

**CITY OF FULSHEAR, TEXAS, PROPOSED SERVICE PLAN FOR
THE ANNEXATION OF LAND LOCATED IN
THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF FULSHEAR**

I. INTRODUCTION

THIS SERVICE PLAN ("PLAN") IS MADE BY THE CITY OF FULSHEAR, TEXAS, ("CITY") PURSUANT TO THE LOCAL GOVERNMENT CODE. THIS PLAN PERTAINS TO THE FOLLOWING LAND ("TRACT"):

A 582.7 acre tract of land located in the R. H. Kuykendall Survey, Abstract 274, J.C. McDonald Survey, Abstract 290, the Morris & Cummings Survey, Abstract 294 and the E. Jr. Latham Survey, Abstract 50, Fort Bend County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

II. TERM AND EFFECTIVE DATE

This PLAN is proposed to be in effect for a term of ten (10) years commencing on the effective date of the annexation of the TRACT. Renewal of this PLAN shall be at the discretion of the CITY and such discretion may be exercised by the City Council in such manner and for such time as the CITY may then direct.

III. SERVICE PLAN

A. Services. According to this PLAN, the CITY shall provide the same or substantially same services to the TRACT including police protection; solid waste collection; operation and maintenance of water and wastewater facilities; operation and maintenance of roads and streets, including road and street lighting; operation and maintenance of parks, playgrounds, and swimming pools; and operation and maintenance of any other publicly owned facility, building, or service. The CITY shall provide the foregoing services to the TRACT unless another political subdivision or governmental entity provides such services. The CITY shall provide such services to the TRACT to the extent that the CITY currently offers such services to similarly situated landowners. The CITY has shall provide such services on the effective date of annexation. The CITY has extended water and wastewater mains (capital improvements) to the TRACT. The CITY anticipates initiating the acquisition or construction of other capital improvements after the effective date of annexation which would be necessary for providing municipal services to serve the TRACT, namely the expansion of a wastewater treatment plant.

This CITY may cause or allow public or private utilities, contractors, political subdivisions, governmental entities and other public service organizations to provide such services to the TRACT, in whole or in part.

B. Scope and Quality of Proposed Service. The CITY shall provide services to the TRACT pursuant to any methods by which it extends or is authorized to extend services to any other area of the CITY. Under this PLAN, the CITY shall not provide fewer services or a lower level of services to the TRACT than were in existence in the area immediately preceding the date of annexation. However, it is not the intent of this PLAN to require that a uniform level of services be provided to all areas of the CITY, including the TRACT, where differing characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

C. Fees. The CITY may impose a fee for a service to the TRACT if the same fee is imposed within the corporate boundaries of the CITY before annexation. The CITY may impose a fee to the TRACT, over and above ad valorem taxes and fees imposed within the corporate boundaries of the CITY before annexation to maintain the level of services that existed to the TRACT before annexation, if applicable.

NOTHING IN THIS PLAN SHALL BE INTERPRETED TO WAIVE OR OVERRIDE ANY PRE-EXISTING OBLIGATION THAT ANY OTHER PUBLIC AND/OR POLITICAL SUBDIVISION OR GOVERNMENTAL ENTITY CURRENTLY HAS TO CONSTRUCT AND/OR OTHERWISE MAINTAIN THE PUBLIC IMPROVEMENTS OR INFRASTRUCTURE CURRENTLY EXISTING TO THE TRACT.

IV. AMENDMENT; GOVERNING LAW

This PLAN may not be amended or repealed except as provided by the Local Government Code or other controlling law. Neither changes in the methods or means of implementing any part of the services nor changes in the responsibilities of the various departments of the CITY shall constitute amendments to this PLAN, and the CITY reserves the right to make such changes. This PLAN is subject to, and shall be interpreted in accordance with the Local Government Code, the Constitution and laws of the federal government of the United States of America and the State of Texas.

V. FORCE MAJEURE

Should a *force majeure* interrupt the services described herein, the CITY shall resume services under this PLAN within a reasonable time after the cessation of the *force majeure*. The term "*force majeure*," for the purposes of this PLAN, shall include, but not be limited to, acts of God, acts of the public enemy, war, blockades, insurrection, riots, epidemics, lightning, earthquakes, fires, storms, floods, washouts, droughts, tornadoes, hurricanes, arrests and restraints of government, explosions, collisions, and any other

inability imposed upon the CITY whether similar to those enumerated or otherwise, which is not within the control of the CITY.

VI. ENTIRE PLAN

This document along with the Development Agreement and Utility Agreement contains the entire and integrated PLAN relating to the TRACT and supersedes all other negotiations, representations, plans and agreements, whether written or oral.

Property Owner Property Address 2017 Assessed Value
 R45545 HARRISON INTERESTS LTD FM 359 RD, RICHMOND, TX 77406 \$35,110

2017 GENERAL INFORMATION

Property Status Active
 Property Type Real Land
 Legal Description 0290 J C MCDONALD, TRACT 1, ACRES 292.6
 Neighborhood Abstract Group 4 B
 Account 0290-00-000-0010-901
 Map Number Z-028, Z-039

2017 OWNER INFORMATION

Owner Name Harrison Interests Ltd
 Owner ID O0284640
 Exemptions Agriculture Use
 Percent Ownership 100%
 Mailing Address 712 Main ST #STE 1900 Houston, TX 77002-3220

2017 VALUE INFORMATION

Improvement Homesite Value \$0
 Improvement Non-Homesite Value \$0
 Total Improvement Market Value \$0
 Land Homesite Value \$0
 Land Non-Homesite Value \$0
 Land Agricultural Market Value \$4,067,580
 Total Land Market Value \$4,067,580
 Total Market Value \$4,067,580
 Agricultural Use \$35,110
 Total Appraised Value \$0
 Homestead Cap Loss -\$0
 Total Assessed Value \$35,110

2017 ENTITIES & EXEMPTIONS

Special Exemptions AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
<input checked="" type="checkbox"/> CAD- Fort Bend Central Appraisal District		\$0	\$35,110	0	0
D01- Ft Bend Drainage		\$0	\$35,110	0.016	0
G01- Ft Bend Co Gen		\$0	\$35,110	0.458	0
R05- Ft Bend Co ESD 4		\$0	\$35,110	0.1	0
S01- Lamar CISD		\$0	\$35,110	1.39005	0
TOTALS				1.96405	

2017 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE LOSS	LAND SIZE
1 - Native Pasture	D1 - Ranch Land	No	\$4,067,580	\$35,110	292.600000 acres
TOTALS					12,745,656 Sq. ft / 292.600000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG LOSS	APPRAISED	HS CAP LOSS	ASSESSED
2016	\$0	\$0	\$0	\$4,067,580	\$35,110	\$35,110	\$0	\$35,110
2015	\$0	\$0	\$0	\$1,593,210	\$35,110	\$35,110	\$0	\$35,110
2014	\$0	\$0	\$0	\$1,593,210	\$35,110	\$35,110	\$0	\$35,110
2013	\$0	\$0	\$0	\$1,593,210	\$35,110	\$35,110	\$0	\$35,110
2012	\$0	\$0	\$0	\$1,593,210	\$35,110	\$35,110	\$0	\$35,110

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
	HARRISON DAN JJR	Harrison Interests Ltd	1289625	

DISCLAIMER

FIELD NOTES FOR A 582.7 ACRES FOR ANNEXATION IN THE R.H. KUYKANDALL SURVEY, ABSTRACT 274, J.C. McDONALD SURVEY, ABSTRACT 290, THE MORRIS & CUMMINGS SURVEY, ABSTRACT 294, & THE E. JR. LATHAM SURVEY, ABSTRACT 50, FORT BEND COUNTY, TEXAS

BEGINNING: At a point for the Northeast corner of the Harrison Interests Ltd. 85.8 acre tract (recorded in Volume 340, Page 285 Deed Records) and being located at the intersection of the West right-of-way line of F.M. 359 with the South right-of-way line of the abandoned S.A. & A.P. Railroad right-of-way and being in the existing City Limits Line of the City of Fulshear;

THENCE: South 00° 58' 04" West a distance of 2511.5 feet with the West right-of-way line of F.M. 359 and the East line of the 85.8 acre tract to a point for the Southeast corner of this tract located in the East line of the 85.8 acre tract;

THENCE: South 85° 28' 00" West a distance of 5609.0 feet crossing over and through the 85.8 acre tract and the Harrison Interests Ltd. 292.6 acre tract (Volume 340, Page 285 Deed Records) to a point for an angle point in the South line of this tract;

THENCE: South 85° 26' 06" West a distance of 4535.3 feet passing the West line of the 292.6 acre tract, through McKinnon Road (Private Road) and through the Harrison Interests Ltd. 1005.19 acre tract (Volume 302, Page 126 Deed Records) to a point for the Southwest corner of this tract located in the City Limits Line of the City of Fulshear;

THENCE: North 00° 34' 11" East a distance of 2510.1 feet with the West line of this tract and the existing City Limits Line of the City of Fulshear to a point for the Northwest corner of this tract being located in the South right-of-way line of the abandoned S.A. & A.P. Railroad right-of-way and being the Northwest corner of the Harrison Interests Ltd. 186.298 acre tract (Volume 302, Page 126 Deed Records);

THENCE: North 85° 26' 06" East a distance of 4310.7 feet with the existing City Limits Line of the City of Fulshear and the North line of this tract to a point for the Northeast corner of the 186.298 acre tract;

THENCE: North 85° 28' 00" East a distance of 5851.2 feet continuing with the existing City Limits Line of the City of Fulshear and the North line of this tract to the **PLACE OF BEGINNING** and containing 582.7 acres of land.

All bearings recited hereon are based on the South right-of-way line of F.M. 1093 running North 85° 28' 00" East (North line of this tract).

This Survey is for annexation purposes only and consists of field work and deed research but should not be used for any purpose other than annexation.

This survey consists of a separate plat and a legal description.



For Clay & Leyendecker, Inc.
David Leyendecker, R.P.L.S.
Texas Registration No. 2085
October 5, 2017
Br
2017 Fulshear Annex 582.7ac



