILL.

COUNCIL MEMBER FATHEREE STATED HE WAS NOT AWARE THAT MR. ARCHER HAD APPLICATION FOR THE BOARD POSITION. COUNCIL MEMBER FATHEREE STATED THAT MS. CATES WOULD BE A GOOD CHOICE FOR THIS POSITION AND THAT HE GOT TO KNOW HER WELL OVER THE LAST THREE MONTH.

COUNCIL MEMBER HOLLINGSWORTH STATED SHE WANTS TO MAKE SURE THERE IS NO CONTROVERSY. ATTORNEY BYRON BROWN RESPONDED.

MAYOR ROBERTS CALLED FOR A VOTE ON THE APPOINTMENT OF BILL ARCHER TO THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (TYPE A). THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

KUYKENDALL NAYS: NONE

MOTION PASSES

B. CONSIDERATION AND POSSIBLE ACTION TO ADOPT RESOLUTION NO. 2017-369, AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR GRANT FUNDING FOR RIFLE RESISTANT BODY ARMOR FOR THE POLICE DEPARTMENT UNDER A GRANT PROVIDED BY THE OFFICE OF THE GOVERNOR OF TEXAS.

MIKE MCCOY, CAPTAIN OF THE POLICE DEPARTMENT, PRESENTED TO THE COUNCIL.

SGT. CHARLIE SCOTT PROVIDED A DEMONSTATION TO THE COUNCIL ON HOW THE ARMOR WILL BE USED.

A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO ADOPT RESOLUTION NO. 2017-369, AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR GRANT FUNDING FOR RIFLE RESISTANT BODY ARMOR FOR THE POLICE DEPARTMENT UNDER A GRANT PROVIDED BY THE OFFICE OF THE GOVERNOR OF TEXAS. IT WAS SECONDED BY COUNCIL MEMBER GILL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

KUYKENDALL NAYS: NONE

MOTION PASSES

C. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2017-370
NOMINATING CLIFTON ALDRICH AS A BOARD MEMBER OF THE FORT BEND
SUBSIDENCE DISTRICT FOR TERM BEGINNING 2-1-2018 AND END 1-31-2020

A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO APPROVE RESOLUTION NO. 2017-370 NOMINATING CLIFTON ALDRICH AS A BOARD MEMBER OF THE FORT BEND SUBSIDENCE DISTRICT FOR TERM BEGINNING 2-1-2018 AND END 1-31-2020 AND REQUESTED THAT THE WRITTEN RESOLUTION BE AMEND TO INCLUDE THE TERM DATES. IT WAS SECONDED BY COUNCIL MEMBER KUYKENDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

KUYKENDALL NAYS: NONE

MOTION PASSES

D. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2017-1265
ADOPTING AND ENACTING A NEW CODE FOR THE CITY OF FULSHEAR, TEXAS;
PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN;
PROVIDING FOR A PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL;
AND PROVIDING FOR AN EFFECTIVE DATE.

A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO APPROVE ORDINANCE NO. 2017-1265 ADOPTING AND ENACTING A NEW CODE FOR THE CITY OF FULSHEAR, TEXAS; PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN; PROVIDING FOR A PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING FOR AN EFFECTIVE DATE. IT WAS SECONDED BY COUNCIL MEMBER KUYKENDALL. THE MOTION WAS CARRIED FORWARD BY THE FOLLOWING VOTE:

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

KUYKENDALL NAYS: NONE

MOTION PASSES

E. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2017-371 CASTING A BALLOT IN THE FORT BEND CENTRAL APPRAISAL DISTRICT 2018-2019 BOARD OF DIRECTORS ELECTION

MAYOR PRO TEM KRENEK STATED WOULD LIKE TO NOMINATE JIMMY PENA.

COUNCIL MEMBER KUYKENDALL WOULD LIKE TO NOMINATE JIM KIJ.

A MOTION WAS MADE BY COUNCIL MEMBER FATHEREE TO APPOINT 3 POINTS TO JIM PENA AND 2 POINTS TO JIM KIJ IN CASTING A BALLOT IN THE FORT BEND CENTRAL APPRAISAL DISTRICT 2018-2019 BOARD OF DIRECTORS ELECTION AND APPROVE RESOLUTION NO. 2017-371. IT WAS SECONDED BY MAYOR PRO TEM KRENEK. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

KUYKENDALL NAYS: NONE

MOTION PASSES

F. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN ORDINANCE NO. 2017-1266 TO INCREASE THE RATE OF DEPOSITS TO THE TEXAS MUNICIPAL RETIREMENT SYSTEM BY THE EMPLOYEES OF THE CITY OF FULSHEAR

WES VELA, CHIEF FINANCE OFFICER, PRESENTED TO COUNCIL REGARDING THE INCREASE IN RATE OF DEPOSITS TO THE RETIREMENT SYSTEM. HE STATED THIS PROVISION WAS INCLUDED IN THE 2017-2018 BUDGET.

A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO APPROVE AN ORDINANCE NO. 2017-1266 TO INCREASE THE RATE OF DEPOSITS TO THE TEXAS MUNICIPAL RETIREMENT SYSTEM BY THE EMPLOYEES OF THE CITY OF FULSHEAR. IT WAS SECONDED BY COUNCIL MEMBER GILL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

KUYKENDALL NAYS: NONE

MOTION PASSES

G. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE THE CITY OF FULSHEAR FY 2017-2018 ANNUAL INVESTMENT POLICY

WES VELA, CHIEF FINANCE OFFICER, PROVIDED AN EXPLANATION TO THE COUNCIL. COUNCIL MEMBERS HAD A FEW QUESTIONS FOR MR. VELA AND WAS SATISFIED WITH THE RESPONSES RECEIVED.

A MOTION WAS MADE BY COUNCIL MEMBER GILL TO APPROVE THE CITY OF FULSHEAR FISCAL YEAR 2017-2018 ANNUAL INVESTMENT POLICY. IT WAS SECONDED BY COUNCIL MEMBER KAHLICH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

KUYKENDALL NAYS: NONE

MOTION PASSES

H. CONSIDERATION AND POSSIBLE ACTION ON DEVELOPMENT CORPORATION BUDGET AMENDMENTS

A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO APPROVE BOTH DEVELOPMENT CORPORATIONS' BUDGET AMENDMENTS. IT WAS SECONDED BY COUNCIL MEMBER KUYKENDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

KUYKENDALL NAYS: NONE

MOTION PASSES

I. DISCUSSION OF SELECTION PROCESS FOR CITY MANAGER POSITION

PAULA RYAN, ACTING CITY MANAGER, OUTLINED THE PROCESS THAT WILL BE USED IN SEARCH FOR CITY MANAGER. THIS DISCUSSION WAS FOR ABOUT 15 MINUTES. THERE WAS A SHORT QUESTION AND ANSWER PERIOD BETWEEN MS. RYAN AND COUNCIL.

MS. RYAN STATED SHE WILL HAVE A DRAFT TO THE COUNCIL BY THE NEXT COUNCIL MEETING AND OUTLINE THE QUALIFICATION AND PROFILE FOR THE SELECTING FIRM.

MS. RYAN WAS INSTRUCTED TO MOVE FORWARD.

VI. <u>EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE</u> SEC. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.

A GOVERNMENTAL BODY MAY NOT CONDUCT A PRIVATE CONSULTATION WITH ITS ATTORNEY EXCEPT:

- 1) WHEN THE GOVERNMENTAL BODY SEEKS THE ADVICE OF ITS ATTORNEY ABOUT:
 - (A) PENDING OR CONTEMPLATED LITIGATION; OR
 - (B) ACQUIRING PROPERTY

VII.

2) ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS
DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS
WITH THIS CHAPTER.
UPDATE ON THREATENED LITIGATION
A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO MOVE INTO EXECUTIVE SESSION AS 8:16 P.M. IT WAS SECONDED BY COUNCIL MEMBER GILL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:
AYES: COUNCIL MEMBER FATHEREE, GILL, HOLLINGSWORTH, KAHLICH, KRENEK, AND KUYKENDALL NAYS: NONE
MAYOR ROBERTS ANNOUNCED THAT COUNCIL WOULD ENTER EXECUTIVE SESSION AT 8:16 P.M. AND A QUORUM WAS PRESENT.
COUNCIL RECONVENED BACK INTO REGULAR SESSION AT 9:17 P.M.
MAYOR ROBERTS ASKED IF THERE IS ANY ACTION TO BE TAKEN FROM EXECUTIVE SESSION.
MAYOR PRO TEM KRENEK STATED, "NO."
ADJOURNMENT A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO ADJOURN AT 9:18 P.M. IT WAS SECONDED BY COUNCIL MEMBER KAHLICH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:
AYES: COUNCIL MEMBER FATHEREE, GILL, HOLLINGSWORTH, KAHLICH, KRENEK, AND KUYKENDALL NAYS: NONE
JEFF W. ROBERTS, MAYOR
ATTEST:
D. (DIANA) GORDON OFFORD, CITY SECRETARY



"FIND YOUR FUTURE IN FULSHEAR"

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

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CITY COUNCIL:

STAFF:

MAYOR: Jeff Roberts COUNCIL MEMBER: Kaye Kahlich MAYOR PRO-TEM: Tricia Krenek COUNCIL MEMBER: Stephen Gill COUNCIL MEMBER: Tommy Kuykendall COUNCIL MEMBER: Jim Fatheree

COUNCIL MEMBER: Dana Hollingsworth

ACTING CITY MANAGER: Paula Ryan

CITY SECRETARY: D. Gordon Offord

CITY ATTORNEY: J. Grady Randle

SPECIAL CITY COUNCIL MEETING MINUTES NOVEMBER 28, 2017

I. CALL TO ORDER

A SPECIAL CITY COUNCIL MEETING WAS CALLED TO ORDER BY MAYOR JEFF W. ROBERTS AT 4:35 P.M. ON TUESDAY, NOVEMBER 28, 2017 AT THE FULSHEAR CITY HALL LOCATED AT 30603 FM 1093 ROAD, FULSHEAR, TEXAS 77441 AND ALL CITIZENS WERE WELCOMED.

II. QUORUM AND ROLL CALL

MAYOR ROBERTS ANNOUNCED THAT A QUORUM WAS PRESENT AND THAT COUNCIL MEMBER GILL WAS UNABLE TO BE HERE.

PRESENT:

JEFF W. ROBERTS, MAYOR
TRICIA KRENEK, MAYOR PRO TEM
JIM FATHEREE, COUNCIL MEMBER
DANA HOLLINGSWORTH, COUNCIL MEMBER
KAYE KAHLICH, COUNCIL MEMBER
TOMMY KUYKENDALL, COUNCIL MEMBER

ABSENT:

STEPHEN GILL

CITY STAFF:

D. (DIANA) GORDON OFFORD, CITY SECRETARY
BRANT GARY, EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT

CONTINUE- CITY STAFF:
ANGELA FRITZ, ECONOMIC DEVELOPMENT DIRECTOR
SHARON VALIANTE, PUBLIC WORKS DIRECTOR
PAULA RYAN, ACTING CITY MANAGER
J. GRADY RANDLE, CITY ATTORNEY
WES VELA, CHIEF FINANCE OFFICER
MIKE MCCOY, POLICE CAPTAIN
KENNY SEYMOUR, CHIEF OF POLICE
ANGELA HAHN, COMMUNICATION COORDINATOR

OTHERS PRESENT:
CHERIH THOMPSON
VIOLA RANDLE
RICH MULLER
ED KNIGHT
STEVE ROBINSON
JOHN DOWDALL
AND 3 OTHERS WHO DID NOT SIGN IN

III. CONSENT AGENDA

A. <u>APPROVE TEMPORARY CLASSIFICATION CHANGE OF ACTING CITY MANAGER RETROACTIVE TO EFFECTIVE DATE OF OCTOBER 22, 2017</u>

A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO APPROVE TEMPORARY CLASSIFICATION CHANGE OF ACTING CITY MANAGER RETROACTIVE TO EFFECTIVE DATE OF OCTOBER 22, 2017 FOR PAULA RYAN. IT WAS SECONDED BY COUNCIL MEMBER KUYKENDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

ABSENT: COUNCIL MEMBER GILL

IV. BUSINESS

A. CONSIDERATION OF AND POSSIBLE ACTION ON ADOPTING DEVELOPMENT
AGREEMENT ON THAT CERTAIN TRACT OF LAND DESCRIBED AS A 582.7
APPORTIONED FROM THE R.H. KUYKENDALL SURVEY, ABSTRACT 274, J.C.
MCDONALD SURVEY, ABSTRACT 290, THE MORRIS & CUMMINGS SURVEY,
ABSTRACT 294, & THE E. JR. LATHAM SURVEY, ABSTRACT 50, FORT BEND COUNTY,
TEXAS

DETAILS ON ITEM A-SEE THIRD EXECUTIVE SESSION.

AFTER READING BUSINESS ITEM A, MAYOR ROBERTS REQUESTED A MOTION TO GO INTO AN EXECUTIVE SESSION TO MEET WITH THE CITY'S ATTORNEY.

A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO ENTER INTO EXECUTIVE SESSION AT 4:37 P.M. IT WAS SECONDED BY COUNCIL MEMBER KAHLICH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

KUYKENDALL NAYS: NONE

ABSENT: COUNCIL MEMBER GILL

(GO TO EXECUTIVE SESSION FOR DETAILS)

COUNCIL RECONVENED BACK INTO REGULAR SESSION AT 5:24 P.M.

A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO TAKE A RECESS TO ATTEND THE FULSHEAR TREE LIGHTING CEREMONY AT 5:25 P.M. IT WAS SECONDED BY COUNCIL MEMBER KUYKENDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

KUYKENDALL NAYS: NONE

ABSENT: COUNCIL MEMBER GILL

MAYOR ROBERTS ANNOUNCED THAT THE CEREMONY WOULD TAKE PLACE OVER BY WALLIS STATE BANK AND EVERYONE IS INVITED TO ATTEND AND AFTER THAT COUNCIL WOULD RECONVENE BACK INTO REGULAR SESSION.

MAYOR ROBERTS ANNOUNCED THAT COUNCIL IS BACK IN REGULAR SESSION AT 6:21PM FROM THE RECESS AND A QUORUM WAS PRESENT. MAYOR ROBERTS REQUESTED A MOTION TO MOVE ITEM C TO THE FOREFRONT.

A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO HANDLE BUSINESS ITEM NEXT. IT WAS SECONDED BY COUNCIL MEMBER KAHLICH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

ABSENT: COUNCIL MEMBER GILL

(SEE ITEM C FOR DETAILS)

B. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE No. 2017-1267 IN RELATION TO THE ANNEXATION OF A CERTAIN TRACT OF LAND DESCRIBED AS A 582.7 APPORTIONED FROM THE R.H. KUYKENDALL SURVEY, ABSTRACT 274, J.C. McDonald Survey, Abstract 290, The Morris & Cummings Survey, Abstract 294, & the E. JR. Latham Survey, Abstract 50, Fort Bend County, Texas

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

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

KUYKENDALL NAYS: NONE

ABSENT: COUNCIL MEMBER GILL

C. CONSIDERATION AND POSSIBLE ACTION TO SELECT AND APPROVE AN EXECUTIVE SEARCH FIRM TO CONDUCT THE CITY MANAGER CANDIDATE RECRUITMENT AND SELECTION PROCESS

MAYOR ROBERTS ANNOUNCED THAT MS. RYAN, ACTING CITY MANAGER, HAS THE PROVIDED INFORMATION REQUESTED BY COUNCIL FOR THE SELECTION OF A CITY MANAGER.

PAULA RYAN, ACTING CITY MANAGER, PRESENTED TO THE COUNCIL FOUR HARD COPIES FROM DIFFERENT FIRMS REGARDING THEIR PROPOSALS ON SELECTING A CITY MANAGER. MS. RYAN REQUESTED COUNCIL CHOOSE A FIRM. PROPOSALS FROM THE FOLLOWING FIRMS WERE SUBMITTED TO THE COUNCIL: CHRIS HARTUNG CONSULTING, LLC., AND RON COX CONSULTING (RCC), SPRINGSTED WATERS, AND STRATEGIC GOVERNMENT RESOURCES (SGR). COUNCIL MEMBERS KAHLICH AND KUYKENDALL FAVORED THE FIRM SGR. THERE WAS A SHORT DISCUSSION AMONG COUNCIL AND MS. RYAN. (FOR ALL THE SPECIFICS, REQUEST A COPY OF THE TAPE RECORDING) MS. RYAN ALSO NOTED THAT SHE WILL NOT BE APPLYING FOR THIS POSITION AND SHE IS THE CONTACT PERSON.

A MOTION WAS MADE BY COUNCIL MEMBER KAHLICH TO APPOINT SGR (STRATEGIC GOVERNMENT RESOURCES) AS THE FIRM TO CONDUCT THE CITY MANAGER CANDIDATE RECRUITMENT AND SELECTION PROCESS. IT WAS SECONDED BY MAYOR PRO TEM KRENEK. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

ABSENT: COUNCIL MEMBER GILL

A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO MOVE BACK INTO EXECUTIVE SESSION FOR FURTHER DISCUSSION AT 6:38 PM. IT WAS SECONDED BY COUNCIL MEMBER KAHLICH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

ABSENT: COUNCIL MEMBER GILL

MAYOR ROBERTS ANNOUNCED THAT COUNCIL WOULD GO INTO THEIR SECOND EXECUTIVE SESSION AND A QUORUM WAS PRESENT.

MAYOR ROBERTS ANNOUNCED THAT COUNCIL WOULD RESUME BACK INTO REGULAR SESSION AT 7:45 P.M. FROM THE SECOND EXECUTIVE SESSION. (FOR DETAILS ON $2^{\rm ND}$ EXECUTIVE SESSION-SEE BELOW)

AFTER LOOKING AT A DOCUMENT HANDED TO COUNCIL BY THE HARRISON'S LAWYER, MAYOR PRO TEM KRENEK REQUESTED ANOTHER EXECUTIVE SESSION.

A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO MOVE BACK INTO EXECUTIVE SESSION. IT WAS SECONDED BY COUNCIL MEMBER KUYKENDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

ABSENT: COUNCIL MEMBER GILL

MAYOR ROBERTS ANNOUNCED THAT COUNCIL WOULD ENTER INTO A THIRD EXECUTIVE SESSION AT 7:46 PM. A QUORUM WAS PRESENT.

COUNCIL RECONVENED BACK INTO REGULAR SESSION AT 8:15 PM. (FOR DETAILS ON 3^{RD} EXECUTIVE SESSION-SEE BELOW)

V. <u>EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE</u>

SEC. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.

A GOVERNMENTAL BODY MAY NOT CONDUCT A PRIVATE CONSULTATION WITH ITS ATTORNEY EXCEPT:

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

- (A) PENDING OR CONTEMPLATED LITIGATION; OR
- (B) A SETTLEMENT OFFER; OR
- (C) ACQUIRING PROPERTY
- 2) ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS

 DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS

 WITH THIS CHAPTER.

UPDATE ON THREATENED LITIGATION

<u>FIRST EXECUTIVE SESSION</u>: COUNCIL RECONVENED BACK INTO REGULAR SESSION AT 5:24 P.M. AND NO ACTION WAS TAKEN FROM THE EXECUTIVE SESSION. MAYOR PRO TEM KRENEK MADE A MOTION FOR A RECESS TO ATTEND THE TREE LIGHTING. (SEE ABOVE FOR DETAILS).

<u>SECOND EXECUTIVE SESSION</u>: MAYOR ROBERTS ASKED IF THERE IS ANY ACTION TO BE TAKEN. MAYOR PRO TEM KRENEK STATED, "NO."

THIRD EXECUTIVE SESSION: CITY ATTORNEY RANDLE PROVIDED COUNCIL AND ALL PARTIES CONCERNED WITH A DETAILED OUTLINE CONCERNING ADOPTING DEVELOPMENT AGREE-MENT ON CERTAIN TRACT OF LAND DESCRIBED AS A 582.7 ACRES. HE ALSO DREW A DIAGRAM ON THE CHALK BOARD TO PROVIDE CLARIFICATION TO COUNCIL AND THE HARRISON'S ATTORNEYS. THERE WAS DISCUSSION BACK AND FORTH AMONG THE COUNCIL MEMBERS AND RICH MULLER, ONE OF THE ATTORNEYS FOR HARRISON INTERESTS. MAYOR PRO TEM KRENEK HAD ISSUES WITH THE WORDING ON SECTION 2 WHICH SPECIFICALLY STATED "......INCLUDING ANY PUBLIC RIGHT OF WAY NECESSARY TO PROVIDE CONTIGUITY TO CORPORATE LIMITS OF THE CITY COMMERCIAL USE......." AND ".......BUT DOES NOT INCLUDE RECREATIONAL, OPEN SPACE, PUBLIC INFRASTRUCTURE OR RIGHT OF WAY, OR SINGLE-FAMILY.............." MAYOR PRO TEM KRENEK STATED THIS IS A DOUBLE NEGATIVE AND SHE WOULD LIKE TO HAVE IT PERFECTLY CLEAR. THIS ISSUE WAS DISCUSSED APPROXIMATELY 30 MINUTES AMONG THE COUNCIL AND THE HARRISON'S ATTORNEYS.

A MOTION WAS MADE BY COUNCIL MEMBER FATHEREE TO APPROVE BUSINESS ITEM A SUBJECT THE CHANGES STATED BY MAYOR PRO TEM KRENEK. IT WAS SECONDED BY MAYOR PRO TEM KRENEK. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

SPECIAL CITY COUNCIL MEETING MINUTES NOVEMBER 28, 2017 PAGE 7

NAYS: NONE

ABSENT: COUNCIL MEMBER GILL

MOTION PASSES

BOTH SIDES EXTENDS CONGRATULATIONS TO EACH OTHER IN WORKING THROUGH THIS PROCESS IN ORDER TO GET THIS AGREEMENT PASSED. FOR ALL THE SPECIFICS COMMENTS, REQUEST A COPY OF THE TAPE RECORDING.

ATTORNEY RANDLE REVIEWED THE CHANGES AGAIN WITH BOTH PARTIES. MAYOR PRO TEM KRENEK HAD TROUBLE WITH THE WORD "CONTIGUITY" AS IT POSSES A DOULBE NEGATIVE. THIS TRIGGERED ANOTHER 15 MINUTE DISCUSSION. (FOR ALL THE SPECIFICS COMMENTS, REQUEST A COPY OF TAPE RECORDING)

A MOTION WAS MADE BY MAYOR PRO TEM KRENEK TO ADOPT AGREEMENT SUBJECT TO THE FOLLOWING AMENDED CHANGES: ADDING ON PAGE 2 BUT DOES NOT INCLUDE NOT-PROFIT RECREATIONAL, PUBLIC INFRASTRUCTURE OR RIGHT OF WAY EXCEPT FOR CONTIGUITY FOR SINGLE FAMILY OR MULTI-FAMILY RESIDENTIAL USE UNLESS PART OF THE RESIDENTIAL USE IS PART OF THE SAME STRUCTURE WITH A COMMERCIAL USE.

ATTORNEY RICH MUELLER STATED HE WOULD SAY CONTIGUITY NECESSARY.

MAYOR PRO TEM KRENEK RE-STATED HER MOTION TO INCLUDE CONTIGUITY NECESSARY.

ATTORNEY RICH MUELLER RE-STATED ANOTHER VERSION FOR THIS SENTENCE. MAYOR

PRO TEM KRENEK STATED SHE WOULD MAKE AN AMENDED TO ADD OTHER PROPERTIES

AFTER PUBLIC RIGHT OF WAYS. IT WAS SECONDED BY COUNCIL MEMBER KUYKENDALL.

MAYOR ROBERTS STATED WE HAVE AN AMENDED MOTION BY MAYOR PRO TEM KRENEK

AND SECONDED BY COUNCIL MEMBER KUYKENDALL. MAYOR CALLED FOR A VOTE. THE

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

NAYS: NONE

ABSENT: COUNCIL MEMBER GILL

MOTION WAS CARRIED BY THE FOLLOWING VOTE:

MOTION PASSES

SPECIAL CITY COUNCIL MEETING MINUTES NOVEMBER 28, 2017 PAGE 8

MAYOR ROBERTS STATED WE WILL TAKE THE ORIGINAL MOTION BY COUNCIL MEMBER FATHEREE AND SECONDED BY MAYOR PRO TEM KRENEK. (SEE DETAILS ABOVE).

VI. <u>ADJOURNME</u>NT

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

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

NAYS: NONE

ABSENT: COUNCIL MEMBER GILL

MAYOR ROBERTS ANNOUNCED THAT COUNCIL IS NOW ADJOURNED AT 8:45 PM.

JEFF W. ROBERTS, MAYOR

ATTEST:

D. (DIANA) GORDON OFFORD, CITY SECRETARY

NOTE: RECEIVED THE REVISED WORDING FOR SECTION 2 REGARDING THE DEVELOPMENT AGREEMENTBETWEEN CITY OF FULSHEAR AND OWNER(S) OF THE PROPERTY DESCRIBED IN EXHIBIT A. SEE ATTACHED.

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

AGENDA OF:

November 14, 2017

ITEMS:

C-K

DATE SUBMITTED:

November 7, 2017

DEPARTMENT:

Planning and Development

Sharon Valiante,

Public Works Director,

Michelle Killebrew

PRESENTER:

David Leyendecker,

Building Official.

Brant Gary, Executive Director of

Planning and Development

City Engineer

SUBJECT:

Plat Summary for Planning and Zoning Commission

ATTACHMENTS:

PREPARED BY:

Documentation for the Following Items:

C. CONSENT AND APPROVAL OF JORDAN RANCH SECTION 8/FINAL PLAT D. CONSENT AND APPROVAL OF JORDAN RANCH SECTION 10/FINAL PLAT E. CONSENT AND APPROVAL OF JORDAN RANCH SECTION 11/FINAL PLAT F. CONSENT AND APPROVAL OF KIDDOS RANCH/FINAL PLAT (2ND REVIEW)

 ${f G.}$ CONSENT AND APPROVAL OF FULSHEAR BEND DRIVE EXTENSION NO. 3 -STREET DEDICATION/PRELIMINARY PLAT

H. CONSENT AND APPROVAL OF CROSS CREEK BEND LANE EXTENSION NO. 11/FINAL PLAT

I. CONSENT AND APPRVAL OF BONTERRA AT CROSS CREEK RANCH SECTION 2 -

PARTIAL REPLAT NO. 1/PRELIMINARY PLAT

 ${f J.}$ CONSENT AND APPROVAL FULBROOK SECTION 2 "B"/PRELIMINARY PLAT

 ${f K}$. Consent and approval of thrive church fulshear/final plat

EXECUTIVE SUMMARY

The City Council has for its consideration the following plats submitted for approval with a positive recommendation from the Planning and Zoning Commission:

- C. CONSENT AND APPROVAL OF JORDAN RANCH SECTION 8/FINAL PLAT
- D. CONSENT AND APPROVAL OF JORDAN RANCH SECTION 10/FINAL PLAT
- ${f E}$. Consent and approval of Jordan ranch section 11/final plat
- ${f F.}$ CONSENT AND APPROVAL OF KIDDOS RANCH/FINAL PLAT (2ND REVIEW)
- ${f G.}$ CONSENT AND APPROVAL OF FULSHEAR BEND DRIVE EXTENSION NO. 3 STREET DEDICATION/PRELIMINARY PLAT
- H. CONSENT AND APPROVAL OF CROSS CREEK BEND LANE EXTENSION NO. 11/FINAL PLAT
- I. CONSENT AND APPROVAL OF BONTERRA AT CROSS CREEK RANCH SECTION 2 PARTIAL REPLAT NO. 1
- J. CONSENT AND APPROVAL FULBROOK SECTION 2 "B"/PRELIMINARY PLAT
- K. CONSENT AND APPROVAL OF THRIVE CHURCH FULSHEAR/FINAL PLAT

The plats, as submitted and unless otherwise noted, 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. Unless otherwise noted, plat comments in the City Engineer's report are minor in nature and pose no major concerns that would warrant a negative recommendation.

RECOMMENDATION

Staff recommends the City Council consider these plat approval requests submitted along with the recommendations of the Planning & Zoning Commission.

Clay & Leyendecker, Inc.

Texas Engineer Registration Number - F-2309

Consulting Engineers and Surveyors

December 13, 2017

Paula Ryan, Acting City Manager City of Fulshear P.O. Box 279 Fulshear, TX 77441

City Planning Commission Meeting Re: December 8, 2017

City of Fulshear, Texas

Dear Ms. Ryan:

The City Planning Commission met on December 8, 2017 to consider plat approval for ten (10) projects. Listed below are the plats that were considered and the action taken by the Planning Commission:

- Final Plat Fulbrook Section 5C Replat No. 1 1) This plat was pulled by the applicant (Windrose).
- 2) Final Plat - Jordan Ranch Section 8 This plat was approved with a 14-foot side water line easement required.
- 3) Final Plat - Jordan Ranch Section 10 This plat was approved after revisions.
- 4) Final Plat - Jordan Ranch Section 11 This plat was approved after revisions.
- Final Plat Kiddos Ranch (2nd Review) 5) This plat was approved as submitted.
- Preliminary Plat Fulshear Bend Lane Extension No. 3 Street Dedication 6) This plat was approved as submitted.
- Final Plat Cross Creek Bend Lane Extension No. 11 Street Dedication 7) This plat was approved after revisions.

- 8) <u>Preliminary Plat</u> Bonterra at Cross Creek Ranch Section 2 Partial Replat No. 1 This plat was approved after revisions.
- 9) <u>Preliminary Plat</u> Fulbrook Section Two "B" This plat was approved with revisions.
- Final Plat Thrive Church Fulshear This plat was approved as submitted.

If you need additional information or if you have any questions please feel free to contact me. The original Engineer's Review are included with this letter.

Very truly yours,

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

DL/pe

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 Jordan Ranch Section 8/ Final Plat
City Engineer Review ReviewedSee Attached Letter
BY:DATE:
City Secretary
Processed Returned for additional data
BY: X Y DATE: 11-13-2017 Planning Commission Review
Approved Returned for additional data
EASEMENT PER ENGINEERS RECOMMENDATION, LOT WATER BY: DATE: 12.8.17
<u>City Council Review</u>
ApprovedReturned for additional data
BY:DATE:



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093 Fulshear, Texas 77441

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

Subdivision/Development Platting Application

Date:11/9/2017	Date Received by the City of Fulshear:	
Subdivision: Jordan Ranch Sec	8 Development: Jordan Ra	
SUBMITTAL OF PLAT: (Check Appropriate		
Check Appropriate	: Selection)	an an
Preliminary	X Final	Charle E
Replat	Vacation Plat	Short Form Final
Amending Plat		Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selecti	on)	
X Single-Family Residential	Zero Lot Line/ Patio Home	Adulat F., tt. D
Planned Development	Commercial	Multi-Family Residential
Plat Location: City	X ETJ (Extraterritorial Jurisdiction)	Industrial
Legal Description:See Attached Pla	t for Metes and Bounds Description	
Variance:Yes (Attach a Copy of A	Y Y	
res (Attach a copy of A	Approval Letter)No	
Total Acreage: 20.308		
Number of Streets: 3		
Number of Lots: 31		Diothing Face
Number and Types of Reserves: 4 (Open S	pace/Utilities/Landscape/Drainage)	Platting Fees
Total Acres in Reserve: 10.206		500.00 plus 3.50 per lot, plus \$12.50
FORT DEND LODDAN DANGE	per acre	50000 plas 5.50 per lot, plas 512.50
Dwner: FORT BEND JORDAN RANCH	Final Plat - \$500.00	plus \$5.00 per lot plus \$25.00 per acre
Address: 5005 Riverway, Suite 500	I	s 5.00 per lot plus \$25.00 per acre
City/State: Houston, TX		
elephone: (713) 960-9977	Amending or Mind	
mail Address: steves@johnsondev.co	Plat Vacation - \$50	00.00
ngineer/Planner: IDS Engineering Gro	oup 2 nd Review of plats	5 - \$100.00 (each additional review)
ontact Person: John R. Herzog, P.E.	TOTAL PLATTING F	
elephone: (713) 462-3178		
ax Number:	raix rees (due at i	Final Plat Application) \$13,950
mail Address: jherzog@idseg.com	*Per developme	nt agreement, Park Fees will b
	paid prior to the	plat being recorded
nis is to certify that the information on this	form is complete, true and correct and the unde	reigned is suth asterolation.
recessar	y information, required documents, and plat foca	rsigned is authorized to make this
ty of Fulshear will not complete the review	needed in order to submit to the P&Z board.	are required at time of submittal or
	and the state of t	
	John P. Horzog D.C. Davis v. F.	
SICNATURE	John R. Herzog, P.E., Project Engineer	11/9/2017
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

December 6, 2017

Engineering Review

Final Plat - Jordan Ranch Section Eight Fort Bend County, Texas

For Information only:

- 1. This plat will create 31 Lots in one (1) Block with four (4) Reserves that covers a total acreage of 20.308 acres. It will also include the right-of-way for the access road (Indigo Falls Drive).
- The typical lot size for this section appears to be 65-foot by 130-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 Final Plat of Jordan Ranch, Section Eight be approved once the following items are addressed:

- A) The Vicinity Map needs to be edited to show the street names.
- B) It appears that a Side Lot Waterline Easement of at least 14-foot will be required to loop the waterline from Sunflower Cove Lane to Magnolia Ct.

STATE OF TEXAS is Leure Pichard, County Clark in and for Fort Bend County, hereby carefy that the foregoing instrument with ris L STIPHDY A. SAMS, Vice Repident of SOLYBON JOEDAN EARDS OF LIC. A Texas trained fabbles for of FORT MIND STRIBAN RAYCH LP, a Texas Livited parametristip, bereins from referred to be own described in the shows and foregoing may of JOEDAN RANCH SEC. 4, do hereby make and entablish Witness my hand and seal of office, at Richmond, Texas, the day and date fad above written Earla Bichard, Coursey Clerk. Fort Bend County, Texas NG 2013) extra of large in the H.E.T. C.R.C. O. Soney Action 1805, Astract Number 161, first Band Gourty, Train and the FG, Bencett Soney, make 91, 16 or Act of Outsty, Train and bring a postion of the 1815-181 acre sont describes in the Act of from the Massin political acts from 2016 from 16 of the Acts of Double Interference from the Entire Sold Soney and Act of Soney and Feb. 1820-2015/1800 on the Act of Contract Soney and Soney Interference from particularly described by theirs and bounds as those with branings laved on the act Contracts Spring of Siss, Soney Central Siss, So FURTHER, Dealers do hereby decisies that all parcels of land decignated as lots on this plot are originally intended la-mentancies of lengt femily implemital fleeding units thereon (on the platement of mobile home subdivision) and shall rived for see worder the energy and compliction of this selections. Need segments. BEGINNING at a 5/8-inch from rod with cap stamped 105° found for the most easterly corres of Restricted Reserva 'C' of XDFDAN RANCH SEC. S according to the plat the roof recorded under 6 im Code No. 2016/010 in the Official Plat Records of Fort Zend Court, Tenat, Fulfield, Dentes do heraby comment and agree that all of the property within the boundaries of this plat is hereby the fulfield to preven the destroyed my septe tanks too any public or private street, permanent access easercont, road or after or any destroy of this, debted descript or indepentity. THENCE South 63" 47" 58" fast - 55 52 feet to a 3/8-inch von rod with cap stamped "105" set for an angle correct the here in described tract; THENCE South 89" 03" 32" East -90:00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the Ferein described tract; THENCE North 65" 40" 53" East - 67.96 feet to a 5/8-inch iron rod with cap slamped "105" set for an angle corner the ters in described tract, THENCE North 40" 25" 18" East - 90 00 feet to a 5/8-inch, ron rod with cap stamped "IDS" set for an angle corner the heigin described tract, THENCE North 24128 181 East - 63 85 feet to a \$/8-inch iron rod with cap stamped "IDS" set for an argic corner the herein described tract, THEREE North 76" 51: 52" East - 130 59 feet to a 5/8-inch iror, rod with cap stamped "IDS" set for an angle corner Netherlin described tract, THENCE North \$4" 15" 10" East - 127,60 feet to a \$/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract, JUSTIMIA, Concer in hereby schoolwings the receips at the "Orders for Expulsion of Custoon Lighting in the open was favour of Syrt Bend County, Tauss", and do hereby co-maint and agree and shall comply with this order as only fast Bend County Commissioners Count on March 21, 2004, and any subsequent permaternate. THENCE South 89' 09' 27' East - 127 60 feet to a 5/8-inch iron rod with cap stamped "105" set for an angle concer the briefin described tract, THEMCE South \$2" 25" 09" East - 127 99 feet to # 5/6-inch iron rod with cap stamped "405" set for an angle corner the? erein described tract THENCE North 54" 24" 27" East - 14.62 feet to a 5/8-inch iron rod with cap stamped "iD5" set for an angle corner the herein described tract, THENCE North 15" 14" 02" East - 119 79 feet to a 5/8-inch iron rod with cap stamped "IDS" sol at the beginning of a non-tangent carve to the right. THENCE in an extrestly direction, with said curve to the right, having a radius of 1240.00 feet, a central angle of 02°11° 34°, and a doord bearing and obstance of 52°16° 77° 30° 11° bast 54.66° Not an arc distance of 54.67° feet to a 5/8-linch wor nod with map stamped "105" set for the Point of Conspired Constitute of a source being right; BY: FORT \$1 YO JORDAN RANKHU!, II Tel as like heef Parte crafts THENCE in a postheasterly direction, with said curve to the right, having a radius of 270,00 feet, a central argin of 641,001441, and a chord learning and distance of South 441 at 021 East 1,200 21 feet, an arc difference of 501.66 ket to a 3/3-inch ison mid with dap strayed 1001 wit for the end of others. THERREE South 80" 05" 20" West - 124 59 feet to a 5/8 eigh iron rod with cap stamped "105" set for an angle corner the herein described tract THENCE South 33' 50' 30' West - 13 84 feet to a 5/8-inch iron rod with cap stamped "ID\$" set for an angle corner the herein described tract, THENCE South 12' 24' 20' East - 354.62 feet to a 5/8-inch fron rod with cap stamped 'IDS' set for an angle corner the herein described tract, THENCE South 05" 59" 51" West - 52-19 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the berein described tract, THENCE South 31" 27" 34" East - 16 44 feet to a 5/8-inch iron rod with cap start ped "IDS" set for an angle correct the Net endescribed trace, BETOOL Vid., the underlighted authority, on its day personally expected Stephen A. Jamis, Vice President, known to me to be the person which are more in undersolved to the foregoing tentument and admissiblegar in me that he extended the same for the person which are the control of the person which are the person which will be the person which are the person which THENCE South 69" 54" 40" East - 122 06 feet to a 5/8 inch iron red with cap stamped "IDS" set at the beginning of a non-tangent curve to the right, THERES in a southwesterly direction, with said connot to the right, having a regions of 270,005 feet, a central angle of 55° 35° 34°, and a choice learning and distance of South 49° 48° 07° West + 251,12° feet, an arc distance of 261,13° feet to a 5/8 mich architect mind with cap stamped "NDS" set for the end of connot. DEA WITHAMS AND STAL OF OFFICE, this _____ duty of ____ THENCE South 76" 30" 54" West - 157 69 feet to a 5/8- nch iron rod with cap stamped "IDS" set for an angle corner the brigin described tract; Versey Public In softer the Street Texas THENCE South 13" 29" 06" East - 60 00 feet to a 5/8-inch iron and with cap stamped "iDS" set for an angle corner the harein described tract, THEMOS South 75" 30" \$4" West - 2.09 feet to a \$/8 Inch iron rod with cap stamped "ID\$" set for the Point of Curvature of a curve to the left STATE OF TEXAS COUNTY OF FORT BIND THENCE in a southwesterly direction, with said curve to the left, houring a radius of 370,00 feet, a control large of 63° 15° 04", and at short bearing and distance of 400,50 feet to a 5/8 inch are not with sup premote 105° set for the end of curve; THENCE South 05" 52" 18" West - 224.97 feet to a 5/8-inch iron rod with cap stamped "ID5" set for the southeast corner the here'n described tract; THENCE North B4" 07" 42" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "ID5" set for the southwest corner the herein described tract; By. TEXAS CAPITAL BANK, NATIONAL ASSOCIATION THENCE North 05" 52" 18" East 124.97 feet to a 5/8 inch fron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the right. THENCE in a northerly direction, with said curve to the right, having a radius of 436,00 frest, a central large of 031 31 191, and a chard bearing and distance of Konth 071 37 577 East - 26,43 feet, as and distance of Konth 071 37 577 East - 26,43 feet, as and distance of 26,43 feet to a \$164-feet from rod with day stamped 1051 set for the end of run et THEMCE North 60° 36′ 24″ West - 52 56 feet to a 5/8-nch upn rod with cap stamped "NDS" set for an angle corner the Feren described tract, THENCE North 40° 53' 48" West - 369.28 feet to a 5/8-inch non-red with cap stamped "DS" found for an angle corner of said Restricted Reserve 10' and an angle corner of the herein described trait; THERMCE from 38° 32' 47° West -72.29 keet, with an east line of said Rostricted Reserve "("), etc a 5/8-rich won rod with cap stamped "IDS" found for an angle corner of said Rostricted Reserve "(") and an angle corner of said Rostricted Reserve "(") and an angle corner of the help in described tract, STATE OF TOURS THERCE North 17" 47" 22" West - 100,82 feet, continuing with said east line, to a 5/8-inch won red with cap stamped 105" found for an ange-correct of said Restricted Reserve "C" and an angle comprofite here in described tract; is underlighted authority, on bits du personally appeared

brown

bross meme is substituted to the foregoint; instrument and adminished de in me that they mentioned the
similarity thereto is the color appeared to the capacity thereto and becen stated, and as the jets and
similarity thereto in the color appeared to the capacity thereto and becen stated, and as the jets and THENCE North 25' 34' 14' East - 115.03 feet, controlling with and east line, to a S/R-high iron rod with cap stamped "NO" found for an angle corner of said Reservation Reservation ("C" and An angle corner of the herein described tract; THEMCE North 50' 49' 49' East - 27.60 feet, continuing with sa'd east line, to a 5/8-inch iron rod with cap stomped 105' found for an of see Postricted Beserve "C" and an angle corner of the herein described tract; Notary Nation and for the State Of Terms THENCE North 76" 05" 24" East - 77.33 feet, continuing with said east line, to a \$/6-inch inch rod with cap started "IES" found for an angle corner of the lexicol destribed tract; THENCE North 16" 57" 08" East - 93 04 feet, continuing with said east line, to the POINT OF BEGINNING of the herein described tract and containing 20.306 acres of land. The coordinates shown hereon are Teros South Central Zone So. 2004 State Plane Grid Coordinates (NADAS) and may be impurpte to surface by applying the combined scale factor of 1 00019. E.L. Indicates abunding Res.
A.E. Indicates a serial elegenemia
I.L. Indicates a serial elegenemia
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14.6. Indicates Inglined Records of Fact Secul County.

14.6. Indicates Indicates Feet Stand County.

15.8.1. Indicates Indicates Feet Stand County. Official Facility Records of Real Property.

16.0. Indicates Social States Tools (Indicates Volumbian Indicates Social States Teaches). Indicates Social States Teaches Indicates Social States Indicates Indica Licks A. Hercog, A histersional Engineer registered to the State of Texas do hereby tertify that this plus meets the equinaments of Fort Bend County to the best of my knowledge. All building lines along street rights of way are as shown on the plat Irin B. Herrog, P.F. Vernsed Professional Engineer, Vo. 125458 All boys logs are based on the Years Coordinate Statement 1983, South Control Tone Crisfical reserve de dicased for buffer purposes so the public in fee as a lauffer separation between the which such streets about adjacent property, the condition of such dedication being that when the abold self or m-sub-dedical in a restailed plat, the condition there is shall discrete no before a restail or diplot of way parameter and the fee in the decrete shall report to and revent in the declaration. But before you The platfed area is located within 2004 X, defined on wrons determined to be outside the SOE year Boodplan, per EEV.J Rood Insurance Bare Map Panel No. 48137/00200, effective April 92, 2014. This property Bes with in the entry territorial jurisdiction of the City of fultheam, Bury Bend County, Texas and within furtheam Municipal Unitry District No. SA. 10. Sidewalks shall be built or clusted to be built not less than 5 feet or midth on both pides of all dedicated rights of may within united plas and on the configurate rights of way of all perference roads surrounding said gas, in accordance with the A.D.A. The plan of 808 Den RANGESEC 8 was represent by the City of Februar Council on the day of 1017, and gived on this 40 of of 2017, provided by between, this approval that he broade, and make and seed, severed that plant if the distribution of the County Council of the Article 1019 of the Article 2019 of the County Council of the Article 2019 of t 11. The top of all Scor plate that he a minimum of 159,50 liest above regen are level. The top of plate described at any point on the partiester of the plate shall not be less than eight conflict shows extend ground. 12 The trainage system for this substitution is designed in accordance with the "fors Bend County Drainage Diserta Manual" which afte an acres portion and in introduce rainful events. D. Gordon Offerd, City Secretary 13. All distincts based from the last first of ferrors, buildings, regarding and other distinctions to the operation and making according to the operation and making structure by the distingt facility. All property is required to drain two the distingt extended through an approved distingt property. 15. To the best of the engineer's knowledge, all estating pipeline experients within the subdivision are shown on the six 16. Above written authorization by the affected subsect, all units; easements must be kapt unobstructed from any non-unitary improvements or obstruction by property owner. Any unaushorized improvements or districtions may be exercised by the unitary at the property owner; in general. James 1996. Vertically bloom on 16 Mahamular on in 1891, 1897, 3 UT Count and condens accept day makes 9 1242, lareed 0.3 2 only on 1896, the Mahamular National State was become or day and 3.2 mm 1 moderns of other states on 1896, and 1 Noticed W. States, P.E. for Sand County Engineer Services = EAZ.00 (NAVD 1929 - deturn basted on FEMA maps) Reserves A, B, C, D and other drainage facilists within this glat sell be owned and maintained by Fullboar M U.D. No. 3A.
 Me intercance will be performed by either furthean M U.D. No. 5E or the Jordan Banch Community Association. Viscent K. Worales, Ir. Freciscs I. County Commissioner W.A. "Andy" Mayors Predict 3, County Control plane 15. A minimum of distance of 10' shall be maintained between residential threelings.

21. Site plant shall be submitted to first Band Courty and any other applicable jurisdiction for review and approval Development Permits and all other applicable permits shall be obtained from End Band Courty prior to beginning appropriate.

Robert & Rebert County ludge

for ex Partie to on Product 4, Equaty Corner to power

Grady Printage Precion 2, County Epone Estoner

- N. (140)

FORT BEND COUNTY KEY MAP NO. 482M & 483J VICINITY MAP SCALE 1" = 5.000"

JORDAN RANCH SEC 8

20.308 ACRES

UCCATEGIN
H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
AND J.G. BENNET SURVEY, A-612
FORT BEND COUNTY, TEXAS

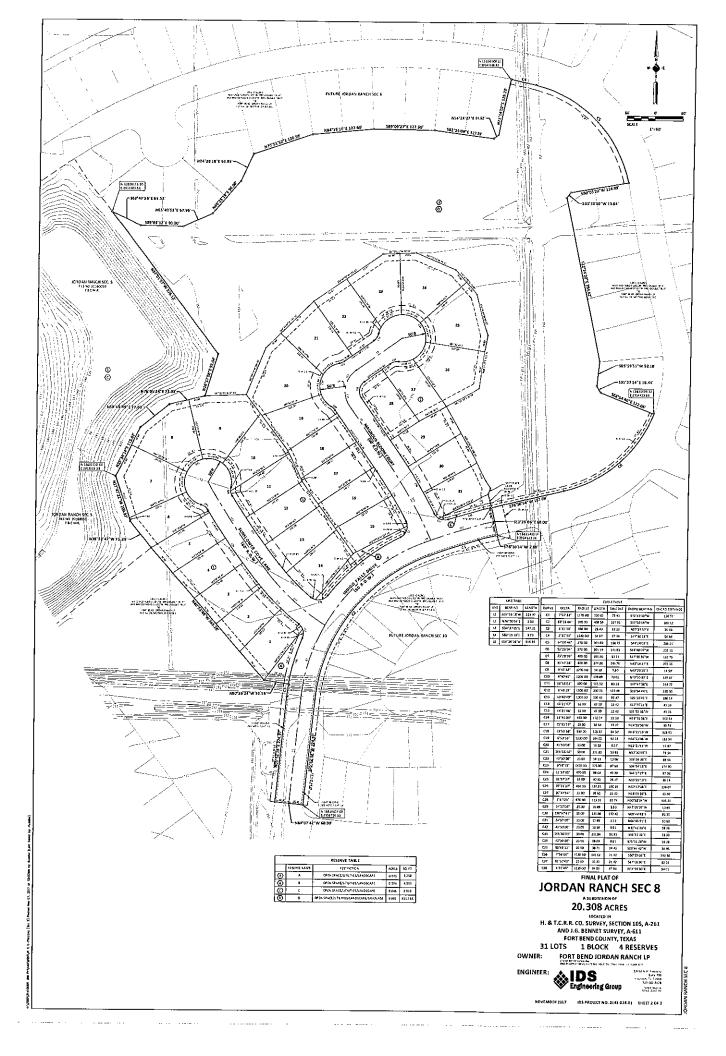
31 LOTS 1 BLOCK 4 RESERVES

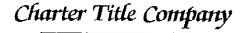
FORT BEND JORDAN RANCH LP

ENGINEER: **♦IDS**Engineering Group

14 : 077

NOVEMBER 2017 HOS PROJECT NO. 2141-018-01 SHEET 1 OF 2





Charter Title Company 4265 San Felipe, Suite 350 Houston, TX 77027 Phone 713-871-97001

CITY PLANNING LETTER Jordan Ranch Sec 8

GF No.: 1038002874

Time frame covered by this report:

Effective Date: 10/24/2017

PROPERTY

Legal Description:

BEING 20.308 acres of land in the H.&T.C.R.R. Co. Survey Section 105, Abstract Number 261, Fort Bend County, Texas and the J.G. Bennett Survey, Abstract Number 611, Fort Bend County, Texas and being a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust and The Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 in the Official Public Records of Fort Bend County, Texas and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at a 5/8-inch iron rod with cap stamped "IDS" found for the most easterly corner of Restricted Reserve "C" of JORDAN RANCH SEC. 5 according to the plat thereof recorded under Film Code No. 20160010 in the Official Plat Records of Fort Bend County, Texas;

THENCE North 37° 01' 57" West - 376.12 feet, with a north line of said Restricted Reserve "C" to a 5/8-inch iron rod with cap stamped "JDS" set for the northwest corner the herein described tract;

THENCE South 63° 47' 58" East - 65.52 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 89° 03' 32" East - 90.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 65° 40' 53" East - 67.96 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 40° 25′ 18″ East - 90.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 24° 28' 18" East - 63.85 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 70° 51' 52" East - 130.59 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 84° 15' 10" East - 127.60 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 89° 09' 27" East - 127.60 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 82° 25' 09" East - 127.39 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 54° 24' 27" East - 14.62 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 11° 14' 02" East - 119.73 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a nontangent curve to the right;

THENCE in an easterly direction, with said curve to the right, having a radius of 1240.00 feet, a central angle of 02° 31' 34", and a chord bearing and distance of South 77° 30' 11" East -54.66 feet, an arc distance of 54.67 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Compound Curvature of a curve to the right;

THENCE in a southeasterly direction, with said curve to the right, having a radius of 270.00 feet, a central angle of 64° 00' 44", and a chord bearing and distance of South 44° 14' 02" East - 286.21 feet, an arc distance of 301.65 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 80° 05' 20" West - 124.99 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 33° 50' 30" West - 13.84 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 12° 24' 20" East - 354.62 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 05° 59' 51" West - 52.18 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 31° 27' 24" East - 16.44 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 68° 54' 40" East - 122.06 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a non-tangent curve to the right;

THENCE in a southwesterly direction, with said curve to the right, having a radius of 270.00 feet, a central angle of 55° 25' 34", and a chord bearing and distance of South 48° 48' 07" West - 251.12 feet, an arc distance of 261.19 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 76° 30' 54" West - 157.69 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 13° 29' 06" East - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 76° 30' 54" West - 2.09 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the left;

THENCE in a westerly direction, with said curve to the left, having a radius of 1170.00 feet, a central angle of 07° 22' 33", and a chord bearing and distance of South 72° 49' 38" West - 150.51 feet, an arc distance of 150.62 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Compound Curvature of a curve to the left;

THENCE in a southwesterly direction, with said curve to the left, having a radius of 370.00 feet, a central angle of 63° 16' 04", and a chord bearing and distance of South 37° 30' 19" West - 388.12 feet, an arc distance of 408.56 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 05° 52′ 18" West - 224.97 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the southeast corner the herein described tract;

THENCE North 84° 07' 42" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the southwest corner the herein described tract;

THENCE North 05° 52' 18" East - 224.97 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the right;

THENCE in a northerly direction, with said curve to the right, having a radius of 430.00 feet, a central angle of 03° 31' 19", and a chord bearing and distance of North 07° 37' 57" East - 26.43 feet, an arc distance of 26.43 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE North 80° 36' 24" West - 52.56 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 40° 53' 48" West - 369.28 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said Restricted Reserve "C" and an angle corner of the herein described tract;

THENCE North 38° 32' 47" West - 71.29 feet, with an east line of said Restricted Reserve "C", eto a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said Restricted Reserve "C" and an angle corner of the herein described tract;

THENCE North 17° 47' 22" West - 100.87 feet, continuing with said east line, to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said Restricted Reserve "C" and an angle corner of the herein described tract;

THENCE North 25° 34' 14" East - 115.03 feet, continuing with said east line, to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said Restricted Reserve "C" and an angle corner of the herein described tract;

THENCE North 50° 49' 49" East - 77.60 feet, continuing with said east line, to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said Restricted Reserve "C" and an angle corner of the herein described tract;

THENCE North 76° 05' 24" East - 77.03 feet, continuing with said east line, to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said Restricted Reserve "C" and an angle corner of the herein described tract;

THENCE North 16° 57' 08" East - 93.04 feet, continuing with said east line, to the **POINT OF BEGINNING** of the herein described tract and containing 20.308 acres of land.

Based on a search of the Public Records of FORT BEND County, Texas, the last instrument purporting to

convey title to the land described above was: Fort Bend Jordan Ranch LP, a Texas limited partnership

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

RESTRICTIONS:

None found of record

EASEMENTS:

- Terms, conditions and stipulations contained in that certain Memorandum of Fulshear Parkway Private
 Participation Agreement filed for record under Clerk's File No. 2013119270 of the Official Public Records of Fort
 Bend County, Texas.
- 2. Terms, conditions and stipulations contained in that certain Reciprocal Fill Easement Agreement filed for record July 26, 2017 under County Clerk's File No(s). 2017083302 of the Official Public Records of Fort Bend County, Texas.

LIENS:

Vendor's Lien retained in Deed, executed by The Mossimo Fabio Silvestri Irrevocable Trust dated December 30, 2005 and The Rocco Paolo Silvestri Irrevocable Trust dated December 30, 2005 to Fort Bend Jordan Ranch LP, a Texas limited partnership, dated March 18, 2015, filed March 19, 2015, recorded in/under Clerk's File No. 2015027940 of the Real Property Records of FORT BEND County, Texas, and filed March 20, 2015, recorded in/under Clerk's File No. 1501833 of the Real Property Records of WALLER County, Texas, securing Texas Capital Bank, National Association in the payment of one note in the principal sum of Twenty Seven Million Five Hundred Thousand and 00/100 (\$27,500,000.00), due and payable and bearing interest as therein provided; said Note being additionally secured by Deed of Trust to John D. Hudgens, Trustee, recorded in/under Clerk's File No. 2015027941 of the Real Property Records of FORT BEND County, Texas and recorded in/under Clerk's File No. 1501834 of the Real Property Records of WALLER County, Texas; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument.

Additionally secured by Assignment of Reimbursement Contract and Proceeds, recorded in/under Clerk's File Nos. 2015027942, 2016079650 and 2016079655 all of the Real Property Records of FORT BEND County, Texas.

This report is issued for the use of and shall inure to the benefit of **IDS Engineering Group** and is issued in consideration of \$0.00 paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

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

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

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

Charter Title/Company

BY:

Sari LaGrone, Vice President



November 8, 2017

City of Fulshear 30603 FM 1093 Fulshear, TX 77441

Re: Final Plat of Jordan Ranch Sec 8

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated November 2017.

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

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

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

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

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

Sincerely,

La Wanda J. Grant, SR/WA

Senior Right of Way Agent

C: John R. Herzog < JHerzog @idseg.com >

PLR17.579 LNO

John Herzog (IDS)

From:

John Herzog (IDS)

Sent:

Tuesday, November 07, 2017 11:01 AM

To:

Don Dively; Julie Myhre

Cc:

Ryan Herweck

Subject:

No Objection Letter - Jordan Ranch Section 8, 10, and 11

Attachments:

SiEnergy Plat No Objection 2017-07-12 Executed.pdf; JR SEC 8 PLAT.pdf; JR SEC 10 PLAT.pdf; JR SEC 11

PLAT.pdf

Don,

Please provide a plat release/no objection letter for the attached final plats for Jordan Ranch in Fort Bend County between Katy and Fulshear. You may provide one letter to encompass all of the plats if that is easier. I have listed the plat names below for quick reference.

Jordan Ranch Sec 8 Jordan Ranch Sec 10 Jordan Ranch Sec 11

I have also included the previous letter for the prior sections for reference.

If you have any questions, please let me know.

Thanks, John

John R. Herzog, P.E.

Project Engineer

13430 Northwest Freeway, Suite 700, Houston, Texas 77040

Main: 713.462.3178 | Direct: 832.590.7145

JHerzog@idseg.com

Website | Facebook | Linkedin

TBPE F-2726 : TBPt\$ 10110700 & 10110704

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24403 Roesner Road • Katy, Texas 77494 • Office(281)396-5078 • Fax (281)396-5004

November 7, 2017

IDS Engineering John R. Herzog

Subject: No Objection Letter

Mr. Herzog,

Please accept this correspondence as Consolidated Communications' no Objection Letter for all Plats mentioned below for Jordan Ranch in Fort Bend and Waller Counties between Katy and Brookshire Texas.

Jordan Ranch Sec 8

Jordan Ranch Sec 10

Jordan Ranch Sec 11

Thank you,

Rob Rychlik Consolidated Communications 24403 Roesner Road Katy, Texas 77494 281-396-5074

LIENHOLDER'S SUBORDINATION

THE STATE OF TEXAS **COUNTY OF FORT BEND**

We, TEXAS CAPITAL BANK, NATIONAL ASSOCIATON, owner and holder of liens against the property described in the plat known as JORDAN RANCH SEC 8, with said liens being described in the instruments of record under File No. 2015027941 of the Official Public Records of Fort Bend County, Texas, do hereby in all things subordinate said liens to said plat and we hereby in all things subordinate said liens to said plat and we hereby confirm that we are the present owner of said liens and have not assigned the same nor any part thereof.

	EXECUTED this	day of		, 2017.	
By:	TEXAS CAPITAL BANK, N	ATIONAL ASSOCIATIO	N		
Ву:					
	DEBI ENGLAND				
	SENIOR VICE PRESIDENT				
	TATE OF TEXAS				
COUN	ITY OF HARRIS				
ackno	RE ME, the undersigned audensigned audensigned auden to me to be wiedged to me that the ssed (and in the capacity the GIVEN UNDER MY HAND).	e person whose nam y executed the sam nerein and herein stat	e is subscribe e for the pur ed, and as the	d to the foregoing rposes and consid act and deed of sa	instrument and erations therein id entity).
		No	otary Public in	and for the State o	f Texas
		 Pri	nt Name		
		Му	Commission	Expires:	
			.		

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 Jordan Ranch Section 10 / Final Plat
City Engineer Review Reviewed See Attached Letter
BY:DATE:1え- 6-1つ
City Secretary
Processed Returned for additional data
BY: X- Key DATE: 11-13-2017
Approved Returned for additional data
LORREGIONS HAVE BEEN MADE PEZ ENGINEGES COMMENTEN DATE: 12.8.17
ity Council Review
Approved Returned for additional data
Y: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: 11/9/2017 Date Received by	y the City of Fulshear:
a Luci Lordon Donah Cas 10	opment: Jordan Ranch
SUBMITTAL OF PLAT: (Check Appropriate Selection)	
(Check Appropriate Selection)	
Preliminary X Fi	nal Short Form Final
Replat	acation Plat Admin. (Minor) Plat
Amending Plat	
TYPE OF PLAT: (Check Appropriate Selection)	
X Single-Family Residential Ze	ero Lot Line/ Patio Home Multi-Family Residential
Planned Development Co	ommercial Industrial
Plat Location: CityX ETJ (Extraterr	
Legal Description: See Attached Plat for Metes and	and a contract of the contract
Variance:Yes (Attach a Copy of Approval Letter)	X No
	140
Total Acreage:8.030	
Number of Streets: 3	
Number of Lots:34	Platting Fees
Number and Types of Reserves: <u>2 (Open Space/Utilities/La</u>	andscape)
Total Acres in Reserve: 0.41	Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre
Owner: FORT BEND JORDAN RANCH LP	Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre
Address: 5005 Riverway, Suite 500	20.00
City/State: Houston, TX	Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre
elephone: (713) 960-9977	Amending or Minor Plat - \$200.00
mail Address: steves@johnsondev.com	Plat Vacation - \$500.00
ngineer/Planner: IDS Engineering Group	2 nd Review of plats - \$100.00 (each additional review)
Contact Person: John R. Herzog, P.E.	TOTAL PLATTING FEE \$870.75
elephone: (713) 462-3178	Park Fees (due at Final Plat Application) \$15,300
ax Number:	Tark rees (ude at rinal Plat Application) 913,300
mail Address: jherzog@idseg.com	*Per development agreement, Park Fees will be
	paid prior to the plat being recorded
his is to certify that the information on this form is complete	true and correct and the undersigned is authorized to make this
pplication. I understand that if all necessary information, req	uired documents, and plat fees are required at time of submittal or t
ity of Fulshear will not complete the review needed in order	to submit to the P&Z hoard
	TO THE POWER OF TH
M + dee John R. Herzo	og, P.E., Project Engineer 11/9/2017
TIPEDOR	PRINTED NAME/TITLE DATE

Clay & Leyendecker, Inc.

Texas Engineer Registration Number - F-2309

Consulting Engineers and Surveyors

December 6, 2017

Engineering Review

Final Plat - Jordan Ranch Section Ten Fort Bend County, Texas

For Information only:

- 1. This plat will create 34 Lots in three (3) Blocks with two (2) Reserves that covers a total acreage of 8.030 acres.
- 2. The typical lot size for this section appears to be 50-foot by 120-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 Final Plat of Jordan Ranch, Section Ten be approved once the following item is addressed:

A) The Vicinity Map needs to be edited to show the names for the streets.

1 Leyendule

	Shillery Pundel, to sport you like klade oil Tarays		COVER UNDER RAY HAND AND SLAL DE COTOCY, INA CAY of	EITSEE M.C. The Underlayed a tribuilty, on it is day personally appointed. The improve interest in the action of the third personal action industrial in the laboration of the improve interest in the laboration of the improved and consideration them are related to the laboration of the laboration industrial standard the act the laboration industrial action in the laboration of the laboration industrial i	ATCOTTEAS APPT OF HAMES		Name:		BY: TEXES CAPITAL DANCE, HARRICHAL ASSOCIATION	TXCCUTTO PM4 dery el, 2017.	 Official helds: Record of First face (down), trans, of health is a retrievant or record most man, putpicity to a Official helds: Record of First face (down), trans, of health is all face to property and to little to take face and we may be all things when these and then to take jet and we have by confirm that we are the propert owner of and then a not an act whether the same way as yet for the record. 	WE TOAK CHEEL BUILD, MATIQUAL ACCIDINATION, Device and holder of their against the property distributes the paper and the control of the cont	ATT YELL YELL	Mesen y habit in med for the Nets Of Years		the under are hand and state of or help, the day of set1.	3 if it periods whose some it inlocemed to the foregoing informers and administrated to be that he executed the same in the proposes and considerations therein expressed and in the opposite thesest and these text and, and or the set and dead fund opportune.	CONTY OF HARMY. BITCHEF MAT, they welcar ligned authority, an this day premovably appeared Stephen A, Sarry, Vice President, known is away.	TATE OF FEXAS	Staphan A. Sens, Liber Propelant	FK	a Track statistic (lability Company If a General P broade	THE PROPERTY OF THE PROPERTY OF THE	BY: FORE BEHO 1990AN BANCH (F. a Trans Umbas Paroxyship	OPT BRID LIDITUM ANAPITY, E Years limbed partnership, for caused these presents to be algreed by Stephen A. Jame, Vice FRIGHT, thisday of	IN TISTINGNY WANTED, DOWNER DOMAN DUNCH CF ICC, a Torse limited Balling screens, in present demons of	Anticeptated frees of Fort Bend County, Erack - and de heatey creates and agree and shall comply with this crite as sopred to five formed County Commissioners County in fairth 23, 2004, and any independent mannetments.	FURTHER, Commerce to hearby schoolwhappe the receipt of the "Codem for Reconstition of Dischool Linkting in the	IFTICE, We do heading self-by but we are the comment of all property (improducing adjacant to the heading and the advantage of the second and compared property and the advantage of the advantag	envirtueses of the Service tests of month closely, exceptive application and about destructives to the operations and services are all the Services to the control of the c	FUTFIER, Owners do hetely coverant and agree that all of the property white the Decembers of this subdivision and Shorts to any distinger exampler, distin, guilt, creak or conjust distinger way that if healthy to imposed to keep such services.	running, comment an interfey desicals to the public a trip of their townsy (20) have whele on seat which of sections that I any local all layers, deserting spiller, a forest, favour and changes destrips despite (in case includes), it is deserment for shadegie inclosest, tent Bend Caustry or any altern proventinessed adjunct plate how they (light to share upon but discussed in the or and all three light the proposes of changes are in proventinessed adjunct plate how they (light to share upon talk adaments of or and all three light the proposes of changes can be an experienced a deserver feedbarr, not proposes.	whicher to present and drawing of the growth was some over the first property stream the population of that just is design whicher to present ded sharings of the growth under the public or problem them, between excess exempted, and or larger any develope thick, afther directly or indirectly,	 Granutation of Fulfit institution desired until outs overein for the placetoning of mobile forms subdistated and shadle expectated for turns under the turns and conditions of turn executions tiltude appendix. 	saments (LL and A.L.) is indicated and depicted history, shapping the sected extensive quick (http://ext.l.por/ inset). 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28. Sie plant shall ha submittad to fart fasad Ownity and any other applicable joristiction for reviting and approval. Development exemits and all other applicable permits shall be obtained from Fort Band County prior to beginning contraction.	 In the control of the c	(Invalion a 143.00 (MAYO 1931 - danger beamf on FEMA maps) St. Reverent & and B within the side will be seemed and multiplicative Full transaction. The 154 decisions are stated as a size of the second and multiplicative Full transaction.	en een een begin te en soon en maar om de	T. Ausgewale. Vertically is based as a EVAN Symphysis in Julys, the 71 A UK Cosed and Geodalic unever miss translated Y (14), located 0.3 1.	 Above transition performance by the statest offline, of other processing and the performance of the performance of	34. The Lighting Zone Opda is (23). 35. To the part of the endman's innoviation, all printing picks for assembles within the extraorious are the sea.	1.1. 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This preparty list within the entraneoutheral perfedences of the Ony of Follows. For Band County, Team and width Nuthers Miningai Unity Disprey No. 86. 	 The shared even is buried within Zono X, defined as areas determined to be outside the 300 year facefulin, per FFMA flood insurance has this Princi by, \$13,570,000.00, effective april 02, 2014. 	7. One-lost respers of clearant for bother proposes to the pasks with as a tability requested numbers to the side of our of a street, where yeth it trues to that or given a poperty, the condition of his one of the control many day where the adjustery speech is underliked an extraction than a subject or produce in the control of the	6. All brainings were brased and the Titland Constituted Squares of \$188), Switch Central Zone.	All ride building liver to be 3' unless otherwise extent. All ride building internation present these are perfectly such as a series.	3. 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B.L. indicates a building fine	NOTES The reportinger shows became are Teps I South Central Zone No. 4200 State Plans DAG Conclinates (MACUS) and may be					Jeff W. Jakerts, Missour D. Gordon Official, Chy Secretary	piet il filed with the Objecty Open of Fort Band, Teast within as (5) months byreather	Ther just of JOBIAN MANOS SEC 90 was expressed by the Gity of Falahase Conced on the day at	Amy Passes, Challeston	This plan of IONDAN BANCH SEC 10 is appropried by the Dity Murming Committion of the Dity of Fabboux, Taxas take dry of		ON 11/07/1/2 15 ON TO BE AND BE THE PROPERTY OF THE PROPERTY	FOR THE PUMPOSE OF REVIEW UNDER THE AUTHORITY OF UNDER THE AUTHORITY OF	THIS DOCUMENT IS BELENCED	C. John R. Hazage, A Professional Engineer Angliated in the State of Taxas do hereby carify that this plat meets the requirements of test Sand Colone in the best of my Proposings.		VEXAG D OR HEUED UPON AS A Represent Professional Law Sameways FINAL SURVEY DOCUMENT." Trans Represent Re-1986.	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FORT BEND COUNTY KEY MAP NO. 4831
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Peri Band County Logistate

JORDAN RANCH SEC 10

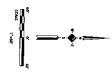
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H.&T.C.R.R. CO. SURVEY, SECTION 105, A-261
FORT BRIND CONOTY, TEXAS
34 LOTS 3 BLOCKS 2 RESERVES
OWNER: FORT BRIND DODDAY RANCH IP

Engineer: Engineering Group

NOVEMBER 2017 ES PROJECT NO. 2141-020-01 SHEET 1 OF 2

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IDS PROJUCT NO. 2141-029-01 SHEET 2 OF 2

JORDAN RANCH SEC 10

ADMINISTRATION

8.030 ACRES

8.030 ACRES

H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261

FORT BURD COUNTY, TEXAS

34.1075 3 BLOCKS 2 RESERVES

34.1076 3 BLOCKS 2 RESERVES

34.1076 3 BLOCKS 3 RESERVES

34.1076 3 BLOCKS 3 RESERVES

34.1077 3 BLOCKS 3 RESERVES

Charter Title Company 4265 San Felipe, Suite 350 Houston, TX 77027 Phone 713-871-97001

CITY PLANNING LETTER Jordan Ranch Sec 10

GF No.: 1038002874

Time frame covered by this report:

Effective Date: 10/24/2017

PROPERTY

Legal Description:

BEING 8.030 acres of land in the H.&T.C.R.R. Co. Survey Section 105, Abstract Number 261, Fort Bend County, Texas, and being a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust and The Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 in the Official Public Records of Fort Bend County, Texas and 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 5/8-inch iron rod with cap stamped "IDS" found for the most easterly corner of Restricted Reserve "C" of JORDAN RANCH SEC. 5 according to the plat thereof recorded under Film Code No. 20160010 in the Official Plat Records of Fort Bend County, Texas;

THENCE South 55° 26' 18" East - 683.27 feet, across said 1352.43 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for the most northerly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE across said 1352.43 acre tract the following courses and distances:

South 22° 10' 15" East - 202.05 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point; South 21° 14' 02" East - 54.62 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point; South 10° 39' 40" East - 58.04 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point; North 87° 14' 45" East - 34.48 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point; South 02° 45' 15" East - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

South 08° 44' 43" East - 107.57 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

South 47° 38' 30" East - 25.43 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point and being on the west line of the 473.246 acre tract described in the deed from Carol W. Allen, et al.,

to Dan J. Harrison, Jr. and recorded in Volume 528, Page 132 of the Deed Records of Waller County, Texas;

THENCE South 01° 54' 37" East - 301.45 feet, with the west line common of said 473.246 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for the southeast corner of the herein described tract;

THENCE across said 1352.43 acre tract the following courses and distances:

South 88° 05' 23" West - 110.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the right;

in a northwesterly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 90° 00' 00", and a chord bearing and distance of North 46° 54′ 37" West - 35.36 feet, an arc distance of 39.27 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

South 88° 05' 23" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

South 01° 54′ 37" East - 23.38 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

South 88° 05' 23" West - 225.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

North 83° 16' 55" West - 176.61 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

North 11° 31' 44" East - 78.71 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;

in a northeasterly direction, with said curve to the left, having a radius of 1030.00 feet, a central angle of 00° 58' 52", and a chord bearing and distance of North 11° 02' 18" East - 17.64 feet, an arc distance of 17.64 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve and the beginning of a curve to the right;

in a northeasterly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 85° 19' 25", and a chord bearing and distance of North 53° 12' 35" East - 33.88 feet, an arc distance of 37.23 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 09° 13' 17" East - 60.10 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the right;

in a northwesterly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 90° 00' 00", a chord bearing and distance of North 39° 07' 42" West - 35.36 feet, and an arc distance of 39.27 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 05° 52' 18" East - 224.97 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the right;

in a northeasterly direction, with said curve to the right, having a radius of 370.00 feet, a central angle of 63° 16' 04", and a chord bearing and distance of North 37° 30' 19" East - 388.12 feet, an arc distance of 408.56 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve and the beginning of a curve to the right;

in a northeasterly direction, with said curve to the right, having a radius of 1170.00 feet, a central angle of 05° 49' 20", and a chord bearing and distance of North 72° 03' 01" East - 118.84 feet, an arc distance

of 118.89 feet to the **POINT OF BEGINNING** of the herein described tract and containing 8.030 acres of land.

Based on a search of the Public Records of FORT BEND County, Texas, the last instrument purporting to convey title to the land described above was: Fort Bend Jordan Ranch LP, a Texas limited partnership

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

RESTRICTIONS:

None found of record

EASEMENTS:

- Terms, conditions and stipulations contained in that certain Memorandum of Fulshear Parkway Private
 Participation Agreement filed for record under Clerk's File No. 2013119270 of the Official Public Records of Fort
 Bend County, Texas.
- Terms, conditions and stipulations contained in that certain Reciprocal Fill Easement Agreement filed for record July 26, 2017 under County Clerk's File No(s). 2017083302 of the Official Public Records of Fort Bend County, Texas.

LIENS:

Vendor's Lien retained in Deed, executed by The Mossimo Fabio Silvestri Irrevocable Trust dated December 30, 2005 and The Rocco Paolo Silvestri Irrevocable Trust dated December 30, 2005 to Fort Bend Jordan Ranch LP, a Texas limited partnership, dated March 18, 2015, filed March 19, 2015, recorded in/under Clerk's File No. 2015027940 of the Real Property Records of FORT BEND County, Texas, and filed March 20, 2015, recorded in/under Clerk's File No. 1501833 of the Real Property Records of WALLER County, Texas, securing Texas Capital Bank, National Association in the payment of one note in the principal sum of Twenty Seven Million Five Hundred Thousand and 00/100 (\$27,500,000.00), due and payable and bearing interest as therein provided; said Note being additionally secured by Deed of Trust to John D. Hudgens, Trustee, Trustee, recorded in/under Clerk's File No. 2015027941 of the Real Property Records of FORT BEND County, Texas and recorded in/under Clerk's File No. 1501834 of the Real Property Records of WALLER County, Texas; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument.

Additionally secured by Assignment of Reimbursement Contract and Proceeds, recorded in/under Clerk's File Nos. 2015027942, 2016079650 and 2016079655 all of the Real Property Records of FORT BEND County, Texas.

This report is issued for the use of and shall inure to the benefit of **IDS Engineering Group** and is issued in consideration of \$0.00 paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no

liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

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

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

Charter Title Company

BY: _

Sari LaGrone, Vice President



November 9, 2017

City of Fulshear 30603 FM 1093 Fulshear, TX 77441

Re: Final Plat of Jordan Ranch Sec 10

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated November 2017.

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

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

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

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

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

Sincerely,

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

C: John R. Herzog < JHerzog@idseg.com>

PLR17.580A LNO

John Herzog (IDS)

From:

Sent: Tuesday, November 07, 2017 11:01 AM

To: Don Dively; Julie Myhre

Cc: Ryan Herweck

Subject: No Objection Letter - Jordan Ranch Section 8, 10, and 11

John Herzog (IDS)

Attachments: SiEnergy Plat No Objection 2017-07-12 Executed.pdf; JR SEC 8 PLAT.pdf; JR SEC 10 PLAT.pdf; JR SEC 11

PLAT.pdf

Don,

Please provide a plat release/no objection letter for the attached final plats for Jordan Ranch in Fort Bend County between Katy and Fulshear. You may provide one letter to encompass all of the plats if that is easier. I have listed the plat names below for quick reference.

Jordan Ranch Sec 8 Jordan Ranch Sec 10 Jordan Ranch Sec 11

I have also included the previous letter for the prior sections for reference.

If you have any questions, please let me know.

Thanks, John



John R. Herzog, P.E.

Project Engineer

13430 Northwest Freeway, Suite 700, Houston, Texas 77040

Main: 713.462.3178 | Direct: 832.590.7145

Mail. 713.402.3176 | Direct. 632.330.

JHerzog@idseg.com
Website | Facebook | Linkedin

TBPE F-2726 TBPLS 10110700 & 10110704

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24403 Roesner Road • Katy, Texas 77494 • Office(281)396-5078 • Fax (281)396-5004

November 7, 2017

IDS Engineering John R. Herzog

Subject: No Objection Letter

Mr. Herzog,

Please accept this correspondence as Consolidated Communications' no Objection Letter for all Plats mentioned below for Jordan Ranch in Fort Bend and Waller Counties between Katy and Brookshire Texas.

Jordan Ranch Sec 8 Jordan Ranch Sec 10 Jordan Ranch Sec 11

Thank you,

Rob Rychlik Consolidated Communications 24403 Roesner Road Katy, Texas 77494 281-396-5074

LIENHOLDER'S SUBORDINATION

THE STATE OF TEXAS COUNTY OF FORT BEND

We, TEXAS CAPITAL BANK, NATIONAL ASSOCIATON, owner and holder of liens against the property described in the plat known as JORDAN RANCH SEC 10, with said liens being described in the instruments of record under File No. 2015027941 of the Official Public Records of Fort Bend County, Texas, do hereby in all things subordinate said liens to said plat and we hereby confirm that we are the present owner of said liens and have not assigned the same nor any part thereof.

	EXECUTED this	_ day of		, 2017.
Ву:	TEXAS CAPITAL BANK, NATIO	NAL ASSOCIATION		
Ву:	DEBI ENGLAND SENIOR VICE PRESIDENT			
	TATE OF TEXAS TY OF HARRIS			
PRESIE acknow	E ME, the undersigned author DENT, known to me to be per wledged to me that they ex ssed (and in the capacity therei	rson whose name i ecuted the same	s subscribed to tl for the purposes	he foregoing instrument and and considerations therein
	GIVEN UNDER MY HAND AND	SEAL OF OFFICE, th	is day of _	, 2017.
			ry Public in and fo	or the State of Texas
		Print	Name	
		МуС	Commission Expire	es:

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 Jordan Ranch Section 11 / Final Plat	ē
City Engineer Review	
ReviewedSee Attached Letter	
BY:DATE:DATE:	
City Secretary	
Processed Returned for additional data	
BY: DATE: 11-13-2017 Planning Commission Review	,
Approved Returned for additional data	
COMPETITIONS HAVE BEEN MADE PER ENGINEER'S	COMMENTS
COMPTETIONS HAVE BEEN MADE PER ENGINEERS BY: DATE: 12.8.17	
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:11/9/2017 Date R	eceived by the City o	f Fulshear:	
Subdivision: Jordan Ranch Sec 11		Jordan Ranch	
SUBMITTAL OF PLAT: (Check Appropriate Selection	n)		
Preliminary	X Final		Short Form Final
Replat	Vacation Plat		Admin. (Minor) Plat
Amending Plat			
TYPE OF PLAT: (Check Appropriate Selection)			
X Single-Family Residential	Zero Lot Line/	Patio Home	Multi-Family Residential
Planned Development	Commercial		Industrial
Plat Location: City X_ ETJ	(Extraterritorial Juriso	liction)	
Legal Description: _ See Attached Plat for Me	etes and Bounds [Description	
Variance:Yes (Attach a Copy of Approval	Lottor) X No		
variance res (Attach a copy of Approval	Letter)No		
Total Acreage: 8.488			
Number of Streets: 4			
Number of Lots: 34	-	Plat	ting Fees
Number and Types of Reserves: 2 (Open Space/U	tilities/Landscape)		
Total Acres in Reserve: 0.34		Preliminary Plat - \$500.00 per acre	plus 3.50 per lot, plus \$12.50
Owner: FORT BEND JORDAN RANCH LP		******	5.00 per lot plus \$25.00 per acre
Address: 5005 Riverway, Suite 500			per lot plus \$25.00 per acre
City/State: Houston, TX			
Telephone: (713) 960-9977		Amending or Minor Pla	t - \$200.00
Email Address: steves@johnsondev.com		Plat Vacation - \$500.00	
Engineer/Planner: IDS Engineering Group		2 nd Review of plats - \$1	00.00 (each additional review)
Contact Person: John R. Herzog, P.E.		TOTAL PLATTING FEE	\$882.20
Telephone: (713) 462-3178	•		Plat Application) \$15,300
Fax Number:			
Email Address: jherzog@idseg.com		and the same of th	greement, Park Fees will be
	_	paid prior to the pla	t being recorded
This is to certify that the information on this form is	complete, true and c	orrect and the undersign	ed is authorized to make this
application. I understand that if all necessary inform	ation, required docur	ments, and plat fees are i	required at time of submittal or th
City of Fulshear will not complete the review needed			manner og rekningsstatisker i bysningeren fil å vitt dava skale i state.
111			
John John	R. Herzog, P.E., P	roject Engineer	11/9/2017
SIGNATURE	TYPED OR PRINTED N	AME/TITLE	DATE

December 6, 2017

Engineering Review

Final Plat - Jordan Ranch Section Eleven Fort Bend County, Texas

For Information only:

- 1. This plat will create 34 Lots in two (2) Blocks with two (2) Reserves that covers a total acreage of 8.488 acres.
- 2. The typical lot size for this section appears to be 55-foot by 130-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 Final Plat of Jordan Ranch, Section Eleven be approved once the following item is addressed:

yerland

A) The Vicinity Map needs to be edited to show the street names.

Recomplete made for the factors and for the factors of Texas.	DOTTO STABLE. SOUTH STABLE. THOSE ME, It is referred assemble, on hi day princed, proposed, and the proposed assemble as belonged to the Stagley decimand of a second and from the first market for the proposed assemble	Note:	by 1,246 Carely, party, waterplay, 250COSTED9	ATT OF TAXA CONTROL COLD MANUAL (ACCOUNTING ACCOUNTING ACCOUNTIN	Supply Parks, it and Mr Its State Of Bank	Is the journey when we have extremely in a templay to proporate in plantamentary in the business to ware. In the propose met consistent these expected and to be copied proposed in the left and allower. In the proposed in the left is also provided in the left of an including the left in the left and allower. In the proposed in the left is also become a provided in the left of an including the left is also become a left of an including the l			DS: CORE TROUDMENT RACK! (F). A Trans Lomas d Recognitio	IN ENTEROMM MARKET (MANSA) POSALA KAÇA OF LIC. I Yana Market Baldut dashirin, sa gawayi perimer of ONE MANDARDAN MARKET, A SANIA MARKET, MARKET, MARKET MARKET, MARKET	PRINTED Speak de having bekondedige the montes of its "dwam for Registrion of Outdoo Lighting in the intercompanies was of the time Garanty, Two. I and of beight consent now upon the band interpretation has not in deprint by fort these County Communication (can be than by May, and an indication interchaliants).	Constraint in Jennes of regardy designed and agree and as the present within the specialists of the contract o			Model claim in North Messel for the propert and absolute plants in the management of the control	come met de des la
The second of th	Victoria y laste del Filha Semborado (Exp. 2). Il Conse el Gordon en regi dia manuta i i manuta i i i i i i manuta i i i i i i manuta i i i i i i i i i i i i i i i i i i i	5. To the bast of the uptions's boundaries, all maining planter extrements within its subclinates are about no the pile. 5. A harder written and/ordinates type in preferred within, if will be prevented must be but anotherwise from any assent interactions are the account of the content of the property of property. 6. Despite the property country reports. 15. Restrictors:	13. All diffuge essential as to be large due of house, building, registion and other obtaination to the contribut a malifornizar by the defining failing. All product is required to draw that the dulings assented through an aground diffuge particles. 34. The upsing flow Code is LEG.	It ill propers has with the presentation planticists of the City of Verbaur, for teach Country, Trans and relate frame Analysis (Salike) plantice in it. Analysis (Salike) plantice in it. It is thereas in any last the Analysis of the principal for some in the verba in the Analysis of Analysis of the Country of the Analysis of the Country of the Cou	O Cordon mentre descripti de betrappeant in harpiès i fon a subtir separtim servane, toute a sel affinisse des sur comme des desperties arreives. As conference and de desperties per privare per la conference and desperties and desp	A demanda est de la companya del companya del companya de la companya del company	ICL Colleges where some answers ICL Colleges where the colleges was a college of the colleges	eens. Mit occidious boom histor ar Yana Sadi Choid She Na. 688 Non Phas Gid Goodsann (m003) and nor bedrough the under a staying the conjunct data index of 1,000). L. Landaren a sading the sadenting of the conjunction of				ANTH WARM, COMMON MAN AND THE CONTRACT OF THE	The size of COSEAN EXPERIENCE SEC 11 in appearand by the Chr Thanking Committee of the City of Galberry, Treat libb city	Ped COCLIMENT I RELEVOD GROUNT THE AUTHORITY OF SONIO I RECOCK, ET 1 2004 SONIO I RECOCK, ET 1 2004 SONIO I RECOCK, ET 1 2004 GROUNT THE AUTHORITY OF LIMPLY THE ONLY TO GET LIMPLY THE ONLY TO GET LIMPLY THE ONLY TO GET LIMPLY THE ONLY THE LIMPLY THE ONLY THE ONLY THE LIMPLY THE ONLY THE ONL	THERMANIAN, THE DESIGNATION OF T	sen hand band to the Taxan Copyrights System of PML South General Zone.

like Late area dan'n hi hi NATCA CA Samp Krimi NA, Augus hayes 'A), ket Ina-danan, Iran, an biyes, a ball ya hi NAS de cua danbala hi ne de yam 'Na Massa da Samul Inrandul Kanas an Aya Nasa danan sensaha kunasi nesaha kunasi da Di Arawaka dari Pa Nasaya 20207246 hina (mid Palel Regis) di Fasa had Canab, Tesa sal may particular kesindad hinatir. 46NCI South 07° 42° 68' Est. - 1167.96 feet, across said 1352.43 acre uact, to a 5/8-wich won rod with cap stamped "105° set for the northwest corner of bean't bit seGIMMING of the herein described tract; MERCHIER ALS A'Britch ron cod with cap thanged "105" foads fot the most casterly conner of Restroted Reserve "C" of JODANN Assect SCC, 5 prinsig to the plat thereof recorded onder Film Code No. 2016/010, in the Official Mot Records of Sant Bond County, Tosts and an angle conner of the rin described Grad: North 88°05' 23" East - 60,00 feet to a 5/8 with wan rod with cap stamped "105" set for the beginning of a north North 01: 54: 37" West - 22.38 feet to a 5/8-inch fron rod with cap stamped "IDS" set for an angle point: South 83" 16" 55" East - 176,61 feet to a S/B-Inds fron rod with dap stamped "IDS" set for an angle point: orth 86° 05′ 23° East - 225.00 (eet to a 5/8 inch iron rod with cap stamped "105° set for an angle point;

tross said 1352 A3 agreetract the following courses and distances:

#ENCE South 01" 54' 37" East - 623,80 feet, with the west line of said 423.246 acressed, to a 5/8 acressed with cap stamped "DN" as for the Nutbeast corner of the better described (rad):

South 88° 05' 23" West - 372.30 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle points

outh 83" 52" 23" West - 53,06 (set to a 5/8 and) non rod with cap stamped "ID5" cat for an angle point,

South 64" 32" 19" West - 20.43 (eet to a SyB-wich wan rod with cap stamped "IOS" set for an angle point; South 73" 37" 98" West - 44,01 feet to a 5/8-andt won rod with cap stamped "IDS" set for an angle point;

 $an 15^\circ 37^\circ 41^\circ West \sim 93.94$ feet to a 5/8 inchiron red with cap stamped " 435° yet for the beginning of a curve to the right; artheasterly direction, with said curve to the right, having a radius of 30 00 feet, a central angle of 19° 41° 40°, and a chard braining and see of North 23° 43′ 13° East - 43,52 feet, an arc distance of 53,68′ feet to 3,58° Arch Iron nod with cap stamped *105° set for the end of said

North 15" 56" UE" West - 60.00 feet to a 5/8-inch iron red with cap stamped "IDS" set for the beginning of a non-tangent cave to the kelt;

erest. I a sammere partie, with odd one to be let having a min of 5000 fet, a certal well of 8 of 9 of and a bad bad bad so deland of John 17 21 fet West 1, 152 fet, in an of black of 1,13 fet to a 58 whenever with our straight 102 of the field of all delands of John 17 21 fet West 1,52 fet in an of black of 1,13 fet to a 58 whenever with our straight 102 of the field of and direction, with and care to the right, having a radius of 30,00 feet, a central angle of 36 ° 30° 20°, and a chard having and mis 50° 30° 31° West - 40° 90° feet, an art distance of 63.32° feet to \$30° atom from and with cap stamped "105° set for the end of said Engineering of a convex system with.

a a Andrhestand diesting, with said care to the right, havega radius of 70,00 feet, a central angle of 34° 03′ 05°, and a chord bearing and distance of North D5° 28′ of "west. 50,05 feet, an are distance of 457,62 feet to a 5/8 ench iron rod with cap stamped "105" set for the end of said caree;

vorth 11" 31" 44" Fast - 20.63 feet to the POINT OF BEGINNIAG of the herem described fract and containing 8.488 area of land



FORT BEND COUNTY KEY MAP NO. 483J

Nither W. Sailth, End Mad Cours, Expensy, do betwie grait) had the gare of the authoritop complex when and the database of the authoritop complex when and the database of the authoritop complex when an expended by the had been during Complex processor. Govern, because of exclusions in a strategy power as in the strategy delegang their Drive authoritons con the intercepting sections; and the strategy delegang their Drive authoritons con the intercepting sections; at the strategy or passes. SCALE 1" = 5,000"

Hitter St. Triangle Country Court of Prince Country Co
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Process 1, County Commissioner

Predict 4, County Commissioner

losse my hand and seed of office, at Michmond, Tanas, the day and date last above written. tation was Mad for recordation to my office on the plot records of Fact Dend County, Tenso

Layes Richard, County Clerk Southern County, Years

JORDAN RANCH SEC 11

8.488 ACRES

H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
FORT BEND COUNTY, TEXAS
34 LOTS 2 BLOCK 2 RESERVES FORT SEND JORDAN RANCH LP

ENGINEER: DS Engineering Group

THE PART I THE PARTY TO THE PARTY TH

NOVEMBER 2017 IDS PROJECT NO. 2141-021-01 SHEET 1 OF 2

And the Control of th MA NAME OF THE OWNER. JORDAN RANCH SEC 11

ADMINISTRATION

8.488 ACRES

H. & T.C.EAR. CO. SUNCY. SECTION 105, A-261

FORT BEND COUNTY, TEXAS

34 LOTS

2 BLOCKS

2 RESERVES

MARCH LP

MARCH

FORT BEND 108DAN RANCH LP

IDS PROJECT NO. 2241-021-01 SHEET 2 OF 2

ENGINEER: IDS Total No. Tanama Tanama Tanama Tanama Tanama Tanama Tanama Tanama Tanama

JORDAN RANCH SEC 11

Charter Title Company

Charter Title Company 4265 San Felipe, Suite 350 Houston, TX 77027 Phone 713-871-9700]

CITY PLANNING LETTER Jordan Ranch Sec 11

GF No.: 1038002874

Time frame covered by this report:

Effective Date: 10/24/2017

PROPERTY

Legal Description:

BEING 8.488 acres of land in the H.&T.C.R.R. Co. Survey Section 105, Abstract Number 261, Fort Bend County, Texas, and being a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust and The Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 in the Official Public Records of Fort Bend County, Texas and 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 5/8-inch iron rod with cap stamped "IDS" found for the most easterly corner of Restricted Reserve "C" of JORDAN RANCH SEC. 5 according to the plat thereof recorded under Film Code No. 20160010, in the Official Plat Records of Fort Bend County, Texas and an angle corner of the herein described tract;

THENCE South 07° 42′ 46" East - 1167.96 feet, across said 1352.43 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE across said 1352.43 acre tract the following courses and distances:

South 83° 16' 55" East - 176.61 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

North 88° 05' 23" East - 225.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

North 01° 54' 37" West - 23.38 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

North 88° 05' 23" East - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the left;

in a southeasterly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 90° 00' 00", and a chord bearing and distance of

South 46° 54' 37" East - 35.36 feet, an arc distance of 39.27 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 88° 05' 23" East - 110.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set in the west line of the 473.246 acre tract described in the deed from Carol W. Allen, et al., to Dan J. Harrison, Jr. and recorded in Volume 528, Page 132 of the Deed Records of Waller County, Texas;

THENCE South 01° 54' 37" East - 623.38 feet, with the west line of said 473.246 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for the southeast corner of the herein described tract;

THENCE across said 1352.43 acre tract the following courses and distances:

South 88° 05' 23" West - 372.30 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

South 83° 52' 23" West - 53.06 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

South 73° 37' 08" West - 44.01 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

South 64° 22' 19" West - 20.43 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

North 25° 37' 41" West - 93.94 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the right;

in a northeasterly direction, with said curve to the right, having a radius of 30.00 feet, a central angle of 98° 41' 40", and a chord bearing and distance of North 23° 43' 09" East - 45.52 feet, an arc distance of 51.68 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 16° 56' 01" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the left;

THENCE, in a southwesterly direction, with said curve to the left, having a radius of 530.00 feet, a central angle of 01° 45′ 40″, and a chord bearing and distance of South 72° 11′ 09″ West - 16.29 feet, an arc distance of 16.29 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve and the beginning of a curve to the right;

in a northwesterly direction, with said curve to the right, having a radius of 30.00 feet, a central angle of 86° 10' 20", and a chord bearing and distance of North 65° 36' 31" West - 40.99 feet, an arc distance of 45.12 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve and the beginning of a curve to the right;

in a northwesterly direction, with said curve to the right, having a radius of 770.00 feet, a central angle of 34° 03' 05", and a chord bearing and distance of North 05° 29' 48" West - 450.91 feet, an arc distance of 457.62 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 11° 31' 44" East - 26.61 feet to the **POINT OF BEGINNING** of the herein described tract and containing 8.488 acres of land.

Based on a search of the Public Records of FORT BEND County, Texas, the last instrument purporting to convey title to the land described above was: Fort Bend Jordan Ranch LP, a Texas limited partnership

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

RESTRICTIONS:

None found of record

EASEMENTS:

- Terms, conditions and stipulations contained in that certain Memorandum of Fulshear Parkway Private
 Participation Agreement filed for record under Clerk's File No. 2013119270 of the Official Public Records of Fort
 Bend County, Texas.
- 2. Terms, conditions and stipulations contained in that certain Reciprocal Fill Easement Agreement filed for record July 26, 2017 under County Clerk's File No(s). 2017083302 of the Official Public Records of Fort Bend County, Texas.

LIENS:

Vendor's Lien retained in Deed, executed by The Mossimo Fabio Silvestri Irrevocable Trust dated December 30, 2005 and The Rocco Paolo Silvestri Irrevocable Trust dated December 30, 2005 to Fort Bend Jordan Ranch LP, a Texas limited partnership, dated March 18, 2015, filed March 19, 2015, recorded in/under Clerk's File No. 2015027940 of the Real Property Records of FORT BEND County, Texas, and filed March 20, 2015, recorded in/under Clerk's File No. 1501833 of the Real Property Records of WALLER County, Texas, securing Texas Capital Bank, National Association in the payment of one note in the principal sum of Twenty Seven Million Five Hundred Thousand and 00/100 (\$27,500,000.00), due and payable and bearing interest as therein provided; said Note being additionally secured by Deed of Trust to John D. Hudgens, Trustee, Trustee, recorded in/under Clerk's File No. 2015027941 of the Real Property Records of FORT BEND County, Texas and recorded in/under Clerk's File No. 1501834 of the Real Property Records of WALLER County, Texas; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument.

Additionally secured by Assignment of Reimbursement Contract and Proceeds, recorded in/under Clerk's File Nos. 2015027942, 2016079650 and 2016079655 all of the Real Property Records of FORT BEND County, Texas.

This report is issued for the use of and shall inure to the benefit of **IDS Engineering Group** and is issued in consideration of \$0.00 paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

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

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

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

Charter Title Company

Sari LaGrone, Vice President



24403 Roesner Road • Katy, Texas 77494 • Office(281)396-5078 • Fax (281)396-5004

November 7, 2017

IDS Engineering John R. Herzog

Subject: No Objection Letter

Mr. Herzog,

Please accept this correspondence as Consolidated Communications' no Objection Letter for all Plats mentioned below for Jordan Ranch in Fort Bend and Waller Counties between Katy and Brookshire Texas.

Jordan Ranch Sec 8

Jordan Ranch Sec 10 Jordan Ranch Sec 11

Thank you,

Rob Rychlik Consolidated Communications 24403 Roesner Road Katy, Texas 77494 281-396-5074

John Herzog (IDS)

From:

John Herzog (IDS)

Sent:

Tuesday, November 07, 2017 11:01 AM

To:

Don Dively; Julie Myhre

Cc:

Ryan Herweck

Subject:

No Objection Letter - Jordan Ranch Section 8, 10, and 11

Attachments:

SiEnergy Plat No Objection 2017-07-12 Executed.pdf; JR SEC 8 PLAT.pdf; JR SEC 10 PLAT.pdf; JR SEC 11

PLAT.pdf

Don,

Please provide a plat release/no objection letter for the attached final plats for Jordan Ranch in Fort Bend County between Katy and Fulshear. You may provide one letter to encompass all of the plats if that is easier. I have listed the plat names below for quick reference.

Jordan Ranch Sec 8 Jordan Ranch Sec 10 Jordan Ranch Sec 11

I have also included the previous letter for the prior sections for reference.

If you have any questions, please let me know.

Thanks, John



John R. Herzog, P.E.

Project Engineer

13430 Northwest Freeway, Suite 700, Houston, Texas 77040

Main: 713.462.3178 | Direct: 832.590.7145

JHerzog@idseg.com

Website | Facebook | Linkedin

TBPE F-2726 TBPLS 10110700 & 10110704

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November 9, 2017

City of Fulshear 30603 FM 1093 Fulshear, TX 77441

Re: Final Plat of Jordan Ranch Sec 11

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated November 2017.

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

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

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

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

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

Sincerely,

LaWanda J. Grant, SR/WA

Senior Right of Way Agent

C: John R. Herzog < JHerzog@idseg.com >

PLR17.581A LNO

LIENHOLDER'S SUBORDINATION

THE STATE OF TEXAS COUNTY OF FORT BEND

We, TEXAS CAPITAL BANK, NATIONAL ASSOCIATON, owner and holder of liens against the property described in the plat known as JORDAN RANCH SEC 11, with said liens being described in the instruments of record under File No. 2015027941 of the Official Public Records of Fort Bend County, Texas, do hereby in all things subordinate said liens to said plat and we hereby in all things subordinate said liens to said plat and we hereby confirm that we are the present owner of said liens and have not assigned the same nor any part thereof.

	EXECUTED this	day of		, 2017.	
Ву:	TEXAS CAPITAL BANK	C, NATIONAL ASSOCIATION	NC		
Ву:	DEBI ENGLAND				
	SENIOR VICE PRESIDE	ENT			
	TATE OF TEXAS ITY OF HARRIS				
PRESI ackno	DENT, known to me to well wiledged to me that	o be person whose na they executed the sa	me is subscribed t me for the purpo	ed DEBI ENGLAND, SENIOI othe foregoing instrumer ses and considerations the tand deed of said entity).	nt and
	GIVEN UNDER MY HA	and and seal of offic	E, this day	of, 2017.	
			Notary Public in an	d for the State of Texas	
			Print Name		
			My Commission Ex	oires:	

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 Kiddos Ranch	/Final Plat (2nd Review)
City Engineer Review	· .
ReviewedSee Attached Letter	
BY:	DATE: 12-6-17
City Secretary	
Processed Returned for additional data	
BY: K-Keyl	DATE: 11-16-2017
Planning Commission Review	
Approved Returned for additional data	
BY: Appma	DATE: 12-8-17
City Council Review	
Approved Returned for additional data	
BY:	DATE:



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

Phone: 281-346-1796 ~ Fax: 281-346-2! www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 11-15-17	ate Received by the City of Fulsh	near:
	D Development: Ki I	
SUBMITTAL OF PLAT: (Check Appropriate Sele	ection)	
Preliminary Replat Amending Plat	Final Vacation Plat	Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection)		
Single-Family Residential	Zero Lot Line/ Patio	Home Multi-Family Residential
Planned Development	Commercial	Industrial
Plat Location: City		n)
Legal Description: NOSe Dale Sub	DU/R Sec1	, LOT 1 - 4, Arctes 2.60 A SI+ARPLES
Variance:Yes (Attach a Copy of App	roval Letter)No	SHARPLES
Total Acreage: 2,56006 Number of Streets: 28625 Po	Se LN	
Number of Lots:		Platting Fees
Number and Types of Reserves:		
Total Acres in Reserve:	Preli	minary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 acre
Owner:	Final	l Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre
Address:	Repl	at - \$500.00 plus 5.00 per lot plus \$25.00 per acre
City/State:		ending or Minor Plat - \$200.00
Telephone:		
Email Address:	Plat	Vacation - \$500.00
Engineer/Planner: THANG NG		Review of plats - \$100.00 (each additional review)
Contact Person:	тот.	AL PLATTING FEE
Telephone: 281 - 433-	7877 Park	Fees (due at Final Plat Application)
Fax Number:	<u></u>	
Email Address: THANG WGWYET	3 0 AC 33 80 4 NOO	
· CoM This is to cortifut that the information on this f	orm is complete, true and correc	t and the undersigned is authorized to make this
		s, and plat fees are required at time of submittal or th
City of Fulshear will not complete the review r	needed in order to submit to the	raz 90arg.
Un	T11 h M.	- 111,5/17
CICHATURE	1 10-10-10-1	11/15/17
SIGNATURE O	TYPED OR PRINTED NAME/	/TITLE

Clay & Leyendecker, Inc.

Texas Engineer Registration Number - F-2309

Consulting Engineers and Surveyors

December 6, 2017

Engineering Review

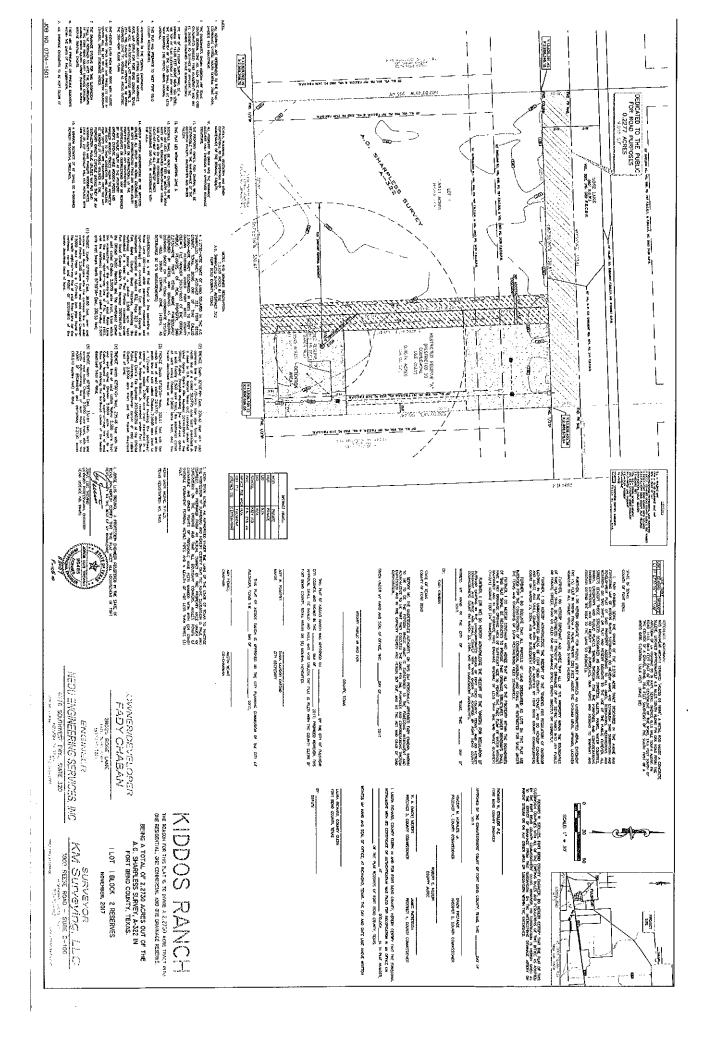
Final Plat – Kiddos Ranch Fort Bend County, Texas

For Information only:

- 1. This plat will create one (1) lot with two (2) unrestricted Reserves that cover a total acreage of 2.273 acres.
- 2. These tracts will have access to Rose Lane along their entire North boundary Line.
- 3. It appears that Restricted Reserve "A" has an existing Single Family home constructed on it.
- 4. Since this tract is located in the E.T.J. of the City of Fulshear approval will be required from both the City and the County.

Recommendations:

I recommend that this Final Plat of Kiddos Ranch be approved as submitted.



October 9, 2017

Engineering Review

Final Plat – Kiddos Ranch Fort Bend County, Texas

For Information only:

- 1. This plat will create one (1) lot with one (1) unrestricted Reserve that cover a total acreage of 2.2730 acres.
- 2. These tracts will have access to Rose Lane along their entire North boundary Line.
- 3. It appears that Lot 1 has an existing Single Family home constructed on it.
- 4. Since this tract is located in the E.T.J. of the City of Fulshear approval will be required from both the City and the County.

Recommendations:

I recommend that this Final Plat of Kiddos Ranch be approved with the following corrections/additions:

- 大A) The Plat needs to have a description added to it for the 150-foot Sanitary Control Easement for the Proposed Water Well.
- A current City Planning Letter is required. The one submitted with the plat is from 2015.
- A Signature Block is required for the Planning Commission including signature lines for the Chairman & Vice-Chairman.
- → D) If the City Planning Letter shows any liens, a Lien Holder's Subordination will be required.

yerde de

stewart title

Stewart Title Company 10720 West Sam Houston Pkwy N., Suite 200 Houston, TX 77064 (713) 892-8818 Phone Fax

October 24, 2017

File No.: 1790430CPL

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 11th day of October, 2017, the last Deed that we find, of record, reflects the record owner to be:

FADY R. CHABAN

Legal Description:

Field Notes for a 2,5000 acre tract of land out of a certain called 59.5845 acre tract (known as Share No. 5 of the Sam and Fannie Rose Homestead Tract Partitioned into & Parts) in Deed to J.L. Rose recorded in Volume 196, Page 590, Deed Records Fort Bend County, Texas, situated in the A.G. Sharpless Survey, Abstract 322, Fort Bend County, Texas, said 2.5000 acre tract being more particularly described by metes and bounds as follows: with all bearings being based on the West line of F.M. Highway 1463 being North 00 degrees 03 minutes 15 seconds East;

Commencing at a found 3/4 inch iron pipe marking the southeast corner of a certain called 59.92 acre tract (Share No. 6) in deed to Dan J. Harrison, III, recorded in Volume 543, Page 524, Deed Records Fort Bend County, Texas and the northeast corner of Share No. 7 of the aforementioned partition as located in the west right-of-way line of said F.M. Highway 1463, said point also being the northeast corner of Westover Farms Subdivision recorded in Plat Book 5, Page 16, Plat Records Fort Bend County, Texas;

Thence North 00 degrees 08 minutes 00 seconds East (called North 00 degrees 06 minutes 30 seconds East) along the west line of said F.M. Highway 1463,658.08 feet to a found 3/4 inch iron pipe marking the southeast corner of said certain called 59.5845 acre tract (Share No. 5) the northeast corner of said certain called 59.82 acre tract (Share No. 6) from which a found 1/2 inch iron pipe marking the northeast corner of said certain called 59.5845 acre tract (Share No. 5) bears North 00 degrees 03 minutes 15 seconds East, 658.90 feet;

Thence West along the south line of said certain called 59.5845 acre tract (Share No. 5) and the north line of said certain called 59.82 acre tract (Share No. 6) 330.55 feet to a found 1/2 inch iron pipe for the southeast corner and place of beginning of the herein described tract;

Thence continuing west along the south line of the herein described tract, the south line of said certain called 59.5845 acre tract (Share No. 5) and the north line of said certain called 59.82 acre tract (Share No. 6) 330.48 feet (called 330.55 feet) to a found 1/2 inch iron pipe for the southwest corner of the herein described tract and the southeast corner of a certain called 2.5 acre tract (Tract 2), in deed to Michael B. Evetts, et al., recorded County Clerk File No. 9602810, Official Records Fort Bend County, Texas;

Thence North 00 degrees 03 minutes 15 seconds East along the west line of the herein described tract and the east line of said certain called 2.5 acre tract (Tract 2) at 299.48 feet (called 299.45 feet) pass a found 1/2

inch iron pipe lying in the south line of Rose Lane (60 feet right-of-way), continuing for a total distance of 329.45 feet (called 329.45 feet) to a found concrete nail for the northwest corner of the herein described tract and marking the northeast corner of said certain called 2.5 acre tract (Tract 2), the southeast corner of a certain called 2.5000 acre tract in deed to Stanley C. Hoffpauir, Trustee recorded in County Clerk File No. 9618434 of the Official Records Fort Bend County, Texas, and lying in the centerline of said Rose Lane;

Thence East along the north line of the herein described tract and the centerline of said Rose Lane, 330.62 feet (called 330.55 feet) to a found concrete nail in asphalt for the northeast corner of the herein described tract;

Thence South 00 degrees 03 minutes 15 seconds West along the east line of the herein described tract at 29.95 feet (called 30.00 feet) pass a found 1/2 inch iron pipe marking the south line of said Rose Lane and continuing for a total distance of 329.34 feet (called 329.45 feet) to the place of beginning and containing 2.500 acre of land more or less.

Subject to the following:

1. Restrictions:

Those recorded in/under Clerk's File No. <u>8154776</u>, <u>9370620</u> and <u>2017059874</u> of the Official Public Records of Real Property of Fort Bend County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.

2. Easements/Other Exceptions:

Subject to affidavit to the public certification of OSSF Requiring maintenace as set forth under Clerk's File Number 2016120202 of the Official Public Records of Fort Bend County, Texas.

subject to Declaration if maintenace covenant an easement for Storm water Control Facilities as set forth under Clerk's File Number 2017059874 of the Official Public Records of fort Bend County, Texas.

A roadway and public utility easement 30 feet wide along the Front property line, as set forth by instrument recorded in <u>Volume 932. Page 323</u> of the Deed Records, and granted to Houston Lighting & Power Company by <u>Volume 974 Page 241</u> of the Deed Records in Fort Bend County, Texas.

Any tract shall not have dwelling erected nearer than 50 feet to the boundary line of such tract along Road, Street, and all Barns and Outbuildings, except Detached Garages, shall be placed not less than 75 feet from the Front line of each tract along the Road, and not less than 20 feet from either Side of the boundaries, as set out in Volume 959, Page 797, of the Deed Records and Volume 2583, Page 2439, of the County Clerk Official Records of Fort Bend County, Texas.

Easement executed by Concord Residential Builders, Inc., to Houston Lighting & Power Company, a Texas corporation, dated November 18, 1996, recorded under Clerk's File No. <u>9709681</u>, Official Records of Fort Bend County, Texas.

Subject to the rights, if any, of the public in general in and to that portion of the subject property lying within the boundaries of a Public Road, along the Front Property Line, as reflected by instrument recorded in Volume 932, Page 323, of the Deed Records of Fort Bend County, Texas.

Notice of one site sewage facility as set forth under Clerk's File Number <u>2014108208</u> of the Official Public Records of Fort Bend County, Texas.

Subject to all matters as shown and/or reflected on the proposed plat.

Liens/Misc:

Liens in favor of Broker Solutions inc dba New American Funding as set forth in Deed of trust under Clerk's File Number 2016023298 of the Official Public Records of Fort Bend County, Texas

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

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

The letter is issued with the express understanding, evidenced by the acceptance thereof, that Stewart Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty or warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Stewart Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. You agree to release, indemnify and hold harmless Stewart Title Company because of any negligence by Stewart Title Company (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely, Stewart Title Company

Stonbyh

TITLE REPORT

FILE NO.:

15157030417

PRIOR FILE:

1315740942

EFFECTIVE DATE:

September 09, 2015 @ 8:00 A.M.

CLOSER:

Dianna Homolka

EXAMINER:

STAN BAUGH

ARB NO.:

/1 U-1/93

APPLICANT:

TBD

Examination from: Records of

Subject to: Claims of present occupants; discrepancies in area and boundaries; unpaid bills for labor or

material in connection with repairs or new improvements; unpaid taxes.

OWNER OF RECORD APPEARS TO BE:

FADY R. CHABAN

TITLE BY VIRTUE OF

by virtue of Deed recorded in/under Clerk's File No. 2013119853 of the Official Public Records of Real Property of Fort Bend County, Texas,

ESTATE OR INTEREST:

Fee Simple

CORRECT DESCRIPTION OF PROPERTY:

Field Notes for a 2.5000 acre tract of land out of a certain called 59.5845 acre tract (known as Share No. 5 of the Sam and Fannie Rose Homestead Tract Partitioned into & Parts) in Deed to J.L. Rose recorded in Volume 196, Page 590, Deed Records Fort Bend County, Texas, situated in the A.G. Sharpless Survey, Abstract 322, Fort Bend County, Texas, said 2.5000 acre tract being more particularly described by metes and bounds as follows: with all bearings being based on the West line of F.M. Highway 1463 being North 00 degrees 03 minutes 15 seconds East:

Commencing at a found 3/4 inch iron pipe marking the southeast corner of a certain called 59.92 acre tract (Share No. 6) in deed to Dan J. Harrison, III, recorded in Volume 543, Page 524, Deed Records Fort Bend County, Texas and the northeast corner of Share No. 7 of the aforementioned partition as located in the west right-of-way line of said F.M. Highway 1463, said point also being the northeast corner of Westover Farms Subdivision recorded in Plat Book 5. Page 16, Plat Records Fort Bend County, Texas:

Thence North 00 degrees 08 minutes 00 seconds East (called North 00 degrees 06 minutes 30 seconds East) along the west line of said F.M. Highway 1463,658.08 feet to a found 3/4 inch iron pipe marking the southeast corner of said certain called 59.5845 acre tract (Share No. 5) the northeast corner of said certain called 59.82 acre tract (Share No. 6) from which a found 1/2 inch iron pipe marking the northeast corner of said certain called 59.5845 acre tract (Share No. 5) bears North 00 degrees 03 minutes 15 seconds East, 658.90 feet;

Thence West along the south line of said certain called 59.5845 acre tract (Share No. 5) and the north line of said certain called 59.82 acre tract (Share No. 6) 330.55 feet to a found 1/2 inch iron pipe for the southeast corner and place of

File No.: 15157030417

Title Report Internal Document SHB

Page 1 of 4

beginning of the herein described tract;

Thence continuing west along the south line of the herein described tract, the south line of said certain called 59.5845 acre tract (Share No. 5) and the north line of said certain called 59.82 acre tract (Share No. 6) 330.48 feet (called 330.55 feet) to a found 1/2 inch iron pipe for the southwest corner of the herein described tract and the southeast corner of a certain called 2.5 acre tract (Tract 2), in deed to Michael B. Evetts, et al., recorded County Clerk File No. 9602810, Official Records Fort Bend County, Texas;

Thence North 00 degrees 03 minutes 15 seconds East along the west line of the herein described tract and the east line of said certain called 2.5 acre tract (Tract 2) at 299.48 feet (called 299.45 feet) pass a found 1/2 inch iron pipe lying in the south line of Rose Lane (60 feet right-of-way), continuing for a total distance of 329.45 feet (called 329.45 feet) to a found concrete nail for the northwest corner of the herein described tract and marking the northeast corner of said certain called 2.5 acre tract (Tract 2), the southeast corner of a certain called 2.5000 acre tract in deed to Stanley C. Hoffpauir, Trustee recorded in County Clerk File No. 9618434 of the Official Records Fort Bend County, Texas, and lying in the centerline of said Rose Lane;

Thence East along the north line of the herein described tract and the centerline of said Rose Lane, 330.62 feet (called 330.55 feet) to a found concrete nail in asphalt for the northeast corner of the herein described tract;

Thence South 00 degrees 03 minutes 15 seconds West along the east line of the herein described tract at 29.95 feet (called 30.00 feet) pass a found 1/2 inch iron pipe marking the south line of said Rose Lane and continuing for a total distance of 329.34 feet (called 329.45 feet) to the place of beginning and containing 2.500 acre of land more or less.

SCHEDULE B

RESTRICTIONS (Change smart tag to NO if no restrictions apply)

The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

Those recorded in/under Clerk's File No. 8154776 and <u>9370620</u> of the Official Public Records of Real Property of Fort Bend County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.

EASEMENTS, MINERALS & OTHER EXCEPTIONS

- B. A roadway and public utility easement 30 feet wide along the Front property line, as set forth by instrument recorded in <u>Volume 932</u>, <u>Page 323</u> of the Deed Records, and granted to Houston Lighting & Power Company by <u>Volume 974 Page 241</u> of the Deed Records in Fort Bend County, Texas.
- C. Any tract shall not have dwelling erected nearer than 50 feet to the boundary line of such tract along Road, Street, and all Barns and Outbuildings, except Detached Garages, shall be placed not less than 75 feet from the Front line of each tract along the Road, and not less than 20 feet from either Side of the boundaries, as set out in <u>Volume 959</u>, <u>Page 797</u>, of the Deed Records and <u>Volume 2583</u>, <u>Page 2439</u>, of the County Clerk Official Records of Fort Bend County, Texas.
- D. Easement executed by Concord Residential Builders, Inc., to Houston Lighting & Power Company, a Texas corporation, dated November 18, 1996, recorded under Clerk File No. <u>9709681</u>, Official Records of Fort Bend County, Texas.
- E. Subject to the rights, if any, of the public in general in and to that portion of the subject property lying within the boundaries of a Public Road, along the Front Property Line, as reflected by instrument recorded in Volume 932, Page 323, of the Deed Records of Fort Bend County, Texas.

File No.: 15157030417

Title Report Internal Document SHB

- F. Notice of one site sewage facility as set forth under clerks file number <u>2014108208</u> of the Official Public Records of Fort Bend County, Texas.
- G. Subject to any easements, rights-of-way, roadways, encroachments, etc., which a survey or physical inspection of the premises might disclose.
- H. Rights of tenants and assigns, as tenants only, under currently effective lease agreements.
- All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.

SCHEDULE C

PAYOFF LIENS & MISC REQUIREMENTS

- 6. Vendor's Lien retained in Deed dated September 17, 2013 recorded under Clerk's File No. 2013119853 of the Official Public Records from MICHAEL G. COMEAU AND JOY L. COMEAU to FADY R. CHABAN securing the payment of one note in the principal amount of \$ 370,8--.00 bearing interest and payable as therein provided to the order of GUARANTEED RATE INC and additionally secured by a Deed of Trust of even date therewith in favor of ALLAN B. POLLUNSKY Trustee, recorded under Clerk's File No. 2013119854 of the Official Public Records of Fort Bend County, Texas. Said Deed of Trust contains provisions for other and future indebtedness to be secured thereunder. Said Deed of Trust also constitutes a security agreement under the Uniform Commercial Code of the State of Texas.
- 7. We must be furnished the marital status of the record owner, from the date of acquisition to the present time. If the record owner is married, we require either (i) the joinder of the spouse; or (ii) an affidavit from the spouse of the owner disclaiming the property as part of any homestead and stating that the property is under the sole management and control of the record owner.
- 8. Company requires an affidavit from the proposed borrowers designating their residential homestead. If the borrowers properly disclaim the subject property, cash out to borrower is allowed. If the subject property does constitute the borrower's homestead, a Valid Statutory Homestead Lien is to be created. Company reserves the right to perform an inspection of the property at an additional charge.

24-MONTH CHAIN OF TITLE (Flows to #2 of the T-53)

NOTES TO CLOSER:

1/2 of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in instrument recorded in Volume 196, Page 590, and Volume 992, Page 587, of the Deed Records of Fort Bend County, Texas. The Company makes no representation as to the present

File No.: 15157030417 Title Report Internal Document SHB

Page 3 of 4

ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in/under Clerk's File No. 8158472 of the Official Records of Fort Bend County, Texas. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Oil, gas and mineral lease dated February 26, 1963, recorded in Volume 437, Page 525, of the Deed Records of Fort Bend County, Texas in favor of Adam Bijie. (Title to said lease not checked subsequent to its date of execution.)

Oil, gas and mineral lease dated March 8, 1963, recorded in Volume 5439, Page 262, of the Deed Records of Fort Bend County, Texas in favor of Adam Bijie. (Title to said lease not checked subsequent to its date of execution.)

Oil, gas and mineral lease dated April 13, 1979, recorded in <u>Volume 833, Page 125</u> of the Deed Records of Fort Bend County, Texas in favor of Campbell Kilpatrick. (Title to said lease not checked subsequent to its date of execution.)

Oil, gas and mineral lease dated April 16, 1979, recorded in Volume 841, Page 513, of the Deed Records of Fort Bend County, Texas in favor of Campbell Kilpatrick. (Title to said lease not checked subsequent to its date of execution.)

Surface rights waived by instrument recorded in/under Volume 1147. Page 647 of the Official Records of Fort Bend County, Texas.

File No.: 15157030417

Title Report Internal Document SHB

Tax Certificate Update

Remit certificate fee to:

Customer: STEWART - CINCO RANCH

Certificate Number: 7142055 Professional Real Estate Tax Service, LLC 4700 W. Sam Houston Pkwy. N. Suite 100

(Branch 44)

Print Date: 09/18/2015

Houston, Texas 77041

User: slk03 slk03

GF Number: 15157030417

(713) 232-4350

Fee: \$64.95 (includes sales

Closer: DIANNA HOMOLKA

Buyer(s): TBD

Certificate Curren	t Year Tax Summary	
Jurisdiction	Tax Year	Base Tax
FORT BEND COUNTY	2014	\$1,630.73
KATY ISD (FT. BEND)	2014	\$6,060.60
FORT BEND ESD 4 (RFD 1 PRIOR TO 2004)	2014	\$370.80
Current Year Total (as available)		\$8,062.13

Certificate Totals of Taxes Due by Collector						
PAYABLE TO:	Balance Due w/o Penalties	Amount Due 09/2015	Amount Due 10/2015			
FORT BEND COUNTY	\$0.00	\$0.00	\$0.00			

Notice

PLEASE READ THE CERTIFICATE CAREFULLY, AS IMPORTANT COMMENTS AND/OR WARNINGS MAY BE INCLUDED. PLEASE CONTACT YOUR BRANCH WITH ANY QUESTIONS YOU MAY HAVE REGARDING THESE COMMENTS/WARNINGS.

CAD Account Number(s)	
6620010000011914	-

	Assessmer	t Information	
Account Number:	6620010000011914 (Parcel 1 of 1)	2015 Asses	sed Values
Owner Name(s):	CHABAN, FADY R	Land:	155,200 371,360
Mailing Address:	28025 ROSE LN KATY TX 77494-4303	Imprv:	311,000
Property Address:	28025 ROSE LN	Total:	453,200
Legal Description:	ROSE DALE SUBD U/R SEC 1, LOT 1-A, AC	RES 2.50, A G SHARPLESS	
Geo ld:	R207017		
Acreage:	2.50000	·	
2015 Exemptions:	HMS,CAP	Total Est. Taxes w/o	Exempt: \$11,117.58
Warnings:	Removal of any exemption could result in a	additional taxes being due.	

RI	ALTIME TAX INFORM	ATION DETAIL		
FORT BEND COUNTY 1317 EUGENE HEIMANN CIRCLE RICHMOND, TX 77469 (281) 341-3710	P	ayments as of :	09/18/2015 Cur 09/18/2015 Pric	
Exemptions: HMS 2014 Tax Rate: 0.494760 Est. Taxes w/o Exempt: \$2,605.21	Tax Year	Base Tax	Amount Due 09/2015	Amount Due 10/2015
·	2014	\$1,630.73	Paid	Paid
	SUBTOTAL	\$1,630.73	\$0.00	\$0.00

REALT	IME TAX INFO	RMATION DETAIL			
FORT BEND ESD 4 (RFD 1 PRIOR TO 2004) COLLECTED BY FORT BEND COUNTY (281) 341-3710		Payments as of :	09/18/2015 Current Year Taxes 09/18/2015 Prior Year Taxes		
2014 Tax Rate: 0.090000 Est. Taxes w/o Exempt: \$473.90	Tax Year	Base Tax	Amount Due 09/2015	Amount Due 10/2015	
	2014	\$370.80	Paid	Paid	
	SUBTOTAL	\$370.80	\$0.00	\$0.00	

RE	ALTIME TAX INFORM	ATION DETAIL		
KATY ISD (FT. BEND) COLLECTED BY FORT BEND COUNTY (281) 341-3710	Pa	ayments as of :	09/18/2015 Current Year Taxes 09/18/2015 Prior Year Taxes	
2014 Tax Rate: 1.526600 Est. Taxes w/o Exempt: \$8,038.46	Tax Year	Base Tax	Amount Due 09/2015	Amount Due 10/2015
	2014	\$6,060.60	Paid	Paid
	SUBTOTAL	\$6,060.60	\$0.00	\$0.00

	Account Summary of Tax	es Due	
Payable to:	Balance Due w/o Penalties	Amount Due 09/2015	Amount Due 10/2015
FORT BEND COUNTY	\$0.00	\$0.00	\$0.00

Exclusions and Conditions of Tax Certificates

ALL APPLICABLE AD VALOREM TAXES ON THE ABOVE REFERENCED PROPERTY(S) ARE FOUND TO HAVE THE STATUS PROVIDED EXCEPT:

- a. THE STATUS DOES NOT COVER ANY CHANGES MADE TO THE TAX RECORDS OF THE AGENCIES LISTED AFTER THE "PAYMENTS AS OF" DATE
- DOES NOT INCLUDE OR IS NOT A CERTIFICATION OF ANY
 - 1. MINERAL TAXES
 - 2. PERSONAL PROPERTY TAXES (INCLUDING MOBILE HOMES)
 3. ANY OTHER NON AD VALOREM TAXES

Texas Tax Information

- Texas taxes are usually billed for the calendar year on or around October 1st
- Taxes are delinquent on February 1st

.

Additional penalties apply to current year delinquencies on July 1st

HOA Certificate

Professional Real Estate Tax Service, LLC 4700 W. Sam Houston Pkwy. N. Suite 100 Houston, Texas 77041

Customer: STEWART - CINCO RANCH

(713) 232-4350

(Branch 44)

Certificate Number: 7142055

User: slk03 slk03

Print Date: 09/18/2015

GF Number: 15157030417 Closer: DIANNA HOMOLKA

Buyer(s): TBD

PROPERTY INFORMATION

Owner Name(s):

CHABAN, FADY R

Legal Description: ROSE DALE SUBD U/R SEC 1, LOT 1-A, ACRES 2.50, A G SHARPLESS

Situs Address:

28025 ROSE LN

CAD Account:

FORT BEND, #6620010000011914

HOMEOWNER'S ASSOCIATION INFORMATION

HOA Name:

NO MAINTENANCE ASSESSED

Collection Cycle: Unknown

Collector:

NO MAINTENANCE ASSESSED

Phone: 0000000000

--0- ---

Fax: Contact:

Comments:

. . . . --

THE LEGAL DESCRIPTION REQUESTED IS NOT ASSESSED BY A HOMEOWNERS

ASSOCIATION.

NO HOMEOWNERS ASSOCIATION FEES APPLY.

	AS	SESSMENT INF	ORMATION			
Billing Cycle	Assessment Type	Base Amount	Balance Due	Payoff	Payoff	Payoff
			Total Due:	\$0.00	\$0.00	\$0.00
Comments:						
HOA Bill Status: f	Ready	<u> </u>				

FORT BEND CENTRAL APPRAISAL DISTRICT

Property R207017	Owner CHABAN, FADY R	Property Address 28025 ROSE LN	2015 Asse \$45 3,	ssed Value 200
2015	GENERAL INFO	RMATION	2015 VALUE INFORMAT	TON
	Property Status	Active	Improvement Homesite Value	\$371,360
	Property Type	Real Residential		
	Legal Description	ROSE DALE SUBD U/R SEC 1, LOT 1-A, ACRES 2.50, A G SHARPLESS	Improvement Non- Homesite Value	\$0
	Neighborhood	Katy Townsite/Rose Dale/Rice	Total Improvement Market Value	\$371,360
:	Account	6620-01-000-0011-914		
	Total Land Area	2.500000 acres	Land Homesite Value	\$155,200
T.	otal Improvement Main Area	3,967 Sq. Ft	Land Non-Homesite Value	\$0
201	5 OWNER INFOR	MATION	Land Agricultural	\$0
	Owner Name	Chaban, Fady R	Market Value	territoria de la constitución de
	Owner ID	00585261	Total Land Market Value	\$155,200
	Exemptions	Homestead		
Pero	cent Ownership	100%	Total Market Value	\$526 ,560
	Mailing Address	28025 Rose LN Katy, TX 77494-4303	Agricultural Use	\$0
·			Total Appraised Value	\$526,560
			Homestead Cap Loss	-\$73,360
			Total Assessed Value	\$453,20

2015 ENTITIES & EXEMPTIONS

and the state of t			TAXABLE	TAX RATE PER	TAX
TAXING ENTITY	EXEMPTIONS	AMOUNT	VALUE	100	CEILING
CAD-Fort Bend Central Appraisal	Annual Control of the	\$0	\$453,200	0	0
D01- Fort Bend Drng	HS	\$90,640	\$362,560	0.022	0
G01- Ft Bend Co Gen	HS	\$90,640	\$362,560	0.47276	0
R05-Ft Bend Co ESD 4		\$0	\$453,200	0.09	0
S13- Katy ISD	HS	\$25,000	\$428,200	1,5266	0

TOTAL5 2.11136

2015 IMPROVEMENTS

▼ Expand/Collapse All

rovement	#1 State Code A1 - Residential Single Fam	illy Houses	Homesite Yes	Total Main Area 3,967 Sq. Ft	Market Value \$371,360
RECORD	ТҮРЕ	YEAR BUILT	SQ, FT	VALUE	ADD'I
1	Main Area	1996	2,352	\$203,310	¥ Details
2	Main Area 2nd Story	1996	1,615	\$123,750	¥ Details
3	Attached Garage	1996	480	\$16,260	¥ Detalls
4	Open Porch	1996	204	\$4,430	¥ Details
5	Patio concrete slab	1996	237	\$1,300	¥ Details
6	Detached Garage	1996	462	\$18,910	∀ Details
7	Water Well and Septic System	gage et engan o manda o conserva (e. 1582). En mer cana	1	\$3,400	¥ Details

2015 LAND SEGMENTS

•	2013 (2) (4) (4)	•				
1	(A) ID CECLACNIT			MARKET	AG USE	LAND SIZE
	LAND SEGMENT	STATE CODE	HOMESITE	VALUE	LOSS	CAND 3122
	TYPE	i de la constanta de la consta	J., 200 a 1900 a 1	and the second s	has a consequence of the same	2.500000
	1 - Residential	A1 - Residential Single Family	Yes	\$155,200	\$0	acres
	Interior	Houses	شروا در در این در اول در میکند. در این در	بالمراجعة والمراجعة والمراجعة والمراجعة والمراجعة والمراجعة والمراجعة والمراجعة والمراجعة والمراجعة	an a	

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG LOSS	APPRAISED	HS CAP LOSS	ASSESSED
2014	\$256,800	\$155,200	\$412,000	\$0	\$0	\$412,000	\$0	\$412,000
2013	\$344,910	\$155,200	\$500,110	\$0	\$0	\$500,110	\$0	\$500,110
2012	\$350,410	\$200,060	\$550,470	\$0	\$0	\$550,470	\$0	\$550,470
2011	\$399,940	\$200,060	\$600,000	\$0	\$0	\$600,000	\$5,670	\$594,330
2010	\$339,600	\$217,800	\$557,400	\$0	\$0	\$557,400	\$17,100	\$540,300

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR#	VOLUME/PAGE
9/17/2013	Comeau Michael G & Joy L	Chaban, Fady R	2013119853	
, p turn take to the state	MASON DOUGLAS & LOIS	Comeau Michael G & Joy L	99032343	
ACT - 100 -	CONCORD, RESIDENTIAL BUILDERS	MASON DOUGLAS & LOIS	9728906	
assembly were the transfer of the second of	KPM, INVESTMENTS INC	CONCORD, RESIDENTIAL BUILDERS	9673605	

Disclaimer

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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 Fulshear Beno	d Drive Extension No. 3 / Preliminary F Street Dedication	Plat
City Engineer Review ReviewedSee Attached Letter	Office Decirculary	
BY:	DATE: 12-6-17	
City Secretary Processed Returned for additional data		
Planning Commission Review Approved Returned for additional data	DATE: 11-17-2017	
BY: ARemu City Council Review Approved	DATE: 12.8.17	
Returned for additional data	DATE	



CITY OF FULSHEAR

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

RECEIVED CITY OF FULSHEAR

NOV 17 2017

Subdivision/Development Platting Application

CITY SECRETARY OFFICE

Date: 11-14-2017 Date Subdivision: Fulshear Bend Drive	e Received by the City of Fulshear:	la Daniela
Ext No.3	Development: Cross Cree	k kanch
SUBMITTAL OF PLAT: (Check Appropriate Select	ion)	
Preliminary Replat Amending Plat	Final Vacation Plat	Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection)		
Single-Family Residential	Zero Lot Line/ Patio Home	Multi-Family Residential
Planned Development	Commercial	Industrial
Plat Location: City E	TJ (Extraterritorial Jurisdiction)	
Legal Description: Being 19.966 Acres o		A-100 and J.W. Scott Survey A-32
Variance: Yes (Attach a Copy of Approv	al Letter)No	
Total Acreage: 19.966		
Number of Streets: 1		
Number of Lots: 0	Cross Creek Bend Land Editors on No. 13	Platting Fees
Number and Types of Reserves: 3 - Dril	l Site/ Lands¢ape	rideting rees
Total Acres in Reserve: 6 . 84		\$500.00 plus 3.50 per lot, plus \$12.50
Owner: CCR Texas Holdings LP	Final Plat - \$500.0	00 plus \$5.00 per lot plus \$25.00 per acre
Address: 6450 Cross Creek Bend	Lane	plus 5.00 per lot plus \$25.00 per acre
City/State: Fulshear, Texas 77441		
Telephone: <u>281-341-8320</u>		inor Plat - \$200.00
Email Address: _robb@johnsondev.com	Plat Vacation - 5	\$500.00
Engineer/Planner: BGE Kerry Gilbert		ats - \$100.00 (each additional review)
Contact Person: <u>Kathryn</u> Edwards	TOTAL PLATTING	G FEE _ \$749.58
Telephone:281-579-0340	Park Fees (due a	at Final Plat Application)n/a
Fax Number:		.,
Email Address: <u>kedwards@krga.com</u>		
This is to certify that the information on this form	is complete, true and correct and the un	dersigned is authorized to make this
application. I understand that if all necessary infor City of Fulshear will not complete the review need	led in order to submit to the DOT	ees are required at time of submittal or the
1/4		
Kathry Eduards	Kathryn Edwards/ Planner	November 17, 2017
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

December 6, 2017

Engineering Review

Preliminary Plat
Fulshear Bend Drive Extension No. 3
Street Dedication
City of Fulshear, Fort Bend County, Texas

For Information only:

- 1. This plat will create approximately 5400 L.F. of Right-of-Way for Fulshear Bend Drive (100-foot width) along with three (3) Restricted Reserves.
- 2. The Right-of-Way Extension will start on the East side of the intersection with West Cross Creek Bend and extend Northeast to the intersection with Jade Springs Lane.

Recommendations:

I recommend that this Preliminary Plat of Fulshear Bend Drive Extension No. 3, Street Dedication be approved as submitted.

spenderk

OFF OF FULLNIEAR FORT BOND COUNTY, TEXAS

HINGE 1400 mer 1600 til begre forst til ett filmt statet i mid 1 jar 500 förergi. Aktuard 500 til 14 did 500 förergi. Aktuard 500 til 14 did 500 förergi. Aktuard 500 til 15 did 500 til 1

THENCE, S. 73736427 E. A dissance of 100/00 feet to the beginning of a nun-sangest curve to the left from which its contrebegor S. 23726427 E. I. J. J. J. J. 301.00 (cv); HKGINNING is a 12-meh mor mye wish sip adangel "Brown & Gry" found for the Nedword consist of VIJ.NIEJR HEPD DIKTU DSTIDSKINN NG 2, a welviowan jet plat recorded under Plat No. 2017 Ringword the Ford Selant Councy Plat Record (FLICT-R-) and because the most benchmark of the transmission described tred; The most benchmark of the faceton described tred;

THINCH, in a Sashwesterly-frechus, along und curve to the left, a desince of 674,15 ket, heving a natus of 1,450.60 feet, a central angle of 24.50 fth and a chord which bears 8.51 Vist 1,41 Vis 672.96 feet to a point for definer;

THENCE, on a Smallwesterfy direction, along unid curve to the left, a distance of JAC, 12 feet, having a radius of 1,450 tot feet, a central angle of 1,422 feet and a chord which bears 8 30°29/12" by 1,562 feet in the joint of reserve curvament in the left, THE ACT, N. 1995/MCT W. is shoulded off 1916. A feet to the beginning of a national gent convector too left from which its center borne is 220 (1915), 1,480,000 (cod). HERCY, In an Tangety Libration, stony and cores to the right, if detining of STAN feet, having a radius of STAN feet, a central ungle of 1918 Feet, and edited which leaves 8 6570 Feet to the logist from high to come bush in the control of the logist from high to come bush in the control of the logist from high translations.

THESCY, no a Kanhameny direction, along sold outsets the left, a dutings of YADD feet, having a radius of EDYADE feet, a certail aught of OP-685 JY and a closel which beart S 68°57 IS* E, 33.00 feet to a point for current;

HIGHER, N. 24404/2377 W. is distance of LVARR fort to a paint for corners NCF, S 65°52') 3° E, a distança of 108.20 feet to a point for corner.

THENCE, SISTERNET W. a distance of 104.12 feet to a point for corner tribucity, SISTERNET, which has distance at 47.20 feet to a point for corner. HENCE, S 42"15".W. a distance of 90.73 (set to a point for corner; HENCE, S 324147897 W. a distance of 41.75 feet to a point for corners

HUNCH, S. (R'19'M)" W. a distance of 121.50 feet to a point for entire SCT. SurfS371°17, a diamete of 247.95 lest to a point for corner,

THENCH, SULPSYMETE, a distance of 50,91 feet to a pour for corner. THENCY, S 43*29'A4*1', a distance of 99,47 foct to a peutil for estate. NC) , \$ 01755717 E, a distance of 171.55 feet to a point for corner,

THENCE, in a Wonerly direction, along anid area to the lot, a distance of 1645 feet, beining a rights of 530.00 feet, a sentral angle of our 2735 and a chierd which boars N 85-2127 W. Hous foat to a point for covier. THESE I, NOTOPOLOW W_e is insurage of the 13 feet to the beginning of a mensurgent video to the left from which is confer boosts. Notopolous W. 630,00 feet:

FILLINGTE, SIGNATURANT W., a disample of rability focus in a point for consent

THENCY, S 07/54/54" E, a distance of 15/600 feet to a point for conten THE SETS S $0.2^{+2}9^{+}19^{\circ}$ W, a distance of 291 AX feet to a point for corner

THENCY: S 69°43°12° E, a distance of 350.00 feet to a point for corner. ITHING II, S $24^{\circ}30^{\circ}17^{\circ}17_{\circ}$ is decimal of 124.93 feet to a point for corner, (NCIE, 8-80°51'34" IC, a distance of 135.51 test to a point for corner.

FUPNOD, S 20136/48" W. e distance of 403.26 feet to a point for corner.

THINCE. N (GEATLE W. a demone of tot till five in the baginning of a non-tangent curve to the right from which the souter beam N 77-1710- W, X55 00 feet

1113VCE, ma Smalleofty direction, along send curve to the right, a distance of 144.90 feet, having a radius of \$15.00 feet, a central pepte of 1974 and a short which bears \$1.772 | 724 W, 144.81 feet in a point for Germer. THENCE, S. 229-10132; W., a dedinive of 182.34 feet to the beginning of a nan-szervezen, W., 1,780,000 fase: umpent curve to the right from which its center hours N

PHYSYLVE, 25 (24 ° W), a theatise of 214.25 feet to the beginning of a min-tail gent curve to the right from which in control boars. IHENCE, in a Southweaterly direction, olony, and curve to the right, a distance of 1,94%. We feet, having a palma of 1,780,00 feet, a control upon of the 10.75% and a should which bears is 57-38 (55 W. 1,706,36 feet to a point for convert.

THISCLY, in a Northerly direction, aboly said curve to the both, a defence of 7.23 day, having a reduce of 4,050,00 feat a central imply of greening and a chief which beams 0 th (155,4 W, 72.3 kg) to the point of reviews Gilverius to the right;

THERGES, in a Northeaverly theories, theng and verse to the right, a document of 55.65 feet, having a radius of 55.65 feet, a southel angle of serV255 and a chiral which boars N 46757 fe^e to 1, 51.55 feet to a point for corners THESCH, N OPENAZE W. A distance of 9008 feet to the beginning of a non-tangent curve to the left from which in usinct born of the PSOF N. 1.750.00 feet.

1179(71), m. Northemorky direction, allow and curve to the Jell, a distance of \$4,002 (0 feet, beying a radius of 1,**4100 feet, a sentral type of or 1/2 to 7 and a cheek which being is 1/27/4717 fs. 2/671.00 feet to a point for counter,

THERCY, in a Northerly direction, plony would unverse the right, a diabatic of the 19 feet, howing a militim of 24x bit fige, a certaining to or 25227 and a short which have N of 25227 at 1, 11 to look to the Suptembry of a manisment cover on the right from which to conceive the supplembry of the right from which to conceive the Supplembry of a manisment cover on the right from which to conceive the Supplembry of the suppl THENCE, N 11*21'44" W. a decimee of 159.11 feet to a point for cornect

THENCH, in a Northeasterly disection, thing said onese to the right, a distance of 554-03 feet, become a status of 1,550-00 feet, a central major of 207-20-00 mail a chord which bears in 257-20-12" [1,551-00 feet to a point for convert

THEN Is, in a Northemotry direction, along said circe to the right; a distance of T2EK1 [see, howing a motion of 1,585.01 feet, a contral angle of 1,585.01 feet and a chord which haps is 3 1970/97 fe, 722.11 feet the PAINT OF BEGINNING and combining 1982 acres (MALION against Gert) as from a THINCE, N. 7793732F. L. a distance of 746.74 feet to the beginning of a non-tangent curve to the right from which its center betts: N. 527271467 F. 1.230.00 feet:

founds execution is burst in the Tean Candinus Spaces of DRS (NADRS), South Control Zino 4314 and is reformed to PULSHBAR READ DRIVE IN TRANSIAN MISS as CRED began.

127 N 01°50'20"	26 8 82 6834	125 3 22*18'62"	L24 N 69-4312	L23 8 20°16'45"	1.22 8 6004312	1,21 N 80°0134"	L20 8 21º30'17	L19 8 07*54'54"	T18 8 02°29'19"	L17 8 03°52'46"	L16 8 05°20'20"	L16 8 46°28'34"	L14 8 0100027	L13 8 01°6331	L12 8 18"19'50"	L11 8 01º83'31"	L10 N 33º14'49"	L9 8 42°15'38"	TO 8 04-40.57	L7 8 86°16'20"	Le 8 24°04'29"	L6 8 65°62'01"	L4 8 97°63'62"	L3 8 26°26'42"	L2 N 37°63'52"	L1 8 10°2742"	LINE BEARING
700'	34" W 214"	52" W 382"	12" W 363"	6" W 403"	12" E 300"	13.6: W 13.6:	17 E 126	64° E 156°	10" W 291	6° W 80°	A. M. DZ	34" E 99'	21 E 122	31 E 51	O" W 122	31" E 246"	₩ E	e. w	7 W	W W	30° W	DY E 108*	12" W 104"	100°	10 m	a" E 226	4G DISTANCE

CURVE DATA	DATA				
CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
ō	1760	9006	2028	N 36°50'35" E	2000
ß	2065	787	300"	N 00°16'45" R	7007
8	1550	730	372	N 24°24'32" E	723
ç	1660	721	367	N 61*13'36" E	ă
S	1460'	G76	344	S GIFTSTOFF W	900
8	1460*	366	180	B 30°36'04" W	300
ß	Š,	67	37	8 69°3821" W	9
ß	1036	32	4	N 64056'47 W	90
65	630	đį	ą	8 85°23'02" E	ă
0.0	635	4	ă	8 17°2124" W	ŧ
ğ	1780	1683°	ϱō	8 62*38*3* W	1796"
CEZ	26	30	20	B 38°2753" W	30
S	4060	7	¥.	8 00°18'52" E	7
94	36'	68'	38°	N 40°86'22" E	<u>.</u>



EXEMAN MOTES Quelled use!

2) "ILES, MODANES Quelled use!

2) "ILES, MODANES Quelled use in text as a build an exponsion and extended of the apparent of the control of the

THE OF INCOMENTAL CASE BEING COUNTY MAY RECORDS.

THE OFFI PROMERTS CASE BEING COUNTY MAY RECORDS.

AN INFORMATION THE MANDENS AND ADMINISTRATION FROM STATE AND ADMINISTRATION OF THE MANDENS AND ADMINISTRATION OF THE MANDEN OF

FULSHEAR BEND DR. EXTENSION STREET DEDICATION

BEING 19.82± ACRES OF LAND CONTAINING THREE RESERVES IN TWO BLOCKS. OUT O' THE

M. AUTREY SURVEY, A-100

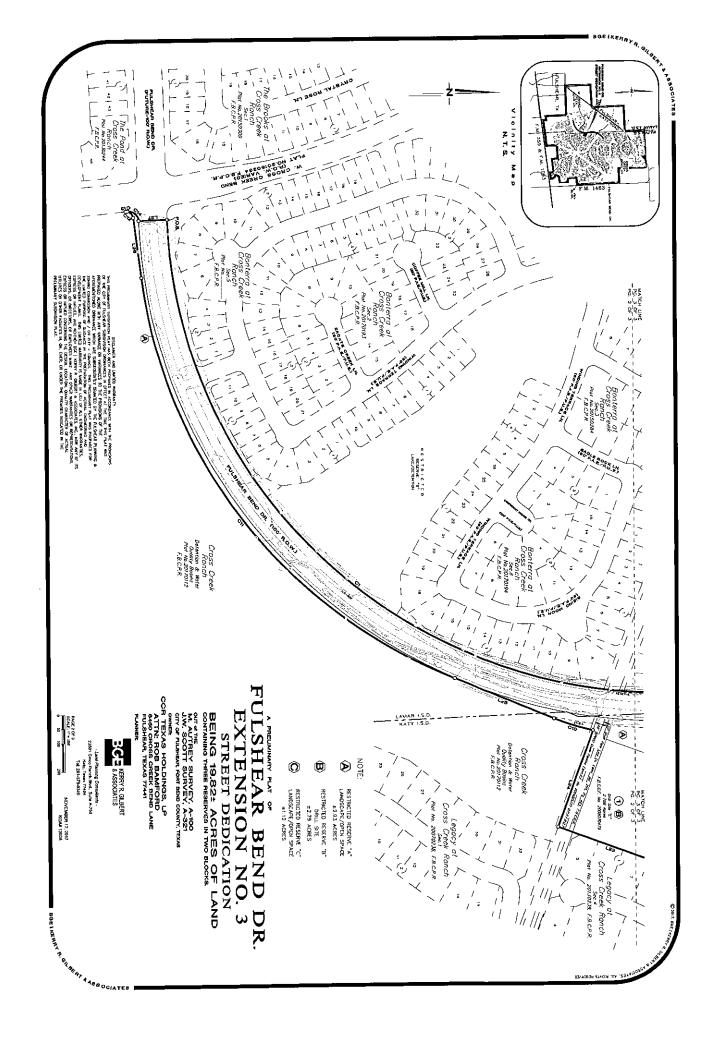
J.W. SCOTT SURVEY, A-321

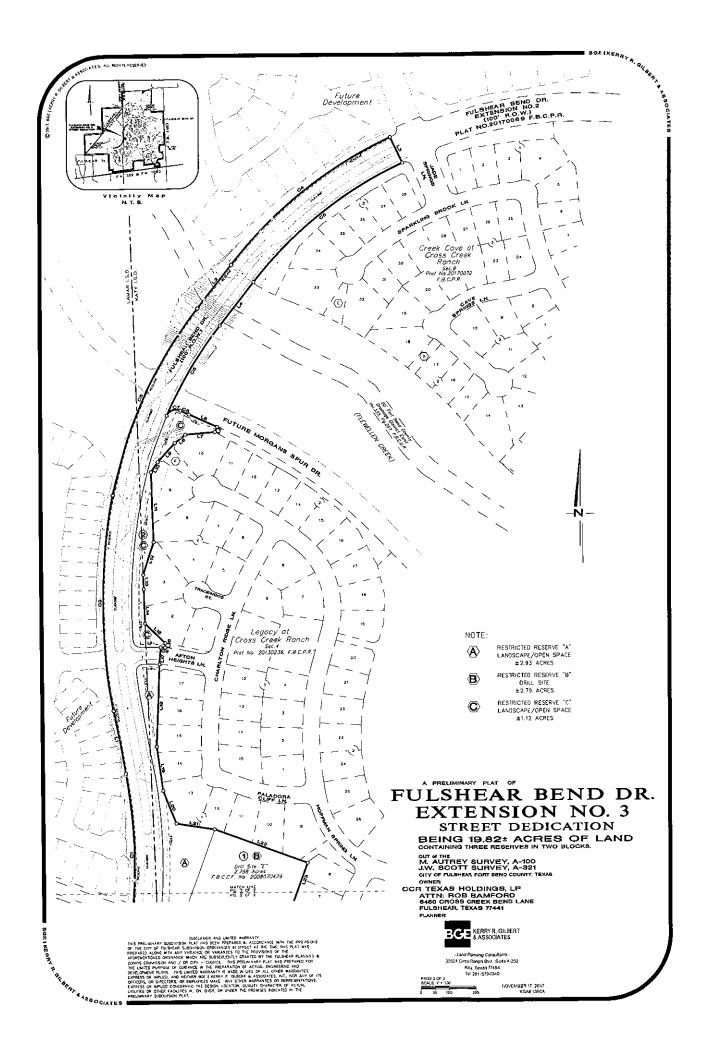
J.W. SCOTT SURVEY, A-321

TEXAS HOLDINGS, LP ATTN: ROB BAMFORD 0450 CROSS CREEK BEND LANE FULSHEAR, TEXAS 77441



- Land Pleasing Consultants -23501 Circo Ranch Blvd., Suite A-250 Kaly, Taxan 77496 Tel: 281-579-0040





From:

Kathryn Edwards
"dm8736@att.com"

To: Cc: landplan@krga.com

Subject:

No Objection Request_Fulshear Bend Dr Ext 3_11-04-17

Date:

Tuesday, November 14, 2017 9:33:52 AM

Attachments:

1350 Fulshear Bend Dr. Extension No.3 St.Dedication 11-13-17.pdf

image001.png

Good Morning,

Please find the below referenced preliminary plat for your review:

• Fulshear Bend Drive Extension #3 Street Dedication

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

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

Kathryn Edwards

BGE | Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250

Katy, TX 77494

Main: 281-579-0340

Email: kedwards@krga.com



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From:

Kathryn Edwards

To:

"chris grey@cable.comcast.com"

Cc:

landplan@krga.com

Subject:

No Objection Request_Fulshear Bend Dr Ext 3_11-04-17

Date:

Tuesday, November 14, 2017 9:33:52 AM

Attachments:

1350 Fulshear Bend Dr. Extension No.3 St.Dedication 11-13-17.pdf

image001.png

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Kathryn Edwards

BGE | Kerry R. Gilbert & Associates 23501 Cinco Ranch Boulevard, Suite A-250

Katy, TX 77494

Main: 281-579-0340

Email: kedwards@krga.com



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From:

Kathryn Edwards

To:

"LROW@centerpointenergy.com"

Cc:

landplan@krga.com

Subject:

No Objection Request_Fulshear Bend Dr Ext 3_11-04-17

Date:

Tuesday, November 14, 2017 9:33:54 AM

Attachments:

1350 Fulshear Bend Dr. Extension No.3 St.Dedication 11-13-17.pdf

image001.png

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

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

Kathryn Edwards

BGE | Kerry R. Gilbert & Associates 23501 Cinco Ranch Boulevard, Suite A-250 Katy, TX 77494

Main: 281-579-0340

Email: kedwards@krga.com



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Registration & Permit Department

Ph: (281) 346- 1796 fax: (281) 346-2556 30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Cross Creck Bend	1 Lone Extension No. 11 / F	inal Plat
City Engineer Review Reviewed See Attached Letter	•	
BY:	DATE: 12-6-17	
City Secretary Processed Returned for additional data		
BY: XCAL Planning Commission Review	DATE:	
Approved Returned for additional data		
DEPENTIONS HAVE BE BY: SPEM	DATE: 12-8-17	LINEGES RECOMMENDATION
City Council Review		
Approved Returned for additional data		
RY·	DATE	



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

Subdivision/Development Platting Application

Legal Description: 0.8399 ACRES OF LAND IN THE A.G. SHARPLESS SURVEY, A-322 Variance:Yes (Attach a Copy of Approval Letter)	Date:11/17/2017	Date Received by the City of Fulshear:	
Preliminary	Subdivision: CROSS CREEK BEND LANE EXTE	NSION NO 11 Development: CROSS CREEK R	ANCH
Replat	SUBMITTAL OF PLAT: (Check Appropriate S	Selection)	
Planned Development Commercial Industrial Planned Development Commercial Industrial Planned Development Commercial Industrial Industrial Plat Location: City ETJ (Extraterritorial Jurisdiction) Plat Location: City ETJ (Extraterritorial Jurisdiction) Plat Location: City	Replat	The state of the s	
Planned DevelopmentCommercialIndustrial	TYPE OF PLAT: (Check Appropriate Selection	on)	
Legal Description: 0.8399 ACRES OF LAND IN THE A.G. SHARPLESS SURVEY, A-322 Variance:Yes (Attach a Copy of Approval Letter)			
Legal Description: 0.8399 ACRES OF LAND IN THE A.G. SHARPLESS SURVEY, A-322 Variance:Yes (Attach a Copy of Approval Letter)	Plat Location: ✓ City	ETJ (Extraterritorial Jurisdiction)	
Number of Streets: 1 Number of Streets: 1 Number of Lots: 0 Number and Types of Reserves: 0 Fotal Acres in Reserve: 0 Owner: CCR TEXAS HOLDINGS, L.P. Address: 5005 RIVERWAY, STE. 500 City/State: HOUSTON, TX 77056 Felephone: 713-960-9977 Email Address: Engineer/Planner: BGE, INC. Contact Person: TREY DEVILLIER Felephone: 713-488-8204 Fax Number: 281-558-9701 Finall Address: tdevillier@bgeinc.com This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or city of Fulshear will not complete the review needed in order to submit to the P&Z board. TREY DEVILLIER 11/17/2017	Legal Description: 0.8399 ACRES (OF LAND IN THE A.G. SHARPI	LESS SURVEY, A-322
Number of Streets: 1 Number of Lots: 0 Number and Types of Reserves: 0 Freliminary Plat - \$500.00 plus \$3.50 per lot, plus \$12.50 per acre CCR TEXAS HOLDINGS, L.P. Address: 5005 RIVERWAY, STE. 500 City/State: HOUSTON, TX 77056 Frelephone: 713-960-9977 Fimail Address: Contact Person: TREY DEVILLIER Felephone: 713-488-8204 Fax Number: 281-558-9701 Fimail Address: idevillier@bgeinc.com This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or city of Fulshear will not complete the review needed in order to submit to the P&Z board. TREY DEVILLIER 11/17/2017	Variance: Yes (Attach a Copy of A	pproval Letter) No	
Number of Lots: 0 Platting Fees Number and Types of Reserves: 0 Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre CCR TEXAS HOLDINGS, L.P. Address: 5005 RIVERWAY, STE. 500 City/State: HOUSTON, TX 77056 Telephone: 713-960-9977 Email Address: 5005 RIVERWAY, STE. 500 Contact Person: TREY DEVILLIER Telephone: 713-488-8204 Tax Number: 281-558-9701 Temail Address: tdevillier@bgeinc.com This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or city of Fulshear will not complete the review needed in order to submit to the P&Z board. TREY DEVILLIER 11/17/2017	Total Acreage: 0.8399		
Number and Types of Reserves: 0 Fotal Acres in Reserve: 0 Fotal Acres in Reserve: 0 Fotal Acres in Reserve: 0 Foral Acres in Reserve: 500.00 plus \$.500 per lot, plus \$12.50 per acre Final Plat - \$500.00 plus \$.500 per lot plus \$25.00 per acre Amending or Minor Plat - \$200.00 Flat Vacation - \$500.00 Plat Vacation - \$500.00 2nd Review of plats - \$100.00 (each additional review) TOTAL PLATTING FEE \$52.0.99 Park Fees (due at Final Plat Application) Foral Acres in Reserve: 0 Foral Acres in Rese	Number of Streets: 1		
Number and Types of Reserves: 0 Fotal Acres in Reserve: 0 CORTEXAS HOLDINGS, L.P. Address: 5005 RIVERWAY, STE. 500 City/State: HOUSTON, TX 77056 Telephone: 713-960-9977 Email Address: BGE, INC. Contact Person: TREY DEVILLIER Telephone: 713-488-8204 Fax Number: 281-558-9701 Email Address: tdevillier@bgeinc.com This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or city of Fulshear will not complete the review needed in order to submit to the P&Z board. TREY DEVILLIER 11/17/2017	Number of Lots: 0		Platting Fees
Downer: CCR TEXAS HOLDINGS, L.P. Address: 5005 RIVERWAY, STE. 500 City/State: HOUSTON, TX 77056 Felephone: 713-960-9977 Email Address: BGE, INC. Contact Person: TREY DEVILLIER Felephone: 713-488-8204 Fax Number: 281-558-9701 Email Address: tdevillier@bgeinc.com This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or city of Fulshear will not complete the review needed in order to submit to the P&Z board. TREY DEVILLIER 11/17/2017	Number and Types of Reserves: 0		
CCR TEXAS HOLDINGS, L.P. Address: 5005 RIVERWAY, STE. 500 City/State: HOUSTON, TX 77056 Telephone: 713-960-9977 Email Address: 5005 RIVERWAY, STE. 500 Telephone: 713-960-9977 Email Address: TREY DEVILLIER TOTAL PLATTING FEE 520.99 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 city of Fulshear will not complete the review needed in order to submit to the P&Z board. TREY DEVILLIER 11/17/2017	Total Acres in Reserve: 0		at - \$500.00 plus 3.50 per lot, plus \$12.50
Address: 5005 RIVERWAY, STE. 500 City/State: HOUSTON, TX 77056 Telephone: 713-960-9977 Email Address: BGE, INC. Contact Person: TREY DEVILLIER Telephone: 713-488-8204 Fax Number: 281-558-9701 Email Address: tdevillier@bgeinc.com This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or city of Fulshear will not complete the review needed in order to submit to the P&Z board. TREY DEVILLIER 11/17/2017	Owner: CCR TEXAS HOLDINGS, L.P.		
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre Amending or Minor Plat - \$200.00 Plat Vacation - \$500.00 Plat Vacation		Final Plat - \$50	00.00 plus \$5.00 per lot plus \$25.00 per acre
Amending or Minor Plat - \$200.00 Plat Vacation - \$500.00 2nd Review of plats - \$100.00 (each additional review) TOTAL PLATTING FEE \$520.99 Park Fees (due at Final Plat Application)		Replat - \$500.	00 plus 5.00 per lot plus \$25.00 per acre
Plat Vacation - \$500.00 2nd Review of plats - \$100.00 (each additional review) TOTAL PLATTING FEE \$520.99 Park Fees (due at Final Plat Application) 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 city of Fulshear will not complete the review needed in order to submit to the P&Z board. TREY DEVILLIER 11/17/2017		Amending or	Minor Plat - \$200.00
Engineer/Planner: BGE, INC. Contact Person: TREY DEVILLIER Telephone: 713-488-8204 Fax Number: 281-558-9701 Email Address: tdevillier@bgeinc.com This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or city of Fulshear will not complete the review needed in order to submit to the P&Z board. TREY DEVILLIER 2nd Review of plats - \$100.00 (each additional review) TOTAL PLATTING FEE _\$520.99 Park Fees (due at Final Plat Application)			1-\$500.00
Felephone: 713-488-8204 Fax Number: 281-558-9701 Finall Address: tdevillier@bgeinc.com This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or city of Fulshear will not complete the review needed in order to submit to the P&Z board. TREY DEVILLIER 11/17/2017	Engineer/Planner: BGE, INC.	2 nd Review o	
Fax Number: 281-558-9701 Simall Address: tdevillier@bgeinc.com This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or city of Fulshear will not complete the review needed in order to submit to the P&Z board. TREY DEVILLIER 11/17/2017	Contact Person: TREY DEVILLIER	TOTAL PLATT	ING FEE\$520.99
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 city of Fulshear will not complete the review needed in order to submit to the P&Z board. TREY DEVILLIER 11/17/2017	Telephone: 713-488-8204	Park Fees (du	e 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 city of Fulshear will not complete the review needed in order to submit to the P&Z board. TREY DEVILLIER 11/17/2017	Fax Number: 281-558-9701		
ipplication. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or city of Fulshear will not complete the review needed in order to submit to the P&Z board. TREY DEVILLIER 11/17/2017	Email Address: _tdevillier@bgeinc.com		
TREY DEVILLIER 11/17/2017	This is to certify that the information on this	s form is complete, true and correct and the	undersigned is authorized to make this
TREY DEVILLIER 11/17/2017	City of Fulshear will not complete the review	y information, required documents, and pla	र rees are required at time of submittal or t
CICHATURE	Alla OL Mil		
SIGNATURE TYPED OR PRINTED NAME/TITLE DATE	SIGNATURE	TYPED OR PRINTED NAME/TITLE	

December 6, 2017

Engineering Review

Final Plat
Cross Creek Bend Lane Extension No. 11 Street Dedication
Fort Bend County, Texas

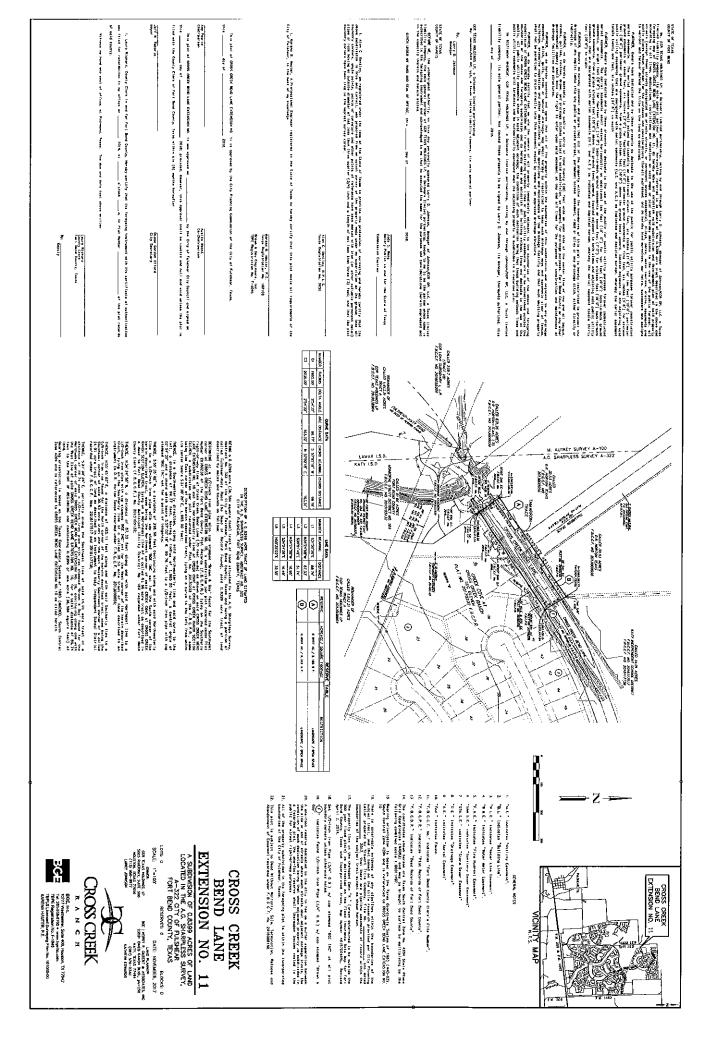
For Information only:

- 1. This plat will create approximately 420 foot of Right-of-Way for Cross Creek Bend Lane (70-foot width) along with two (2) Restricted Reserves.
- 2. This section of Cross Creek Bend Lane will cross the planned alignment of Tamarron Trace.

Recommendations:

I recommend that this Final Plat of Cross Creek Bend Lane Extension No. 11 Street Dedication be approved with the following corrections/ additions:

- A) The plat shows that there are two (2) Restricted Reserves but this is not shown in the Title Block.
- B) Note #16 needs to have the blanks filled in per the City Planning Letter provided.
- C) Tamarron Trace needs to be shown on the Vicinity Map.



LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent for the lenders, is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2012038977, 2012054544, and 2016059210 of the Real Property Records of Fort Bend County, Texas, and, in its capacity as the agent, is the agent for the holders of promissory notes secured by said lien, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of CROSS CREEK BEND LANE EXTENSION NO. 11.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by CCR TEXAS HOLDINGS LP, a Delaware limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of CROSS CREEK BEND LANE EXTENSION NO. 11 and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of CROSS CREEK BEND LANE EXTENSION NO. 11 and the dedications, terms, and provisions evidenced thereby.

The said lienholder does hereby WARRANT and REPRESENT that it is the agent for the present owners and holders of the notes and the lien given to secure the payment of the same and have not assigned the same nor any part thereof.

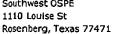
EXCEPT as expressly modified	hereby, the lien shall r	emain in full force and effect.
EXECUTED this the	day of	, 2018.
CCR TEXAS AGENT INC., an Ontario	corporation in its capa	city as agent
Ву:		
Printed Name:		
Title:		
PROVINCE OF ONTARIO		
COUNTRY OF CANADA		
I,		, a Notary Public in and for said personally known to
me to be the	as agent of CCR Texas ment, appeared before	of CCR TEXAS AGENT INC., Lender Inc. and PSPIB-CCR Inc., whose me this day in person and acknowledged
of said corporation, as his free and vo corporation as agent on behalf of said en	luntary act and as the	free and voluntary act and deed of said
GIVEN under my hand and Notary Seal	, this day of _	, 2018
		y Public ommission expires: Commission For Life
	1717 00	minimoson expans, commission for the

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certai 0.8399 acres of land out of the AG Sharpless Survey, A-322, Fort Bend County, Texas, which propert was surveyed and platted on
WHEREAS, U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, national banking association is the present owner and holder of a lien against the above describe property, said lien being evidenced as recorded at Clerk's File No. 2016059210, 2016059211 2016059212 and 2016059213 of the Real Property Records of Fort Bend County, Texas, and, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all othe terms and conditions referred to on the plat of CROSS CREEK BEND LANE EXTENSION NO. 11.
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by CCR LOAN SUBSIDIARY I, L.P., a Texas limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of CROSS CREEK BEND LANE EXTENSION NO. 11 and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of CROSS CREEK BEND LANE EXTENSION NO. 11 and the dedications, terms, and provisions evidenced thereby. The said lienholder does hereby WARRANT and REPRESENT that it is the agent for the present owners and holders of the notes and the lien given to secure the payment of the same and have no assigned the same nor any part thereof.
EXCEPT as expressly modified hereby, the lien shall remain in full force and effect.
EXECUTED this the day of, 2018.
U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, a national banking association
Ву:
Printed Name: Title:
STATE OF TEXAS
COUNTY OF
BEFORE ME, the undersigned authority, on this day, personally appeared of U.S. BANK NATIONAL ASSOCIATION,
D/B/A Houston Capital Company, a national banking association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of, 2018.
Notary Public in and for the State of Texas
My commission expires:





November 16, 2017

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

Re: CROSS CREEK BEND LANE EXTENSION NO. 11- No Objection Letter

Dear Mr. DeVillier:

NOTE: This "No Objection Letter" does not represent facilities controlled by AT&T-Legacy/T. A separate "No Objection Letter" will be provided by AT&T-Legacy/T.

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

Sincerely,

Michael Jones

Manager Engineering - Design

Muhael Jones

Trey DeVillier

From: Trey DeVillier

Sent: Wednesday, November 15, 2017 8:40 AM

To: 'LROW@centerpointenergy.com'

Subject: CROSS CREEK BEND LANE EXTENSION NO. 11 - NO OBJECT REQUEST

Attachments: 2017-11-15_PLAT_CROSS CREEK BEND LN EXT 11.pdf

Please provide us a letter of "utility availability", "will serve" or "no objection" for the attached plat as required for final plats by the City of Fulshear.

If you have any questions or require any additional information please feel free to call or email.

Respectfully,

Trey DeVillier | Platting Coordinator

BGE, Inc. 10777 Westheimer, Suite 400 Houston, Texas 77042 Tel: 281-558-8700 x8204 Direct: 713-488-8204

Fax: 281-558-9701 tdevillier@bgeinc.com www.bgeinc.com



Serving. Leading. Solving.14

Trey DeVillier

From: Trey DeVillier

Sent: Wednesday, November 15, 2017 9:12 AM **To:** Grey, Chris (Chris_Grey@comcast.com)

Subject: CROSS CREEK BEND LANE EXTENSION NO. 11 - NO OBJECT REQUEST

Attachments: 2017-11-15_PLAT_CROSS CREEK BEND LN EXT 11.pdf

Please provide us a letter of "utility availability", "will serve" or "no objection" for the attached plat as required for final plats by the City of Fulshear.

If you have any questions or require any additional information please feel free to call or email.

Respectfully,

Trey DeVillier | Platting Coordinator

BGE, Inc. 10777 Westheimer, Suite 400 Houston, Texas 77042 Tel: 281-558-8700 x8204 Direct: 713-488-8204

Fax: 281-558-9701 tdevillier@bgeinc.com www.bgeinc.com



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stewart title

Stewart Title Company 10720 West Sam Houston Pkwy N., Suite 200 Houston, TX 77064 (713) 892-8818 Phone Fax

November 20, 2017

City Planning Commission City Of Fulshear, Texas

File No.: 1790473CPL RE: CROSS CREEK BEND LANE EXTENSION NO. 11

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 13th day of November, 2017, the last Deed that we find, of record, reflects the record owner to be: CCR Texas Holdings LP, a Delaware limited partnership by virtue of Deed recorded in/under Clerk's File No. 2012038964; and per that instrument for the Fulshear-Katy Road Abandonment recorded under Clerk's File No. 2016086168 of the Official Records of Fort Bend County, Texas.

Legal Description:

DESCRIPTION OF A 0.8399 ACRE TRACT OF LAND SITUATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT NO. 322 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 0.8399 acre (36,584 square foot) tract of land situated in the A.G. Sharpless Survey, Abstract No. 322 of the City of Fulshear, Fort Bend County, Texas and being a portion of called Fulshear-Katy Road (No Deed of Record Found), said 0.8399 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Southwest corner of CROSS CREEK BEND LANE EXTENSION NO. 10, a subdivision per plat recorded under Plat Number 20160238 of the Fort Bend County Plat Records (F.B.C.P.R.) lying on the Southerly right-of-way line of Cross Creek Bend Lane (70 feet wide) as shown on said CROSS CREEK BEND LANE EXTENSION NO. 10 and the Northwesterly line of CREEK COVE AT CROSS CREEK RANCH SECTION ELEVEN, a subdivision per plat recorded under Plat No. 20170232 of the F.B.C.P.R., same being the East corner of the herein described tract, lying on a curve to the left from which its center bears S 31°30'26" E, 1,965.00 feet;

THENCE, in a Southwesterly direction, along said Northwesterly line and said curve to the left, a distance of 99.77 feet, having a radius of 1,965.00 feet, a central angle of 02°54'32" and a chord which bears S 57° 02'18" W, 99.76 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

THENCE, S 55°35'02" W, a distance of 318.88 feet continuing along and with said Northwesterly line to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the South corner of the herein described tract, same being the Northwest corner of said CREEK COVE AT CROSS CREEK RANCH SECTION ELEVEN, lying on a Northeast line of a called 61.66 acre tract as described in a deed to Fort Bend County Municipal Utility District No. 169 recorded under Fort Bend County Clerk (F.B.C.C.F.) No. 2015105132;

THENCE, N 34°24'58" W, a distance of 87.33 feet along and with said Northeast line to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the West corner of the herein described tract, lying on the Southerly line of a called 30.53 acre tract of land described in an instrument to D.R. Horton Texas recorded under F.B.C.C.F. No. 2013000056:

THENCE, N 55°45'03" E, a distance of 423.11 feet along and with said Southerly line to a 5/8-inch iron rod found for the North corner of the herein described tract, same being the Southeast corner of said 30.53 acre tract and the most Westerly Southwest corner of a called 14.01 acre tract of land as described in an instrument to Katy Independent School District recorded under F.B.C.C.F. Nos. 2016117517 and 2016117736;

THENCE, S 31°30'26" E, partially along the Southwest line of said 14.01 acre tract at a distance of 18.74 pass a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northwest corner of said CROSS CREEK BEND LANE EXTENSION NO. 10, continuing along and with the West line of said CROSS CREEK BEND LANE EXTENSION NO. 10, for a total distance of 88.74 feet to the **POINT OF BEGINNING** and containing 0.8399 of one acre (36,584 square feet) of land.

Subject to the following:

1. Restrictions:

Restrictive Covenants as set forth under Clerk's File No. <u>2005003096</u>, <u>2009026093</u> and <u>2010127400</u> of the County Clerk Official Records of Fort Bend County, Texas.

Restrictive Covenants as set forth in that Community Charter For Cross Creek Ranch recorded under Clerk's File Nos. <u>2008039552</u>, and <u>2008054441</u>, and <u>2015111017</u> of the Official Records of Fort Bend County, Texas. (Encumbered only by filing a Supplement)

2. Easements/Other Exceptions:

The following easements as reflected on the plat of Cross Creek Bend Lane Extension NO. 10 recorded under Plat No 20160238 of the Plat Records of Fort Bend County, Texas:

- 1. 20' x 30' storm sewer easement.
- 2. 25' wide water line and storm sewer easements.
- 3. 30' wide sanitary sewer easement

Gas Pipeline Temporary Easement granted to SI Energy, LP, by instrument recorded under Clerk's File No. 2014101147 of the Official Records of Fort Bend County, Texas. (Proposed Reserve D)

Consent To Encroachment into that easement area created in favor of CenterPoint energy Houston Electric, LLC, as set forth and described by instrument recorded under Clerk's File No. <u>2014025425</u> of the Official Records of Fort Bend County, Texas.

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

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 171 recorded under Clerk's File No. 2009035249 of the Official Records of Fort Bend County, Texas.

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 172 recorded under Clerk's File No. 2011008643 of the Official Records of Fort Bend County, Texas.

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 173 recorded under Clerk's File No. 2011008641 of the Official Records of Fort Bend County, Texas.

Memorandum Of Preferential Purchase Right Agreement dated April 12, 2012, by and between CCR TEXAS HOLDINGS, LP, a Delaware limited liability company ("Grantor"), and TRENDMAKER HOMES, INC., a Texas corporation ("Grantee"), and recorded under Clerk's File No. 2012038961 of the Official Records of Fort Bend County, Texas, and subject to the terms, conditions and provisions contained therein.

Partial Assignment And Assumption Of Founder's Rights dated effective as of April 12, 2012, by TRENDMAKER HOMES, INC., a Texas corporation as assignor to CCR TEXAS HOLDINGS LP, a Delaware limited partnership as assignee, and recorded under Clerk's File No. 2012038962 of the Official Records of Fort Bend County, Texas, and relating to the "Assigned Founder's Rights" described in that Community Charter For Cross Creek Ranch recorded under Clerk's File No. 2008039552 of the Official Records of Fort

Bend County, Texas.

3. Liens/Misc:

Construction Deed of Trust and Security Agreement and Assignment of Rents and Fixture Filing dated April 12, 2012, recorded in/under Clerk's File No. 2012038977 of the Official Records of Fort Bend County, Texas, executed by CCR Texas Holdings LP., a Delaware limited partnership, securing the payment of one note in the principal amount of \$90,000,000.00, (which Loan is evidenced and secured by (i) that certain Promissory Note, dated as of the date hereof, in the maximum principal amount of \$9,000,000 made by Grantor in favor of CCR TEXAS LENDER INC. ("Note A"), (ii) that certain Promissory Note, dated as of the date hereof, in the maximum principal amount of \$81,000,000 made by Grantor in favor of PSPIB-CCR INC. ("Note B") bearing interest and payable as therein provided to the order of CCR Texas Agent, Inc., an Ontario corporation, in its capacity as agent for lenders, and being additionally secured by Vendors Lien retained in Deed of even date therewith and recorded in/under Clerk's File No. 2012038960 of the Official Records of Fort Bend County, Texas. (Cover other property also)

- (i). Said lien additionally secured by Collateral Assignment of Note and Liens recorded in/under Clerk's File No. 2012054544 of the Official Records of Fort Bend County, Texas.
- (ii). Said lien subject to the terms, conditions and provisions of that Amended And Restated Intercreditor Agreement recorded under Clerk's File No. <u>2014033471</u> of the Official Public Records of Fort Bend County, Texas.
- (iii). Said lien and Deed of Trust securing same being amended by a First Amendment To Construction Deed Of Trust And Security Agreement And Assignment Of Rents And Fixture Filing recorded under Clerk's File No. 2017097223 of the Official Records of Fort Bend County, Texas.

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

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

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

The letter is issued with the express understanding, evidenced by the acceptance thereof, that Stewart Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty or warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Stewart Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. You agree to release, indemnify and hold harmless Stewart Title Company because of any negligence by Stewart Title Company (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely, Stewart Title Company

Albert Calderon

Commercial Acreage Examiner Senior

Registration & Permit Department

Ph: (281) 346- 1796 fax: (281) 346-2556 30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Bonterra at Cross Creek City Engineer Review	Ranch Section 2 - Par	rtial Replat	No. 1
/		Preliminary 1	Plat
ReviewedSee Attached Letter			
BY:	DATE:		
City Secretary ProcessedReturned for additional data			
BY: X- XCY Planning Commission Review Approved	DATE:		
Returned for additional data			
BY: Afean	DATE: 12.8.17		
City Council Review			
Approved Returned for additional data			
3Y:	DATE:		



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

Subdivision/Development Platting Application

Date:11/17/2017	Date Received by the City of Fulshear:	
Subdivision: BONTERRA AT CROSS CREEK RANCH S	Development: CROSS CREEK RANG	CH
PARTIAL REPLAT NO. 1		
SUBMITTAL OF PLAT: (Check Appropriate Se	election)	
✓ Preliminary	Final	Short Form Final
Replat	Vacation Plat	Admin. (Minor) Plat
Amending Plat		
TYPE OF PLAT: (Check Appropriate Selection)	
✓ Single-Family Residential	Zero Lot Line/ Patio Home	Multi-Family Residential
Planned Development	Commercial	Industrial
Plat Location: ✓ City	ETJ (Extraterritorial Jurisdiction)	
Legal Description: 0.4728 ACRES O	F LAND IN THE M. AUTREY SU	JRVEY, A-100
Variance: Yes (Attach a Copy of App	proval Letter) V No	
Total Acreage: 0.4728		
Number of Streets: 0	-	
Number of Lots: 1		Distring Food
Number and Types of Reserves: 1		Platting Fees
Total Acres in Reserve: 0.2103	Preliminary Plat -	\$500.00 plus 3.50 per lot, plus \$12.50
Owner: CCR LOAN SUBSIDIARY 1, L.P.	per acre	0 plus \$5.00 per lot plus \$25.00 per acre
Address: 5005 RIVERWAY, STE. 500		
City/State: HOUSTON, TX 77056	Replat - \$500.00 p	lus 5.00 per lot plus \$25.00 per acre
Telephone: _713-960-9977	Amending or Mi	nor Plat - \$200.00
Email Address:		500.00
Engineer/Planner: BGE, INC.	2 nd Review of pla	ats - \$100.00 (each additional review)
Contact Person: TREY DEVILLIER	TOTAL PLATTING	FEE\$509.41
Telephone: _713-488-8204	Park Fees (due a	t Final Plat Application)
ax Number: 281-558-9701		t man hat Application)
mail Address: tdevillier@bgeinc.com		
his is to certify that the information on this f	form is complete, true and correct and the und	dersigned is authorized to make this
pplication. I understand that if all necessary	information, required documents, and plat fe	es are required at time of submittal or t
City of Fulshear will not complete the review	needed in order to submit to the P&Z board.	
Amy Dutle	Trey DeVillier	11/17/2017
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

December 6, 2017

Engineering Review

Preliminary Plat
Bonterra at Cross Creek Ranch Section 2
Partial Replat No. 1
City of Fulshear, Texas

For Information only:

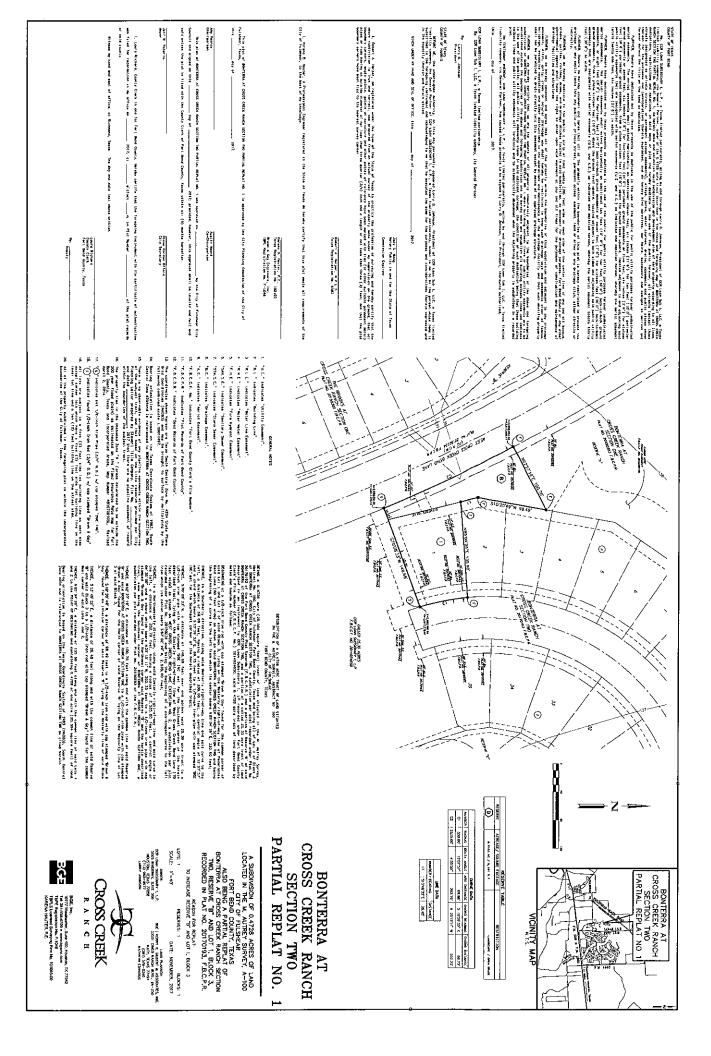
- 1. This plat will create one (1) lot in one (1) Block with one (1) Reserve that covers a total area of .47288 acres.
- 2. The typical lot for this section are 85-foot by 142-foot with a 20-foot Front Building Line.
- 3. Access to this Section is provided by an extension of Winding Terrace Lane
- 4. The streets in this section are shown to be private along with the storm sewer system.
- 5. This section was previously submitted with 50-foot wide lots in 2016.

Recommendations:

I recommend approval of this Preliminary Plat of Bonterra at Cross Creek Ranch Section 2 Partial Replat No. 1 be approved with the following corrections/additions.

- A) The street name needs to be shown that adjoins this lot to the East.
- B) The street names need to be called out in the Vicinity Map.
- C) If the adjoining street is to be private this needs to be shown on the plat.

pluber



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 Section 2 "B" / Preliminary Plat
City Engineer Review ReviewedSee Attached Letter
BY:DATE:
City Secretary Processed Returned for additional data
BY: Z-Xof DATE: 11-17-2017 Planning Commission Review
ApprovedReturned for additional data
APPROVED LONTINGENT UPON ADDRESSING BOOGHNESSING BOOGHNES
City Council Review
Approved Returned for additional data
BY: DATE:



PO Box 279 / 30603 FM 1093 Fulshear, Texas 77441

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

Subdivision/Development Platting Application

- 1 1 1 C / T UDU	by the City of Fulshear:
Dev	elopment: Fulbrook
SUBMITTAL OF PLAT: (Check Appropriate Selection)	
	Final Short Form Final Vacation Plat Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection)	
X Single-Family Residential	Zero Lot Line/ Patio Home Multi-Family Residentia
Planned Development	CommercialIndustrial
Plat Location: City X_ ETJ (Extrate	erritorial Jurisdiction)
Legal Description: 11.14 Acres out of John Randon S	3
Variance: Yes (Attach a Copy of Approval Letter)	XNo
Total Acreage: 11.14	
Total Acieage. 11.14	
Number of Streets: 1	
Number of Streets:1 Number of Lots:5	
Number of Streets: 1 Number of Lots: 5 Number and Types of Reserves: 1	Platting Fees
Number of Streets: 1 Number of Lots: 5 Number and Types of Reserves: 1	Platting Fees Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50
Number of Streets: 1 Number of Lots: 5 Number and Types of Reserves: 1 Total Acres in Reserve: 0.17	Platting Fees Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre
Number of Streets:1 Number of Lots:5 Number and Types of Reserves:1 Total Acres in Reserve:0.17 Dwner: Fulbrook Partners LTD c/o Trend Develops	Platting Fees Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre
Number of Streets:	Platting Fees Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre
Number of Streets:	Platting Fees Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre ment, Inc. Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre
	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
Number of Streets:	Platting Fees Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre ment, Inc. 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)
Number of Streets:	Platting Fees Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre ment, Inc. 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)
Number of Streets:	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 \$530.00
Number of Streets:	Platting Fees Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre ment, Inc. 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 \$530.00 Park Fees (due at Final Plat Application)

Karen W. Rogers, Principal, M2L Asssociates, Inc. 11-16-2017

DATE

TYPED OR PRINTED NAME/TITLE

December 6, 2017

Engineering Review

Preliminary Plat Fulbrook Section Two "B" Fort Bend County, Texas

For Information only:

- 1. This plat will create 5 Lots in one (1) Block with one (1) Reserve that covers a total acreage of 11.14 acres.
- 2. Access to these lots will be from Fulbrook Road that adjoins these lots along their East line.
- 3. The typical lot size for this section appears to vary from 1.75 acres in size to 3.03 acres.
- 4. These lots are located in the ETJ of the City of Fulshear and will require approval from both the City of Fulshear and Fort Bend County.

Recommendations:

I recommend that this Preliminary Plat for Fulbrook Section Two "B" be approved with the following additions/corrections:

- A) A note will be required showing that these lots are located in the ETJ of the City of Fulshear.
- B) Note #17 needs to be corrected to show a Side Building Line of at least 7.5 feet.
- C) The 100 year Flood Plain needs to be clearly shown on the lots in this section.
- D) The road manes need to be shown on the Vicinity Map.
- E) A Metes and Bounds description needs to be included on the face of the plat.
- F) Note #5 appears to be wrong as to the minimum slab elevation as called out (106.50 feet MSL) on the plat.

James E. Keretan Taron Registration No. 4925 , Bolando a tillator, fort revo compit endrete, do hetera chempt that the alt of that traderion compite, that all piet establication and formation of the test of the compite of the test end endrete companies compit induced, no certification 6. Johanne develope 10 the effect of develope from 100 sections of the tested that of the John Province of Develope from 100 sections of the tested that of the compited of the tested that of the compited of the tested of tested of the tested of the tested of test Robust Total Dates. A Professional Engineer sequelessed in the State of Texas do hereby carify that we professed out transformants of Fort Smirt Country to the best of my improvedant Notory Public In and for Horris County, Taxon (offic hotory Sup) COUNTY OF FORT BEND STATE OF TEXAS (Date C Centre on Application over the best of the State of Free to provide the proteins of orange of a transp series, but the same anatomic to war and centre, was preparation from the state from the protein press and any approximate on the global and best of accordancy to the state proteins of the state of or any state proteins of the state of or applies (1/h) state and a ways of a cut are time town (1) have. THEN UNDER MY HAND AND SEAL OF DIFFICE COUNTY OF HARRIS TOTAL M.; One make whych matholity, on their day particulary opposited Etherid C. Steady. Totalisty/Trateurs, tooms to make the total parkers makes nome; is unparticiped to that foregoing This parties and communication to me that they executed the some for the pursuest and compiler officer makes ampostated. TATE OF TEXAS May PP Monogeneral, LLC., a Texase United Labelty Componist the water gamenal partners biook Parlmen, Ltd., o Torus United Parlments SS my word in the City of Hauston, Taxon, then Application, a profit (s. Cit.). It was a broad in broaders, and a great for any control for a contr), We do easily addicts for puts, citify propose or unophracted conditionment in a (3). We do easily decided the citifs that is paid that control the citifs that a condition is a loss sensity (20) test discore the grand heat consists a place it is all titly essembnits about hereon. de de healty destine that dissources of two designated as the to the part or interest winetter of eager bornly restorated designs until the each and shall at restricted for assess terms and conditions of such castleddon, first appropriate is not markly constant out agree that, of of the property within the boundaries of this plot indicate to provide that goodbys stockness ratios dominant state have a not demonst and the plot of white without inclinate and is no instant entitled in an extend in our indicate and in our indicate and in our indicate our plots of late them may not flow quarters (1 3/4) apone may (3% dimension) soph opening of late them may not flow quarters (1 3/4) apone may (3% dimension). on herbity ethinoidage the receipt of the "Orders of Resolution of Outdoor Lagifing in traded Areas of Fet Uses Courts, Trask" and an herbity determine on a gray and what the pidds of adopted by Fet Band County Commencers on Lacch 23, 2014, and any amendments. to meanly convenient one open that (all of the property within the beamstrake of this plot bitched to present the artistation of any worlds (only lette only public or private street, rood my prefringe ditch, when the city or instruct; th hereby additions in the public a two of layer weekly (20) feet order by each take of the first and of the types, owners, pulling, before, prices, and develope differs located in the developed to the through purposes. The first foundation of any pulling commenced to the through the first foundation to find the foundation of the pulling of the pulling and numericance of develope freeless and direct layer, and it least for the pulphase of and numericance of develope freeless and direct layer. EFF W. ROBURTS THE PLAT OF PLEDROCK SCENEN THE 18-15 JAPHONGS BY THE CITY PLANNING COMMISSION OF THE CITY OF PLESSEAR, TEXAS, THE DAT OF THE TOTAL THE PLAT OF TALBROOK SCENIN THE STY S. APPROVED BY THE STY OF TALBREAS STY COUNCY, AND SOURCE THE SECOND THE SECOND THE SECOND THE SECOND WITH THE STATE OF THE S COUNTY CLERK
FORT BENO COUNTY, TEXAS WINESS, MY HARD AND SEAL OF DEFICE, AT PROMOTED, TEXAS. THE DAY AND DATE LAST ADDRESSED. i, Laura Inchand, dounty elerc in and for fort bend commy, refreny ednity that the Parecome instrument with its contribate of arthenication was filed for recombation of hy NA "MOST METERS COUNTY AUDIE PREDICT I, COUNTY COMUSSIONER OF THE PLAT RECORDS OF SAID COUNTY. DAVOA BAEZIYOC DAVOA BAEZIYOC PRECINCT 4, COUNTY COMMISSIONER 3 407 (FACHIN SIETHER SEAL) - 044 04 1 SAECT SHACE COLUMN TO THE STATE ALONG THE READ AND THE MENT OF COPY OF A COMMENT OF THE STATE ALONG THE ST 97.5 Mig. 97 (97 m)g 41' 00'E A, 100 98 450, + 1(FT) = 167,5 + 1,00(FT) = 106,50

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15. All Reserves and Essenants short be maintained by the Home Owinite Assertation. The property down roll currently be within the boundaries of day Haddobit JUHY Depict or Lause Prophysicants (Baldot). This washfridow in set directly offloaded by any pipolitis promiting.
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DEDEN SERVICES, LLC
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UNIT MARKETING AMPTIME

UNIT MARKETING * OWNER *
Fulbrook Partners LTD.
a/o Trend Development, Inc. A SUBDIVISION PLAT OF 11.14 ACRES OUT OF JOHN RANDON SURVEY, A-76 FORT BOND DOWNY, TEXAS FULBROOK SECTION TWO 'B' 1 BLOCK - 5 LOTS - 1 RESERVE SCALE: 1" = 100"
BOOK TO THE TOO TO THE TOO TO THE TOO Line # Bearing Distance

U 889 12 497 6431

13 927 47 107 2546

14 54 16 1479 6445

15 9007 55 147 147 1445 ESECTION TWO "B" HANDER OF THE PARTY OF THE PART

CITY PLANNING LETTER

November 16, 2017

Frontier Title Company-WH, LLC 1177 West Loop South, Suite 1350 Houston, TX 77027 (713) 840-0208

City Planning Commission City of Houston, Texas Harris County, Texas.

Re: Proposed Fulbrook Section Two "B", a proposed subdivision of 11.14 acres of land out of the John Randon Survey, Abstract No. 76 of Fort Bend County, Texas.

To Whom It May Concern:

Frontier Title Company WH-LLC certifies that a diligent search of the real property records of Harris County Title Plant has been made, as to the herein described property, and as of 08:00 AM on the 9th day of November, 2017, we find the following:

Record Owner: FULBROOK PARTNERS, LTD., a Texas limited partnership

Legal Description:

All that certain 11.1387 acres of land out of the John Randon Survey, A-76 and being out of a called 908.469 acre tract of land described in a deed dated 05-21-1998 from Titus H. Harris, Jr., co-trustee, et al to Ft. Bend/Fulbrook filed in the Deed Records of Fort Bend County, Texas in Clerk's File No. 9838181 and being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8" iron rod with cap marking the northwest corner of Fulbrook, Section Two "A" according to the plat thereof filed in the Fort Bend County Plat Records in Slide 1823A to a found 5/8" iron rod with cap for corner;

Thence in a southerly direction with the west right-of-way line of Fulbrook Road (width varies) the following courses and distances:

Thence S 6° 59' 19" E - 153.74' to a found 5/8" iron rod with cap marking the Point of Curvature of a curve to the right having a central angle of 9° 44' 11", a radius of 110.00', a chord which bears S 2° 07' 11" E - 18.67';

Thence with said curve to the right for an arc distance of 18.69' to a found 5/8" iron rod with cap marking the Point of Tangency;

Thence S 2° 44′ 58″ W - 34.76′ to a found 5/8″ iron rod with cap marking the Point of Curvature of a curve to the left having a central angle of 12° 45′ 40″, a radius of 190.00′, a chord which bears S 3° 37′ 53″ E - 42.23′;

Thence with said curve to the left for an arc distance of 42.32' to a found 5/8" iron rod with cap marking the Point of Compound Curvature a curve to the left having a central angle of 20° 49' 37", a radius of 400.00', a chord which bears S 20° 25' 28" E - 144.60';

Thence with said curve to the left for an arc distance of 145.40' to a found 5/8" iron rod with cap marking the Point of Reverse Curvature of a curve to the right having a central angle of 10° 08' 51", a radius of 400.00', a chord which bears S 25° 45' 52" E – 70.75';

Thence with said curve to the right of an arc distance of 70.84' to a found 5/8" iron rod with cap marking the Point of Compound Curvature of a curve to the right having a central angle of 00° 12′ 32", a radius of 1090.00', a chord which bears S 20° 35′ 09" E – 3.97';

Thence with said curve to the right for an arc distance of 3.97' to a set 5/8" iron rod with cap and the POINT OF BEGINNING of the herein described tract, and being a point on a curve to the right having a central angle of 13° 27' 30", a radius of 1090.00', a chord bearing of S 13° 27' 30", a radius of 1090.00', a chord bearing of S 13° 45' 10" E - 255.44':

Thence With said curve to the right and continuing with said west right-of-way line an arc distance 256.03' to a found 5/8" iron rod with cap marking the Point of Compound Curvature of a curve to the right having a central angle of 17° 57' 19° , a radius of 300.00° , a chord which bears S 1° 57' 16° w $- 93.63^{\circ}$;

Thence continuing with said west right-of-way line the following courses and distances:

Thence with said curve for an arc distance of 94.01' to a found 5/8" iron rod with cap marking the Point of Reverse Curvature of a curve to the left having a central angle of 19° 59' 49", a radius of 330.00', a chord which bears \$ 00° 56' 05" W – 114.59';

Thence with said curve to the left for an arc distance of 115.17' to a found 5/8" iron rod with cap marking the Point of Reverse Curvature of a curve to the right having a central angle of 17° 57' 20", a radios of 300.00', a chord which bears \$ 00° 05' 07" E – 93.63';

Thence with said curve to the right for an arc distance of 94.01' to a found 5/8" iron rod with cap for the beginning of a curve to the right having a central angle of 11° 58' 40", a radius of 1090.00', a chord which bears S 14° 52' 55" W – 227.45';

Thence with said curve to the right for an arc distance of 227.86' to a found 5/8" iron rod with cap for the beginning of a curve to the left having a central angle of 10° 16' 06'', a radius of 1035.00', a chord which bears S 15° 43' 55'' W - 185.23';

Thence with said curve for an arc distance of 185.48' to a found 5/8" iron rod with cap for corner;

Thence N 82° 35′ 59″ W – 251.40′, with the north line of Fulbrook, Section Two "C" according to the plat thereof filed in the Plat Records of Fort Bend County, Texas in Slide No. 1824a to a found 5/8″ iron rod with cap for corner;

Thence N 66° 05' 28" W – 487.91', continuing with said north line to a found 5/8" iron rod with cap for corner;

Thence with the east line of said Fulbrook, Section 4A the following courses and distances:

Thence N 58° 12' 40" E - 43.11' to a found 5/8" iron rod with cap for corner;

Thence N 45° 43' 01" E = 131.35' to a found 5/8" iron rod with cap for corner;

Thence N 39° 23' 33' E – 158.52' to a found 5/8" iron rod with cap for corner;

Thence N 25° 41' 27" E -72.68' to a found 5/8" iron rod with cap for corner;

Thence N 18° 57' 19" E - 112.47' to a found 5/8" iron rod with cap for corner;

Thence N 10° 41' 00" E - 182.46' to a found 5/8" iron rod with cap for corner;

Thence N 8° 25' 38" W – 66.53' to a found 5/8" iron rod with cap for corner;

Thence N 81° 25' 58" E - 429.58' to the POINT OF BEGINNING containing 11.1387 acres of land more or less.

Subject to the following:

Restrictions: None filed of record.

Easements and building lines:

Those set forth on the proposed plat of Fulbrook Section Two "B".

Agreements:

Seismic Agreement and Lease Option Agreement by and between Anne H. Ivory, et al, Lessors and TAC Resources, Inc., as set forth in instrument recorded under Fort Bend County Clerk's File No. 9838181.

<u>Liens:</u>

Vendor's Lien retained in Deed dated May 21, 1998, executed by Titus H. Harris, Jr., as cotrustee, individually and as attorney and agent for Mary Elizabeth Harris Cooper, Jack B. Wendt, as co-trustee, individually and as attorney and agent for Hunter P. Harris, Jr., Billie Harris Wendt, Constance Harris Seger, Hunter Pittenger Harris, Benjamin P. Harris, Laurie Harris Salazar, Amilee Wendt, Evaldyn Wendt Moore, Jackie Wendt Dienna, and Laurel Wendt, The Estate of Edward Randall Harris, and The Estate of Anne Harris Ivory to Ft. Bend/Fulbrook Ltd., a Texas limited partnership filed under Fort Bend County Clerk's File No. 9838181, securing the payment of one note of even date therewith in the sum of \$5,400,000.00, payable to the order of Riverway Bank and being additionally secured by Deed of Trust dated May 15, 1998 to John E. Phillips, Trustee(s); said Deed of Trust filed for record on May 22, 1998, under Fort Bend County Clerk's File No. 9838182.

Said lien having been renewed, modified and/or extended by instrument filed for record under Fort Bend County Clerk's File No(s). 2000044941, 2001024103, 2003119291, 2006027601, 2006075855, 2006125249, 2009028714, 2009050260, and 2011042520.

Deed of Trust dated May 26, 2000, filed for record on June 2, 2000 under Clerk's File No. 2000044940 of the Official Public Records of Real Property of Fort Bend County, Texas, executed by Ft. Bend/Fulbrook, Ltd., a Texas limited partnership, to John E. Phillips, Trustee, securing the payment of a note of even date therewith in the amount of \$2,660,091.00, payable to the order of Riverway Bank.

Said lien having been renewed, modified and/or extended by instrument filed for record under Fort Bend County Clerk's File No(s). 2001024102, 2003119292, and 2006027604.

Deed of Trust dated March 9, 2001, filed for record on March 21, 2001 under Clerk's File No. 2001022734 and corrected under 2001040058 of the Official Public Records of Real Property of Fort Bend County, Texas, executed by Ft. Bend/Fulbrook, Ltd., a Texas limited partnership, to

John E. Phillips, Trustee, securing the payment of a note of even date therewith in the amount of \$4,032,000.00, payable to the order of **Riverway Bank**.

Said lien having been renewed, modified and/or extended by instrument filed for record under Fort Bend County Clerk's File No(s). 2003119293, 2006027603, and 2006075854.

Vendor's Lien retained in Deed dated August 8, 2003, executed by Ft. Bend/Fulbrook, Ltd., a Texas limited partnership to Fulbrook Partners, Ltd., a Texas limited partnership, filed under Fort Bend County Clerk's File No. 2003119288, securing the payment of one note of even date therewith in the sum of \$4,616,285.00, payable to the order of **Texas State Bank** and being additionally secured by Deed of Trust dated August 11, 2003 to James D. MacIntyre, Trustee(s); said Deed of Trust filed for record on August 27, 2003, under Fort Bend County Clerk's File No. 2003119289.

Additionally secured by Assignment of Contract recorded under Fort Bend County Clerk's File No. 2003119290.

Said lien having been renewed, modified and/or extended by instrument filed for record under Fort Bend County Clerk's File No(s). 2006027602 and 2006076005.

Deed of Trust dated October 2, 2015, filed for record on October 9, 2015 under Clerk's File No. 2015115471 of the Official Public Records of Real Property of Fort Bend County, Texas, executed by Fulbrook Partners, Ltd., a Texas limited partnership, to Robert Mrlik, Trustee, securing the payment of a note of even date therewith in the amount of \$5,000,000.00, payable to the order of **Central Bank**.

Said lien having been renewed, modified and/or extended by instrument filed for record under Fort Bend County Clerk's File No(s). 2017089032.

Deed of Trust dated December 31, 2009, filed for record on January 4, 2010 under Clerk's File No. 2010000304 of the Official Public Records of Real Property of Fort Bend County, Texas, executed by Fulbrook Partners, Ltd., a Texas limited partnership, to James D. MacIntyre, Trustee, securing the payment of a note of even date therewith in the amount of \$5,000,000.00, payable to the order of **Central Bank**.

Additionally secured by Assignment of Contract recorded under Fort Bend County Clerk's File No. 2010000305.

Said lien having been renewed, modified and/or extended by instrument filed for record under Fort Bend County Clerk's File No(s). 2012139962, 2012097387, 2014083424, 2015115470, and 2017089032.

No examination has been made as to abstract of mineral reservations, judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

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

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

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

any third party. Frontier Title Company WH-LLC assumes no liability whatsoever for the accuracy neither of this report, nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS FRONTIER TITLE COMPANY WH-LLC BECAUSE OF ANY NEGLIGENCE BY TITLEDATA, INC. (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

Frontier Title Company - WH-LLC

Authorized Signatory

LIENHOLDER'SACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

THE STATE OF TEXAS COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS:

Whereas, CENTRAL BANK, owners and holders of a lien against the property described in the plat known as FULBOOK SECTION TWO "B", against the property described instruments of record in 2015115471 of the Deed of Trust Records of Fort Bend County, Texas and modified instruments recorded under Fort Bend County Clerk's File no. 20170889032 do hereby in all things subordinate to said plat said liens (s) and we hereby in all things subordinate to said plat said liens(s) and we hereby confirm that we are the present owners of said lien (s) and have not assigned the same nor any part thereof.

CENTRAL BANK,	
By: Name: Title:	
THE STATE OF TEXAS COUNTY OF HARRIS	
	d authority, on this day personally appeared one to be the person(s) whose name(s) is/are
subscribed to the foregoing instrument an	nd acknowledged to me that they executed the same erein expressed (add for corporations, "and in the
GIVE	EN UNDER MY HAND AND SEAL OF OFFICE, this
	day of, 20
	Notary Public in and for the State of Texas
	Print Name
	My Commission expires:



M2L Associates Inc. 8955 Katy Frwy, #300 Houston, Texas 77024 Tel: (713) 722-8897 Fax:(713) 722-8048

Urban Planning Urban Design Landscape Architecture November 15, 2017

Margie Blackwell, Relocate & Permit Specialist Comcast 7033 Airport Blvd. Houston, Texas 77061

RE: "Fulbrook Section Two "B"

Dear Ms. Blackwell:

Please see enclosed the proposed plat titled "Fulbrook Section Two "B". This Is a plat of 11.14 acres located on the south side of F.M. 1093 east of Fulbrook Shores Drive and west of Fulbrook Road in the City of Fulshear.

We are submitting this plat for your review and in accordance with the requirements of the City of Fulshear Platting application process are requesting a letter of "No Objection". If you have any questions, please feel free to contact me at 713-722-8897.

Sincerely,

Karen W. Rogers, ASLA, LEED-AP

Principal



M2L Associates Inc. 8955 Katy Frwy, #300 Houston, Texas 77024 Tel: (713) 722-8897 Fax:(713) 722-8048

Urban Planning Urban Design Landscape Architecture November 15, 2017

Ricky Whittington, Manager-Engineering Design AT & T 14575 Presidio Square, Rm. 135 Houston, Texas 77083

RE: "Fulbrook Section Two "B"

Dear Ricky:

Please see enclosed the proposed plat titled "Fulbrook Section Two "B". This Is a plat of 11.14 acres located on the south side of F.M. 1093 east of Fulbrook Shores Drive and west of Fulbrook Road in the City of Fulshear.

We are submitting this plat for your review and in accordance with the requirements of the City of Fulshear Platting application process are requesting a letter of "No Objection". If you have any questions, please feel free to contact me at 713-722-8897.

Sincerely,

Karen W. Rogers, ASLA, LEED-AP

Principal



M2L Associates Inc. 8955 Katy Frwy, #300 Houston, Texas 77024 Tel: (713) 722-8897 Fax:(713) 722-8048

Urban Planning Urban Design Landscape Architecture November 15, 2017

Jenay Cotterman, Associate Right-of-Way Agent CenterPoint Energy Survey & Mapping (electricand gas) 1301 Travis, 8th Floor Houston, Texas 77002

RE: "Fulbrook Section Two "B"

Dear Ms. Cotterman::

Please see enclosed the proposed plat titled "Fulbrook Section Two "B". This Is a plat of 11.14 acres located on the south side of F.M. 1093 east of Fulbrook Shores Drive and west of Fulbrook Road in the City of Fulshear.

We are submitting this plat for your review and in accordance with the requirements of the City of Fulshear Platting application process are requesting a letter of "No Objection". If you have any questions, please feel free to contact me at 713-722-8897.

Sincerely,

Karen W. Rogers, ASLA, LEED-AP

Principal

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 Thrive Church	Fulshear / Final Plat
City Engineer Review ✓ Reviewed	
See Attached Letter	
BY:	DATE:
<u>City Secretary</u>	
Processed Returned for additional data	
BY: Kell	DATE: 11-27-2017
Planning Commission Review	
Approved Returned for additional data	
BY: AROMIN	DATE: 12.8.17
<u>City Council Review</u>	
Approved Returned for additional data	
BY:	DATE:



PO Box 279 / 30603 FM 1093 Fulshear, Texas 77441

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

Subdivision/Development Platting Application

Date: 11/27/17 Date Re Subdivision: Thrive Church Fulshear	eceived by the City of Fulshear: Development: Thrive Church Fulshear	
SUBMITTAL OF PLAT: (Check Appropriate Selection)		
Preliminary Replat Amending Plat	X Final Vacation Plat	Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection)		
Single-Family Residential Planned Development	Zero Lot Line/ Patio Home X Commercial	Multi-Family Residential
2	Extraterritorial Jurisdiction)	
Legal Description: Churchill League, Abstract No. 29		
Variance: Yes (Attach a Copy of Approval L	etter) _xNo	
Total Acreage: 6.000 A.C		
Number of Streets: 0		
Number of Lots: 1	Pla	tting Fees
Number and Types of Reserves: 1 (Access & Utility)		
Total Acres in Reserve: 0.3057	Preliminary Plat - \$500.0	0 plus 3.50 per lot, plus \$12.50
Owner: _ Thrive Church	per acre	45.00
Address: 27326 Royal Canyon	Final Plat - \$500.00 plus \$	\$5.00 per lot plus \$25.00 per acre
City/State: Katy, Texas	Replat - \$500.00 plus 5.0	0 per lot plus \$25.00 per acre
	Amending or Minor Pla	at - \$200.00
Telephone: (361)573-5291 Email Address: kkrueger@donkruegerconstruction.com	Plat Vacation - \$500.00	0
Engineer/Planner: Windrose Land Services Contact Person: Andrew Allemand	2 nd Review of plats - \$1	100.00 (each additional review) \$578.50 \$ (55.00
Telephone:		
Fax Number: 713-461-1151	Park Fees (due at Final	Plat Application)
Email Address: andrew.allemand@windroseservices.com	-	
Emun Audi 635.		
This is to certify that the information on this form is	complete, true and correct and the undersig	ned is authorized to make this

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.

alfol allend

Andrew Allemand

RECEIVED 11/27/17

GNATURE TYPED OR PRINTED NAME/TITLE

DATE

NOV 27 2017

CITY OF FULSHEAR FULSHEAR, TX 77441

er explana

December 6, 2017

Engineering Review

Revised Final Plat Thrive Church Fulshear City of Fulshear, Texas

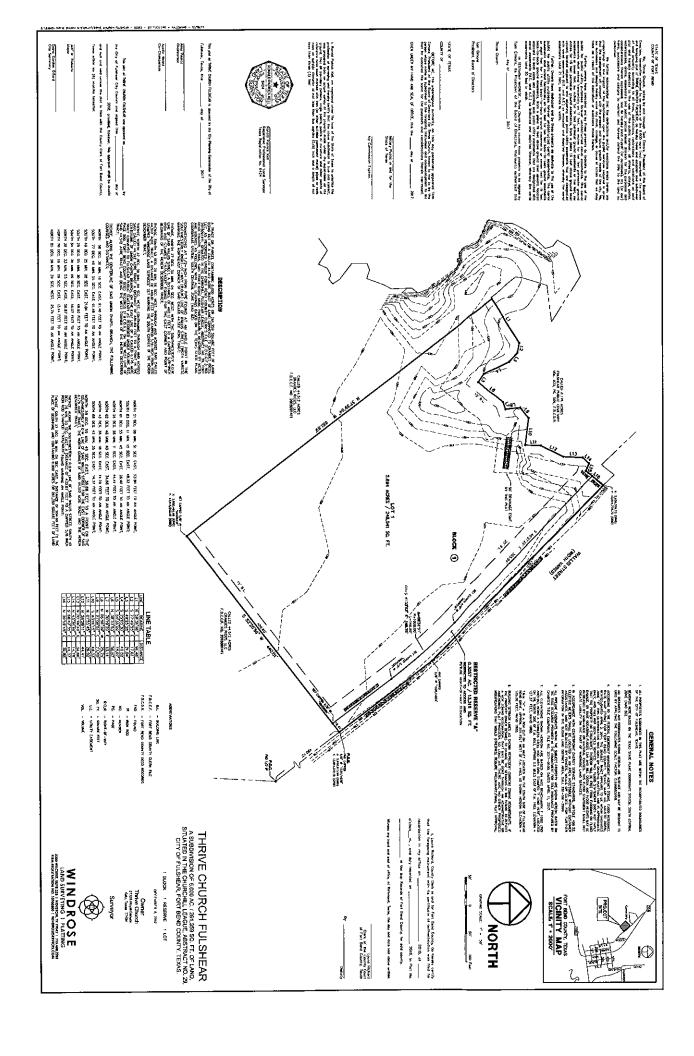
For Information Only:

- 1. This plat will create one (1) Reserve that covers an area of 5.694 acres of land.
- The tract has access to Wallis Street along its entire Northeast line.

Recommendations:

I recommend that this Revised Final Plat of Thrive Church Fulshear be approved as submitted

Degendule



Charter Title Company

609 Main Street, Suite 4325, Houston, Texas 77002 (713) 222-6060 FAX (713) 222-7213

CITY PLANNING SEARCH REPORT

October 10, 2017

City of Houston Planning Commission 611 Walker Street, 6th Floor Houston, Tx 77002

We, Charter Title Company duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records FORT BEND County, Texas, as of October 2, 2017 insofar as they pertain to:

6.00 acres, as part of the Churchill Fulshear League, Abstract 29, Fort Bend County, Texas, and as more particularly described in Exhibit A attached hereto and incorporated herein.

And find the following:

RECORD TITLE APPEARS TO BE VESTED IN:

Thrive Church, a Texas non-profit corporation

EASEMENTS AND OTHER ENCUMBRANCES:

A 3/4 of 1/8th royalty interest in and to all of the oil, gas, and other minerals in, on, under or that may be produced from the subject property, as set forth in an instrument of record in Volume 301, Page 1 and amended by Volume 417, Page 8, of the Deed Records of Fort Bend County, Texas. Title to said interest has not been examined subsequent to the date of its execution.

An oil, gas, and mineral lease dated August 12, 1947, recorded in Volume 248, Page 293, of the Deed Records of Fort Bend County, Texas.

A 1/16 non-participating royalty interest in and to all of the oil, gas, and other minerals in, on, under or that may be produced from the subject property, as set forth in an instrument of record in Volume 241, Page 396 and Volume 287, Page 289, of the Deed Records of Fort Bend

County, Texas.

A 1/16 non-participating royalty interest in and to all of the oil, gas, and other minerals in, on, under or that may be produced from the subject property, as set forth in an instrument of record in Volume 348, Page 157, of the Deed Records of Fort Bend County, Texas.

Terms, conditions and stipulations of those certain Mineral Lease(s), recorded in Volume 211, Page 195, Volume 248, Page 496 and Volume 789, Pages 237 and 252, of the Deed Records of Fort Bend County, Texas and those filed for record under Fort Bend County Clerk's File No(s). 9844877, 9844885 and 9844888 and a ratification filed for record under Fort Bend County Clerk's File No(s). 9851787.

Any portion of subject property that lies within a road right-of-way, public or private.

Title to any portion of the subject property lying within the boundaries of the cemetery as currently recognized or as later determined, together with all rights and claims now asserted, or that may be asserted, for access to and from burial plots located within this cemetery, as set out in instrument(s) recorded in Volume 132, Page 499 of the Deed Records of Fort Bend County. Texas. (Bains Family Cemetery and the Fulshear Cemetery)

REST	RIC)TI	ONS:
------	-----	-----	------

None of Record.

LIENS:

None of Record.

No examination has been made as to Abstract of Judgments, state or federal tax liens, the status of taxes, tax suits, or paving assessments.

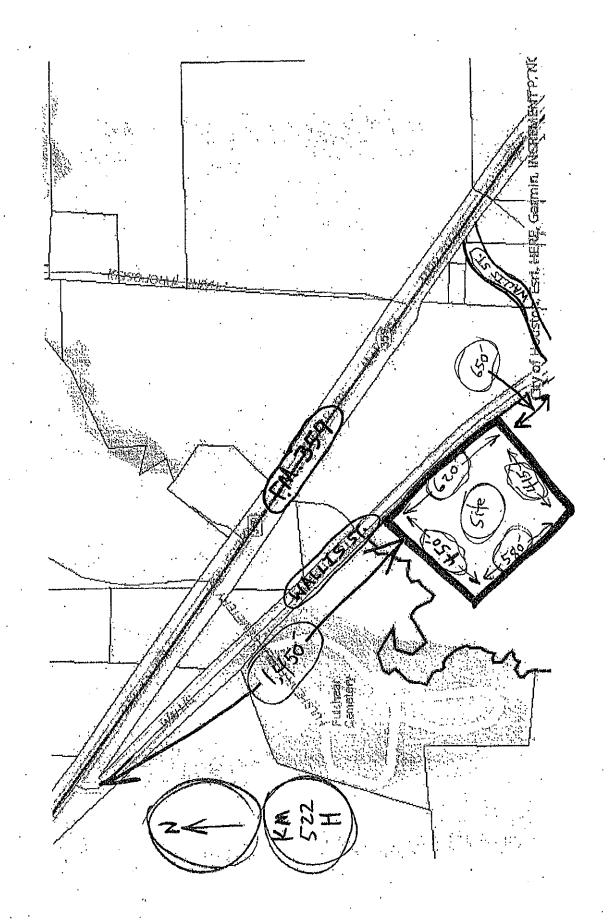
This certificate is issued for the use of and shall inure to the benefit of City of Houston; and liability of Charter Title Company hereunder for mistakes and/or errors in this certificate is limited to the cost of said certificate.

This company does not undertake to give or express any opinion as to the validity of the title to the property above described, nor the validity or effect of the instruments listed, and this certificate is neither a guaranty nor warranty of title.

Prepared by: Charter Title Company

Yolanda Mercado, Examiner

October 10, 2017



HENRY STEINKAMP, INC.

Land Boundary & Topographic Surveying

909 Fifth Street Rosenberg, Texas 77471

Telephone/Fax 281.342.2241 email: schodek@yahoo.com

Franklin R. Schodek Registered Professional Land Surveyor

James L. Syptak, Sr. Registered Professional Land Surveyor

March 25, 2017

A Field Note Description of a 6.00 Acre Tract of Land (more or less), being out of the Grandes Ricos, LLC call 44,512 Acre Tract (FBC 2015091411), being in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas.

For Connection Beginning at a 7/8 inch iron pipe found in the Southwest right-of-way line of Wallis Street marking the Northeast corner of said 44.512 Acre Tract of Land and the Northwest corner of the original Leonard H. Clay, Sr. call 1.0 Acre Tract (FBC 2011016409) THENCE, North 35deg. 18'48" West, along the Southwest right-of-way line of said Wallis Street, 490.13 feet to a point marking the East corner of and place of beginning for this tract;

THENCE, South 54deg.41'12" West, 440.01 fect to a point marking the South corner of this eract:

THENCE, North 34deg, 18'48" West, 681.59 feet to a point on the centerline of Union Chapel Branch marking a Westerly corner of this tract;

THENCE, Northerly along the centerline of said Union Chapel Branch with the following courses and distances:

South 75deg 29'39" East, 17.61 feet to a point; South 47deg.05'12" East, 21.04 feet to a point; South 22deg.45'14" East, 49.82 feet to a point; South 52deg. 15'53" East, 18.07 feet to a point; North 40deg.54'09" East, 56.87 feet to a point; North 72deg,39'45" East, 13.14 feet to a point; North 03deg.36'23" West, 25.74 feet to a point; North 53deg.29'07" East, 23.80 feet to a point; South 80deg.59'59" East, 48.33feet to a point;

North 60deg.56'32" East, 91.46 feet to a point;

North 04deg, 16'01" East, 26.92 feet to a point;

South 28deg.48'27' East, 44.41 feet to a point;

North 05deg.08'56" East, 34.66 feet to a point;

North 45deg.58'34" East, 14.78 feet to a point;

South 66deg 22'19" East, 14.37 feet to a point;

North 42deg, 20'01" East, 39.88 feet to a capped 5/8 inch iron rod found marking the North corner for this tract:

FN 6.00 Acres Grandes Ricos.doc

2017041539 Page 6 of 8

Page 2. 6.00 Acres Churchiil Fulshear League, Ab. 29 Fort Bend County, Texas.

THENCE, South 43deg.06'37" East, along the Southwest right-of-way line of said Wallis Street, 433.87 feet to a capped 5/8 inch iron rod stamped "1535-4035" marking an angle point;

THENCE, South 35deg.18'46" East, along said Southwest right-of-way line of Wallis Street, 264.9 feet to the place of beginning and comaining 6.00 Acres of Land.

Registered Professional Land Surveyor No. 1535

NOTE: Not a field survey this date, prepared from Field Surveys by our Firm.

FN 6.00 Acres Grandes Ricos.doc



TO:

Severn Trent Environmental Services, Inc.

2002 W Grand Pkwy N Ste 100

Katy, TX 77449

FROM:

Andrew Allemand

DATE:

11/27/17

ATTN:

Reviewer

WJN

53562-24529

PHONE:

FAX:

PROJECT:

Thrive Church Site

ITEM#	COPIES	DESCRIPTION
1	1	Plat For Review

Remarks:

Please review the attached plat and provide us comments or a no objection letter in response. Please let me know if you require anything else or if you have any questions for us.

Sincerely

Andrew Allemand Platting Project Manager



TO:

Comcast

7033 Airport Rd.

Houston, TX 77061

FROM:

Andrew Allemand

DATE:

11/27/17

ATTN:

Reviewer

WJN FAX: 53562-24529

PHONE: PROJECT:

Thrive Church Site

ITEM#	COPIES		DESCRIPTION
i	1	Plat For Review	

Remarks:

Please review the attached plat and provide us comments or a no objection letter in response. Please let me know if you require anything else or if you have any questions for us.

Sincerely,

Andrew Allemand Platting Project Manager



TO:

Centerpoint Reliant Energy

Surveying and Mapping

PO Box 1700

Houston, TX 77251

ATTN:

Reviewer

PHONE:

FROM:

Andrew Allemand

DATE:

WJN FAX:

Thrive Church Site PROJECT:

ITEM#	COPIES	DESCRIPTION
1	1	Plat For Review

Remarks:

Please review the attached plat and provide us comments or a no objection letter in response. Please let me know if you require anything else or if you have any questions for us.

Sincerely,

Andrew Allemand Platting Project Manager



TO:

AT&T

1110 Louise Street

Rosenberg, TX 77471

Reviewer

ATTN: PHONE: PROJECT:

Thrive Church Site

FROM: DATE:

WJN

FAX:

Andrew Allemand

11/27/17

53562-24529

ITEM#	COPIES	DESCRIPTION
1	1	Plat For Review

Remarks:

Please review the attached plat and provide us comments or a no objection letter in response. Please let me know if you require anything else or if you have any questions for us.

Sincerely,

Platting Project Manager



T: 281-341-4310 F: 281-341-4289 Rt6787@att.com



July 18, 2017

Andrew Allemand Windrose Land Surveying/Platting 3200 Wilcrest, STE 325 Houston, Texas 77042

Re: No Objection Letter-Pleasant Grove Plat

Dear Mr. Allemand:

AT&T is pleased to respond to your request for a no objection letter of plans received for the Thrive Church Fulshear Plat. AT&T places facilities within easements, and/or public right-of-way adjacent to property requiring service.

Thank you very much. If you have any questions or require additional information, please contact me at my office: 281-341-4310 or e-mail me at: rt6787@att.com

Sincerely,

Rayford Tate Manager OSP Planning and Engineering Design

Property Owner R444522 GRANI	Property Address DES RICOS LLC 7510 WALLIS ST, FULSHEAR, TX 77441		sessed Value \$2,130
	L INFORMATION	2017 VALUE INFORMATIO	N
Property Statu	s Active	Improvement Homesite Value	\$0
Property Typ		Improvement Non-Homesite Value	\$0
Legal Descriptio Neighborhoo Accour	d Abstract Group 9 B	Total Improvement Market Value	\$0
Related Propertie		Land Homesite Value	\$0
Map Numbe	er A-026-M, A-027-E, A-027-J	Land Non-Homesite Value	\$0
2017 OWNER	INFORMATION	Land Agricultural Market Value	\$1,064,000
Owner Nar Owner		Total Land Market Value	\$1,064,000
Exemptio Percent Ownersh		Total Market Value	\$1,064,000
Mailing Addre		Agricultural Use	\$2,130
Walling Float		Total Appraised Value	\$0
		Homestead Cap Loss	-\$0
		Total Assessed Value	\$2,130

2017 ENTITIES & EXEMPTIONS

Special Exemptions AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
C04- City of Fulshear		\$(\$2,130	0.158691	0
CAD- Fort Bend Central Appraisal District		\$0	\$2,130	0	0
D01- Ft Bend Drainage		\$0	\$2,130	0.016	0
G01- Ft Bend Co Gen		\$(\$2,130	0.453	0
R05- Ft Bend Co ESD 4		\$(\$2,130	0.1	0
S01- Lamar CISD		\$(\$2,130	1.39005	0

TOTALS 2.117741

2017 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE LOSS	LAND SIZE
1 - Native Pasture	D1 - Ranch Land	No	\$1,064,000	\$2,130	17.733400 acres

TOTALS 772,467 Sq. ft / 17.733400 acres

VALUE HISTORY

*	YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG LOSS	APPRAISED	HS CAP LOSS	ASSESSED
- 40 40 4 - 400	2016	\$0	\$0	\$0	\$1,424,000	\$2,850	\$2,850	\$0	\$2,850
Ì	2015	\$0	\$0	\$0	\$566,020	\$2,850	\$2,850	\$0	\$2,850

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR#	VOLUME/PAGE
	McCann Gerald W etal	Grandes Ricos LLC	2015091411	

DISCLAIMER

Every effort has been made to offer the most current and correct information possible on these pages. The information included on these pages has been compiled by County staff from a variety of sources, and is subject to change without notice. The Fort Bend Central Appraisal District makes no warranties or representations whatsoever regarding the quality, content, completeness.

accuracy or adequacy of such information and data. The Fort Bend Central Appraisal District reserves the right to make changes at any time without notice. Original records may differ from the information on these pages. Verification of information on source documents is recommended. By using this application, you assume all risks arising out of or associated with access to these pages, including but not limited to risks of damage to your computer, peripherals, software and data from any virus, software, file or other cause associated with access to this application. The Fort Bend Central Appraisal District shall not be liable for any damages whatsoever arising out of any cause relating to use of this application, including but not limited to mistakes, omissions, deletions, errors, or defects in any information contained in these pages, or any failure to receive or delay in receiving information said or implied.

Diana Offord

From:

Abrahim Nimroozi < Abrahim N@westbeltsurveying.com>

Sent:

Thursday, December 07, 2017 4:27 PM

To:

Diana Offord

Subject:

Katy ISD Elementary School No 41 Water Meter Easement

Attachments:

Katy ISD ES No 41 WME.pdf

Good afternoon Diana,

We, West Belt Surveying did the plat for the Katy ISD Elementary School No. 41 which is in the city limits of Fulshear. Katy ISD is wanting a Water Meter Easement (WME) recorded. The WME has already been drafted and sent over to Katy ISD attorney for review. The WME has went to the Katy ISD board and was signed. Which department at the City of Fulshear would I need to drop off the WME to get on the City of Fulshear agenda for approval and signatures?

Please see attached WME and let me know if the Grantee needs to be corrected.

Thank you,

Abrahim Nimroozi Plat Coordinator West Belt Surveying, Inc. Certified Firm No 10073800 21020 Park Row Katy, Texas 77449-5020 Direct: (281) 902-3179

Direct: (281) 902-3179 Main: (281) 599-8288 Fax: (281) 492-6026

Email: abrahimn@westbeltsurveying.com



INTERNET CONFIDENTIALITY NOTICE

The information in this message is privileged and confidential. It is intended only for the use of the individual named and others who have been specifically authorized to receive it. If the person receiving this message is not the intended recipient, you are hereby notified that any disclosure, distribution or copying of this message is strictly prohibited. If you have received this message in error, please destroy it immediately and notify the sender.

END OF NOTICE

WATER METER EASEMENT (0.0086 Acre)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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 KATY INDEPENDENT SCHOOL DISTRICT, an independent school district and political subdivision of the State of Texas ("Grantor"), for an 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, SOLD, AND CONVEYED and, by these presents, does GRANT, SELL, AND CONVEY unto CITY OF FULSHEAR, a political subdivision of the State of Texas, its successors and assigns ("Grantee"), a permanent and perpetual non-exclusive easement and right-of-way (the "Easement") for the laying, construction, installation, maintenance, repair, relocation, replacement, removal, modification, and operation of water meters and all related connections and appurtenances (collectively, the "Facilities") across, along, under, over, upon, and through the certain tract of land located in the City of Fulshear, Fort Bend County, Texas, containing 0.0086 acre, as more particularly described in Exhibit A and shown on Exhibit B, both attached hereto and incorporated herein for all purposes (the "Easement Tract").

Grantee may lay, construct, install, maintain, repair, relocate, replace, remove, modify and operate the Facilities across, along, under, over, upon, and through the Easement Tract, and may enter upon the Easement Tract to engage in all activities as may be necessary, requisite, convenient, or appropriate in connection therewith. Grantee's right shall include, without limitation, the right to clear and remove trees, undergrowth, shrubbery, and other improvements from within the Easement Tract in the right to bring and operate such equipment on the Easement Tract as may be necessary, requisite, convenient, or appropriate to effectuate the purpose for which the Easement is granted. Subject to the rights granted to the Grantee herein, Grantee will, at all times after doing any work in connection with the Easement, restore the surface of the Easement Tract as nearly as reasonably practicable to substantially the condition prior to the undertaking of such work; provided, however, Grantee shall not be obligated to replace or restore any trees, growth, shrubbery, or other improvements or obstructions removed from within the Easement Tract in connection with the construction, installation, repair, maintenance, relocation, replacement, removal, upgrade, changing the size of, operation, placement, inspection, protection, or alteration other

Facilities. Grantee shall remove at Grantee's expense, trash and debris, as well as any dirt, earth, or other material excavated from the Easement Tract in connection with the Grantee's construction, operation, maintenance, of the facilities that is not used in connection with Grantees activities hereunder.

Grantee shall be solely responsible, at Grantee's sole cost and expense, for the maintenance of the Facilities.

Grantor expressly reserves the right to the use and enjoyment of the surface of the Easement Tract for any and all purposes, provided, however, that such use and enjoyment of the surface of the Easement Tract shall not unreasonably interfere with or restrict the full and complete use and enjoyment of the Easement for the purposes set forth herein. Notwithstanding anything herein to the contrary (except for the provisions relating to sidewalks, driveways, and utilities that are set forth in the immediately following paragraph), Grantor shall not, without the prior written consent of Grantee (which consent shall not be unreasonably withheld, denied, conditioned, or delayed), (i) construct or place or allow to be constructed or placed, any fences, houses, buildings, structures, pavement, or other aboveground improvements, whether temporary or permanent, or plant or locate any trees, vegetation, or shrubs on the Easement Tract; (ii) install or permit the installation of pipelines or other underground facilities within the Easement Tract; (iii) dedicate other easements within the Easement Tract; or (iv) change the grade over any Facilities constructed on the Easement Tract. If Grantor constructs, places, installs, or permits any construction, placement, or installation that unreasonably impairs, obstructs, restricts, or interferes with Grantee's full and complete use and enjoyment of the Easement for the purposes set forth herein, Grantee shall have the right to prevent or remove such obstructions at Grantor's sole cost and expense.

Notwithstanding anything in the instrument of the contrary, Grantor reserves the right to construct or locate sidewalks and driveways (paved and unpaved) upon, over, and across the surface of the Easement Tract that are constructed or located at least one (1) foot away from the outside perimeter of the Facilities and make construct utility facilities upon, over, under, across, and through the Easement Tract (and may grant easements therefore), without the prior written consent of Grantee but with the prior written notice given by Grantor to Grantee (which notice shall include a copy of the plans for such sidewalks, driveways, and utilities and the location of same within the Easement Tract). Any such sidewalks, driveways, and utilities shall not damage or otherwise unreasonably interfere with the Facilities, and Grantor shall be responsible for any such damage to the Facilities resulting from Grantor's sidewalk, driveway, are utility work or the use and existence of such sidewalks and driveways Grantor's utilities. Grantor shall be responsible, at its cost, for maintaining all such sidewalks and driveways and its utilities in good repair and condition.

Grantor reserves are oil, gas, and other minerals in, on, or under the Easement Tract, but waives all right to use the surface of the Easement Tract for, and all rights of ingress and egress for, the purpose of exploring, developing, mining, or drilling for the same; provided, however, that nothing here in shell prohibit or in any manner restrict the right of Grantor to extract oil, gas, or other minerals from and under the Easement Tract by directional drilling or other means that does not interfere with or disturb the surface of the Easement Tract or the use of the Easement Tract for the purposes set forth herein.

This conveyance is further made subject to any and all restrictions, covenants, easements, rights-of-way, encumbrances, and mineral or royalty reservations or interests affecting the Easement Tract and appearing of record in the Official Public Records of Fort Bend County, Texas, to the extent the same are in effect and validly enforceable against the Easement Tract (the "Permitted Encumbrances"); provided, however, to the extent that Grantor has the ability to enforce any of the Permitted Encumbrances, Grantor will not do so in a manner that would unreasonably prejudice or interfere with the exercise of the rights in the Easement and use of the Easement Tract for the purposes set forth herein.

TO HAVE AND TO HOLD the Easement together with, all in singular, the rights and appurtenances thereto in any wise belonging, including all necessary rights to ingress, egress, and regress, unto Grantee, its successors and assigns, forever. Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND, all is singular, the Easement and right-of-way and other rights described herein 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.

Except for the express written terms and provisions set forth in this instrument, Grantor acknowledges and agrees that neither Grantee, nor any of its agents or representatives, has made any representation, agreements, inducements, or statements to Grantor to induce Grantor into granting the Easement or executing this instrument. This instrument constitutes the entire agreement between Grantor and Grantee, and supersedes any and all prior agreements between the parties, if any, written or oral, with respect to the subject matter thereof.

The covenants and agreements contained herein shall run with the land and shall inure to the benefit of and shall be binding upon Grantor and Grantee and their respective successors and assigns.

The prevailing party in any suit, action, or other proceeding instituted in connection with any controversy arising out of the instrument or the Easement shall be entitled to recover its reasonable attorneys' fees from the other party.

The individuals executing this instrument on behalf of Grantor and Grantee each represents and warrants to Grantor and Grantee, respectively, that such individual has the requisite authority to execute this instrument on behalf of the Grantor and Grantee, respectively, and to bind Grantor and Grantee, respectively.

Neither party's failure to insist on strict performance in any part of this instrument shall be construed as a waiver of the performance in any other instance.

The instrument and the provisions contained herein shall be interpreted and construed in accordance with the laws of the State of Texas, without regard to conflict of laws principles, and venue for any suit, action, or proceeding instituted in connection with any controversy arising out of this instrument or the Easement shall be the state courts situated in Fort Bend County, Texas.

This instrument may be executed in multiple counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute one instrument.

Grantees address is c/o Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, TX 77027.

[Signature pages follow this page.]

EXECUTED this	13	dav of	November	2017.
	-	,		

GRANTOR:

KATY INDEPENDENT SCHOOL DISTRICT,
an independent school district and political
subdivision of the State of Texas

Name: Ashley Nann
Title: Board President

STATE OF TEXAS

COUNTY OF Fort Bend \$

This instrument was acknowledged before me this 13 day of November, 2017, by Ashley Vann, as Board Dresident of KATY INDEPENDENT SCHOOL DISTRICT, an independent school district and political subdivision of the State of Texas, on behalf of said independent school district and political subdivision.

Notary Public, State of Texas

SHARON NOWAK
Notary Public, State of Texas
Comm. Expires 09-16-2020
Notary ID 442948-9

(PLACE NOTARY SEAL ABOVE)

Executed by Grantee on the date set forth in the acknowledgment below, but AGREED to, ACCEPTED and EFFECTIVE as of the date executed by Grantor.

GRANTEE:

CITY OF FULSHEAR

	Name:	
ATTEST:		
By: Name: Title:		
STATE OF TEXAS COUNTY OF	§ § §	
This instrument was acknowl 2017, by, the, the, the, the, the, the, the, the	edged before me this, the	day of, and
of CITY OF FULSHEAR, a political political subdivision.	al subdivision of the S	State of Texas, on behalf of said
	Notar	y Public, State of Texas

(PLACE NOTARY SEAL ABOVE)

Attachments:
Exhibit A – Description of Easement Tract
Exhibit B – Sketch of Easement Tract

After recording please return to:

EXHIBIT 'A'

WATER METER EASEMENT

0.0086 ACRE
375 SQUARE FEET
A.G. SHARPLESS SURVEY
ABSTRACT NO. 322
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 0.0086 acre (375 square foot) tract of land located in the A.G. Sharpless Survey, Abstract Number 322, City of Fulshear, Fort Bend County, Texas and said 0.0086 acre tract of land being out of and a part of Restricted Reserve "A", Katy Independent School District Elementary School No. 41, a subdivision recorded under Plat Number (No.) 20170096 Fort Bend County Plat Records (F.B.C.P.R.) and out of and a part of the called 14.01 acre tract described in the deed to Katy Independent School District recorded under Fort Bend County Clerk's File Numbers (F.B.C.C.F. Nos.) 2016117517 and 2016117736, said 0.0086 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, No. 4204, NAD 1983.)

COMMENCING at a 1/2-inch iron pipe with plastic cap stamped "Brown & Gay" found marking the northerly end of a curved cut-back for the westerly Right-of-Way (R.O.W.) line of Creek Falls Drive (based on a width of 60 feet) recorded under Plat No. 20160238, F.B.C.P.R. and the northerly R.O.W. line of Cross Creek Bend Lane (based on a width of 70 feet) recorded under Plat No. 20160238, F.B.C.P.R., and the most easterly southeast corner of said Restricted Reserve "A";

THENCE, North 08 degrees 46 minutes 25 seconds West, along the westerly R.O.W line of said Creek Falls Drive common with the east line of said Restricted Reserve "A", a distance of 70.36 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" found marking the beginning of a tangent curve to the left in said common line;

THENCE, in a northerly direction, along said curve to the left, continuing along said common line, having a radius 1,770.00 feet, a central angel of 01 degree 47 minutes 19 seconds (chord bears, North 09 degrees 40 minutes 05 seconds West, 55.26 feet) and an arc distance of 55.26 feet, to the POINT OF BEGINNING and the southeast corner of the herein described tract;

THENCE, South 79 degrees 11 minutes 42 seconds West, departing the westerly R.O.W. line of aforesaid Creek Falls Drive and over and across aforesaid Restricted Reserve "A", a distance of 25.00 feet to the southwest corner of the herein described tract;

THENCE, North 10 degrees 48 minutes 18 seconds West, continuing over and across said Restricted Reserve "A", a distance of 15.00 feet, to the northwest corner of the herein described tract;

THENCE, North 79 degrees 11 minutes 42 seconds East, continuing over and across said Restricted Reserve "A", a distance of 25.00 feet, to the beginning of a non-tangent curve to the right in the westerly R.O.W. line of aforesaid Creek Falls Drive and the northeast corner of the herein described tract;

EXHIBIT 'A'

THENCE, in a southerly direction, along said curve to the right, along the westerly R.O.W. line of said Creek Falls Drive, having a radius of 1,770.00 feet, a central angle of 00 degrees 29 minutes 08 seconds (chord bears, South 10 degrees 48 minutes 18 seconds East, 15.00 feet) and an arc distance of 15.00 feet, to the POINT OF BEGINNING and containing a computed area of 0.0086 acre (375 square feet) of land as depicted on the Water Meter Easement Exhibit dated: September 18, 2017, prepared by West Belt Surveying, Inc., Project No. S528-0055D.

West Belt Surveying, Inc. Certified Firm No. 10073800 21020 Park Row

Katy, Texas 77449 (281) 599-8288

oel D. Walker

Date: 9/22/17

Texas Registration No. 5189

Γ"-						EXHIBIT 'B'		
	CURVE TABLE							
	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE	
	C1	55.26	1770.00	1'47'19"	27.63	N09'40'05"W	55.26	
	C2	15.00	1770.00	0'29'08"	7.50	S10'48'18"E	15.00	<u>.</u>
	LINE L1 N L2 S L3 N L4 N	CALLEC KATY INDE J.B.C.C.F. N 20 RESTRICT KATY SCHO EL SCHO LAT No. 2	LENGTI W 70.36 W 25.00 W 15.00 E 25.00 ACRE FT.) 5/8" I.R. II BELT SUR D 14.01 AGE EPENDENT DISTRICT Nos. 20161 D16117736 ED RESER INDEPEND DOL DISTRIC EMENTARY OOL NO. 620170096	FND. W/CAVEYING INCOCRES SCHOOL 117517 & VE "A" ENT CT 41 F.B.C.P.R	CI	POINT OF BEGINNING POINT OF COMMENCE 1/2" I.P. F W/ CAP "E	TEXAS COORDINATE NAD 63. 2. THERE IS A ME 0.0086 ACRE TRAC SEPTEMBER 22, 20 3. THIS EXHIBIT HA GROUND. CING ND. BROWN & GAY" TO: KATY INDEPENDENT: FORT BEND COUNTY THIS SURVEY SUBSTANTIA TEXAS SOCIETY OF PROFI AND SPECIFICATIONS FOR	SHOWN HEREON ARE BASED ON THE E SYSTEM, SOUTH CENTRAL ZONE, TES & BOUNDS DESCRIPTION OF THE CIT SHOWN HEREON, DATED: 107, THAT ACCOMPANIES THIS PLAT. AS NOT BEEN STAKED ON THE SCHOOL DISTRICT MUD NO. 173 MLLY COMPLIES WITH THE CURRENT ESSIONAL SURVEYORS STANDARDS A CATEGORY 18, CONDITION II TO STANDARD ST
NO.	DATE	REVISION	s	0.0086	ACRE (37	75 SQ. FT.)	——— <i>(</i> /	TEXAS REGISTRATION NO. 5189
				WATER	METER E	EASEMENT	WEST-	BELT
A.G. SHARPLESS SURVEY,								
	WN BY: AN	S528-0055D		ÇIT	OF FUL	SHEAR	21020 PARK ROW	EYING, INC. PHONE: (281) 500-8288
		ER 22, 2017		FORT BE	ND COU	NTY, TEXAS	KATY, TX. 97410 Certifiei	FAX: (281) 402-6020 D FIRM NO. 10078800

DRAWN BY: AN PROJECT NO. S528-00550 DATE: SEPTEMBER 22, 2017

CERTIFIED FIRM NO. 10078800

AGENDA MEMO BUSINESS OF THE CITY COUNCIL

CITY OF FULSHEAR, TEXAS

AGENDA OF: December 19, 2017 AGENDA ITEM:

DATE SUBMITTED: December 11, 2017 **DEPARTMENT** Planning and Development

Sharon Valiante

PREPARED BY: Director of Public PRESENTER: Sharon Valiante,

Works

SUBJECT: Fire Line Water Meter Easement – Acceptance for Public Access & Use

from CCR 21, LLC for the Parklane Lane Fulshear development

Director of Public Works

1. Water Meter Easement

ATTACHMENTS: 2. City Engineer's Statement of Approval

EXPENDITURE REQUIRED: \$10

AMOUNT BUDGETED: \$10

FUNDING ACCOUNT: 550-5-000-5381-03

ADDITIONAL APPROPRIATION REQUIRED: N/A

FUNDING ACCOUNT:

EXECUTIVE SUMMARY

Parklane Fulshear, a multi-family development, is in the midst of constructing a new facility, in the Cross Creek Ranch service area within the City of Fulshear. The development must have a designated fire line to serve the multi-family unit for fire protection. The installation of the fire line requires a separate meter that is in a public easement.

The CCR 21, LLC has presented a water meter easement for consideration.

RECOMMENDATION

Staff recommends that council accept the water meter easement.

WATER METER EASEMENT (0.0089 Acre)

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 CCR 21, LLC, a Texas limited liability company ("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 GRANT, SELL, AND CONVEY and, by these presents, does GRANT, SELL, AND CONVEY unto THE CITY OF FULSHEAR, a political subdivision of the State of Texas, its successors and assigns ("Grantee"), a permanent and perpetual exclusive easement and right-of-way (the "Easement") for the laying, construction, installation, maintenance, repair, relocation, replacement, removal, modification and operation of water meters and all related connections and appurtenances (collectively, the "Facilities") across, along, under, over, upon and through that certain tract of land located in Fort Bend County, Texas, containing 0.0089 acre, as more particularly described in Exhibit A and shown on B, both attached hereto and incorporated herein for all purposes (the "Easement Tract").

Grantee may lay, construct, install, maintain, repair, relocate, replace, remove, modify and operate the Facilities across, along, under, over, upon and through the Easement Tract, and may enter upon the Easement Tract to engage in all activities as may be necessary, requisite, convenient, or appropriate in connection therewith. Grantee's rights shall include, without limitation, the right to clear and remove trees, undergrowth, shrubbery, and other improvements from within the Easement Tract and the right to access the Easement with notice via existing gates, drives, and parking lots as necessary with wheeled or tracked equipment, to bring and operate such wheeled or tracked equipment and other equipment on the Easement Tract as may be necessary, requisite, convenient, or appropriate to effectuate the purposes for which the Easement is granted. Subject to the rights granted to Grantee herein, Grantee will, at all times after doing any work in connection with the Easement, restore the surface of the Easement Tract as nearly as reasonably practicable to substantially the condition prior

to the undertaking of such work; provided, however, Grantee shall not be obligated to replace or restore any trees, growth, shrubbery, or other improvements that would interfere with Grantee's construction, installation, maintenance, repair, replacement, removal, or operation of the Facilities. Grantor shall notify Grantee in writing within fifteen (15) days after completion of such restoration if Grantor determines that the restoration is not adequate. If Grantor does not deliver such notice to Grantee within such fifteen (15) day period, Grantor shall be deemed to have accepted the restoration. Notwithstanding anything to the contrary herein, in the event Grantee or its contractors damages any facilities of Grantor in connection with Grantee's use of the Easement, Grantee shall be responsible for the repair of same. Grantee shall remove, at Grantee's expense, any dirt, earth, or other material excavated from the Easement Tract in connection with Grantee's construction, operation, or maintenance of the Facilities that is not used in connection with Grantee's activities hereunder.

Subject to the limitations set forth herein, Grantor expressly reserves the right to the use and enjoyment of the surface of the Easement Tract for any and all purposes, provided, however, that such use and enjoyment of the surface of the Easement Tract shall not interfere with or restrict the full and complete use and enjoyment of the Easement for the purposes set forth herein. Notwithstanding anything herein to the contrary, Grantor shall not, without the prior written consent of Grantee, (i) construct or place or allow to be constructed or placed, any fences (other than fences existing as of the date hereof), houses, buildings, structures, pavement (other than pavement existing as of the date hereof), or other above-ground improvements, whether temporary or permanent, or plant or locate any trees, vegetation, or shrubs on the Easement Tract; (ii) install or permit the installation of additional pipelines or other underground facilities within the Easement Tract; (iii) dedicate other easements within the Easement Tract; or (iv) change the grade over the Facilities constructed under the Easement Tract. If Grantor constructs, places, installs, or permits any construction, placement, or installation that materially impairs, obstructs, restricts, or interferes with Grantee's use and enjoyment of the Easement for the purposes set forth herein, Grantee shall have the right to prevent or remove such obstructions at Grantor's sole cost and expense. Notwithstanding anything herein, nothing herein shall prohibit the installation of backflow prevention devices.

Grantor reserves all oil, gas, and other minerals in, on, or under the Easement Tract, but waives all right to use the surface of the Easement Tract for, and all rights of ingress and egress for, the purpose of exploring, developing, mining, or drilling for the same; provided, however, that nothing herein shall prohibit or in any manner restrict the right of Grantor to extract oil, gas, or other minerals from and under the Easement Tract by directional drilling or other means that does not interfere with or disturb the

surface of the Easement Tract or the use of the Easement Tract for the purposes set forth herein.

Grantor expressly reserves the right to the use and enjoyment of the surface of the Easement Tract for any and all purposes, except construction of houses, buildings, structures, and planting of trees, shrubbery, and other landscaping; provided that such use will not prevent Grantee from constructing, installing, maintaining, repairing, replacing, removing, or operating the Facilities thereon. Grantee shall be responsible for costs associated with the removal or replacement of any paving or concrete in connection with its use of the Easement Tract.

This conveyance is further made subject to any and all restrictions, covenants, easements, rights-of-way, encumbrances, and mineral or royalty reservations or interests affecting the Easement Tract and appearing of record in the Official Public Records of Real Property of Fort Bend County, Texas, or otherwise, to the extent that said items and matters are in effect and validly enforceable against the Easement Tract (the "Permitted Encumbrances"); provided, however, to the extent that Grantor has the ability to enforce any of the Permitted Encumbrances, Grantor will not do so in a manner that would unreasonably prejudice or interfere with the exercise of the rights in the Easement and use of the Easement Tract for the purposes set forth herein. Grantor is conveying the Easement "as is", "where is", and "with all faults", and does not make any representations or warranties with respect to the physical condition of the Easement Tract, including without limitation, any warranties of merchantability or fitness for a particular use.

TO HAVE AND TO HOLD, subject to the matters set forth herein, the Easement, together with, all and singular, the rights and appurtenances thereto in any wise belonging, including all necessary rights to ingress, egress, and regress, unto Grantee, its successors and assigns, forever, and the Grantor does hereby bind itself, its successors and assigns to warrant and forever defend, all and singular, the above described easement, subject to the matters herein set forth, 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.

To the extent permitted by applicable law, Grantee hereby agrees to release Grantor from and against any and all claims, demands, or causes of action of whatever nature, to the extent caused or arising out of acts or omissions of Grantee, its contractors or operators (collectively, the "Grantee Parties") in the Grantee Parties use and occupancy of the Easement Tract.

The covenants and agreements contained herein shall run with the land and shall inure to the benefit of and shall be binding upon Grantor and Grantee and their respective successors and assigns.

The prevailing party in any suit, action, or other proceeding instituted in connection with any controversy arising out of this instrument or the Easement shall be entitled to recover its reasonable attorneys' fees from the other party.

The individual signing this instrument on behalf of Grantor, represents that he/she has the requisite authority to bind Grantor.

Neither party's failure to insist on strict performance of any part of this instrument shall be construed as a waiver of the performance in any other instance.

This instrument and the provisions contained herein shall be interpreted and construed in accordance with the laws of the State of Texas, without regard to conflict of laws principles, and venue for any suit, action, or proceeding instituted in connection with any controversy arising out of this instrument or the Easement shall be the state courts situated in Fort Bend County, Texas.

This instrument may be executed in multiple counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute one instrument.

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

[Signature pages follow this page.]

day of	, 2017.	
GRA	NTOR:	
	•	
Nam	e:	_
§		
_ §		
	Notary Public, State of	
	GRA CCR a Tex By: Name Title: \$ \$ \$ acknowledged	§ § acknowledged before me on the by company, on behalf of said limited liability com

AGREED to and ACCEPTED by Grantee on the date set forth in the acknowledgement below, but EFFECTIVE as of the date executed by Grantor.

GRANTEE:

THE CITY OF FULSHEAR

	Ву:							
	Name:							
	Title:							
ATTEST:								
By:								
Name:								
Title:								
THE STATE OF TEXAS	§							
	§							
COUNTY OF	§							
This instrument was a	icknowledged	before	me	on	this		day	of
, 2017, by		· · · · · · · · · · · · · · · · · · ·	<i>.</i>					
and					of T	HE (JITY	OF
FULSHEAR, a political subdivis: subdivision.	ion of the State	of Texa	as, or	ı beh	alf of	said	polit	ical
subarvision.								
(NOTARY SEAL)								
(1.10.1.11.1.021.12)								
	Notary	Public,	State	of T	exas			

Attachments:

Consent of Lienholder (Transamerica Life Insurance Company)

Exhibit A: Description of Easement Tract

Exhibit B: Sketch of Easement Tract

CONSENT OF LIENHOLDER

(Transamerica Life Insurance Company)

TRANSAMERICA LIFE INSURANCE COMPANY, an Iowa corporation, being the owner and holder of certain liens or other security interests (the "Security Interests") against the real property described in Exhibit A and shown on Exhibit B, both attached hereto (the "Easement Tract"), hereby:

- A. Consents to the Water Meter Easement between CCR 21, LLC, and The City of Fulshear (the "City") across, along, under, over, upon, through, and within the Easement Tract;
- B. Subordinates all of its Security Interests (including, without limitation, all extensions of the Security Interests and modification agreements thereto) that encumber the Easement Tract, to the rights and interests created under the Water Meter Easement; and
- C. Acknowledges and agrees that a foreclosure of its Security Interests shall not extinguish the rights, obligations, and interests of the City created under the Water Meter Easement.

Executed and	effective as of the	dav of	, 2017.

TRANSAMERICA LIFE INSURANCE COMPANY

	By
	By: Name:
	Title:
STATE OF	_ §
	- §
COUNTY OF	
	s acknowledged before me on this day of, 2017, by of TRANSAMERICA LIFE an Iowa corporation, on behalf of said corporation.
(NOTARY SEAL)	
	Notary Public, State of

NOVEMBER 13, 2017 JOB NO. 4484-00

DESCRIPTION OF A 0.0089 ACRE TRACT OF LAND SITUATED IN THE J.W. SCOTT SURVEY, ABSTRACT NO. 321 CITY OF FULSHEAR FORT BEND COUNTY, TEXAS

BEING a 0.0089 of one acre (387 square foot) tract of land situated in the J.W. Scott Survey, Abstract No. 321, City of Fulshear, Fort Bend County, Texas, being a portion of a called 21.54 acre tract of land described in an instrument to CCR 21, LLC recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2013146884 and being out of Unrestricted Reserve "A", of PARKLAND FULSHEAR a subdivision per plat recorded under Plat Number 20170039 of the Fort Bend County Plat Records (F.B.C.P.R.), said 0.0089 of one acre tract of land described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found on the northerly right-of-way line of Fulshear Bend Drive (100 foot width) recorded under Plat Number 20150033 F.B.C.P.R., being the southeast corner of the remainder of a called 123.09 acre tract of land described in an instrument to Katy I.S.D. recorded under F.B.C.C.F. No. 2006066386, same being the southwest corner of said 21.54 acre tract and said Unrestricted Reserve "A";

THENCE, N 13°56'17" E, along a west line of said 21.54 acre tract and said Unrestricted Reserve "A" and along an east line of said 123.09 acre tract, a distance of 10.33 feet to the **POINT OF BEGINNING** and the southwest corner of the herein described tract;

THENCE, N 13°56'17" E, continuing along a west line of said 21.54 acre tract and said Unrestricted Reserve "A" and along an east line of said 123.09 acre tract, a distance of 25.83 feet to the northwest corner of the herein described tract and being the beginning of a non-tangent curve to the left from which its center bears N 28°31'56" E, 2,915.00 feet, from which a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point bears N 13°56'17" E, 202.39 feet;

THENCE, over and across said 21.54 acre tract and said Unrestricted Reserve "A", the following courses and distances:

In a Southeasterly direction, along said curve to the left, a distance of 15.49 feet, having a radius of 2,915.00 feet, a central angle of 00°18'16" and a chord which bears S 61°37'12" E, 15.49 feet to the northeast corner of the herein described tract;

S 13°56'17" W, a distance of 25.79 feet to the southeast corner of the herein described tract and being the beginning of a non-tangent curve to the right from which its center bears N 28°06'13" E, 2,940.00 feet;

In a Northwesterly direction, along said curve to the right, a distance of 15.48 feet, having a radius of 2,940.00 feet, a central angle of 00°18'06" and a chord which bears N 61°44'44" W, 15.48 feet to the **POINT OF BEGINNING** and containing 0.0089 of one acre (387 square feet) of land.

Bearing orientation is based on the Texas Coordinate System of 1983, South Central Zone and is referenced to monuments found along the west line of said 21.54 acre tract as cited herein.

August 2 MA 11.14 11/13/17

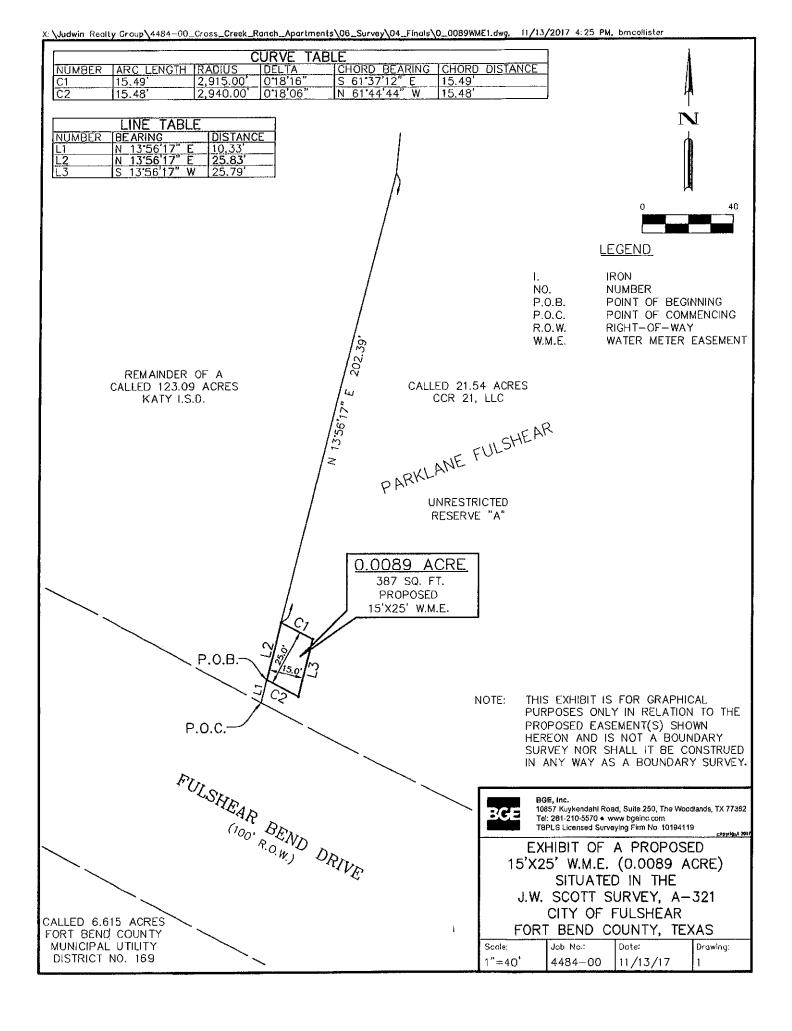
James B. McAllister, Jr. RPLS No. 5717 BGE, Inc.

10857 Kuykendahl Road, Suite 250

The Woodlands, Texas 77382 Telephone: (281) 210-5570

TBPLS Licensed Surveying Firm No. 10194119

Page 1 of 1



RESOLUTION NO 2017-362

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS SETTING HOLIDAYS FOR THE FISCAL YEAR 2017-2018

AND CORRECTING THE DAY OF THE WEEK FOR INDEPENDENCE DAY,

JULY 4, 2018 FROM TUESDAY TO WEDNESDAY

WHEREAS, the City Council of the City of Fulshear, Texas is desirous of honoring those dates important to the cultural and historic development of our community; and

WHEREAS, Independence Day is on Wednesday, July 4, 2018, rather than Tuesday, July 4, 2018.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS THAT:

The following dates are hereby adopted and declared official City Holidays for the Fiscal Year 2017-2018:

Veteran's Day – Friday, November 10, 2017
Thanksgiving Day - Thursday, November 23, 2017
Day after Thanksgiving - Friday, November 24, 2017
Christmas Eve - Friday, December 22, 2017
Christmas Day - Monday, December 25, 2017
New Year's Day - Monday, January 1, 2018
Dr. M. L. King Day - Monday, January 15, 2018
Good Friday - Friday, March 30, 2018
Memorial Day - Monday, May 28, 2018
Independence Day - Wednesday, July 4, 2018
Labor Day - Monday, September 3, 2018
Fair Day - Friday, September 28, 2018

Additionally, the City will provide each employee a Floating Holiday for use on or near their Birthday.

This Resolution duly passed the 19th day of September, 2017, and as corrected this 19th day of December, 2017.