



CITY OF FULSHEAR

“FIND YOUR FUTURE IN FULSHEAR”

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

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

www.FulshearTexas.gov

CITY COUNCIL:

MAYOR: Aaron Groff

MAYOR PRO-TEM: Kaye Kahlich

COUNCIL MEMBER: Kent Pool

COUNCIL MEMBER: Kevin White

COUNCIL MEMBER: Debra Cates

COUNCIL MEMBER: Lisa Martin

COUNCIL MEMBER: Joel
Patterson

COUNCIL MEMBER: John Kelly

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly
Kopecky

CITY ATTORNEY: J. Grady Randle

CITY COUNCIL MEETING

February 16, 2021

NOTICE IS HEREBY GIVEN OF A CITY COUNCIL MEETING OF THE CITY OF FULSHEAR TO BE HELD ON **Tuesday, February 16, 2021 AT 7:00 PM** IN IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR, TEXAS FOR CONSIDERING THE FOLLOWING ITEMS. THE CITY COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY MATTERS LISTED ON THE AGENDA, AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE, INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), 551.087 (ECONOMIC DEVELOPMENT), 418.175.183 (DELIBERATIONS ABOUT HOMELAND SECURITY ISSUES) AND AS AUTHORIZED BY THE TEXAS TAX CODE, INCLUDING, BUT NOT LIMITED TO, SECTION 321.3022 (SALES TAX INFORMATION).

Incidental Meeting Notice: A quorum of the City of Fulshear City Council, Planning and Zoning Commission, City of Fulshear Development Corporation (Type A), Fulshear Development Corporation (Type B), Parks and Recreation Commission, Historic Preservation and Museum Commission, Zoning Board of Adjustment, or any or all of these, may be in attendance at the meeting specified in the foregoing notice, which attendance may constitute a meeting of such governmental

body or bodies as defined by the Texas Open Meetings Act, Chapter 551, Texas Government Code. Therefore, in addition to the foregoing notice, notice is hereby given of a meeting of each of the above-named governmental bodies, the date, hour, place, and subject of which is the same as specified in the foregoing notice.

Notice Pertaining to Social Distancing Requirements: In accordance with the Texas Open Meetings Act, Chapter 551, Government Code, this meeting shall be open to the public, except as provided by said Act. However, any members of the public who attend the meeting are individually responsible for complying with any applicable proclamation or order issued by the governor or any local official which may be in effect at the time of the meeting, including but not limited to any restrictions which may require such members of the public to implement social distancing, to minimize social gatherings, or to minimize in-person contact with people who are not in the same household.

I. CALL TO ORDER

II. QUORUM AND ROLL CALL

III. INVOCATION - PASTOR JOSH CULLEN, THRIVE CHURCH

IV. 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, WITH LIBERTY AND JUSTICE FOR ALL.

V. PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG

HONOR THE TEXAS FLAG; I PLEDGE ALLEGIANCE TO THEE, TEXAS, ONE STATE UNDER GOD, ONE AND INDIVISIBLE

VI. 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.

VII. CITY MANAGER'S REPORT

BRIEFINGS OR UPDATES MAY BE PROVIDED REGARDING CITY SERVICES, ADMINISTRATIVE/PERSONNEL MATTERS, REAL ESTATE/DEVELOPMENT, INFRASTRUCTURE, EVENTS, REGULATIONS, COMMUNITY AND INTERGOVERNMENTAL RELATIONS ISSUES.

A. UPDATE REGARDING BOARDS AND COMMISSIONS

VIII PUBLIC HEARING

A NOTICE OF PUBLIC HEARINGS REGARDING STRATEGIC PARTNERSHIP AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS, AND MUNICIPAL UTILITY DISTRICT 156

The City Council of the City of Fulshear, Texas, ("CITY") will hold two (2) public hearings regarding the adoption of a Strategic Partnership Agreement ("SPA") between the City of Fulshear, Texas and Municipal Utility District 156 ("MUD

156”) for land consisting of all that certain land within MUD 156, being more particularly described in the SPA.

The purpose of the public hearing is to receive input from the public on the proposed SPA. Members of the public who wish to present testimony or evidence regarding the proposed SPA will be given the opportunity to do so.

For more information and to obtain copies of the SPA prior to the hearing, please contact Kim Kopecky, City Secretary, at Fulshear City Hall, 30603 FM 1093, Fulshear, Texas (“Fulshear City Hall”).

The City Council of the City of Fulshear hereby gives notice that two Public Hearings shall be held regarding the proposed SPA.

Date: February 16, 2021

Time: 7:00 p.m.

Place: The Irene Stern Fulshear Community Center
6920 Katy Fulshear Road
Fulshear, TX 77441

Date Posted: 1-21-2021

IX PUBLIC HEARING

A NOTICE OF PUBLIC HEARINGS REGARDING STRATEGIC PARTNERSHIP AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS, AND MUNICIPAL UTILITY DISTRICT 156

The City Council of the City of Fulshear, Texas, (“CITY”) will hold two (2) public hearings regarding the adoption of a Strategic Partnership Agreement (“SPA”) between the City of Fulshear, Texas and Municipal Utility District 156 (“MUD 156”) for land consisting of all that certain land within MUD 156, being more particularly described in the SPA.

The purpose of the public hearing is to receive input from the public on the proposed SPA. Members of the public who wish to present testimony or evidence regarding the proposed SPA will be given the opportunity to do so.

For more information and to obtain copies of the SPA prior to the hearing, please contact Kim Kopecky, City Secretary, at Fulshear City Hall, 30603 FM 1093, Fulshear, Texas (“Fulshear City Hall”).

The City Council of the City of Fulshear hereby gives notice that two Public Hearings shall be held regarding the proposed SPA.

Date: February 16, 2021

Time: 7:15 p.m.

Place: The Irene Stern Community Center
6920 Katy Fulshear Road
Fulshear, TX 77441

Date Posted: 1-21-2021

X. 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 MINUTES FROM CITY COUNCIL MEETINGS HELD ON JANUARY 12, 2021 (SPECIAL), JANUARY 19, 2021 (SPECIAL), AND JANUARY 19, 2021 (REGULAR)**
- B. CONSENT AND APPROVAL OF STREET DEDICATION, UTILITY CONVEYANCE AND SECURITY AGREEMENT FOR POLO RANCH, SECTION 11 FROM FBCMUD 174**
- C. CONSENT AND APPROVAL OF THE DECEMBER 2020 MONTHLY FINANCIAL REPORT FOR THE GENERAL AND UTILITY FUNDS AND THE 4TH QUARTER 2020 INVESTMENT REPORT**
- D. CONSENT AND POSSIBLE ACTION TO APPROVE THE TAMARRON SECTION 60 FINAL PLAT**
- E. CONSENT AND POSSIBLE ACTION TO APPROVE THE TAMARRON LIFT STATION NO. 6 FINAL PLAT**
- F. CONSENT AND POSSIBLE ACTION TO APPROVE THE JORDAN RANCH SECTION 34 PRELIMINARY PLAT**

XI. BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A STRATEGIC PARTNERSHIP AGREEMENT WITH FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT 156**

XII. EXECUTIVE SESSION

- A. EXECUTIVE SESSION - PURSUANT TO SECTION 551.071 OF THE TEXAS OPEN MEETINGS ACT (CHAPTER 551, GOVERNMENT CODE), CONSULT WITH THE ATTORNEY TO THE GOVERNING BODY ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNING BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THE TEXAS OPEN MEETINGS ACT; PURSUANT TO SECTION 551.072 OF THE TEXAS OPEN MEETINGS ACT, DELIBERATE CONCERNING THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY**
 - LAND ACQUISITIONS**
 - CITY HALL**
 - DEVELOPMENT AGREEMENT**

XIII. ACTION FROM EXECUTIVE SESSION

- A. CONSIDERATION AND POSSIBLE ACTION TO AUTHORIZE THE CITY MANAGER TO MAKE AN OFFER, NEGOTIATE, AND EXECUTE A PURCHASE AND SALE AGREEMENT FOR THE PURCHASE OF CERTAIN PROPERTIES LAND ACQUISITION**

B. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A DEVELOPMENT AGREEMENT BETWEEN AND AMONG THE CITY OF FULSHEAR, TEXAS; CCR WEST, INC., A TEXAS CORPORATION; AND FULSHEAR FF TEXAS HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP

XIV. CONSIDERATION AND POSSIBLE ACTION RELATING TO ABSENCES

IN ACCORDANCE WITH SECTION 3.10 (d) OF THE CITY OF FULSHEAR HOME-RULE CHARTER, PAST ABSENCES DUE TO SICKNESS MAY BE EXCUSED, AND LEAVES OF ABSENCE FOR FUTURE ABSENCES MAY BE GRANTED. ANY ACTION TO EXCUSE A PAST ABSENCE IS DEEMED TO INCLUDE A FINDING THAT THE ABSENCE WAS DUE TO SICKNESS UNLESS THE ACTION INDICATES OTHERWISE.

XV. ADJOURNMENT

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

I, KIMBERLY KOPECKY, CITY SECRETARY OF THE CITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA FOR THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS WAS POSTED ON THURSDAY, FEBRUARY 11, 2021 by 5:00 P.M. IN PLACE CONVENIENT AND READILY ACCESSIBLE AT ALL TIMES TO THE GENERAL PUBLIC, IN COMPLIANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.

KIMBERLY KOPECKY, CITY SECRETARY

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

AGENDA OF: 2/16/2021

ITEMS: VIIIA

**DATE
SUBMITTED:**

DEPARTMENT: Administration

PREPARED BY:

PRESENTER:

SUBJECT: NOTICE OF PUBLIC HEARINGS REGARDING STRATEGIC PARTNERSHIP AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS, AND MUNICIPAL UTILITY DISTRICT 156

Expenditure Required:

Amount Budgeted:

Funding Account:

Additional Appropriation Required:

Funding Account:

EXECUTIVE SUMMARY

RECOMMENDATION

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

AGENDA OF: 2/16/2021

ITEMS: IXA

**DATE
SUBMITTED:**

DEPARTMENT: Administration

PREPARED BY:

PRESENTER:

SUBJECT: NOTICE OF PUBLIC HEARINGS REGARDING STRATEGIC PARTNERSHIP AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS, AND MUNICIPAL UTILITY DISTRICT 156

Expenditure Required:

Amount Budgeted:

Funding Account:

Additional Appropriation Required:

Funding Account:

EXECUTIVE SUMMARY

RECOMMENDATION



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COUNCIL MEMBER: Lisa Martin

COUNCIL MEMBER: Joel
Patterson

COUNCIL MEMBER: John Kelly

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly
Kopecky

CITY ATTORNEY: J. Grady Randle

SPECIAL CITY COUNCIL MEETING MINUTES

January 12, 2021

I. CALL TO ORDER

A SPECIAL CITY COUNCIL MEETING WAS CALLED TO ORDER BY MAYOR GROFF AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR RD, FULSHEAR, TEXAS AT 5:30P.M.

II. QUORUM AND ROLL CALL

A QUORUM WAS PRESENT.

COUNCIL MEMBERS PRESENT:

AARON GROFF, MAYOR

KAYE KAHLICH

JOEL PATTERSON

DEBRA CATES

KENT POOL

JOHN KELLY

KEVIN WHITE

LISA MARTIN

CITY STAFF PRESENT:

KIMBERLY KOPECKY

MARIELA RODRIGUEZ
SHARON VALIANTE
ZACH GOODLANDER
JACK HARPER
BYRON BROWN
JESUS ESCOBAR
KENNY SEYMOUR (arrived at 6:35pm)

OTHERS PRESENT:

BRYAN THOMAS
MIKE P.
AND 3 OTHERS THAT DID NOT SIGN IN

III. 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.

THERE WERE NO CITIZEN COMMENTS.

IV. BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A STREET NAME CHANGE FOR WATER PLANT ROAD

SHARON VALIANTE EXPLAINED THE NAME CHANGE IS FOR WATER PLANT RD LOCATED BY HUGGINS AND KATY FULSHEAR ROAD. STAFF FELT IT WAS A GREAT IDEA TO HONOR DAVID LEYENDECKERS LEGACY FOR OVER 30 YEARS OF SERVICE.

A MOTION WAS MADE BY COUNCIL MEMBER PATTERSON TO APPROVE LEYENDECKER ROAD AS STREET NAME CHANGE FOR WATERPLANT RD. IT WAS SECONDED BY MAYOR PRO-TEM KAHLICH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT:

MOTION APPROVED

B. WORKSHOP AND INITIAL DISCUSSION AMONG CITY COUNCIL FOR A COMPREHENSIVE PLAN UPDATE

ZACH INTRODUCED GARY MITCHELL WITH KENDIG KEAST. ZACH EXPLAINED THIS PROJECT WAS SUPPOSED TO KICK OFF BUT DUE TO

COVID IT GOT PUSHED. THIS IS TO GET INPUT ON WHO WE ARE AS A CITY AND WHERE WE WANT TO GO.

GARY MITCHELL PRESENTED A POWERPOINT REGARDING THE PROCESS AND TIMELINE, PLAN FOCUS AREAS, ACCOMPLISHMENTS, AND WHAT IS STILL ON THE AGENDA. HE STATED PASA PROJECTED THERE WOULD BE A LITTLE OVER 16K PEOPLE IN 2020. THE CURRENT POPULATION IS 17,557.

MEREDITH WENT OVER NUMBERS FOR:

- POPULATION GROWTH
- RESIDENTS UNDER THE AGE OF 18
- THE PERCENTAGE OF RESIDENTS WITH A DEGREE
- AVERAGE INCOME
- TRAVEL/ COMMUTE TIME TO AND FROM WORK
- PARKS AND TRAILS
- SAFEST CITY IN TEXAS IN 2020

THERE WAS NO ACTION TAKEN ON THIS ITEM.

**** FOR THE FULL DISCUSSION PLEASE REFER TO OUR CITY WEBSITE****

C. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A PROFESSIONAL SERVICES AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES FOR THE WATER AND WASTEWATER MASTER PLAN UPDATE

SHARON VALIANTE INTRODUCED THIS ITEM AND EXPLAINED THIS PROJECT WAS ESTABLISHED TO RE-EVALUATE THE CURRENT MASTER PLAN THAT BEGAN IN 2016 AND WAS ADOPTED IN 2018. THE UPDATED MASTER PLAN WILL TAKE IN TO CONSIDERATION THE RAPID GROWTH. THE EVALUATION WILL INCLUDE THE CITY'S CURRENT AND FUTURE WATER DISTRIBUTION AND COLLECTIONS SYSTEMS AND WILL FOCUS ON A 5, 10, AND 20 YEAR PLAN PERIOD.

SHARON INTRODUCED RICHARD WEATHERLY WITH FREESE AND NICHOLS.

A MOTION WAS MADE BY COUNCIL MEMBER PATTERSON TO APPROVE A PROFESSIONAL SERVICE AGREEMENT OF \$140,000 FOR PROFESSIONAL ENGINEERING SERVICES FOR WATER AND WASTEWATER MASTER PLAN UPDATE. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT:

MOTION APPROVED

V. EXECUTIVE SESSION

- A. EXECUTIVE SESSION - PURSUANT TO SECTION 551.071 OF THE TEXAS OPEN MEETINGS ACT (CHAPTER 551, GOVERNMENT CODE), CONSULT WITH THE ATTORNEY TO THE GOVERNING BODY ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNING BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THE TEXAS OPEN MEETINGS ACT; PURSUANT TO SECTION 551.072 OF THE TEXAS OPEN MEETINGS ACT, DELIBERATE CONCERNING THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY**

- **RIGHT OF WAY ACQUISITION**

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO ADJOURN INTO EXECUTIVE SESSION. IT WAS SECONDED BY COUNCIL MEMBER PATTERSON. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT:

MOTION APPROVED

MAYOR GROFF ADJOURNED INTO EXECUTIVE SESSION AT 6:48 P.M.

MAYOR GROFF RECONVENED THE SPECIAL CITY COUNCIL MEETING AT 7:23 P.M.

THERE WAS NO ACTION FROM EXECUTIVE SESSION.

VI. ADJOURNMENT

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

AYES: CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT:

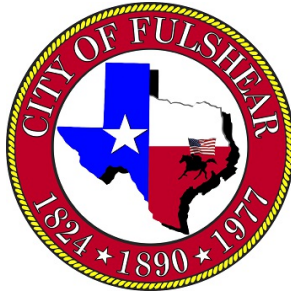
MOTION APPROVED

MAYOR GROFF ADJOURNED THE MEETING AT 7:24 P.M.

AARON GROFF, MAYOR

ATTEST:

KIMBERLY KOPECKY, CITY SECRETARY



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COUNCIL MEMBER: Kevin White

COUNCIL MEMBER: Debra Cates

COUNCIL MEMBER: Lisa Martin

COUNCIL MEMBER: Joel
Patterson

COUNCIL MEMBER: John Kelly

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly
Kopecky

CITY ATTORNEY: J. Grady Randle

SPECIAL CITY COUNCIL MEETING MINUTES

January 19, 2021

I. CALL TO ORDER

A SPECIAL CITY COUNCIL MEETING WAS CALLED TO ORDER BY MAYOR GROFF AT THE IRENE STERN COMMUNITY CENTER 6920 KATY FULSHEAR ROAD, FULSHEAR TEXAS AT 5:30 P.M.

II. QUORUM AND ROLL CALL

A QUORUM WAS PRESENT.

COUNCIL MEMBERS PRESENT:

AARON GROFF, MAYOR

KATE KAHLICH

JOEL PATTERSON

KENT POOL

JOHN KELLY

DEBRA CATES

KEVIN WHITE

COUNCIL MEMBERS ABSENT:

LISA MARTIN- (excused during the 7pm meeting)

CITY STAFF PRESENT:

JESUS ESCOBAR
SHARON VALIANTE
ZACH GOODLANDER
KIMBERLY KOPECKY
MARIELA RODRIGUEZ
BYRON BROWN
ANGELA FRITZ
ERIN TUREAU
KENNY SEYMOUR @ 6:14 p.m.

OTHERS PRESENT:

BRYAN THOMAS
TAJANA SURLAN
ROBERT PECHUKAS
COLLIN PIER
AND 7 OTHERS THAT DID NOT SIGN IN.

-

III. 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.

TAJANA SURLAN SPOKE REGARDING THE GAME FULSHEAR-OPOLY.

IV. BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2021-502 CONSENTING TO THE CREATION OF FORT BEND MUNICIPAL UTILITY DISTRICT NO. 175

BYRON INTRODUCED THIS ITEM AS A CREATION OF MUD 175. HE ANSWERED QUESTIONS FROM COUNCIL.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE RESOLUTION NO. 2021-502 CONSENTING TO THE CREATION OF FORT BEND MUNICIPAL UTILITY DISTRICT NO. 175. IT WAS SECONDED BY COUNCIL MEMBER POOL.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO TO AMEND THE ORIGINAL MOTION TO INCLUDE TPHTL ROGERS LLC. (WITHOUT THE D). IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, KAHLICH, KELLY, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

BACK TO THE ORIGINAL MOTION.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE RESOLUTION NO. 2021-502 CONSENTING TO THE CREATION OF FORT BEND MUNICIPAL UTILITY DISTRICT NO. 175. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, KAHLICH, KELLY, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

B. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FORT BEND COUNTY FOR THE HUGGINS ROAD WIDENING AND EXTENSION PROJECT

SHARON VALIANTE EXPLAINED THAT THIS PROJECT COVERS THE DISTANCE BETWEEN KATY FULSHEAR AND FM 359. SHARON INTRODUCED ROBERT PACHUKAS WITH COMMISSIONER ANDY MEYERS OFFICE TO PROVIDE COUNCIL WITH MORE INFORMATION AND ANSWER QUESTIONS.

ROBERT EXPLAINED THAT THE COUNTY IS CONTRIBUTING 4.5 MILLION DOLLARS FOR THIS PROJECT AND THAT THE CITY WILL BE RESPONSIBLE FOR ANYTHING OVER THAT AMOUNT.

A MOTION WAS MADE BY COUNCIL MEMBER PATTERSON TO APPROVE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FORT BEND COUNTY FOR THE HUGGINS ROAD WIDENING AND EXTENSION PROJECT. IT WAS SECONDED BY COUNCIL MEMBER CATES. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, KAHLICH, KELLY, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

C. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY

OF FULSHEAR, TEXAS, FULSHEAR INVESTMENTS, INC., FULSHEAR EQUINE, LLC, MASON EQUEST INVESTMENTS, INC., LOUIS A. WATERS, AND PULTE HOMES OF TEXAS, L.P.

ZACH GOODLANDER INTRODUCED THIS ITEM. HE INFORMED COUNCIL THAT THIS IS THE REMAINDER OF THE LOUIS WATERS TRACK LOCATED NORTH WEST OF POLO RANCH. THIS INCLUDES A TOTAL OF 310 ACRES .ZACH EXPLAINED THAT MR.WATERS WILL RETAIN THE COMMERCIAL PART ALONG FM 359 AND PULTE WILL DEVELOPE THE REST OF THE PROPERTY WITH THEIR DELWEB PRODUCT WHICH IS FOR AGES 55 AND UP. THIS WILL INCLUDE A TOTAL OF 725 HOMES OF WHICH 36% WILL BE 40FT. LOTS, 36% WILL BE 50FT LOTS, AND THE REMAINING 27% WILL BE 65 FT LOTS. THEIR MASTER SIGNAGE PLAN WILL BE ABIDING BY THE MAJOR THAROFARE PLAN.

THIS IS THE SECOND AMENDMENT TO A DEVELOPMENT AGREEMENT THAT ALREADY EXISTS. THIS PROPERTY WILL BE ANNEXED INTO THE CITY LIMITS WITH THIS AMENDMENT.

BYRON BROWN INFORMED COUNCIL THAT IF THE CLOSING DOESNT GO THROUGH, THIS AMENDEMENT DISOLVES AND IT REVERTS BACK TO THE ORIGINAL DEVELOPMENT AGREEMENT.

KATY SHERBORNE WITH ABHR, PAT DUGGAN WITH PULTE HOMES AND JASON KELLY WITH LJA ENGINEERING ANSWERED QUESTIONS FROM COUNCIL.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO TABLE THIS ITEM UNTIL THE NEXT MEETING. IT WAS SECONDED BY COUNCIL MEMBER WHITE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: CATES, PATTERSON
NAYS: KAHLICH, POOL, WHITE
ABSENT: MARTIN
ABSTAIN: KELLY*

MOVE TO ITEM F ON THE AGENDA

ZACH WENT INTO FURTHER DETAILS ON THE AGREEMENT.

KATY SHERBORNE SPOKE ABOUT THE DEVELOPMENT LOOK AND FEEL OF THE DELWEB COMMUNITY.

PAT DUGGAN ANSWERED QUESTIONS FROM COUNCIL.

JOE CASTILLO WITH PULTE SPOKE A LITTLE ABOUT THE TRAILS, SIDEWALKS, AND LAKES OF THE COMMUNITY.

FOR THE FULL DISCUSSION PLEASE REFER TO OUR CITY WEBSITE

A MOTION WAS MADE BY COUNCIL MEMBER CATES TO APPROVE THE SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS, FULSHEAR INVESTMENTS, INC, FULSHEAR EQUINE, LLC, MASON EQUEST INVESTMENTS, INC, LOUIS A. WATERS, AND PULTE HOMES OF TEXAS, L.P.. IT WAS SECONDED BY COUNCIL MEMBER PATTERSON. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, KAHLICH, KELLY, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

D. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE SECOND AMENDMENT TO THE UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FULSHEAR INVESTMENTS, INC, FULSHEAR EQUINE, LLC, MASON EQUEST INVESTMENT, INC, LOUIS A. WATERS, AND PULTE HOMES OF TEXAS, LP ON BEHALF OF PROPOSED FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 245

SHARON VALIANTE INTRODUCED THIS ITEM AS BEING IN LINE WITH THE DEVELOPMENT AGREEMENT THAT WAS PASSED ON BUSINESS ITEM C. THIS AMENDMENT IS ADDING PULTE HOMES INTO THE AGREEMENT AND COSENT TO CREATE MUD 245.

A MOTION WAS MADE BY COUNCIL MEMBER CATES TO APPROVE THE SECOND AMENDMENT TO THE UTILITY AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FULSHEAR INVESTMENTS, INC, FULSHEAR EQUINE, LLC, MASON EQUEST INVESTMENTS, INC, LOUIS A WATERS AND PULTE HOMES OF TEXAS, LP ON BEHALF OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 245. IT WAS SECONDED BY COUNCIL MEMBER PATTERSON. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, KAHLICH, KELLY, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

E. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2021-503, CONSENTING TO THE CREATION OF FORT BEND MUNICIPAL

UTILITY DISTRICT NO. 245

A MOTION WAS MADE BY COUNCIL MEMBER CATES TO APPROVE RESOLUTION NO. 2021-503, CONSENTING TO THE CREATION OF FORT BEND MUNICIPAL DISTRICT NO. 245. IT WAS SECONDED BY COUNCIL MEMBER PATTERSON. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, KAHLICH, KELLY, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

F. DISCUSSION OF CITY OF FULSHEAR 2021 LEGISLATIVE PRIORITIES AND POSSIBLE ACTION ON SAME, INCLUDING BUT NOT LIMITED TO AUTHORIZING THE MAYOR TO EXECUTE ONE OR MORE RESOLUTIONS PERTAINING THERETO

MAYOR GROFF SPOKE ABOUT THIS ITEM AND ANSWERED QUESTIONS FROM COUNCIL.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO AUTHORIZE THE MAYOR TO EXECUTE ONE OR MORE RESOLUTIONS PERTAINING TO FULSHEAR GETTING A SEAT ON THE FORT BEND COUNTY SUBSIDENCE DISTRICT REVISING THE LANGUAGE FOR SUBCHAPTER A AND B OF SECTION 212 REGARDING PLATTING FOR OLDER PROPERTIES AND ALSO ADDRESSING ACCOUNTABILITY AND TRANSPARANCY OF THE NORTH FORT BEND WATER AUTHORITY BOARD. IT WAS SECONDED BY COUNCIL MEMBER PATTERSON.

A MOTION WAS MADE BY COUNCIL MEMBER POOL TO AMEND THE ORIGINAL MOTION AND ADDRESSING ARCHITECTUAL STANDARDS ON HOUSE BILL 2439. IT WAS SECONDED BY MAYOR PRO-TEM KAHLICH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, KAHLICH, KELLY, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

BACK TO THE ORIGINAL MOTION

AYES: CATES, KAHLICH, KELLY, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

G. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE 2021-1337 ADOPTING FLOOD DAMAGE PREVENTION REGULATIONS

SHARON VALIANTE INTRODUCED THIS ITEM. SHE EXPLAINED THAT THE FLOOD INSURANCE RATE MAX GETS AMENDED AND THE CITY IS ASKED TO INCORPORATE OR ADOPT A NEW ORDINANCE RECOGNIZING THE NEW INFORMATION. THE NEW RATES TAKE EFFECT JANUARY 29, 2021.

SHARON INTRODUCED STEPHEN WILCOX WITH COSTELLO TO ANSWER QUESTIONS FROM COUNCIL.

RETURN TO ITEM C ON THE AGENDA

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE FLOOD DAMAGE PREVENTION REGULATIONS ORDINANCE NO. 2021-1337. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, KAHLICH, KELLY, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

V. ADJOURNMENT

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

AYES: CATES, KAHLICH, KELLY, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT: MARTIN

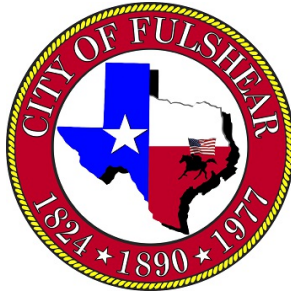
MOTION APPROVED

MAYOR GROFF ADJOURNED THE MEETING AT 7:00 P.M.

AARON GROFF, MAYOR

ATTEST:

KIMBERLY KOPECKY, CITY SECRETARY



CITY OF FULSHEAR

“FIND YOUR FUTURE IN FULSHEAR”

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

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

www.FulshearTexas.gov

CITY COUNCIL:

MAYOR: Aaron Groff

MAYOR PRO-TEM: Kaye Kahlich

COUNCIL MEMBER: Kent Pool

COUNCIL MEMBER: Kevin White

COUNCIL MEMBER: Debra Cates

COUNCIL MEMBER: Lisa Martin

COUNCIL MEMBER: Joel
Patterson

COUNCIL MEMBER: John Kelly

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly
Kopecky

CITY ATTORNEY: J. Grady Randle

CITY COUNCIL MEETING MINUTES January 19, 2021

Amended

I. CALL TO ORDER

A REGULAR CITY COUNCIL MEETING WAS CALLED TO ORDER BY MAYOR GROFF AT THE IRENE STERN COMMUNITY CENTER 6920 KATY FULSHEAR ROAD, FULSHEAR, TEXAS AT 7:08 P.M.

II. QUORUM AND ROLL CALL

A QUORUM WAS PRESENT.

COUNCIL MEMBERS PRESENT:

AARON GROFF

KAYE KAHLICH

JOEL PATTERSON

KENT POOL

JOHN KELLY

DEBRA CATES

COUNCIL MEMBERS ABSENT:

LISA MARTIN

CITY STAFF PRESENT:

JESUS ESCOBAR
SHARON VALIANTE
ZACH GOODLANDER
KIMBERLY KOPECKY
MARIELA RODRIGUEZ
JACK HARPER BYRON BROWN
ERIN TEREAU
ANGELA FRITZ
KRISTI BRASHEAR
KENNY SEYMOUR

OTHERS PRESENT:

BRYAN THOMAS
TAJANA SURLAN
ROBERT PECHUKAS
PATRICK DILBBAD
JASON KELLY
MONICA AZPARUA
ZACH ZARSE
TREY DEVILLER
AND 3 OTHERS THAT DID NOT SIGN IN.

III. INVOCATION - REVEREND JACKIE GILMORE, GREATER ZACHERY MISSIONARY BAPTIST CHURCH

INVOCATION WAS GIVEN BY REVERAND GILMORE.

IV. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG

V. PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG

THE PLEGE OF ALLIGIANCE TO THE U.S. FLAG AND THE TEXAS FLAG WERE LED BY MAYOR GROFF.

VI. 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.

TAJANA SURLAN SIGNED UP TO SPEAK BUT LEFT THE MEETING.

THERE WERE NO CITIZEN COMMENTS.

VII. CITY MANAGER'S REPORT

BRIEFINGS OR UPDATES MAY BE PROVIDED REGARDING CITY SERVICES, ADMINISTRATIVE/PERSONNEL MATTERS, REAL ESTATE/DEVELOPMENT, INFRASTRUCTURE, EVENTS, REGULATIONS, COMMUNITY AND INTERGOVERNMENTAL RELATIONS ISSUES.

A. INTRODUCTION OF NEW CITY ENGINEER

JACK INTRODUCED CLIFF BROUHARD. CLIFF SPOKE ABOUT HIMSELF AND THANKED THE CITY FOR THE OPPORTUNITY TO WORK FOR THE COMMUNITY.

B. UPDATE FOR MAY 2021 ELECTION

KIMBERLY KOPECKY WENT OVER THE FILLING AND ELECTION DATES. THE CITY OF FULSHEAR WILL BE CONDUCTING AN ELECTION ON MAY 01, 2021 AND WILL BE ELECTING FOUR COUNCIL MEMBERS FOR DISTRICT 1, DISTRICT 4, DISTRICT 5, AND THE AT LARGE POSITION. KIM INFORMED COUNCIL THE CITY OF FULSHEAR PARTNERS WITH FORT BEND COUNTY FOR ELECTIONS.

C. UPDATE/DISCUSSION ON REDISTRICTING

JACK INFORMED COUNCIL THAT EVERY 10 YEARS WHEN THE CENSUS IS DONE, EVERY CITY IS REQUIRED TO LOOK AT REDISTRICTING TO KEEP THE COUNCIL DISTRICTS ALIGNED. ONCE THE PROCESS HAS BEEN COMPLETED COUNCIL WILL ADOPT IT AT THE MAY 2022 ELECTIONS.

VIII. 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 MINUTES FROM CITY COUNCIL MEETINGS HELD ON DECEMBER 8, 2020 (SPECIAL), DECEMBER 15, 2020 (SPECIAL), AND DECEMBER 15, 2020 (REGULAR)**
- B. CONSENT AND APPROVAL OF STREET DEDICATION, UTILITY CONVEYANCE AND SECURITY AGREEMENT FOR CREEK TRACE AT CROSS CREEK RANCH, SECTION FOUR**
- C. CONSENT AND APPROVAL OF STREET DEDICATION, UTILITY CONVEYANCE AND SECURITY AGREEMENT FOR CREEK TRACE AT CROSS CREEK RANCH, SECTION FIVE**

- D. CONSENT AND APPROVAL OF STREET DEDICATION, UTILITY CONVEYANCE AND SECURITY AGREEMENT FOR CREEK TRACE AT CROSS CREEK RANCH, SECTION SIX**
- E. CONSENT AND APPROVAL OF RESOLUTION NO. 2021-498, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS, DESIGNATING OPPORTUNITY AREAS**
- F. CONSENT AND APPROVAL OF RESOLUTION NO. 2021-499, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS, DESIGNATING BEST FIT INDUSTRY SECTORS**
- G. CONSENT AND APPROVAL OF RESOLUTION NO. 2021-500, SECTION 125 CAFETERIA PLAN**
- H. CONSENT AND POSSIBLE ACTION TO APPROVE THE NOVEMBER 2020 FINANCIAL STATEMENTS FOR THE GENERAL AND UTILITY FUNDS**
- I. CONSENT AND POSSIBLE ACTION TO APPROVE THE TAMARRON SECTION 40 PRELIMINARY PLAT**
- J. CONSENT AND POSSIBLE ACTION TO APPROVE THE TAMARRON SECTION 41 PRELIMINARY PLAT**
- K. CONSENT AND POSSIBLE ACTION TO APPROVE THE TAMARRON SECTION 42 PRELIMINARY PLAT**
- L. CONSENT AND POSSIBLE ACTION TO APPROVE THE FULBROOK ON FULSHEAR CREEK SECTION 14 REPLAT NO.2 FINAL PLAT**
- M. CONSENT AND POSSIBLE ACTION TO APPROVE THE FULSHEAR RUN SECTION 4 FINAL PLAT**
- N. CONSENT AND POSSIBLE ACTION TO APPROVE THE POLO RANCH SECTION 8 FINAL PLAT**
- O. CONSENT AND POSSIBLE ACTION TO APPROVE THE POLO RANCH SECTION 9 FINAL PLAT**
- P. CONSENT AND POSSIBLE ACTION TO APPROVE THE FORT BEND COUNTY MUD NO.198 WASTEWATER TREATMENT PLANT FINAL PLAT**
- Q. CONSENT AND POSSIBLE ACTION TO APPROVE THE JORDAN RANCH STREET DEDICATION NO.10 FINAL PLAT**
- R. CONSENT AND POSSIBLE ACTION TO APPROVE THE JORDAN RANCH SECTION 25 FINAL PLAT**
- S. CONSENT AND POSSIBLE ACTION TO APPROVE THE JORDAN RANCH SECTION 26 FINAL PLAT**

- T. **CONSENT AND POSSIBLE ACTION TO APPROVE THE JORDAN RANCH SECTION 27 FINAL PLAT**
- U. **CONSENT AND POSSIBLE ACTION TO APPROVE THE JORDAN RANCH SECTION 28 FINAL PLAT**
- V. **CONSENT AND POSSIBLE ACTION TO APPROVE THE JORDAN RANCH SECTION 29 FINAL PLAT**
- W. **CONSENT AND POSSIBLE ACTION TO APPROVE THE JORDAN RANCH SECTION 30 FINAL PLAT**
- X. **CONSENT AND POSSIBLE ACTION TO APPROVE THE JORDAN RANCH SECTION 31 FINAL PLAT**
- Y. **CONSENT AND POSSIBLE ACTION TO APPROVE THE JORDAN RANCH SECTION 32 FINAL PLAT**

COUNCIL MEMBER CATES ASKED TO REMOVE ITEMS E AND F FOR DISCUSSION.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE ITEMS A-D AND G-Y. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, KAHLICH, KELLY, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

ANGELA FRITZ ANSWERED QUESTIONS FOR COUNCIL REGARDING ITEMS E AND F.

MAYOR PRO-TEM KAHLICH REQUESTED AN UPDATE ON GROWTH WITHIN THE CITY IN JULY OR JUNE AND AT THE END OF THE YEAR.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO TO APPROVE CONSENT ITEMS E AND F. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, KAHLICH, KELLY, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

IX. BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AND ADOPT ORDINANCE NO. 2021-1336, AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS ORDERING AN ELECTION TO BE HELD ON SATURDAY, THE 1ST DAY OF MAY, 2021**

KIMBERLY ANSWERED QUESTIONS FOR COUNCIL.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE ORDINANCE NO. 2021-1336 AN ORDINANCE OF THE CITY OF FULSHEAR TEXAS ORDERING AN ELECTION TO BE HELD ON SATURDAY, THE 1ST DAY OF MAY, 2021. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, KAHLICH, KELLY, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

X. EXECUTIVE SESSION

- A. EXECUTIVE SESSION - PURSUANT TO SECTION 551.071 OF THE TEXAS OPEN MEETINGS ACT (CHAPTER 551, GOVERNMENT CODE), CONSULT WITH THE ATTORNEY TO THE GOVERNING BODY ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNING BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THE TEXAS OPEN MEETINGS ACT; PURSUANT TO SECTION 551.072 OF THE TEXAS OPEN MEETINGS ACT, DELIBERATE CONCERNING THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY**

- **CITY HALL**

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO ADJOURN INTO EXECUTIVE SESSION. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE: AYES: CATES, KAHLICH, KELLY, PATTERSON, POOL, WHITE NAYS: ABSTAIN: ABSENT: MARTIN MOTION

MAYOR GROFF ADJOURNED INTO EXECUTIVE SESSION AT 7:37 P.M.

MAYOR GROFF RECONVENED THE REGULAR CITY COUNCIL MEETING AT 8:32P.M.

XI. ACTION FROM EXECUTIVE SESSION

A. CONSIDERATION AND POSSIBLE ACTION TO AUTHORIZE THE CITY MANAGER TO PURCHASE, EXCHANGE, OR LEASE REAL PROPERTY

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO AUTHORIZE THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT FOR ADDITIONAL SPACE FOR CITY STAFF.. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, KAHLICH, KELLY, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

XII. CONSIDERATION AND POSSIBLE ACTION RELATING TO ABSENCES

IN ACCORDANCE WITH SECTION 3.10 (d) OF THE CITY OF FULSHEAR HOME-RULE CHARTER, PAST ABSENCES DUE TO SICKNESS MAY BE EXCUSED, AND LEAVES OF ABSENCE FOR FUTURE ABSENCES MAY BE GRANTED. ANY ACTION TO EXCUSE A PAST ABSENCE IS DEEMED TO INCLUDE A FINDING THAT THE ABSENCE WAS DUE TO SICKNESS UNLESS THE ACTION INDICATES OTHERWISE.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO EXCUSE COUNCIL MEMBER MARTIN'S ABSENCE.. IT WAS SECONDED BY COUNCIL MEMBER WHITE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, KAHLICH, KELLY, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT: MARTIN

MOTION APPROVED

XIII. ADJOURNMENT

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO ADJOURN. IT WAS SECONDED BY COUNCIL MEMBER CATES. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE: AYES: CATES, KAHLICH, KELLY, PATTERSON, POOL, WHITE NAYS: ABSTAIN: ABSENT: MARTIN MOTION APPROVED

MAYOR GROFF ADJOURNED THE MEETING AT 8:34 P.M.

AARON GROFF, MAYOR

ATTEST:

KIMBERLY KOPECKY, CITY SECRETARY

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


The District hereby reserves the full capacity of the Facilities.

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

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

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

FORT BEND COUNTY MUNICIPAL UTILITY
DISTRICT NO. 174

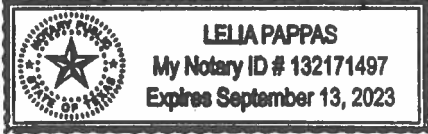
By: 
Name: Angela Hitzman
Title: President, Board of Directors
Date: November 19, 2020

ATTEST:


Assistant Secretary, Board of Directors

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 19th day of November, 2020, by Angela Hitzeman, as President, and Melissa Kapsen, as Assistant Secretary of the Board of Directors of Fort Bend County Municipal Utility District No. 174, a political subdivision of the State of Texas, on behalf of said political subdivision.



(NOTARY SEAL)

Lelia Pappas
Notary Public, State of Texas

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

CITY OF FULSHEAR, TEXAS

By: _____
Name: Aaron Groff
Title: Mayor
Date: _____

ATTEST:

Kim Kopecky

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the _____ day of _____, 2020, by _____ as Mayor of the City of Fulshear, Texas, on behalf of said City.

Notary Public, State of Texas

(NOTARY SEAL)

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

STREET ACCEPTANCE

THE STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS:
COUNTY OF FORT BEND §

WHEREAS, a plat for Polo Ranch Section 11 has been recorded under Plat No. 20200228 in the Plat Records of Fort Bend County, Texas, and street(s) (and culvert facilities, if any) have been constructed within the land shown on such plat (collectively, the “Streets”); and

WHEREAS, the City desires to accept the Streets for operations and maintenance.

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

CITY OF FULSHEAR TEXAS

Mayor

ATTEST:

City Secretary

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the ____ day of _____ 2020,
by _____ as Mayor of the City of Fulshear, Texas, on behalf of
said City.

RETURNED AT COUNTER TO:

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

AGENDA OF: 2/16/2021 **ITEMS:** X.C.
DATE 2/5/2021 **DEPARTMENT:** Finance
SUBMITTED:

PREPARED BY: ERIN TUREAU **PRESENTER:** ERIN TUREAU
SUBJECT: CONSENT AND APPROVAL OF THE DECEMBER 2020 MONTHLY FINANCIAL REPORT FOR THE GENERAL AND UTILITY FUNDS AND THE 4TH QUARTER 2020 INVESTMENT REPORT

Expenditure Required:

Amount Budgeted:

Funding Account:

Additional Appropriation Required:

Funding Account:

EXECUTIVE SUMMARY

To: Mayor and City Councilmembers
 From: Erin Tureau, Assistant Director of Finance
 Date: February 5, 2021
 Subject: Monthly Financial Report

Presented are the General Fund, Utility Fund and CCR Reserve Fund monthly financial reports for the period ended December 31, 2020. These reports represent the activity for three (3) months or 25% of the fiscal year. In the General Fund the total revenues are reported at 18.54% of budget and total expenditures are reported at 18.78% which both are in line with our expectations. Please note the high percentage of budget used for Emergency Management is due to the allocation of the CARES Act Funding. The City will be reimbursed for these expenses.

In the Utility Fund, revenues are 20.99% and expenses are at 18.35%. Please note that the water and sewer revenues are reported one month in arrears. The CCR Utility Reserve is also presented for your review.

General Fund

	19-Dec	20-Dec
Revenues:		
Tax	23.19%	8.13%
License-Permit Revenue	24.53%	44.47%
Grant Revenue	0.00%	0.00%
Service Revenue	31.56%	39.29%
Fines-Forfeitures Revenue	19.74%	17.16%
Interest Earned	25.59%	6.12%
Other Revenue	2.66%	1.93%
Transfers	21.13%	4.99%

23.68% 18.54%

Expenditures:

Administration	4.18%	22.37%
Human Resources	13.68%	10.25%
Municipal Court	18.71%	19.41%
Finance	22.93%	26.61%
Utility Services	11.00%	12.31%
Economic Development	14.83%	14.97%
Communications	5.43%	2.09%
Police	22.49%	25.37%
Emergency Management	34.00%	927.33%
Code Enforcement	17.75%	17.00%
Planning	2.42%	21.64%
Development Services	17.28%	16.70%
General Facilities	14.98%	17.91%
Public Works & Maint	19.42%	12.63%
Street Department	8.87%	20.45%
Transfers	0.00%	0.00%
Total	12.51%	18.78%

Utility Fund

19-Dec 20-Dec

Revenues:

Service Revenue	16.94%	20.44%
Interest Revenue	6.94%	4.98%
Other Revenue	51.18%	139.40%
Total	16.89%	20.99%

Expenses:

Non-Departmental	21.19%	23.47%
Transfers Out	19.49%	0.00%
Total	20.80%	18.35%

Utility Fund- CCR Reserve

19-Dec 20-Dec

Revenues:

Interest Revenue	102.30%	12.94%
Transfers	0.00%	0.00%
Total	102.30%	12.94%

Expenses:

Non-Departmental	0.00%	-0.56%
Total	0.00%	-0.56%

RECOMMENDATION

Staff recommends the City Council accept December 2020 monthly financial report and 4th Quarter 2020 Investment report as presented.

ATTACHMENTS:

Description	Upload Date	Type
General & Utility Funds Financial Report - December 2020	2/5/2021	Backup Material
4th Quarter FY20 Investment Report	2/5/2021	Backup Material



Fulshear, TX

Budget Report Account Summary

For Fiscal: 2020-2021 Period Ending: 12/31/2020

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 100 - GENERAL FUND							
Revenue							
Type: 41 - TAX & FRANCHISE FEES							
100-41101	Property Tax - Current Year	3,305,769.00	3,305,769.00	106,872.79	115,884.65	-3,189,884.35	3.51 %
100-41102	Property Tax - Delinquent	40,000.00	40,000.00	1,941.51	2,006.78	-37,993.22	5.02 %
100-41103	Property Tax - Penlty & Intrst	11,000.00	11,000.00	558.72	788.48	-10,211.52	7.17 %
100-41301	Sales & Use Tax Revenue	1,433,662.00	1,433,662.00	157,687.88	157,687.83	-1,275,974.17	11.00 %
100-41302	Mixed Beverage Tax	15,000.00	15,000.00	0.00	0.00	-15,000.00	0.00 %
100-41501	Franchise Revenue - Electrical	450,000.00	450,000.00	102,125.36	153,188.04	-296,811.96	34.04 %
100-41503	Franchise Revenue - Telecomm	100,000.00	100,000.00	0.00	322.37	-99,677.63	0.32 %
100-41504	Franchise Revenue - Cable TV	50,000.00	50,000.00	0.00	0.00	-50,000.00	0.00 %
100-41506	Franchise Revenue - Gas	45,000.00	45,000.00	0.00	8,808.51	-36,191.49	19.57 %
100-41507	Credit Card Fees	70,000.00	70,000.00	6,796.65	13,935.61	-56,064.39	19.91 %
100-41508	Franchise Revenue -Solid Waste	45,000.00	45,000.00	0.00	0.00	-45,000.00	0.00 %
Type: 41 - TAX & FRANCHISE FEES Total:		5,565,431.00	5,565,431.00	375,982.91	452,622.27	-5,112,808.73	8.13 %
Type: 42 - LICENSE - PERMIT REVENUE							
100-42002	Registration - HVAC	8,755.00	8,755.00	400.00	1,400.00	-7,355.00	15.99 %
100-42003	Registration - Bldg Contractor	52,000.00	52,000.00	4,200.00	11,000.00	-41,000.00	21.15 %
100-42004	Registration - Irrigation	1,236.00	1,236.00	0.00	0.00	-1,236.00	0.00 %
100-42201	Permit - Electrical	0.00	0.00	10.00	10.00	10.00	0.00 %
100-42202	Permit - HVAC	44,290.00	44,290.00	6,965.00	21,625.00	-22,665.00	48.83 %
100-42203	Permit - Bldg Contractor	800,000.00	800,000.00	140,150.81	323,939.20	-476,060.80	40.49 %
100-42204	Permit - Plumbing	72,000.00	72,000.00	10,610.00	29,310.00	-42,690.00	40.71 %
100-42205	Permit - Solicitation	100.00	100.00	0.00	0.00	-100.00	0.00 %
100-42207	Permit - Moving & Demolition	100.00	100.00	100.00	235.00	135.00	235.00 %
100-42208	Permit - Sign	4,000.00	4,000.00	275.00	800.00	-3,200.00	20.00 %
100-42209	Permit - Banner	1,600.00	1,600.00	60.00	460.00	-1,140.00	28.75 %
100-42210	Permit - Alarm	51,000.00	51,000.00	3,380.00	13,200.00	-37,800.00	25.88 %
100-42300	Liquor License	1,000.00	1,000.00	0.00	0.00	-1,000.00	0.00 %
100-42700	Inspection Fees	750,000.00	750,000.00	148,595.00	392,370.00	-357,630.00	52.32 %
Type: 42 - LICENSE - PERMIT REVENUE Total:		1,786,081.00	1,786,081.00	314,745.81	794,349.20	-991,731.80	44.47 %
Type: 43 - GRANT REVENUE							
100-43101	Grants - Police	0.00	0.00	0.00	2,359.09	2,359.09	0.00 %
100-43103	FEMA Reimbursement - Harvey	0.00	0.00	0.00	30,870.00	30,870.00	0.00 %
Type: 43 - GRANT REVENUE Total:		0.00	0.00	0.00	33,229.09	33,229.09	0.00 %
Type: 44 - SERVICE REVENUE							
100-44000	Refund Revenue	175.00	175.00	0.00	346.10	171.10	197.77 %
100-44001	NSF Fees	100.00	100.00	140.00	280.00	180.00	280.00 %
100-44010	Plat Review Fees	55,000.00	55,000.00	18,696.31	53,557.50	-1,442.50	97.38 %
100-44011	Plan Review Fees	685,000.00	685,000.00	226,531.24	505,798.07	-179,201.93	73.84 %
100-44101	Subdiv. Infrustrcture 1% Fee	450,000.00	450,000.00	61,032.55	139,543.70	-310,456.30	31.01 %
100-44250	Open Records Fees	500.00	500.00	18.00	65.00	-435.00	13.00 %
100-44251	Fingerprinting Fees	500.00	500.00	0.00	0.00	-500.00	0.00 %
100-44500	Penalties	6,500.00	6,500.00	0.00	342.53	-6,157.47	5.27 %
100-44503	Sanitation Revenue	448,578.00	448,578.00	38,391.32	15,278.76	-433,299.24	3.41 %
100-44504	Recycle Revenue	292,382.00	292,382.00	24,556.61	46,535.97	-245,846.03	15.92 %
Type: 44 - SERVICE REVENUE Total:		1,938,735.00	1,938,735.00	369,366.03	761,747.63	-1,176,987.37	39.29 %
Type: 45 - FINES & FORFEITURES REVENUE							
100-45001	Court Fines & Forfeitures	80,000.00	80,000.00	4,541.80	18,988.10	-61,011.90	23.74 %
100-45002	Court Fees	100,000.00	100,000.00	3,222.62	13,588.30	-86,411.70	13.59 %
100-45003	Court Deferred Dispositions	72,500.00	72,500.00	2,691.00	10,515.00	-61,985.00	14.50 %

Budget Report

For Fiscal: 2020-2021 Period Ending: 12/31/2020

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
100-45007	Court Time Payment Fees Local	800.00	800.00	184.15	437.51	-362.49	54.69 %
100-45011	Court-City Justice Fee	500.00	500.00	1.10	14.58	-485.42	2.92 %
Type: 45 - FINES & FORFEITURES REVENUE Total:		253,800.00	253,800.00	10,640.67	43,543.49	-210,256.51	17.16 %
Type: 46 - INTEREST REVENUE							
100-46000	Interest Revenue	75,000.00	75,000.00	2,327.97	4,590.80	-70,409.20	6.12 %
100-46001	PEG Account Interest	2.00	2.00	0.04	0.12	-1.88	6.00 %
Type: 46 - INTEREST REVENUE Total:		75,002.00	75,002.00	2,328.01	4,590.92	-70,411.08	6.12 %
Type: 47 - OTHER REVENUE							
100-47100	Candidate Filing Fee	200.00	200.00	0.00	0.00	-200.00	0.00 %
100-47102	TXGLO Grant Funds-D20E	415,000.00	415,000.00	0.00	0.00	-415,000.00	0.00 %
100-47103	Suspense - Bank Corrections	0.00	0.00	0.00	1,688.57	1,688.57	0.00 %
100-47150	Sale of Assets	0.00	0.00	0.00	3,250.00	3,250.00	0.00 %
100-47700	Comm Center -FTB Seniors	800.00	800.00	0.00	0.00	-800.00	0.00 %
100-47701	Community Center - Rental	30,000.00	30,000.00	1,470.00	3,720.00	-26,280.00	12.40 %
100-47702	Community Center - Security	2,000.00	2,000.00	0.00	0.00	-2,000.00	0.00 %
100-47704	Community Center - Cleaning	1,000.00	1,000.00	0.00	0.00	-1,000.00	0.00 %
Type: 47 - OTHER REVENUE Total:		449,000.00	449,000.00	1,470.00	8,658.57	-440,341.43	1.93 %
Type: 49 - TRANSFERS							
100-49550	Xfer In - COF Utility Fund 500	1,179,724.00	1,179,724.00	0.00	0.00	-1,179,724.00	0.00 %
100-49560	Xfer In - 4/A EDC Fund 600	180,737.00	180,737.00	10,637.69	33,941.41	-146,795.59	18.78 %
100-49562	Xfer In - 4/A Comm Events	37,500.00	37,500.00	0.00	0.00	-37,500.00	0.00 %
100-49563	Xfer In - 4/A Shared Services Fee	35,000.00	35,000.00	0.00	8,750.00	-26,250.00	25.00 %
100-49565	Xfer In - Fund 601 Promotional Rei	12,750.00	12,750.00	0.00	0.00	-12,750.00	0.00 %
100-49570	Xfer In - 4/B EDC Fund 700	180,737.00	180,737.00	10,637.39	33,941.11	-146,795.89	18.78 %
100-49572	Xfer In - 4/B Comm Events	37,500.00	37,500.00	0.00	0.00	-37,500.00	0.00 %
100-49573	Xfer In - 4/B Shared Services Fee	35,000.00	35,000.00	0.00	8,750.00	-26,250.00	25.00 %
100-49575	Xfer In - Fund 701 Promotional Rei	12,750.00	12,750.00	0.00	0.00	-12,750.00	0.00 %
Type: 49 - TRANSFERS Total:		1,711,698.00	1,711,698.00	21,275.08	85,382.52	-1,626,315.48	4.99 %
Revenue Total:		11,779,747.00	11,779,747.00	1,095,808.51	2,184,123.69	-9,595,623.31	18.54 %
Expense							
Department: 120 - Administration							
ExpCategory: 52 - PERSONNEL COSTS							
100-120-5210-00	Salaries & Wages	388,700.00	388,700.00	34,787.75	98,708.62	289,991.38	25.39 %
100-120-5210-02	Overtime	500.00	500.00	183.44	316.31	183.69	63.26 %
100-120-5210-03	Auto Allowance	6,000.00	6,000.00	461.54	1,318.69	4,681.31	21.98 %
100-120-5216-01	Mayor Compensation	9,600.00	9,600.00	800.00	2,400.00	7,200.00	25.00 %
100-120-5216-02	Elected Officials Pay	25,200.00	25,200.00	2,100.00	6,300.00	18,900.00	25.00 %
100-120-5230-00	Payroll Tax Expense	32,857.00	32,857.00	1,890.28	5,346.97	27,510.03	16.27 %
100-120-5235-00	Employee Health Benefits	50,922.00	50,922.00	9,376.52	18,475.18	32,446.82	36.28 %
100-120-5238-00	Retirement Contribution	31,816.00	31,816.00	2,864.84	8,115.35	23,700.65	25.51 %
100-120-5239-00	Worker's Compensation	824.00	824.00	0.00	578.22	245.78	70.17 %
ExpCategory: 52 - PERSONNEL COSTS Total:		546,419.00	546,419.00	52,464.37	141,559.34	404,859.66	25.91 %
ExpCategory: 53 - SUPPLIES							
100-120-5311-00	Supplies	12,500.00	12,500.00	390.72	861.41	11,638.59	6.89 %
100-120-5314-00	Publications/Ref Material	2,080.00	2,080.00	0.00	0.00	2,080.00	0.00 %
100-120-5315-00	Postage	6,500.00	6,500.00	383.82	1,494.14	5,005.86	22.99 %
100-120-5316-00	Minor Tools & Equipment	6,000.00	6,000.00	323.00	323.00	5,677.00	5.38 %
100-120-5317-00	Commemoratives	2,500.00	2,500.00	0.00	0.00	2,500.00	0.00 %
100-120-5326-00	Uniforms/Shirts	930.00	930.00	0.00	0.00	930.00	0.00 %
100-120-5381-00	Meeting Expenses	5,000.00	5,000.00	111.80	603.95	4,396.05	12.08 %
ExpCategory: 53 - SUPPLIES Total:		35,510.00	35,510.00	1,209.34	3,282.50	32,227.50	9.24 %
ExpCategory: 54 - CONTRACTUAL SERVICES							
100-120-5411-00	Prof. Services - Legal	430,000.00	430,000.00	32,202.50	102,447.78	327,552.22	23.83 %
100-120-5411-10	Prof. Services - Consulting	50,000.00	50,000.00	0.00	0.00	50,000.00	0.00 %
100-120-5414-02	Keep Fulshear Beautiful	12,000.00	12,000.00	3,612.51	6,907.51	5,092.49	57.56 %
100-120-5414-03	Community Events	75,000.00	75,000.00	7,346.50	14,693.00	60,307.00	19.59 %

Budget Report

For Fiscal: 2020-2021 Period Ending: 12/31/2020

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
100-120-5424-00	Elections	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00 %
100-120-5434-00	Telecommunications	7,000.00	7,000.00	592.50	1,184.01	5,815.99	16.91 %
100-120-5461-04	Codification	6,500.00	6,500.00	1,065.00	1,065.00	5,435.00	16.38 %
100-120-5468-01	Railroad Pipeline Rental	600.00	600.00	0.00	0.00	600.00	0.00 %
100-120-5469-01	Equipment Rental	7,300.00	7,300.00	131.96	626.87	6,673.13	8.59 %
ExpCategory: 54 - CONTRACTUAL SERVICES Total:		593,400.00	593,400.00	44,950.97	126,924.17	466,475.83	21.39 %
ExpCategory: 55 - OTHER CHARGES							
100-120-5520-00	Printing	650.00	650.00	0.00	0.00	650.00	0.00 %
100-120-5526-00	Public Notices	5,000.00	5,000.00	61.28	61.28	4,938.72	1.23 %
100-120-5526-01	County Recording Fees	3,500.00	3,500.00	0.00	178.79	3,321.21	5.11 %
100-120-5526-05	Open Records Expenses	4,250.00	4,250.00	0.00	0.00	4,250.00	0.00 %
100-120-5527-00	Dues & Memberships	8,500.00	8,500.00	340.00	675.00	7,825.00	7.94 %
100-120-5528-00	Travel & Training	25,000.00	25,000.00	0.00	0.00	25,000.00	0.00 %
100-120-5529-00	Miscellaneous Expenses	0.00	0.00	55.00	229.08	-229.08	0.00 %
100-120-5540-02	Software Maintenance	0.00	0.00	365.83	545.79	-545.79	0.00 %
ExpCategory: 55 - OTHER CHARGES Total:		46,900.00	46,900.00	822.11	1,689.94	45,210.06	3.60 %
Department: 120 - Administration Total:		1,222,229.00	1,222,229.00	99,446.79	273,455.95	948,773.05	22.37 %
Department: 130 - Human Resources							
ExpCategory: 52 - PERSONNEL COSTS							
100-130-5210-00	Salaries & Wages	135,795.00	135,795.00	8,384.60	23,218.94	112,576.06	17.10 %
100-130-5210-02	Overtime	500.00	500.00	0.00	0.00	500.00	0.00 %
100-130-5230-00	Payroll Tax Expense	10,388.00	10,388.00	596.40	1,640.51	8,747.49	15.79 %
100-130-5235-00	Employee Health Benefits	17,822.00	17,822.00	1,411.90	2,958.71	14,863.29	16.60 %
100-130-5238-00	Retirement Contribution	10,040.00	10,040.00	656.52	1,818.06	8,221.94	18.11 %
100-130-5239-00	Worker's Compensation	244.00	244.00	0.00	171.22	72.78	70.17 %
100-130-5240-00	Unemployment	11,000.00	11,000.00	0.00	0.00	11,000.00	0.00 %
ExpCategory: 52 - PERSONNEL COSTS Total:		185,789.00	185,789.00	11,049.42	29,807.44	155,981.56	16.04 %
ExpCategory: 53 - SUPPLIES							
100-130-5311-00	Supplies	2,500.00	2,500.00	0.00	0.00	2,500.00	0.00 %
100-130-5314-00	Publications/Ref Material	500.00	500.00	0.00	0.00	500.00	0.00 %
100-130-5316-00	Minor Tools and Equipment	14,000.00	14,000.00	0.00	0.00	14,000.00	0.00 %
100-130-5326-00	Uniforms/Shirts	125.00	125.00	0.00	0.00	125.00	0.00 %
100-130-5381-05	Staff Relations	15,000.00	15,000.00	0.00	0.00	15,000.00	0.00 %
100-130-5381-06	Staff Development Program	6,000.00	6,000.00	0.00	0.00	6,000.00	0.00 %
ExpCategory: 53 - SUPPLIES Total:		38,125.00	38,125.00	0.00	0.00	38,125.00	0.00 %
ExpCategory: 54 - CONTRACTUAL SERVICES							
100-130-5411-00	Prof. Services - Legal	50,000.00	50,000.00	0.00	0.00	50,000.00	0.00 %
100-130-5411-10	Prof. Services - Consulting	25,000.00	38,000.00	0.00	0.00	38,000.00	0.00 %
100-130-5411-16	EAP Services	1,000.00	1,000.00	2,450.00	2,541.20	-1,541.20	254.12 %
100-130-5434-00	Telecommunications	1,000.00	1,000.00	50.32	100.64	899.36	10.06 %
100-130-5467-00	Testing/Backgrounds/Supp Serv	3,000.00	3,000.00	25.95	719.90	2,280.10	24.00 %
ExpCategory: 54 - CONTRACTUAL SERVICES Total:		80,000.00	93,000.00	2,526.27	3,361.74	89,638.26	3.61 %
ExpCategory: 55 - OTHER CHARGES							
100-130-5515-00	Advertising	1,000.00	1,000.00	0.00	206.60	793.40	20.66 %
100-130-5520-00	Printing	500.00	500.00	0.00	0.00	500.00	0.00 %
100-130-5527-00	Dues & Memberships	1,500.00	1,500.00	35.00	35.00	1,465.00	2.33 %
100-130-5528-00	Travel & Training	3,500.00	3,500.00	0.00	0.00	3,500.00	0.00 %
100-130-5531-01	Tuition Assistance Program	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00 %
100-130-5540-02	Software Maintenance	6,300.00	6,300.00	1,220.18	1,399.69	4,900.31	22.22 %
ExpCategory: 55 - OTHER CHARGES Total:		22,800.00	22,800.00	1,255.18	1,641.29	21,158.71	7.20 %
Department: 130 - Human Resources Total:		326,714.00	339,714.00	14,830.87	34,810.47	304,903.53	10.25 %
Department: 140 - Municipal Court							
ExpCategory: 52 - PERSONNEL COSTS							
100-140-5210-00	Salaries	108,484.00	108,484.00	8,484.05	23,862.49	84,621.51	22.00 %
100-140-5210-02	Overtime	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00 %
100-140-5230-00	Payroll Tax Expense	8,299.00	8,299.00	653.61	1,824.38	6,474.62	21.98 %

Budget Report

For Fiscal: 2020-2021 Period Ending: 12/31/2020

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
100-140-5235-00	Employee Health Benefits	20,369.00	20,369.00	2,914.83	5,976.15	14,392.85	29.34 %
100-140-5238-00	Retirement Contribution	7,932.00	7,932.00	664.29	1,868.41	6,063.59	23.56 %
100-140-5239-00	Workers Compensation	341.00	341.00	0.00	239.29	101.71	70.17 %
ExpCategory: 52 - PERSONNEL COSTS Total:		146,425.00	146,425.00	12,716.78	33,770.72	112,654.28	23.06 %
ExpCategory: 53 - SUPPLIES							
100-140-5311-00	Supplies	3,000.00	3,000.00	116.12	644.02	2,355.98	21.47 %
100-140-5314-00	Publications/Ref Material	400.00	400.00	0.00	0.00	400.00	0.00 %
100-140-5316-00	Minor Tools & Equipment	1,500.00	1,500.00	475.02	712.29	787.71	47.49 %
ExpCategory: 53 - SUPPLIES Total:		4,900.00	4,900.00	591.14	1,356.31	3,543.69	27.68 %
ExpCategory: 54 - CONTRACTUAL SERVICES							
100-140-5411-00	Prof. Services - Legal	40,000.00	40,000.00	1,406.25	3,468.75	36,531.25	8.67 %
100-140-5411-03	Prof. Services - Judge	35,000.00	35,000.00	4,350.00	6,250.00	28,750.00	17.86 %
100-140-5411-06	Building Security - Bailiff	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00 %
100-140-5411-07	Prof. Services	500.00	500.00	0.00	0.00	500.00	0.00 %
100-140-5411-08	Prof. Services - Interpreter	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00 %
100-140-5434-00	Telecommunications	900.00	900.00	50.32	100.64	799.36	11.18 %
ExpCategory: 54 - CONTRACTUAL SERVICES Total:		87,400.00	87,400.00	5,806.57	9,819.39	77,580.61	11.24 %
ExpCategory: 55 - OTHER CHARGES							
100-140-5520-00	Printing	400.00	400.00	0.00	30.76	369.24	7.69 %
100-140-5527-00	Dues & Memberships	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00 %
100-140-5528-00	Travel & Training	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00 %
100-140-5540-02	Software Maintenance	13,500.00	13,500.00	3,308.88	5,216.56	8,283.44	38.64 %
ExpCategory: 55 - OTHER CHARGES Total:		19,900.00	19,900.00	3,308.88	5,247.32	14,652.68	26.37 %
Department: 140 - Municipal Court Total:		258,625.00	258,625.00	22,423.37	50,193.74	208,431.26	19.41 %
Department: 160 - Finance							
ExpCategory: 52 - PERSONNEL COSTS							
100-160-5210-00	Salaries	363,403.00	363,403.00	18,230.98	56,711.80	306,691.20	15.61 %
100-160-5210-02	Overtime	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00 %
100-160-5210-03	Auto Allowance	4,800.00	4,800.00	0.00	131.87	4,668.13	2.75 %
100-160-5230-00	Payroll Tax Expense	27,800.00	27,800.00	2,117.95	4,881.85	22,918.15	17.56 %
100-160-5235-00	Employee Health Benefits	40,738.00	40,738.00	4,171.29	10,299.70	30,438.30	25.28 %
100-160-5238-00	Retirement Contribution	26,920.00	26,920.00	2,259.80	5,281.22	21,638.78	19.62 %
100-160-5239-00	Worker's Compensation	577.00	577.00	0.00	404.89	172.11	70.17 %
100-160-5250-00	Vacation Pay Out	10,000.00	10,000.00	10,664.00	10,664.00	-664.00	106.64 %
ExpCategory: 52 - PERSONNEL COSTS Total:		475,238.00	475,238.00	37,444.02	88,375.33	386,862.67	18.60 %
ExpCategory: 53 - SUPPLIES							
100-160-5311-00	Supplies	3,000.00	3,000.00	111.55	212.07	2,787.93	7.07 %
100-160-5314-00	Publications/Ref Materials	700.00	700.00	1,453.00	2,906.00	-2,206.00	415.14 %
100-160-5316-00	Minor Tools & Equipment	4,300.00	4,300.00	0.00	0.00	4,300.00	0.00 %
100-160-5326-00	Uniforms/Shirts	300.00	300.00	0.00	0.00	300.00	0.00 %
ExpCategory: 53 - SUPPLIES Total:		8,300.00	8,300.00	1,564.55	3,118.07	5,181.93	37.57 %
ExpCategory: 54 - CONTRACTUAL SERVICES							
100-160-5411-09	Prof. Services - Audit	40,000.00	40,000.00	0.00	0.00	40,000.00	0.00 %
100-160-5411-13	Technology	7,500.00	7,500.00	0.00	0.00	7,500.00	0.00 %
100-160-5421-00	Insurance - Real & Personal Prop	19,296.00	19,296.00	0.00	42,832.16	-23,536.16	221.97 %
100-160-5421-01	Insurance - General Liability	13,623.00	13,623.00	0.00	0.00	13,623.00	0.00 %
100-160-5421-02	Insurance - Auto Liability	22,382.00	22,382.00	0.00	30,434.88	-8,052.88	135.98 %
100-160-5421-04	Errors & Omissions	4,612.00	4,612.00	0.00	0.00	4,612.00	0.00 %
100-160-5421-05	Insurance - Bonding	1,200.00	1,200.00	0.00	0.00	1,200.00	0.00 %
100-160-5425-00	Merchant/Service Fees	50,000.00	50,000.00	3,874.60	8,320.87	41,679.13	16.64 %
100-160-5426-00	Tax Assessor/Collector Fees	26,500.00	26,500.00	7,467.01	7,467.35	19,032.65	28.18 %
100-160-5475-00	Bank Charges	25,000.00	25,000.00	1,022.65	3,578.36	21,421.64	14.31 %
100-160-5475-01	Credit Card Fees	1,600.00	1,600.00	0.00	-144.73	1,744.73	-9.05 %
ExpCategory: 54 - CONTRACTUAL SERVICES Total:		211,713.00	211,713.00	12,364.26	92,488.89	119,224.11	43.69 %
ExpCategory: 55 - OTHER CHARGES							
100-160-5527-00	Dues & Memberships	1,800.00	1,800.00	0.00	0.00	1,800.00	0.00 %

Budget Report

For Fiscal: 2020-2021 Period Ending: 12/31/2020

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
100-160-5528-00	Travel & Training	11,200.00	11,200.00	199.00	381.06	10,818.94	3.40 %
100-160-5540-02	Software Maintenance	16,000.00	16,000.00	2,349.15	8,359.45	7,640.55	52.25 %
ExpCategory: 55 - OTHER CHARGES Total:		29,000.00	29,000.00	2,548.15	8,740.51	20,259.49	30.14 %
Department: 160 - Finance Total:		724,251.00	724,251.00	53,920.98	192,722.80	531,528.20	26.61 %
Department: 170 - Utility Services							
ExpCategory: 52 - PERSONNEL COSTS							
100-170-5210-00	Salaries	140,910.00	140,910.00	10,914.27	30,965.67	109,944.33	21.98 %
100-170-5210-02	Overtime	1,000.00	1,000.00	14.09	623.21	376.79	62.32 %
100-170-5230-00	Payroll Tax Expense	10,780.00	10,780.00	761.11	2,181.25	8,598.75	20.23 %
100-170-5235-00	Employee Health Benefits	20,369.00	20,369.00	4,461.41	9,060.96	11,308.04	44.48 %
100-170-5238-00	Retirement Contribution	10,438.00	10,438.00	855.69	2,473.39	7,964.61	23.70 %
100-170-5239-00	Workers Compensation	222.00	222.00	0.00	155.78	66.22	70.17 %
ExpCategory: 52 - PERSONNEL COSTS Total:		183,719.00	183,719.00	17,006.57	45,460.26	138,258.74	24.74 %
ExpCategory: 53 - SUPPLIES							
100-170-5311-00	Supplies	2,500.00	2,500.00	30.22	30.22	2,469.78	1.21 %
100-170-5314-00	Publications/Ref Material	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00 %
100-170-5315-00	Postage	27,000.00	27,000.00	0.00	3,832.94	23,167.06	14.20 %
100-170-5316-00	Minor Tools & Equipment	11,500.00	11,500.00	0.00	0.00	11,500.00	0.00 %
100-170-5326-00	Uniforms/Shirts	225.00	225.00	0.00	0.00	225.00	0.00 %
100-170-5380-00	Public Relations	2,500.00	2,500.00	0.00	0.00	2,500.00	0.00 %
ExpCategory: 53 - SUPPLIES Total:		45,725.00	45,725.00	30.22	3,863.16	41,861.84	8.45 %
ExpCategory: 54 - CONTRACTUAL SERVICES							
100-170-5411-10	Prof. Services - Consulting	2,500.00	2,500.00	1,007.00	2,559.50	-59.50	102.38 %
100-170-5434-00	Telecommunications	1,000.00	1,000.00	50.32	100.64	899.36	10.06 %
100-170-5461-02	Contract - Sanitation Services	1,146,506.00	1,146,506.00	0.00	103,910.12	1,042,595.88	9.06 %
100-170-5469-01	Equipment Rental	4,500.00	4,500.00	163.01	885.81	3,614.19	19.68 %
ExpCategory: 54 - CONTRACTUAL SERVICES Total:		1,154,506.00	1,154,506.00	1,220.33	107,456.07	1,047,049.93	9.31 %
ExpCategory: 55 - OTHER CHARGES							
100-170-5515-00	Advertising	750.00	750.00	0.00	0.00	750.00	0.00 %
100-170-5520-00	Printing	15,000.00	15,000.00	0.00	971.54	14,028.46	6.48 %
100-170-5527-00	Dues & Memberships	550.00	550.00	0.00	742.92	-192.92	135.08 %
100-170-5528-00	Travel & Training	3,000.00	3,000.00	0.00	435.00	2,565.00	14.50 %
100-170-5535-00	Equipment Maintenance	23,000.00	23,000.00	1,050.00	12,378.15	10,621.85	53.82 %
100-170-5540-02	Software Maintenance	23,000.00	23,000.00	6,752.06	7,151.68	15,848.32	31.09 %
ExpCategory: 55 - OTHER CHARGES Total:		65,300.00	65,300.00	7,802.06	21,679.29	43,620.71	33.20 %
Department: 170 - Utility Services Total:		1,449,250.00	1,449,250.00	26,059.18	178,458.78	1,270,791.22	12.31 %
Department: 180 - Economic Development							
ExpCategory: 52 - PERSONNEL COSTS							
100-180-5210-00	Salaries	173,888.00	173,888.00	13,375.99	38,033.34	135,854.66	21.87 %
100-180-5210-03	Auto Allowance	4,800.00	4,800.00	369.24	1,054.97	3,745.03	21.98 %
100-180-5230-00	Payroll Tax Expense	13,302.00	13,302.00	1,059.16	2,997.91	10,304.09	22.54 %
100-180-5235-00	Employee Health Benefits	20,369.00	20,369.00	2,935.17	6,037.17	14,331.83	29.64 %
100-180-5238-00	Retirement Contribution	12,881.00	12,881.00	1,076.24	3,060.59	9,820.41	23.76 %
100-180-5239-00	Workers Compensation	279.00	279.00	0.00	195.78	83.22	70.17 %
ExpCategory: 52 - PERSONNEL COSTS Total:		225,519.00	225,519.00	18,815.80	51,379.76	174,139.24	22.78 %
ExpCategory: 53 - SUPPLIES							
100-180-5311-00	Supplies	2,500.00	2,500.00	0.00	46.95	2,453.05	1.88 %
100-180-5314-00	Publications/Ref Material	730.00	730.00	20.00	183.91	546.09	25.19 %
100-180-5316-00	Minor Tools & Equipment	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00 %
100-180-5326-00	Uniforms/Shirts	150.00	150.00	0.00	0.00	150.00	0.00 %
100-180-5381-00	Meeting Expenses	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00 %
ExpCategory: 53 - SUPPLIES Total:		7,380.00	7,380.00	20.00	230.86	7,149.14	3.13 %
ExpCategory: 54 - CONTRACTUAL SERVICES							
100-180-5411-10	Prof. Services - Consulting	25,000.00	25,000.00	0.00	0.00	25,000.00	0.00 %
100-180-5411-14	Prof. Service Legal & Engineer	30,000.00	30,000.00	1,248.00	2,749.50	27,250.50	9.17 %

Budget Report

For Fiscal: 2020-2021 Period Ending: 12/31/2020

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
100-180-5434-00	Telecommunications	2,000.00	2,000.00	138.63	277.30	1,722.70	13.87 %
100-180-5440-00	Marketing	25,500.00	25,500.00	0.00	0.00	25,500.00	0.00 %
100-180-5472-00	Business Devlpmnt & Retention	12,500.00	12,500.00	0.00	0.00	12,500.00	0.00 %
ExpCategory: 54 - CONTRACTUAL SERVICES Total:		95,000.00	95,000.00	1,386.63	3,026.80	91,973.20	3.19 %
ExpCategory: 55 - OTHER CHARGES							
100-180-5520-00	Printing	500.00	500.00	0.00	0.00	500.00	0.00 %
100-180-5527-00	Dues & Memberships	2,325.00	2,325.00	208.96	208.96	2,116.04	8.99 %
100-180-5527-01	Dues & Memberships - Org.	17,250.00	17,250.00	1,250.00	1,350.00	15,900.00	7.83 %
100-180-5528-00	Travel & Training	12,500.00	12,500.00	0.00	1,705.00	10,795.00	13.64 %
100-180-5530-00	Technology Maintenance	25,000.00	25,000.00	0.00	0.00	25,000.00	0.00 %
100-180-5531-00	Mileage	1,500.00	1,500.00	0.00	24.03	1,475.97	1.60 %
ExpCategory: 55 - OTHER CHARGES Total:		59,075.00	59,075.00	1,458.96	3,287.99	55,787.01	5.57 %
Department: 180 - Economic Development Total:		386,974.00	386,974.00	21,681.39	57,925.41	329,048.59	14.97 %
Department: 185 - Communications							
ExpCategory: 52 - PERSONNEL COSTS							
100-185-5210-00	Salaries	65,000.00	65,000.00	0.00	0.00	65,000.00	0.00 %
100-185-5230-00	Payroll Tax Expense	4,973.00	4,973.00	0.00	0.00	4,973.00	0.00 %
100-185-5235-00	Employee Health Benefits	10,184.00	10,184.00	0.00	0.00	10,184.00	0.00 %
100-185-5238-00	Retirement Contribution	4,815.00	4,815.00	0.00	0.00	4,815.00	0.00 %
100-185-5239-00	Worker's Compensation	147.00	147.00	0.00	0.00	147.00	0.00 %
ExpCategory: 52 - PERSONNEL COSTS Total:		85,119.00	85,119.00	0.00	0.00	85,119.00	0.00 %
ExpCategory: 53 - SUPPLIES							
100-185-5311-00	Supplies	500.00	500.00	0.00	0.00	500.00	0.00 %
100-185-5316-00	Minor Tools & Equipment	5,000.00	5,000.00	90.00	259.00	4,741.00	5.18 %
ExpCategory: 53 - SUPPLIES Total:		5,500.00	5,500.00	90.00	259.00	5,241.00	4.71 %
ExpCategory: 55 - OTHER CHARGES							
100-185-5527-00	Dues & Memberships	500.00	500.00	0.00	0.00	500.00	0.00 %
100-185-5527-02	Annual Subscription Services	6,000.00	6,000.00	0.00	0.00	6,000.00	0.00 %
100-185-5528-00	Travel & Training	3,000.00	3,000.00	0.00	50.00	2,950.00	1.67 %
100-185-5530-00	Technology Maintenance	28,000.00	28,000.00	1,200.00	2,400.00	25,600.00	8.57 %
100-185-5540-02	Software Maintenance	1,200.00	1,200.00	0.00	0.00	1,200.00	0.00 %
ExpCategory: 55 - OTHER CHARGES Total:		38,700.00	38,700.00	1,200.00	2,450.00	36,250.00	6.33 %
Department: 185 - Communications Total:		129,319.00	129,319.00	1,290.00	2,709.00	126,610.00	2.09 %
Department: 210 - Police Dept							
ExpCategory: 52 - PERSONNEL COSTS							
100-210-5210-00	Salaries	1,766,872.00	1,766,872.00	148,411.00	406,046.59	1,360,825.41	22.98 %
100-210-5210-02	Overtime	20,596.00	20,596.00	1,006.37	3,609.01	16,986.99	17.52 %
100-210-5210-03	Auto Allowance	2,400.00	2,400.00	184.60	527.43	1,872.57	21.98 %
100-210-5210-05	Holiday Worked - Wage	45,958.00	45,958.00	7,828.75	11,823.67	34,134.33	25.73 %
100-210-5210-06	Overtime - Grant Funded	0.00	0.00	0.00	81.40	-81.40	0.00 %
100-210-5230-00	Payroll Tax Expense	139,931.00	139,931.00	11,804.05	31,406.04	108,524.96	22.44 %
100-210-5235-00	Employee Health Benefits	254,610.00	254,610.00	40,371.67	76,880.94	177,729.06	30.20 %
100-210-5238-00	Retirement Contribution	130,883.00	130,883.00	12,329.46	33,054.11	97,828.89	25.25 %
100-210-5239-00	Workers Compensation	41,794.00	41,794.00	0.00	29,327.73	12,466.27	70.17 %
ExpCategory: 52 - PERSONNEL COSTS Total:		2,403,044.00	2,403,044.00	221,935.90	592,756.92	1,810,287.08	24.67 %
ExpCategory: 53 - SUPPLIES							
100-210-5311-00	Supplies	4,200.00	4,200.00	162.56	292.80	3,907.20	6.97 %
100-210-5311-05	Supplies - Police Duty	29,100.00	34,129.29	1,021.01	1,261.21	32,868.08	3.70 %
100-210-5314-00	Publications/Ref Material	500.00	500.00	0.00	0.00	500.00	0.00 %
100-210-5316-00	Minor Tools & Equipment	110,920.00	110,920.00	3,086.91	14,144.93	96,775.07	12.75 %
100-210-5317-00	Commemoratives	500.00	500.00	0.00	0.00	500.00	0.00 %
100-210-5326-00	Uniforms/Shirts	24,600.00	24,600.00	1,503.68	4,650.94	19,949.06	18.91 %
100-210-5363-00	Fuel/Oil Expense	58,885.00	58,885.00	3,207.37	9,151.24	49,733.76	15.54 %
100-210-5363-01	Auto Repair/Maintenance	61,000.00	61,000.00	1,424.88	9,177.92	51,822.08	15.05 %
100-210-5364-00	Investigations	6,000.00	6,000.00	0.00	0.00	6,000.00	0.00 %

Budget Report

For Fiscal: 2020-2021 Period Ending: 12/31/2020

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
100-210-5380-00	Public Relations	1,200.00	1,200.00	209.22	449.12	750.88	37.43 %
	ExpCategory: 53 - SUPPLIES Total:	296,905.00	301,934.29	10,615.63	39,128.16	262,806.13	12.96 %
	ExpCategory: 54 - CONTRACTUAL SERVICES						
100-210-5411-10	Prof. Services - Consulting	12,000.00	12,000.00	0.00	12,500.00	-500.00	104.17 %
100-210-5430-00	Telecommunications-Web	3,700.00	3,700.00	0.00	0.00	3,700.00	0.00 %
100-210-5434-00	Telecommunications	18,700.00	18,700.00	2,492.13	3,224.78	15,475.22	17.24 %
100-210-5467-00	Testing & Support Services	6,965.00	6,965.00	0.00	613.00	6,352.00	8.80 %
100-210-5469-01	Equipment Rental	13,000.00	13,000.00	2,155.79	2,640.39	10,359.61	20.31 %
	ExpCategory: 54 - CONTRACTUAL SERVICES Total:	54,365.00	54,365.00	4,647.92	18,978.17	35,386.83	34.91 %
	ExpCategory: 55 - OTHER CHARGES						
100-210-5520-00	Printing	1,500.00	1,500.00	0.00	52.00	1,448.00	3.47 %
100-210-5527-00	Dues & Memberships	2,300.00	2,300.00	0.00	345.98	1,954.02	15.04 %
100-210-5528-00	Travel & Training	18,000.00	18,000.00	315.30	4,419.69	13,580.31	24.55 %
100-210-5530-00	Technology Maintenance	99,900.00	99,900.00	864.35	53,466.13	46,433.87	53.52 %
100-210-5531-01	Tuition Assistance Program	6,000.00	6,000.00	0.00	0.00	6,000.00	0.00 %
100-210-5599-00	Vehicle Replacement Fee	106,584.00	106,584.00	8,882.00	26,646.00	79,938.00	25.00 %
	ExpCategory: 55 - OTHER CHARGES Total:	234,284.00	234,284.00	10,061.65	84,929.80	149,354.20	36.25 %
	ExpCategory: 56 - CAPITAL OUTLAY						
100-210-5600-02	Capital Outlay - Vehicle	34,000.00	34,000.00	0.00	32,223.00	1,777.00	94.77 %
	ExpCategory: 56 - CAPITAL OUTLAY Total:	34,000.00	34,000.00	0.00	32,223.00	1,777.00	94.77 %
	Department: 210 - Police Dept Total:	3,022,598.00	3,027,627.29	247,261.10	768,016.05	2,259,611.24	25.37 %
	Department: 230 - Emergency Management						
	ExpCategory: 53 - SUPPLIES						
100-230-5311-00	Supplies	4,500.00	4,500.00	0.00	116.09	4,383.91	2.58 %
100-230-5311-01	Occupation Supplies	3,500.00	3,500.00	0.00	-339.53	3,839.53	-9.70 %
100-230-5314-00	Publications/Ref Material	500.00	500.00	0.00	0.00	500.00	0.00 %
100-230-5316-00	Minor Tools & Equipment	9,700.00	9,700.00	0.00	0.00	9,700.00	0.00 %
100-230-5317-00	Commemoratives	1,200.00	1,200.00	0.00	0.00	1,200.00	0.00 %
100-230-5363-00	Fuel/Oil Expense	10,400.00	10,400.00	0.00	4,800.00	5,600.00	46.15 %
100-230-5363-01	Auto Repair/Maintenance	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00 %
100-230-5381-00	Meeting Expenses	2,700.00	2,700.00	0.00	0.00	2,700.00	0.00 %
	ExpCategory: 53 - SUPPLIES Total:	37,500.00	37,500.00	0.00	4,576.56	32,923.44	12.20 %
	ExpCategory: 54 - CONTRACTUAL SERVICES						
100-230-5411-13	Prof. Services I.T.	500.00	500.00	0.00	0.00	500.00	0.00 %
100-230-5434-00	Telecommunications	2,000.00	2,000.00	37.99	75.98	1,924.02	3.80 %
100-230-5469-01	Equipment Rental	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00 %
	ExpCategory: 54 - CONTRACTUAL SERVICES Total:	3,500.00	3,500.00	37.99	75.98	3,424.02	2.17 %
	ExpCategory: 55 - OTHER CHARGES						
100-230-5500-01	COVID-19	0.00	0.00	398,803.91	401,055.70	-401,055.70	0.00 %
100-230-5520-00	Printing	300.00	300.00	0.00	0.00	300.00	0.00 %
100-230-5527-00	Dues & Memberships	450.00	450.00	0.00	0.00	450.00	0.00 %
100-230-5528-00	Travel & Training	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00 %
	ExpCategory: 55 - OTHER CHARGES Total:	2,750.00	2,750.00	398,803.91	401,055.70	-398,305.70	4,583.84 %
	Department: 230 - Emergency Management Total:	43,750.00	43,750.00	398,841.90	405,708.24	-361,958.24	927.33 %
	Department: 250 - Code Enforcement						
	ExpCategory: 52 - PERSONNEL COSTS						
100-250-5210-00	Salaries & Wages	48,899.00	48,899.00	3,761.40	10,695.21	38,203.79	21.87 %
100-250-5210-02	Overtime	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00 %
100-250-5230-00	Payroll Tax Expense	3,741.00	3,741.00	291.60	822.03	2,918.97	21.97 %
100-250-5235-00	Employee Health Benefits	10,184.00	10,184.00	1,586.10	3,118.81	7,065.19	30.62 %
100-250-5238-00	Retirement Contribution	3,622.00	3,622.00	294.56	837.48	2,784.52	23.12 %
100-250-5239-00	Workers' Compensation	259.00	259.00	0.00	181.75	77.25	70.17 %
	ExpCategory: 52 - PERSONNEL COSTS Total:	71,705.00	71,705.00	5,933.66	15,655.28	56,049.72	21.83 %
	ExpCategory: 53 - SUPPLIES						
100-250-5311-00	Supplies	200.00	200.00	0.00	0.00	200.00	0.00 %

Budget Report

For Fiscal: 2020-2021 Period Ending: 12/31/2020

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
100-250-5314-00	Publications/Ref Material	300.00	300.00	0.00	0.00	300.00	0.00 %
100-250-5316-00	Minor Tools & Equipment	7,100.00	7,100.00	0.00	0.00	7,100.00	0.00 %
100-250-5326-00	Uniforms/Shirts	350.00	350.00	0.00	0.00	350.00	0.00 %
100-250-5363-00	Fuel/Oil Expense	3,400.00	3,400.00	68.15	320.44	3,079.56	9.42 %
100-250-5363-01	Auto Repair/Maintenance	3,840.00	3,840.00	30.28	30.28	3,809.72	0.79 %
ExpCategory: 53 - SUPPLIES Total:		15,190.00	15,190.00	98.43	350.72	14,839.28	2.31 %
ExpCategory: 54 - CONTRACTUAL SERVICES							
100-250-5434-00	Telecommunications	1,200.00	1,200.00	50.32	100.64	1,099.36	8.39 %
100-250-5461-00	Pro Serv.- Demo-/Prop Upkeep	5,500.00	5,500.00	0.00	0.00	5,500.00	0.00 %
ExpCategory: 54 - CONTRACTUAL SERVICES Total:		6,700.00	6,700.00	50.32	100.64	6,599.36	1.50 %
ExpCategory: 55 - OTHER CHARGES							
100-250-5527-00	Dues & Memberships	200.00	200.00	0.00	0.00	200.00	0.00 %
100-250-5528-00	Travel & Training	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00 %
100-250-5530-00	Technology Maintenance	440.00	440.00	0.00	0.00	440.00	0.00 %
100-250-5599-00	Vehicle Replacement Fee	3,125.00	3,125.00	260.42	781.26	2,343.74	25.00 %
ExpCategory: 55 - OTHER CHARGES Total:		5,765.00	5,765.00	260.42	781.26	4,983.74	13.55 %
Department: 250 - Code Enforcement Total:		99,360.00	99,360.00	6,342.83	16,887.90	82,472.10	17.00 %
Department: 400 - Planning Services							
ExpCategory: 53 - SUPPLIES							
100-400-5311-00	Supplies	3,500.00	3,500.00	366.97	366.97	3,133.03	10.48 %
100-400-5314-00	Publications/Ref Material	1,200.00	1,200.00	0.00	197.47	1,002.53	16.46 %
100-400-5316-00	Minor Tools & Equipment	2,500.00	2,500.00	0.00	0.00	2,500.00	0.00 %
ExpCategory: 53 - SUPPLIES Total:		7,200.00	7,200.00	366.97	564.44	6,635.56	7.84 %
ExpCategory: 54 - CONTRACTUAL SERVICES							
100-400-5411-10	Prof. Services - Consulting	140,000.00	140,000.00	33,080.60	33,080.60	106,919.40	23.63 %
100-400-5434-00	Telecommunications	1,000.00	1,000.00	50.32	100.64	899.36	10.06 %
100-400-5469-01	Equipment Rental	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00 %
ExpCategory: 54 - CONTRACTUAL SERVICES Total:		142,000.00	142,000.00	33,130.92	33,181.24	108,818.76	23.37 %
ExpCategory: 55 - OTHER CHARGES							
100-400-5527-00	Dues & Memberships	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00 %
100-400-5528-00	Travel & Training	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00 %
100-400-5540-02	Software Maintenance	0.00	0.00	855.17	1,034.36	-1,034.36	0.00 %
ExpCategory: 55 - OTHER CHARGES Total:		11,500.00	11,500.00	855.17	1,034.36	10,465.64	8.99 %
Department: 400 - Planning Services Total:		160,700.00	160,700.00	34,353.06	34,780.04	125,919.96	21.64 %
Department: 450 - Development Services							
ExpCategory: 52 - PERSONNEL COSTS							
100-450-5210-00	Salaries	723,529.00	723,529.00	50,971.56	145,919.04	577,609.96	20.17 %
100-450-5210-02	Overtime	5,500.00	5,500.00	0.00	0.00	5,500.00	0.00 %
100-450-5210-03	Auto Allowance	8,400.00	8,400.00	507.70	1,470.35	6,929.65	17.50 %
100-450-5230-00	Payroll Tax Expense	55,350.00	55,350.00	3,973.09	11,292.40	44,057.60	20.40 %
100-450-5235-00	Employee Health Benefits	112,028.00	112,028.00	16,649.50	32,025.82	80,002.18	28.59 %
100-450-5238-00	Retirement Contribution	53,596.00	53,596.00	4,041.66	11,551.43	42,044.57	21.55 %
100-450-5239-00	Workers Compensation	1,540.00	1,540.00	0.00	1,080.65	459.35	70.17 %
ExpCategory: 52 - PERSONNEL COSTS Total:		959,943.00	959,943.00	76,143.51	203,339.69	756,603.31	21.18 %
ExpCategory: 53 - SUPPLIES							
100-450-5311-00	Supplies	6,000.00	6,000.00	451.86	1,099.54	4,900.46	18.33 %
100-450-5314-00	Publications/Ref Material	3,000.00	3,000.00	0.00	0.00	3,000.00	0.00 %
100-450-5316-00	Minor Tools & Equipment	5,500.00	5,500.00	33.75	63.73	5,436.27	1.16 %
100-450-5316-02	Minor Equipment - Technology City	103,000.00	103,000.00	978.70	3,325.71	99,674.29	3.23 %
100-450-5326-00	Uniforms/Shirts	5,000.00	5,000.00	120.00	120.00	4,880.00	2.40 %
100-450-5363-00	Fuel/Oil Expense	9,500.00	9,500.00	367.08	1,036.66	8,463.34	10.91 %
100-450-5363-01	Auto Repair/Maintenance	7,500.00	7,500.00	415.15	530.88	6,969.12	7.08 %
ExpCategory: 53 - SUPPLIES Total:		139,500.00	139,500.00	2,366.54	6,176.52	133,323.48	4.43 %
ExpCategory: 54 - CONTRACTUAL SERVICES							
100-450-5411-10	Prof. Services - Consulting	25,000.00	25,000.00	0.00	0.00	25,000.00	0.00 %

Budget Report

For Fiscal: 2020-2021 Period Ending: 12/31/2020

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
100-450-5411-11	Prof. Services - Engineering	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00 %
100-450-5411-12	Prof. Serv-Infrastructure Insp	250,000.00	250,000.00	2,280.00	10,410.00	239,590.00	4.16 %
100-450-5411-13	Professional Services - I.T. - Citywid	60,000.00	60,000.00	18,597.24	25,852.86	34,147.14	43.09 %
100-450-5430-00	Telecommunications Web - Citywid	7,500.00	7,500.00	0.00	0.00	7,500.00	0.00 %
100-450-5430-01	Telecommunications - Citywide	60,000.00	60,000.00	5,932.47	6,083.13	53,916.87	10.14 %
100-450-5434-00	Telecommunications	7,500.00	7,500.00	709.39	6,121.40	1,378.60	81.62 %
100-450-5434-01	Telecommunications - Citywide	0.00	0.00	-580.06	0.00	0.00	0.00 %
100-450-5469-01	Equipment Rental	6,000.00	6,000.00	1,522.73	2,370.20	3,629.80	39.50 %
ExpCategory: 54 - CONTRACTUAL SERVICES Total:		417,500.00	417,500.00	28,461.77	50,837.59	366,662.41	12.18 %
ExpCategory: 55 - OTHER CHARGES							
100-450-5520-00	Printing	6,000.00	6,000.00	0.00	733.59	5,266.41	12.23 %
100-450-5527-00	Dues & Memberships	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00 %
100-450-5528-00	Travel & Training	11,500.00	11,500.00	178.20	187.99	11,312.01	1.63 %
100-450-5540-02	Software Maintenance	15,000.00	15,000.00	1,957.28	5,257.28	9,742.72	35.05 %
100-450-5540-03	Software Maintenance - Citywide	50,000.00	50,000.00	0.00	0.00	50,000.00	0.00 %
100-450-5599-00	Vehicle Replacement Fee	9,750.00	9,750.00	812.50	2,437.50	7,312.50	25.00 %
ExpCategory: 55 - OTHER CHARGES Total:		93,750.00	93,750.00	2,947.98	8,616.36	85,133.64	9.19 %
Department: 450 - Development Services Total:		1,610,693.00	1,610,693.00	109,919.80	268,970.16	1,341,722.84	16.70 %
Department: 490 - General Facilities							
ExpCategory: 53 - SUPPLIES							
100-490-5311-00	Supplies	10,000.00	10,000.00	2,186.31	3,823.53	6,176.47	38.24 %
100-490-5316-00	Minor Tools & Equipment	25,000.00	25,000.00	0.00	169.98	24,830.02	0.68 %
ExpCategory: 53 - SUPPLIES Total:		35,000.00	35,000.00	2,186.31	3,993.51	31,006.49	11.41 %
ExpCategory: 54 - CONTRACTUAL SERVICES							
100-490-5420-00	Comm Center Supervisor	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00 %
100-490-5422-00	Facilities Cleaning	45,000.00	45,000.00	3,908.67	7,154.67	37,845.33	15.90 %
100-490-5431-00	Electricity	25,000.00	25,000.00	3,860.96	5,743.54	19,256.46	22.97 %
100-490-5435-00	Pest Control Services	3,000.00	3,000.00	487.50	672.50	2,327.50	22.42 %
100-490-5451-00	Security Systems	9,500.00	9,500.00	373.46	1,120.38	8,379.62	11.79 %
100-490-5469-02	Facility Rental	143,808.00	143,808.00	12,254.00	36,268.00	107,540.00	25.22 %
100-490-5472-00	Contract Services	25,000.00	25,000.00	6,125.19	7,921.32	17,078.68	31.69 %
ExpCategory: 54 - CONTRACTUAL SERVICES Total:		256,308.00	256,308.00	27,009.78	58,880.41	197,427.59	22.97 %
ExpCategory: 55 - OTHER CHARGES							
100-490-5570-01	Facilities Maintenance	50,000.00	50,000.00	102.91	189.42	49,810.58	0.38 %
100-490-5571-00	Landscape Maintenance	25,000.00	25,000.00	756.00	1,134.00	23,866.00	4.54 %
ExpCategory: 55 - OTHER CHARGES Total:		75,000.00	75,000.00	858.91	1,323.42	73,676.58	1.76 %
ExpCategory: 56 - CAPITAL OUTLAY							
100-490-5600-04	Capital Outlay - Improvements	50,000.00	50,000.00	10,352.68	10,352.68	39,647.32	20.71 %
ExpCategory: 56 - CAPITAL OUTLAY Total:		50,000.00	50,000.00	10,352.68	10,352.68	39,647.32	20.71 %
Department: 490 - General Facilities Total:		416,308.00	416,308.00	40,407.68	74,550.02	341,757.98	17.91 %
Department: 510 - Public Works & Maint							
ExpCategory: 52 - PERSONNEL COSTS							
100-510-5210-00	Salaries	468,469.00	468,469.00	21,162.63	60,078.36	408,390.64	12.82 %
100-510-5210-02	Overtime	6,000.00	6,000.00	51.09	501.04	5,498.96	8.35 %
100-510-5210-03	Auto Allowance	10,200.00	10,200.00	415.40	1,186.86	9,013.14	11.64 %
100-510-5230-00	Payroll Tax Expense	36,205.00	36,205.00	1,637.10	4,646.60	31,558.40	12.83 %
100-510-5235-00	Employee Health Benefits	81,475.00	81,475.00	6,101.00	12,255.68	69,219.32	15.04 %
100-510-5238-00	Retirement Contribution	36,952.00	36,952.00	1,693.56	4,836.29	32,115.71	13.09 %
100-510-5239-00	Workers Compensation	4,744.00	4,744.00	0.00	3,328.96	1,415.04	70.17 %
ExpCategory: 52 - PERSONNEL COSTS Total:		644,045.00	644,045.00	31,060.78	86,833.79	557,211.21	13.48 %
ExpCategory: 53 - SUPPLIES							
100-510-5311-00	Supplies	2,200.00	2,200.00	0.00	218.67	1,981.33	9.94 %
100-510-5314-00	Publications/Ref Material	700.00	700.00	0.00	0.00	700.00	0.00 %
100-510-5316-00	Minor Tools & Equipment	17,300.00	17,300.00	0.00	633.95	16,666.05	3.66 %
100-510-5326-00	Uniforms/Shirts	2,100.00	2,100.00	16.99	16.99	2,083.01	0.81 %

Budget Report

For Fiscal: 2020-2021 Period Ending: 12/31/2020

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
100-510-5363-00	Fuel/Oil Expense	15,000.00	15,000.00	541.69	1,982.81	13,017.19	13.22 %
100-510-5363-01	Auto Repair/Maintenance	12,000.00	12,000.00	1,033.51	1,488.73	10,511.27	12.41 %
	ExpCategory: 53 - SUPPLIES Total:	49,300.00	49,300.00	1,592.19	4,341.15	44,958.85	8.81 %
	ExpCategory: 54 - CONTRACTUAL SERVICES						
100-510-5411-10	Prof. Services - Consulting	20,000.00	20,000.00	0.00	0.00	20,000.00	0.00 %
100-510-5412-10	Prof Services - Engineering	90,000.00	90,000.00	12,000.00	12,000.00	78,000.00	13.33 %
100-510-5434-00	Telecommunications	4,200.00	4,200.00	289.59	528.86	3,671.14	12.59 %
100-510-5469-01	Equipment Rental	5,000.00	5,000.00	0.00	19.54	4,980.46	0.39 %
	ExpCategory: 54 - CONTRACTUAL SERVICES Total:	119,200.00	119,200.00	12,289.59	12,548.40	106,651.60	10.53 %
	ExpCategory: 55 - OTHER CHARGES						
100-510-5527-00	Dues & Memberships	1,800.00	1,800.00	0.00	0.00	1,800.00	0.00 %
100-510-5528-00	Travel & Training	11,500.00	11,500.00	0.00	174.00	11,326.00	1.51 %
100-510-5599-00	Vehicle Replacement Fee	33,667.00	33,667.00	2,805.58	8,416.74	25,250.26	25.00 %
	ExpCategory: 55 - OTHER CHARGES Total:	46,967.00	46,967.00	2,805.58	8,590.74	38,376.26	18.29 %
	ExpCategory: 56 - CAPITAL OUTLAY						
100-510-5600-02	Capital Outlay - Vehicle	30,000.00	30,000.00	0.00	0.00	30,000.00	0.00 %
	ExpCategory: 56 - CAPITAL OUTLAY Total:	30,000.00	30,000.00	0.00	0.00	30,000.00	0.00 %
	Department: 510 - Public Works & Maint Total:	889,512.00	889,512.00	47,748.14	112,314.08	777,197.92	12.63 %
	Department: 520 - Streets						
	ExpCategory: 53 - SUPPLIES						
100-520-5311-00	Supplies	11,000.00	11,000.00	0.00	0.00	11,000.00	0.00 %
100-520-5311-02	Supplies - Signage	12,000.00	12,000.00	2,274.87	7,129.78	4,870.22	59.41 %
100-520-5350-00	Street Maintenance	25,000.00	25,000.00	0.00	0.00	25,000.00	0.00 %
	ExpCategory: 53 - SUPPLIES Total:	48,000.00	48,000.00	2,274.87	7,129.78	40,870.22	14.85 %
	ExpCategory: 54 - CONTRACTUAL SERVICES						
100-520-5411-10	Prof. Services - Consulting	2,500.00	2,500.00	0.00	0.00	2,500.00	0.00 %
100-520-5432-00	Electricity - Street Lights	350,000.00	350,000.00	59,325.30	87,983.35	262,016.65	25.14 %
100-520-5472-01	Contract Services - Streets	37,000.00	37,000.00	6,800.00	6,800.00	30,200.00	18.38 %
100-520-5472-02	Contract Services - Markings	15,000.00	15,000.00	3,660.72	3,660.72	11,339.28	24.40 %
100-520-5472-03	Contract Services - Mowing	60,000.00	60,000.00	0.00	9,197.10	50,802.90	15.33 %
	ExpCategory: 54 - CONTRACTUAL SERVICES Total:	464,500.00	464,500.00	69,786.02	107,641.17	356,858.83	23.17 %
	ExpCategory: 56 - CAPITAL OUTLAY						
100-520-5600-00	Capital Outlay - Equipment	48,800.00	48,800.00	0.00	0.00	48,800.00	0.00 %
	ExpCategory: 56 - CAPITAL OUTLAY Total:	48,800.00	48,800.00	0.00	0.00	48,800.00	0.00 %
	Department: 520 - Streets Total:	561,300.00	561,300.00	72,060.89	114,770.95	446,529.05	20.45 %
	Department: 900 - Transfers						
	ExpCategory: 59 - TRANSFERS						
100-900-5900-30	Xfer Out - Cap Proj Fd 300	2,050,250.00	2,050,250.00	0.00	0.00	2,050,250.00	0.00 %
100-900-5900-51	Xfer Out - COF CP Fund 501	405,000.00	405,000.00	0.00	0.00	405,000.00	0.00 %
	ExpCategory: 59 - TRANSFERS Total:	2,455,250.00	2,455,250.00	0.00	0.00	2,455,250.00	0.00 %
	Department: 900 - Transfers Total:	2,455,250.00	2,455,250.00	0.00	0.00	2,455,250.00	0.00 %
	Expense Total:	13,756,833.00	13,774,862.29	1,196,587.98	2,586,273.59	11,188,588.70	18.78 %
	Fund: 100 - GENERAL FUND Surplus (Deficit):	-1,977,086.00	-1,995,115.29	-100,779.47	-402,149.90	1,592,965.39	20.16 %
	Fund: 500 - FULSHEAR UTILITY FUND						
	Revenue						
	Type: 41 - TAX & FRANCHISE FEES						
500-41507	Credit Card Fees	0.00	0.00	5,253.72	17,733.07	17,733.07	0.00 %
	Type: 41 - TAX & FRANCHISE FEES Total:	0.00	0.00	5,253.72	17,733.07	17,733.07	0.00 %
	Type: 44 - SERVICE REVENUE						
500-44102	Residential Water	900,000.00	900,000.00	99,271.90	193,983.54	-706,016.46	21.55 %
500-44103	Commercial Water	450,000.00	450,000.00	27,708.51	56,713.86	-393,286.14	12.60 %
500-44104	Builder Water	50,794.00	50,794.00	0.00	0.00	-50,794.00	0.00 %
500-44105	Irrigation Water	1,056.00	1,056.00	28,132.92	52,316.00	51,260.00	4,954.17 %
500-44106	Residential Sewer	900,000.00	900,000.00	95,478.40	191,259.78	-708,740.22	21.25 %

Budget Report

For Fiscal: 2020-2021 Period Ending: 12/31/2020

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
500-44107	Commercial Sewer	450,000.00	450,000.00	20,883.75	33,811.40	-416,188.60	7.51 %
500-44300	Water & Sewer Taps	1,315,000.00	1,315,000.00	207,359.88	407,428.97	-907,571.03	30.98 %
500-44310	Builder Backcharges	20,000.00	20,000.00	0.00	0.00	-20,000.00	0.00 %
500-44311	Water/Sewer Infrastructure	150,000.00	150,000.00	0.00	0.00	-150,000.00	0.00 %
500-44500	Penalties	100,000.00	100,000.00	7,084.00	22,442.33	-77,557.67	22.44 %
500-44600	NFBWA Pumpage Fees	3,024,302.00	3,024,302.00	255,135.74	546,561.71	-2,477,740.29	18.07 %
	Type: 44 - SERVICE REVENUE Total:	7,361,152.00	7,361,152.00	741,055.10	1,504,517.59	-5,856,634.41	20.44 %
Type: 46 - INTEREST REVENUE							
500-46000	Interest Revenue	40,000.00	40,000.00	1,003.86	1,990.82	-38,009.18	4.98 %
	Type: 46 - INTEREST REVENUE Total:	40,000.00	40,000.00	1,003.86	1,990.82	-38,009.18	4.98 %
Type: 47 - OTHER REVENUE							
500-47200	Miscellaneous Revenue	25,000.00	25,000.00	31,324.10	34,851.12	9,851.12	139.40 %
	Type: 47 - OTHER REVENUE Total:	25,000.00	25,000.00	31,324.10	34,851.12	9,851.12	139.40 %
	Revenue Total:	7,426,152.00	7,426,152.00	778,636.78	1,559,092.60	-5,867,059.40	20.99 %
Expense							
Department: 000 - Non-Departmental							
ExpCategory: 52 - PERSONNEL COSTS							
500-000-5210-00	Salaries	170,060.00	170,060.00	16,528.03	42,428.90	127,631.10	24.95 %
500-000-5210-02	Overtime	4,000.00	4,000.00	365.85	2,056.27	1,943.73	51.41 %
500-000-5230-00	Payroll Expense	13,316.00	13,316.00	1,270.75	3,353.24	9,962.76	25.18 %
500-000-5235-00	Employee Health Benefits	30,553.00	30,553.00	4,251.54	9,630.38	20,922.62	31.52 %
500-000-5238-00	Retirement Contribution	13,316.00	13,316.00	1,322.79	3,483.19	9,832.81	26.16 %
500-000-5239-00	Worker's Compensation	7,417.00	7,417.00	0.00	5,204.67	2,212.33	70.17 %
	ExpCategory: 52 - PERSONNEL COSTS Total:	238,662.00	238,662.00	23,738.96	66,156.65	172,505.35	27.72 %
ExpCategory: 53 - SUPPLIES							
500-000-5311-00	Supplies	9,000.00	9,000.00	552.31	880.31	8,119.69	9.78 %
500-000-5316-00	Minor Tools & Equipment	20,000.00	20,000.00	0.00	815.06	19,184.94	4.08 %
500-000-5324-00	Chemicals	90,000.00	90,000.00	7,782.63	10,199.19	79,800.81	11.33 %
500-000-5326-00	Uniforms	3,200.00	3,200.00	650.44	650.44	2,549.56	20.33 %
500-000-5354-00	Telecommunications	3,100.00	3,100.00	460.21	777.52	2,322.48	25.08 %
500-000-5363-00	Fuel/Oil	14,100.00	14,100.00	372.81	790.85	13,309.15	5.61 %
500-000-5363-01	Auto Repair /Maintenance	12,000.00	12,000.00	767.37	823.35	11,176.65	6.86 %
500-000-5381-01	Miscellaneous	0.00	800.00	0.00	0.00	800.00	0.00 %
	ExpCategory: 53 - SUPPLIES Total:	151,400.00	152,200.00	10,585.77	14,936.72	137,263.28	9.81 %
ExpCategory: 54 - CONTRACTUAL SERVICES							
500-000-5411-00	Prof. Services - Legal	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00 %
500-000-5411-10	Prof. Service-Comp Planning	50,000.00	50,000.00	0.00	0.00	50,000.00	0.00 %
500-000-5411-11	Prof. Services-Engineering	75,000.00	94,210.00	1,170.00	1,170.00	93,040.00	1.24 %
500-000-5421-00	Ins Real & Personal Prop	23,262.00	23,262.00	0.00	24,101.82	-839.82	103.61 %
500-000-5421-01	General Liability	10,114.00	10,114.00	0.00	0.00	10,114.00	0.00 %
500-000-5421-04	Errors & Omissions	5,176.00	5,176.00	0.00	5,306.72	-130.72	102.53 %
500-000-5425-00	Merchant Service Fees	25,000.00	25,000.00	3,284.09	7,909.09	17,090.91	31.64 %
500-000-5431-01	Electricity- Water Plant	192,000.00	192,000.00	27,595.66	42,281.14	149,718.86	22.02 %
500-000-5431-02	Electricity- Lift Station	44,000.00	44,000.00	2,592.24	4,322.76	39,677.24	9.82 %
500-000-5431-03	Electricity - Sewer Plant	118,000.00	118,000.00	23,505.18	35,559.16	82,440.84	30.13 %
500-000-5434-01	Telecom - Alarm Phones	9,000.00	9,000.00	570.63	1,141.45	7,858.55	12.68 %
500-000-5450-00	Sludge Hauling	101,000.00	101,000.00	10,845.96	10,845.96	90,154.04	10.74 %
500-000-5463-01	Facilities Lease	172,140.00	172,140.00	0.00	0.00	172,140.00	0.00 %
500-000-5465-00	Water Pumpage Fees	3,024,302.00	3,024,302.00	276,630.35	603,192.65	2,421,109.35	19.94 %
500-000-5466-00	Lab Testing	26,700.00	26,700.00	0.00	0.00	26,700.00	0.00 %
500-000-5469-02	Facility Rental	26,880.00	26,880.00	28,690.00	43,035.00	-16,155.00	160.10 %
500-000-5472-03	Contract Labor	50,000.00	50,000.00	0.00	0.00	50,000.00	0.00 %
	ExpCategory: 54 - CONTRACTUAL SERVICES Total:	3,957,574.00	3,976,784.00	374,884.11	778,865.75	3,197,918.25	19.59 %
ExpCategory: 55 - OTHER CHARGES							
500-000-5510-01	Base - Contract W/S Operation	172,246.00	172,246.00	0.00	150,566.49	21,679.51	87.41 %
500-000-5510-02	Admin Fees W/S Contract	350.00	350.00	0.00	0.00	350.00	0.00 %

Budget Report

For Fiscal: 2020-2021 Period Ending: 12/31/2020

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
500-000-5510-04	Water System Maintenance	190,000.00	201,922.50	103,084.14	137,100.79	64,821.71	67.90 %
500-000-5510-05	Lift Station Maintenance	25,000.00	25,000.00	6,463.67	6,696.56	18,303.44	26.79 %
500-000-5510-06	Tapping Fees - W/S Contract	665,000.00	665,000.00	80,121.38	124,689.78	540,310.22	18.75 %
500-000-5510-07	Sewer System Maintenance	40,000.00	40,000.00	8,993.87	22,353.90	17,646.10	55.88 %
500-000-5511-00	WWTP Maintenance	60,000.00	60,000.00	5,409.42	5,409.42	54,590.58	9.02 %
500-000-5512-00	Water Conservation Program	5,100.00	5,100.00	650.00	650.00	4,450.00	12.75 %
500-000-5515-02	Permits	26,750.00	26,750.00	12,262.25	15,181.60	11,568.40	56.75 %
500-000-5528-00	Travel and Training	5,000.00	5,000.00	0.00	227.50	4,772.50	4.55 %
500-000-5560-07	Incode Software Maintenance	15,180.00	15,180.00	0.00	0.00	15,180.00	0.00 %
ExpCategory: 55 - OTHER CHARGES Total:		1,204,626.00	1,216,548.50	216,984.73	462,876.04	753,672.46	38.05 %
ExpCategory: 56 - CAPITAL OUTLAY							
500-000-5600-00	Capital - Equipment	0.00	0.00	0.00	26,034.00	-26,034.00	0.00 %
500-000-5600-02	Vehicle	112,000.00	112,000.00	0.00	0.00	112,000.00	0.00 %
500-000-5600-04	Building	50,000.00	50,000.00	0.00	0.00	50,000.00	0.00 %
ExpCategory: 56 - CAPITAL OUTLAY Total:		162,000.00	162,000.00	0.00	26,034.00	135,966.00	16.07 %
Department: 000 - Non-Departmental Total:		5,714,262.00	5,746,194.50	626,193.57	1,348,869.16	4,397,325.34	23.47 %
Department: 900 - Transfers							
ExpCategory: 59 - TRANSFERS							
500-900-5900-10	Xfer Out - Gen Fund 100	1,179,724.00	1,179,724.00	0.00	0.00	1,179,724.00	0.00 %
500-900-5900-30	Xfer Out - Fund 300	125,000.00	125,000.00	0.00	0.00	125,000.00	0.00 %
500-900-5900-51	Xfer Out - COF Capital Project Fund	300,000.00	300,000.00	0.00	0.00	300,000.00	0.00 %
ExpCategory: 59 - TRANSFERS Total:		1,604,724.00	1,604,724.00	0.00	0.00	1,604,724.00	0.00 %
Department: 900 - Transfers Total:		1,604,724.00	1,604,724.00	0.00	0.00	1,604,724.00	0.00 %
Expense Total:		7,318,986.00	7,350,918.50	626,193.57	1,348,869.16	6,002,049.34	18.35 %
Fund: 500 - FULSHEAR UTILITY FUND Surplus (Deficit):		107,166.00	75,233.50	152,443.21	210,223.44	134,989.94	279.43 %
Fund: 551 - CCR Reserve							
Revenue							
Type: 46 - INTEREST REVENUE							
551-46000	Interest Revenue	20,000.00	20,000.00	1,260.33	2,587.95	-17,412.05	12.94 %
Type: 46 - INTEREST REVENUE Total:		20,000.00	20,000.00	1,260.33	2,587.95	-17,412.05	12.94 %
Revenue Total:		20,000.00	20,000.00	1,260.33	2,587.95	-17,412.05	12.94 %
Expense							
Department: 000 - Non-Departmental							
ExpCategory: 56 - CAPITAL OUTLAY							
551-000-5650-00	Capital Outlay - Improvements	0.00	0.00	0.00	-5,928.00	5,928.00	0.00 %
551-000-5800-00	Water Plant 1 Sys Reh/Upgrades	0.00	400,000.00	0.00	0.00	400,000.00	0.00 %
551-000-5800-01	WWTP Rehab	50,000.00	24,237.75	0.00	0.00	24,237.75	0.00 %
551-000-5800-02	WWTP Mech. Sys Comp Upgrade	0.00	300,000.00	0.00	0.00	300,000.00	0.00 %
551-000-5800-03	WW21E CCR WWTP Sludge Waste	150,000.00	150,000.00	0.00	0.00	150,000.00	0.00 %
551-000-5800-04	WW21F CCR WWTP Driveway Impr	50,000.00	50,000.00	0.00	0.00	50,000.00	0.00 %
551-000-5800-05	WW21G CCR WWTP Odor Control	65,000.00	65,000.00	0.00	0.00	65,000.00	0.00 %
551-000-5800-06	W21A CCR Water AMI Improvemen	68,750.00	68,750.00	0.00	0.00	68,750.00	0.00 %
ExpCategory: 56 - CAPITAL OUTLAY Total:		383,750.00	1,057,987.75	0.00	-5,928.00	1,063,915.75	-0.56 %
Department: 000 - Non-Departmental Total:		383,750.00	1,057,987.75	0.00	-5,928.00	1,063,915.75	-0.56 %
Expense Total:		383,750.00	1,057,987.75	0.00	-5,928.00	1,063,915.75	-0.56 %
Fund: 551 - CCR Reserve Surplus (Deficit):		-363,750.00	-1,037,987.75	1,260.33	8,515.95	1,046,503.70	-0.82 %
Report Surplus (Deficit):		-2,233,670.00	-2,957,869.54	52,924.07	-183,410.51	2,774,459.03	6.20 %

City of Fulshear
Quarterly Investment Report
20-4

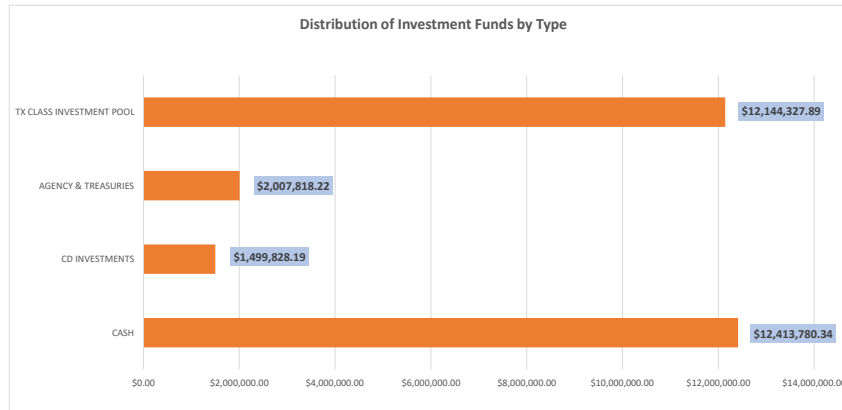
Account Type	Purchase Date	Maturity	Beginning Book Value 10/01/20	Purchases/ Additions	Sales/ Reductions	Ending 12/31/20	Increases (Decreases)	Quarterly Interest	Market Value	Yield	Current Month Interest Earned
CASH ACCOUNTS											
Chase General Operating			\$1,586,188.13	\$ 8,554,494.09	\$ (5,962,878.38)	\$4,177,803.84	\$ 2,591,615.71	\$ -	\$4,177,803.84	0.00%	\$ -
Chase CCR Reserve			\$4,042,566.67	\$ 2,197.97	\$ (90,874.33)	\$3,953,890.31	\$ (88,676.36)	\$ -	\$3,953,890.31	0.00%	\$ -
Wells Fargo General Operating			\$0.00	\$ 946,384.55	\$ (946,384.55)	\$0.00	\$ -	\$ -	\$0.00	0.00%	\$ -
Wells Fargo StageCoach Sweep		1 day	\$6,648,206.07	\$ 656,248.20	\$ (3,022,368.09)	\$4,282,086.19	\$ (2,366,119.89)	\$ 172.95	\$4,282,086.19	0.01%	\$ 58.02
CASH TOTALS			\$12,276,960.87	\$ 10,159,324.81	\$ (10,022,505.35)	\$12,413,780.34	\$ 136,819.46	\$ 172.95	\$12,413,780.34		\$ 58.02
INVESTMENTS - CD'S											
Morgan Stanley 6269OUBK5	11/15/2018	11/16/2020	\$250,000.00	\$ -	\$ (250,000.00)	\$0.00	\$ (250,000.00)	\$ 7,856.14	\$250,993.68	3.10%	\$ 3,928.07
Wells Fargo Bank - 949763XP6	2/21/2019	2/16/2021	\$250,000.00	\$ -	\$ -	\$250,000.00	\$ -	\$ 1,669.86	\$251,371.49	2.65%	\$ 562.67
Goldman Sachs Bank USA 38149MLH4	12/13/2019	12/20/2021	\$245,000.00	\$ -	\$ -	\$245,000.00	\$ -	\$ -	\$249,338.83	1.75%	\$ -
Morgan Stanley 61760A4H9	12/19/2019	12/20/2021	\$245,000.00	\$ -	\$ -	\$245,000.00	\$ -	\$ -	\$249,338.82	1.75%	\$ -
Sallie Mae 7954505Y7	12/19/2019	12/20/2021	\$245,000.00	\$ -	\$ -	\$245,000.00	\$ -	\$ -	\$249,338.83	1.75%	\$ -
Wells Fargo Bank 949495AK1	12/30/2019	12/30/2021	\$245,000.00	\$ -	\$ -	\$245,000.00	\$ -	\$ 1,080.68	\$249,446.54	1.75%	\$ 364.14
CD'S TOTALS			\$ 1,480,000.00	\$ -	\$ (250,000.00)	\$ 1,230,000.00	\$ (250,000.00)	\$ 10,606.68	\$1,499,828.19		\$ 4,854.88
INVESTMENTS - BONDS											
United States Treasury Note	12/13/2019	1/31/2021	\$2,000,000.00	\$ -	\$ -	\$ 2,000,000.00	\$ -	\$ -	\$2,007,818.22	2.50%	\$ -
BOND'S TOTALS			\$ 2,000,000.00	\$ -	\$ -	\$ 2,000,000.00	\$ -	\$ -	\$2,007,818.22		\$ -
TX CLASS INVESTMENT POOL											
TXClass General Fund		1 day	\$11,105,840.17	\$ 3,823,427.79	\$ (3,000,000.00)	\$11,955,246.60	\$ 823,427.79	\$ 2,744.32	\$12,143,763.17	0.14%	\$ 1,368.36
TXClass - Peg Restricted		1 day	\$556.76	\$ -	\$ -	\$556.76	\$ -	\$0.12	\$564.72	0.14%	\$ 0.04
TX CLASS TOTALS			\$ 11,106,396.93	\$ 3,823,427.79	\$ (3,000,000.00)	\$11,955,803.36	\$ 823,427.79	\$ 2,744.44	\$12,144,327.89		\$ 1,368.40
PORTFOLIO TOTALS			\$26,863,357.80	\$13,982,752.60	\$ (13,272,505.35)	\$27,599,583.70	\$710,247.25	\$ 13,524.07	\$28,065,754.64	1.38%	\$6,281.30

Portfolio as of October 1, 2020

Beginning Book Value	\$3,480,000
Beginning Market Value	\$3,519,116
Unrealized Gain/(Loss)	\$39,116
Weighted Average Maturity (days)	15.15

Portfolio as of December 31, 2020

Ending Book Value	\$3,230,000
Ending Market Value	\$3,507,646
Unrealized Gain/(Loss)	\$277,646
Weighted Average Maturity (days)	9.29
Investment Income for the period	\$13,524
Change in Unrealized Gain/(Loss)	\$238,530
Average Yield to Maturity for period	1.38%



The investment portfolio detailed in this report includes all investment transactions made during the above referenced period. The investment portfolio and all related transactions comply with the investment policy of the investment policy of the City of Fulshear, Texas, the Investment Act of the State of Texas and with the Government code Chapter 2256.

Investment Officer: *Erin Tureau* Date: 2-04-2021



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: _____

Date Received by the City of Fulshear: _____

Subdivision: _____ Development: _____

SUBMITTAL OF PLAT: (Check Appropriate Selection)

____ Preliminary

____ Final

____ Short Form Final

____ Replat

____ Vacation Plat

____ Admin. (Minor) Plat

____ Amending Plat

TYPE OF PLAT: (Check Appropriate Selection)

____ Single-Family Residential

____ Zero Lot Line/ Patio Home

____ Multi-Family Residential

____ Planned Development

____ Commercial

____ Industrial

Plat Location: ____ City ____ ETJ (Extraterritorial Jurisdiction)

Legal Description: _____

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

Total Acreage: _____

Number of Streets: _____

Number of Lots: _____

Number and Types of Reserves: _____

Total Acres in Reserve: _____

Owner: _____

Address: _____

City/State: _____

Telephone: _____

Email Address: _____

Engineer/Planner: _____

Contact Person: _____

Telephone: _____

Fax Number: _____

Email Address: _____

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

2nd Review of plats - \$100.00 (each additional review)

TOTAL PLATTING FEE _____

Park Fees (due at Final Plat Application) _____

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

G A Freeman

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796 ~ Fax: 281-346-2556

www.fulsheartexas.gov

FINAL PLAT APPLICATION CHECKLIST

(Final Plat Applications must include the following list)

For Mylar Submission see Fort Bend County Filing Checklist

- Filing Fee
- 8 copies 24x36 paper prints folded to eight and one-half inches by fourteen inches
- 1 electronic format of the original plat drawing in either pdf or cad format
- Title Report
- N/A Environmental Assessment
- N/A Drainage District
- N/A Traffic Study, any required Special Studies
- Letters from Utilities
- N/A Drainage District Review Form
- Water & Sewer Certificate
- N/A Texas Department of Transportation letter of No Objection or a Permit
- N/A Approval from other Jurisdictions ie: applicable governmental entity, district, or entity with jurisdiction in the subdivision, although not required to have County approval
- Form and Content shall contain the following:
 - Proposed Name
 - Legal Description
 - Total acreage and total number of lots blocks and reserves
 - Name of the owners of the property
 - Name and seal of the person or firm who prepared the plat
 - Date the plat was drawn
 - Plat shall have all engineering and surveying data as required in the City Subdivision Ordinance

Final Plat Applications should be submitted no later than 5:00pm on the third Monday before the commissions next regularly scheduled meeting.

STATE OF TEXAS
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 43.384 ACRE TRACT DESCRIBED IN THE AERIAL EASEMENTS PLAT OF TAMARRON SECTION 60, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGEWAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF TAMARRON SECTION 60 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JONATHAN WOODRUFF, ITS ASSISTANT VICE PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2021.

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

BY: _____
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Being 43.384 acres of land located in the A.G. Sharpless Survey, Abstract 322, Fort Bend County, Texas, more particularly being a portion of that certain called 631.26 acre tract conveyed to D.R. Horton - Texas, LTD by an instrument of record under File Number 2013000056 of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), a portion of that certain called 29.4470 acre tract (Tract II) conveyed to D.R. Horton - Texas, LTD, by an instrument of record under File Number 2013000056, F.B.C.O.P.R., and all of that certain called 37.414 acre tract conveyed to D.R. Horton - Texas, LTD by an instrument of record in File Number 2018136651, F.B.C.O.P.R., said 43.384 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83);

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the northeast corner of Reserve "H" of Tamarron Sec 1, a subdivision of record in Plat Number 201401513 of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.), said Reserve "H" having been conveyed to Tamarron Homeowners Association, Inc. by an instrument of record in File Number 2017048839, F.B.C.O.P.R., said point being on the south right-of-way line of Tamarron Parkway (width varies) as shown on said Tamarron Sec 1;

Thence, along the south right-of-way line of said Tamarron Parkway the following five (5) courses:

1. South 84° 23' 33" East, 89.18 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;

2.77.41 feet along the arc of a tangent curve to the right, having a radius of 1,000.00 feet, a central angle of 12° 06' 29", and a chord which bears South 82° 10' 29" East, 77.39 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;

3. South 79° 57' 25" East, 113.21 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;

4.211.91 feet along the arc of a tangent curve to the left, having a radius of 1,000.00 feet, a central angle of 12° 06' 29", and a chord which bears South 86° 01' 40" East, 211.51 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;

5. North 87° 54' 06" East, 140.96 feet to a point for corner;

Thence, South 01° 59' 49" East, departing the south right-of-way line of said Tamarron Parkway, 79.28 feet to a point for corner on the north line of that certain called 2,000 acre drill site as described in Volume 1589, Page 757, of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), the beginning of a curve;

Thence, along a north line of said 2,000 acre drill site, 38.36 feet along the arc of a tangent curve to the right, having a radius of 385.53 feet, a central angle of 05° 42' 01", and a chord which bears North 85° 04' 57" East, 38.34 feet to a point for corner on the southerly line of the aforementioned 29.4470 acre tract, same being a north line of the aforementioned 631.26 acre tract;

Thence, North 87° 55' 58" East, along the southerly line of said 29.4470 acre tract, and along the northerly line of said 2,000 acre drill site and said 631.26 acre tract, 76.71 feet to a point for the northeast corner of said 2,000 acre drill site;

Thence, South 01° 59' 49" East, departing the southerly line of said 29.4470 acre tract, and the northerly line of said 631.26 acre tract, and along the east line of said 2,000 acre drill site, 79.28 feet to a point for corner on the north line of the aforementioned 37.414 acre tract;

Thence, North 87° 54' 06" East, along the north line of said 37.414 acre tract, 1,119.66 feet to a 5/8-inch iron rod with cap stamped "GB Partners" found for the northeast corner of said 37.414 acre tract, same being the northeast corner of a called 10.73 acre tract conveyed to Rehoboth Medical Clinics, LLC by an instrument of record in File Number 2020099440, F.B.C.O.P.R.;

Thence, South 02° 05' 33" East, along the east line of said 37.414 acre tract and the west line of said 10.73 acre tract, 506.85 feet to a point 1/2-inch iron pipe found for the southwest corner of said 10.73 acre tract and the southeast corner of said 37.414 acre tract, same being on the north line of Creek Falls at Cross Creek Ranch Section Eight, a subdivision of record in Plat Number 20160197, F.B.C.P.R.;

Thence, South 87° 52' 10" West, along the south line of said 37.414 acre tract, the north lines of said Creek Falls at Cross Creek Ranch Section Eight, the north line of Creek Falls at Cross Creek Ranch Section Nine, a subdivision of record in Plat Number 20160199, F.B.C.P.R., and the north line of Creek Falls at Cross Creek Ranch Section Eleven, a subdivision of record in Plat Number 20180054, F.B.C.P.R., 2,703.12 feet to 5/8-inch iron rod with cap stamped "Brown and Gay" found for the northwest corner of Creek Falls at Cross Creek Ranch Section Eleven, same being the northeast corner of said 37.414 acre tract, a subdivision of Record in Plat Number 20180125, F.B.C.P.R.;

Thence, South 87° 52' 22" West, continuing along the south line of said 37.414 acre tract, and along the north line of said Tamarron Section 24, 506.82 feet to a 1.5-inch iron pipe found for the northwest corner of said Tamarron Section 24 and the southwest corner of said 37.414 acre tract, same being on the east line of Tamarron Section 16, a subdivision of record in Plat Number 20170238, F.B.C.P.R.;

Thence, North 01° 57' 46" West, along the west line of said 37.414 acre tract and along the east line of said Tamarron Section 16, 508.63 feet to 1-inch iron pipe found for the northeast corner of said Tamarron Section 16 and the northwest corner of said 37.414 acre tract, same being the southerly corner of Reserve "H" of the aforementioned Tamarron Sec 1;

1. North 87° 54' 06" East, along the south line of said Reserve "H" and a north line of said 37.414 acre tract, 1,346.03 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the southeast corner of said Reserve "H";

Thence, North 01° 48' 10" West, departing the north line of said 37.414 acre tract and along the east line of said Reserve "H", 413.48 feet to the POINT OF BEGINNING and containing 43.384 acres of land.

THIS PLAT OF TAMARRON SECTION 60 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2021.

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIR

KIMBERLY KOPECKY, CITY SECRETARY

THIS PLAT OF TAMARRON SECTION 60 WAS APPROVED ON _____ BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 2021, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

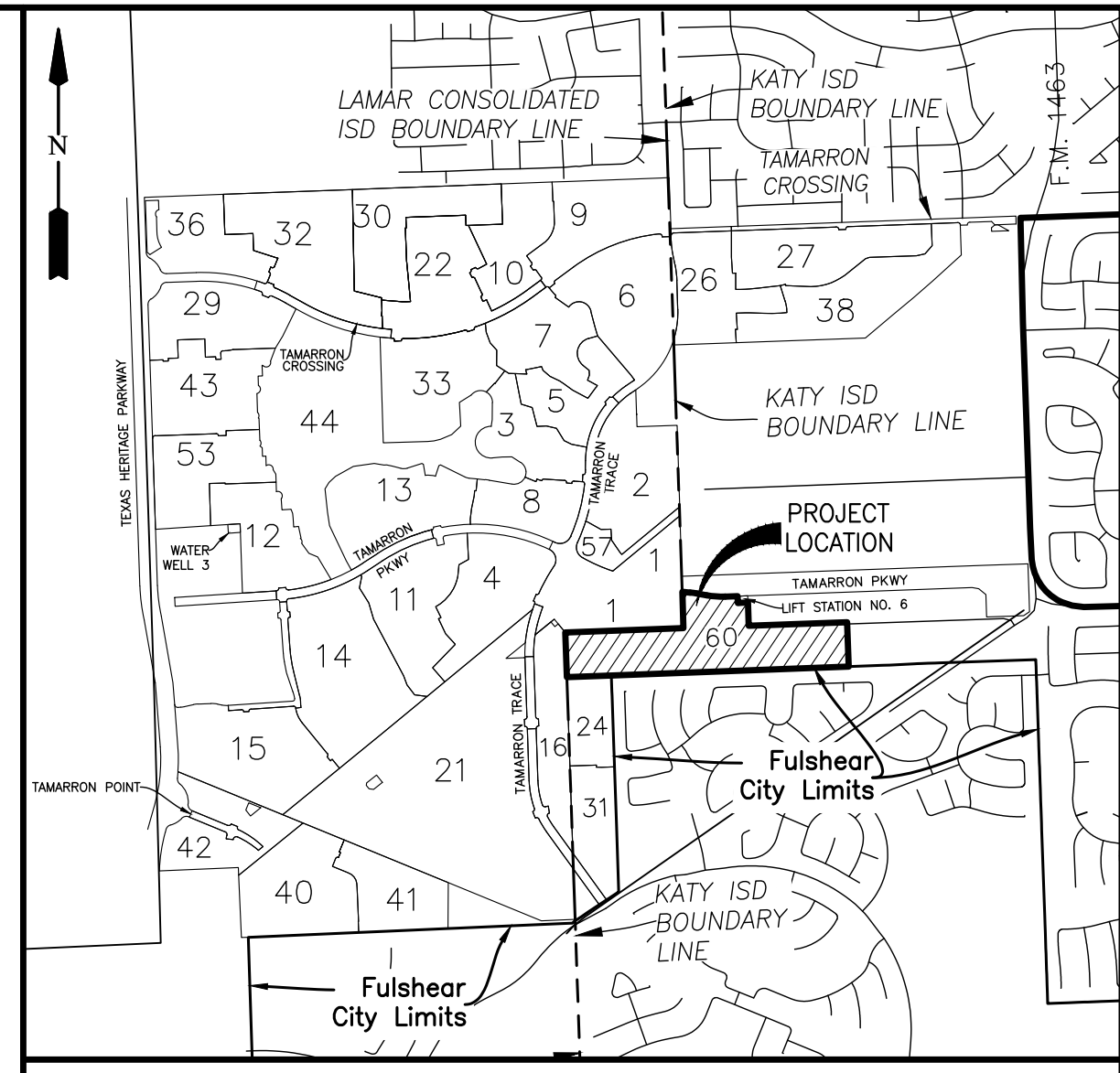
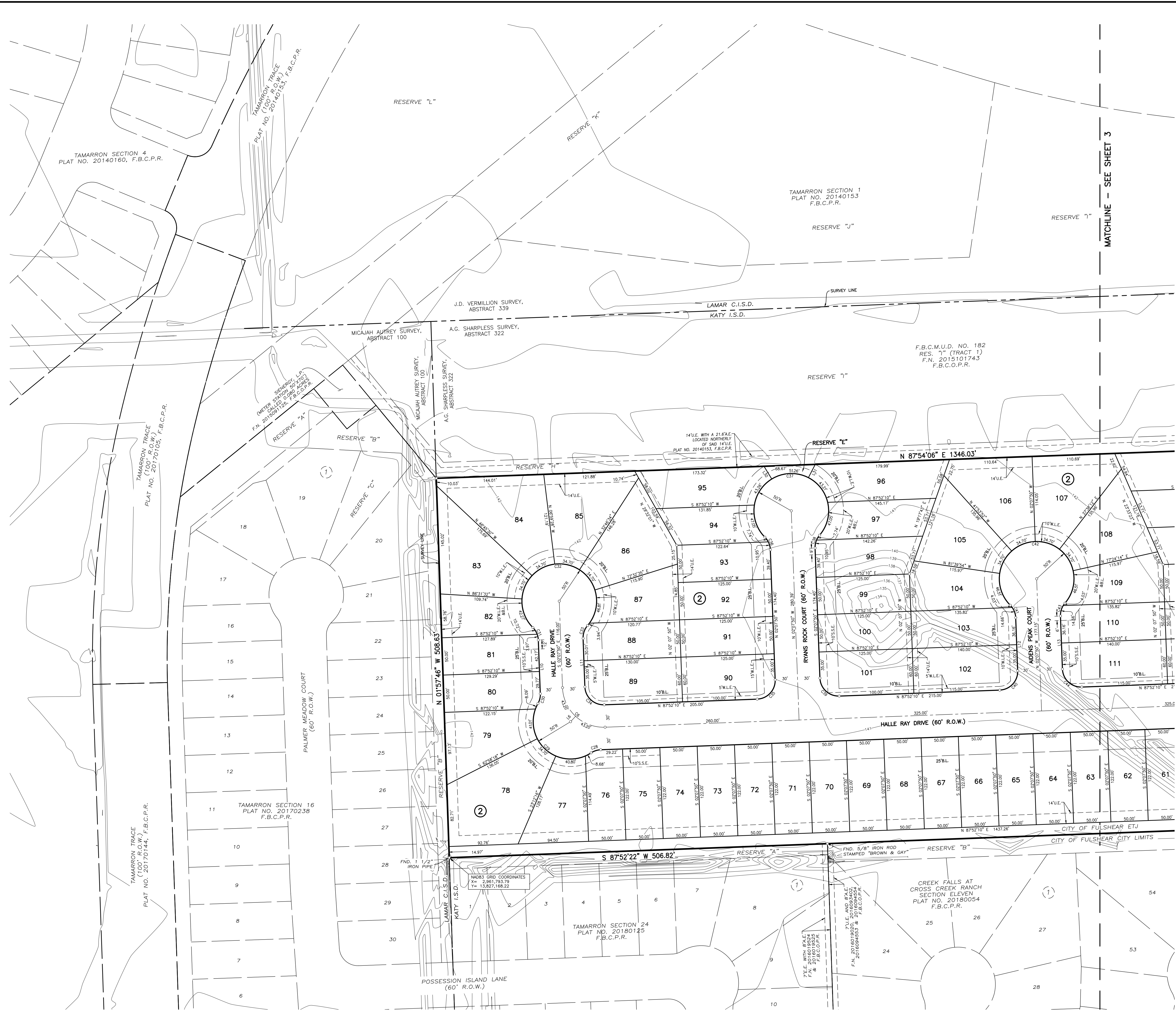
GARY D. NUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659

NOTES:

- BENCHMARK: NGS MONUMENT HGCS2 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCS2 66 1986. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD, KATY, TX.
ELEV. = 136.21 FEET NAVD88
- TBM INDICATES TEMPORARY BENCHMARK: TBM 14: A BRASS DISK ON A CONCRETE CURB INLET LOCATED ALONG THE SOUTH SIDE OF TAMARRON PARKWAY +/- 220 FEET WEST OF THE CENTERLINE OF A CULVERT BETWEEN TWO PONDS ON EITHER SIDE OF TAMARRON PARKWAY AND LOCATED +/- 500 FEET EAST OF THE INTERSECTION OF TAMARRON PARKWAY AND COLES CANYON.
ELEV. = 142.94 FEET NAVD88
TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.39 FEET.
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE OF CENTRAL TEXAS, EFFECTIVE JANUARY 8, 2021 AND ISSUED JANUARY 14, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY ASSISTANCE DISTRICT #7, KATY INDEPENDENT SCHOOL DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NOS. 48157C0085 & 48157C0105L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN SHOWN HEREON.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 144.25 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN (24) INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN (24) INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND (12) INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- ALL LOT LINES SHALL HAVE A MINIMUM 5' SIDE YARD SETBACK LINE.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 (NAD 83), SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00011591065.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE & DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182. FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182 WILL OWN AND MAINTAIN RESERVES "C", "D", "E", "F", "G", "H" & "I"; HOWEVER, THE FORT BEND COUNTY DRAINAGE DISTRICT HAS THE RIGHT TO ACCESS THEIR EASEMENTS, THAT MAY BE WITHIN THESE RESERVES, AS NEEDED. SEE DOCUMENTS FILED IN CLERK'S FILE NO. 2015058452, 2015058453 & 2015058454 FOR MORE DETAILS.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT ACREAGE TRACTS. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- THIS PLAT IS SUBJECT TO SHORT FORM BLANKET EASEMENT AS SET OUT UNDER CLERK'S FILE NO. 2014039155 OF OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

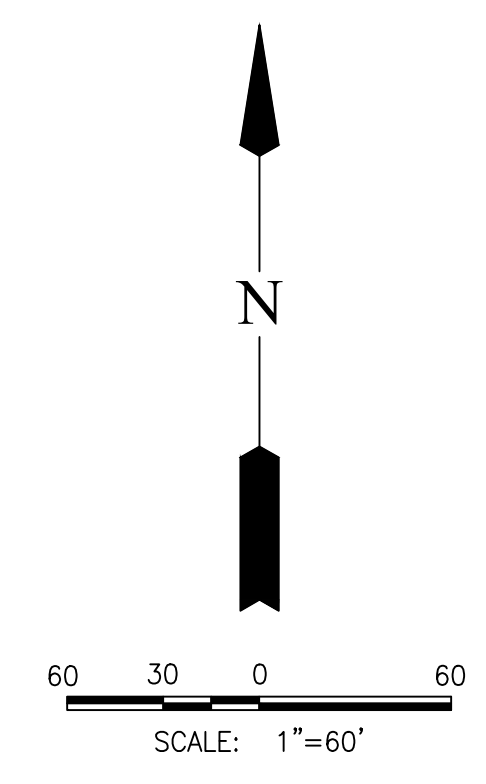
RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	2.673	116,425	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.423	18,416	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.019	811	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	1.621	70,627	RESTRICTED TO OPEN SPACE
E	0.019	813	RESTRICTED TO OPEN SPACE
F	0.019	813	RESTRICTED TO OPEN SPACE
G	0.462	20,104	RESTRICTED TO LANDSCAPE/OPEN SPACE
H	0.159	6,947	RESTRICTED TO LANDSCAPE/OPEN SPACE
I	0.228	9,944	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	5.623	244,900	

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1000.00'	4'26'08"	77.41'	S 82°10'29" E	77.39'
C2	1000.00'	1'208'29"	211.91'	S 86°01'40" E	211.51'
C3	385.53'	5'42'01"	38.36'	N 85°04'57" E	38.34'
C4	500.00'	8'06'35"	70.77'	S 06°03'07" E	70.71'
C5	500.00'	8'06'35"	70.77'	S 06°03'07" E	70.71'
C6	55.00'	9'00'00"	86.39'	S 47°07'50" E	77.78'
C7	55.00'	8'95'43"	86.36'	N 42°53'19" E	77.76'
C8	52.60'	18'02'17"	165.28'	S 87°53'19" W	105.20'
C9	30.00'	95'33'22"	50.03'	S 45°46'52" W	44.43'
C10	25.00'	9'008'01"	39.33'	S 47°03'50" E	35.40'
C11	25.00'	9'000'00"	39.27'	N 42°52'10" E	35.36'
C12	25.00'	4'250'00"	18.69'	N 23°32'50" W	18.26'
C13	50.00'	265'40'01"	231.84'	N 87°52'10" E	73.33'
C14	25.00'	4'250'00"	18.69'	S 19°17'10" W	18.26'
C15	25.00'	9'000'00"	39.27'	S 47°07'50" E	35.36'
C16	25.00'	9'000'00"	39.27'	N 42°52'10" E	35.36'
C17	25.00'	4'250'00"	18.69'	N 23°32'50" W	18.26'
C18	50.00'	265'40'01"	231.84'	N 87°52'10" E	73.33'
C19	25.00'	4'250'00"	18.69'	S 19°17'10" W	18.26'
C20	25.00'	9'000'00"	39.27'	S 47°07'50" E	35.36'
C21	25.00'	9'000'00"	39.27'	N 42°52'10" E	35.36'
C22	25.00'	9'000'00"	39.27'	S 47°07'50" E	35.36'
C23	25.00'	9'000'00"	39.27'	N 42°52'10" E	35.36'
C24	82.60'	18'02'17"	259.55'	N 87°53'19" E	165.20'
C25	25.00'	31'23'26"	13.70'	S 17°47'16" E	13.53'
C26	50.00'	152'44'35"	133.29'	S 42°53'19" W	97.18'
C27	25.00'	31'23'26"	13.70'	N 76°26'07" W	13.53'
C28	25.00'	31'22'05"	13.69'	S 72°11'07" W	13.52'
C29	50.00'	152'44'10"	133.29'	N 47°07'50" W	97.18'
C30	25.00'	31'22'05"	13.69'	N 13°33'13" E	13.52'
C31	25.00'	4'250'00"	18.69'	N 23°32'50" W	18.26'
C32	50.00'	265'40'01"	231.84'	N 87°52'10" E	73.33'
C33	25.00'	4'250'00"	18.69'	S 19°17'10" W	18.26'
C34	25.00'	9'000'00"	39.27'	S 47°07'50" E	35.36'
C35	25.00'	9'000'00"	39.27'	N 42°52'10" E	35.36'
C36	25.00'	4'250'00"	18.69'	N 23°32'50" W	18.26'
C37	50.00'	265'40'01"	231.84'	N 87°52'10" E	73.33'
C38	25.00'	4'250'00"	18.69'	S 19°17'10" W	18.26'
C39	25.00'	9'000'00"	39.27'	S 47°07'50" E	35.36'
C40	25.00'	9'000'00"	39.27'	N 42°52'10" E	35.36'
C41	25.00'	4'250'00"	18.69'	N 23°32'50" W	18.26'
C42	50.00'	265'40'01"	231.84'	N 87°52'10" E	73.33'
C43	25.00'	4'250'00"	18.69'	S 19°17'10" W	18.26'
C44	25.00'	9'000'00"	39.27'	S 47°07'50" E	35.36'
C45	25.00'	9'000'00"	39.27'	N 42°52'10" E	35.36'
C46	25.00'	4'250'00"	18.69'	N 23°32'50" W	18.26'
C47	50.00'	265'40'01"	231.84'	N 87°52'10" E	73.33'
C48	25.00'	4'250'00"	18.69'	S 19°17'10" W	18.26'
C49	25.00'	9'000'00"	39.27'	S 47°07'50" E	35.36'
C50	25.00'	9'000'00"	39.27'	N 42°52'10" E	35.36'
C51	25.00'	4'250'00"	18.69'	N 23°32'50" W	18.26'
C52	50.00'	265'40'01"	231.84'	N 87°52'10" E	73.33'
C53	25.00'	4'250'00"	18.69'	S 19°17'10" W	18.26'
C54	25.00'	9'000'00"	39.27'	S 47°07'50" E	35.36'
C55	25.00'	8'95'15"	39.21'	N 42°56'10" E	35.31'
C56	500.00'	11'28'42"	100.17'	N 07°44'10" W	100.00'
C57	500.00'	5'40'56"	49.59'	N 10°38'03" W	49.57'
C58	25.00'	8'41'21"	36.74'	N 49°53'42" W	33.52'
C59	25.00'	4'250'00"	18.69'	S 66°35'11" W	18.26'
C60	50.00'	265'40'01"	231.84'	N 01°59'49" W	73.33'
C61	25.00'	4'250'00"	18.69'	S 70°34'49" E	18.26'
C62	25.00'	9'000'00"	39.27'	N 43°00'11" E	35.36'
C63</					



VICINITY MAP
SCALE: 1" = 2000'
KEY MAP NO. 483U

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - A.E. INDICATES AERIAL EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - F.N. INDICATES FILE NUMBER
 - S.N. INDICATES SEE NOTE
 - EXIST. INDICATES EXISTING
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - FND. INDICATES FOUND



TAMARRON SECTION 60

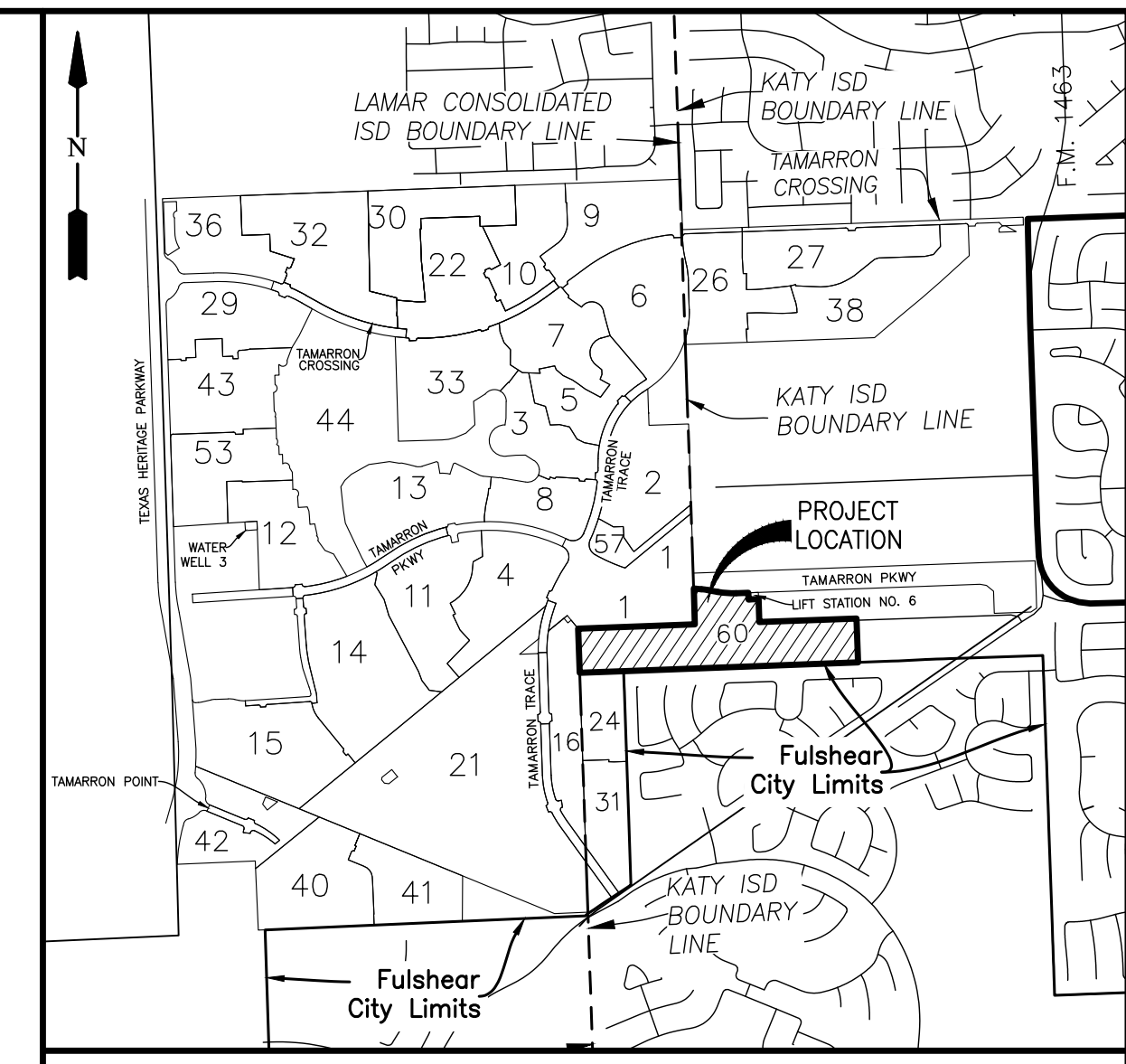
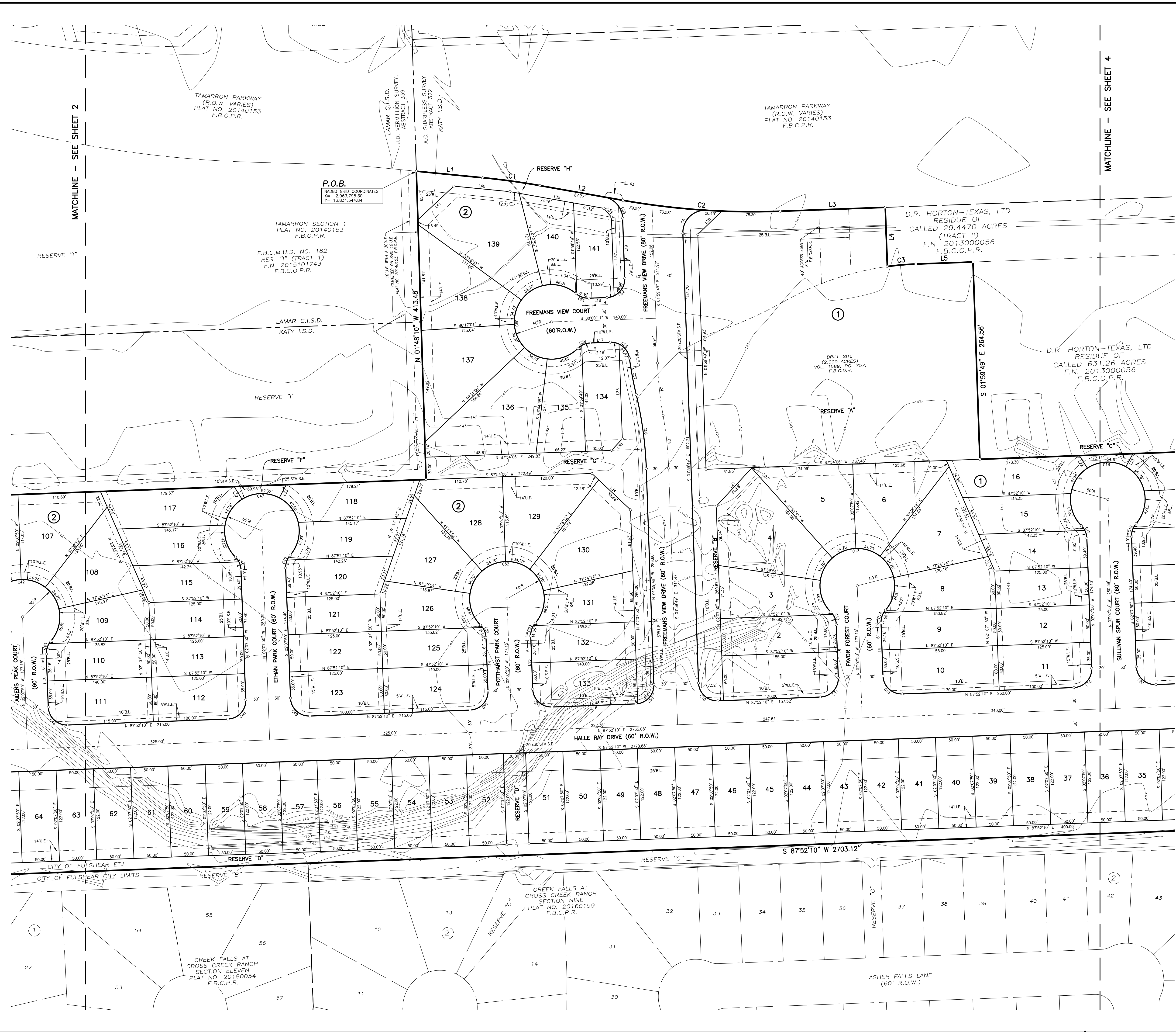
A SUBDIVISION OF 43.384 ACRES OF LAND LOCATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.

169 LOTS 9 RESERVES (5.623 ACRES) 3 BLOCKS
JANUARY 20, 2021 JOB NO. 1931-6060

OWNERS:
D.R. HORTON - TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH: 281-566-2100

SURVEYOR:
LJA Surveying, Inc.
3600 W. Sam Houston Parkway S., Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North, Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386



VICINITY MAP
SCALE: 1" = 2000'
KEY MAP NO. 483U

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - A.E. INDICATES AERIAL EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
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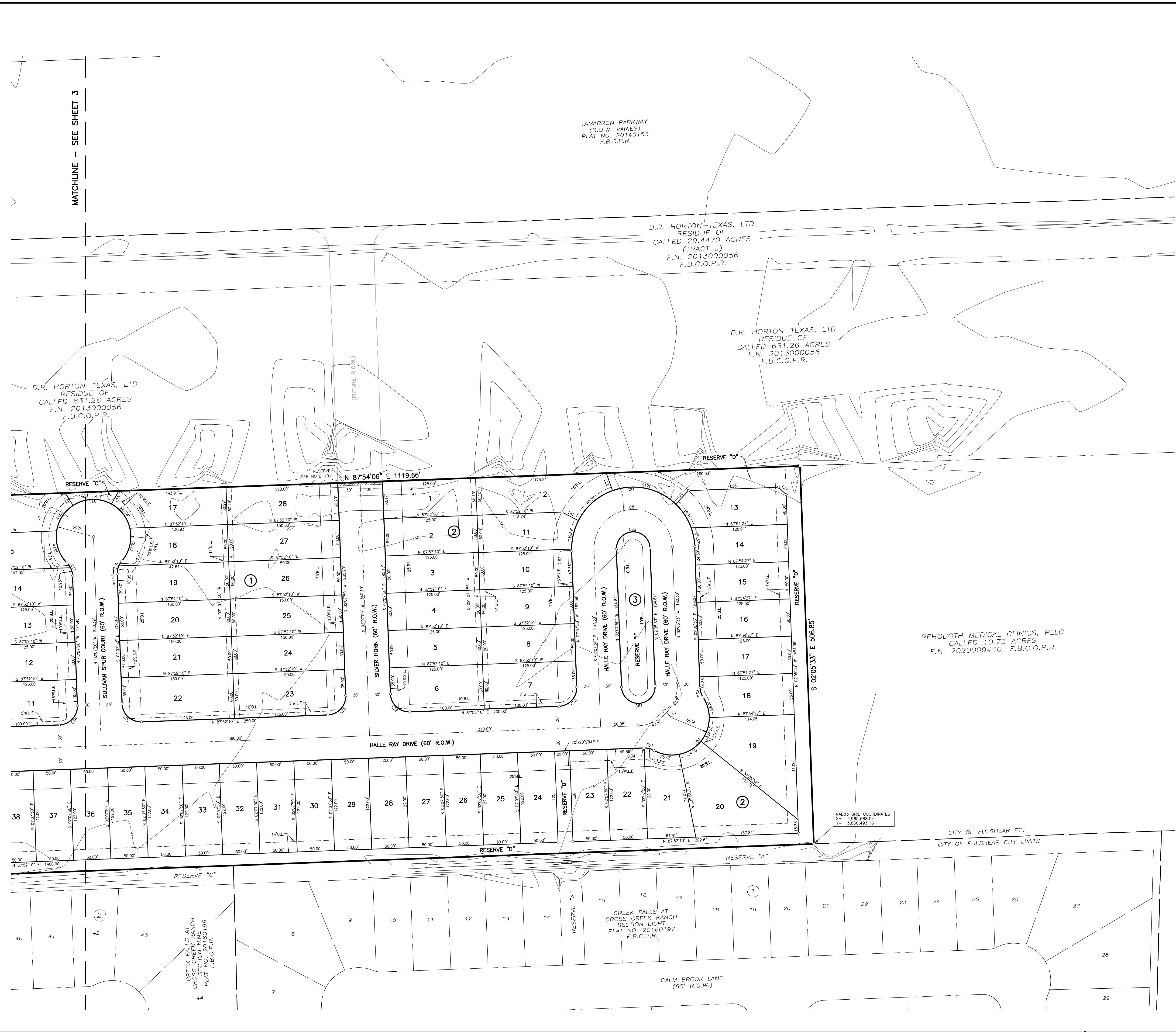
TAMARRON SECTION 60

A SUBDIVISION OF 43.384 ACRES OF LAND LOCATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.
169 LOTS 9 RESERVES (5.623 ACRES) 3 BLOCKS
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OWNERS:
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JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH: 281-566-2100

SURVEYOR: **LJA Surveying, Inc.**
3600 W. Sam Houston Parkway S., Suite 175, Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026 T.B.P.E.L.S. Firm No. 10194382

ENGINEER: **LJA Engineering, Inc.**
1904 W. Grand Parkway North, Suite 100, Katy, Texas 77449
Phone 713.953.5200 Fax 713.953.5026 FRN-F-1386



MATCHLINE - SEE SHEET 3

TAMARRON PARKWAY
(R.O.W. VARIES)
PLAT NO. 20140153
F.B.C.O.P.R.

D.R. HORTON-TEXAS, LTD
RESIDUE OF
CALLED 29.4470 ACRES
(TRACT II)
F.N. 2013000056
F.B.C.O.P.R.

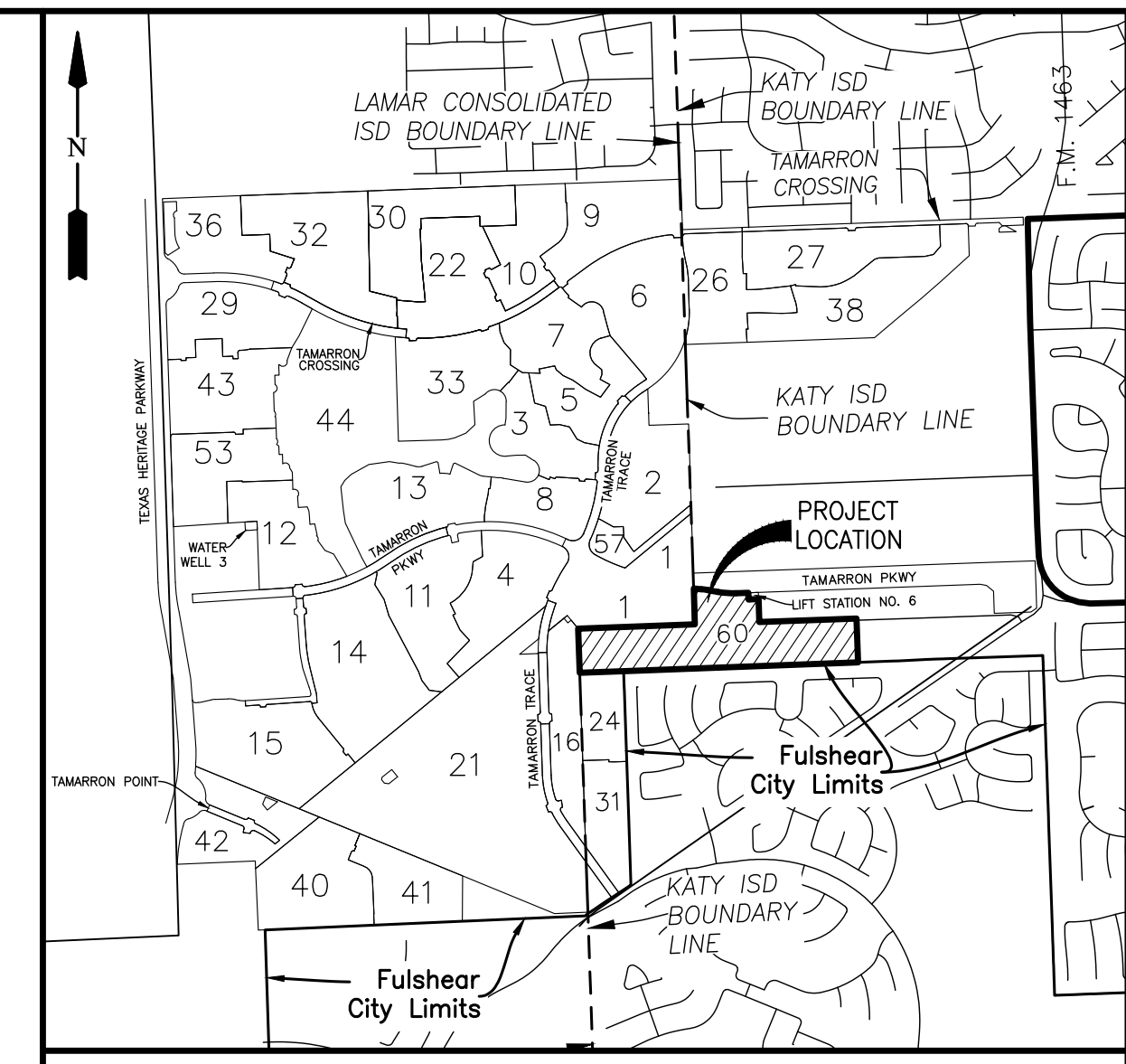
D.R. HORTON-TEXAS, LTD
RESIDUE OF
CALLED 631.26 ACRES
F.N. 2013000056
F.B.C.O.P.R.

D.R. HORTON-TEXAS, LTD
RESIDUE OF
CALLED 631.26 ACRES
F.N. 2013000056
F.B.C.O.P.R.

REHOBOTH MEDICAL CLINICS, PLLC
CALLED 10.73 ACRES
F.N. 202009440, F.B.C.O.P.R.

CREEK FALLS AT
CROSS CREEK RANCH
SECTION NINE
PLAT NO. 20160199
F.B.C.P.R.

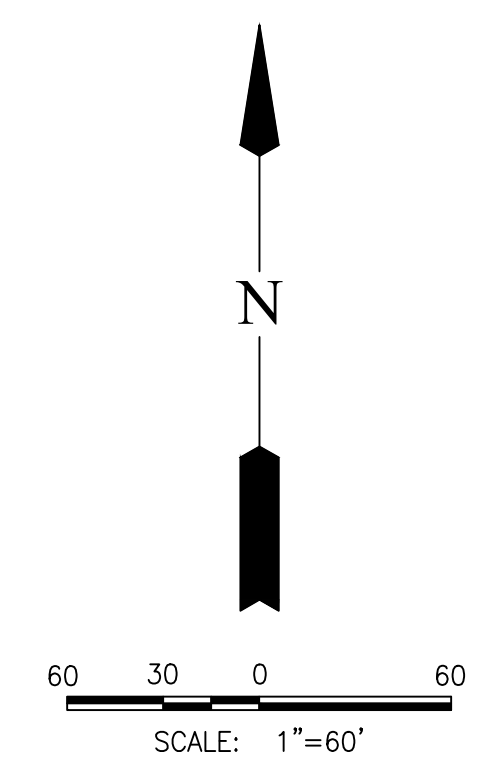
CALM BROOK LANE
(60' R.O.W.)



VICINITY MAP
SCALE: 1" = 2000'
KEY MAP NO. 483U

LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- A.E. INDICATES AERIAL EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- E.E. INDICATES ELECTRICAL EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- F.N. INDICATES FILE NUMBER
- S.N. INDICATES SEE NOTE
- EXIST. INDICATES EXISTING
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE
- FND. INDICATES FOUND



TAMARRON SECTION 60

A SUBDIVISION OF 43.384 ACRES OF LAND LOCATED IN
THE A.G. SHARPLESS SURVEY, ABSTRACT 322,
FORT BEND COUNTY, TEXAS.

169 LOTS 9 RESERVES (5.623 ACRES) 3 BLOCKS
JANUARY 20, 2021 JOB NO. 1931-6060

OWNERS:
D.R. HORTON - TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH: 281-566-2100

SURVEYOR:
LJA Surveying, Inc.
3600 W. Sam Houston Parkway S., Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North, Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386



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: _____

Date Received by the City of Fulshear: _____

Subdivision: _____ Development: _____

SUBMITTAL OF PLAT: (Check Appropriate Selection)

___ Preliminary

___ Final

___ Short Form Final

___ Replat

___ Vacation Plat

___ Admin. (Minor) Plat

___ Amending Plat

TYPE OF PLAT: (Check Appropriate Selection)

___ Single-Family Residential

___ Zero Lot Line/ Patio Home

___ Multi-Family Residential

___ Planned Development

___ Commercial

___ Industrial

Plat Location: ___ City ___ ETJ (Extraterritorial Jurisdiction)

Legal Description: _____

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

Total Acreage: _____

Number of Streets: _____

Number of Lots: _____

Number and Types of Reserves: _____

Total Acres in Reserve: _____

Owner: _____

Address: _____

City/State: _____

Telephone: _____

Email Address: _____

Engineer/Planner: _____

Contact Person: _____

Telephone: _____

Fax Number: _____

Email Address: _____

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

2nd Review of plats - \$100.00 (each additional review)

TOTAL PLATTING FEE _____

Park Fees (due at Final Plat Application) _____

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

G A Freeman

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796 ~ Fax: 281-346-2556

www.fulsheartexas.gov

FINAL PLAT APPLICATION CHECKLIST

(Final Plat Applications must include the following list)

For Mylar Submission see Fort Bend County Filing Checklist

- Filing Fee
- 8 copies 24x36 paper prints folded to eight and one-half inches by fourteen inches
- 1 electronic format of the original plat drawing in either pdf or cad format
- Title Report
- Environmental Assessment
- Drainage District
- Traffic Study, any required Special Studies
- Letters from Utilities
- Drainage District Review Form
- Water & Sewer Certificate
- Texas Department of Transportation letter of No Objection or a Permit
- Approval from other Jurisdictions ie: applicable governmental entity, district, or entity with jurisdiction in the subdivision, although not required to have County approval
- Form and Content shall contain the following:
 - Proposed Name
 - Legal Description
 - Total acreage and total number of lots blocks and reserves
 - Name of the owners of the property
 - Name and seal of the person or firm who prepared the plat
 - Date the plat was drawn
 - Plat shall have all engineering and surveying data as required in the City Subdivision Ordinance

Final Plat Applications should be submitted no later than 5:00pm on the third Monday before the commissions next regularly scheduled meeting.

STATE OF TEXAS
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 0.2049 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON LIFT STATION NO. 6, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS IN THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF TAMARRON LIFT STATION NO. 6 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS," AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS, TO BE SIGNED BY JONATHAN WOODRUFF, ITS ASSISTANT VICE PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2021.

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

BY: _____
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2021.

DAR HAKIMZADEH, CO-CHAIR

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, MELONY F. GAY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

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

I, GARY D. NUTTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LIA SURVEY" UNLESS OTHERWISE NOTED.

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

Being 0.2049 acre (8,926 square feet) of land located in the A. G. Sharpless Survey, Abstract Number 322, Fort Bend County, Texas, more particularly being a portion of that certain called 29,4470 acre tract (Tract II) conveyed to D. R. Horton - Texas, Ltd. by an instrument of record in File Number 2013000056, of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.) and a portion of that certain called 631.26 acre tract conveyed to D. R. Horton - Texas, Ltd. by an instrument of record in File Number 2013000056, F.B.C.O.P.R., said 0.2049 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83):

COMMENCING for reference at a 5/8-inch iron rod with cap stamped "LIA SURVEY" previously set marking the northwesterly corner of Reserve "A" and on the southerly right-of-way line of Tamarron Parkway (width varies), as shown on Tamarron Section 1, a subdivision recorded in Plat Number 20140153, of the Fort Bend County Plat Records (F.B.C.P.R.);

Thence, along the southerly right-of-way line of said Tamarron Parkway the following two (2) courses:

1. North 80° 10' 24" West, 76.25 feet to 5/8-inch iron rod with cap stamped "LIA SURVEY" previously set;

2. South 87° 54' 06" West, 2,557.12 feet to the northeast corner and POINT OF BEGINNING of the herein described tract;

Thence, South 01° 59' 49" East, departing the southerly right-of-way line of said Tamarron Parkway, 77.44 feet to a point for the northeast corner of that certain called 2,000 acre tract as described in Volume 1589, Page 757, of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), and on the southerly line of the aforementioned 29,4470 acre tract, same being a north line of the aforementioned 631.26 acre tract;

Thence, South 87° 55' 58" West, along the southerly line of said 29,4470 acre tract, and along the northerly line of said 2,000 acre drill site and said 631.26 acre tract, 76.71 feet to a point for corner, the beginning of a curve;

Thence, departing the south line of said 29,4470 acre tract and a north line of said 631.26 acre tract, and continuing along the northerly line of said 2,000 acre drill site, 38.36 feet along the arc of a tangent curve to the left, having a radius of 385.53 feet, a central angle of 05° 42' 01", and a chord which bears South 85° 04' 57" West, 38.34 feet to a point for corner;

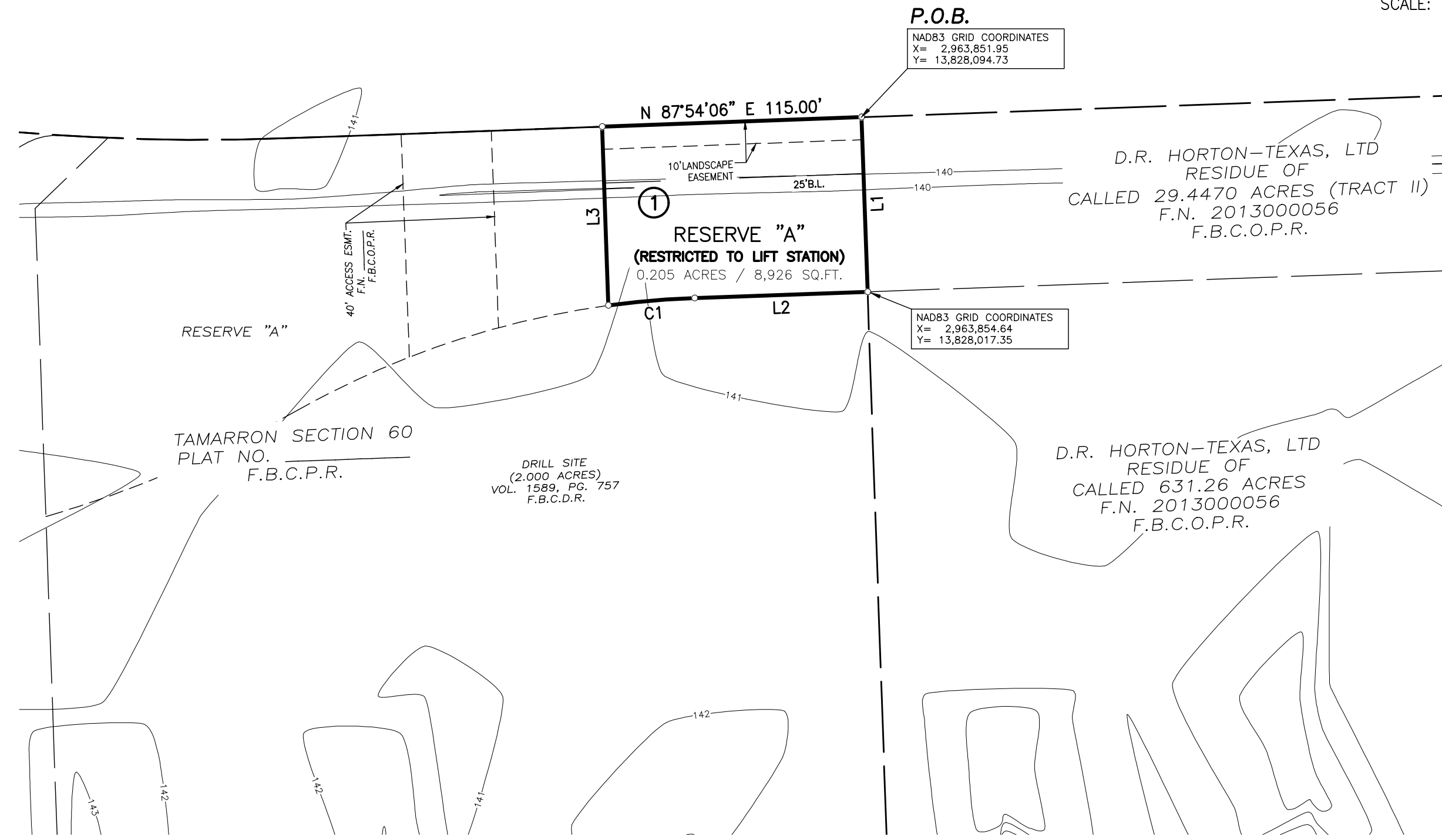
Thence, North 01° 59' 49" West, departing the northerly line of said 2,000 acre drill site, 79.28 feet to a point for corner on the aforementioned southerly right-of-way line of Tamarron Parkway;

Thence, North 87° 54' 06" East, along the southerly right-of-way line of said Tamarron Parkway, 115.00 feet to the POINT OF BEGINNING and containing 0.2049 acre (8,926 square feet) of land.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°59'49" E	77.44'
L2	S 87°55'58" W	76.71'
L3	N 01°59'49" W	79.28'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	385.53'	5°42'01"	38.36'	S 85°04'57" W	38.34'

TAMARRON PARKWAY
(R.O.W. VARIES)
PLAT NO. 20140153
F.B.C.P.R.



NOTES:

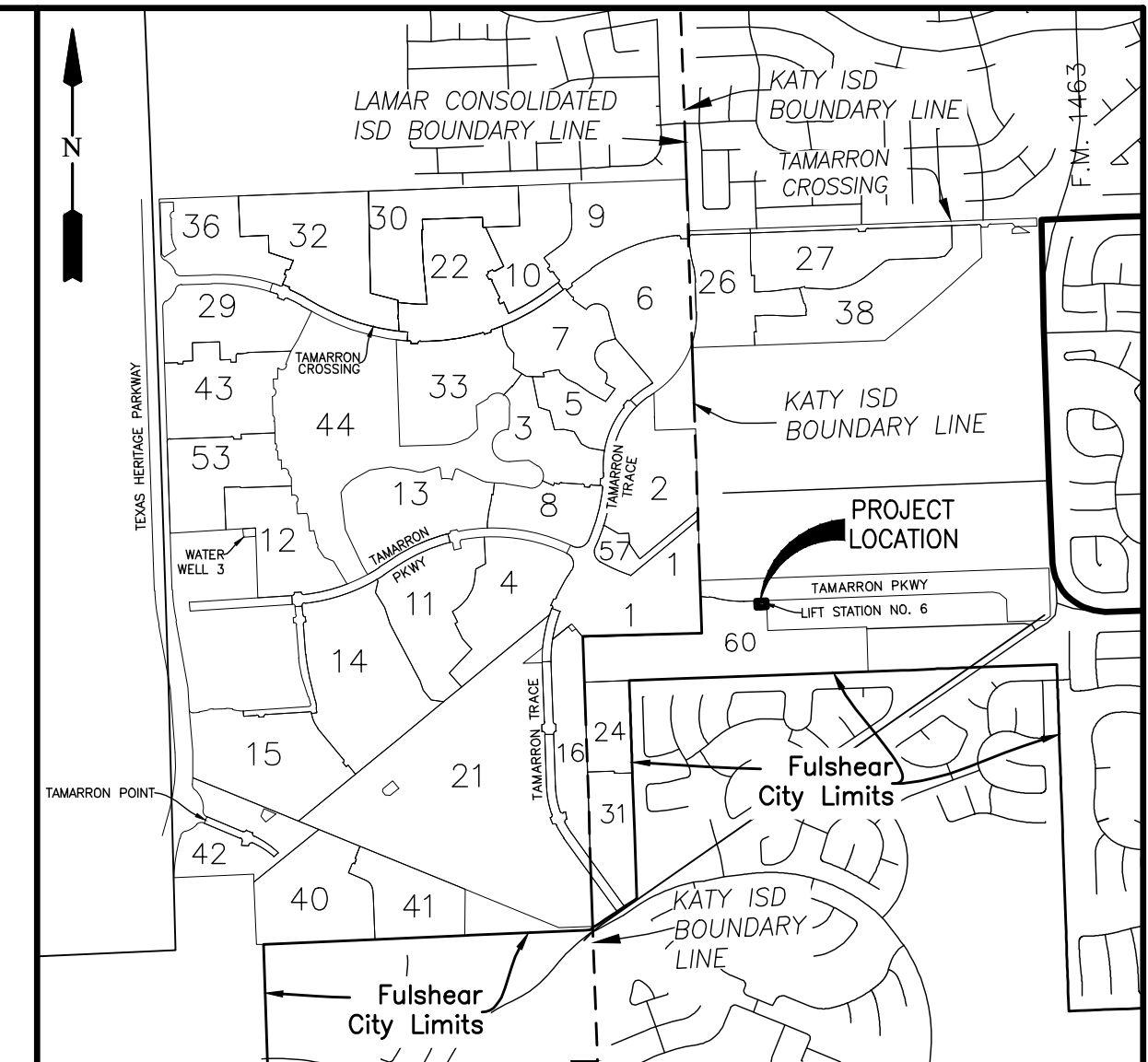
- BENCHMARK: NGS MONUMENT HGCD 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCD 66 1986. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD, KATY, TX.
ELEV. = 136.21 FEET NAVD88
- TBM INDICATES TEMPORARY BENCHMARK: TBM 14: A BRASS DISK ON A CONCRETE CURB INLET LOCATED ALONG THE SOUTH SIDE OF TAMARRON PARKWAY +/- 220 FEET WEST OF THE CENTERLINE OF A CULVERT BETWEEN TWO PONDS ON EITHER SIDE OF TAMARRON PARKWAY AND LOCATED +/- 500 FEET EAST OF THE INTERSECTION OF TAMARRON PARKWAY AND COLES CANYON.
ELEV. = 142.94 FEET NAVD88
TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.39 FEET.
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE OF CENTRAL TEXAS, EFFECTIVE JANUARY 8, 2021 AND ISSUED JANUARY 15, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY ASSISTANCE DISTRICT #7, KATY INDEPENDENT SCHOOL DISTRICT, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C0105L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THERE ARE NO VISIBLE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 144.25 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN (24) INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN (24) INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND (12) INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.

- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 (NAD 83), SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1,00011591066.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE & DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LIA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

LEGEND

- B.L. INDICATES BUILDING LINE
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- F.N. INDICATES FILE NUMBER
- S.N. INDICATES SEE NOTE
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE
- FND. INDICATES FOUND

50 25 0 50
SCALE: 1" = 50'



VICINITY MAP
SCALE: 1" = 2000'
KEY MAP NO. 483U

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,

THIS _____ DAY OF _____, 2021.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

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

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2021 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

TAMARRON LIFT STATION NO. 6

A SUBDIVISION OF 0.2049 ACRES OF LAND LOCATED IN
THE A.G. SHARPLESS SURVEY, ABSTRACT 322,
FORT BEND COUNTY, TEXAS.

0 LOTS 1 RESERVE 1 BLOCK

JANUARY 20, 2021

JOB NO. 1931-1330C

OWNERS:

D.R. HORTON - TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH: 281-566-2100

SURVEYOR:

LJA Surveying, Inc.
3600 W. Sam Houston Parkway S., Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

ENGINEER:

LJA Engineering, Inc.
1904 W. Grand Parkway North, Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

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

AGENDA OF: 2/16/2021

ITEMS: X.F.

**DATE
SUBMITTED:** 2/7/2021

DEPARTMENT: Building Services

PREPARED BY: ZACH GOODLANDER

PRESENTER: ZACH GOODLANDER

SUBJECT: CONSENT AND POSSIBLE ACTION TO APPROVE THE JORDAN RANCH SECTION 34 PRELIMINARY PLAT

Expenditure Required:

Amount Budgeted:

Funding Account:

Additional Appropriation Required:

Funding Account:

EXECUTIVE SUMMARY

The plat, as submitted for consideration, generally meet the requirements set forth in the City's Subdivision Ordinance No. 04-913 and/or 013-1091, and/or the CDO, which is in alignment with Chapter 21, Texas Local Government Code. Plat comments noted in the City Engineer's report are provided in support of the rules and regulations governing plats and subdivisions of land within the City's territorial limits and the extra territorial jurisdiction to promote safe, orderly, and healthful development of the City.

Plat reviews this month were completed concurrently by Cliff Brouhard, City Engineer, and Costello Engineers after the sudden death of our longtime and previous City Engineer, David Leyendecker.

RECOMMENDATION

Staff, including the City Engineer, recommends approval of the subject plat. P&Z has acted to officially recommend the plat as well.

ATTACHMENTS:

Description	Upload Date	Type
Plat Application	2/7/2021	Backup Material
Plat	2/7/2021	Backup Material



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: January 21, 2021

Date Received by the City of Fulshear: _____

Subdivision: Jordan Ranch Sec 34

Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

[X] Preliminary

___ Replat

___ Amending Plat

___ Final

___ Vacation Plat

___ Short Form Final

___ Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

[X] Single-Family Residential

___ Planned Development

___ Zero Lot Line/ Patio Home

___ Commercial

___ Multi-Family Residential

___ Industrial

Plat Location: ___ City

[X] ETJ (Extraterritorial Jurisdiction)

Legal Description: See attached plat

Variance: ___ Yes (Attach a Copy of Approval Letter) [X] No

Total Acreage: 25.191

Number of Streets: 4

Number of Lots: 66

Number and Types of Reserves: 3 - landscape/open space/ lake/detention

Total Acres in Reserve: 9.651

Owner: Fort Bend Jordan Ranch LP

Address: 5005 Riverway, Suite 500

City/State: Houston, Texas 77056

Telephone: 713-960-9977

Email Address: steves@johnsondev.com

Engineer/Planner: META Planning + Design LLC

Contact Person: Dan Valdez

Telephone: 281-619-6420

Fax Number: _____

Email Address: dvaldez@metaplanningdesign.com

Platting Fees

Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre

Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre

Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre

Amending or Minor Plat - \$200.00

Plat Vacation - \$500.00

2nd Review of plats - \$100.00 (each additional review)

TOTAL PLATTING FEE \$1,045.89

Park Fees (due at Final Plat Application) _____

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

[Handwritten Signature]

SIGNATURE

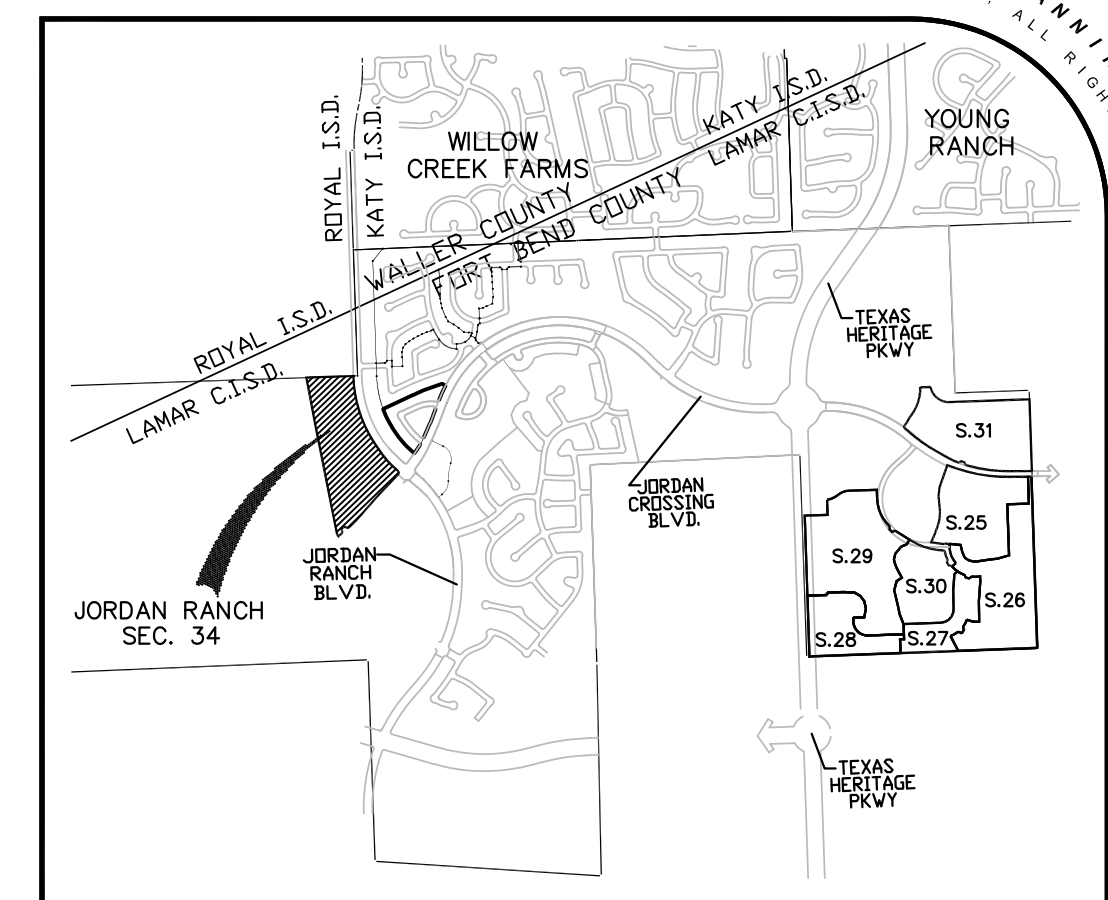
Dan Valdez / Sr. Planner

TYPED OR PRINTED NAME/TITLE

January 21, 2021

DATE

Save and Except 280.3406 Acres
Acres K-B Management Partners, LTD
To
Beamer Road Partners, LLP,
Dixie Farm Partners, LLP,
Vol. 817, Pg. 27, D.R.W.C. File No. 2004008476, O.P.R.F.B.C.

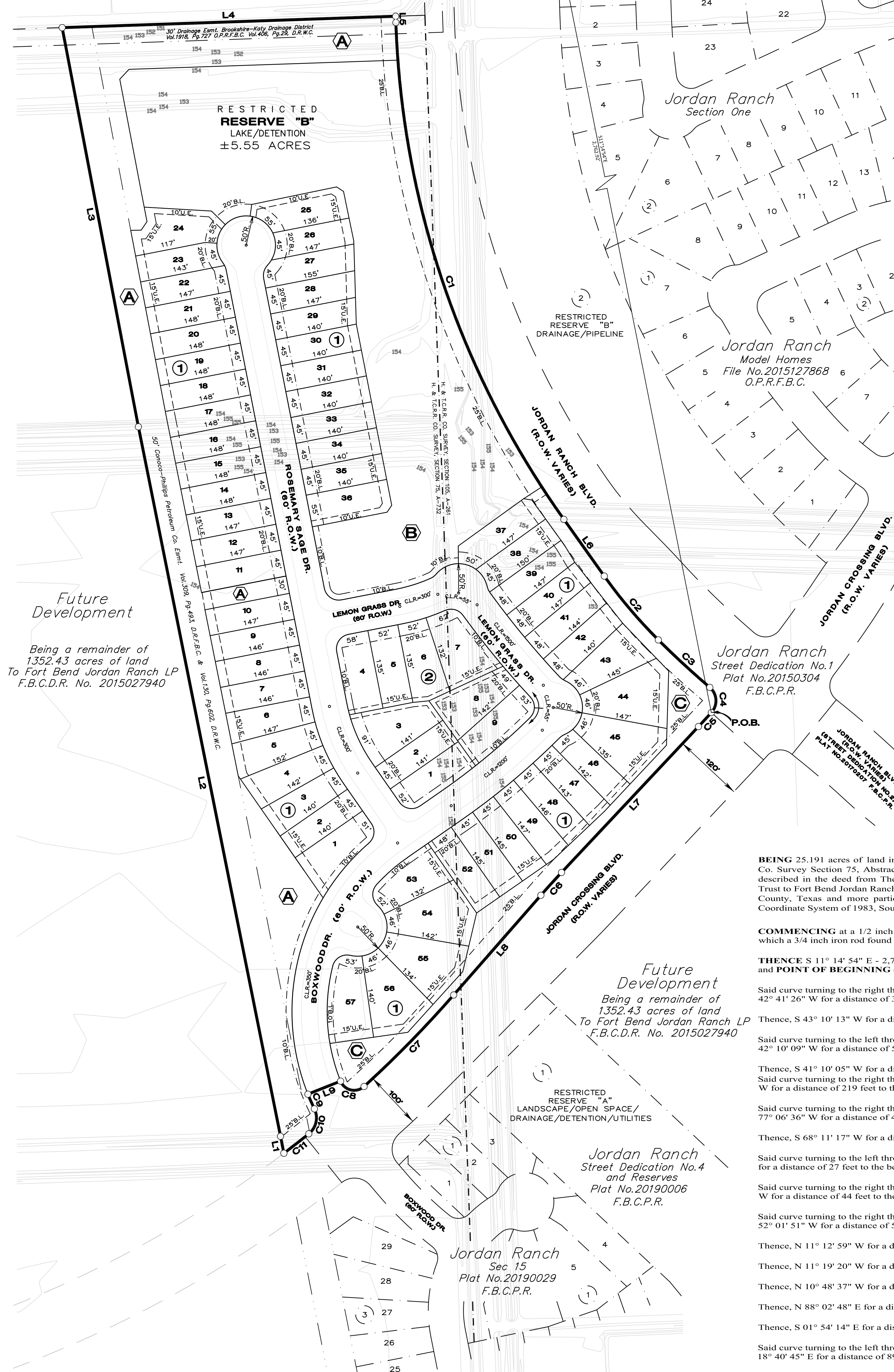


Vicinity Map
SCALE 1" = 1/2 MILE



LINE	DISTANCE	BEARING
L1	30'	N 11°12'59" W
L2	1234'	N 11°19'20" W
L3	693'	N 10°48'37" W
L4	569'	N 88°02'48" E
L5	11'	S 01°54'14" E
L6	119'	N 35°27'17" W
L7	341'	S 43°10'13" W
L8	226'	S 41°10'06" W
L9	60'	S 68°11'17" W

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	1550'	908'	467'	S 18°40'45" E	895'
C2	850'	143'	72'	S 40°16'06" E	143'
C3	1560'	119'	60'	S 47°16'30" E	119'
C4	30'	48'	31'	S 03°37'42" E	43'
C5	1940'	32'	16'	S 42°42'26" W	32'
C6	1600'	52'	26'	S 42°10'09" W	52'
C7	1950'	219'	109'	S 44°22'48" W	219'
C8	25'	48'	36'	N 77°06'36" W	41'
C9	380'	27'	14'	S 23°52'31" E	27'
C10	36'	47'	28'	N 12°39'01" E	44'
C11	1950'	54'	27'	S 62°01'51" W	64'



BEING 25.191 acres of land in the H.&T.C.R.R. Co. Survey Section 105, Abstract Number 261, and the H.&T.C.R.R. Co. Survey Section 75, Abstract Number 732, 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 1/2 inch iron pipe found for the most northerly northwest corner of said 1352.43 acre tract, from which a 3/4 inch iron rod found for an angle corner of said 1352.43 acre tract bears South 01° 54' 14" East - 1521.07 feet;

THENCE S 11° 14' 54" E - 2,762.92 feet, to a 5/8 inch iron rod with cap stamped "IDS" found for the northwest corner and POINT OF BEGINNING of the herein described tract;

Said curve turning to the right through an angle of 00° 57' 34", having a radius of 1940 feet, and whose long chord bears S 42° 41' 26" W for a distance of 32 feet.

Thence, S 43° 10' 13" W for a distance of 341 feet to the beginning of a curve,

Said curve turning to the left through an angle of 02° 00' 09", having a radius of 1500 feet, and whose long chord bears S 42° 10' 09" W for a distance of 52 feet.

Thence, S 41° 10' 05" W for a distance of 226 feet to the beginning of a curve,

Said curve turning to the right through 06° 25' 25", having a radius of 1950 feet, and whose long chord bears S 44° 22' 48" W for a distance of 219 feet to the beginning of a non-tangential curve.

Said curve turning to the right through an angle of 110° 35' 47", having a radius of 25 feet, and whose long chord bears N 77° 06' 36" W for a distance of 41 feet to a point of intersection with a non-tangential line.

Thence, S 68° 11' 17" W for a distance of 60 feet to the beginning of a non-tangential curve,

Said curve turning to the left through 04° 07' 37", having a radius of 380 feet, and whose long chord bears S 23° 52' 31" E for a distance of 27 feet to the beginning of a non-tangential curve.

Said curve turning to the right through 77° 10' 41", having a radius of 35 feet, and whose long chord bears S 12° 39' 01" W for a distance of 44 feet to the beginning of a non-tangential curve.

Said curve turning to the right through an angle of 01° 34' 59", having a radius of 1950 feet, and whose long chord bears S 52° 01' 51" W for a distance of 54 feet to a point of intersection with a non-tangential line.

Thence, N 11° 12' 59" W for a distance of 30 feet to a point on a line.

Thence, N 11° 19' 20" W for a distance of 1234 feet to a point on a line.

Thence, N 10° 48' 37" W for a distance of 693 feet to a point on a line.

Thence, N 88° 02' 48" E for a distance of 569 feet to a point on a line.

Thence, S 01° 54' 14" E for a distance of 11 feet to the beginning of a curve,

Said curve turning to the left through an angle of 33° 33' 03", having a radius of 1550 feet, and whose long chord bears S 18° 40' 45" E for a distance of 895 feet.

Thence, S 35° 27' 17" E for a distance of 0 feet to a point on a line.

Thence, S 35° 27' 17" E for a distance of 119 feet to the beginning of a curve,

Said curve turning to the left through 09° 37' 39", having a radius of 850 feet, and whose long chord bears S 40° 16' 06" E for a distance of 143 feet to the beginning of a non-tangential curve.

Said curve turning to the left through 04° 23' 08", having a radius of 1560 feet, and whose long chord bears S 47° 16' 30" E for a distance of 119 feet to the beginning of a non-tangential curve.

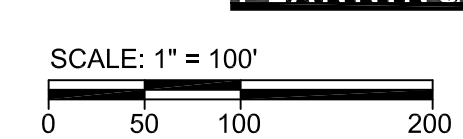
Said curve turning to the right through 91° 40' 43", having a radius of 30 feet, and whose long chord bears S 03° 37' 42" E for a distance of 43 feet to the POINT OF BEGINNING.

A PRELIMINARY PLAT OF
JORDAN RANCH
SECTION THIRTY-FOUR
BEING 25.191± ACRES OF LAND
CONTAINING 66 LOTS AND THREE RESERVES IN TWO BLOCKS.
OUT OF THE
H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
H. & T.C.R.R. CO. SURVEY, SECTION 75, A-732
FORT BEND COUNTY, TEXAS

OWNER:
FORT BEND JORDAN RANCH LP.
ATTN: STEPHEN A. SAMS, VICE PRESIDENT
PLANNER:



24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422



JANUARY 22, 2021
MTA# 8004C

- GENERAL NOTES:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and rest in the dedicator, his heirs, assigns or successors.
 - "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS.
 - "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
 - ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE.
 - THE PROPERTY LIES IN THE UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48157C0040L, REVISED APRIL 2, 2014.
 - THIS PRELIMINARY PLAT LIES IN FORT BEND COUNTY, THE E.T.J. OF THE CITY OF FULSHEAR, FULSHEAR MUD 3A AND LAMAR CISD.

- NOTE:
- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±3.91 ACRES
 - B** RESTRICTED RESERVE "B" LAKE/DETENTION ±5.55 ACRES
 - C** RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±1.01 ACRES

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF FULSHEAR SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE FULSHEAR PLANNING & ZONING COMMISSION AND / OR CITY - COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC, NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

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

AGENDA OF: 2/16/2021 **ITEMS:** XI.A.
DATE 1/27/2021 **DEPARTMENT:** Public Works
SUBMITTED:
PREPARED BY: Sharon Valiante, Public Works **PRESENTER:** Sharon Valiante, Public Works
Director Director
SUBJECT: CONSIDERATION AND POSSIBLE ACTION TO APPROVE A STRATEGIC PARTNERSHIP AGREEMENT WITH FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT 156

Expenditure Required: NA

Amount Budgeted:

Funding Account:

Additional Appropriation Required:

Funding Account:

EXECUTIVE SUMMARY

Texas Local Government Code 43.0751 authorizes the City and a Municipal Utility District to negotiate and enter into a strategic partnership agreement by mutual consent.

This Strategic Partnership Agreement (SPA) presented for consideration is between the City and Fort Bend Municipal Utility District No. 156 (the "District"). It provides for a limited purpose annexation of the District by the City. The District will continue to exist, but also provides for full annexation. Benefits of the SPA include revenue from sales tax, services, and regulatory. The District's assets, liabilities, indebtedness, and obligations remain with the District. The District shall be required to provide the City a copy of each plat approved by the County. The City will not require the District to oversize any public improvements to serve any areas outside of the District. The City shall impose a Sales and Use Tax within the District upon the limited purpose annexation. That tax is imposed on receipts from sale and use at retail of taxable items at the rate of 2% or the maximum rate permitted (Chapter 321 of the Tax Code)

Full purpose annexation is contemplated by December 31, 2050. If the city does not annex, the agreement automatically extends yearly until the full purpose annexation is complete. Full purpose annexation by the City releases the District of its responsibilities of assets, liabilities, indebtedness and obligations. The District agrees to not issue new debt during the five year period prior to the end of the initial term. If debt remains at full purpose annexation, the District shall become a Limited District until outstanding debt is paid. The Limited District shall be allowed to levy and collect an ad valorem tax sufficient to meet outstanding debt service. The Limited District cannot issue new debt after full purpose annexation

The following is regulatory provisions are enforceable by the City after the effective date: applicable ordinances and State nuisance statutes, as well as the City's Ordinances or the State's statute for sexually oriented businesses to an ETJ within 5,000 feet of the City limits.

Upon approval of this agreement, a limited purpose annexation by the City thru an adoption of an Ordinance shall occur within 90 days of the effective date.

The SPA was acted on by the District on October 20, 2020 as noted below:

AUTHORIZE EXECUTION OF STRATEGIC PARTNERSHIP AGREEMENT WITH THE CITY OF FULSHEAR (THE "CITY")

Ms. Sherborne presented and reviewed the Strategic Partnership Agreement with the City of Fulshear. The Board considered authorizing the execution of the Strategic Partnership Agreement with the City of Fulshear. Following discussion, Director Jones moved to authorize the execution of the Strategic Partnership Agreement with the City of Fulshear. Director Ellis

seconded the motion. Following a roll call vote of the Board, the motion passed unanimously.

RECOMMENDATION

Council approve the Strategic Partnership Agreement with Fort Bend Municipal Utility District No. 156.

ATTACHMENTS:

Description	Upload Date	Type
SPA 156	2/8/2021	Exhibit
Exhibit A Commercial Reserves	2/8/2021	Exhibit
Notice of Public Hearings	2/8/2021	Backup Material
Newspaper Notice SPA 156	2/8/2021	Backup Material
MUD 156 Minutes	2/8/2021	Backup Material

**STRATEGIC PARTNERSHIP AGREEMENT
BETWEEN THE CITY OF FULSHEAR, TEXAS
AND
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 156**

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This STRATEGIC PARTNERSHIP AGREEMENT (this “Strategic Partnership Agreement”) is entered into and shall be effective as of the Effective Date (defined below) between the CITY OF FULSHEAR, TEXAS, a municipal corporation principally situated in Fort Bend County, Texas, acting by and through its governing body, the City Council of the City of Fulshear, Texas (the “City”) and FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 156 (the “District”), a conservation and reclamation district created by legislation codified as Chapter 3832, Texas Special District Local Laws Code and operating under Chapter 49, Texas Water Code and other applicable laws.

RECITALS

1. Texas Local Government Code, §43.0751 (the “Act”) authorizes the City and the District to negotiate and enter into a strategic partnership agreement by mutual consent; and

2. This Agreement provides for the limited purpose annexation of the District by the City and includes provisions for full purpose annexation and for the continuation of the District, if applicable, as a limited district following full purpose annexation conversion date; and

As required by the Act, the City held public hearings on February 16, 2021 at 7:00 pm at 6920 Katy Fulshear Road,, Fulshear, Texas 77441 and on February 16, 2021 at 7:15 pm at 6920 Katy Fulshear Road,, Fulshear, Texas 77441, and the District held public hearings on _October 16, 2020 at _1:00 pm at 3200 Southwest Freeway, Suite 2600, Houston, Texas, Texas 77027 and on _October 20, 2020 at 11:00 am at 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027, at which hearings members of the public were given the opportunity to present testimony or evidence regarding the proposed Strategic Partnership Agreement; and

3. Notices of the date, time, location and purpose of the public hearings were given in accordance with subsection (d) of the Act, and the City and the District made copies of the proposed Strategic Partnership Agreement available in accordance with the terms of the Act; and

4. The City and the District wish to enter into the Strategic Partnership Agreement to provide the terms under which the District will continue to exist for an extended period of time after the District is annexed for limited purposes.

Now therefore, THE PARTIES AGREE AS FOLLOWS:

**ARTICLE I
FINDINGS**

The City and the District find and declare:

1. The Act authorizes the City and the District to enter into this Strategic Partnership Agreement to define the terms under which services will be provided to the City and the District and under which the District will continue to exist after the District is annexed for limited purposes pursuant to this Strategic Partnership Agreement;
2. This Strategic Partnership Agreement does not require the District to provide revenue to the City solely for the purpose of an agreement with the City to forgo annexation of the District;
3. This Strategic Partnership Agreement provides benefits to the City and the District, including revenue, services, and regulatory benefits that are reasonable and equitable with regard to the benefits provided by the other Party.
4. All the terms contained in this Agreement are lawful and appropriate to provide for the provision of municipal services; and
5. The City and the District negotiated this Strategic Partnership Agreement by mutual consent; and the terms of the Agreement are not a result of the City's Annexation Plan or any arbitration between the City and the District.

ARTICLE II DEFINITIONS

Unless the context requires otherwise, and in addition to the terms defined above, the following terms used in this Agreement will have the meanings set out below:

“Act” means Texas Local Government Code, §43.0751 and any amendments thereto.

“Agreement” means this Strategic Partnership Agreement between the City and the District. “Board” means the Board of Directors of the District.

“City” means the City of Fulshear, Texas, a municipal corporation principally situated in Fort Bend County, Texas.

“City Council” means the City Council of the City or any successor governing body.

“Comptroller” means the Comptroller of Public Accounts of the State of Texas.

“County” means Fort Bend County, Texas.

"Development Agreement" means the agreement entered into between the City of Fulshear, Texas and Beazer Homes Texas, LLP on April 19, 2011.

“District” means Fort Bend County Municipal Utility District No. 156 (the “District”), a conservation and reclamation district operating under Chapter 49, Water Code.

“Effective Date” means the first date that the conditions precedent to the effectiveness of this Agreement set forth in Section 7.04 are satisfied.

“ETJ” means the extraterritorial jurisdiction of the City.

“Full Purpose Annexation Conversion Date” means the date on which all territory of the District is annexed for full purposes by the City in accordance with Article V of this Agreement.

“Government Code” means the Texas Government Code and any amendments thereto.

“Initial Term” means the initial term of this Agreement, which shall be for the period beginning with the Effective Date and continuing through and including December 31, 2050.

“Limited District” means the District if and when it continues to exist as a limited district (as defined and permitted in the Act) after the Full Purpose Annexation Conversion Date in accordance with the terms of Article V of this Agreement.

“Local Government Code” means the Texas Local Government Code and any amendments thereto.

“Party” or “Parties” means a party or the parties to this Agreement, being the City and the Developer.

“Sales and Use Tax” means the sales and use taxes of the City to be imposed in the District pursuant to the Act and this Agreement.

“Tax Code” means the Texas Tax Code and any amendments thereto.

“Term” shall mean the term of this Agreement, which shall be the Initial Term; provided, however, that the term of this Agreement may be extended as permitted by Section 7.02 below.

ARTICLE III LIMITED PURPOSE ANNEXATION

Section 3.01. Generally.

As soon as practicable following the approval and signing of this Agreement by the Parties, the City shall adopt an ordinance annexing the District for limited purposes as authorized by this Agreement. The City shall complete the limited purpose annexation contemplated herein within ninety (90) days of the Effective Date.

Section 3.02. Powers and Functions Retained by the District.

During the period of limited purpose annexation, and except as limited by this Agreement, the District is authorized to exercise all powers and functions provided by existing law or any amendments or additions thereto. The District’s assets, liabilities, indebtedness, and obligations will remain the responsibility of the District. Disposition or acquisition of future

assets, liabilities, indebtedness, and obligations will remain the responsibility of the District until such time as full purpose annexation occurs or the District is abolished in accordance with this Agreement. City approval is not required for the District to exercise powers granted to it by state law, including powers relating to debts, liabilities, obligations, facilities, property and other functions authorized by law. The District agrees however to not issue new debt during the five (5) year period immediately prior to the end of the Initial Term of this Agreement as referenced in Section 7.02 below without prior approval of the City.

Section 3.03. Property Taxes and District Liability for Debts of the City.

Until the Full Purpose Annexation Conversion Date: (i) neither the District nor any owners of taxable property within the District are liable for any present or future debts of the City, and (ii) current and future ad valorem taxes levied by the City will not be levied on taxable property (whether real or personal) within the District.

Section 3.04. Regulatory Provisions.

(a) The following provisions govern the application of regulatory provisions within the District from and after the Effective Date:

(1) The County's orders, rules and regulations governing signs and outdoor advertising shall apply within the District. City shall have the right to make recommendations concerning signs and outdoor advertising within the District.

(2) Construction criteria for public streets shall be established by the engineer for the District for each use or project and must be constructed of concrete but in no event shall the criteria be less stringent than the County road or street criteria. The City is not required to maintain any street or road within the District.

(3) Orders, rules and regulations governing subdivisions, platting, drainage, flood control, flood damage prevention, land development, construction and related matters, as adopted by County shall apply within the District rather than the City's regulations. The City is not required to maintain any of the above.

(4) Orders, rules and regulations of the District, rather than of the City, governing or relating to its facilities, services, operations, powers or functions shall apply within the District.

(5) Only the following laws, rules and regulations of the City, to the extent they are enforceable within the City's ETJ, shall apply:

To the extent allowed by law, the City and the District stipulate that the City may enforce its ordinances or the State's nuisance statutes within 5,000 feet of the City limits.

To the extent allowed by law, the City and the District stipulate that the City may enforce its ordinances or the State's sexually orientated business statutes within 5,000 feet of the City limits.

(b) It is recognized that §43.002, Local Government Code and other statutes may allow uses of land to continue (and new uses of land to begin) after annexation in certain

circumstances, and those uses would not be subject to prohibition by the City. For purposes of such statutes, the City and the District have determined that the effective date of annexation shall be the Effective Date (as to limited purpose annexation).

(c) The District will file with the City a copy of each plat approved by County for the District, provided that the City shall have no approval rights with respect thereto.

(d) The City is not required to provide drainage, flood control, flood damage prevention, water, wastewater, fire, police, or garbage services to the District or to any landowner within the District.

(e) The District shall not be required by the City to oversize any public improvements that are constructed to serve the District to serve any areas outside of the District; provided, however, the City and the District may agree to oversizing such facilities if the City shall provide contemporaneous payment of all costs of such oversizing to the effect that the District shall neither incur nor pay any costs related to the oversizing.

(f) The District shall cause the District's engineer to provide written notice to the City at least five (5) business days prior to any County or Texas Commission on Environmental Quality inspections set forth herein. The District shall provide to the City all inspections reports for property within the District as they are received. The District, its successors and assigns, shall not be obligated to apply for, pay for, or obtain from the City any permit for construction of any roads, pavement, drainage, water and wastewater improvements or pay for any City inspection of any such public improvements.

ARTICLE IV SALES AND USE TAX, SERVICES, ETC.

Section 4.01. Imposition of the City's Sales and Use Tax.

Pursuant to Subsection (k) of the Act, the City shall impose its Sales and Use Tax within the District upon its limited purpose annexation. The Sales and Use Tax shall be imposed on the receipts from the sale and use at retail of taxable items at the rate of two percent (2%) or the maximum rate permitted by the then current form of Chapter 321 of the Tax Code. The Sales and Use Tax shall take effect on the date described in Tax Code, §321.102. The municipal secretary of the City shall send by United States registered or certified mail to the Comptroller a certified copy of the ordinance that adds the District and that shows the effective date of the boundary change. A copy of such correspondence shall be provided to the District.

ARTICLE V FULL PURPOSE ANNEXATION

Section 5.01. Conversion to Full Purpose Annexation. The City covenants and agrees with the District that it will not annex all or any part of the District or commence any action to annex all or part of the District for full purposes except in accordance with this Article. The City shall not be permitted to convert the limited purpose annexation contemplated herein to a full purpose annexation during the Initial Term. After the Initial Term, the City shall, in its sole discretion, be permitted to annex all or any part of the District for full purposes by ordinance, and without the

need for any further action except for the provision of municipal services to the annexed area to extent required by Section 43.0751(f)(4), Local Government Code.

Section 5.02. Conversion to Limited District on Full Purpose Annexation Conversion Date.

(a) If no debt of the District remains outstanding on the Full Purpose Annexation Conversion Date, the District shall be abolished and shall cease to exist on such date, all taxable property (whether real or personal) within the territory of the District shall be subject to ad valorem taxation by the City, and title to all assets and improvements owned by the District shall vest in the City.

(b) If debt of the District remains outstanding on the Full Purpose Annexation Conversion Date or if the District has not fully reimbursed all developers within the District in accordance with their respective written reimbursement agreement(s), then the District shall become a Limited District. The Limited District shall continue to be known as “Fort Bend County Municipal Utility District No. 156” and continue with the same boundaries as upon the Full Purpose Annexation Conversion Date, and shall continue for a Term not to exceed ten (10) additional years (or such other maximum time period permitted for limited districts under Chapter 43, Local Government Code), or until all outstanding debt (including any reimbursement obligation) of the Limited District has been fully paid, whichever is sooner. The City may extend the existence of the Limited District for successive ten (10) year (or such other maximum time period permitted for limited districts under Chapter 43, Local Government Code) terms for so long as any debt of the Limited District remains.

(c) The Limited District shall cease to exist 60 days after all debt (including any reimbursement obligation) of the Limited District has been fully paid. Title to all assets and improvements owned by the Limited District shall vest in City upon the expiration of the Limited District.

(d) The Limited District may expire prior to any ten-year (or such other maximum time period permitted for limited districts under Chapter 43, Local Government Code) Term if the City agrees to assume all debt of the Limited District. Nothing in this Agreement shall be interpreted to permit the City to annex the District or the Limited District, as applicable, for full purposes without assuming all debts, liabilities and obligations of the District or the Limited District, as applicable.

Section 5.03. Powers of Limited District.

(a) Upon the Full Purpose Annexation Conversion Date, the City shall assume responsibility for the operation and maintenance of the sewer and drainage systems, park and recreational facilities, and road facilities of the Limited District and shall be entitled to all utility revenues of the system as consideration for the assumption of such obligations. The rates charged by the City shall be the same as the rates charged by the City to customers of the same class in other parts of the City. Notwithstanding the immediately preceding sentence, the City may charge lower rates within Fort Bend County Municipal Utility District Nos. 169, 170, 171, 172 and 173 (each, a “CCR MUD”) if the City is required to charge such lower rates by a now existing Utility Agreement with a CCR MUD. To the extent necessary to maintain compliance with the bond covenants of the District, the title to all such improvements shall remain in the Limited District

and the revenues generated therefrom shall remain subject to a lien to secure any amounts pledged or contingently pledged to the payment of debt of the Limited District.

(b) The powers of the Limited District shall be restricted to the power and obligation to levy and collect an ad valorem tax sufficient to meet the outstanding debt service requirements for debt previously issued by the District. The Limited District shall have no authority to issue new debt following the Full Purpose Annexation Conversion Date. The Limited District shall be authorized to enter into such contracts and agreements as may be necessary or convenient to carry out such function, including, but not limited to, employing consultants; provided, however, that such contracts and agreements shall terminate immediately upon the retirement of all of the Limited District's debt.

**ARTICLE VI
MATERIAL BREACH, NOTICE
AND REMEDIES**

Section 6.01. Material Breach of Agreement.

(a) It is the intention of the Parties to this Agreement that the District and the City be regulated in accordance with the terms of this Agreement. A material breach of this Agreement by the District includes, but is not limited to, any one or more of the following:

1. Failure of the District to allow annexation of the District for limited purposes as authorized by this Agreement; or
2. Failure of the District to carry out its other obligations under this Agreement.

(b) A material breach of this Agreement by the City includes any one or more of the following:

1. Any attempt by the City to annex any portion of the District for full purposes under circumstances not allowed by this Agreement; or
2. Failure of the City to carry out its other obligations under this Agreement.

If a Party to this Agreement believes that another Party has, by act or omission, committed a material breach of this Agreement, the provisions of this Article shall govern the remedies for breach of this Agreement.

Section 6.02. Notice of District's Breach.

(a) The City shall notify the District in writing of an alleged material failure by the District to comply with a provision of this Agreement, describing the alleged failure with reasonable particularity. The District shall, within thirty (30) days after receipt of the notice or a longer period of time as the City may specify in the notice, either cure the alleged failure or, in a written response to the City, either present facts and arguments in refutation or excuse of the alleged failure or state that the alleged failure will be cured and set forth the method and time schedule for accomplishing the cure.

(b) The City shall determine (i) whether a failure to comply with a provision has occurred; and (ii) whether the failure has been cured or will be cured by the District. The

District shall make available to the City, if requested, any records, documents, or other information necessary to make the determination.

(c) If the City determines that the failure has not occurred, or that the failure either has been or will be cured in a manner and in accordance with a schedule reasonably satisfactory to the City, or that the failure is excusable, the determination shall conclude the investigation.

(d) If a failure to comply that is defined as a material breach has occurred, and has not been or will not be cured by the District in a manner and in accordance with a schedule reasonably satisfactory to the City, then the City may exercise the applicable remedy under Section 6.04(a).

Section 6.03. Notice of City's Breach.

(a) The District shall notify the City in writing specifying any alleged failure by the City to comply with a provision of this Agreement, describing the alleged failure with reasonable particularity. The City shall, within thirty (30) days after receipt of the notice or the longer period of time as the District may specify in the notice, either cure the alleged failure or, in a written response to the District, either present facts and arguments in refutation or excuse of the alleged failure or state that the alleged failure will be cured and set forth the method and time schedule for accomplishing the cure.

(b) The District shall determine (i) whether a failure to comply with a provision has occurred; and (ii) whether the failure has been cured or will be cured by the City. The City shall make available to the District, if requested, any records, documents or other information necessary to make the determination.

(c) If the District determines that the failure has not occurred, or that the failure either has been or will be cured in a manner and in accordance with a schedule reasonably satisfactory to the District, or that the failure is excusable, the determination shall conclude the investigation.

(d) If a failure to comply that is defined as a material breach has occurred, and has not been or will not be cured by the City in a manner and in accordance with a schedule reasonably satisfactory to the District, then the District may exercise the applicable remedy under Section 6.04(b).

Section 6.04. Remedies.

(a) If the District has committed a material breach of this Agreement, and the breach has not been cured after notice as provided in this Article, the City may file suit in a court of competent jurisdiction in the County, and seek any relief available at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act in addition to the monetary awards as may be appropriate, injunctive relief or termination of the Agreement. Governmental immunity is specifically waived for injunctive relief.

(b) If the City has committed a material breach of this Agreement, and the breach has

not been cured after notice as provided in this Article, the District may file suit in a court of competent jurisdiction in the County, and seek any relief available at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act in addition to the monetary awards as may be appropriate, injunctive relief or termination of this Agreement. Governmental immunity is specifically waived for injunctive relief.

ARTICLE VII
BINDING AGREEMENT, TERM, AND AMENDMENT

Section 7.01. Beneficiaries.

(a) This Agreement binds and inures to the benefit of the Parties, their successors and assigns as well as the residents of the District. The District shall record this Agreement with the County Clerk in the Official Records of Fort Bend County, Texas. This Agreement binds each owner and each future owner of land included within the District's boundaries in accordance with Subsection (c) of the Act. The terms of this Agreement shall constitute covenants running with the land comprising the District and shall be binding on all future owners of real property within the District.

Section 7.02. Term.

This Agreement commences and binds the Parties during the Term of this Agreement, unless sooner terminated as specifically allowed by this Agreement. Notwithstanding the immediately preceding sentence, the City's obligation to pay the District its agreed portion of the Sales and Use Tax revenues generated prior to the date such termination is effective shall survive any termination of this Agreement. The Initial Term of this Agreement shall commence with the Effective Date and continue through and including December 31, 2050. If full purpose annexation does not occur upon the expiration of the Initial Term, the Term of this Agreement is extended for successive one-year terms until conversion to full purpose annexation occurs; provided, however, that the Development Agreement shall not exceed the maximum duration permitted by Section 212.172(d), Local Government Code. Termination of the Development Agreement, as and when permitted by law and this Agreement, shall not terminate the Strategic Partnership Agreement unless this Agreement also specifically permits termination of the Strategic Partnership Agreement. The District agrees to notify the City ninety (90) days in advance of a proposed dissolution of the District. The District agrees not to dissolve while there remains outstanding bonds or debt of the District.

Section 7.03. Amendment.

No amendment to the terms of this Agreement shall be effective unless such amendment is in writing and signed by the Parties.

Section 7.04. Conditions Precedent to Effectiveness.

This Agreement shall be ineffective in all respects and shall not be enforceable by or against any of the Parties unless and until each of the Parties hereto executes this Agreement.

**ARTICLE VIII
MISCELLANEOUS PROVISIONS**

Section 8.00. Consent to Noncontiguous Annexation.

In accord with Texas Local Government Code, §43.0751(r)(2), the District consents to noncontiguous annexation under this Agreement.

Section 8.01. Notice.

Any formal notices or other communications (“Notice”) required to be given by one Party to another by this Agreement shall be given in writing addressed to the Party to be notified at the address set forth below for the Party; (i) by delivering the Notice in person; (ii) by depositing the Notice in the United States Mail, certified or registered, return receipt requested, postage prepaid, addressed to the Party to be notified; (iii) by depositing the Notice with FedEx or another nationally recognized courier service guaranteeing next day delivery, addressed to the Party to be notified; or (iv) by sending the Notice by telefax. Notice deposited in the United States Mail in the manner herein above described shall be deemed effective from and after the date of such deposit. Notice given in any other manner shall be effective only if and when received by the Party to be notified. For the purposes of Notice, the addresses of the Parties, until changed as provided below, shall be as follows:

All Notices required or permitted under this Agreement shall be in writing and shall be served on the Parties at the following address:

City: City of Fulshear
P.O. Box 279
Fulshear, Texas 77441

With a copy to: Grady Randle
Randle Law Office LTD, LLP
820 Gessner, Suite 1570
Houston, Texas 77024

District: Fort Bend County MUD No. 156
Attn: Katie Sherborne_
Allen Boone Humphries Robinson LLP__
3200 Southwest Freeway,
Suite 2600
Houston, Texas 77027

The Parties may from time to time change their respective addresses, and each may specify as its address any other address within the United States of America by giving at least five (5) days written notice to the other Party. If any date or any period provided in this Agreement ends on a Saturday, Sunday, or legal holiday, the applicable period for calculating the notice shall be extended to the first business day following the Saturday, Sunday or legal holiday.

Section 8.02. Time.

Time is of the essence in all things pertaining to the performance of this Agreement.

Section 8.03. Severability.

In the event any clause, phrase, provision, sentence or part of this Agreement or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or

invalidate this Agreement as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional. However, if any such judgment or holding substantially impairs a right or benefit expected by a Party under this Agreement, such Party shall have the right to: (i) seek equitable reformation of this Agreement; or (ii) terminate this Agreement.

Section 8.04. Waiver.

Any failure by a Party to insist upon strict performance by the other Party of any provision of this Agreement shall not be deemed a waiver thereof or of any other provision hereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all of the provisions of this Agreement.

Section 8.05. Applicable Law and Venue.

The construction and validity of this Agreement shall be governed by the laws of the State of Texas without regard to conflicts of law principles. Venue shall be proper only in Fort Bend County.

Section 8.06. Reservation of Rights.

To the extent not inconsistent with this Agreement, each Party reserves all rights, privileges, and immunities under applicable laws.

Section 8.07. Further Documents.

The Parties agree that at any time after executing of this Agreement, they will, upon request of the other Party, execute and deliver the further documents and do the further acts and things as the other Party may reasonably request in order to effectuate the terms of this Agreement.

Section 8.08. Incorporation of Exhibits and Other Documents by Reference.

All Exhibits and other documents attached to or referred to in this Agreement are incorporated into this Agreement by reference for the purposes set forth in this Agreement.

Section 8.09. Effect of State and Federal Laws.

Notwithstanding any other provision of this Agreement, the District shall comply with all applicable statutes or regulations of the United States, the State of Texas, and City Ordinances and any other provisions implementing such statutes or regulations.

Section 8.10. Authority for Execution.

The City certifies, represents, and warrants that the execution of this Agreement is duly authorized and adopted by the City Council. The District certifies, represents, and warrants that the execution of this Agreement is duly authorized and adopted by its Board.

IN WITNESS WHEREOF, the Parties have executed this Agreement in multiple counterparts, each of which shall be an original, as of the Effective Date.

CITY OF FULSHEAR, TEXAS

Date signed: _____

By: _____
Aaron Groff, Mayor

ATTEST:

Kimberly Kopecky, City Secretary

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me this ____ day of _____, 2021, by Aaron Groff, as Mayor, of the City of Fulshear, Texas, a Texas general law municipality.

Notary Public in and for the State of Texas

(NOTARY SEAL)

FORT BEND COUNTY MUNICIPAL UTILITY
DISTRICT NO. 156

Date signed: _____

By: _____

President, Board of Directors

ATTEST:

Secretary, Board of Directors

Tax ID No. _____

STATE OF TEXAS §

§

COUNTY OF FORT BEND §

This instrument was acknowledged before me this ____ day of _____, 2021, by _____, as President, of Fort Bend County Municipal Utility District No. 156, a political subdivision of the State of Texas, on behalf of said political subdivision.

Notary Public in and for the State of Texas

(NOTARY SEAL)

STATE OF TEXAS §

§

COUNTY OF FORT BEND §

This instrument was acknowledged before me this _____ day of _____, 2021, by _____, as Secretary, of Fort Bend County Municipal Utility District No. 156, a political subdivision of the State of Texas, on behalf of said political subdivision.

Notary Public in and for the State of Texas

(NOTARY SEAL)

Exhibit “A”

Legal Description

EXHIBIT A

METES AND BOUNDS DESCRIPTION
6.2138 ACRES
(270,674 SQUARE FEET)
FORT BEND COUNTY, TEXAS
REVISED SEPTEMBER 13, 2017

ALL THAT 6.2138 ACRE (270,674 SQUARE FOOT) TRACT OF LAND BEING ALL OF A CALLED 5.410 ACRE TRACT OF LAND AS CONVEYED BY SPECIAL WARRANTY DEED DATED SEPTEMBER 28, 2011 TO DLM MANAGEMENT, LLC AS RECORDED UNDER CLERK'S FILE NO. 2011098944 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, FORT BEND COUNTY, TEXAS AND ALL OF A CALLED 0.8037 OF ONE ACRE TRACT OF LAND AS CONVEYED BY DEED DATED JANUARY 26, 2016 TO DLM MANAGEMENT, LLC AS RECORDED UNDER CLERK'S FILE NO. 2016012985 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, FORT BEND COUNTY, TEXAS AND BEING SITUATED IN THE ALEXANDER PHILLIPS SURVEY, ABSTRACT NUMBER 300 IN FORT BEND COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS AND COORDINATES REFER TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204)

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR" FOUND AT THE SOUTHEAST CORNER OF SAID 5.410 ACRE TRACT, THE NORTHEAST CORNER OF CHURCHILL FARMS, SEC 4 AS RECORDED IN PLAT NUMBER 20120053 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.) AND BEING SITUATED IN THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF STATE FARM TO MARKET ROAD 1463 (WIDTH VARIES) AS RECORDED IN VOLUME 275, PAGE 538 AND VOLUME 275, PAGE 534 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

THENCE SOUTH 88°03'15" WEST, ALONG THE SOUTH LINE OF SAID 5.410 ACRE TRACT AND THE NORTH LINE OF SAID CHURCHILL FARMS SEC 4, FOR A DISTANCE OF 276.47 FEET TO A 3/4-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR" FOUND FOR CORNER;

THENCE SOUTH 75°59'04" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID 5.410 ACRE TRACT AND THE NORTH LINE OF SAID CHURCHILL FARMS SEC 4, FOR A DISTANCE OF 1.29 FEET TO A 3/4-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR" FOUND FOR CORNER AT THE SOUTHEAST CORNER OF CHURCHILL FARMS SEC 4 AS RECORDED IN PLAT NUMBER 20130073 OF THE F.B.C.P.R. AND THE SOUTHWEST CORNER OF SAID 5.410 ACRE TRACT;

THENCE NORTH 16°02'56" WEST, ALONG THE WEST LINE OF SAID 5.410 ACRE TRACT AND THE EAST LINE OF SAID CHURCHILL FARMS SEC 5, FOR A DISTANCE OF 106.86 FEET TO A 3/4-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR" FOUND FOR CORNER;

THENCE NORTH 11°44'36" WEST, CONTINUING ALONG THE WEST LINE OF SAID 5.410 ACRE TRACT AND THE EAST LINE OF SAID CHURCHILL FARMS SEC 5, FOR A DISTANCE OF 98.42 FEET TO A 3/4-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR" FOUND FOR CORNER;

THENCE NORTH 04°45'50" WEST, CONTINUING ALONG THE WEST LINE OF SAID 5.410 ACRE TRACT AND THE EAST LINE OF SAID CHURCHILL FARMS SEC 5, FOR A DISTANCE OF 99.43 FEET TO A 3/4-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR" FOUND FOR CORNER;

THENCE NORTH 01°58'46" WEST, CONTINUING ALONG THE WEST LINE OF SAID 5.410 ACRE TRACT AND THE EAST LINE OF SAID CHURCHILL FARMS SEC 5, FOR A DISTANCE OF 300.45 FEET TO A 3/4-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR" FOUND FOR CORNER;

THENCE NORTH 05°25'19" EAST, CONTINUING ALONG THE WEST LINE OF SAID 5.410 ACRE TRACT AND THE EAST LINE OF SAID CHURCHILL FARMS SEC 5, FOR A DISTANCE OF 146.04 FEET TO A 3/4-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR" FOUND FOR CORNER;

THENCE NORTH 23°16'44" WEST, CONTINUING ALONG THE WEST LINE OF SAID 5.410 ACRE TRACT AND THE EAST LINE OF SAID CHURCHILL FARMS SEC 5, FOR A DISTANCE OF 100.45 FEET TO A 3/4-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR" FOUND FOR CORNER;

THENCE NORTH 04°11'50" WEST, CONTINUING ALONG THE WEST LINE OF SAID 5.410 ACRE TRACT AND THE EAST LINE OF SAID CHURCHILL FARMS SEC 5, FOR A DISTANCE OF 38.53 FEET TO A 3/4-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR" FOUND FOR CORNER IN THE SOUTHWESTERLY LINE OF SAID 0.8037 OF ONE ACRE TRACT AND BEING ON THE ARC OF A CURVE TO THE LEFT;

THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE SOUTHWESTERLY LINE OF SAID 0.8037 OF ONE ACRE TRACT AND ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 505.61 FEET, A CENTRAL ANGLE OF 03°19'58", AN ARC LENGTH OF 29.40 FEET AND A CHORD BEARING NORTH 75°07'00" WEST, A CHORD DISTANCE 29.39 FEET TO A 5/8-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND FOR CORNER IN THE SOUTH R.O.W. LINE OF SAID STATE FARM TO MARKET ROAD 1463 AS RECORDED IN VOLUME 275, PAGE 534 AND VOLUME 275, PAGE 538 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS AND BEING THE WESTERMOST CORNER OF SAID 0.8037 OF ONE ACRE TRACT;

THENCE NORTH 86°05'11" EAST, ALONG SAID SOUTH R.O.W. LINE AND THE NORTH LINE OF SAID 0.8037 OF ONE ACRE TRACT, FOR A DISTANCE OF 98.18 FEET TO A 5/8-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND FOR CORNER;

THENCE NORTH 84°11'22" EAST, CONTINUING ALONG SAID SOUTH R.O.W. LINE AND THE NORTH LINE OF SAID 0.8037 OF ONE ACRE TRACT, FOR A DISTANCE OF 108.75 FEET TO A 5/8-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND FOR CORNER;

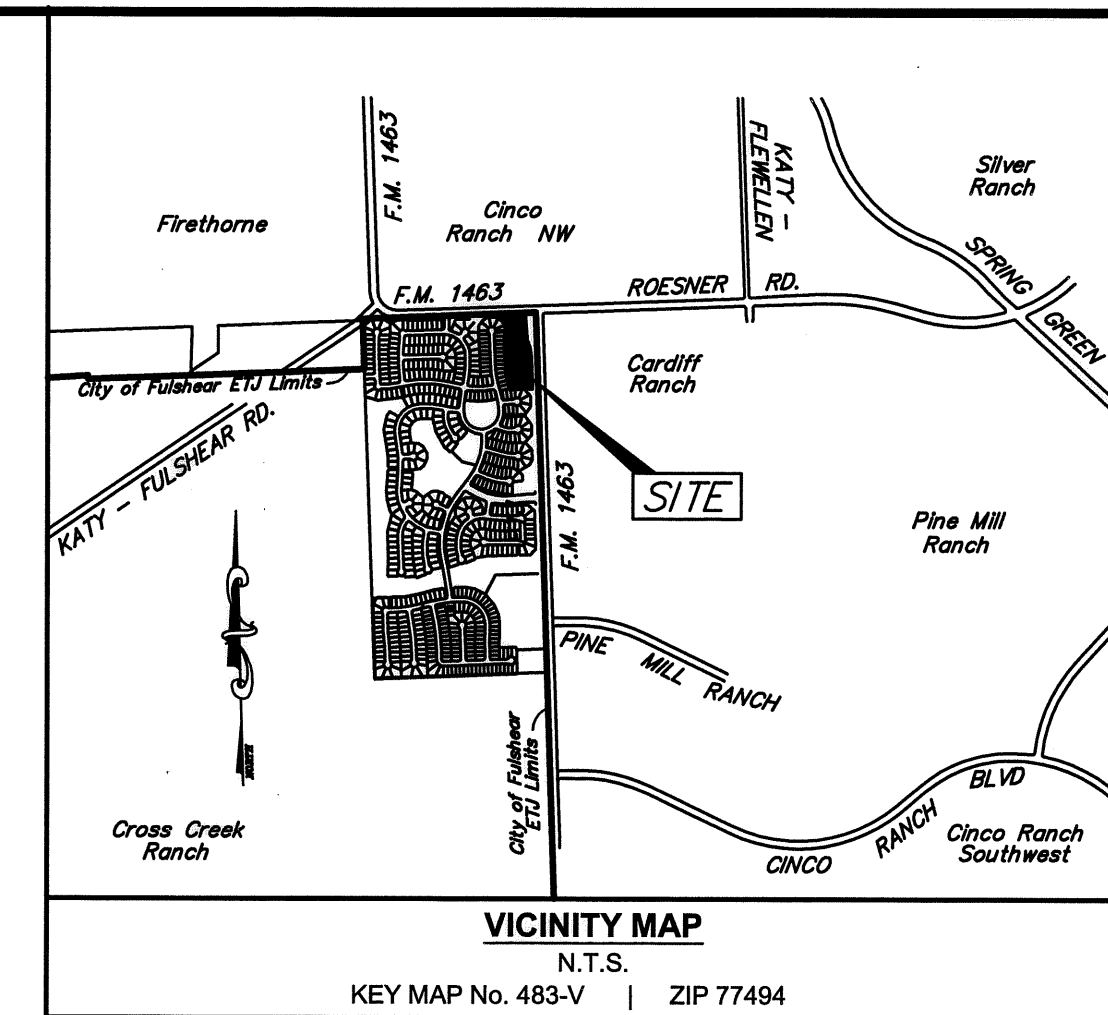
THENCE NORTH 86°04'09" EAST, CONTINUING ALONG SAID SOUTH R.O.W. LINE AND THE NORTH LINE OF SAID 0.8037 OF ONE ACRE TRACT, FOR A DISTANCE OF 104.62 FEET TO A 5/8-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND FOR CORNER;

THENCE SOUTH 47°58'02" EAST, ALONG A CUT-BACK LINE, 27.79 FEET TO A 5/8-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND FOR CORNER IN THE WEST R.O.W. LINE OF SAID STATE FARM TO MARKET ROAD 1463;

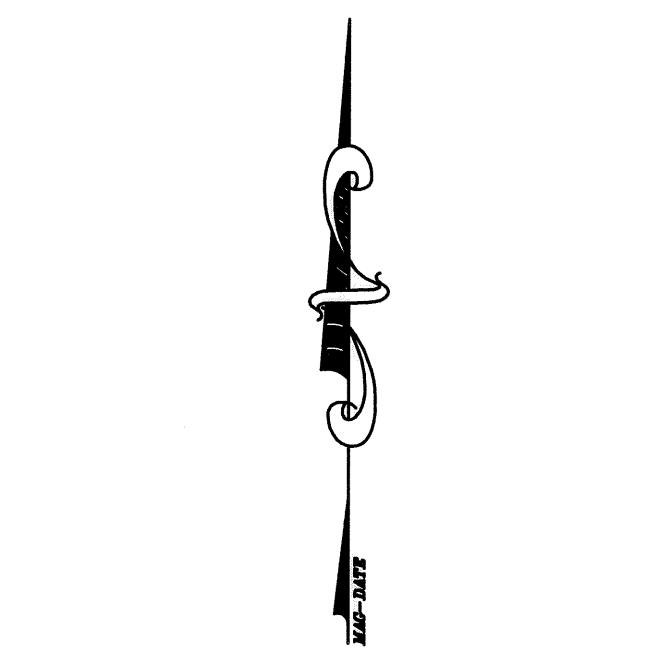
THENCE SOUTH 01°56'21" EAST, ALONG SAID WEST R.O.W. LINE AND THE EAST LINE OF SAID 0.8037 OF ONE ACRE TRACT, FOR A DISTANCE OF 280.94 FEET TO A 5/8-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND FOR CORNER IN THE NORTHEASTERLY LINE OF SAID 5.410 ACRE TRACT AND BEING ON THE ARC OF A CURVE TO THE RIGHT;

THENCE IN A SOUTHEASTERLY DIRECTION, CONTINUING ALONG SAID WEST R.O.W. LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 505.61 FEET, A CENTRAL ANGLE OF 23°32'22", AN ARC LENGTH OF 207.73 FEET AND A CHORD BEARING SOUTH 13°42'56" EAST, A CHORD DISTANCE OF 206.27 FEET TO A 5/8-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND FOR THE POINT OF TANGENCY OF SAID CURVE;

THENCE SOUTH 01°56'45" EAST, CONTINUING ALONG SAID WEST R.O.W. LINE, FOR A DISTANCE OF 398.66 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT AND CONTAINING 6.2138 ACRES (270,674 SQUARE FEET) OF LAND.



VICINITY MAP
N.T.S.
KEY MAP No. 483-V | ZIP 77494



GRAPHIC SCALE
0 30 60 90 120
(IN FEET)
1 inch = 60 ft.

23 PGS 2017117385

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
October 25, 2017 02:59:31 PM
FEE \$444.00 SB 20170229

COMMERCIAL RESERVES AT FM 1463

A SUBDIVISION OF 6.2138 ACRES (270,674 SQ. Ft.) OF LAND SITUATED IN THE ALEXANDER PHILLIPS SURVEY ABSTRACT No. 300 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

0 LOTS 1 BLOCK 3 RESERVES
SCALE: 1"=60' DATE: SEPTEMBER, 2017

OWNER:
DLM MANAGEMENT LLC
A TEXAS LIMITED LIABILITY COMPANY
10575 West Office Drive,
Houston, Tx. 77042
(713) 706-4531

PREPARED BY:
BENCHMARK ENGINEERING CORPORATION

Consulting Engineers - Planners - Surveyors
2401 Fountainview Suite #500
Houston, Texas 77057 U.S.A.
Texas Board of Professional Engineers
Registration Number F-6788
(713)266-9930 Fax (713)266-3804
TBPLS Firm Registration Number 10009000

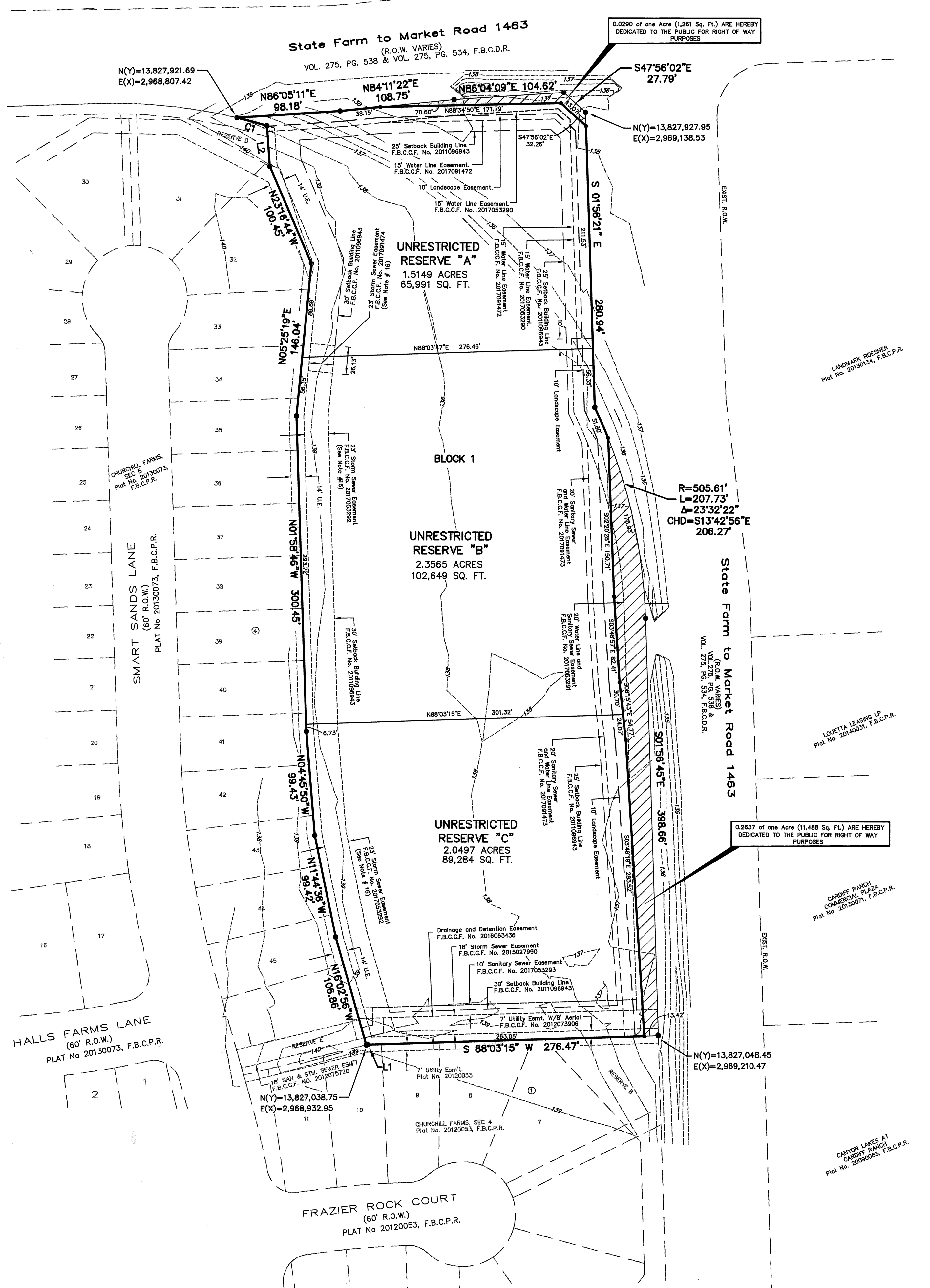
SHEET 1 of 2
B.E.C. JOB #11011-DLM

LEGEND

- R.O.W. RIGHT OF WAY
- BL BUILDING LINE
- S.S.E. SANITARY SEWER EASEMENT
- U.E. UTILITY EASEMENT
- A.E. AERIAL EASEMENT
- W.L.E. WATER LINE EASEMENT
- ST.M.E. STORM SEWER EASEMENT
- F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
- Sq. Ft. SQUARE FEET
- F.B.C.C.F. No. FORT BEND COUNTY CLERK'S FILE NUMBER
- F.B.C.P.R. FORT BEND COUNTY PUBLIC RECORDS
- F.C. FILM CODE
- 128.00' EXISTING CONTOURS
- (D) RESERVE IDENTIFICATION LETTER
- Rod. RADIUS
- Rest. Res. RESTRICTED RESERVE
- Eas't/L EASEMENT
- (1) BLOCK DESIGNATION
- Maint. E. MAINTENANCE EASEMENT
- w WITH
- San. Swr. SANITARY SEWER
- Stm. Swr. STORM SEWER

LINE	BEARING	LENGTH
L1	S 75°59'04" W	1.29'
L2	N 04°11'50" W	38.53'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	505.41'	29.40'	29.39'	N75°07'00" W	03°19'58"



STATE OF TEXAS §
COUNTY OF FORT BEND §

WE, DLM MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH DOUGLAS L. MULVANEY, PRESIDENT, BEING AN OFFICER OF DLM MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS, HERINAFTER REFERRED TO AS OWNER OF THE 6.2138 ACRE TRACT OF LAND DESCRIBED IN THE ABOVE AND FOREGOING MAP OF COMMERCIAL RESERVES AT FM 1463, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS) ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'-6") FOR TEN FEET (10'-0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'-6") FOR FOURTEEN FEET (14'-0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'-6") FOR SIXTEEN FEET (16'-0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'-6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'-0") BACK-TO-BACK GROUND EASEMENTS OR EIGHT FEET (8'-0") FOR FOURTEEN FEET (14'-0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7'-0") FOR SIXTEEN FEET (16'-0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'-0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING FORT BEND COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY IS HEREBY RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, DLM MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DOUGLAS L. MULVANEY, PRESIDENT, OF DLM MANAGEMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, THEREUNTO AUTHORIZE THIS 21st DAY OF September, 2017.

DLM MANAGEMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY

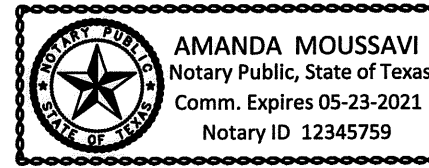
By: Douglas L. Mulvany
DOUGLAS L. MULVANEY, PRESIDENT

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOUGLAS L. MULVANEY, PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21st DAY OF September, 2017.

Amanda Moussavi
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 05-23-2021



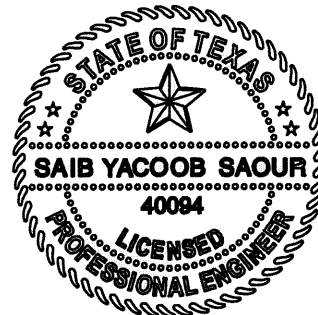
I, RONALD G. HARRISON, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTER (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER AND THE STATE PLANE COORDINATES (NAD83).

Ronald G. Harrison
RONALD G. HARRISON, R.P.L.S.
TEXAS REGISTRATION NO. 5342



I, SAIB Y. SAOUR, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF THE CITY OF FULSHEAR AND FORT BEND COUNTY, TEXAS.

Saib Y. Saour
SAIB Y. SAOUR, P.E.,
TEXAS REGISTRATION NO. 40094



I, GUY J. ROBERTSON, SR., INDIVIDUAL, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS COMMERCIAL RESERVES AT FM 1463, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN CLERK'S FILE NUMBER 2014128474 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

GUY J. ROBERTSON, SR.
Guy J. Robertson
GUY J. ROBERTSON, SR., INDIVIDUAL

THIS PLAT OF COMMERCIAL RESERVES AT FM 1463, IS APPROVED BY CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS, THIS 8th DAY OF September, 2017.

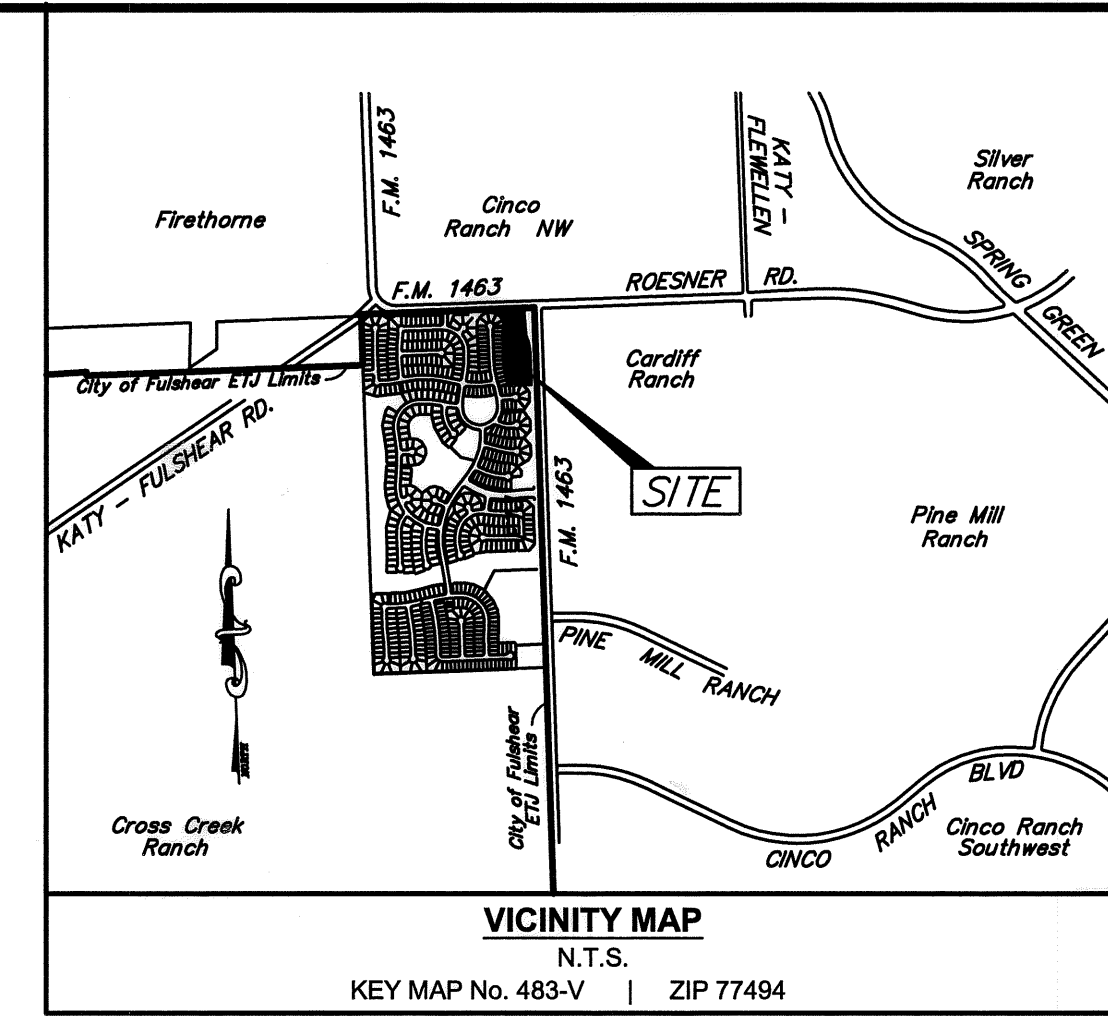
Amy Pearce
AMY PEARCE
CHAIRMAN
Austin Weant
AUSTIN WEANT
VICE CHAIRMAN

THIS PLAT OF COMMERCIAL RESERVES AT FM 1463, WAS APPROVED ON 9-19-2017, 2017 BY THE CITY OF FULSHEAR, CITY COUNCIL AND SIGNED ON THIS 5th DAY OF October, 2017; PROVIDED HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

Jeff W. Roberts
JEFF W. ROBERTS
MAYOR
Dhania Gordon Offord
DHANIA GORDON OFFORD
CITY SECRETARY

GENERAL NOTES

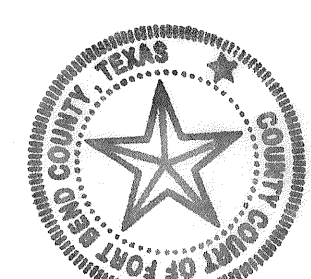
- 1. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 138.50' FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND. THE NATURAL GROUND ELEVATION WAS MEASURED AT ELEVATION 137.00'
- 2. THIS PLAT IS BEING SERVED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 156, AND IS WITHIN FORT BEND COUNTY DRAINAGE DISTRICT, AND FORT BEND COUNTY SUBSIDENCE DISTRICT.
- 3. BENCHMARK: NGS DISC IN THE TOP OF THE SOUTHWEST END OF THE SOUTHWEST ABUTMENT OF PIN OAK ROAD OVER WILLOW FORK BUFFALO BAYOU, RM 4 ON FEMA MAP 48157C0015 J. NGS DESIGNATOR: M1504; PID AW5413. NGVD DATUM OF 1929, 1987 ADJUSTMENT. ELEVATION = 126.90'
- 4. TEMPORARY BENCHMARK: "BOX" CUT SET ON THE BACK-OF-CURB NEAR THE INTERSECTION OF FM 1463 AND CARDIFF RANCH DRIVE IN FORT BEND COUNTY, TEXAS, LOCATED ON THE WEST NOSE OF THE MEDIAN AT THE ENTRANCE TO CANYON LAKES AT CARDIFF RANCH SUBDIVISION. ELEVATION 137.46' NGVD 1929, 1987 ADJUSTMENT.
- 5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48157C0105-L FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS, REVISED DATE APRIL 2, 2014, THE SUBJECT PROPERTIES LIE IN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
- 6. LIGHTING ZONE DESIGNATION: THIS PROPERTY LIES WITHIN THE "L23" LIGHTING ZONE DESIGNATION IN COMPLIANCE WITH THE "ORDERS" FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS.
- 7. SIDEWALK NOTE: SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE FEET (5') IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT IN ACCORDANCE WITH THE A.D.A.
- 8. PIPELINE NOTE: IF ANY, ALL EXISTING PIPELINES AND PIPELINE EASEMENTS WITHIN THE PLATTED BOUNDARY HAVE BEEN SHOWN.
- 9. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING WITH INTENSE RAINFALL EVENTS.
- 11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATIONS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 13. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 1.000115182.
- 14. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 15. THIS PROPERTY BOUNDARY IS LOCATED WITHIN THE E.T.J. OF THE CITY OF FULSHEAR.
- 16. IT IS HEREBY UNDERSTOOD AND AGREED THAT THIS 23' FOOT STORM SEWER EASEMENT(S) AND STORM SEWER IMPROVEMENTS WITHIN THIS 23' FOOT STORM SEWER EASEMENT(S) WILL BE OWNED, OPERATED, AND MAINTAINED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 156, UNTIL SUCH TIME THAT THE CITY OF FULSHEAR ANNEXES THE PROPERTY KNOWN AS 'COMMERCIAL RESERVES AT FM 1463', THEN SAID 23' FOOT STORM SEWER EASEMENT(S), ALONG WITH THE STORM SEWER IMPROVEMENTS WITHIN THE 23' FOOT STORM SEWER EASEMENT(S), SHALL BE OWNED, OPERATED, AND MAINTAINED BY THE 'COMMERCIAL RESERVES AT FM 1463' PROPERTY OWNER'S ASSOCIATION.



I, Richard W. Stolleis, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within the watershed.
Richard W. Stolleis
Richard W. Stolleis, P.E.
Fort Bend County Engineer

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS THIS 24th DAY OF October, 2017.
Vincent M. Morales, Jr. Commissioner Precinct 1
Gregory Prestigiac Commissioner Precinct 2
Robert E. Hebert County Judge
W. A. "Andy" Meyers Commissioner Precinct 3
James Patterson Commissioner Precinct 4

THE STATE OF TEXAS §
COUNTY OF FORT BEND §
I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on 25th day of October, 2017 at 2:59 o'clock, P.M., in Plat No. 20170229 of the plat records of said county.
WITNESS MY HAND AND SEAL OF OFFICE at Richmond, Texas, the day and date last above written.
Laura Richard
Laura Richard, County Clerk
Fort Bend County, Texas
By: Sarah Brdecka
Deputy



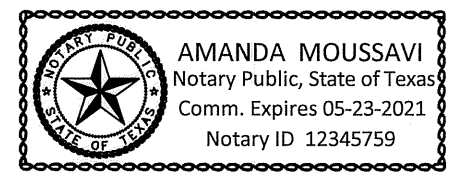
23 pgs 2017117385
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
October 25, 2017 02:59:31 PM
FEE: \$44.00 SB 20170229

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GUY J. ROBERTSON, SR., OWNER AND HOLDER OF A LIEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21st DAY OF September, 2017.

Amanda Moussavi
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 05-23-2021



DISTRICT NAMES	
W.C.I.D.	N/A
MUD	F.B.C.M.U.D. No. 156
LID	N/A
DID	N/A
SCHOOL	KATY I.S.D.
FIRE	F.B.C. FIRE MARSHALL
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	ETJ OF CITY OF FULSHEAR
UTILITIES CO.	CONSOLIDATED COMMUNICATIONS AND CENTERPOINT ENERGY

COMMERCIAL RESERVES AT FM 1463

A SUBDIVISION OF 6.2138 ACRES (270,674 SQ. Ft.) OF LAND SITUATED IN THE ALEXANDER PHILLIPS SURVEY ABSTRACT No. 300 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

0 LOTS 1 BLOCK 3 RESERVES
SCALE: 1"=60' DATE: SEPTEMBER, 2017

OWNER:
DLM MANAGEMENT LLC
A TEXAS LIMITED LIABILITY COMPANY
10576 West Office Drive,
Houston, Tx. 77042
(713) 706-4531

PREPARED BY:
BENCHMARK ENGINEERING CORPORATION
Consulting Engineers - Planners - Surveyors
2401 Fountainview Suite #500
Houston, Texas 77057 U.S.A.
Texas Board of Professional Engineers
Registration Number F-6788
(713)266-9930 Fax (713)266-3804
TBPLS Firm Registration Number 10009000

**NOTICE OF PUBLIC HEARINGS
REGARDING STRATEGIC PARTNERSHIP AGREEMENT BETWEEN
THE CITY OF FULSHEAR, TEXAS, AND MUNICIPAL UTILITY
DISTRICT 156**

The City Council of the City of Fulshear, Texas, (“CITY”) will hold two (2) public hearings regarding the adoption of a Strategic Partnership Agreement (“SPA”) between the City of Fulshear, Texas and Municipal Utility District 156 (“MUD 156”) for land consisting of all that certain land within MUD 156, being more particularly described in the SPA.

The purpose of the public hearing is to receive input from the public on the proposed SPA. Members of the public who wish to present testimony or evidence regarding the proposed SPA will be given the opportunity to do so.

For more information and to obtain copies of the SPA prior to the hearing, please contact Kim Kopecky, City Secretary, at Fulshear City Hall, 30603 FM 1093, Fulshear, Texas (“Fulshear City Hall”).

The City Council of the City of Fulshear hereby gives notice that two Public Hearings shall be held regarding the proposed SPA.

Date: February 16, 2021
Time: 7:00 p.m.
Place: The Irene Stern Fulshear
Community Center
6920 Katy Fulshear Road,
Fulshear, Texas 77441

Date: February 16, 2021
Time: 7:15 p.m.
Place: The Irene Stern Fulshear
Community Center
6920 Katy Fulshear Road,
Fulshear, Texas 77441

Date : 1-21-2021
(Date Posted)

Kimberly Kopecky
City Secretary, City of Fulshear, Texas

NOTICE OF PUBLIC HEARINGS REGARDING STRATEGIC PARTNERSHIP AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS, AND MUNICIPAL UTILITY DISTRICT 156

The City Council of the City of Fulshear, Texas, (“CITY”) will hold two (2) public hearings regarding the adoption of a Strategic Partnership Agreement (“SPA”) between the City of Fulshear, Texas and Municipal Utility District 156 (“MUD 156”) for land consisting of all that certain land within MUD 156, being more particularly described in the SPA.

The purpose of the public hearing is to receive input from the public on the proposed SPA. Members of the public who wish to present testimony or evidence regarding the proposed SPA will be given the opportunity to do so.

For more information and to obtain copies of the SPA prior to the hearing, please contact Kim Kopecky, City Secretary, at Fulshear City Hall, 30603 FM 1093, Fulshear, Texas (“Fulshear City Hall”).

The City Council of the City of Fulshear hereby gives notice that two Public Hearings shall be held regarding the proposed SPA.

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**Place: The Irene Stern Fulshear
Community Center
6920 Katy Fulshear Road,
Fulshear, Texas 77441**

Date: February 16, 2021

Time: 7:15 p.m.

**Place: The Irene Stern Fulshear
Community Center
6920 Katy Fulshear Road
Fulshear, Texas 77441**

Date: 1-21-2021

(Date Posted)

Kimberly Kopecky

City Secretary, City of Fulshear, Texas

Page 89 of 96

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 156

October 20, 2020

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 156 (the "District") met in regular session by teleconference, with access by telephone available to the public, pursuant to Texas Government Code Section 551.125 and Governor Greg Abbott's emergency disaster declaration dated March 13, 2020, on the 20th day of October, 2020, and the roll was called of the members of the Board being present by telephone:

Robert E. Jones	President
James B. Wilson	Vice President
Nathan Church	Secretary
Joseph Ellis	Assistant Secretary
Eric Gerdes	Assistant Vice President

and all of the above were present, thus constituting a quorum.

Also attending the teleconference were Katie May and Mark Yetzen of Inframark Water & Infrastructure Services ("Inframark"); Brian Chovanec of Benchmark Engineering Corporation ("Benchmark"); Christina Cole of Myrtle Cruz, Inc.; Delia Yanez of Assessments of the Southwest, Inc.; Ryan Haynes of Environmental Allies; Amy Ballard of Church Hill Farms Community Association ("CHFCA"); and Katie Sherborne and Nikole Cales of Allen Boone Humphries Robinson LLP ("ABHR").

Ms. Sherborne reviewed certain recommended protocols for conducting the District's meeting via teleconference. She announced that the meeting was being recorded.

CONSIDER OPERATIONS AND SERVICE REQUIREMENTS RELATING TO COVID-19 EPIDEMIC, INCLUDING GARBAGE COLLECTION, AND RATIFICATION OF ANY EMERGENCY ACTIONS, IF NECESSARY

Ms. Sherborne updated the Board on operations and service requirements relating to the COVID-19 epidemic.

APPROVE MINUTES

The Board reviewed the minutes of the September 15, 2020, regular meeting. Director Church moved to approve the minutes of the September 15, 2020, regular meeting as presented. The motion was seconded by Director Jones. A roll call vote of the Board was taken, and the motion passed unanimously.

PUBLIC COMMENTS

Ms. Sherborne offered any members of the public attending the meeting by telephone the opportunity to make public comment. There being no members of the public requesting to make public comment, Ms. Sherborne moved to the next agenda item.

REPORT REGARDING SECURITY SERVICES

The Board reviewed the security services report, a copy of which is attached.

The Board considered approving the Interlocal Agreement for Additional Law Enforcement Services with Fort Bend County. After discussion, Director Church moved to approve the Agreement. Director Jones seconded the motion, which passed by unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Yanez distributed and reviewed the tax assessor/collector's report, including a list of bills presented for payment, a copy of which is attached. She stated that 0% of the District's 2020 taxes have been collected as of September 30, 2020. She recommended the Board authorize one delinquent tax account be designated as uncollectible and authorize the process for termination of water services due to non-payment of the property owners 2019 taxes. Discussion ensued. After review and discussion, Director Church moved to authorize the delinquent tax attorney to send the delinquent customer a notice regarding the possibility of termination of water service but offering the property owner the opportunity to come before the Board prior to termination. Director Ellis seconded the motion. Followed by a roll call of the Board, the motion passed unanimously.

After review and discussion, Director Church moved to approve the tax assessor/collector's report and payment of the tax bills; authorize account to be moved to uncollectible; authorize delinquent tax attorney to send. Director Jones seconded the motion. A roll call vote of the Board was taken, and the motion passed unanimously.

OPERATOR'S REPORT

Ms. May introduced Mark Yentzen and stated he will be serving as the Board's operation consultant while she is out on maternity leave. Ms. May presented and reviewed the operator's report for the month of September, a copy of which is attached. She updated the Board on operating and maintenance activities performed in the District. Ms. May noted Fort Bend County Municipal Utility District No. 57's water accountability is 95%. She then presented and reviewed a list of delinquent water accounts and requested authorization to turn over one account to the collections agency.

Ms. May updated the Board regarding the customer request regarding AMR meter installed at her home, noting no additional information has been received.

HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

Ms. May submitted a list of delinquent accounts to the Board for termination of utility service. She stated that the accounts in question have been given written notification of the opportunity to appear, either in person or in writing, at the Board meeting to contest, explain, or correct the charges, services, or disconnection. Ms. May noted that the accounts listed have neither attended the Board meeting nor contacted her office or the District to contest or explain the charges. Ms. May stated the delinquent process was suspended and penalties were removed last month as directed by the Board. She stated one customer has not paid their balance since June and is accruing a significant balance. Discussion ensued regarding delinquent water accounts.

Discussion ensued regarding the changes in water accountability from month to month. Ms. May discussed the procedure and variables involved in determining the water accountability.

After discussion, Director Church moved that the District's operator be authorized to proceed with the process for termination of utility service to the accounts pursuant to the provisions of the District's Rate Order. The motion was seconded by Director Jones. A roll call vote of the Board was taken, and the motion passed unanimously.

NORTH FORT BEND WATER AUTHORITY ("NFBWA")

Ms. May stated she received a letter from NFBWA notifying the District that surface water rates were increasing by \$0.30, bringing the new rate to \$4.60 beginning in January 1, 2021.

APPROVE INTERLOCAL AGREEMENT FOR THE WATERWISE PROGRAM IN THE 2020-2021 YEAR

The Board considered approving an Interlocal Agreement with the Fort Bend Subsidence District for the District's sponsorship of Amy Campbell Elementary School in the Learning to be Water Wise Program in the 2020-2021 year. Ms. May stated Campbell Elementary School may not participate and participation may be affected by COVID-19. She stated the participation costs will be \$36.46 per student for up to 200 students. After review and discussion, Director Church moved to approve the Interlocal Agreement and direct that the Agreement be filed appropriately and retained in the District's files. Director Jones seconded the motion. Followed by a roll call vote of the Board, the motion passed by unanimous vote.

ENGINEERING MATTERS

Mr. Chovanec presented and reviewed the engineer's report prepared by Benchmark, a copy of which is attached.

Mr. Chovanec updated the Board regarding the installation of a sidewalk from the community to the newly constructed Katy Independent School District ("KISD") campus noting the work completed by Greenscapes Six, LLC totals \$159,999.50. He discussed the sidewalk extension and stated wheelchair ramps and crosswalks were approved by Fort Bend County. Mr. Chovanec inquired if the Board would like to designate a representative to review the plans and proposed placement for the extension, wheelchair ramps and crosswalks or wait until the next meeting to review the items. The Board concurred to designate Director Ellis to review and approve the plans, associated costs and to discuss the plans with impacted homeowner. After review and discussion, Director Church moved to approve the engineer's report. Director Jones seconded the motion. Followed by a roll call of the Board, the motion passed unanimously.

Mr. Chovanec updated the Board regarding the plans from the Texas Department of Transportation for the widening of FM 1463.

ACCEPT OR GRANT CONVEYANCE OF DEEDS/EASEMENTS

No deeds or were easements presented for the Board's consideration.

MAINTENANCE OF DRAINAGE FACILITIES

Mr. Haynes presented and reviewed the facilities maintenance report and reviewed the status of the maintenance of the drainage facilities. A copy of the report is attached. Will be out to seed repaired areas around the newly constructed sidewalk. Director Ellis requested updated photos.

DISCUSS MAINTENANCE AGREEMENT WITH CHFCA

Ms. Sherborne presented and reviewed the Second Amended and Restated Maintenance Agreement between the District and CHFCA (the "Maintenance Agreement") to install a trail around the lake at the CHFCA's expense. Discussion ensued regarding some residents' opposition to the trail and concerns regarding privacy. Ms. Ballard discussed the planning and construction process and confirmed CHFCA will maintain the trail once construction is complete. After review and discussion, the Board concurred to defer the Maintenance Agreement, pending the engineer's review of the plans.

Ms. Ballard requested the District provide a copy of the current deed for the subject property.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Cole presented and reviewed the bookkeeper's report, a copy of which is attached, including the investment report and budget comparison, and submitted the monthly bills of the District for payment. After review and discussion, Director Jones moved to approve the bookkeeper's report and investment report and authorize payment of the District's bills. Director Wilson seconded the motion. Followed by a roll call vote of the Board, the motion passed unanimously.

HOLD PUBLIC HEARING TO DISCUSS POSSIBLE STRATEGIC PARTNERSHIP AGREEMENT WITH THE CITY OF FULSHEAR (THE "CITY")

The Board held a public hearing regarding the Strategic Partnership Agreement with the City of Fulshear. Ms. Sherborne opened the public hearing. No comments or public comments were received, and Ms. Sherborne closed the public hearing.

AUTHORIZE EXECUTION OF STRATEGIC PARTNERSHIP AGREEMENT WITH THE CITY OF FULSHEAR (THE "CITY")

Ms. Sherborne presented and reviewed the Strategic Partnership Agreement with the City of Fulshear. The Board considered authorizing the execution of the Strategic Partnership Agreement with the City of Fulshear. Following discussion, Director Jones moved to authorize the execution of the Strategic Partnership Agreement with the City of Fulshear. Director Ellis seconded the motion. Following a roll call vote of the Board, the motion passed unanimously.

AMENDMENT TO INFORMATION FORM

The Board next considered approving an Amendment to the District's Information Form. After discussion, Director Wilson moved that the Amendment to the District's Information Form be approved and filed with the Texas Commission on Environmental Quality and with Fort Bend County Real Property Records. Director Jones seconded the motion. Following a roll call vote of the Board, the motion carried unanimously.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.

/s/Nathan Church
Secretary, Board of Directors



LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Tax assessor/ collector's report	2
Operator's report	2
Engineer's report	4
Facilities maintenance report	4
Bookkeeper's report	5