

CONSENT ITEMS

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat: Tamarron Trace / Street Dedication / Section 1
Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 10-5-2016

City Secretary

Processed
 Returned for additional data

BY: [Signature] DATE: 9-20-2016

Planning Commission Review

Approved
 Returned for additional data

BY: [Signature] DATE: 10/7/16

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____

October 5, 2016

Engineering Review

Final Plat - Tamarron Trace Section 1
Street Dedication
City of Fulshear, Texas

For Information only:

1. This plat will create approximately 600-foot of new street right-of-way (100-foot width) for Tamarron Trace.
2. The new street right-of-way will extend from Logan Park Lane on the North to the intersection with Drill Site No. 1.
3. This tract is located in the E.T.J. of the City of Fulshear and will need the approval of both Fort Bend County and the City of Fulshear.

Recommendations:

I recommend that this Final Plat of Tamarron Trace Section 1 Street Dedication be approved.





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: 09-12-2016 Date Received by the City of Fulshear: 09-16-2016
 Subdivision: Tamarron Trace Sec. 1 STD Development: Tamarron

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 1.372 Acres of land in the A.J.D. Vermillion Survey Abstract 339 and the Micjah Autrey Survey Abstract 100 Fort Bend County, Texas

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

Total Acreage: 1.372
 Number of Streets: 1
 Number of Lots: 0
 Number and Types of Reserves: 0
 Total Acres In Reserve: 0

Owner: D.R. Horton-Texas, Ltd.
 Address: 14100 Southwest Freeway, Suite 500
 City/State: Sugar Land, Texas 77478
 Telephone: 281-566-2100
 Email Address: clindhorsl@drhorton.com

Engineer/Planner: LJA Engineering, Inc.
 Contact Person: Geoff Freeman
 Telephone: 713-358-8830
 Fax Number: 713-953-5206
 Email Address: gfreesman@ljaengineering.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$534.30</u>
Park Fees (due at Final Plat Application)	<u>N/A</u>

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

SIGNATURE

Geoff Freeman / Platting Manager
 TYPED OR PRINTED NAME/TITLE

09-12-2016
 DATE

**DHI TITLE OF CENTRAL TEXAS
14100 Southwest Freeway, Suite 510
Sugar Land, Texas 77478**

CITY PLANNING LETTER

August 30, 2016

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 23rd day of August, 2016, we find the following:

Record Owner:

D. R. Horton-Texas, Ltd., a Texas limited partnership

Recording Instrument:

Special Warranty Deed, executed by BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas.

Legal Description:

TAMARRON TRACE STREET DEDICATION SECTION 1 (Proposed Plat)

**DESCRIPTION OF
1.372 ACRES**

TAMARRON TRACE STREET DEDICATION SECTION 1

Being 1.372 acres of land located in the Micajah Autry Survey, Abstract 100, Fort Bend County, Texas, and the J. D. Vermillion Survey, Abstract 339, Fort Bend County, Texas, more particularly being a portion of that certain called 686.0183 acre tract and 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.), and being a portion of Reserve "A" as shown on Tamarron Lift Station Site No. 1 a subdivision of record in Plat Number 20140185, of the Plat Records of said Fort Bend County, Texas (F.B.C.P.R.), said 1.372 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83, Epoch 2010.00);

BEGINNING at a 5/8-inch Iron rod with cap stamped "LJA ENG" found marking the northwest corner of said Reserve "A", same being the southwest corner of Tamarron Trace (100' wide) as shown on Tamarron Section 1 a subdivision of record in Plat Number 20140153, F.B.C.P.R.;

Thence, South 69° 27' 42" East, along the common line of said Tamarron Trace and said Reserve "A", at 50 feet pass the northeast corner of said Reserve "A", continuing for a total distance of 100.00 feet to the southeast corner of said Tamarron Trace, said point being a southwest interior corner of said Tamarron Section 1, the beginning of a curve;

Thence, 212.01 feet along a westerly line of said Tamarron Section 1 and along the arc of a non-tangent curve to the left, having a radius of 1,940.00 feet, a central angle of 06° 15' 42", and a chord which bears South 17° 24' 27" West, 211.91 feet to a point for corner, the beginning of a compound curve;

Thence, 366.58 feet continuing along a westerly line of said Tamarron Section 1 and it's extension along the arc of a tangent curve to the left, having a radius of 1,340.00 feet, a central angle of 15° 40' 27", and a chord which bears South 06° 26' 22" West, 365.44 feet to a point for corner;

Thence, South 88° 36' 08" West, 100.00 feet to a point for corner on the westerly line of said Reserve "A" and the easterly line of Reserve "B" of the aforementioned Tamarron Lift Station No. 1, the beginning of a curve;

Thence, 393.94 feet along the westerly line of said Reserve "A" and partially along the easterly line of said Reserve "B" and along the arc of a non-tangent curve to the right, having a radius of 1,440.00 feet, a central angle of 15° 40' 27", and a chord which bears North 06° 26' 22" East, 392.71 feet to a point for corner, the beginning of a compound curve;

Thence, 222.94 feet continuing along the west line of said Reserve "A" and along the arc of a tangent curve to the right, having a radius of 2,040.00 feet, a central angle of 06° 15' 42", and a chord which bears North 17° 24' 27" East, 222.83 feet to the POINT OF BEGINNING and containing 1.372 acres of land.

1. Deed Restrictions:

None of record.

2. Easements and other encumbrances (Oil, Gas and other Minerals excluded):

Pipeline Easement to Texas Illinois Natural Gas Pipeline Company recorded in Volume 275, Page 229, amended in Volume 412, Page 102, of the Deed Records of Fort Bend County, Texas, together with Cathodic Protection Easement recorded in Document No. 9166129, of the Official Records of Fort Bend County, Texas, and shown on Survey dated October 21, 2010, prepared by Charlie Kalkomey Surveying, Inc., Chris D. Kalkomey, Registered Professional Land Surveyor No. 5869.

Assignment of Utility Rights recorded in Document No. 2005115747, Official Public Records of Fort Bend County, Texas.

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Grazing Lease by and between BFH Mining, Ltd., Lessor, and Bar M Cattle Company, Lessee, recorded in Document No. 2010127261, corrected in Document No. 2011001553, of the Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Grazing Lease, from BFH Mining, Ltd., to D.R. Horton – Texas, Ltd., recorded in Document No. 2013000062 of the Official Public Records of Fort Bend County, Texas.

Texas Commission on Environmental Quality Notice of Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008063993, and Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008064844, both of the Official Public Records of Fort Bend County, Texas.

Notice of Intention to Introduce a Bill in the Legislature of Texas, pertaining to the Fulshear Parkway Improvement District, recorded in Document No. 2013025598 of the Official Public Records of Fort Bend County, Texas.

Memorandum of Fulshear Parkway Private Participation Agreement, dated August 30, 2013, recorded in Document No. 2013119270 of the Official Public Records of Fort Bend County, Texas.

1' reserve as a buffer between the subject property and Tamarron Parkway, created by the plat of Tamarron Lakes Section 1 recorded in Plat No. 20140153, Plat Records of Fort Bend County, Texas, said reserve conditioned that upon platting of the adjoining property said 1' reserve shall thereupon become vested in the public for street right of way purposes.

All easements, building setback lines, restrictions and dedications as set out on the plat of Tamarron Lift Station No. 1 recorded in Plat No. 20140185, Plat Records of Fort Bend County, Texas.

Short Form Blanket Easement, 3-Phase Overhead and Underground, to CenterPoint Energy Houston Electric, LLC, recorded in Document No. 2014039155, of the Official Public Records of Fort Bend County, Texas.

Drainage Easement to Fort Bend County Municipal Utility District No. 182 recorded in Document No. 2015117542, Official Public Records of Fort Bend County, Texas.

The rights of Fort Bend County Municipal Utility District No. 182 to levy taxes and issue bonds, Easements, and other matters, to be created by the proposed plat.

3. Lien Holders: None of record.

No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

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

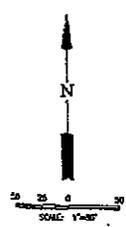
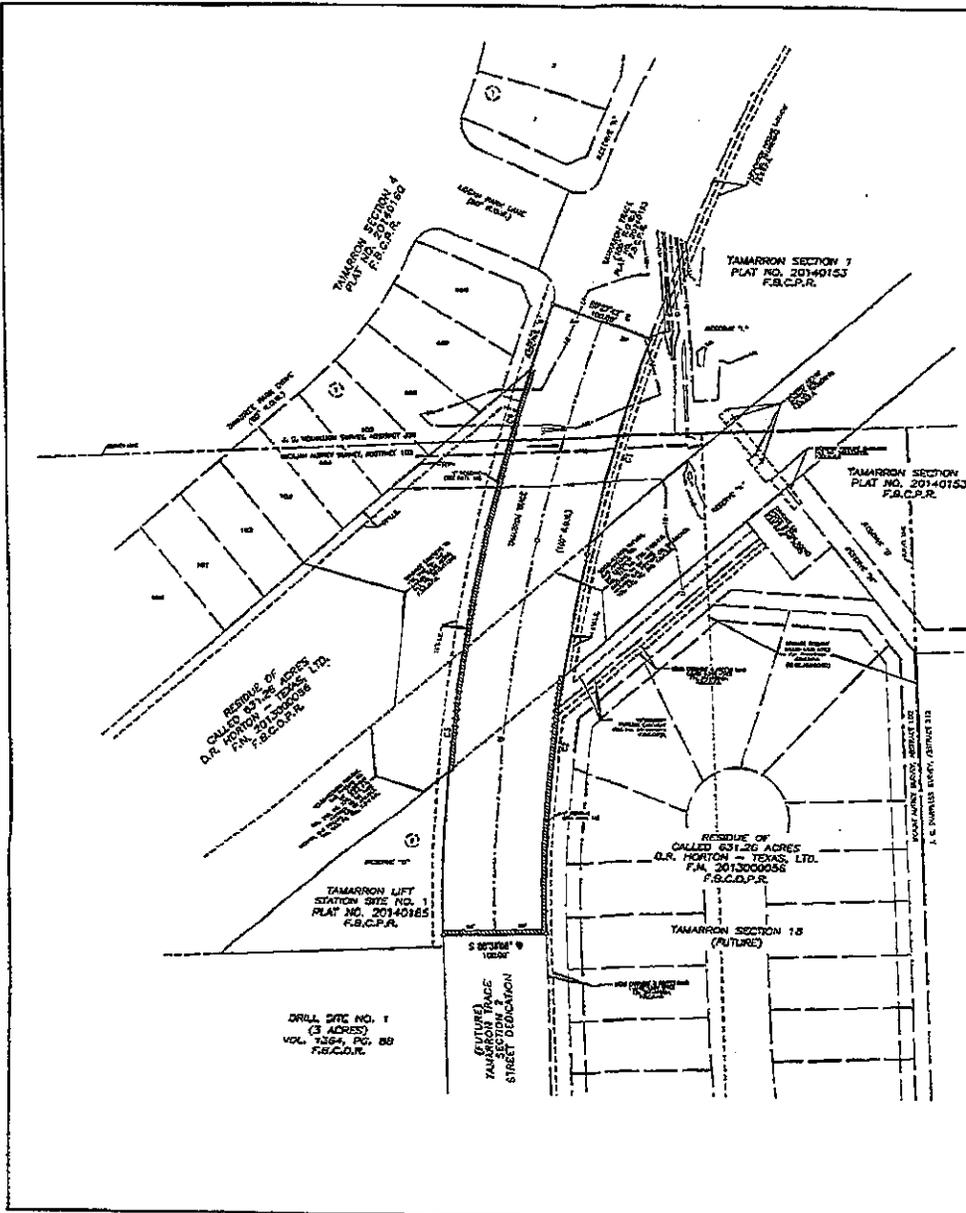
This letter is issued with the express understanding, evidenced by the acceptance thereof, that Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party, Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT.** This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,



Tatanisha Walker
DHI Title of Central Texas

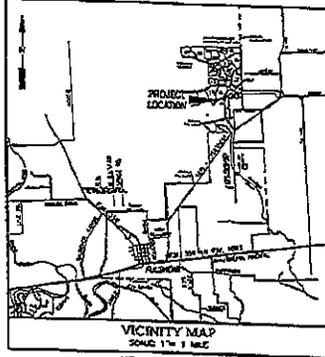


- NOTES**
1. SHOWN HEREIN ACCORDING TO THE PLAN OF A CERTAIN SIZE, AND THAT IT IS OWNED BY A PERSON WHOSE NAME IS SHOWN ON SAID PLAN, AND THAT THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF TARRANT, TEXAS, AND THAT THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF TARRANT, TEXAS.
 2. THE DISTRICT HAS REVIEWED THE PLAN AND HAS FOUND THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE, AND THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE.
 3. THE DISTRICT HAS REVIEWED THE PLAN AND HAS FOUND THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE, AND THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE.
 4. THE DISTRICT HAS REVIEWED THE PLAN AND HAS FOUND THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE, AND THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE.
 5. THE DISTRICT HAS REVIEWED THE PLAN AND HAS FOUND THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE, AND THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE.
 6. THE DISTRICT HAS REVIEWED THE PLAN AND HAS FOUND THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE, AND THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE.
 7. THE DISTRICT HAS REVIEWED THE PLAN AND HAS FOUND THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE, AND THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE.
 8. THE DISTRICT HAS REVIEWED THE PLAN AND HAS FOUND THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE, AND THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE.
 9. THE DISTRICT HAS REVIEWED THE PLAN AND HAS FOUND THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE, AND THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE.
 10. THE DISTRICT HAS REVIEWED THE PLAN AND HAS FOUND THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE, AND THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE.
 11. THE DISTRICT HAS REVIEWED THE PLAN AND HAS FOUND THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE, AND THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE.
 12. THE DISTRICT HAS REVIEWED THE PLAN AND HAS FOUND THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE, AND THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE.
 13. THE DISTRICT HAS REVIEWED THE PLAN AND HAS FOUND THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE, AND THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE.
 14. THE DISTRICT HAS REVIEWED THE PLAN AND HAS FOUND THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE, AND THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE.
 15. THE DISTRICT HAS REVIEWED THE PLAN AND HAS FOUND THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE, AND THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE.
 16. THE DISTRICT HAS REVIEWED THE PLAN AND HAS FOUND THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE, AND THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE.
 17. THE DISTRICT HAS REVIEWED THE PLAN AND HAS FOUND THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE, AND THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE.
 18. THE DISTRICT HAS REVIEWED THE PLAN AND HAS FOUND THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE, AND THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE.
 19. THE DISTRICT HAS REVIEWED THE PLAN AND HAS FOUND THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE, AND THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE.
 20. THE DISTRICT HAS REVIEWED THE PLAN AND HAS FOUND THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE, AND THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS VEHICULAR TRANSPORTATION CODE.

CURVE TABLE

Stationing	Curve No.	Stationing	Curve No.	Stationing	Curve No.
0+00	1	1+00	1	2+00	1
1+00	2	2+00	2	3+00	2
2+00	3	3+00	3	4+00	3
3+00	4	4+00	4	5+00	4
4+00	5	5+00	5	6+00	5
5+00	6	6+00	6	7+00	6
6+00	7	7+00	7	8+00	7
7+00	8	8+00	8	9+00	8
8+00	9	9+00	9	10+00	9
9+00	10	10+00	10	11+00	10
10+00	11	11+00	11	12+00	11
11+00	12	12+00	12	13+00	12
12+00	13	13+00	13	14+00	13
13+00	14	14+00	14	15+00	14
14+00	15	15+00	15	16+00	15
15+00	16	16+00	16	17+00	16
16+00	17	17+00	17	18+00	17
17+00	18	18+00	18	19+00	18
18+00	19	19+00	19	20+00	19
19+00	20	20+00	20	21+00	20
20+00	21	21+00	21	22+00	21
21+00	22	22+00	22	23+00	22
22+00	23	23+00	23	24+00	23
23+00	24	24+00	24	25+00	24
24+00	25	25+00	25	26+00	25
25+00	26	26+00	26	27+00	26
26+00	27	27+00	27	28+00	27
27+00	28	28+00	28	29+00	28
28+00	29	29+00	29	30+00	29
29+00	30	30+00	30	31+00	30
30+00	31	31+00	31	32+00	31
31+00	32	32+00	32	33+00	32
32+00	33	33+00	33	34+00	33
33+00	34	34+00	34	35+00	34
34+00	35	35+00	35	36+00	35
35+00	36	36+00	36	37+00	36
36+00	37	37+00	37	38+00	37
37+00	38	38+00	38	39+00	38
38+00	39	39+00	39	40+00	39
39+00	40	40+00	40	41+00	40
40+00	41	41+00	41	42+00	41
41+00	42	42+00	42	43+00	42
42+00	43	43+00	43	44+00	43
43+00	44	44+00	44	45+00	44
44+00	45	45+00	45	46+00	45
45+00	46	46+00	46	47+00	46
46+00	47	47+00	47	48+00	47
47+00	48	48+00	48	49+00	48
48+00	49	49+00	49	50+00	49
49+00	50	50+00	50	51+00	50
50+00	51	51+00	51	52+00	51
51+00	52	52+00	52	53+00	52
52+00	53	53+00	53	54+00	53
53+00	54	54+00	54	55+00	54
54+00	55	55+00	55	56+00	55
55+00	56	56+00	56	57+00	56
56+00	57	57+00	57	58+00	57
57+00	58	58+00	58	59+00	58
58+00	59	59+00	59	60+00	59
59+00	60	60+00	60	61+00	60
60+00	61	61+00	61	62+00	61
61+00	62	62+00	62	63+00	62
62+00	63	63+00	63	64+00	63
63+00	64	64+00	64	65+00	64
64+00	65	65+00	65	66+00	65
65+00	66	66+00	66	67+00	66
66+00	67	67+00	67	68+00	67
67+00	68	68+00	68	69+00	68
68+00	69	69+00	69	70+00	69
69+00	70	70+00	70	71+00	70
70+00	71	71+00	71	72+00	71
71+00	72	72+00	72	73+00	72
72+00	73	73+00	73	74+00	73
73+00	74	74+00	74	75+00	74
74+00	75	75+00	75	76+00	75
75+00	76	76+00	76	77+00	76
76+00	77	77+00	77	78+00	77
77+00	78	78+00	78	79+00	78
78+00	79	79+00	79	80+00	79
79+00	80	80+00	80	81+00	80
80+00	81	81+00	81	82+00	81
81+00	82	82+00	82	83+00	82
82+00	83	83+00	83	84+00	83
83+00	84	84+00	84	85+00	84
84+00	85	85+00	85	86+00	85
85+00	86	86+00	86	87+00	86
86+00	87	87+00	87	88+00	87
87+00	88	88+00	88	89+00	88
88+00	89	89+00	89	90+00	89
89+00	90	90+00	90	91+00	90
90+00	91	91+00	91	92+00	91
91+00	92	92+00	92	93+00	92
92+00	93	93+00	93	94+00	93
93+00	94	94+00	94	95+00	94
94+00	95	95+00	95	96+00	95
95+00	96	96+00	96	97+00	96
96+00	97	97+00	97	98+00	97
97+00	98	98+00	98	99+00	98
98+00	99	99+00	99	100+00	99

- LEGEND**
- 1. 1" = 20' SCALE
 - 2. 1" = 20' SCALE
 - 3. 1" = 20' SCALE
 - 4. 1" = 20' SCALE
 - 5. 1" = 20' SCALE
 - 6. 1" = 20' SCALE
 - 7. 1" = 20' SCALE
 - 8. 1" = 20' SCALE
 - 9. 1" = 20' SCALE
 - 10. 1" = 20' SCALE
 - 11. 1" = 20' SCALE
 - 12. 1" = 20' SCALE
 - 13. 1" = 20' SCALE
 - 14. 1" = 20' SCALE
 - 15. 1" = 20' SCALE
 - 16. 1" = 20' SCALE
 - 17. 1" = 20' SCALE
 - 18. 1" = 20' SCALE
 - 19. 1" = 20' SCALE
 - 20. 1" = 20' SCALE
 - 21. 1" = 20' SCALE
 - 22. 1" = 20' SCALE
 - 23. 1" = 20' SCALE
 - 24. 1" = 20' SCALE
 - 25. 1" = 20' SCALE
 - 26. 1" = 20' SCALE
 - 27. 1" = 20' SCALE
 - 28. 1" = 20' SCALE
 - 29. 1" = 20' SCALE
 - 30. 1" = 20' SCALE
 - 31. 1" = 20' SCALE
 - 32. 1" = 20' SCALE
 - 33. 1" = 20' SCALE
 - 34. 1" = 20' SCALE
 - 35. 1" = 20' SCALE
 - 36. 1" = 20' SCALE
 - 37. 1" = 20' SCALE
 - 38. 1" = 20' SCALE
 - 39. 1" = 20' SCALE
 - 40. 1" = 20' SCALE
 - 41. 1" = 20' SCALE
 - 42. 1" = 20' SCALE
 - 43. 1" = 20' SCALE
 - 44. 1" = 20' SCALE
 - 45. 1" = 20' SCALE
 - 46. 1" = 20' SCALE
 - 47. 1" = 20' SCALE
 - 48. 1" = 20' SCALE
 - 49. 1" = 20' SCALE
 - 50. 1" = 20' SCALE
 - 51. 1" = 20' SCALE
 - 52. 1" = 20' SCALE
 - 53. 1" = 20' SCALE
 - 54. 1" = 20' SCALE
 - 55. 1" = 20' SCALE
 - 56. 1" = 20' SCALE
 - 57. 1" = 20' SCALE
 - 58. 1" = 20' SCALE
 - 59. 1" = 20' SCALE
 - 60. 1" = 20' SCALE
 - 61. 1" = 20' SCALE
 - 62. 1" = 20' SCALE
 - 63. 1" = 20' SCALE
 - 64. 1" = 20' SCALE
 - 65. 1" = 20' SCALE
 - 66. 1" = 20' SCALE
 - 67. 1" = 20' SCALE
 - 68. 1" = 20' SCALE
 - 69. 1" = 20' SCALE
 - 70. 1" = 20' SCALE
 - 71. 1" = 20' SCALE
 - 72. 1" = 20' SCALE
 - 73. 1" = 20' SCALE
 - 74. 1" = 20' SCALE
 - 75. 1" = 20' SCALE
 - 76. 1" = 20' SCALE
 - 77. 1" = 20' SCALE
 - 78. 1" = 20' SCALE
 - 79. 1" = 20' SCALE
 - 80. 1" = 20' SCALE
 - 81. 1" = 20' SCALE
 - 82. 1" = 20' SCALE
 - 83. 1" = 20' SCALE
 - 84. 1" = 20' SCALE
 - 85. 1" = 20' SCALE
 - 86. 1" = 20' SCALE
 - 87. 1" = 20' SCALE
 - 88. 1" = 20' SCALE
 - 89. 1" = 20' SCALE
 - 90. 1" = 20' SCALE
 - 91. 1" = 20' SCALE
 - 92. 1" = 20' SCALE
 - 93. 1" = 20' SCALE
 - 94. 1" = 20' SCALE
 - 95. 1" = 20' SCALE
 - 96. 1" = 20' SCALE
 - 97. 1" = 20' SCALE
 - 98. 1" = 20' SCALE
 - 99. 1" = 20' SCALE
 - 100. 1" = 20' SCALE



TAMARRON TRACE STREET DEDICATION SECTION I

A SUBDIVISION OF 1,372 ACRES OF LAND SITUATED IN THE A.G. VERNELSON SURVEY, ABSTRACT 328 AND THE MAGNUS JENSEN SURVEY, ABSTRACT 101, TARRANT COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF TAMARRON LIFT STATION SITE NO. 1, AS RECORDED IN PLAT NO. 20140153, F.B.C.P.R.

0 LOTS 0 RESERVES 0 BLOCKS

SEPTEMBER 14, 2016 JOB NO. 1031-1213

REASON FOR REPLAT: TO CONVERT RESERVE "A" TO A PUBLIC RIGHT-OF-WAY.

OWNER:
D.R. HORTON-TEXAS, LTD.
 A TEXAS LIMITED PARTNERSHIP
 CHRIS LINDHORST, PRESIDENT
 1410 SOUTHWEST FREEMAN, SUITE 301, SUGAR LAND, TEXAS 77478
 (281) 565-9100

ENGINEER/SURVEYOR:
E.J. Edwards & Sons, Inc.
 2228 West Loop West, Suite 100
 Houston, Texas 77027
 Phone 713.633.3320
 Fax 713.633.3320
 EJE-4202
 T.S.P.L.C. Plat No. 1917001

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Trace Section 2 - Street Dedication
Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 10-5-2016

City Secretary

Processed
 Returned for additional data

BY: [Signature] DATE: 9-20-2016

Planning Commission Review

Approved
 Returned for additional data

BY: [Signature] DATE: 10/1/16

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____

October 5, 2016
Engineering Review

Final Plat - Tamarron Trace Section 2
Street Dedication
City of Fulshear, Texas

For Information only:

1. This plat will create approximately 950-foot of new street right-of-way (100-foot width) for Tamarron Trace.
2. The new street right-of-way will extend from Yellow Preserve Drive on the South to the North line of Drill Site No. 1.
3. This tract is located in the E.T.J. of the City of Fulshear and will need the approval of both Fort Bend County and the City of Fulshear.

Recommendations:

I recommend that this Final Plat of Tamarron Trace Section 2 Street Dedication be approved.





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: 9/16/2016 Date Received by the City of Fulshear: _____
 Subdivision: TAMARRON STD. Development: TAMARRON TRACE SECTION 2 STREET DEDICATION

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential
 Planned Development
 Zero Lot Line/ Patio Home
 Commercial
 Multi-Family Residential
 Industrial
 Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 2.388 ACRES IN THE J.D. VERMILLION SYRVEY, ABSTRACT 339

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

Total Acreage: 2.388
 Number of Streets: 1
 Number of Lots: _____
 Number and Types of Reserves: _____
 Total Acres In Reserve: _____

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE - \$559.70	
Park Fees (due at Final Plat Application)	_____

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

[Signature] SIGNATURE GEOFF FREEMAN TYPED OR PRINTED NAME/TITLE 09.16.16 DATE



August 9, 2016

Ms. Ashley Fuller
Project Coordinator
LJA Engineering, Inc.
2929 Briarpark Drive, Suite 600
Houston, Texas 77042

Re: Preliminary Plat of Tamarron Trace Section 2 Street Dedication

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated August 12, 2016

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

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

Upon completion of Comcast Cable's facility design, if so required, dedicated utility easements may be determined inadequate by Comcast Cable. In these cases, the developer, his successors or assigns, will be required to provide Comcast with exclusive easements.

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

Please feel free to contact me at 713-637-5025 with any questions that you may have.

Sincerely,

A handwritten signature in black ink that reads "Chris Grey".

Chris Grey
Construction Supervisor, Design and Serviceability



August 4, 2016

City of Richmond/Planning & Development Dept.
600 Morton
Richmond, TX 77469

Re: Preliminary Plat of Tamarron Trace Section 2 Street Dedication

To whom it may concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corporation, d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a letter of no objection for the above referenced plat dated August 12, 2016.

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

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

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

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

If there are any questions, please contact Sheila R. Agee at 713.207.6349.

Sincerely,

A handwritten signature in black ink that reads "Sheila R. Agee".

Sheila R. Agee
Senior Right of Way Agent

C: Ashley Fuller <afuller@ljaengineering.com>

PLR16.312

**DHI TITLE OF CENTRAL TEXAS
14100 Southwest Freeway, Suite 510
Sugar Land, Texas 77478**

CITY PLANNING LETTER

September 9, 2016

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 2nd day of September, 2016, we find the following:

Record Owner:

D. R. Horton-Texas, Ltd., a Texas limited partnership

Recording Instrument:

Special Warranty Deed, executed by BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas.

Legal Description:

**TAMARRON TRACE SECTION 2 STREET DEDICATION
DESCRIPTION OF
2.411 ACRES
TAMARRON TRACE SECTION 2 STREET DEDICATION**

Being 2.411 acres of land located in the Micajah Autry Survey, Abstract 100, 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.) and being a portion of Reserve "A" as shown on Tamarron Lift Station Site No. 1 a subdivision of record in Plat Number 20140185, of the Plat Records of said Fort Bend County, Texas (F.B.C.P.R.), said 2.411 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83, Epoch 2010.00);

COMMENCING for reference at a 5/8-inch iron rod with cap stamped "LJA ENG" found marking the northeast corner of Reserve "B" as shown on said Tamarron Lift Station Site No. 1, same being on the westerly line of said Reserve "A";

Thence, 393.94 feet along a westerly line of said Reserve "A", the easterly line of said Reserve "B" and along the arc of a tangent curve to the left, having a radius of 1,440.00 feet, a central angle of $15^{\circ} 40' 27''$, and a chord which bears South $06^{\circ} 26' 22''$ West, 392.71 feet to the northwest corner and POINT OF BEGINNING of the herein described tract;

Thence, North $86^{\circ} 36' 08''$ East, 100.00 feet to a point for the northeast corner of the herein described tract;

Thence, 13.22 feet along the arc of a non-tangent curve to the left, having a radius of 1,340.00 feet, a central angle of $00^{\circ} 33' 55''$, and a chord which bears South $01^{\circ} 40' 49''$ East, 13.22 feet to a point for corner;

Thence, South $01^{\circ} 57' 47''$ East, 861.32 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of $90^{\circ} 00' 00''$, and a chord which bears South $46^{\circ} 57' 47''$ East, 35.36 feet to a point for corner;

Thence, South $01^{\circ} 57' 47''$ East, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of $90^{\circ} 00' 00''$, and a chord which bears South $43^{\circ} 02' 13''$ West, 35.36 feet to a point for corner;

Thence, South $88^{\circ} 02' 13''$ West, 100.00 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of 90° 00' 00", and a chord which bears North 46° 57' 47" West, 35.36 feet to a point for corner;

Thence, North 01° 57' 47" West, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of 90° 00' 00", and a chord which bears North 43° 02' 13" East, 35.36 feet to a point for corner;

Thence, North 01° 57' 47" West, 861.32 feet to a point for corner, the beginning of a curve;

Thence, 14.21 feet along the arc of a tangent curve to the right, having a radius of 1,440.00 feet, a central angle of 00° 33' 55", and a chord which bears North 01° 40' 49" West, 14.21 feet to the POINT OF BEGINNING and containing 2.411 acres of land.

1. Deed Restrictions:

None of record.

2. Easements and other encumbrances (Oil, Gas and other Minerals excluded):

Assignment of Utility Rights recorded in Document No. 2005115747, Official Public Records of Fort Bend County, Texas.

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Grazing Lease by and between BFH Mining, Ltd., Lessor, and Bar M Cattle Company, Lessee, recorded in Document No. 2010127261, corrected in Document No. 2011001553, of the Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Grazing Lease,

from BFH Mining, Ltd., to D.R. Horton – Texas, Ltd., recorded in Document No. 2013000062 of the Official Public Records of Fort Bend County, Texas.

Texas Commission on Environmental Quality Notice of Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008063993, and Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008064844, both of the Official Public Records of Fort Bend County, Texas.

Notice of Intention to Introduce a Bill in the Legislature of Texas, pertaining to the Fulshear Parkway Improvement District, recorded in Document No. 2013025598 of the Official Public Records of Fort Bend County, Texas.

Memorandum of Fulshear Parkway Private Participation Agreement, dated August 30, 2013, recorded in Document No. 2013119270 of the Official Public Records of Fort Bend County, Texas.

Natural Gas Pipeline Easement by and Between D. R. Horton-Texas, Ltd. and SiEnergy, L. P. recorded in Document No. 2014098654, Official Public Records of Fort Bend County, Texas.

All easements, building setback lines, restrictions and dedications as set out on the plat of Tamarron Lift Station No. 1 recorded in Plat No. 20140185, Plat Records of Fort Bend County, Texas.

The rights of Fort Bend County Municipal Utility District No. 182 to levy taxes and issue bonds. Easements, and other matters, to be created by the proposed plat.

3. Lien Holders: None of record.

No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

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

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

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party. Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY**

TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tatanisha Walker', with a long, sweeping flourish extending to the right.

Tatanisha Walker
DHI Title of Central Texas

- NOTES**
1. RECONSTRUCT THE MIDDLE OF ROAD AS TOP OF A STAINLESS STEEL PIPE THAT IS DEDICATED AS A 36" DIA. PIPE WITH A COVER OF 24" ABOVE THE FINISH GRADE. THE ROAD IS LOCATED 4'-7" TO THE WEST OF THE CENTERLINE OF THE 114' WIDE 1/2" ASH ROAD NORTH OF THE INTERSECTION OF THE ROAD WITH SOUTH FIVE AVENUE.
 2. THE MIDDLE DEDICATION DESCRIBED IN 1. IS TO BE 24" DIA. PIPE WITH 24" COVER AND IS TO BE LOCATED 4'-7" TO THE WEST OF THE CENTERLINE OF THE INTERSECTION OF THE ROAD WITH SOUTH FIVE AVENUE.
 3. TO ADJUST TO THE ROAD DE. UNDER AND 2.50 FEET.
 4. REWORK FOR EXISTING CURBS AND 2.50 FEET UNDER.
 5. THE ROAD IS TO BE 24" DIA. PIPE WITH 24" COVER AND IS TO BE LOCATED 4'-7" TO THE WEST OF THE CENTERLINE OF THE INTERSECTION OF THE ROAD WITH SOUTH FIVE AVENUE.
 6. THE ROAD IS TO BE 24" DIA. PIPE WITH 24" COVER AND IS TO BE LOCATED 4'-7" TO THE WEST OF THE CENTERLINE OF THE INTERSECTION OF THE ROAD WITH SOUTH FIVE AVENUE.
 7. THE ROAD IS TO BE 24" DIA. PIPE WITH 24" COVER AND IS TO BE LOCATED 4'-7" TO THE WEST OF THE CENTERLINE OF THE INTERSECTION OF THE ROAD WITH SOUTH FIVE AVENUE.
 8. APPROVAL OF THIS PLAN SHALL COME FROM THE BOARD OF COUNTY COMMISSIONERS AND SHALL BE FILED IN THE PUBLIC RECORDS OF THE COUNTY OF TARRANT, TEXAS.
 9. THE PUBLIC RECORDS OFFICE SHALL BE NOTIFIED BY THE ENGINEER AS TO THE LOCATION OF THE ROAD DEDICATION AND SHALL BE NOTIFIED BY THE ENGINEER AS TO THE LOCATION OF THE ROAD DEDICATION.
 10. THE ROAD DEDICATION SHALL BE 24" DIA. PIPE WITH 24" COVER AND IS TO BE LOCATED 4'-7" TO THE WEST OF THE CENTERLINE OF THE INTERSECTION OF THE ROAD WITH SOUTH FIVE AVENUE.
 11. ALL EXISTING UTILITIES TO BE MAINTAINED AND SHALL BE PROTECTED BY THE ENGINEER AND SHALL BE PROTECTED BY THE ENGINEER.
 12. ALL EXISTING UTILITIES TO BE MAINTAINED AND SHALL BE PROTECTED BY THE ENGINEER AND SHALL BE PROTECTED BY THE ENGINEER.
 13. THE ROAD DEDICATION SHALL BE 24" DIA. PIPE WITH 24" COVER AND IS TO BE LOCATED 4'-7" TO THE WEST OF THE CENTERLINE OF THE INTERSECTION OF THE ROAD WITH SOUTH FIVE AVENUE.
 14. THE ROAD DEDICATION SHALL BE 24" DIA. PIPE WITH 24" COVER AND IS TO BE LOCATED 4'-7" TO THE WEST OF THE CENTERLINE OF THE INTERSECTION OF THE ROAD WITH SOUTH FIVE AVENUE.
 15. THE ROAD DEDICATION SHALL BE 24" DIA. PIPE WITH 24" COVER AND IS TO BE LOCATED 4'-7" TO THE WEST OF THE CENTERLINE OF THE INTERSECTION OF THE ROAD WITH SOUTH FIVE AVENUE.
 16. THE ROAD DEDICATION SHALL BE 24" DIA. PIPE WITH 24" COVER AND IS TO BE LOCATED 4'-7" TO THE WEST OF THE CENTERLINE OF THE INTERSECTION OF THE ROAD WITH SOUTH FIVE AVENUE.
 17. THE ROAD DEDICATION SHALL BE 24" DIA. PIPE WITH 24" COVER AND IS TO BE LOCATED 4'-7" TO THE WEST OF THE CENTERLINE OF THE INTERSECTION OF THE ROAD WITH SOUTH FIVE AVENUE.
 18. THE ROAD DEDICATION SHALL BE 24" DIA. PIPE WITH 24" COVER AND IS TO BE LOCATED 4'-7" TO THE WEST OF THE CENTERLINE OF THE INTERSECTION OF THE ROAD WITH SOUTH FIVE AVENUE.
 19. THE ROAD DEDICATION SHALL BE 24" DIA. PIPE WITH 24" COVER AND IS TO BE LOCATED 4'-7" TO THE WEST OF THE CENTERLINE OF THE INTERSECTION OF THE ROAD WITH SOUTH FIVE AVENUE.
 20. THE ROAD DEDICATION SHALL BE 24" DIA. PIPE WITH 24" COVER AND IS TO BE LOCATED 4'-7" TO THE WEST OF THE CENTERLINE OF THE INTERSECTION OF THE ROAD WITH SOUTH FIVE AVENUE.

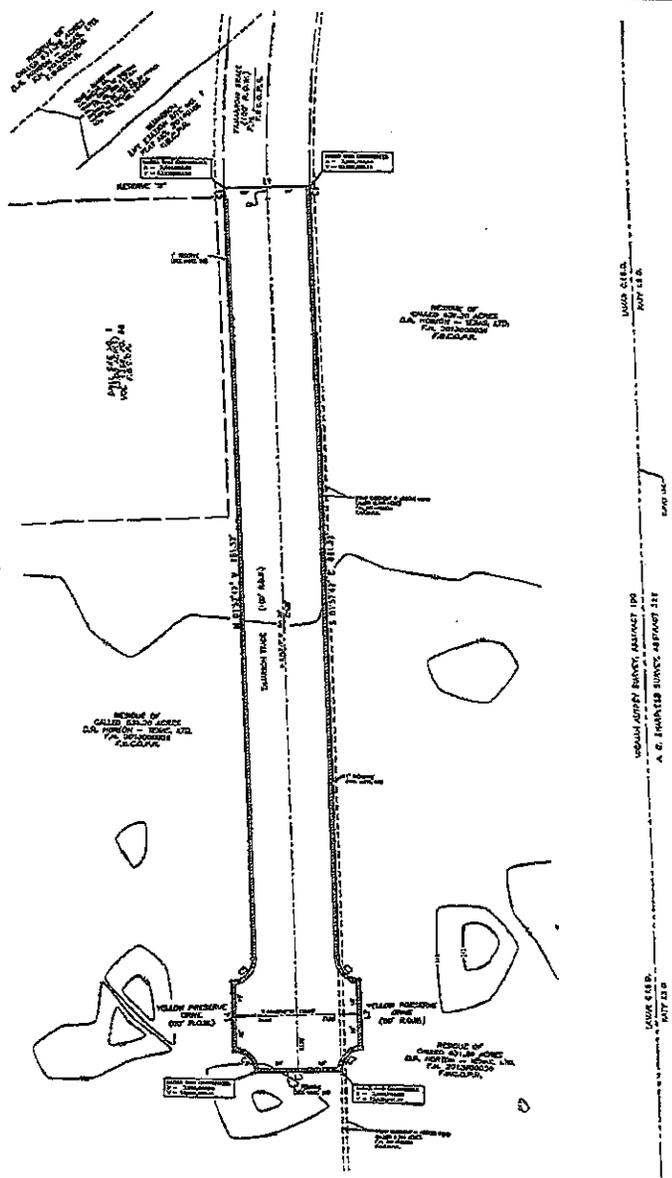
LINE TABLE

LINE NO.	START	END	DESCRIPTION
1	0+00	0+10	EXISTING ROAD
2	0+10	0+20	EXISTING ROAD
3	0+20	0+30	EXISTING ROAD
4	0+30	0+40	EXISTING ROAD
5	0+40	0+50	EXISTING ROAD
6	0+50	0+60	EXISTING ROAD
7	0+60	0+70	EXISTING ROAD
8	0+70	0+80	EXISTING ROAD
9	0+80	0+90	EXISTING ROAD
10	0+90	0+100	EXISTING ROAD

CHUNK TABLE

CHUNK NO.	START	END	DESCRIPTION
1	0+00	0+10	EXISTING ROAD
2	0+10	0+20	EXISTING ROAD
3	0+20	0+30	EXISTING ROAD
4	0+30	0+40	EXISTING ROAD
5	0+40	0+50	EXISTING ROAD
6	0+50	0+60	EXISTING ROAD
7	0+60	0+70	EXISTING ROAD
8	0+70	0+80	EXISTING ROAD
9	0+80	0+90	EXISTING ROAD
10	0+90	0+100	EXISTING ROAD

- LEGEND**
- 1. EXISTING ROAD
 - 2. EXISTING ROAD
 - 3. EXISTING ROAD
 - 4. EXISTING ROAD
 - 5. EXISTING ROAD
 - 6. EXISTING ROAD
 - 7. EXISTING ROAD
 - 8. EXISTING ROAD
 - 9. EXISTING ROAD
 - 10. EXISTING ROAD
 - 11. EXISTING ROAD
 - 12. EXISTING ROAD
 - 13. EXISTING ROAD
 - 14. EXISTING ROAD
 - 15. EXISTING ROAD
 - 16. EXISTING ROAD
 - 17. EXISTING ROAD
 - 18. EXISTING ROAD
 - 19. EXISTING ROAD
 - 20. EXISTING ROAD



RECORD OF CHIEF DEPT. OF PUBLIC WORKS
D.A. HORTON & SONS, INC.
F.A. HORTON & SONS, INC.
KATZMAN

**TAMARRON TRACE SECTION 2
STREET DEDICATION**

A DIVISION OF 0.411 ACRES OF LAND SITUATED IN THE
EAGAN SURVEY, ABSTRACT 108, TARRANT COUNTY, TEXAS,
ALSO BEING A PARTIAL REPLAT OF TAMARRON LIFT STATION SITE NO. 1 AS
RECORDED BY PLAT NO. 201-0482, F.B.C.P.A.

FOR RECORD FOR REPAIR
TO CONVERT RESERVE "A" TO A PUBLIC RIGHT-OF-WAY
0 LOTS 0 RESERVES 0 BLOCKS
SEPTEMBER 15, 2016

OWNER:
D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS LINDHORST, PRESIDENT
14100 SOUTHWEST FREDWAY, SUITE 300, DUNCAN WOOD, TEXAS 77478
(281) 568-2180

ENGINEER:
L.A. Engineering, Inc.
2200 Ross Ave. Suite 713-3300
Houston, Texas 77002
Phone 713-633-0000
Fax 713-633-0000
T&E: L.A. Engineering, Inc.

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Trace Section 3-Street Dedication
Final Plat

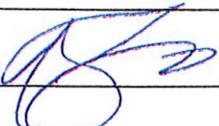
City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 10-5-2016

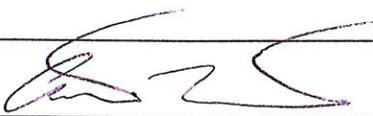
City Secretary

Processed
 Returned for additional data

BY:  DATE: 9-20-2016

Planning Commission Review

Approved
 Returned for additional data

BY:  DATE: 10/7/16

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____

October 5, 2016

Engineering Review

Final Plat - Tamarron Trace Section 3
Street Dedication
City of Fulshear, Texas

For Information only:

1. This plat will create approximately 2000-foot of new street right-of-way (100-foot width) for Tamarron Trace.
2. The new street right-of-way will extend from Yellow Preserve Drive on the North to its intersection with Katy-Fulshear Road on the South.
3. This tract is located in the E.T.J. of the City of Fulshear and will need the approval of both Fort Bend County and the City of Fulshear.

Recommendations:

I recommend that this Final Plat of Tamarron Trace Section 3 Street Dedication be approved.

A handwritten signature in black ink, appearing to be 'D. L. ...', written over a horizontal line.



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

Subdivision/Development Platting Application

Date: 9/16/2016 Date Received by the City of Fulshear: _____
 Subdivision: TAMARRON STD. Development: TAMARRON TRACE SECTION 3 STREET DEDICATION

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential
 Planned Development
 Zero Lot Line/ Patio Home
 Commercial
 Multi-Family Residential
 Industrial
 Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 4.661 ACRES IN THE J.D. VERMILLION SYRVEY, ABSTRACT 339

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

Total Acreage: 4.661
 Number of Streets: 1
 Number of Lots: _____
 Number and Types of Reserves: _____
 Total Acres In Reserve: _____

Owner: D.R. HORTON TEXAS, LTD.
 Address: 14100 SW FREEWAY, SUITE 600
 City/State: SUGAR LAND, TEXAS 77478
 Telephone: 281-566-2100
 Email Address: _____

Engineer/Planner: LJA ENGINEERING, INC.
 Contact Person: GEOFF FREEMAN
 Telephone: 713-353-8830
 Fax Number: _____
 Email Address: gfreesman@ljaengineering.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$816.63</u>
Park Fees (due at Final Plat Application)	_____

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

[Signature] SIGNATURE GEOFF FREEMAN TYPED OR PRINTED NAME/TITLE 09.16.16 DATE



August 9, 2016

Ms. Ashley Fuller
Project Coordinator
LJA Engineering, Inc.
2929 Briarpark Drive, Suite 600
Houston, Texas 77042

Re: Preliminary Plat of Tamarron Trace Section 3 Street Dedication

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated August 12, 2016

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

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

Upon completion of Comcast Cable's facility design, if so required, dedicated utility easements may be determined inadequate by Comcast Cable. In these cases, the developer, his successors or assigns, will be required to provide Comcast with exclusive easements.

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

Please feel free to contact me at 713-637-5025 with any questions that you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Grey". The signature is fluid and cursive, with a long horizontal stroke at the end.

Chris Grey
Construction Supervisor, Design and Serviceability



August 4, 2016

City of Richmond/Planning & Development Dept.
600 Morton
Richmond, TX 77469

Re: Preliminary Plat of Tamarron Trace Section 3 Street Dedication

To whom it may concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corporation, d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a letter of no objection for the above referenced plat dated August 12, 2016.

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

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

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

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

If there are any questions, please contact Sheila R. Agee at 713.207.6349.

Sincerely,

A handwritten signature in cursive script that reads "Sheila R. Agee".

Sheila R. Agee
Senior Right of Way Agent

C: Ashley Fuller <afuller@ljaengineering.com>

PLR16.311

**DHI TITLE OF CENTRAL TEXAS
14100 Southwest Freeway, Suite 510
Sugar Land, Texas 77478**

CITY PLANNING LETTER

September 9, 2016

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 2nd day of September, 2016, we find the following:

Record Owner:

D. R. Horton-Texas, Ltd., a Texas limited partnership

Recording Instrument:

Special Warranty Deed, executed by BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas.

Legal Description:

**TAMARRON TRACE SECTION 3 STREET DEDICATION
DESCRIPTION OF
4.661 ACRES
TAMARRON TRACE SECTION 3 STREET DEDICATION**

Being 4.661 acres of land located in the Micajah Autry Survey, Abstract 100, and the A. G. Sharpless Survey, Abstract 322, Fort Bend County, Texas, more particularly being a portion of that certain called 631.26 acre tract and that certain called 30.53 acre tract (described as Tract III) 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.), said 4.661 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83, Epoch 2010.00):

COMMENCING for reference at a 5/8-inch iron rod with cap stamped "BROWN & GAY" found marking the southeast corner of said 30.53 acre tract, same being an interior corner on the northerly line of that certain called 1913.31 acre tract (Tract "A") conveyed to CCR Texas Holdings, LP by an instrument of record under File Number 2012038964, F.B.C.O.P.R., said point being on the northwesterly line of Katy-Fulshear Road;

Thence, South 55° 45' 32" West, along the northwesterly line of Katy-Fulshear Road and the southeasterly line of said 30.53 acre tract, 165.87 feet to the POINT OF BEGINNING and southeast corner of the herein described tract of land;

Thence, South 55° 45' 32" West, along the northwesterly line of Katy-Fulshear Road and the southeasterly line of said 30.53 acre tract, 100.04 feet to a point for corner;

Thence, North 35° 51' 45" West, departing the northwesterly line of Katy-Fulshear Road and the southeasterly line of said 30.53 acre tract, 1,026.93 feet to a point for corner, the beginning of a curve;

Thence, 621.24 feet along the arc of a tangent curve to the right, having a radius of 1,050.00 feet, a central angle of 33° 53' 58", and a chord which bears North 18° 54' 46" West, 612.22 feet to a point for corner;

Thence, North 01° 57' 47" West, 410.41 feet to a point for corner;

Thence, North 88° 02' 13" East, 100.00 feet to a point for corner;

Thence, South 01° 57' 47" East, 410.41 feet to a point for corner, the beginning of a curve;

Thence, 562.08 feet along the arc of a tangent curve to the left, having a radius of 950.00 feet, a central angle of 33° 53' 58", and a chord which bears South 18° 54' 46" East, 553.91 feet to a point for corner;

Thence, South 35° 51' 45" East, 1,029.76 feet to the POINT OF BEGINNING and containing 4.661 acres of land.

1. Deed Restrictions:

None of record.

2. Easements and other encumbrances (Oil, Gas and other Minerals excluded):

Assignment of Utility Rights recorded in Document No. 2005115747, Official Public Records of Fort Bend County, Texas.

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Grazing Lease by and between BFH Mining, Ltd., Lessor, and Bar M Cattle Company, Lessee, recorded in Document No. 2010127261, corrected in Document No. 2011001553, of the Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Grazing Lease, from BFH Mining, Ltd., to D.R. Horton -- Texas, Ltd., recorded in Document No. 2013000062 of the Official Public Records of Fort Bend County, Texas.

Texas Commission on Environmental Quality Notice of Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008063993, and Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008064844, both of the Official Public Records of Fort Bend County, Texas.

Notice of Intention to Introduce a Bill in the Legislature of Texas, pertaining to the Fulshear Parkway Improvement District, recorded in Document No. 2013025598 of the Official Public Records of Fort Bend County, Texas.

Memorandum of Fulshear Parkway Private Participation Agreement, dated August 30, 2013, recorded in Document No. 2013119270 of the Official Public Records of Fort Bend County, Texas.

Natural Gas Pipeline Easement by and Between D. R. Horton-Texas, Ltd. and SiEnergy, L. P. recorded in Document No. 2014098654, Official Public Records of Fort Bend County, Texas. (Examiner unable to determine without the easement being depicted on the proposed plat whether it actually affects the tract proposed for platting.)

The rights of Fort Bend County Municipal Utility District No. 182 to levy taxes and issue bonds.

Easements, and other matters, to be created by the proposed plat.

3. Lien Holders: None of record.

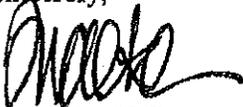
No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

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

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

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party, Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT.** This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,



Tatanisha Walker
DHI Title of Central Texas

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Crossing Section 1 - Street Dedication
Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 10-5-2016

City Secretary

Processed
 Returned for additional data

BY: [Signature] DATE: 9-20-2016

Planning Commission Review

Approved
 Returned for additional data

BY: [Signature] DATE: 10/7/16

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____

October 5, 2016

Engineering Review

Final Plat - Tamarron Crossing Section 1
Street Dedication
City of Fulshear, Texas

For Information only:

1. This plat will create approximately 2100-foot of new street right-of-way (100-foot width) for Tamarron Crossing.
2. The new street right-of-way will extend from Jarvis Bay Pass on the West to Kobuk Valley Way on the East.
3. This tract is located in the E.T.J. of the City of Fulshear and will need the approval of both Fort Bend County and the City of Fulshear.

Recommendations:

I recommend that this Final Plat of Tamarron Crossing Section 1 Street Dedication be approved once a Metes and Bounds description is added to the face of the plat.



Kimberly Kopecky

From: Geoff Freeman <gfreeman@ljaengineering.com>
Sent: Wednesday, October 05, 2016 5:06 PM
To: r
Cc: Diana Offord; Kimberly Kopecky; CJ Snipes; Michael Ross; Michelle Killebrew; Apryl Jensen; Rene Rodriguez; Ashley Fuller; Jason Price; Melony Gay; Michael Rusk; James Pottharst
Subject: Tamarron - Revised Plats for October 7, 2016 P&Z Meeting
Attachments: PnZ Commission Agenda - Engineering Reviews 10-2016.pdf; TamarronSec-32_PP_2016-10-05.pdf; TamarronSec-36_PP_2016-10-05.pdf; Tamarron Crossing Section 1_PP_2016-10-05.pdf; Tamarron Crossing Section 2_PP_2016-10-05.pdf

Good afternoon David –

Please find attached the 4 revised Tamarron plats for consideration at Friday morning's P&Z meeting per your comments and as detailed below.

Tamarron Trace Sec. 1 Street Dedication – Final Plat

No comments

Tamarron Trace Sec. 2 Street Dedication – Final Plat

No comments

Tamarron Trace Sec. 3 Street Dedication – Final Plat

No comments

Tamarron Crossing Sec. 1 Street Dedication – Preliminary Plat

A) The metes & bounds description has been added to the face of the plat.

Tamarron Crossing Sec. 2 Street Dedication – Preliminary Plat

A) The metes & bounds description has been added to the face of the plat.

Tamarron Sec. 16 – Final Plat

No comments

Tamarron Sec. 30 – Final Plat

No comments

Tamarron Sec. 32 – Preliminary Plat

- A) The date in Note 7 has been updated.
- B) The blanks in Note 5 have been filled in.

Tamarron Sec. 36 – Preliminary Plat

- A) The date in Note 7 has been updated.
- B) The blanks in Note 5 have been filled in.

Tamarron Sec. 57 – Preliminary Plat

No comments

Please let us know if you have any questions or additional comments.

Thank you and have a great day!

-Geoff

Geoffrey A. Freeman
Platting Manager

LJA Engineering | We Build Civilization

© Katy

P: 713.953.5200

D: 713.358.8830

www.ljaengineering.com

[Facebook](#) • [Twitter](#) • [LinkedIn](#)



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: 9/16/2016 Date Received by the City of Fulshear: _____

Subdivision: TAMARRON CROSSING SECTION 1 STD. Development: TAMARRON

SUBMITTAL OF PLAT: (Check Appropriate Selection)

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Preliminary | <input type="checkbox"/> Final | <input type="checkbox"/> Short Form Final |
| <input type="checkbox"/> Replat | <input type="checkbox"/> Vacation Plat | <input type="checkbox"/> Adm'n. (Minor) Plat |
| <input type="checkbox"/> Amending Plat | | |

TYPE OF PLAT: (Check Appropriate Selection)

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Single-Family Residential | <input type="checkbox"/> Zero Lot Line/ Patio Home | <input type="checkbox"/> Multi-Family Residential |
| <input type="checkbox"/> Planned Development | <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial |

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 3.708 ACRES IN THE A.G. SHARPLESS SURVEY, A-322

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

Total Acreage: 3.708
 Number of Streets: 1
 Number of Lots: 0
 Number and Types of Reserves: 0
 Total Acres in Reserve: _____

Owner: D.R. HORTON-TEXAS, LTD.
 Address: 14100 SOUTHWEST FREEWAY, SUITE 500
 City/State: SUGAR LAND, TEXAS 77478
 Telephone: 281-568-2100
 Email Address: _____

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE <u>\$546.35</u>	
Park Fees (due at Final Plat Application)	_____

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

MA [Signature]
 SIGNATURE

GEOFF FREEMAN
 TYPED OR PRINTED NAME/TITLE

09.14.16
 DATE

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713 953.5200
Fax 713 953.5026
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Mr. Dwayne G. Grigar
Fort Bend County Drainage District
1004 Blume Road
Rosenberg, Texas 77471

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 1 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Mr. Grigar:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Rene R.' with a stylized flourish at the end.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713.953.6200
Fax 713.953.6026
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Ms. Mary Jane Sowa
Fort Bend County Engineering
1124 Blume Road
Rosenberg, Texas 77471

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 1 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Ms. Sowa:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Rene R.' with a stylized flourish at the end.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Mr. Michael S. Rusk, PE
Fort Bend County MUD No. 182
c/o LJA Engineering, Inc.,
2929 Briarpark Drive, Suite 600
Houston, Texas 77042

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 1 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Mr. Rusk:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713 953 5200
Fax 713 953.5026
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Mr. Chris Lindhorst
D.R. Horton – Texas, LTD.
14100 Southwest Freeway
Suite 500
Sugar Land, Texas 77478

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 1 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Mr. Lindhorst:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Rene R." with a stylized flourish at the end.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713 953.5200
Fax 713 953.5026
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Mr. Peter McElwain
Katy Independent School District
6361 S. Stadium Lane
Katy, Texas 77479

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 1 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Mr. McElwain:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Rene R.' with a stylized flourish at the end.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Ms. Crystal R. Shrader
Centerpoint Energy
P.O. Box 1700
Houston, Texas 77251

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 1 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Ms. Shrader:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Rene R.' with a stylized flourish at the end.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713.953.5200
Fax 713.953.6026
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Mr. Lee Gregory
Alltel Communications
8366 Highway 90A
Sugar Land, Texas 77478

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 1 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Mr. Gregory:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Rene R.' with a stylized flourish at the end.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713 953.5200
Fax 713 953.6026
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Mr. Chris Grey
Utility Relocation Specialist
Comcast of Houston
7033 Airport Boulevard
Houston, Texas 77061

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 1 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Mr. Grey:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Rene R." followed by a period.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713 953.5200
Fax 713 953.5026
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Mr. John Beaudoin
Fort Bend County Appraisal District
2801 B.F. Terry Boulevard
Rosenberg, Texas 77471-5600

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 1 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Mr. Beaudoin:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

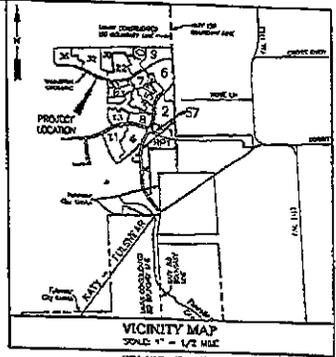
Sincerely,

A handwritten signature in blue ink that reads 'Rene R.' with a stylized flourish at the end.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)



I, GUY W. HORTON, CLERK OF FAY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMES WITHIN ALL OF THE OTHER RULES AND REGULATIONS OF THIS OFFICE AS APPROVED BY THE FAY COUNTY COMMISSIONERS' COURT, HERETOBY AS CERTIFICATION IS HEREBY MADE BY THE CLERK OF SAID COUNTY. THE MEASUREMENTS FOR THE RESPECTIVE LOTS ARE MADE STRICTLY ON THE SURVEY AND ARE NOT OTHER THAN AS SHOWN ON THE SURVEY.

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

ROBERT HORTON, CLERK OF FAY COUNTY, TEXAS
 FAY COUNTY COMMISSIONERS' COURT, FAY COUNTY, TEXAS

ROBERT W. HORTON, CLERK OF FAY COUNTY, TEXAS
 FAY COUNTY COMMISSIONERS' COURT, FAY COUNTY, TEXAS

W. A. HORTON, CLERK OF FAY COUNTY, TEXAS
 FAY COUNTY COMMISSIONERS' COURT, FAY COUNTY, TEXAS

I, GUY W. HORTON, CLERK OF FAY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMES WITHIN ALL OF THE OTHER RULES AND REGULATIONS OF THIS OFFICE AS APPROVED BY THE FAY COUNTY COMMISSIONERS' COURT, HERETOBY AS CERTIFICATION IS HEREBY MADE BY THE CLERK OF SAID COUNTY. THE MEASUREMENTS FOR THE RESPECTIVE LOTS ARE MADE STRICTLY ON THE SURVEY AND ARE NOT OTHER THAN AS SHOWN ON THE SURVEY.

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

PRELIMINARY PLAT OF
 TAMARRON CROSSING
 SECTION 1 STREET DEDICATION
 A SUBDIVISION OF 3,708 ACRES OF LAND SITUATED IN THE
 J.D. VERMILION SURVEY, ABSTRACT 339,
 FAY COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS

SEPTEMBER 16, 2016 JOB NO. 1531-1513C-309C

OWNERS:
 D.R. HORTON, LTD.
 A TEXAS LIMITED PARTNERSHIP
 CHRIS ENDMORST, PRESIDENT
 14100 SOUTHWEST FREDWAY, SUITE 500, SUGAR LAND, TEXAS 77478
 (281) 556-7900

ENGINEER:
 L.A. Construction, Inc.
 259 Dunbar Drive
 Suite 200
 Houston, Texas 77056
 Phone: (713) 553-0200
 Fax: (713) 553-0200
 Email: info@lacorp.com
 TAMPLS.Plan No. 1515691

STATE OF TEXAS
 COUNTY OF FAY

I, GUY W. HORTON, CLERK OF FAY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMES WITHIN ALL OF THE OTHER RULES AND REGULATIONS OF THIS OFFICE AS APPROVED BY THE FAY COUNTY COMMISSIONERS' COURT, HERETOBY AS CERTIFICATION IS HEREBY MADE BY THE CLERK OF SAID COUNTY. THE MEASUREMENTS FOR THE RESPECTIVE LOTS ARE MADE STRICTLY ON THE SURVEY AND ARE NOT OTHER THAN AS SHOWN ON THE SURVEY.

I, GUY W. HORTON, CLERK OF FAY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMES WITHIN ALL OF THE OTHER RULES AND REGULATIONS OF THIS OFFICE AS APPROVED BY THE FAY COUNTY COMMISSIONERS' COURT, HERETOBY AS CERTIFICATION IS HEREBY MADE BY THE CLERK OF SAID COUNTY. THE MEASUREMENTS FOR THE RESPECTIVE LOTS ARE MADE STRICTLY ON THE SURVEY AND ARE NOT OTHER THAN AS SHOWN ON THE SURVEY.

GUY W. HORTON, CLERK OF FAY COUNTY, TEXAS
 FAY COUNTY COMMISSIONERS' COURT, FAY COUNTY, TEXAS

I, GUY W. HORTON, CLERK OF FAY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMES WITHIN ALL OF THE OTHER RULES AND REGULATIONS OF THIS OFFICE AS APPROVED BY THE FAY COUNTY COMMISSIONERS' COURT, HERETOBY AS CERTIFICATION IS HEREBY MADE BY THE CLERK OF SAID COUNTY. THE MEASUREMENTS FOR THE RESPECTIVE LOTS ARE MADE STRICTLY ON THE SURVEY AND ARE NOT OTHER THAN AS SHOWN ON THE SURVEY.

GUY W. HORTON, CLERK OF FAY COUNTY, TEXAS
 FAY COUNTY COMMISSIONERS' COURT, FAY COUNTY, TEXAS

THIS PLAT OF SECTION ONE, SECTION 1 STREET DEDICATION IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FAY, TEXAS.

GUY W. HORTON, CLERK OF FAY COUNTY, TEXAS

GUY W. HORTON, CLERK OF FAY COUNTY, TEXAS

THIS PLAT OF SECTION ONE, SECTION 1 STREET DEDICATION IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FAY, TEXAS.

GUY W. HORTON, CLERK OF FAY COUNTY, TEXAS

GUY W. HORTON, CLERK OF FAY COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF FAY

I, GUY W. HORTON, CLERK OF FAY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMES WITHIN ALL OF THE OTHER RULES AND REGULATIONS OF THIS OFFICE AS APPROVED BY THE FAY COUNTY COMMISSIONERS' COURT, HERETOBY AS CERTIFICATION IS HEREBY MADE BY THE CLERK OF SAID COUNTY. THE MEASUREMENTS FOR THE RESPECTIVE LOTS ARE MADE STRICTLY ON THE SURVEY AND ARE NOT OTHER THAN AS SHOWN ON THE SURVEY.

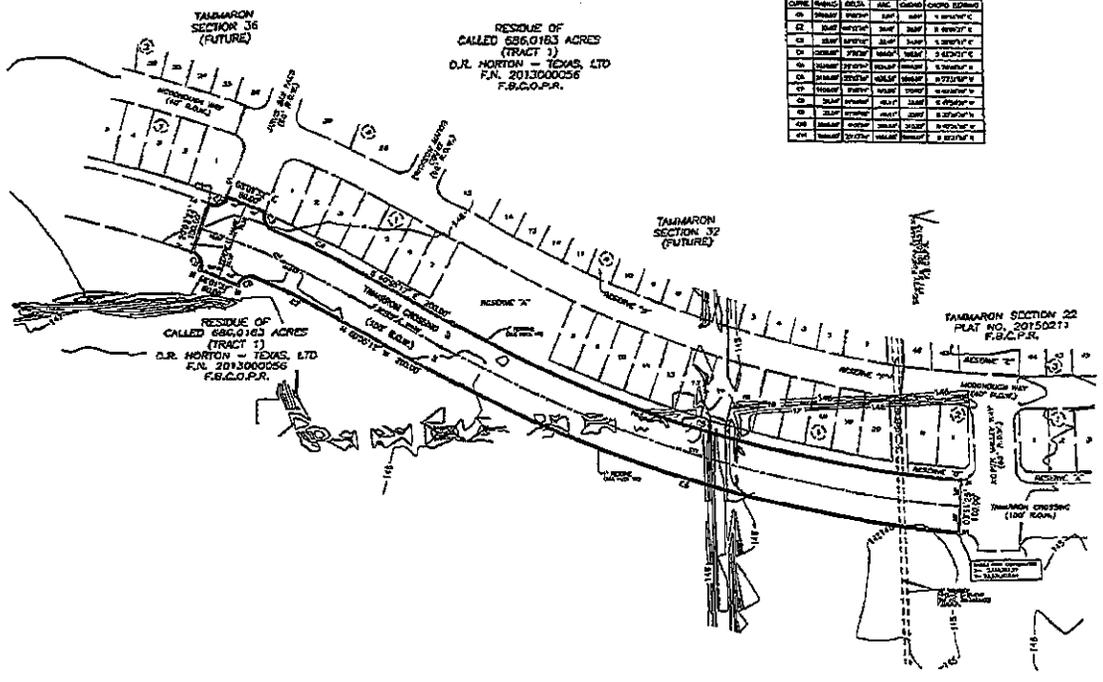
GUY W. HORTON, CLERK OF FAY COUNTY, TEXAS
 FAY COUNTY COMMISSIONERS' COURT, FAY COUNTY, TEXAS

GUY W. HORTON, CLERK OF FAY COUNTY, TEXAS
 FAY COUNTY COMMISSIONERS' COURT, FAY COUNTY, TEXAS

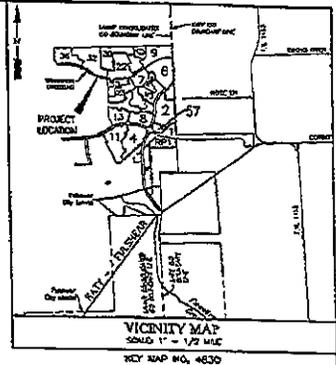
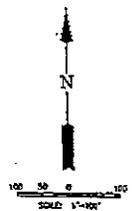
GUY W. HORTON, CLERK OF FAY COUNTY, TEXAS
 FAY COUNTY COMMISSIONERS' COURT, FAY COUNTY, TEXAS

GUY W. HORTON, CLERK OF FAY COUNTY, TEXAS
 FAY COUNTY COMMISSIONERS' COURT, FAY COUNTY, TEXAS

1515691.PLA 11 16 16:11 - 1515691



CURVE	BEARING	CHORD	ARC	CENTRE	CHORD BEARING
1	S 89° 57' 00" W	100.00	100.00	50.00	S 89° 57' 00" W
2	S 89° 57' 00" W	100.00	100.00	50.00	S 89° 57' 00" W
3	S 89° 57' 00" W	100.00	100.00	50.00	S 89° 57' 00" W
4	S 89° 57' 00" W	100.00	100.00	50.00	S 89° 57' 00" W
5	S 89° 57' 00" W	100.00	100.00	50.00	S 89° 57' 00" W
6	S 89° 57' 00" W	100.00	100.00	50.00	S 89° 57' 00" W
7	S 89° 57' 00" W	100.00	100.00	50.00	S 89° 57' 00" W
8	S 89° 57' 00" W	100.00	100.00	50.00	S 89° 57' 00" W
9	S 89° 57' 00" W	100.00	100.00	50.00	S 89° 57' 00" W
10	S 89° 57' 00" W	100.00	100.00	50.00	S 89° 57' 00" W



- LEGEND**
- DC. RESERVED utility easement
 - EC. RESERVED easement
 - ED. RESERVED utility easement
 - EE. RESERVED easement
 - EF. RESERVED easement
 - EG. RESERVED easement
 - EH. RESERVED easement
 - EI. RESERVED easement
 - EJ. RESERVED easement
 - EK. RESERVED easement
 - EL. RESERVED easement
 - EM. RESERVED easement
 - EN. RESERVED easement
 - EO. RESERVED easement
 - EP. RESERVED easement
 - EQ. RESERVED easement
 - ER. RESERVED easement
 - ES. RESERVED easement
 - ET. RESERVED easement
 - EU. RESERVED easement
 - EV. RESERVED easement
 - EW. RESERVED easement
 - EX. RESERVED easement
 - EY. RESERVED easement
 - EZ. RESERVED easement

- NOTES**
1. THE BOUNDARY LINES OF THIS PLAT ARE BASED UPON THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS.
 2. THE BOUNDARY LINES OF THIS PLAT ARE BASED UPON THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS.
 3. THE BOUNDARY LINES OF THIS PLAT ARE BASED UPON THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS.
 4. THE BOUNDARY LINES OF THIS PLAT ARE BASED UPON THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS.
 5. THE BOUNDARY LINES OF THIS PLAT ARE BASED UPON THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS.
 6. THE BOUNDARY LINES OF THIS PLAT ARE BASED UPON THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS.
 7. THE BOUNDARY LINES OF THIS PLAT ARE BASED UPON THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS.
 8. THE BOUNDARY LINES OF THIS PLAT ARE BASED UPON THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS.
 9. THE BOUNDARY LINES OF THIS PLAT ARE BASED UPON THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS.
 10. THE BOUNDARY LINES OF THIS PLAT ARE BASED UPON THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS.

11. THE BOUNDARY LINES OF THIS PLAT ARE BASED UPON THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS.
12. THE BOUNDARY LINES OF THIS PLAT ARE BASED UPON THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS.
13. THE BOUNDARY LINES OF THIS PLAT ARE BASED UPON THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS.
14. THE BOUNDARY LINES OF THIS PLAT ARE BASED UPON THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS.
15. THE BOUNDARY LINES OF THIS PLAT ARE BASED UPON THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS.
16. THE BOUNDARY LINES OF THIS PLAT ARE BASED UPON THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS.
17. THE BOUNDARY LINES OF THIS PLAT ARE BASED UPON THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS.
18. THE BOUNDARY LINES OF THIS PLAT ARE BASED UPON THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS.
19. THE BOUNDARY LINES OF THIS PLAT ARE BASED UPON THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS.
20. THE BOUNDARY LINES OF THIS PLAT ARE BASED UPON THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS.

**PRELIMINARY PLAT OF
 TAMARRION CROSSING
 SECTION 1 STREET DEDICATION**
 A SUBDIVISION OF 3,700 ACRES OF LAND SITUATED IN THE
 A.B. VORALLIUM SURVEY, ABSTRACT 330,
 TARRANT COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS
 SEPTEMBER 16, 2016 JOB NO. 16371-15100-309C
OWNERS:
D.R. HORTON, LTD.
 A TEXAS LIMITED PARTNERSHIP
 CHRIS LINDHORST, PRESIDENT
 14700 SOUTHWEST FREEDOM, SUITE 300, SHAWLAND, TEXAS 77481
 (817) 566-2000
ENGINEER:

L.B. Engineering, Inc.
 2000 South Loop West, Suite 100
 Houston, Texas 77058
 Phone: 713-253-5500
 Fax: 713-253-5501
 E-mail: info@lbe.com
 Website: www.lbe.com

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Crossing Section 2 - Street Dedication
Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 10-5-2016

City Secretary

Processed
 Returned for additional data

BY: _____ DATE: 9-20-2016

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: 10/7/16

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____

October 5, 2016

Engineering Review

Final Plat - Tamarron Crossing Section 2
Street Dedication
City of Fulshear, Texas

For Information only:

1. This plat will create approximately 1200-foot of new street right-of-way (100-foot width) for Tamarron Crossing.
2. The new street right-of-way will extend from Jarvis Bay Pass on the West for approximately 1200-foot.
3. Since this tract is located in the E.T.J. of the City of Fulshear approval will be required from Fort Bend County and the City of Fulshear.

Recommendations:

I recommend that this Final Plat of Tamarron Crossing Section 2 Street Dedication be approved once a Metes and Bounds description is added to the face of the plat.



Kimberly Kopecky

From: Geoff Freeman <gfreeman@ljaengineering.com>
Sent: Wednesday, October 05, 2016 5:06 PM
To: r
Cc: Diana Offord; Kimberly Kopecky; CJ Snipes; Michael Ross; Michelle Killebrew; Apryl Jensen; Rene Rodriguez; Ashley Fuller; Jason Price; Melony Gay; Michael Rusk; James Pottharst
Subject: Tamarron - Revised Plats for October 7, 2016 P&Z Meeting
Attachments: PnZ Commission Agenda - Engineering Reviews 10-2016.pdf; TamarronSec-32_PP_2016-10-05.pdf; TamarronSec-36_PP_2016-10-05.pdf; Tamarron Crossing Section 1_PP_2016-10-05.pdf; Tamarron Crossing Section 2_PP_2016-10-05.pdf

Good afternoon David –

Please find attached the 4 revised Tamarron plats for consideration at Friday morning's P&Z meeting per your comments and as detailed below.

Tamarron Trace Sec. 1 Street Dedication – Final Plat

No comments

Tamarron Trace Sec. 2 Street Dedication – Final Plat

No comments

Tamarron Trace Sec. 3 Street Dedication – Final Plat

No comments

Tamarron Crossing Sec. 1 Street Dedication – Preliminary Plat

A) The metes & bounds description has been added to the face of the plat.

Tamarron Crossing Sec. 2 Street Dedication – Preliminary Plat

A) The metes & bounds description has been added to the face of the plat.

Tamarron Sec. 16 – Final Plat

No comments

Tamarron Sec. 30 – Final Plat

No comments

Tamarron Sec. 32 – Preliminary Plat

- A) The date in Note 7 has been updated.
- B) The blanks in Note 5 have been filled in.

Tamarron Sec. 36 – Preliminary Plat

- A) The date in Note 7 has been updated.
- B) The blanks in Note 5 have been filled in.

Tamarron Sec. 57 – Preliminary Plat

No comments

Please let us know if you have any questions or additional comments.

Thank you and have a great day!

-Geoff

Geoffrey A. Freeman

Platting Manager

LJA Engineering | We Build Civilization

© Katy

P: 713.953.5200

D: 713.358.8830

www.ljaengineering.com

[Facebook](#) • [Twitter](#) • [LinkedIn](#)



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: 9/16/2016 Date Received by the City of Fulshear: _____
 Subdivision: TAMARRON CROSSING SECTION 2 STD. Development: TAMARRON

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 2.752 ACRES IN THE A.G. SHARPLESS SURVEY, A-322

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

Total Acreage: 2.752
 Number of Streets: 1
 Number of Lots: 0
 Number and Types of Reserves: 0
 Total Acres In Reserve: _____

Owner: D.R. HORTON-TEXAS, LTD.
 Address: 14100 SOUTHWEST FREEWAY, SUITE 500
 City/State: SUGAR LAND, TEXAS 77478
 Telephone: 281-568-2100
 Email Address: _____

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$534.40</u>
Park Fees (due at Final Plat Application)	_____

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

[Signature] SIGNATURE GEOFF FREEMAN TYPED OR PRINTED NAME/TITLE 09.14.16 DATE

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Mr. Dwayne G. Grigar
Fort Bend County Drainage District
1004 Blume Road
Rosenberg, Texas 77471

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 2 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Mr. Grigar:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Rene R.' with a stylized flourish at the end.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713 953.5200
Fax 713 953.5026
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Ms. Mary Jane Sowa
Fort Bend County Engineering
1124 Blume Road
Rosenberg, Texas 77471

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 2 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Ms. Sowa:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Rene R.' with a period at the end.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Mr. Michael S. Rusk, PE
Fort Bend County MUD No. 182
c/o LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 2 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Mr. Rusk:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Rene R." with a stylized flourish at the end.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713 953.5200
Fax 713 953.6026
www.ljaengineering.com
TBPI.S No 10110501

September 14, 2016

Mr. Chris Lindhorst
D.R. Horton – Texas, LTD.
14100 Southwest Freeway
Suite 500
Sugar Land, Texas 77478

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 2 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Mr. Lindhorst:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Rene R.' with a stylized flourish at the end.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713.953.5200
Fax 713.953.5028
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Mr. Peter McElwain
Katy Independent School District
6361 S. Stadium Lane
Katy, Texas 77479

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 2 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Mr. McElwain:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Rene R.' with a stylized flourish at the end.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Ms. Crystal R. Shrader
Centerpoint Energy
P.O. Box 1700
Houston, Texas 77251

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 2 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Ms. Shrader:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Rene R.' with a period at the end.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Mr. Lee Gregory
Alltel Communications
8366 Highway 90A
Sugar Land, Texas 77478

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 2 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Mr. Gregory:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Rene R.' with a small flourish at the end.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713 953 5200
Fax 713 953 5026
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Mr. Chris Grey
Utility Relocation Specialist
Comcast of Houston
7033 Airport Boulevard
Houston, Texas 77061

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 2 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Mr. Grey:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Rene R.' followed by a period. The signature is written in a cursive, flowing style.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Mr. John Beaudoin
Fort Bend County Appraisal District
2801 B.F. Terry Boulevard
Rosenberg, Texas 77471-5600

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 2 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Mr. Beaudoin:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Rene R.' with a stylized flourish at the end.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Section 16 - Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 10-5-2016

City Secretary

Processed
 Returned for additional data

BY: [Signature] DATE: 9-20-2016

Planning Commission Review

Approved
 Returned for additional data

BY: [Signature] DATE: 10/7/16

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____

October 5, 2016

Engineering Review

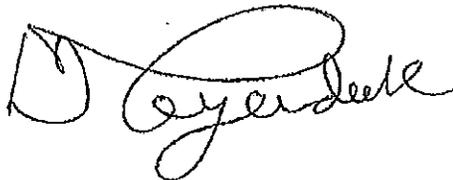
Final Plat – Tamarron Section 16
Fort Bend County, Texas

For Information only:

1. This Final Plat will create 75 lots, 5 Reserves in 2 blocks that cover a total of 18.698 acres.
2. Access to this section will be from Yellow Preserve Drive.
3. The developer and the City of Fulshear have entered into a Development agreement that sets the minimum lot size at 6000 square foot with a lot width of 45 foot and side yard Building Lines of 5 foot. The lots in this section are 50-foot in width.

Recommendations:

I recommend that this Final Plat of Tamarron Section 16 be approved as submitted.

A handwritten signature in cursive script, appearing to read "Clay & Leyendecker". The signature is written in black ink and is positioned centrally below the recommendations section.



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: 9/16/2016 Date Received by the City of Fulshear: _____
 Subdivision: TAMARRON SECTION 16 Development: TAMARRON

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary Final Short Form Final
 Replat Vacation Plat Adm'n. (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: 18.778 ACRES IN THE A.G. SHARPLESS SURVEY, A-322 & MICAJAH AUTREY SURVEY, A-100

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

Total Acreage: 18.778
 Number of Streets: 3
 Number of Lots: 75
 Number and Types of Reserves: 6
 Total Acres in Reserve: 2.802

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$1,344.45
Park Fees (due at Final Plat Application)	_____

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

[Signature] GEOFF FREEMAN 09.16.16
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE



August 9, 2016

Ms. Ashley Fuller
Project Coordinator
LJA Engineering, Inc.
2929 Briarpark Drive, Suite 600
Houston, Texas 77042

Re: Preliminary Plat of Tamarron Section 16

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated August 12, 2016

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

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

Upon completion of Comcast Cable's facility design, if so required, dedicated utility easements may be determined inadequate by Comcast Cable. In these cases, the developer, his successors or assigns, will be required to provide Comcast with exclusive easements.

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

Please feel free to contact me at 713-637-5025 with any questions that you may have.

Sincerely,

A handwritten signature in black ink that reads "Chris Grey".

Chris Grey
Construction Supervisor, Design and Serviceability



August 11, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Tamarron Sec. 16

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated August 12, 2016.

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

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

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

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

If there are any questions, please contact Samantha Richards at 713.207.6362.

Sincerely,

A handwritten signature in black ink that reads "Samantha Richards". The signature is written in a cursive style with a large, looping initial "S".

Samantha Richards
Right of Way Agent

C: Ashley Fuller<afuller@ljaengineering>

PLR16.319

**DHI TITLE OF CENTRAL TEXAS
14100 Southwest Freeway, Suite 510
Sugar Land, Texas 77478**

CITY PLANNING LETTER

August 26, 2016

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 22nd day of August, 2016, we find the following:

Record Owner:

D. R. Horton-Texas, Ltd., a Texas limited partnership

Recording Instrument:

Special Warranty Deed, executed by BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas.

Legal Description:

TAMARRON SECTION 16 (Proposed Plat)

**DESCRIPTION OF
18.698 ACRES
TAMARRON SECTION 16**

Being 18.698 acres of land located in the Micajah Autrey Survey, Abstract 100, 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 in the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 18.698 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83, Epoch 2010.00);

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" found marking the south corner of Reserve "K" of Tamarron Section 1 a subdivision of record in Plat Number 20140153, of the Map Records of said Fort Bend County, Texas (F.B.C.M.R.), said point being the southwest corner of said Tamarron Section 1;

Thence, North 50° 55' 29" East, along the southeast line of said Reserve "K", 230.29 feet to the west corner of a 0.080 acre tract described as a Meter Station (50' X 70') conveyed to SiEnergy L.P. by an instrument of record in File Number 2015091125, F.B.C.O.P.R.;

Thence, South 39° 33' 22" East, along the southwest line of said 0.080 acre tract, 70.00 feet to the south corner of said 0.080 acre tract;

Thence, North 50° 55' 29" East, along the southeast line of said 0.080 acre tract, 50.00 feet to the east corner of said 0.080 acre tract, said point being in the southwest line of Reserve "H" of the aforementioned Tamarron Section 1;

Thence, South 39° 33' 22" East, along the southwest line of said Reserve "H", 126.75 feet to a 1-1/2-inch iron pipe found marking the most southerly southwest corner of said Reserve "H", said point being in the east line of the aforementioned 631.26 acre tract, also being the northwest corner of that certain called 56.1664 acre tract conveyed to Darnar Corp by an instrument of record in Volume 797, Page 867, F.B.C.O.P.R. same being the common survey line of said Micajah Autrey Survey and the A.G. Sharpless Survey, A-322;

Thence, South 01° 57' 46" East, along the common line of said 631.26 acre tract and said 56.1664 acre tract and along said common survey line, at 508.63 feet pass a 1-1/2-inch iron pipe found marking the common west corner of said 56.1664 acre tract and that certain called 30.53 acre tract (described as Tract III) conveyed to D. R. Horton -- Texas, LTD by an instrument of record in File Number 2013000056, F.B.C.O.P.R., continuing with the common line of said 631.26 acre tract and said 30.53 acre tract a total distance of 2,216.49 feet to a point for corner, the beginning of a curve;

Thence, 34.08 feet departing said common lines and along the arc of a non-tangent curve to the left, having a radius of 100.00 feet, a central angle of 19° 31' 33", and a chord which bears South 63° 54' 01" West, 33.91 feet to a point for corner;

Thence, South 54° 08' 15" West, 108.16 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of 90° 00' 00", and a chord which bears North 80° 51' 45" West, 35.36 feet to a point for corner;

Thence, North 35° 51' 45" West, 93.83 feet to a point for corner, the beginning of a curve;

Thence, 562.08 feet along the arc of a tangent curve to the right, having a radius of 950.00 feet, a central angle of 33° 53' 58", and a chord which bears North 18° 54' 46" West, 553.91 feet to a point for corner;

Thence, North 01° 57' 47" West, 410.41 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of 90° 00' 00", and a chord which bears North 43° 02' 13" East, 35.36 feet to a point for corner;

Thence, North 01° 57' 47" West, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 90° 00' 00", and a chord which bears North 46° 57' 47" West, 35.36 feet to a point for corner;

Thence, North 01° 57' 47" West, 861.32 feet to a point for corner, the beginning of a curve;

Thence, 262.86 feet along the arc of a tangent curve to the right, having a radius of 1340.00 feet, a central angle of 11° 14' 22", and a chord which bears North 03° 39' 24" East, 262.44 feet to the POINT OF BEGINNING and containing 18.698 acres of land.

1. Deed Restrictions:

None of record.

2. Easements and other encumbrances (Oil, Gas and other Minerals excluded):

Assignment of Utility Rights recorded in Document No. 2005115747, Official Public Records of Fort Bend County, Texas.

Drainage Easement to Tamarron Lakes, L. P. recorded in Document No. 2007020121, Official Public Records of Fort Bend County, Texas. (Proposed plat does not show easement as affecting but acreage survey on acquisition and existing plat of Tamarron Section 1 depict it as affecting the acreage being platted.)

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Grazing Lease by and between BFH Mining, Ltd., Lessor, and Bar M Cattle Company, Lessee, recorded in Document No. 2010127261, corrected in Document No. 2011001553, of the Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Grazing Lease, from BFH Mining, Ltd., to D.R. Horton – Texas, Ltd., recorded in Document No. 2013000062 of the Official Public Records of Fort Bend County, Texas.

Texas Commission on Environmental Quality Notice of Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008063993, and Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008064844, both of the Official Public Records of Fort Bend County, Texas.

Notice of Intention to Introduce a Bill in the Legislature of Texas, pertaining to the Fulshear Parkway Improvement District, recorded in Document No. 2013025598 of the Official Public Records of Fort Bend County, Texas.

Memorandum of Fulshear Parkway Private Participation Agreement, dated August 30, 2013, recorded in Document No. 2013119270 of the Official Public Records of Fort Bend County, Texas.

Natural Gas Pipeline Easement By and Between D. R. Horton-Texas, Ltd. and SiEnergy, L. P., recorded in Document No. 2014098654, Official Public Records of Fort Bend County, Texas.

Pipeline Easement and Right-of-Way Agreement recorded in Document No. 2016026573, Official Public Records of Fort Bend County, Texas.

The rights of Fort Bend County Municipal Utility District No. 182 to levy taxes and issue bonds.

Easements, and other matters, to be created by the proposed plat.

3. Lien Holders: None of record.

No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

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

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

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party, Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT.** This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,



Tatanisha Walker
DHI Title of Central Texas

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat: Tamarron Section 30 - Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 10-5-2016

City Secretary

Processed
 Returned for additional data

BY: [Signature] DATE: 9-20-2016

Planning Commission Review

Approved
 Returned for additional data

BY: [Signature] DATE: 10/7/16

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____

October 5, 2016

Engineering Review

Final Plat - Tamarron Section 30
City of Fulshear, Texas

For Information only:

1. This plat will create 108 Lots in three (3) Blocks with four (4) Reserves that covers an area of 26.989 acres.
2. The typical lot in this section appears to be 50-foot by 120-foot with a 25-foot Front Building Line.
3. Access to this section is from an extension of Jarvis Bay Pass Lane from Tamarron Section 22 and from Village Creek Lane.
4. Since this tract is located in the City of Fulshear's E.T.J., approval will be needed from both Fort Bend County and the City of Fulshear.

Recommendations:

I recommend that this Final Plat of Tamarron Section 30 be approved as submitted.





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: 9/16/2016 Date Received by the City of Fulshear: _____
 Subdivision: TAMARRON SECTION Development: TAMARRON 30

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential
 Planned Development
 Zero Lot Line/ Patio Home
 Commercial
 Multi-Family Residential
 Industrial
 ETJ (Extraterritorial Jurisdiction)

Legal Description: 26.989 ACRES IN THE J.D. VERMILLION SURVEY, ABSTRACT 339

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

Total Acreage: 26.989
 Number of Streets: 6
 Number of Lots: 108
 Number and Types of Reserves: 3 - WELL SITE, LANDSCAPE, OPEN SPACE & ACCESS
 Total Acres in Reserve: 5.500

Owner: D.R. HORTON TEXAS, LTD.
 Address: 14100 SW FREEWAY, SUITE 500
 City/State: SUGAR LAND, TEXAS 77478
 Telephone: 281-588-2100
 Email Address: _____

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$1,714.73</u>
Park Fees (due at Final Plat Application)	_____

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

MAF SIGNATURE GEOFF FREEMAN TYPED OR PRINTED NAME/TITLE 09.16.16 DATE

**DHI TITLE OF CENTRAL TEXAS
14100 Southwest Freeway, Suite 510
Sugar Land, Texas 77478**

CITY PLANNING LETTER

August 8, 2016

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 2nd day of August, 2016, we find the following:

Record Owner:

D. R. Horton-Texas, Ltd., a Texas limited partnership

Recording Instrument:

Special Warranty Deed, executed by BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas.

Legal Description:

TAMARRON SECTION 30 (Proposed Plat)

Being 26.989 acres of land located in the J. D. Vermillion Survey, Abstract 339, Fort Bend County, Texas, more particularly being a portion of that certain called 686.0183 acre tract (described as Tract I) 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.), said 26.989 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 1-inch iron pipe found for the northwest corner of said 686.0183 acre tract, same being the southwest corner of that certain called 200 acre tract

conveyed to Silco, Inc. by an instrument of record under File Number 2008095116, F.B.C.O.P.R., also being on the easterly line of that certain called 473.246 acre tract conveyed to Dan J. Harrison, Jr. by an instrument of record in Volume 528, Page 132 in the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), and on the common survey line of said J. D. Vermillion Survey and the J. G. Bennett Survey, Abstract 611, Fort Bend County, Texas;

Thence, North 87° 51' 41" East, with the common line of said 686.0183 acre tract and said 200 acre tract, 2,470.06 feet to the POINT OF BEGINNING of the herein described tract;

Thence, North 87° 51' 41" East, continuing with said common line, 321.84 feet to a 1-inch iron pipe found for the common south corner of said 200 acre tract and that certain called 2.480 acre tract conveyed to Firethorne Community Association, Inc. by an instrument of record under File Number 2012087003, F.B.C.O.P.R., same being an angle point on the northerly line of said 686.0183 acre tract, and the southwest corner of Reserve "A" of Firethorne West Sec. 9, a subdivision of record on Plat Number 20140015 in the Plat Records of Fort Bend County, Texas (F.B.C.P.R.);

Thence, North 87° 51' 05" East, with the common line of said 686.0183 acre tract and said 2.480 acre tract, same being the south line of said Firethorne West Sec. 9, passing at 729.68 feet a 5/8-inch iron rod with cap stamped "Cotton Surveying" found for the southeast corner of said Reserve "A", same being the southwest corner of Black Spur Drive (60 feet wide) as shown on said Firethorne West Sec. 9, passing at 789.68 feet a 5/8-inch iron rod with cap stamped "Cotton Surveying" found for the southeast corner of said Black Spur Drive, same being the southwest corner of Reserve "B" of said Firethorne West Sec. 9, and continuing in all a total distance of 1,371.49 feet to a point for corner, from which a 5/8-inch iron rod with cap stamped "Cotton Surveying" found for the common south corner of said Firethorne West Sec. 9 and Firethorne West Sec. 8, a subdivision of record on Plat Number 20120233, F.B.C.P.R., bears North 87° 52' 21" East, 73.08 feet;

Thence, South 02° 08' 55" East, departing said common line, 457.42 feet to a point for corner;

Thence, South 87° 51' 05" West, 417.42 feet to a point for corner;

Thence, North 02° 08' 55" West, 117.41 feet to a point for corner;

Thence, South 87° 51' 51" West, 679.97 feet to a point for corner;

Thence, South 02° 08' 39" East, 119.91 feet to a point for corner;

Thence, South 87° 51' 21" West, 10.05 feet to a point for corner;

Thence, South 02° 08' 09" East, 370.51 feet to a point for corner;

Thence, South 05° 25' 16" East, 470.60 feet to a point for corner;

Thence, South 89° 03' 19" West, 49.27 feet to a point for corner;

Thence, North 89° 33' 15" West, 49.27 feet to a point for corner;

Thence, North 85° 35' 54" West, 122.30 feet to a point for corner;

Thence, North 85° 35' 54" West, 108.62 feet to a point for corner;

Thence, North 01° 43' 05" West, 26.85 feet to a point for corner;

Thence, North 76° 01' 56" West, 319.35 feet to a point for corner;

Thence, North 01° 03' 58" West, 1,155.27 feet to the POINT OF BEGINNING and containing 26.989 acres of land.

1. Deed Restrictions:

None of record.

2. Easements and other encumbrances (Oil, Gas and other Minerals excluded):

Private Road Right-of-Way to Dan J. Harrison, Jr., recorded in Volume 528, Page 137 of the Deed Records of Fort Bend County, Texas.

Drill Site No. 2 set out in Tract Designations document recorded in Volume 1036, Page 201, Deed Records of Fort Bend County, Texas.

Easement for access strips and Well Site No. 2 as described in Modification to 1986 Agreement recorded in Document No. 2005052339, as affected by instrument executed by D. R. Horton-Texas, Ltd., recorded in Document No. 2014100229 of the Official Public Records of Fort Bend County, Texas.

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Grazing Lease by and between BFH Mining, Ltd., Lessor, and Bar M Cattle Company, Lessee, recorded in Document No. 2010127261, corrected in Document No. 2011001553, of the Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Grazing Lease, from BFH Mining, Ltd., to D.R. Horton – Texas, Ltd., recorded in Document No. 2013000062 of the Official Public Records of Fort Bend County, Texas.

Notice of Intention to Introduce a Bill in the Legislature of Texas, pertaining to the Fulshear Parkway Improvement District, recorded in Document No. 2013025598 of the Official Public Records of Fort Bend County, Texas.

Memorandum of Fulshear Parkway Private Participation Agreement, dated August 30, 2013, recorded in Document No. 2013119270 of the Official Public Records of Fort Bend County, Texas.

Short Form Blanket Easement 3-Phase Overhead and Underground recorded in Document No. 2014039155, Official Public Records of Fort Bend County, Texas.

Pipeline Easement and Right-of-Way Agreement, recorded in Document No. 2016026573, Official Public Records of Fort Bend County, Texas.

Agreement for Underground Electric Service, Tamarron Section 30, in favor of CenterPoint Energy Houston Electric, LLC, recorded in Document No. 2016081098, Official Public Records of Fort Bend County, Texas.

14' Utility Easement proposed to be created by the preliminary plat of Tamarron Lakes Section 22.

The rights of Fort Bend County Municipal Utility District No. 182 to levy taxes and issue bonds.

Easements, and other matters, to be created by the proposed plat.

3. Lien Holders: None of record.

No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

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

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

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party, Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,



Tatanisha Walker
DHI Title of Central Texas



December 2, 2014

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Tamarron Section 30

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated December 2, 2014.

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

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

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

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

If there are any questions, please contact Rosemary Valdez at 713.207.6027 or Sandra Goodall at 713.207.6347.

Sincerely,

A handwritten signature in cursive script that reads "Rosemary Valdez".

Rosemary Valdez, SR/WA
Right-of-Way Agent

C: Naomi Ferrington <nferrington@ljaengineering.com>

PLR14.445A



December 16, 2014

Ms. Naomi Ferrington
Platting
LJA Engineering, Inc.
2929 Briarpark Drive, Suite 600
Houston, Texas 77042

Re: Preliminary Plat of Tamarron Section 30

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, hereafter referred to as "Comcast Cable", has been asked to provide a letter of No Objection for the above referenced plat dated November 26, 2014.

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

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

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

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

Please feel free to contact me at 713-637-5025 with any questions that you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Grey", written over a light blue horizontal line.

Chris Grey

Construction Supervisor, Design and Serviceability

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Section 32 - Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 10-5-2016

City Secretary

Processed
 Returned for additional data

BY: [Signature] DATE: 9-20-2016

Planning Commission Review

Approved
 Returned for additional data

BY: [Signature] DATE: 10/7/16

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____

October 5, 2016

Engineering Review

Preliminary Plat - Tamarron Section 32
City of Fulshear, Texas

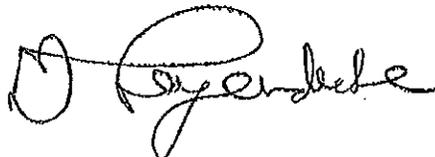
For Information only:

1. This plat will create 141 Lots in five (5) Blocks with eight (8) Reserves that cover an area of 37.55 acres.
2. Access to this section is from an extension of Jarvis Bay Pass out of Section 30.
3. The typical lot in this section appears to be 50-foot by 120-foot with a 25-foot Front Building Line.
4. Since this tract is located in the E.T.J. of the City of Fulshear approval will be required from Fort Bend County and the City of Fulshear.

Recommendations:

I recommend that this Preliminary Plat of Tamarron Section 32 be approved once the following items are addressed:

- A) The date in Note #7 needs to be corrected to read April 2, 2014.
- B) The blanks on Note #5 needs to be filled in.



Kimberly Kopecky

From: Geoff Freeman <gfreeman@ljaengineering.com>
Sent: Wednesday, October 05, 2016 5:06 PM
To: r
Cc: Diana Offord; Kimberly Kopecky; CJ Snipes; Michael Ross; Michelle Killebrew; Apryl Jensen; Rene Rodriguez; Ashley Fuller; Jason Price; Melony Gay; Michael Rusk; James Pottharst
Subject: Tamarron - Revised Plats for October 7, 2016 P&Z Meeting
Attachments: PnZ Commission Agenda - Engineering Reviews 10-2016.pdf; TamarronSec-32_PP_2016-10-05.pdf; TamarronSec-36_PP_2016-10-05.pdf; Tamarron Crossing Section 1_PP_2016-10-05.pdf; Tamarron Crossing Section 2_PP_2016-10-05.pdf

Good afternoon David –

Please find attached the 4 revised Tamarron plats for consideration at Friday morning's P&Z meeting per your comments and as detailed below.

Tamarron Trace Sec. 1 Street Dedication – Final Plat

No comments

Tamarron Trace Sec. 2 Street Dedication – Final Plat

No comments

Tamarron Trace Sec. 3 Street Dedication – Final Plat

No comments

Tamarron Crossing Sec. 1 Street Dedication – Preliminary Plat

A) The metes & bounds description has been added to the face of the plat.

Tamarron Crossing Sec. 2 Street Dedication – Preliminary Plat

A) The metes & bounds description has been added to the face of the plat.

Tamarron Sec. 16 – Final Plat

No comments

Tamarron Sec. 30 – Final Plat

No comments

Tamarron Sec. 32 – Preliminary Plat

A) The date in Note 7 has been updated.

B) The blanks in Note 5 have been filled in.

Tamarron Sec. 36 – Preliminary Plat

A) The date in Note 7 has been updated.

B) The blanks in Note 5 have been filled in.

Tamarron Sec. 57 – Preliminary Plat

No comments

Please let us know if you have any questions or additional comments.

Thank you and have a great day!

-Geoff

Geoffrey A. Freeman

Platting Manager

LJA Engineering | We Build Civilization

© Katy

P: 713.953.5200

D: 713.358.8830

www.ljaengineering.com

[Facebook](#) • [Twitter](#) • [LinkedIn](#)



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: 9/16/2016 Date Received by the City of Fulshear: _____
 Subdivision: TAMARRON SECTION 32 Development: TAMARRON

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 37.555 ACRES IN THE A.G. SHARPLESS SURVEY, A-322

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

Total Acreage: 37.555
 Number of Streets: 7
 Number of Lots: 141
 Number and Types of Reserves: 8
 Total Acres In Reserve: 7.92

Owner: D.R. HORTON-TEXAS, LTD.
 Address: 14100 SOUTHWEST FREEWAY, SUITE 500
 City/State: SUGAR LAND, TEXAS 77478
 Telephone: 281-568-2100
 Email Address: _____

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$1,482.94
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.

MAZ GEOFF FREEMAN 09.14.16
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713 953 5200
Fax 713 953 5026
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Mr. Dwayne G. Grigar
Fort Bend County Drainage District
1004 Blume Road
Rosenberg, Texas 77471

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 32
LJA Job No. 1931-1532C-309C

Dear Mr. Grigar:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rene R.', with a stylized flourish at the end.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TDP# No F-1386

Phone 713.953.5200
Fax 713.953.5028
www.ljaengineering.com
TGPLS No 10110501

September 14, 2016

Ms. Mary Jane Sowa
Fort Bend County Engineering
1124 Blume Road
Rosenberg, Texas 77471

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 32
LJA Job No. 1931-1532C-309C

Dear Ms. Sowa:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Rene R.' with a period at the end. The signature is written in a cursive, flowing style.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TQPE No F-1386

Phone 713 953 5200
Fax 713 953 5028
www.ljaengineering.com
TQPLS No 10110901

September 14, 2016

Mr. Michael S. Rusk, PE
Fort Bend County MUD No. 182
c/o LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 32
LJA Job No. 1931-1532C-309C

Dear Mr. Rusk:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene Rodríguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Mr. Chris Lindhorst
D.R. Horton – Texas, LTD.
14100 Southwest Freeway
Suite 500
Sugar Land, Texas 77478

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 32
LJA Job No. 1931-1532C-309C

Dear Mr. Lindhorst:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Rene R.' with a period at the end. The signature is written in a cursive, flowing style.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Mr. Peter McElwain
Katy Independent School District
6321 S. Stadium Lane
Katy, Texas 77479

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 32
LJA Job No. 1931-1532C-309C

Dear Mr. McElwain:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Rene R.' with a stylized flourish at the end.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Ms. Crystal R. Shrader
Centerpoint Energy
P.O. Box 1700
Houston, Texas 77251

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 32
LJA Job No. 1931-1532C-309C

Dear Ms. Shrader:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Rene R.' with a stylized flourish at the end.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Mr. Lee Gregory
Alltel Communications
8326 Highway 90A
Sugar Land, Texas 77478

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 32
LJA Job No. 1931-1532C-309C

Dear Mr. Gregory:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Rene R.' with a stylized flourish at the end.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713 953.5200
Fax 713 953.5026
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Mr. Chris Grey
Utility Relocation Specialist
Comcast of Houston
7033 Airport Boulevard
Houston, Texas 77061

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 32
LJA Job No. 1931-1532C-309C

Dear Mr. Grey:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Rene R.' with a stylized flourish at the end.

Rene Rodríguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Bnarpark Drive
Suite 600
Houston, Texas 77042
TBPE № F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS № 10110501

September 14, 2016

Mr. John Beaudoin
Fort Bend County Appraisal District
2801 B.F. Terry Boulevard
Rosenberg, Texas 77471-5600

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 32
LJA Job No. 1931-1532C-309C

Dear Mr. Beaudoin:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Rene R.' with a stylized flourish at the end.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Section 36 - Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 10-5-2016

City Secretary

Processed
 Returned for additional data

BY: [Signature] DATE: 9-20-2016

Planning Commission Review

Approved
 Returned for additional data

BY: [Signature] DATE: 10/7/16

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____

October 5, 2016

Engineering Review

Preliminary Plat - Tamarron Section 36
City of Fulshear, Texas

For Information only:

1. This plat will create 103 Lots in three (3) Blocks with four (4) Reserves that cover an area of 23,186 acres.
2. Access to this section is from an extension of McDonough Way out of Section 32.
3. The typical lot in this section appears to be 50-foot by 120-foot with a 25-foot Front Building Line.
4. Since this tract is located in the E.T.J. of the City of Fulshear approval will be required from Fort Bend County and the City of Fulshear.

Recommendations:

I recommend that this Preliminary Plat of Tamarron Section 36 be approved once the following items are addressed:

- A) The date in Note #7 needs to be corrected to read April 2, 2014.
- B) The blanks on Note #5 need to be filled in.



Kimberly Kopeccky

From: Geoff Freeman <gfreeman@ljaengineering.com>
Sent: Wednesday, October 05, 2016 5:06 PM
To: r
Cc: Diana Offord; Kimberly Kopeccky; CJ Snipes; Michael Ross; Michelle Killebrew; Apryl Jensen; Rene Rodriguez; Ashley Fuller; Jason Price; Melony Gay; Michael Rusk; James Pottharst
Subject: Tamarron - Revised Plats for October 7, 2016 P&Z Meeting
Attachments: PnZ Commission Agenda - Engineering Reviews 10-2016.pdf; TamarronSec-32_PP_2016-10-05.pdf; TamarronSec-36_PP_2016-10-05.pdf; Tamarron Crossing Section 1_PP_2016-10-05.pdf; Tamarron Crossing Section 2_PP_2016-10-05.pdf

Good afternoon David –

Please find attached the 4 revised Tamarron plats for consideration at Friday morning's P&Z meeting per your comments and as detailed below.

Tamarron Trace Sec. 1 Street Dedication – Final Plat

No comments

Tamarron Trace Sec. 2 Street Dedication – Final Plat

No comments

Tamarron Trace Sec. 3 Street Dedication – Final Plat

No comments

Tamarron Crossing Sec. 1 Street Dedication – Preliminary Plat

A) The metes & bounds description has been added to the face of the plat.

Tamarron Crossing Sec. 2 Street Dedication – Preliminary Plat

A) The metes & bounds description has been added to the face of the plat.

Tamarron Sec. 16 – Final Plat

No comments

Tamarron Sec. 30 – Final Plat

No comments

Tamarron Sec. 32 – Preliminary Plat

- A) The date in Note 7 has been updated.
- B) The blanks in Note 5 have been filled in.

Tamarron Sec. 36 – Preliminary Plat

- A) The date in Note 7 has been updated.
- B) The blanks in Note 5 have been filled in.

Tamarron Sec. 57 – Preliminary Plat

No comments

Please let us know if you have any questions or additional comments.

Thank you and have a great day!

-Geoff

Geoffrey A. Freeman

Platting Manager

LJA Engineering | We Build Civilization

• Katy

P: 713.953.5200

D: 713.358.8830

www.ljaengineering.com

[Facebook](#) • [Twitter](#) • [LinkedIn](#)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2016.

Notary Public in and for the State of Texas
My Commission Expires _____

My Comm. No. _____

BY _____
CHANCELLER, RECORD

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2016.

Notary Public in and for the State of Texas
My Commission Expires _____

My Comm. No. _____

BY _____
CHANCELLER, RECORD

I, _____, of the County of Tarrant, State of Texas, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears from the records of the County Clerk of said County.

NOTARY PUBLIC
COUNTY OF TARRANT, STATE OF TEXAS
MY COMMISSION EXPIRES _____

I, _____, of the County of Tarrant, State of Texas, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears from the records of the County Clerk of said County.

NOTARY PUBLIC
COUNTY OF TARRANT, STATE OF TEXAS
MY COMMISSION EXPIRES _____

THE PLAN OF TARRANT SECTION 36 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FARMERS, TEXAS

BY _____
CITY PLANNING COMMISSION

JOHN WELLS, Mayor

THIS PLAN OF TARRANT SECTION 36 IS APPROVED BY THE CITY OF FARMERS, TEXAS, AND SIGNED BY _____

BY _____
CITY CLERK

BY _____
CITY CLERK

BY _____
CITY CLERK

I, _____, of the County of Tarrant, State of Texas, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears from the records of the County Clerk of said County.

NOTARY PUBLIC
COUNTY OF TARRANT, STATE OF TEXAS
MY COMMISSION EXPIRES _____

I, _____, of the County of Tarrant, State of Texas, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears from the records of the County Clerk of said County.

NOTARY PUBLIC
COUNTY OF TARRANT, STATE OF TEXAS
MY COMMISSION EXPIRES _____

THE PLAN OF TARRANT SECTION 36 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FARMERS, TEXAS

BY _____
CITY PLANNING COMMISSION

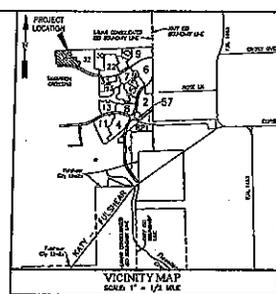
JOHN WELLS, Mayor

THIS PLAN OF TARRANT SECTION 36 IS APPROVED BY THE CITY OF FARMERS, TEXAS, AND SIGNED BY _____

BY _____
CITY CLERK

BY _____
CITY CLERK

BY _____
CITY CLERK



APPROVED BY THE COMMISSIONERS OF FORT BEND COUNTY, TEXAS
DATE _____

APPROVED BY THE COMMISSIONERS OF TARRANT COUNTY, TEXAS
DATE _____

APPROVED BY THE COMMISSIONERS OF TARRANT COUNTY, TEXAS
DATE _____

APPROVED BY THE COMMISSIONERS OF TARRANT COUNTY, TEXAS
DATE _____

APPROVED BY THE COMMISSIONERS OF TARRANT COUNTY, TEXAS
DATE _____

APPROVED BY THE COMMISSIONERS OF TARRANT COUNTY, TEXAS
DATE _____

APPROVED BY THE COMMISSIONERS OF TARRANT COUNTY, TEXAS
DATE _____

APPROVED BY THE COMMISSIONERS OF TARRANT COUNTY, TEXAS
DATE _____

APPROVED BY THE COMMISSIONERS OF TARRANT COUNTY, TEXAS
DATE _____

APPROVED BY THE COMMISSIONERS OF TARRANT COUNTY, TEXAS
DATE _____

APPROVED BY THE COMMISSIONERS OF TARRANT COUNTY, TEXAS
DATE _____

APPROVED BY THE COMMISSIONERS OF TARRANT COUNTY, TEXAS
DATE _____

APPROVED BY THE COMMISSIONERS OF TARRANT COUNTY, TEXAS
DATE _____

APPROVED BY THE COMMISSIONERS OF TARRANT COUNTY, TEXAS
DATE _____

APPROVED BY THE COMMISSIONERS OF TARRANT COUNTY, TEXAS
DATE _____

APPROVED BY THE COMMISSIONERS OF TARRANT COUNTY, TEXAS
DATE _____

APPROVED BY THE COMMISSIONERS OF TARRANT COUNTY, TEXAS
DATE _____

APPROVED BY THE COMMISSIONERS OF TARRANT COUNTY, TEXAS
DATE _____

APPROVED BY THE COMMISSIONERS OF TARRANT COUNTY, TEXAS
DATE _____

APPROVED BY THE COMMISSIONERS OF TARRANT COUNTY, TEXAS
DATE _____

PRELIMINARY PLAT OF
TAMARRON SECTION 36
A SUBDIVISION OF 33.184 ACRES OF LAND SURVEYED IN THE
J.D. VERMILION SURVEY, ABSTRACT 333,
FORT BEND COUNTY, TEXAS.

163 LOTS 4 RESERVES (1,362 ACRES) 3 BLOCKS
OCTOBER 3, 2016 JOB NO. 1831-18360-2090

OWNERS
DR. HORTON LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS LINDHOLM, PRESIDENT
11100 SOUTHWEST FREEDOM, SUITE 200, DALLAS, TEXAS 75249
(972) 584-0100
ENGINEER

LJA Engineering, Inc.
1000 Lyndon B. Johnson
Dallas, Texas 75249
Tel: (972) 584-0100
Fax: (972) 584-0101



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: 9/16/2016 Date Received by the City of Fulshear: _____
 Subdivision: TAMARRON SECTION 36 Development: TAMARRON

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 23.186 ACRES IN THE A.G. SHARPLESS SURVEY, A-322

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

Total Acreage: 23.186
 Number of Streets: 6
 Number of Lots: 103
 Number and Types of Reserves: 4
 Total Acres In Reserve: 1.36

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
<input checked="" type="checkbox"/> TOTAL PLATTING FEE	<u>\$1150.33</u>
Park Fees (due at Final Plat Application)	_____

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

M.A.F.
 SIGNATURE

GEOFF FREEMAN
 TYPED OR PRINTED NAME/TITLE

09.14.16
 DATE

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Mr. Dwayne G. Grigar
Fort Bend County Drainage District
1004 Blume Road
Rosenberg, Texas 77471

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 36
LJA Job No. 1931-1536C-309C

Dear Mr. Grigar:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Rene R." with a period at the end. The signature is written in a cursive, flowing style.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713.953.5200
Fax 713.953.5028
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Ms. Mary Jane Sowa
Fort Bend County Engineering
1124 Blume Road
Rosenberg, Texas 77471

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 36
LJA Job No. 1931-1536C-309C

Dear Ms. Sowa:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Rene Rodriguez'. The signature is fluid and cursive, with a prominent 'R' and 'R'.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Mr. Michael S. Rusk, PE
Fort Bend County MUD No. 182
c/o LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 36
LJA Job No. 1931-1536C-309C

Dear Mr. Rusk:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Rene R." with a period at the end.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE № F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS № 10110501

September 14, 2016

Mr. Chris Lindhorst
D.R. Horton – Texas, LTD.
14100 Southwest Freeway
Suite 500
Sugar Land, Texas 77478

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 36
LJA Job No. 1931-1536C-309C

Dear Mr. Lindhorst:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Rene R.' with a stylized flourish at the end.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE № F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS № 10110501

September 14, 2016

Mr. Peter McElwain
Katy Independent School District
6361 S. Stadium Lane
Katy, Texas 77479

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 36
LJA Job No. 1931-1536C-309C

Dear Mr. McElwain:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Rene R.' with a stylized flourish at the end.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Ms. Crystal R. Shrader
Centerpoint Energy
P.O. Box 1700
Houston, Texas 77251

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 36
LJA Job No. 1931-1536C-309C

Dear Ms. Shrader:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Rene R.' with a stylized flourish at the end.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Mr. Lee Gregory
Alltel Communications
8366 Highway 90A
Sugar Land, Texas 77478

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 36
LJA Job No. 1931-1536C-309C

Dear Mr. Gregory:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Rene R.' with a stylized flourish at the end.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Mr. Chris Grey
Utility Relocation Specialist
Comcast of Houston
7033 Airport Boulevard
Houston, Texas 77061

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 36
LJA Job No. 1931-1536C-309C

Dear Mr. Grey:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Rene R.' with a small flourish at the end.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE No F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS No 10110501

September 14, 2016

Mr. John Beaudoin
Fort Bend County Appraisal District
2801 B.F. Terry Boulevard
Rosenberg, Texas 77471-5600

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 36
LJA Job No. 1931-1536C-309C

Dear Mr. Beaudoin:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Rene R.' with a stylized flourish at the end.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Sec. 57 - Preliminary Plat

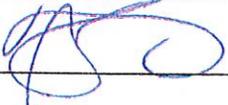
City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 10-5-2016

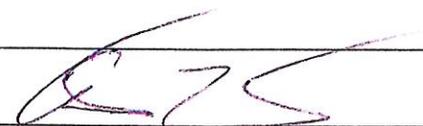
City Secretary

Processed
 Returned for additional data

BY:  DATE: 9-20-2016

Planning Commission Review

Approved
 Returned for additional data

BY:  DATE: 10/7/16

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____

October 5, 2016

Engineering Review

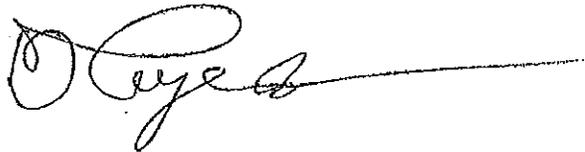
Preliminary Plat
Tamarron Section 57
Fort Bend County, Texas

For Information only:

1. This plat will create eight (8) Lots with five (5) Reserves in one (1) Block with a total acreage of 5.775 acres.
2. A typical lot in this section is 60-foot by 130-foot with a 20-foot Front Building Line.
3. This plat is located in the E.T.J. of the City of Fulshear and will need approval of both the City and Fort Bend County.

Recommendations:

I recommend that this Preliminary Plat of Tamarron Section 57 be approved as submitted.





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: 09-12-2016 Date Received by the City of Fulshear: 09-16-2016
 Subdivision: Tamarron Sec. 57 Development: Tamarron

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 5.775 Acres of land in the A.J.D. Vermillion Survey Abstract 339, Fort Bend County, Texas

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

Total Acreage: 5.775
 Number of Streets: 1
 Number of Lots: 8
 Number and Types of Reserves: 5 - Landscape/open space/drainage/pipeline
 Total Acres in Reserve: 2.648

Owner: D.R. Horton-Texas, Ltd.
 Address: 14100 Southwest Freeway, Suite 500
 City/State: Sugar Land, Texas 77478
 Telephone: 281-566-2100
 Email Address: clindhorst@drhorton.com

Engineer/Planner: LJA Engineering, Inc.
 Contact Person: Geoff Freeman
 Telephone: 713-358-8830
 Fax Number: 713-953-5206
 Email Address: gfreeman@ljaengineering.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE - \$600.19	
Park Fees (due at Final Plat Application)	<u>N/A</u>

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

MAF
 SIGNATURE

Geoff Freeman / Platting Manager
 TYPED OR PRINTED NAME/TITLE

09-12-2016
 DATE

LJA Engineering, Inc.



1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 www.ljaengineering.com
TBPE No F-1386

September 14, 2016

Mr. Dwayne G. Grigar
Fort Bend County Drainage District
1124 Blume Road
Rosenberg, Texas 77471

Re: Preliminary Plat, Fulshear, Texas
 Tamarron Section 57
 LJA Job No. 1931-1557C-309C (6.1)

Dear Mr. Grigar:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.358.8830. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'GAF', with a horizontal line extending to the right.

Geoffrey A. Freeman
Platting Manager

GF/ab

Enclosure(s)

LJA Engineering, Inc.



1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 www.ljaengineering.com
TBPE No F-1386

September 14, 2016

Ms. Maggie Dalton
Fort Bend County Engineering
301 Jackson Street, 4th Floor
Richmond, Texas 77469

Re: Preliminary Plat, Fulshear, Texas
 Tamarron Section 57
 LJA Job No. 1931-1557C-309C (6.1)

Dear Ms. Dalton:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.358.8830. Thank you for your consideration.

Sincerely,

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

Geoffrey A. Freeman
Platting Manager

GF/ab

Enclosure(s)

LJA Engineering, Inc.



1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 www.ljaengineering.com
TBPE No F-1386

September 14, 2016

Mr. Michael S. Rusk, PE
Fort Bend County MUD No. 182
c/o LJA Engineering, Inc.,
2929 Briarpark Drive, Suite 600
Houston, Texas 77042

Re: Preliminary Plat, Fulshear, Texas
 Tamarron Section 57
 LJA Job No. 1931-1557C-309C (6.1)

Dear Mr. Rusk:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.358.8830. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Freeman', written in a cursive style.

Geoffrey A. Freeman
Platting Manager

GF/ab

Enclosure(s)

LJA Engineering, Inc.



1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 www.ljaengineering.com
TBPE № F-1386

September 14, 2016

Mr. Mike Bohm
D.R. Horton – Texas, LTD.
14100 Southwest Freeway, Suite 500
Sugar Land, Texas 77478

Re: Preliminary Plat, Fulshear, Texas
 Tamarron Section 57
 LJA Job No. 1931-1557C-309C (6.1)

Dear Mr. Bohm:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.358.8830. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'GAF', written in a cursive style.

Geoffrey A. Freeman
Platting Manager

GF/ab

Enclosure(s)

LJA Engineering, Inc.



1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 www.ljaengineering.com
TBPE No F-1386

September 14, 2016

Ms. Crystal R. Shrader
Centerpoint Energy
P.O. Box 1700
Houston, Texas 77251

Re: Preliminary Plat, Fulshear, Texas
 Tamarron Section 57
 LJA Job No. 1931-1557C-309C (6.1)

Dear Ms. Shrader:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.358.8830. Thank you for your consideration.

Sincerely,

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

Geoffrey A. Freeman
Platting Manager

GF/ab

Enclosure(s)

LJA Engineering, Inc.



1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 www.ljaengineering.com
TBPE No F-1386

September 14, 2016

Mr. Lee Gregory
Alltel Communications
8306 Highway 90A
Sugar Land, Texas 77478

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 57
LJA Job No. 1931-1557C-309C (6.1)

Dear Mr. Gregory:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.358.8830. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'GAF', with a long horizontal flourish extending to the right.

Geoffrey A. Freeman
Platting Manager

GF/ab

Enclosure(s)

LJA Engineering, Inc.



1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 www.ljaengineering.com
TBPE № F-1386

September 14, 2016

Mr. Chris Grey
Utility Relocation Specialist
Comcast
7033 Airport Blvd.
Houston, Texas 77061

Re: Preliminary Plat, Fulshear, Texas
 Tamarron Section 57
 LJA Job No. 1931-1557C-309C (6.1)

Dear Mr. Grey:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.358.8830. Thank you for your consideration.

Sincerely,

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

Geoffrey A. Freeman
Platting Manager

GF/ab

Enclosure(s)

LJA Engineering, Inc.



1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 www.ljaengineering.com
TBPE No F-1386

September 14, 2016

Mr. John Beaudoin
Fort Bend County Appraisal District
2801 B.F. Terry Boulevard
Rosenberg, Texas 77471-5600

Re: Preliminary Plat, Fulshear, Texas
 Tamarron Section 57
 LJA Job No. 1931-1557C-309C (6.1)

Dear Mr. Beaudoin:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.358.8830. Thank you for your consideration.

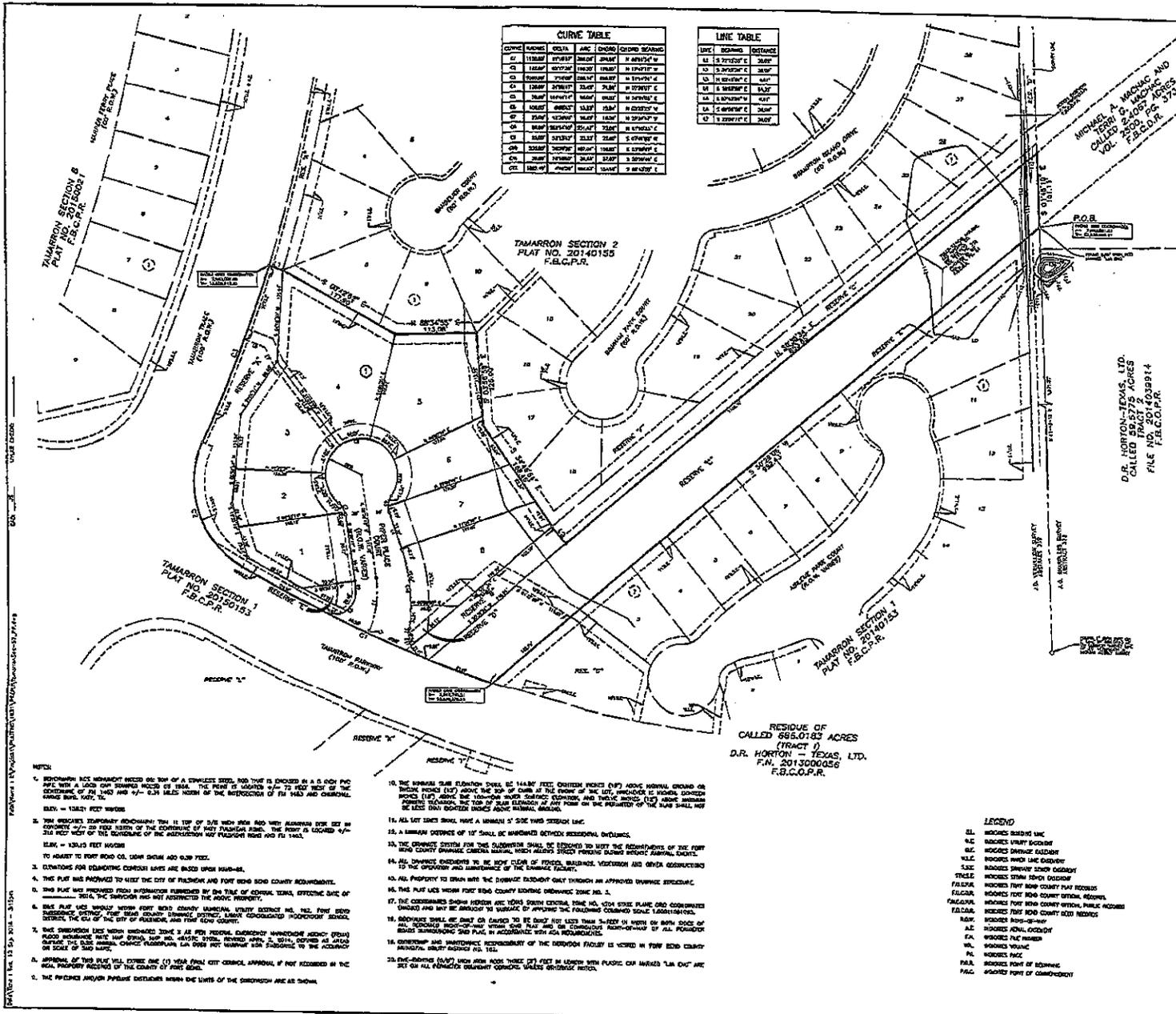
Sincerely,

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

Geoffrey A. Freeman
Platting Manager

GF/ab

Enclosure(s)

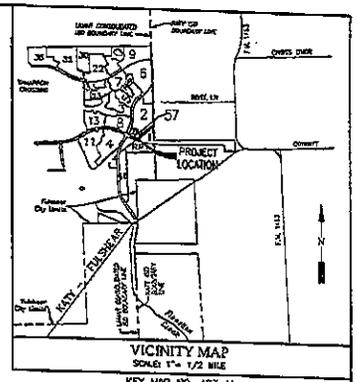


CURVE TABLE

STATION	ARC LENGTH	CHORD	CHORD BEARING	CHORD BEARING
1+00.00	100.0000	100.0000	N 90°00'00" W	N 00°00'00" E
1+10.00	100.0000	100.0000	N 89°59'59" W	N 00°00'01" E
1+20.00	100.0000	100.0000	N 89°59'58" W	N 00°00'02" E
1+30.00	100.0000	100.0000	N 89°59'56" W	N 00°00'03" E
1+40.00	100.0000	100.0000	N 89°59'54" W	N 00°00'04" E
1+50.00	100.0000	100.0000	N 89°59'52" W	N 00°00'05" E
1+60.00	100.0000	100.0000	N 89°59'50" W	N 00°00'06" E
1+70.00	100.0000	100.0000	N 89°59'48" W	N 00°00'07" E
1+80.00	100.0000	100.0000	N 89°59'46" W	N 00°00'08" E
1+90.00	100.0000	100.0000	N 89°59'44" W	N 00°00'09" E
2+00.00	100.0000	100.0000	N 89°59'42" W	N 00°00'10" E
2+10.00	100.0000	100.0000	N 89°59'40" W	N 00°00'11" E
2+20.00	100.0000	100.0000	N 89°59'38" W	N 00°00'12" E
2+30.00	100.0000	100.0000	N 89°59'36" W	N 00°00'13" E
2+40.00	100.0000	100.0000	N 89°59'34" W	N 00°00'14" E
2+50.00	100.0000	100.0000	N 89°59'32" W	N 00°00'15" E
2+60.00	100.0000	100.0000	N 89°59'30" W	N 00°00'16" E
2+70.00	100.0000	100.0000	N 89°59'28" W	N 00°00'17" E
2+80.00	100.0000	100.0000	N 89°59'26" W	N 00°00'18" E
2+90.00	100.0000	100.0000	N 89°59'24" W	N 00°00'19" E
3+00.00	100.0000	100.0000	N 89°59'22" W	N 00°00'20" E

LINE TABLE

LINE	BEARING	DISTANCE
11	S 89°59'22" W	100.00
12	S 89°59'20" W	100.00
13	S 89°59'18" W	100.00
14	S 89°59'16" W	100.00
15	S 89°59'14" W	100.00
16	S 89°59'12" W	100.00
17	S 89°59'10" W	100.00
18	S 89°59'08" W	100.00
19	S 89°59'06" W	100.00
20	S 89°59'04" W	100.00



RESERVE TABLE

RESERVE	ACRES	SAVY	TYPE
A	0.175	7.55	RESTRICTED TO LANDSCAPE ARCHITECTURE/PAVING
B	0.175	7.55	RESTRICTED TO LANDSCAPE ARCHITECTURE/PAVING
C	1.830	84.00	RESTRICTED TO LANDSCAPE ARCHITECTURE/PAVING
D	0.822	38.60	RESTRICTED TO LANDSCAPE ARCHITECTURE/PAVING
E	0.822	38.60	RESTRICTED TO LANDSCAPE ARCHITECTURE/PAVING
TOTAL	2.842	135.25	

- NOTES:**
1. BENCHMARK AND MONUMENT NEED BE TOP OF A COMPLETE BENCH MARK THAT IS ENCLOSED IN A 6 INCH PVC PIPE WITH A 1/2 INCH COPPER SPORE IN THE CENTER. THE POINT IS MARKED WITH A 1/2 INCH COPPER SPORE IN THE CENTER OF THE PIPE AND 1/2 INCH BENCH MARK OF THE INTERSECTION OF THE 1/2 INCH COPPER SPORE AND THE CENTER OF THE PIPE. THE POINT IS MARKED WITH A 1/2 INCH COPPER SPORE IN THE CENTER OF THE PIPE AND 1/2 INCH BENCH MARK OF THE INTERSECTION OF THE 1/2 INCH COPPER SPORE AND THE CENTER OF THE PIPE.
 2. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT.
 3. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT.
 4. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT.
 5. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT.
 6. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT.
 7. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT.
 8. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT.
 9. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT.
 10. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT.
 11. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT.
 12. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT.
 13. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT.
 14. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT.
 15. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT.
 16. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT.
 17. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT.
 18. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT.
 19. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT.
 20. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE LOT.

PRELIMINARY PLAT OF TAMARRON SECTION 57
 A SUBDIVISION OF 5775 ACRES OF LAND SITUATED IN THE J.B. WEAVER SURVEY, ABSTRACT 339, FORT BEND COUNTY, TEXAS.
 8 LOTS 5 RESERVES (2,648 ACRES) 1 BLOCK
 SEPTEMBER 13, 2016 408 NO. 1521-1557C-309C
 OWNERS:
D.R. HORTON-TEXAS, LTD.
 A TEXAS LIMITED PARTNERSHIP
 CHRIS LINDHORST, PRESIDENT
 14100 SOUTHWEST FREDWAY, SUITE 500, SUGAR LAND, TEXAS 77478
 (281) 566-2100
 ENGINEER/SURVEYOR:
L.R. Engineering, Inc.
 2222 Gessert Drive
 Suite 402 Houston, Texas 77042
 Phone 713.641.1000 Fax 713.641.1008
 T&E License No. 10762001

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Cross Creek Ranch Detention and Water Quality Basins
Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 10-5-2016

City Secretary

Processed
 Returned for additional data

BY: [Signature] DATE: 9-20-2016

Planning Commission Review

Approved
 Returned for additional data

BY: [Signature] DATE: 10/7/16

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____

October 5, 2016

Engineering Review

Preliminary Plat
Cross Creek Ranch Detention & Water Quality Basins
City of Fulshear, Fort Bend County, Texas

For Information only:

1. This plat creates four (4) Reserves that cover a total of 158.99 acres which are used as detention ponds and/or water quality basins,
2. These detention ponds are partially located in four different surveys and abstracts along with both Katy ISD and Lamar ISD.
3. The detention ponds are owned and will be maintained by Fort Bend County MUD 169.
4. This same plat was submitted and approved in 2013.

Recommendations:

I recommend that this Preliminary Plat of the Cross Creek Ranch Detention & Water Quality Basins be approved.





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: 09/16/2016 Date Received by the City of Fulshear: _____

Subdivision: CROSS CREEK RANCH DETENTION & WATER QUALITY BASINS Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 158.99 ACRESS OF LAND IN THE ENOCH LATHAM JR SURVEY, A-50, . AUTREY SRUYEY, A-100, MORRIS CUMMINGS SURVEY, A-294 & J.W. SCOTT SURVEY, A-321

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

Total Acreage: 158.99
 Number of Streets: 0
 Number of Lots: 0
 Number and Types of Reserves: 1
 Total Acres In Reserve: 158.99

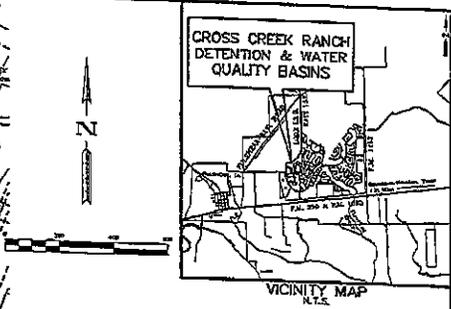
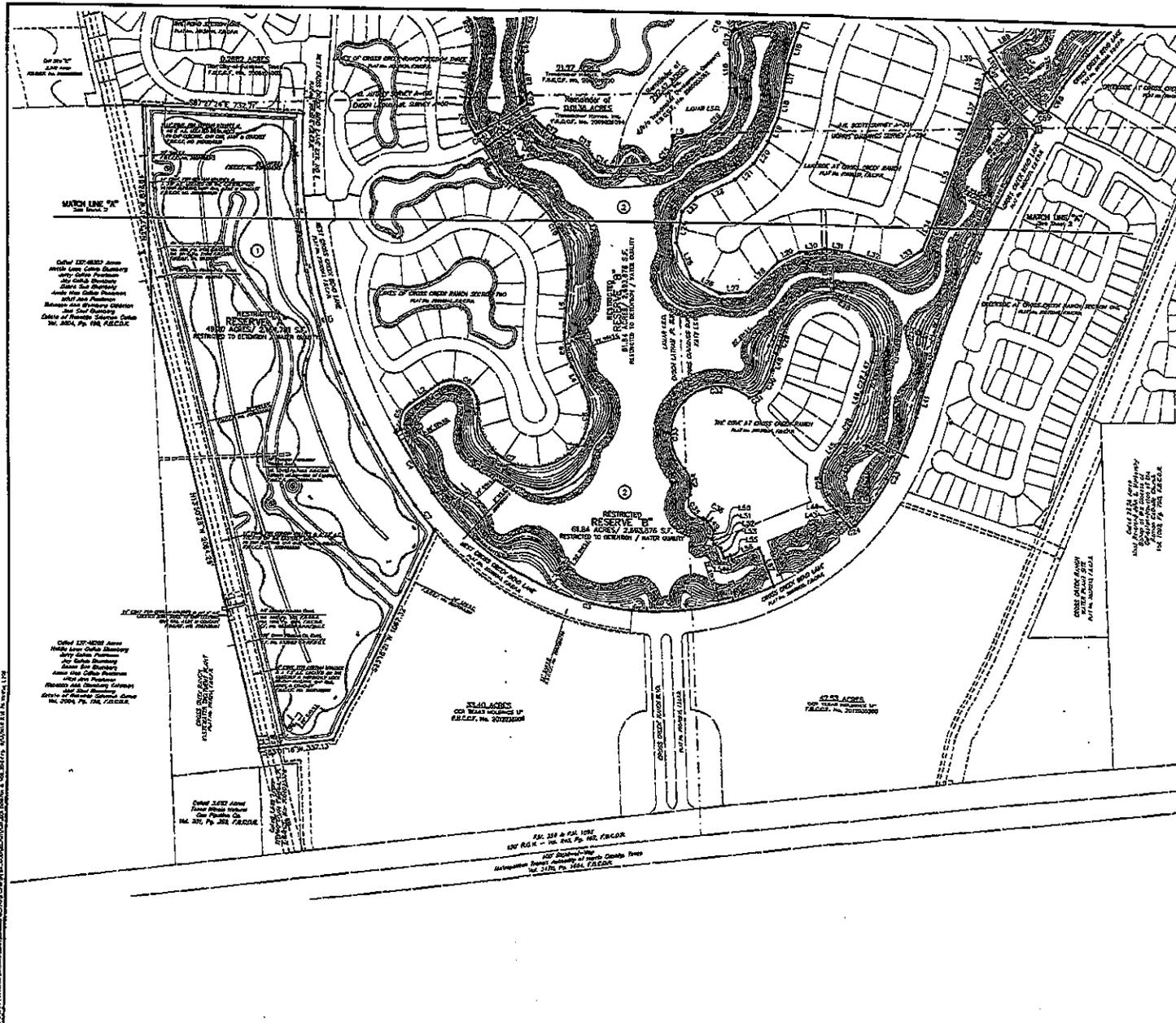
Owner: FORT BEND COUNTY M.U.D. NO. 169
 Address: 3200 SOUTHWEST FWY, STE. 2600
 City/State: HOUSTON, TX 77027
 Telephone: 713-860-6400
 Email Address: _____

Engineer/Planner: BROWN & GAY ENGINEERS, INC.
 Contact Person: TREY DEVILLIER
 Telephone: 713-488-8204
 Fax Number: 281-558-9701
 Email Address: tdevillier@browngay.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$2,487.38
Park Fees (due at Final Plat Application)	_____

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

Trey Devillier **TREY DEVILLIER** 09/16/2016
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE



- GENERAL NOTES
- "U.C." indicates "Utility Easement".
 - "B.L." indicates "Building Line".
 - "W.L.C." indicates "Water Line Easement".
 - "M.C.E." indicates "Master Meter Easement".
 - "V.M.E." indicates "Fire Hydrant Easement".
 - "S.M.S.C." indicates "Sanitary Sewer Easement".
 - "S.M.S.C." indicates "Storm Sewer Easement".
 - "V.C." indicates "Drainage Easement".
 - "A.C." indicates "Aerial Easement".
 - "F.D.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
 - "V.C.F.P." indicates "Plat number of Fort Bend County".
 - "V.C.C.R." indicates "Deed Record of Fort Bend County".
 - The coordinates shown herein are Texas State Coordinate Zone 16, 2000 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the indicated scale factor 1.001197.
 - Spotting information is based on the Texas State Plane Coordinate System, North Central Zone 16, NAD83.
 - The positions of all utility easements within the boundaries of this plat are shown herein.
 - The property line for the Unsubdivided Zone "C" herein determined to be outside the 200 year flood plain as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 80372000, Revised January 3, 2007.
 - Found 1/2-inch Iron Pipe (2 1/2" I.D.) of day stamped "Barn & Coy" at all plat boundary corners unless otherwise noted.
 - All of the property indicated in the foregoing plat is within the Incorporation Boundaries of the City of Pulshear, Texas.

CROSS CREEK RANCH DETENTION & WATER QUALITY BASINS

A SUBDIVISION OF 152.89 ACRES OF LAND LOCATED IN THE
ENOCH LATHAM JR. SURVEY, A-30, M. AUTREY SURVEY, A-100,
MORRIS CUMMINGS SURVEY, A-204 & J.W. SCOTT SURVEY,
A-321, CITY OF PULSHEAR
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVED: 4 BLOCKS: 4
SCALE: 1"=200' DATE: SEPTEMBER, 2016

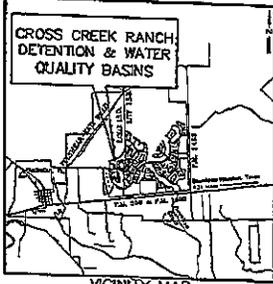
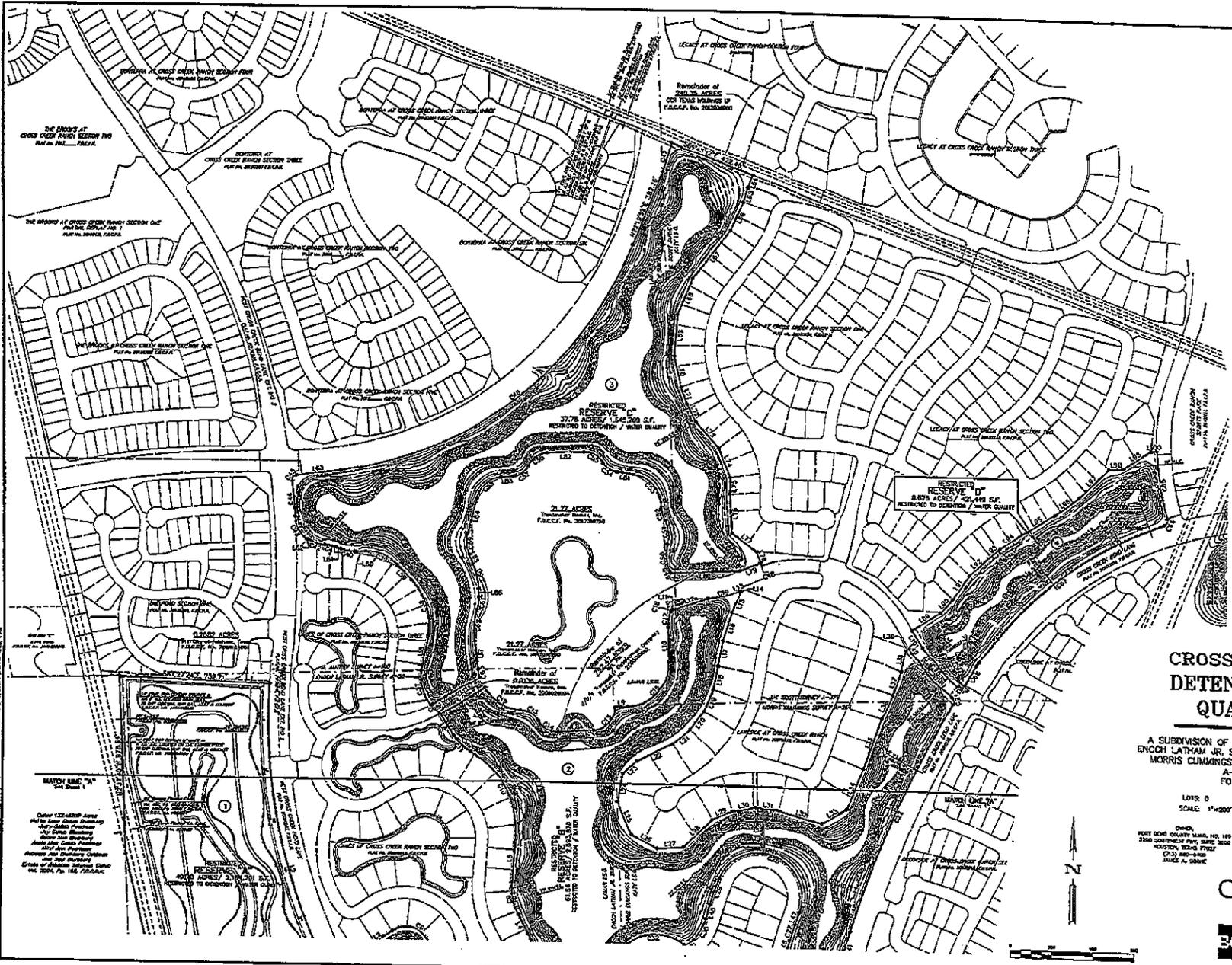
OWNER:
FORT BEND COUNTY BLDG. NO. 188
3200 SHERWOOD PARK, SUITE 3500
HOUSTON, TEXAS 77057
(713) 860-8400
JAMES R. BOONE

LAND PLANNER:
HOWY R. CLAYTON & ASSOCIATES, INC.
3300 CROSS CREEK BLVD., PM-200
KATY, TEXAS 77450
713-539-5500
MATTHEW EDWARDS

**CROSS CREEK
RANCH**

BOE Inc.
10777 Woodchuck, Suite 400, Houston, TX 77042
Tel: 281-554-0700 • www.boe.com
7909 Fogg House Rd., F-1504
THE WOODLAND SPRING PARK, HO 10665-00
CONTACT IF REQUIRED





CROSS CREEK RANCH DETENTION & WATER QUALITY BASINS

A SUBDIVISION OF 158.99 ACRES OF LAND LOCATED IN THE
ENOCH LATHAM JR. SURVEY, A-50, M. AUREY SURVEY, A-100,
MORRIS CUMMINGS SURVEY, A-294 & J.W. SCOTT SURVEY,
A-321, CITY OF FULSHEAR,
FORT BEND COUNTY, TEXAS

LOT: 0 RESERVES: 4 BLOCKS: 4
SCALE: 1"=200' DATE: SEPTEMBER, 2016

DRAWN BY:
FORT BEND COUNTY, MAP NO. 189
2100 SOUTHVIEW FIVE, SUITE 3000
HOUSTON, TEXAS 77058
(713) 865-0000
©2016 A. 2006C

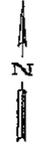
LAND PLANNED BY:
KIMBERLY R. GILBERT & ASSOCIATES, INC.
33001 CROSS CREEK BLVD., #400
FARM, TEXAS 77414
(281) 377-8000
KIMBERLY@KRAI.COM



**CROSS CREEK
RANCH**



ECE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-664-8700 • www.eceinc.com
TXBE Engineer No. F-11049
TXBE Licensed Surveying Firm No. 78106549
CONTRACT # REQUIRED



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE OF DECLASSIFICATION IS INDEFINITE.

STATE OF TEXAS
COUNTY OF FULTON

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 consideration therein expressed.

My commission expires _____.

WITNESSETH that I, the undersigned authority, do hereby certify that the foregoing instrument is the true and correct copy of the original as the same appears to me.

Given under my hand and seal of office, at _____, Texas, this _____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires _____

My Office Address _____

My Home Address _____

My E-mail Address _____

My Cell Phone Number _____

My Business Address _____

My Business Phone Number _____

My Business E-mail Address _____

My Business Fax Number _____

My Business Website _____

My Business Social Media _____

My Business Other _____

Table with columns: NUMBER, RANGE, DELTA ANGLE, ARC DISTANCE, CHORD BEARING, CHORD DISTANCE. Contains survey data for points C1 through C24.

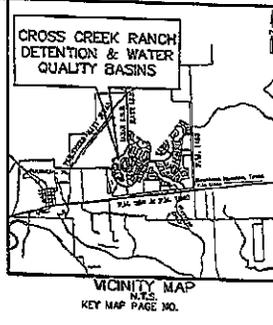
Table with columns: NUMBER, RANGE, DELTA ANGLE, ARC DISTANCE, CHORD BEARING, CHORD DISTANCE. Contains survey data for points C25 through C38.

Table with columns: NUMBER, RANGE, DELTA ANGLE, ARC DISTANCE, CHORD BEARING, CHORD DISTANCE. Contains survey data for points C39 through C52.

Table with columns: NUMBER, RANGE, DELTA ANGLE, ARC DISTANCE, CHORD BEARING, CHORD DISTANCE. Contains survey data for points L1 through L12.

Table with columns: NUMBER, RANGE, DELTA ANGLE, ARC DISTANCE, CHORD BEARING, CHORD DISTANCE. Contains survey data for points L13 through L24.

Table with columns: NUMBER, RANGE, DELTA ANGLE, ARC DISTANCE, CHORD BEARING, CHORD DISTANCE. Contains survey data for points L25 through L36.



CROSS CREEK RANCH DETENTION & WATER QUALITY BASINS. A SUBDIVISION OF 158.89 ACRES OF LAND LOCATED IN THE ENOCH LATHAM JR. SURVEY, A-50, M. ALFREY SURVEY, A-100, MORRIS CUMMINGS SURVEY, A-284 & J.W. SCOTT SURVEY, A-321, CITY OF FULTSHEAR, FORT BEND COUNTY, TEXAS.

CROSS CREEK RANCH logo and contact information for BGS, Inc. including address, phone, and website.

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Cross Creek Ranch Water Well No. 4
Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 10-5-2016

City Secretary

Processed
 Returned for additional data

BY: [Signature] DATE: 9-20-2016

Planning Commission Review

Approved
 Returned for additional data

BY: [Signature] DATE: 10/17/16

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____

October 5, 2016

Engineering Review

Preliminary Plat
Cross Creek Ranch Water Well No. 4
City of Fulshear, Texas

For Information only:

1. This plat will create one (1) Reserve with a size of 0.1990 acres.
2. Access is shown to be provided by a 20-foot wide access easement that will extend to Fulshear Bend Drive.

Recommendations:

I recommend that this Preliminary Plat of the Cross Creek Ranch Water Well No. 4 be approved once the following items are addressed:

- A) I recommend that the 20-foot access easement be called a 20-foot Ingress-Egress and Public Utility Easement. This will allow electrical power, telephone lines, etc. to use the easement if needed.
- B) The plat should include a 150-foot wide Sanitary Control Easement around the water well center line. To do this the surrounding entities must sign the plat.
- C) Will the TCEQ allow a Pipeline Easement to be included in the 150-foot wide Sanitary Control Easement?
- D) If the City is to accept this water well, the minimum Water Line Easement will need to be at least 14-foot in width.





October 6, 2016

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

Re: CROSS CREEK RANCH WATER WELL NO. 4 – Response to Preliminary Plat Comments

Dear Mr. Leyendecker:

Below is our itemized list of responses to the Engineering Review comments, dated October 5, 2016, regarding the above referenced plat. If you have any questions, or require any additional information, please do not hesitate to call.

- A. I recommend that the 20-foot access easement be called a 20-foot Ingress-Egress and Public Utility Easement. This will allow electric power, telephone lines, etc. to use the easement if needed**

RESPONSE: We respectfully request the 20-foot access easement remain as shown and recorded as a separate instrument. CenterPoint Energy and AT&T will provide utilities through private easements.

- B. The plat should include a 150-foot wide Sanitary Control Easement around the water well center line. To do this the surrounding entities must sign the plat.**

RESPONSE: A 150-foot Sanitary Control Easement around the water well center line will be added and recorded as a separate instrument for each property owner(s).

- C. Will the TCEQ allow a Pipeline Easement to be included in the 150-foot wide Sanitary Control Easement?**

RESPONSE: Yes. The plans are currently being reviewed by the TCEQ and a copy of the approval letter will be provided upon receipt. Additionally, a "Potential Pollution Hazard Study" dated June 2016 was prepared by LBG-Guyton Associates. Based on the planned well location, the data reviewed and field reconnaissance, none of the potential pollution hazards identified in chapter 290, subchapter D, section 290.41 (c)(1)(A) through 290.41 (c)(1)(E) of the TCEQ Rules and Regulations for Public Water Systems was found to be located within the minimum well sitting distance requirements listed.

- D. If the City is to accept this water well, the minimum Water Line Easement will need to be at least 14-foot in width.**

RESPONSE: The 10-foot water line easement was approved on the plat for Fulshear Bend Drive (From F.M. 1463 to Cross Creek Bend Lane) which has been recorded. Additionally, it was included on the construction plans for Fulshear Bend Drive that were previously approved and the waterline has been constructed and approved for acceptance by the City of Fulshear.

Serving. Leading. Solving.™

BGE, Inc. • 10777 Westheimer Road, Suite 400 • Houston, Texas 77042 • 281-558-8700 • www.bgeinc.com

Clay & Leyendecker, Inc.
October 6, 2016
Page 2

Sincerely,



Trey DeWillier
Plating Tech

Enclosure: One (1) Copy of the Subject Plat

cc: D. Offord, City Secretary (+9 copies of the subject plat)
CJ Snipes, City Manager



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: 09/16/2016 Date Received by the City of Fulshear: _____
 Subdivision: CROSS CREEK RANCH WATER WELL NO. 4 Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 0.1990 ACRESS OF LAND IN THE J.W. SCOTT SURVEY, A-321

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

Total Acreage: 0.1990
 Number of Streets: 0
 Number of Lots: 0
 Number and Types of Reserves: 1
 Total Acres in Reserve: 0.1990

Owner: CCR TEXAS HOLDINGS, LP
 Address: 5005 RIVERWAY, STE. 500
 City/State: HOUSTON, TX 77056
 Telephone: 713-960-9977
 Email Address: _____

Engineer/Planner: BROWN & GAY ENGINEERS, INC.
 Contact Person: TREY DEVILLIER
 Telephone: 713-488-8204
 Fax Number: 281-558-9701
 Email Address: tdevillier@browngay.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
<input checked="" type="checkbox"/> TOTAL PLATTING FEE	<u>\$502.49</u>
Park Fees (due at Final Plat Application)	_____

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

Trey Devillier
 SIGNATURE

TREY DEVILLIER
 TYPED OR PRINTED NAME/TITLE

09/16/2016
 DATE

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Creek Falls at Cross Creek Ranch Section 8
Partial Replat No. 1 - Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 10-5-2016

City Secretary

Processed
 Returned for additional data

BY: [Signature] DATE: 9-20-2016

Planning Commission Review

Approved
 Returned for additional data

BY: [Signature] DATE: 10/7/16

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____

October 5, 2016

Engineering Review

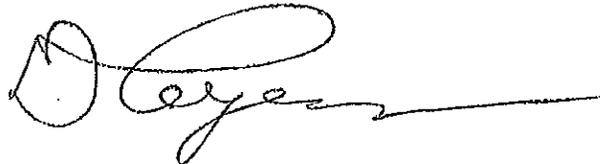
Preliminary – Creek Falls at Cross Creek Ranch
Section Eight, Partial Replat No. 1
City of Fulshear, Texas

For Information only:

1. This plat contains four (4) Lots in one (1) Block with no reserves with a total acreage of 0.7372 acres.
2. All four (4) Lots will have direct access to Auburn Creek Circle.
3. This plat is being presented to create four (4) larger lots from the five (5) that were previously platted.

Recommendations:

I recommend that this Preliminary of Creek Falls at Cross Creek Ranch Section Eight, Partial Replat No. 1 be approve as submitted.





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: 09/16/2016 Date Received by the City of Fulshear: _____
 Subdivision: CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT Development: CROSS CREEK RANCH
PARIAL REPLAT NO. 1

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: 0.7372 ACRESS OF LAND IN THE A.G. SHARPLESS SURVEY, A-322

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

Total Acreage: 0.7372
 Number of Streets: 0
 Number of Lots: 4
 Number and Types of Reserves: N/A
 Total Acres In Reserve: N/A

Owner: CCR TEXAS HOLDINGS, LP
 Address: 5005 RIVERWAY, STE. 500
 City/State: HOUSTON, TX 77056
 Telephone: 713-960-9977
 Email Address: _____

Engineer/Planner: BROWN & GAY ENGINEERS, INC.
 Contact Person: TREY DEVILLIER
 Telephone: 713-488-8204
 Fax Number: 281-558-9701
 Email Address: tdevillier@browngay.com

Platting Fees	
Preliminary Plat -	\$500.00 plus 3.50 per lot, plus \$12.50 per acre
Final Plat -	\$500.00 plus \$5.00 per lot plus \$25.00 per acre
Replat -	\$500.00 plus 5.00 per lot plus \$25.00 per acre
Amending or Minor Plat -	\$200.00
Plat Vacation -	\$500.00
2 nd Review of plats -	\$100.00 (each additional review)
TOTAL PLATTING FEE	\$523.22
Park Fees (due at Final Plat Application)	_____

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

Trey Devillier **TREY DEVILLIER** 09/16/2016
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Shops at Cross Creek
Preliminary Plat

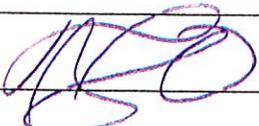
City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 10-5-2016

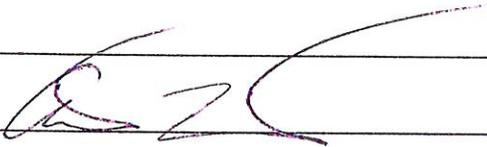
City Secretary

Processed
 Returned for additional data

BY:  _____ DATE: 9-26-2016

Planning Commission Review

Approved
 Returned for additional data

BY:  _____ DATE: 10/7/16

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____

October 5, 2016

Engineering Review

Preliminary – Shops at Cross Creek
City of Fulshear, Fort Bend County, Texas

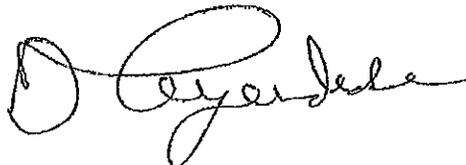
For Information only:

1. This plat will create two (2) Reserves that cover a total area of 4.1278 acres. Reserve "A" (3.8752 acres) in unrestricted while Reserve "B" (0.2526 acres) is restricted to Access.
2. Access to both the Reserves will be off of F.M. 1463 thru the Texas Department of Transportation Permitting process
3. This plat was previously approved in 2014.

Recommendations:

I recommend that this Preliminary Plat of the Shops at Cross Creek be approved but before the Final Plat is submitted the following names need to be updated:

- 1) Mayor
- 2) Planning Commission Chairman & Co-Chairman
- 3) Fort Bend County Clerk





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: 9-26-16 Date Received by the City of Fulshear: _____
 Subdivision: Shops at Cross Creeks 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: 4.1278 acres in the TW Southerland Survey, Abstract No 421, City of Fulshear
 Variance: Yes (Attach a Copy of Approval Letter) No

Total Acreage: 4.1278
 Number of Streets: n/a
 Number of Lots: 0
 Number and Types of Reserves: 1 Unrestricted / 1 Restricted
 Total Acres in Reserve: 4.1278

Owner: Texas Petroleum Group LLC at Shops at Cross
 Address: 1111 Wilcrest Green Suite 100 Circle LLC
 City/State: Houston TX 77042
 Telephone: 713-789-0310
 Email Address: n/a

Engineer/Planner: Texas Engineering and Mapping Co
 Contact Person: Ryan Maeckel
 Telephone: 281-491-2525
 Fax Number: 281-491-2525
 Email Address: rmaeckel@team-civil.com

Platting Fees	
Preliminary Plat - \$500.00 plus 8.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$ 562.50 \$ 551.60
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.

R Maeckel Ryan Maeckel 9-26-16
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

THE LANGUAGE SET FORTH BELOW *MUST* BE INCORPORATED INTO A COVER LETTER AND SUCH COVER LETTER *MUST* BE ATTACHED TO ALL TITLE INSURANCE COMMITMENTS. EXCEPTION: IF THE RECIPIENT IS AN OUT-OF-COUNTY TITLE COMPANY, USE THE OUT-OF-COUNTY TITLE COMPANY COVER LETTER.

Required Language for a Title Insurance Commitment Cover Letter

The attached title insurance commitment contains information which has been obtained or derived from records and information owned by Title Data, Inc. or one of its subsidiaries (collectively "Title Data"). Title Data owns and maintains land title plants for various Texas counties. Title Data created its title plants through the investment of extensive time, labor, skill and money. **The information contained in the title plants is protected by federal copyright law and Texas common law on trade secrets and contract.**

Title Data has granted our company a license to use one or more of its title plants. Our company's right to access and use Title Data's title plants is governed by our contract with Title Data. Our contract with Title Data restricts who can receive and/or use a title insurance commitment which is based, in whole or in part, upon Title Data's records and information.

Under the terms of our contract with Title Data, we are permitted to provide you with the attached title insurance commitment for **limited use and distribution only**. Specifically, you are sublicensed to deliver, exhibit, or furnish the attached title insurance commitment (or any copies thereof) **ONLY** to your bona fide employees and a third party who is playing a bona fide role in this proposed real estate transaction, including a lawyer, a lender, a surveyor, a real estate broker or agent, and the parties to this proposed transaction.

For purposes of our agreement with Title Data, "deliver, exhibit, or furnish" includes, without limitation, copying this title insurance commitment (whether such copying be by means of a photocopier, facsimile machine, another electronic scanning device, or any other method of reproduction) and providing such copy to any third party.

Your furnishing of the attached title insurance commitment to anyone not specifically enumerated above is not permitted by our contract with Title Data and constitutes a breach of our sublicense to you. Your furnishing of the attached title insurance commitment to anyone not specifically enumerated above is also a violation of federal copyright law and Texas common law.

Therefore, as an express condition of us providing you with the attached title insurance commitment, you specifically agree to limit its uses to those set forth herein, and to provide a copy of this letter to any party to whom you deliver, exhibit, or furnish the attached title insurance commitment (or any copies thereof).

In the event you are unable or unwilling to comply with these conditions, immediately return the attached title insurance commitment to our company, without reviewing, copying, or otherwise utilizing in any way the information contained therein.

A COPY OF THIS LETTER MUST ACCOMPANY THE ATTACHED TITLE INSURANCE COMMITMENT AT ALL TIMES. ALL DOWNSTREAM RECIPIENTS MUST PROVIDE A COPY OF THIS LETTER TO ANY OTHER AUTHORIZED USERS OF THE ATTACHED TITLE INSURANCE COMMITMENT.

Commitment

COMMITMENT FOR TITLE INSURANCE (T-7)

Issued By:

Commitment Number:



Fidelity National Title Insurance Company

FAH16006481

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We (Fidelity National Title Insurance Company, a California corporation) will issue our title insurance policy or policies (the Policy) to You (the proposed Insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

Fidelity National Title Insurance Company

By:

President

Attest:



Secretary

Erika Norris

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment that is not shown in Schedule B you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements, or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

SCHEDULE A

Effective Date: September 1, 2016 at 8:00 AM
Commitment No.: FAH16006481-Commitment for Title Insurance (T-7)
- 2014

GF No.: FTH-18-FAH16006481MM
Issued: September 21, 2016 at 8:00 AM

1. The policy or policies to be issued are:
 - a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)
Policy Amount: \$9,750,000.00
PROPOSED INSURED: Allen & Loucks Venture, L.P.
 - b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
Policy Amount:
PROPOSED INSURED:
 - c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
 - d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
 - e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
 - f. OTHER
Policy Amount: \$0.00
PROPOSED INSURED: Wells Fargo Wealth and Investment Management
2. The interest in the land covered by this Commitment is:
Fee Simple as to Tract 1
Easement Estate as to Tracts 2 & 3
3. Record title to the land on the Effective Date appears to be vested in:
THE SHOPS AT CROSS CREEK, LLC

SCHEDULE A
(continued)

4. Legal description of land:

TRACT 1:

A FIELD NOTE DESCRIPTION of a 3.8752 acre (168,804 square feet) tract of land in the T.W. Southerland Survey, Abstract No. 421, City of Fulshear, Fort Bend County, Texas; said 3.8752 acre tract of land being conveyed to The Shops at Cross Creek, LLC, as recorded in Fort Bend County Clerk's File No. 2013146106; said tract being more particularly described by metes and bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 5/8-inch iron rod with cap stamped "TEAM" set in the west right-of-way line of F.M. 1463 (100 feet wide), as recorded in Volume 275, Page 525 of the Fort Bend County Deed Records for the northeast corner of a tract of land conveyed to Texas Petroleum Group, LLC, as recorded in Fort Bend County Clerk's File No. 2012126762 and for a southeast corner of this tract;

THENCE, South 87° 50' 46" West – 92.29 feet with a north line of said Texas Petroleum Group tract to a cut "x" set for an angle point of this tract;

THENCE, South 42° 48' 42" West – 49.85 feet with a north line of said Texas Petroleum Group tract to a 5/8-inch iron rod with cap stamped "TEAM" set for an angle point of this tract;

THENCE, North 76° 23' 54" West – 165.92 feet with a north line of said Texas Petroleum Group tract to a 3/4-inch iron pipe with cap stamped "Brown & Gay" found for the northwest corner of said Texas Petroleum Group tract and for an angle point of this tract;

THENCE, South 87° 50' 33" West – 92.80 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the southwest corner of this tract;

THENCE, North 02° 09' 27" West – 429.83 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the northwest corner of this tract;

THENCE, North 87° 50' 33" East – 380.00 feet to a mag nail set in the west right-of-way line of said F.M. 1463 for the northeast corner of this tract;

THENCE, South 02° 09' 27" East – 439.63 feet with the west right-of-way line of said F.M. 1463 to the POINT OF BEGINNING and containing 3.8752 acres (168,804 square feet) of land.

TRACT 2:

Easement estate as created in that certain Declaration of Private Access Easement by and between Landmark Industries Development, Ltd. and The Stoddard Group, Ltd. recorded on July 18, 2007 under Fort Bend County Clerk's File No. 2007089114.

TRACT 3:

Easement estate as created in that certain Declaration of Private Access Easement by and between Landmark Industries Development, Ltd., S.G. Partners, LP and Trendmaker Homes, Inc. recorded on March 11, 2010 under Fort Bend County Clerk's File No. 2010020750.

END OF SCHEDULE A

**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

Commitment No.: FAH16006481

GF No.: FTH-18-FAH16006481MM

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

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

Fort Bend County Clerk's File No(s). 9526750, 2006020011, 2013146106, and 2016077789.

Omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

2. Shortages in area.
3. Homestead or community property or survivorship rights, if any of any spouse of any insured.
(Applies to the Owner Policy only.)
4. Any title or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds or navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

(Applies to the Owner Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2016 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax years. (If Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2016 and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Mortgagee Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)

**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

(continued)

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage.
(Applies to Mortgagee Policy (T-2) only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R) only. Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
- a. Rights of tenants in possession, as tenants only, under the following unrecorded written leases:
(seller to provided tenant list)
 - b. Intentionally Deleted.
 - c. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Houston Lighting & Power Company
Purpose:	easement for electric distribution facilities
Recording Date:	August 13, 1997
Recording No:	Fort Bend County Clerk's File No. 9750920
Affects:	As provided therein
 - d. Intentionally Deleted.
 - e. Terms, conditions and stipulations of that certain Permanent Easement Agreement recorded under Fort Bend County Clerk's File No. 2014130423.
 - f. Terms, conditions and stipulations of that certain Declaration of Private Access Easement recorded under Fort Bend County Clerk's File No. 2007089114. (Tract 2 & 3 only)
 - g. Terms, conditions and stipulations of that certain Declaration of Private Access Easement recorded under Fort Bend County Clerk's File No. 2010020750. (Tract 2 & 3 only)
 - h. Waiver of Special Appraisal For The Benefit of Fort Bend County Municipal Utility District No. 173 recorded under Fort Bend County Clerk's File No. 2011008315.
 - i. Ordinance of the City of Fulshear, Texas, including but not limited to the Service Plan as set out in Fort Bend County Clerk's File No. 2011021836.

**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

(continued)

- j. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document

Recording No.: Fort Bend County Clerk's File No. 1999028732

Which document contains the following language: There is reserved from this conveyance unto the Grantors, their heirs and assigns all of the oil, gas and other minerals presently owned by Grantors in and under the above described property with full right of ingress and egress on the part of the Grantors, their heirs and assigns for the purpose of exploring, producing and saving such oil, gas and other mineral herein reserved.

Said mineral interest not traced subsequent to the date of the above-cited instrument.

- k. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document

Recording No.: Fort Bend County Clerk's File No. 2002088346

Which document contains the following language: Seller hereby reserves unto Seller three-fourths (3/4ths) of the oil, gas, and other minerals that Seller currently owns in and under the Property and that may be produced from the Property that have not heretofore been reserved or conveyed to other parties, including royalties or other interests therein. Seller expressly covenants and agrees that any future leases for oil, gas, and/or other minerals executed by Seller, or Seller's successors or assigns, covering the oil, gas, and/or other minerals in and under, and that may be produced from, the Property shall expressly provide that the lessee therein shall have no right to conduct exploration, development, or exploration operations on the surface of the Property, or any part thereof, or to construct houses, pits, tanks, lines, or similar improvements thereon, and the right to develop and produce the minerals shall be exercised by conducting all such related operations on other property.

Said mineral interest not traced subsequent to the date of the above-cited instrument.

SCHEDULE B
EXCEPTIONS FROM COVERAGE

(continued)

- l. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document

Recording No.: Fort Bend County Clerk's File No. 2002116850

Which document contains the following language: Seller hereby reserves unto Seller three-fourths (3/4ths) of the oil, gas, and other minerals that Seller currently owns in and under the Property and that may be produced from the Property that have not heretofore been reserved or conveyed to other parties, including royalties or other interests therein. Seller expressly covenants and agrees that any future leases for oil, gas, and/or other minerals executed by Seller, or Seller's successors or assigns, covering the oil, gas, and/or other minerals in and under, and that may be produced from, the Property shall expressly provide that the lessee therein shall have no right to conduct exploration, development, or exploration operations on the surface of the Property, or any part thereof, or to construct houses, pits, tanks, lines, or similar improvements thereon, and the right to develop and produce the minerals shall be exercised by conducting all such related operations on other property.

Said mineral interest not traced subsequent to the date of the above-cited instrument.

- m. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document

Recording No.: Fort Bend County Clerk's File No. 2006020007

Which document contains the following language: There is excepted from this conveyance of the Property, all oil, gas and other minerals in, under and that may be produced from the Property, together with all rights incidental and necessary to the recovery thereof; provided however, that the Grantor herein waives its rights to develop or extract such oil, gas and other minerals from the use of the of the surface of the Property, except pursuant to a "Surface Waiver" Agreement between Grantor and Grantee of even date herewith which is set out on Exhibit "B", which is attached hereto and made a part hereof for all purposes (the "Surface Waiver").

Said mineral interest not traced subsequent to the date of the above-cited instrument.

- n. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document

Recording No.: Volume 241, Page 396 and as corrected in Volume 287, Page 289, both of the Deed Records of Fort Bend County, Texas.

Said mineral interest not traced subsequent to the date of the above-cited instrument.

**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

(continued)

- o. If any portion of the proposed loan and/or the Owner's Title Policy coverage amount includes funds for immediately contemplated improvements, the following exceptions will appear in Schedule B of any policy issued as indicated:

Owner and Loan Policy(ies): Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the insured against loss, if any, sustained by the insured under this policy if such liens have been filed with the County Clerk of County, Texas, prior to the date hereof.

Owner Policy(ies) Only: Liability hereunder at the date hereof is limited to \$ 0.00. Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum plus the amount actually expended by the insured in improvements at the time the loss occurs. Any expenditures made for improvements, subsequent to the date of this policy, will be deemed made as of the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception or any printed provision of this policy.

Loan Policy(ies) Only: Pending disbursement of the full proceeds of the loan secured by the lien instrument set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed, but increase as each disbursement is made in good faith and without knowledge of any defect in, or objections to, the title up to the face amount of the policy. Nothing contained in this paragraph shall be construed as limiting any exception under Schedule B, or any printed provision of this policy.

- p. A building set-back line, as disclosed by Declaration of Restrictive Covenants.

Recording No.: Fort Bend County Clerk's File No. 2006020011
Affects: 10' along the west, north and east property line; 35' along the south property line

SCHEDULE C

Commitment No.: FAH16006481

GF No.: FTH-18-FAH16006481MM

Your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
 2. Satisfactory evidence must be provided that:
 - a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
 - b. all standby fees, taxes, assessments and charges against the property have been paid,
 - c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
 - d. there is legal right of access to and from the land,
 - e. (on a Mortgagee Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
 3. You must pay the seller or borrower the agreed amount for your property or interest.
 4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
 5. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	\$6,052,200.00
Dated:	November 18, 2013
Trustor/Grantor	SHOPS AT CROSS CREEK, LLC
Trustee:	JAY ROGERS
Beneficiary:	INTERNATIONAL BANK OF COMMERCE
Recording Date:	November 21, 2013
Recording No:	Fort Bend County Clerk's File No. 2013146107
- Assignment of Leases
- From: SHOPS AT CROSS CREEK, LLC
 To: INTERNATIONAL BANK OF COMMERCE
 Recording: Fort Bend County Clerk's File No. 2013146108
6. The Land lies within the boundaries of FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 173 and may be subject to taxes or special assessments by reason thereof. Notice of inclusion of said Land in said district must be given and executed by purchaser and seller and filed of record.
 7. The Land lies within the boundaries of FORT BEND COUNTY RURAL FIRE PREVENTION DISTRICT NO. 1 and may be subject to taxes or special assessments by reason thereof. Notice of inclusion of said Land in said district must be given and executed by purchaser and seller and filed of record.

SCHEDULE C

(continued)

8. The Land lies within the boundaries of FORT BEND ESD 4 and may be subject to taxes or special assessments by reason thereof. Notice of inclusion of said Land in said district must be given and executed by purchaser and seller and filed of record.
9. The Land lies within the boundaries of FORT BEND COUNTY LFRC and may be subject to taxes or special assessments by reason thereof. Notice of inclusion of said Land in said district must be given and executed by purchaser and seller and filed of record.
10. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: THE SHOPS AT CROSS CREEK, LLC

- a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.
- c) If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d) If the Limited Liability Company was formed in a foreign jurisdiction, evidence, satisfactory to the Company, that it was validly formed, is in good standing and authorized to do business in the state of origin.
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

11. The following note is for informational purposes only:

The following deed(s) affecting said land were recorded within twenty-four (24) months of the date of this report:

None found of record.

The last Deed found of record affecting the Land was recorded November 21, 2013 at Fort Bend County Clerk's File No. 2013146106, wherein the grantee acquired the subject property.

SCHEDULE C

(continued)

12. Note -Important Notice

You have the right to have your funds deposited in an interest-bearing account.

If you choose to establish an interest-bearing account for your deposit, notify your escrow officer immediately. Thereafter you will be provided with a Notice of Election form which you should complete in writing by completing and returning the form, along with your taxpayer identification information, not later than five (5) days before the scheduled closing. If you choose to establish an interest-bearing account for your deposit, an additional charge of \$50.00 will be required. This charge may exceed the amount of interest to be earned on the deposit, depending on the amount, applicable interest rate, and the duration of the deposit.

As an example, the amount of interest you can earn on a deposit of \$1000.00 for a thirty-day period at an interest rate of 4% is \$3.33. Interest earned is dependent on the amount of deposit, time of deposit and the applicable interest rate.

If you do not choose to establish an interest-bearing account for your deposit, your funds will be deposited with other escrow funds in your escrow agent's general escrow account with an authorized financial institution and may be transferred to another general escrow account or accounts. By reason of the banking relationship between our Company and the financial institution, the Company may receive an array of bank services, accommodations or other benefits. The escrow funds will not be affected by such services, accommodations or other benefits.

Failure to notify your escrow officer and complete the additional required investment authorization form shall constitute waiver of any intention of establishing an interest-bearing account for your deposit(s).

SCHEDULE D

Commitment No.: FAH16006481

GF No.: FTH-18-FAH16006481MM

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

- The issuing Title Insurance Company, Fidelity National Title Insurance Company, is a corporation whose shareholders owning or controlling, directly or indirectly, 10% of said corporation, directors and officers are listed below:

Shareholders: Fidelity National Title Group, Inc. which is owned 100% by FNTG Holdings, LLC which is owned 100% by Fidelity National Financial, Inc.

Directors: Raymond Randall Quirk, Anthony John Park, Michael Louis Gravelle, Michael J. Nolan

Officers: Raymond Randall Quirk (President), Anthony John Park (Executive Vice President), Michael Louis Gravelle (Secretary), Daniel Kennedy Murphy (Treasurer)

- The following disclosures are made by the Title Insurance Agent issuing this Commitment:
Fidelity National Title Agency, Inc.

(a) A listing of each shareholder, owner, partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.

Owners: FNTS Holdings, LLC owns 100% of Fidelity National Title Agency, Inc.

(b) A listing of each shareholder, owner, partner, or other person having, owning or controlling 10 percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.

Owners: FNTG Holdings, LLC owns 100% of FNTS Holdings, LLC

(c) If the Agent is a corporation: (i) the name of each director of the Title Insurance Agent, and (ii) the names of the President, the Executive or Senior Vice-President, the Secretary and the Treasurer of the Title Insurance Agent.

Directors: Raymond Randall Quirk, Anthony John Park

Officers: Richard Allen Jones (President), Laurie A. Ford (Senior Vice President), Michael Louis Gravelle (Secretary), Daniel Kennedy Murphy (Treasurer), Joseph William Grealish (Executive Vice President)

(d) The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person shall receive.

(e) For purposes of this paragraph 2, "having, owning or controlling" includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).

- You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

Owner's Policy	\$	40,404.00
Endorsement Charges	\$	6,060.60
Total	\$	46,464.60

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 85% will be retained by the Issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

Percent/Amount	To Whom	For Services
----------------	---------	--------------

*The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance.



Fidelity National Title Agency, Inc.
 1110 N. Post Oak Rd., Suite 220
 Houston, TX 77055
 Phone (713)966-4012

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT
(Exhibit D in 24 CFR §3500)

Date:
 To: The Shops at Cross Creek LLC
 Property: 6630 FM 1463 Road, Fulshear, TX 77441

This is to give you notice that Fidelity National Title Agency, Inc., a subsidiary of Fidelity National Financial, Inc. has a business relationship with the settlement service providers listed below to which you have been referred. Each of the companies listed below is One-Hundred Percent (100%) owned directly or indirectly by Fidelity National Financial, Inc. Because of this relationship, this referral may provide Fidelity National Title Agency, Inc. with a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed providers as a condition for the consummation of the transaction involving the above referenced property.

Settlement Service Provider:	Type of Settlement Provided:	Range of Charges:
National TaxNet	Tax Information	\$50 to \$100 including sales tax and \$5 for each additional parcel over 3 parcels

There are frequently other settlement service providers available who offer similar services. You are free to shop around to determine that you are receiving the best services and the best rate for these services.

Acknowledgment

I/We have read this disclosure form and understand that Fidelity National Title Agency, Inc. is referring me/us to purchase the above described settlement services and may receive a financial or other benefit as the result of this referral.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Shops at Cross Creek LLC

BY: _____

_____ Date



DELETION OF ARBITRATION PROVISION
(Not applicable to the Texas Residential Owner's Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Insurance Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

"Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

Signature

Date

TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title.

The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.

El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y endenterlo complemente antes de la fecha para finalizar su transacción.

Your Commitment for Title insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

--MINERALS AND MINERAL RIGHTS may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, insure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

---EXCEPTIONS are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.

---EXCLUSIONS are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.

---CONDITIONS are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

TEXAS TITLE INSURANCE INFORMATION (Continued)

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-800-442-7067 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

---Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.

---Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

FIDELITY NATIONAL FINANCIAL, INC.
PRIVACY NOTICE
 Effective: April 1, 2016

Order No.: FAH16006481MM

At Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF", "our" or "we"), we value the privacy of our customers. This Privacy Notice explains how we collect, use, and protect your information and explains the choices you have regarding that information. A summary of our privacy practices is below. We also encourage you to read the complete Privacy Notice following the summary.

<p>Types of Information Collected. You may provide us with certain personal information, like your contact information, social security number (SSN), driver's license, other government ID numbers, and/or financial information. We may also receive information from your Internet browser, computer and/or mobile device.</p>	<p>How Information is Collected. We may collect personal information directly from you from applications, forms, or communications we receive from you, or from other sources on your behalf, in connection with our provision of products or services to you. We may also collect browsing information from your Internet browser, computer, mobile device or similar equipment. This browsing information is generic and reveals nothing personal about the user.</p>
<p>Use of Your Information. We may use your information to provide products and services to you (or someone on your behalf), to improve our products and services, and to communicate with you about our products and services. We do not give or sell your personal information to parties outside of FNF for their use to market their products or services to you.</p>	<p>Security Of Your Information. We utilize a combination of security technologies, procedures and safeguards to help protect your information from unauthorized access, use and/or disclosure. We communicate to our employees about the need to protect personal information.</p>
<p>Choices With Your Information. Your decision to submit personal information is entirely up to you. You can opt-out of certain disclosures or use of your information or choose to not provide any personal information to us.</p>	<p>When We Share Information. We may disclose your information to third parties providing you products and services on our behalf, law enforcement agencies or governmental authorities, as required by law, and to parties with whom you authorize us to share your information.</p>
<p>Information From Children. We do not knowingly collect information from children under the age of thirteen (13), and our websites are not intended to attract children.</p>	<p>Privacy Outside the Website. We are not responsible for the privacy practices of third parties, even if our website links to those parties' websites.</p>
<p>Access and Correction. If you desire to see the information collected about you and/or correct any inaccuracies, please contact us in the manner specified in this Privacy Notice.</p>	<p>Do Not Track Disclosures. We do not recognize "do not track" requests from Internet browsers and similar devices.</p>
<p>The California Online Privacy Protection Act. Certain FNF websites collect information on behalf of mortgage loan servicers. The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through those websites.</p>	<p>International Use. By providing us with your information, you consent to the transfer, processing and storage of such information outside your country of residence, as well as the fact that we will handle such information consistent with this Privacy Notice.</p>
<p>Your Consent To This Privacy Notice. By submitting information to us and using our websites, you are accepting and agreeing to the terms of this Privacy Notice.</p>	<p>Contact FNF. If you have questions or wish to contact us regarding this Privacy Notice, please use the contact information provided at the end of this Privacy Notice.</p>



FIDELITY NATIONAL FINANCIAL, INC.
PRIVACY NOTICE

FNF respects and is committed to protecting your privacy. We pledge to take reasonable steps to protect your Personal Information (as defined herein) and to ensure your information is used in compliance with this Privacy Notice.

This Privacy Notice is only in effect for information collected and/or owned by or on behalf of FNF, including collection through any FNF website or online services offered by FNF (collectively, the "Website"), as well as any information collected offline (e.g., paper documents). The provision of this Privacy Notice to you does not create any express or implied relationship, nor create any express or implied duty or other obligation, between FNF and you.

Types of Information Collected

We may collect two (2) types of information: Personal Information and Browsing Information.

Personal Information. The types of personal information FNF collects may include, but are not limited to:

- contact information (e.g., name, address, phone number, email address);
- social security number (SSN), driver's license, and other government ID numbers; and
- financial account or loan information.

Browsing Information. The types of browsing information FNF collects may include, but are not limited to:

- Internet Protocol (or IP) address or device ID/UDID, protocol and sequence information;
- browser language;
- browser type;
- domain name system requests;
- browsing history;
- number of clicks;
- hypertext transfer protocol headers; and
- application client and server banners.

How Information Is Collected

In the course of our business, we may collect *Personal Information* about you from the following sources:

- applications or other forms we receive from you or your authorized representative, whether electronic or paper;
- communications to us from you or others;
- information about your transactions with, or services performed by, us, our affiliates or others; and
- information from consumer or other reporting agencies and public records that we either obtain directly from those entities, or from our affiliates or others.

We may collect *Browsing Information* from you as follows:

- **Browser Log Files.** Our servers automatically log, collect and record certain Browsing Information about each visitor to the Website. The Browsing Information includes only generic information and reveals nothing personal about the user.
- **Cookies.** From time to time, FNF may send a "cookie" to your computer when you visit the Website. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. When you visit the Website again, the cookie allows the Website to recognize your computer, with the goal of providing an optimized user experience. Cookies may store user preferences and other information. You can choose not to accept cookies by changing the settings of your Internet browser. If you choose not to accept cookies, then some functions of the Website may not work as intended.

Use of Collected Information

Information collected by FNF is used for three (3) main purposes:

- To provide products and services to you, or to one or more third party service providers who are performing services on your behalf or in connection with a transaction involving you;
- To improve our products and services; and
- To communicate with you and to inform you about FNF's products and services.

When We Share Information

We may share your Personal Information (excluding information we receive from consumer or other credit reporting agencies) and Browsing Information with certain individuals and companies, as permitted by law, without first obtaining your authorization. Such disclosures may include, without limitation, the following:

- to agents, representatives, or others to provide you with services or products you have requested, and to enable us to detect or prevent criminal activity, fraud, or material misrepresentation or nondisclosure;
- to third-party contractors or service providers who provide services or perform other functions on our behalf;
- to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders; and/or
- to other parties authorized to receive the information in connection with services provided to you or a transaction involving you.



We may disclose Personal Information and/or Browsing Information when required by law or in the good-faith belief that such disclosure is necessary to:

- comply with a legal process or applicable laws;
- enforce this Privacy Notice;
- investigate or respond to claims that any information provided by you violates the rights of a third party; or
- protect the rights, property or personal safety of FNF, its users or the public.

We make efforts to ensure third party contractors and service providers who provide services or perform functions on our behalf protect your information. We limit use of your information to the purposes for which the information was provided. We do not give or sell your information to third parties for their own direct marketing use.

We reserve the right to transfer your Personal Information, Browsing Information, as well as any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors. You expressly agree and consent to the use and/or transfer of this information in connection with any of the above described proceedings. We cannot and will not be responsible for any breach of security by any third party or for any actions of any third party that receives any of the information that is disclosed to us.

Choices With Your Information

Whether you submit your information to FNF is entirely up to you. If you decide not to submit your information, FNF may not be able to provide certain products or services to you. You may choose to prevent FNF from using your information under certain circumstances ("opt out"). You may opt out of receiving communications from us about our products and/or services.

Security And Retention Of Information

FNF is committed to protecting the information you share with us and utilizes a combination of security technologies, procedures and safeguards to help protect it from unauthorized access, use and/or disclosure. FNF trains its employees on privacy practices and on FNF's privacy and information security policies. FNF works hard to retain information related to you only as long as reasonably necessary for business and/or legal purposes.

Information From Children

The Website is meant for adults. The Website is not intended or designed to attract children under the age of thirteen (13). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

Access and Correction

To access your Personal Information in the possession of FNF and correct inaccuracies, please contact us by email at privacy@fnf.com or by mail at:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Your Consent To This Privacy Notice

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of information by FNF in compliance with this Privacy Notice. We reserve the right to make changes to this Privacy Notice. If we change this Privacy Notice, we will post the revised version on the Website.

Privacy Outside the Website

The Website may contain links to other websites, including links to websites of third party service providers. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites.

International Users

Because FNF's headquarters is located in the United States, we may transfer your Personal Information and/or Browsing Information to the United States. By using our website and providing us with your Personal Information and/or Browsing Information, you understand and consent to the transfer, processing and storage of such information outside your country of residence, as well as the fact that we will handle such information consistent with this Privacy Notice.

Do Not Track Disclosures

Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

The California Online Privacy Protection Act

For some websites which FNF or one of its companies owns, such as the Customer CareNet ("CCN"), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer, including:

- first and last name;
- property address;
- user name and password;
- loan number;
- social security number - masked upon entry;
- email address;
- security questions and answers; and
- IP address.

The information you submit is then transferred to your mortgage loan servicer by way of CCN. The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.

CCN does not share consumer information with third parties, other than those with which the mortgage loan servicer has contracted to interface with the CCN application. All sections of this Privacy Notice apply to your interaction with CCN, except for the sections titled Choices with Your Information, and Access and Correction. If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, contact your mortgage loan servicer.

Contact FNF

Please send questions and/or comments related to this Privacy Notice by email at privacy@fnf.com or by mail at:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Copyright © 2016, Fidelity National Financial, Inc.
All Rights Reserved.

EFFECTIVE AS OF APRIL 1, 2016





Texas Department of Transportation

P.O. BOX 1886 • HOUSTON, TEXAS 77261-1886 • (713) 802-6000

September 12, 2014

Landmark Industries
c/o Greg Offield, P.E.
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042

RE: Roadway Improvements
Permit 14-1673RD
Fort Bend County
FM 1463 at FM 1093
Control Section 0188-10-031

Dear Mr. Offield:

Reference is made to the modification of the roadway within the right-of-way of FM 1463 at FM 1093 in Fort Bend County. We offer no objection to your request, as submitted by, Brown & Gay Engineers, Inc., Inc., subject to the following provisions:

1. It is expressly understood that the State does not purport hereby to grant any right, claim, title, or easement in or upon this highway.
2. Pavement structure within State right-of-way shall equal or exceed the existing pavement structure.
3. The grantee acknowledges and fully accepts responsibility and liability for the design, construction, maintenance, and operation of this proposed improvement. It is mutually agreed and understood that the grantee will indemnify and save harmless the State from any and all damage or loss that may develop due to this project.
4. All work on highway right-of-way shall be performed in accordance with State instructions. The installation shall not damage any part of the highway, and adequate provisions must be made to cause minimum inconvenience to traffic and adjacent property owners.
5. Barricades and warning signs, and flagmen, when necessary, shall be provided by the contractor or the owner. It is understood that the State considers proper traffic control measures as those complying with applicable portions of the Texas Manual on Uniform Traffic Control Devices required for adoption by the "Uniform Act Regulating Traffic on Highways" (V.C.S. 6701d).

C

O

P

Y

THE TEXAS PLAN

REDUCE CONGESTION • ENHANCE SAFETY • EXPAND ECONOMIC OPPORTUNITY • IMPROVE AIR QUALITY
PRESERVE THE VALUE OF TRANSPORTATION ASSETS

An Equal Opportunity Employer

6. The work covered by this permit shall be so conducted that it will not interfere in any way with any highway contract construction or repair work, or any State maintenance work that may be done on this road. In the event that such interference occurs, you will cease operations in the area involved until such time as the roadwork referred to above is completed.
7. Performance of work within highway right-of-way will constitute your acceptance of the terms herein listed.
8. This approval void if installation not complete within one year from date of approval.
9. This permit issued subject to a traffic control plan, which will be approved by the Area Engineer. No work within State right-of-way shall begin until this approval has been given.
10. It is mutually agreed and understood that the implementation and maintenance of the traffic control plan shall be the responsibility of the grantee and the grantee shall indemnify and save harmless the State from any and all damage or loss that may develop due to this project.

Please notify Royce Macha, our Maintenance Section Supervisor, at telephone number (281) 238-7950 at least 48 hours before beginning work so that he may have a representative present.

Sincerely,


James V. Hunt, P.E.
Director of Maintenance
Houston District

LHM

Attachment

cc: Royce Macha, w/attachment

Brown & Gay Engineers, Inc., w/attachment



Form 1058
(Rev. 6/2004)
(GSD-EPC)
Page 1 of 2

Permit to Construct Access Driveway Facilities on Highway Right of Way

To: Landmark Industries c/o Brown & Gay Engineers Inc. <u>10777 Westheimer Ste 400</u> <u>Houston, TX 77042</u>	Hwy. <u>FM 1463</u> Control <u>188</u> <u>713-488-8313</u> (Phone)	Permit No. <u>14-1673 RD</u> Section <u>10</u>
--	---	---

The Texas Department of Transportation, hereinafter called the State, hereby authorizes Landmark Industries c/o Brown & Gay Engineers Inc., hereinafter called the Permittee, to construct/reconstruct a Commercial access driveway on the highway right of way abutting highway number FM 1463 in in Fort Bend County, located FM 1093.

Subject to the Following:

1. The Permittee is responsible for all costs associated with the construction of this access driveway.
 2. Design of facilities shall be as follows and/or as shown on sketch and is subject to conditions stated below:
Provide 3-40' wide driveways with 50' radius using a singleline of 30" RCP with SETs. Provide a continuous left turn lane as shown on the attached drawing. The environmental study has been cleared.
-
- Access Only (No developed flow to TxDOT)
- All Construction and materials shall be subject to inspection and approval by the State.
3. Maintenance of facilities constructed hereunder shall be the responsibility of the Permittee, and the State reserves the right to require any changes, maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to the highway. Changes in design will be made only with approval of the State.
 4. The Permittee shall hold harmless the State and its duly appointed agents and employees against any action for personal injury or property damage sustained by reason of exercise of this permit.
 5. Except for regulatory and guide signs at county roads and city streets, the Permittee shall not erect any sign on or extending over any portion of the highway right of way, and vehicle service fixtures such as service pumps, vendor stands, or tanks shall be located at least 12 feet from the right of way line to ensure that any vehicle services from these fixtures will be off the highway right of way.
 6. The State reserves the right to require a new access driveway permit in the event of a land use change or change in driveway traffic volume or vehicle types.
 7. This permit will become null and void if the above-referenced driveway facilities are not constructed within six (6) months from the issuance date of this permit.
 8. The Permittee will contact the State's representative Royce Macha at telephone (281) 238-7950 at least twenty-four (24) hours prior to beginning the work authorized by this permit.

September 12, 2014

Date of Issuance

Texas Department of Transportation

SEE LETTER PERMIT.

James V. Hunt, P.E.
Director of Maintenance
Houston District

The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction of an access driveway on the highway right of way.

Date: _____ Signed: _____
(Property owner or owner's representative)



Permit to Construct Access Driveway Facilities on Highway Right of Way

Form 1658
(Rev. 04/10)
Page 1 of 2

PERMIT NUMBER: TxDOT ENTER PERMIT NUMBER HERE			
REQUESTOR	GPS*	ROADWAY	
	LATITUDE, LONGITUDE	HWY NAME	FM 1463
	29.69638889, -95.84583333	FOR TxDOT'S USE	
NAME	Tim McCamy	CONTROL	4-DIGIT
MAILING ADDRESS	11111 Wilcrest Green, Ste 100	SECTION	2-DIGIT EX. 01
CITY, STATE, ZIP	Houston, Tx 77042		
PHONE NUMBER	713-243-3414		
<small>*GLOBAL POSITIONING SYSTEM COORDINATES AT INTERSECTION OF DRIVEWAY CENTERLINE WITH ABUTTING ROADWAY</small>			

The Texas Department of Transportation, hereinafter called the State, hereby authorizes _____ hereinafter called the Permittee, to construct / reconstruct a _____ (residential, convenience store, retail mall, farm, etc.) access driveway on the highway right of way abutting highway number _____ in _____ County, located _____

USE ADDITIONAL SHEETS AS NEEDED

Subject to the Access Driveway Policy described on page 2 and the following:

1. The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the state highway right of way.
2. Design of facilities shall be as follows and/or as shown on sketch on page 2 and is subject to conditions stated below:

All construction of materials shall be subject to inspection and approval by the State.

3. Maintenance of facilities constructed hereunder shall be the responsibility of the Permittee, and the State reserves the right to require any changes, maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to the highway. Changes in design will be made only with approval of the State.
4. The Permittee shall hold harmless the State and its duly appointed agents and employees against any action for personal injury or property damage sustained by reason of the exercise of this permit.
5. Except for regulatory and guide signs at county roads and city streets, the Permittee shall not erect any sign on or extending over any portion of the highway right of way, and vehicle service fixtures such as fuel pumps, vendor stands, or tanks and shall be located at least 12 feet from the right of way line to ensure that any vehicle services from these fixtures will be off the highway right of way.
6. The State reserves the right to require a new access driveway permit in the event of a material change in land use or change in driveway traffic volume or vehicle types.
7. This permit will become null and void if the above-referenced driveway facilities are not constructed within six (6) months from the issuance date of this permit.
8. The Permittee will contact the State's representative _____ telephone, (____) _____, at least twenty-four (24) hours prior to beginning the work authorized by this permit.
9. The requesting Permittee will be provided instructions on the appeal process if this permit request is denied by the State.

Date of Issuance

State Authorized Representative

The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the highway right of way.

Date: 12/20/2013

Signed: Gregory A. O'Fallon, P.E.
(Property owner or owner's representative)

**SPECIAL PROVISIONS FOR PERMIT NUMBER
14-1673**

1. All Pipes used shall be Reinforced Concrete Pipe (RCP).
2. Culvert crossings within the 30-foot clear zone (parallel culverts) shall be required to have minimum 6:1 sloping ends known as Safety End Treatments (SETs). The culvert shall have sufficient length to allow the 6:1 slope to be achieved from the edge of pavement to the flowline at the end of the SET. Culverts that exceed 50' in length shall have a junction box for clean out as specified by the Area Engineer.
3. Culverts larger than single 30-inch diameter (or larger than multiple 24-inch diameter culverts) shall require safety pipe runners.
4. Riprap or stabilizing material shall be provided and installed by grantee at time of construction as directed by Area Engineer.
5. FOR TXDOT MAINTAINED ASPHALT SURFACED PAVEMENT no concrete pavement or curbing shall be allowed within State right of way. (See attached driveway profile.)
6. FOR TXDOT MAINTAINED CONCRETE SURFACED PAVEMENT, additional full-depth saw cuts may be made as needed to facilitate removal of the concrete within the limits of the required full-depth cuts. Concrete adjacent to the patch shall not be spalled or fractured by the removal procedure. (See attached driveway profile.)
7. Placement or removal of beautification on State right of way shall be under the direction of the Texas Department of Transportation.
8. The Grantee certifies that its storm water runoff to the State's right of way shall not be contaminated by any industrial processes or significant pollutants, and the State shall not be held liable for any pollutants entering State right of way through storm water connections.
9. Grantee shall meet all Americans with Disabilities Act (ADA) and Texas Department of Licensing Regulation (TDLR) requirements for items including but not limited to side walks and wheelchair ramps.
10. Grantee shall obtain overall environmental clearance with all appropriate regulatory agencies prior to beginning construction. Approval of this request by TxDOT does not relieve the Grantee or its agents of this obligation.
11. Work performed on railroad right-of-way or easements controlled by others is subject to the concurrence of the owner of said properties. Approval of this request by TxDOT does not relieve the Grantee of this obligation.
12. The complete permit package shall be on the project site at all times and available for review by TxDOT.

The Texas Department of Transportation will assist as follows:

1. Provide flow line elevation and inspection of construction.
2. This permit issued subject to a traffic control plan, which will be approved by the Area Engineer. No work within State right of way shall begin until this approval has been granted.

SPECIAL NOTE:

ADDITIONAL SPECIAL PROVISIONS FOR STREET TIE-IN PERMIT

- All work within the state, highway right of way shall be performed in accordance with state standards and specifications as to the installation and materials used.
- All materials and mix designs to be placed in TxDOT right of way must be obtained from TxDOT approved sources and be of approved TxDOT mix designs.
- All utilities shall be located and adjusted prior to commencing work. The location of and relocation and/or adjustment to any utilities shall be responsibility of the Contractor.
- No valves, meter boxes, manhole covers, etc will be allowed in the pavement. These appurtenances shall be relocated within the right of way as approved by TxDOT and the utility owner.
- All exposed dirt surfaces shall be seeded or sodded as specified by the Area Engineer.
- 4:1 maximum slope on the ditch front slope is required.
- The use of one lane closure traffic control plans will not be allowed during hours of 6 a.m. to 9 a.m. and 3:00 p.m. to 7 p.m. Monday through Friday as directed by the Area Engineer.
- The Contractor shall coordinate the sequence of construction and traffic control plan with any adjacent construction or maintenance projects to ensure the uninterrupted flow of traffic.
- In no event will an edge drop off be permitted during the hours of darkness. If the Contractor, due to unforeseen circumstances is unable to complete a section before the end of the work day, base material capable of vehicle support shall be pulled back to the existing pavement edge on a 4:1 slope as shown on the attached overnight drop-off detail.
- The work shall be completed such that the roadway will be fully opened to traffic overnight. No overnight lane closures will be permitted; unless otherwise approved by the Area Engineer.
- Plastic drums shall be used for overnight delineation of off roadway work areas.
- Standard Pavement Markings shall be placed according to the following standards: PM (1)-00A PM (3)-00A PM (4)-00A PM (5)-01 PM (6)-01.
- All raised pavement markers shall meet the requirements of Item 672, "Raised Pavement Markers."

- Existing pavement markings shall be removed according to the requirements of Item 677, "Eliminating Existing Pavement Markings and Markers" and shall be completely removed to the satisfaction of the Area Engineer.
- Preformed plastic pavement marking shall not be used.
- The Advanced Warning signing shown on BC (1)-99 will be required. This includes the following signs: EG 20-9 ER 20-5 with plaque CW 20-1D SG 20-1 with plaque and SG 20-6.
- Proposed signs or those, which require relocation, shall be done in accordance to the following standards: SMD (Gen.)-02 & SMD (Slip-1)-02 thru SMD (Slip-3)-02.
- All pavement markings shall be Type I Thermoplastic and shall meet the requirements of Item 666, "Reflectorized Pavement Markings." All pavement surfaces shall be clean or surface preparation in accordance with Item 678 "Pavement surface Preparation for Markings" will be required. A Type II marking as a sealer in accordance with this item shall be placed prior to the Type I marking for concrete pavement. All old asphalt pavement will require a Type II marking as a sealer as specified by the Area Engineer.
- The Texas Universal Triangular Slip Base Sign Supports will be required for all existing signs to be relocated or proposed signs within TxDOT right-of-way.
- All trees requiring removal shall be planted on the TxDOT right-of-way as directed by the Area Engineer.
- Wheel chair ramps must meet the requirements of the Standard PED-05 (4 sheets).
- The Contractor shall not create a dirt nuisance or safety hazard in any street. The pavement shall be cleaned daily.
- Contractor shall get a traffic control plan approved at the Area Engineer 10 working days prior to start of construction. Contractor is required to supply all sub-contractors with a copy of this permit and approved traffic control plan. The contractor or sub-contractor is required to contact the Maintenance Supervisor from 24 hours to 48 hours prior to commencing any work.

ADDITIONAL SPECIAL PROVISIONS FOR ROADWAY IMPROVEMENT PERMIT

- Any adjustments made to traffic signals shall be overseen and inspected by the Texas Department of Transportation Signal Operation and Maintenance Section. Contact Mr. Michael Awa, P.E. at (713) 802-5661, 48 hours in advance of signal work.
- Should the existing roadway pavement be damaged, during the traffic control set up to place traffic on the shoulder, it shall be repaired as specified by Area Engineer.
- The Contractor shall employ at his/her expense, an approved commercial testing laboratory to pour and break concrete beams for determining concrete strength (Test method TEX-448-A Flexural Strength.) Certified reports by a Professional Engineer of each break shall be submitted to the TxDOT Area Engineer. The other required tests shall be TEX-415-A, slump and TEX-416-A or TEX-414-A Entrained air. The frequency of sampling for flexural strength shall be one test (2 beams) for each 3,000 s.y. Not less than one set of beams will be required for each day's placement. This work shall be coordinated with TxDOT Area Engineer's Office, 48 hours prior to pouring concrete.



Access Driveway or Roadway Modification of Facilities On Highway Right Of Way

05-16-08

Name of Applicant: Landmark Industries
Greg Ofield, PE
Brown & Gay Engineers, Inc.

FM 1463 near FM 1093

Mail Permit To: 10777 Westheimer, Ste. 400

Permittee	Contact Name	Name of Site	
Address		Address	
Houston TX 77042	Fulshear TX 77441		
City State Zip Code	City State Zip Code		
E-mail GOFIELD@BROWNGAY.COM			
Phone No. 713-488-8313	Fax No. 281-558-9706		

188-10
4

ACCESS REQUEST LOCATION & INFORMATION

Type of Access: Street Tie-In Commercial Private Public Temporary Sidewalk

Highway: FM 1463 County: Ft. Bend

Is Highway within an incorporated city? Yes No City: _____

Property on which side of highway? North South East West

Name of closest cross street: FM 1093

Key Map: 523M Total amount of property frontage on TxDOT: _____

NOTE: TEMPORARY DRIVEWAYS ARE GOOD FOR SIX MONTHS ONLY

Number of requested driveways: 3 Width of requested driveway(s): 40

Number of requested street ties: 0 Width of requested street ties(s): N/A

Number of existing driveways to be modified: 0 Width of requested modification(s): N/A

Return radius: 50 ft Width of median: N/A

If open ditch, give inside diameter of nearest upstream and downstream pipes 2-36" Type of highway design? Curbed Open ditch Both

NOTE: SHOULD THIS PROJECT BE CANCELED PLEASE CALL OUR OFFICE IMMEDIATELY.

Does this request include any drainage coming to TxDOT? Yes No

If yes, complete the attached Access Permit Request Checklist, TxDOT Hydraulic Section. If no, what drainage authority receives developed flow Ft. Bend and attach a copy of approval letter from the drainage authority.

Indicate the primary use for the property: Commercial / Undeveloped Land

NOTE: ANY FUTURE DEVELOPMENT TO THIS SITE MUST BE REVIEWED AND APPROVED BY TxDOT, OR THIS PERMIT WILL BECOME NULL AND VOID

Is there a ramp or traffic signal located within 1000 feet of the proposed access? Yes No

If yes, show details on drawings.

Yes No

Is there an existing roadway median opening near the proposed driveway?

If yes, indicate distance and directions to all openings on your plans

FB 14004

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NOS. 169 AND 173

c/o Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

September 14, 2015

The Shops at Cross Creek, LLC
Attn: Sandy P. Aron, President
109 N. Post Oak Lane, #550
Houston, Texas 77042

Re: Potable Water/Sanitary Sewer Capacity Reserved by Fort Bend County Municipal Utility District No. 169 ("MUD 169") and Fort Bend County Municipal Utility District No. 173 ("MUD 173") for an approximately 4.6733-acre tract of land (the "Tract") owned or to be owned by The Shops at Cross Creek, LLC, within MUD 173, as shown generally on Exhibit A.

Dear Mr. Aron:

The Shops at Cross Creek, LLC (referred to herein as "you" or "your") has requested that MUD 169 and MUD 173 (collectively, the "Districts") reserve potable water capacity and sanitary sewer capacity for the Tract.

This reservation will be equal to 12,562 gallons per day ("gpd") of potable water capacity and 9,812 gpd of sanitary sewer capacity (collectively, the "Capacity"), which amounts are sufficient according to you to develop the Tract for a restaurant and retail purposes.

The Boards of Directors of the Districts hereby agree to reserve the Capacity for the Tract, subject to all of the following terms and conditions:

1. MUD 173 has or will: (i) construct water and sanitary sewer facilities serving land within its boundaries, (ii) convey them to the City for ownership and operation, and (iii) reserve for itself all of the capacity in said facilities. MUD 169 has or will: (i) construct potable water and sanitary sewer facilities serving its approximate 3,271 acre service area, (ii) convey them to the City for ownership and operation, and (iii) reserve for itself all of the capacity in said facilities. You understand that the City of Fulshear (the "City") (not the Districts) owns the potable water and sanitary sewer facilities that will serve the Tract. Accordingly, you understand and agree that this letter is only a reservation of capacity, and the City (not the Districts) is responsible for maintenance and operation of potable water and sanitary sewer facilities and

for the provision of potable water and sanitary sewer service from said facilities.

2. This reservation of Capacity shall be valid only in amounts not exceeding those indicated above and is subject to your purchase of the Tract. In the event that you do not purchase the Tract by October 30, 2015, then the Districts may, in their sole discretion, declare this reservation letter as void and terminate this reservation. Furthermore, this reservation shall be subject to all other terms and conditions of this reservation and shall be valid only for the Tract and not for any area outside of the Tract.
3. You represented that the land use for the Tract will be for commercial development, specifically, a restaurant and other retail development. This reservation of Capacity shall be valid only for that land use, and for no other land use without the Districts' written approval.
4. You must commence design of the facilities to serve the Tract within one year from the date hereof or the Districts may, in their sole discretion, terminate this reservation.
5. You must commence construction of your development on the Tract within two years from the date hereof or the Districts may, in their sole discretion, terminate this reservation. You shall have the right to request from the Districts a one-year extension of this reservation immediately succeeding the expiration of the two-year term and the Districts shall determine in their sole discretion whether or not to grant such extension.
6. If not previously platted, you must prepare a plat of the acreage which you are developing within your Tract in accordance with City subdivision requirements and receive City approval of your plat and file and record said plat with Fort Bend County prior to receipt of potable water or sanitary sewer service from the City.
7. All plans and specifications for the potable water, sanitary sewer, and drainage facilities to serve the Tract must be reviewed and approved by the City, the Districts, and all other regulatory authorities having jurisdiction prior to commencement of construction of such facilities.
8. You will be responsible for providing and maintaining the private, internal utilities within the Tract.
9. All sanitary sewage discharges from your Tract must be solely domestic in nature and must comply with all of the City's (and Districts', if any) orders, ordinances, rules, and regulations, and with any amendments hereafter to such orders, ordinances, rules, and regulations.

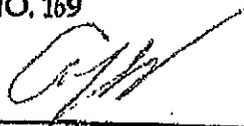
10. The Districts shall not be responsible for making any tap or connection to any facilities constructed by the Districts. You will be responsible for obtaining from the City a connection(s) to the City's water system and sanitary sewer system. You will be responsible for paying the City any fees or charges required by the City in accordance with the City's rules, regulations, orders and ordinances, which fees and charges can be adjusted by the City from time to time.
11. As a user of the City's water and sewer services, you shall pay the applicable rates provided in, and the terms of services shall be subject to, the City's orders, ordinances, rules, and regulations. The City may amend its orders, ordinances, rules, and regulations from time to time.
12. This reservation shall not be assignable by you to anyone or any entity without the prior written consent of the Boards of Directors of the Districts.
13. This represents the entire agreement between the parties regarding the reservation of capacity for the Tract, any prior discussion or agreements being displaced hereby. Any prior reservations issued by the District with respect to the Tract are hereby withdrawn and are replaced by this reservation.
14. You are aware and acknowledge that the Districts lie entirely within the corporate boundaries of the City, and you are further aware and acknowledge that the City has the legal authority to dissolve the Districts. The Districts make no representation regarding when such dissolution might occur or what the effect of such dissolution might be upon this reservation letter.
15. Any Capacity not needed for the Tract following its development, as determined by either of the Districts' Boards of Directors, as applicable, shall be freed of this reservation and shall automatically revert to the Districts, as applicable.
16. This reservation of capacity described herein shall not be effective until the Districts have received a fully executed copy of this reservation letter from you.

The Districts look forward to dealing with you in the development of the Tract.

[EXECUTION PAGES FOLLOW]

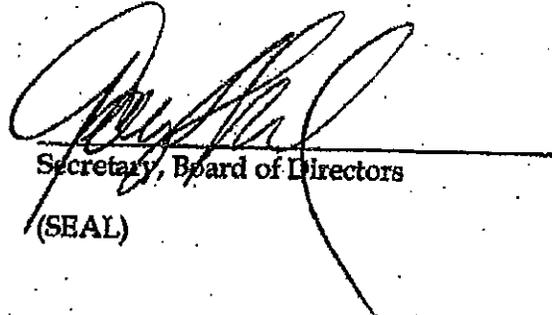
Very truly yours,

FORT BEND COUNTY MUNICIPAL UTILITY
DISTRICT NO. 169



President, Board of Directors

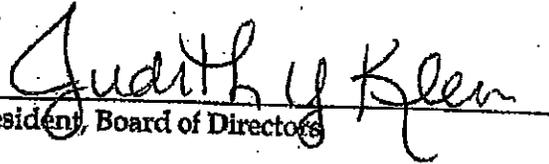
ATTEST:



Secretary, Board of Directors

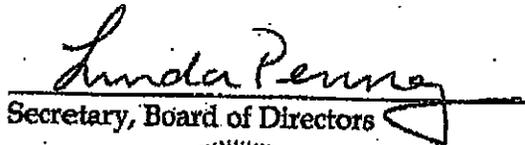
(SEAL)

FORT BEND COUNTY MUNICIPAL UTILITY
DISTRICT NO. 173



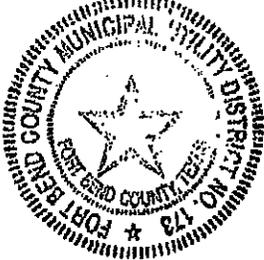
President, Board of Directors

ATTEST:



Secretary, Board of Directors

(SEAL)



The Shops at Cross Creek, LLC agrees to all of the above terms and conditions.

EXECUTED this 29th day of SEPTEMBER, 2015.

THE SHOPS AT CROSS CREEK, LLC, a
Texas limited liability company

By: _____

Name: SAUNDRA P. ARON

Title: MANAGER

EXHIBIT A

858479

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat The Market @ Cross Creek Ranch SWC LLC
Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 10-5-2016

City Secretary

Processed
 Returned for additional data

BY: [Signature] DATE: 9-20-2016

Planning Commission Review

Approved
 Returned for additional data

BY: [Signature] DATE: 10/7/16

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____

October 5, 2016

Engineering Review

Preliminary Plat
The Market at Cross Creek Ranch SWC, LLC
City of Fulshear, Texas

For Information only:

1. This plat will create one (1) Unrestricted Reserves that fronts on Fulshear Bend Drive on the North Line and F.M. 1463 on the East Line.
2. Access to this Unrestricted Reserve will be along Fulshear Bend Drive and F.M. 1463 thru the permit process for the Texas Department of Transportation and the City of Fulshear.
3. A Lien Holder Subordination is included as a separate document with this plat.
4. This tract will be subject to the City of Fulshear's access Ordinance for driveways which should be reviewed before driveway applications are made.
5. When previously submitted this plat created three (3) Reserves instead of the one (1) that is now shown.

Recommendations:

I recommend that this Preliminary Plat of The Market at Cross Creek Ranch SWC, LLC be approved as submitted.





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: 09/16/2016 Date Received by the City of Fulshear: _____

Subdivision: THE MARKET AT CROSS CREEK RANCH SWC, LLC Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 5.800 ACRESS OF LAND IN THE J.W. SCOTT SURVEY, A-321

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

Total Acreage: 5.800
 Number of Streets: 0
 Number of Lots: 0
 Number and Types of Reserves: 1
 Total Acres in Reserve: 5.800

Owner: THE MARKET AT CCR LTD.
 Address: 5850 SAN FILIPE ST., STE. 490
 City/State: HOUSTON, TX 77057
 Telephone: 713-782-9000
 Email Address: _____

Engineer/Planner: BROWN & GAY ENGINEERS, INC.
 Contact Person: TREY DEVILLIER
 Telephone: 713-488-8204
 Fax Number: 281-558-9701
 Email Address: tdevillier@browngay.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$572.50
Park Fees (due at Final Plat Application)	_____

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

TREY DEVILLIER 09/16/2016
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Box's Playground - Final Plat
2nd Review

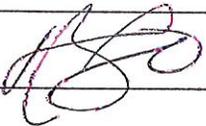
City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 10-5-2016

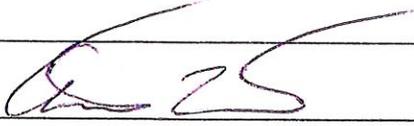
City Secretary

Processed
 Returned for additional data

BY:  DATE: 9-21-2016

Planning Commission Review

Approved
 Returned for additional data

BY:  DATE: 10/17/16

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____

October 5, 2016

Engineering Review

Revised Final Plat – Box's Playground
City of Fulshear, Texas

For Information only:

1. This plat will create a 1.8640 acre lot that has not been previously platted.
2. This lot will have direct access to Terry Lane along its entire East boundary line.

Recommendations:

I recommend that this Revised Final Plat of Box's Playground be approved with the following additions/corrections:

- A) The City Planning Letter identifies the Lien Holder as New First National Bank while the plat shows the Lien Holder as New Port Nation Bank. This needs to be resolved.
- B) The blanks need to be filled in on the plat especially as to Note #2.





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: 9-20-16 Date Received by the City of Fulshear: _____
 Subdivision: BOX'S PLAYGROUND 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: A 2.0004 ACRE TRACT SITUATED IN THE DAVID RANDON & I. PENNINGTON LEAGUE

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

Total Acreage: 2.0004
 Number of Streets: 0
 Number of Lots: 1
 Number and Types of Reserves: 0
 Total Acres in Reserve: N/A

Owner: SUZANNE & KURT BOX
 Address: 20315 MEMORIAL PASS DRIVE
 City/State: KATY, TX 77450
 Telephone: 832-656-7856
 Email Address: SUZANNEBOX@COMCAST.NET

Engineer/Planner: TRI-TECH SURVEYING
 Contact Person: JOSHUA KESTER
 Telephone: 832-642-7606
 Fax Number: _____
 Email Address: PLATTING@TRITECHTX.COM

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>528.51</u>
Park Fees (due at Final Plat Application)	_____

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

JOSHUA KESTER, PROJECT MANAGER 9-20-16
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE



August 10, 2016

Mr. Josh Kester
Project Manager
Tri-Tech Surveying, Inc.
10401 Westoffice Drive
Houston, Texas 77042

Re: Box's Playground

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated May 2016

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

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

Upon completion of Comcast Cable's facility design, if so required, dedicated utility easements may be determined inadequate by Comcast Cable. In these cases, the developer, his successors or assigns, will be required to provide Comcast with exclusive easements.

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

Please feel free to contact me at 713-637-5025 with any questions that you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Grey", with a long, sweeping underline.

Chris Grey
Construction Supervisor, Design and Serviceability



August 3, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Box's Playground

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated May 2016.

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

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

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

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

If there are any questions, please contact Rosemary Valdez at 713.207.6027.

Sincerely,

A handwritten signature in cursive script that reads "Rosemary Valdez".

Rosemary Valdez, SR/WA
Right of Way Agent

C: Josh Kester <plating@tritechtx.com>

PLR16-310



July 17, 2016

Joshua Kester
Project Manager
Tri-Tech Surveying Company, LP
10401 Westoffice Drive
Houston, Texas 77042

Dear Joshua Kester,

AT&T is pleased to respond to your request for the no objection letter of plans received for the proposed Plat of Box's Playground located on Terry Lane in the city of Fulshear, Texas. AT&T places facilities within easements and/or public right-of-way adjacent to property requiring service.

Please contact me as soon as this development is approved, or have your agent call me. I will need adequate time to place new facilities for service to this development if needed. Thank you very much. If you have any questions or require additional information, please contact me at my office: 281-341-4304 or e-mail me at: bb2665@att.com.

Sincerely,

A handwritten signature in cursive script that reads "Bryan Burns".

Bryan Burns,
Manager OSP Planning and Engineering Design



Integrity Title

CITY PLANNING LETTER

September 21, 2016
Effective Date : September 15, 2016

Job No. 1621396A
FBCAD No. R395102

STATE OF TEXAS:
COUNTY OF: FORT BEND

THIS IS TO CERTIFY: That after a careful examination of the records in the offices of the Clerk of this County (excluding U. C. C. Records), as to the property described as follows:

A TRACT OF LAND CONTAINING 2.0004 ACRES (87,137 SQUARE FEET), BEING ALL THAT CERTAIN 2.0004 ACRES DESCRIBED IN A DEED TO KURT & SUZANNE BOX, RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. (FBCCF NO.) 2011050815, BEING OUT OF AND A PART OF A 36.504 ACRE TRACT, BEING PART OF THAT CALLED 113.32 ACRE GILBERT MEIER TRACT, IN THE DAVID RANDON & ISAAC PENNINGTON LEAGUE, A-75, IN THE FORT BEND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID 113.32 ACRES, IN THE SOUTH RIGHT-OF-WAY (ROW) LINE PENN LANE (60 FEET WIDE); THENCE, SOUTH 00 DEG. 14 MIN. 38 SEC. WEST, ALONG THE WEST LINE OF SAID 113.32 ACRE TRACT, A DISTANCE OF 1624.00 FEET, TO THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 5/8-INCH IRON ROD BEARS N 34 DEG. 39 MIN. E - 0.3 FEET;

THENCE, NORTH 89 DEG. 18 MIN. 08 SEC. EAST, WITH THE SOUTH LINE OF A CALLED 2.987 ACRE TRACT CONVEYED TO SCOTT AND CORRIE GHAFARI, RECORDED UNDER FBCCF NO. 2013142829, PASSING AT A DISTANCE OF 410.86 A FOUND 3/4 INCH IRON PIPE AT THE WEST LINE OF TERRY LANE (A 60 FOOT ROAD EASEMENT), CONTINUING FOR A TOTAL DISTANCE OF 440.86 FEET TO THE CENTERLINE OF SAID TERRY LANE AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 00 DEG. 21 MIN. 40 SEC. WEST, WITH THE CENTERLINE OF SAID TERRY LANE, A DISTANCE OF 198.03 FEET TO A POINT FOR THE SOUTH END OF SAID TERRY LANE AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 89 DEG. 21 MIN. 58 SEC. WEST, WITH THE NORTH LINE OF A CALLED 616.001 ACRE TRACT CONVEYED HARRISON INTERESTS, LTD., RECORDED IN VOLUME 1289, PAGE 625, FORT BEND COUNTY DEED RECORDS, PASSING AT A DISTANCE OF 30.00 FEET, A FOUND 1/2-INCH IRON PIPE MARKING THE WEST LINE OF SAID TERRY LANE, CONTINUING WITH THE NORTH LINE OF SAID 616.001 ACRE TRACT, FOR A TOTAL DISTANCE OF 440.43 FEET, TO A FOUND 3/4-INCH IRON PIPE MARKING THE SOUTHWEST CORNER OF THE AFOREMENTIONED 36.504 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 00 DEG. 14 MIN. 38 SEC. EAST, ALONG THE WEST LINE OF SAID 36.504 ACRE TRACT, THE EAST LINE OF A CALLED 18.38 ACRE TRACT CONVEYED TO KEITH & JENNIFER ST.



Integrity Title

CLAIR, RECORDED UNDER FBCCF NO. 2012135345, A DISTANCE OF 197.53 FEET TO THE PLACE OF BEGINNING.

We find the record title to be apparently in:

KURT L. BOX and wife, SUZANNE B. BOX

By virtue of that certain Deed as described in that instrument dated May 27, 2011 and recorded under Fort Bend County Clerk's File No. 2011050815.

Subject to the following liens:

Deed of Trust and Security Agreement dated March 9, 2016, payable to Newfirst National Bank and recorded under Fort Bend County Clerk's File No. 2016024512.

Subject to the following easements and encumbrances:

Road and Utility Easement as described in that instrument dated October 6, 1976 and recorded in Volume 700, Page 420 of the Fort Bend County Deed Records.

Subject to the following restrictions:

Restrictive Covenants as described in that instrument recorded January 5, 1977 and recorded under Fort Bend County Clerk's File No. 77000326.

We have made no examination as to special assessments or conflicts.

INTEGRITY TITLE COMPANY LLC

John Cones

Limitation of Liability: The liability of either party with respect to this information or any act in connection herewith whether in contract, tort, or otherwise, shall not exceed the price of the services or products sold hereunder or the price of that portion of such services or products on which liability is asserted. Courthouse specialists (Seller) makes no warranty whatsoever, express, implied or statutory, as to the quality, fitness, suitability, conformity, or merchantability of the services or products sold

SIGNAGE APPROVAL/DISAPPROVAL FORM

REQUESTOR: Bonterra

ADDRESS OF PREMISES AFFECTED: Cross Creek Ranch Subdivision

PLANNING AND ZONING COMMISSION REVIEW

GRANTED

DENIED

RETURNED FOR ADDITIONAL DATA

BY: _____

DATE: 10/7/16

CITY COUNCIL REVIEW

GRANTED

DENIED

BY: _____

DATE: _____

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

AGENDA OF: Master Sign Plan	
DATE SUBMITTED: October 4, 2016	DEPARTMENT: Building Services
PREPARED BY: Michelle Killebrew	PRESENTER: Michelle Killebrew
SUBJECT: Bonterra Master Sign Request	
ATTACHMENTS: YES	
EXPENDITURE REQUIRED:	\$0
AMOUNT BUDGETED:	\$0
ACCOUNT NO.:	
ADDITIONAL APPROPRIATION REQUIRED:	\$0
ACCOUNT NO.:	

EXECUTIVE SUMMARY

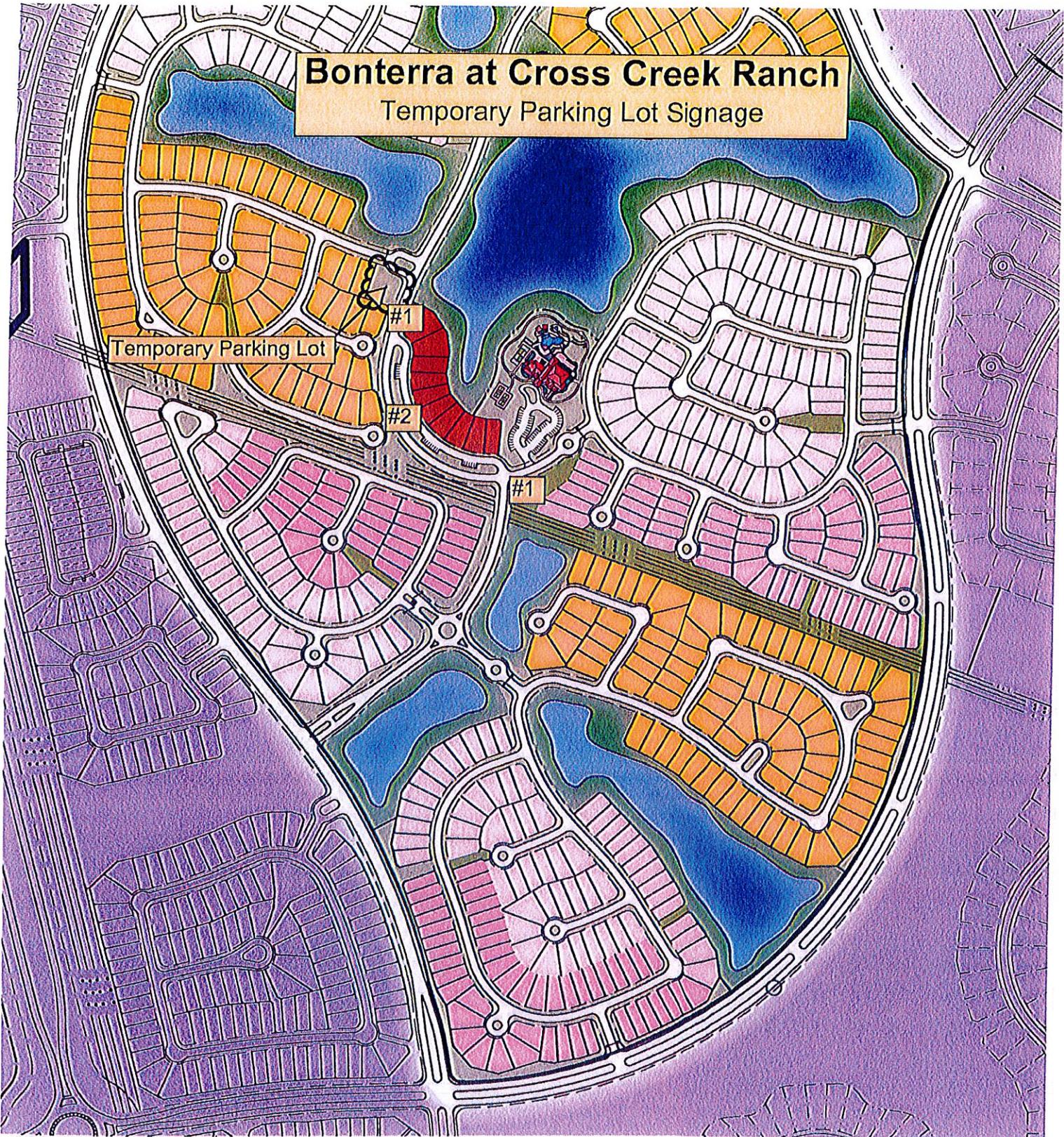
Bonterra is within the Cross Creek Ranch Subdivision, however it is permitted to request a Master Sign Plan due to its unique conditions i.e.: 200 plus acres of land, over 700 homes to be built which has its own amenity center for its residents.

This request originally came with larger signs and approx. 8 more signs that what is now presented.

They are advertising to a specific age group of 55 plus and are looking to market this groups needs through signage.

Bonterra at Cross Creek Ranch

Temporary Parking Lot Signage

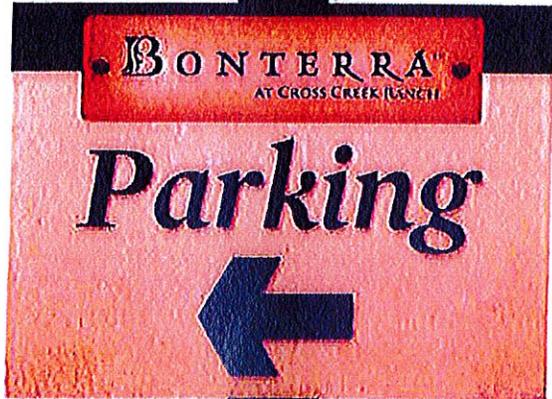


Temporary Parking Signage #1

6" x 6" 1/8" Aluminum Cap

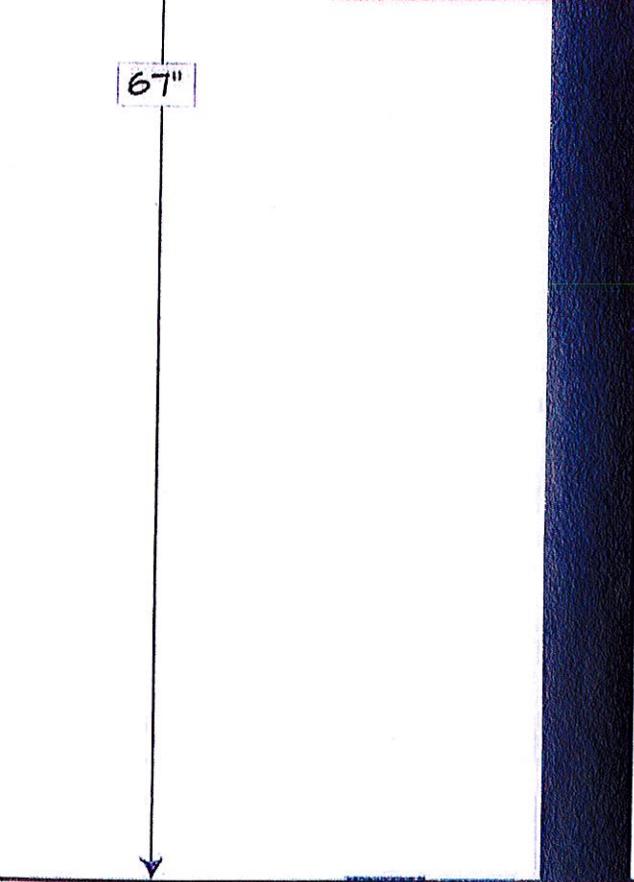


18" x 24"
1/8" Aluminum Face



67"

4x4 Aluminum Post

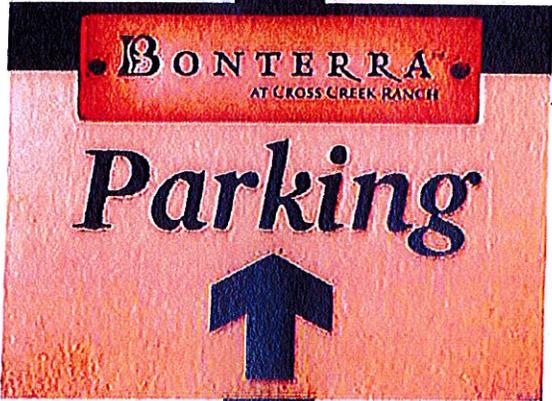


Temporary Parking Signage #2

6" x 6" 1/8" Aluminum Cap



18" x 24"
1/8" Aluminum Face



67"

4x4 Aluminum Post



Temporary Parking Lot Signage #3



Bonterra at Cross Creek Ranch Master Signage Plan

History:

Bonterra at Cross Creek Ranch is a 55+ Active Adult Community. This is the second "Bonterra" that Taylor Morrison has constructed in the greater Houston area, the initial one being in Woodforest (Tomball). Focus group studies began in 2013 and involved visits to established Active Adult Communities in Florida, Denver and Austin. The community will ultimately yield 700+ home sites on approximately 270 acres. We have recently begun construction of a 10,000 square foot club house which will include the services of a full time, on site Lifestyle Director. The appeal of this unique community is centered around the Lifestyle that is offered. The proposed signage is intended to create a "feeling" and "spirit" as buyers enter the community. Our signage is less about the various homes available and more about what life in Bonterra at Cross Creek Ranch has to offer.

The Model Park is unique as well. Our Model Park consists of 8 model homes on a single block. With the approval of The City of Fulshear, we gated the street in front of the model homes to insure the safety of customers and constructed a nearby parking lot. Given the size of the Model Park and the feedback received from the focus groups, adequate signage is critical to the success of the community.

Purpose:

This Master Signage Plan (MSP) provides specific dimensions and locations for the installation of signs within the community of Bonterra at Cross Creek Ranch. All signage is temporary and will be removed once home sales are complete, estimated to be seven (7) years. Included with this MSP are actual renderings of the signs and maps indicating the location of each. The objective of this MSP is to promote health, safety, welfare, convenience, enjoyment and the efficient transfer of information to the public that visits the Bonterra at Cross Creek Ranch community.

Design and Construction of Signs:

All signs shall be constructed utilizing an aluminum face, attached to aluminum crossbars and posts that are powder coated. No sign shall exceed six feet, six inches (6'6") inches by six feet, 4 inches (6'4"), nor exceed sixteen (16) total square feet of area. Banners shall be print applied to flag material and installed on flag poles. Banners shall not exceed six (6) feet by two feet, six inches (2'6"), nor exceed twelve and half (12 ½) total square feet. Banner material is "fixed" to the framing and not allowed to blow in the wind.

Bonterra at Cross Creek Ranch

Collector Rd. Temporary Signage

Golden Manor Dr.
.1 miles

#11
#10

#9

#8

#11

#7

Whispering Plains Dr.
.2 miles

#6

#5

#4

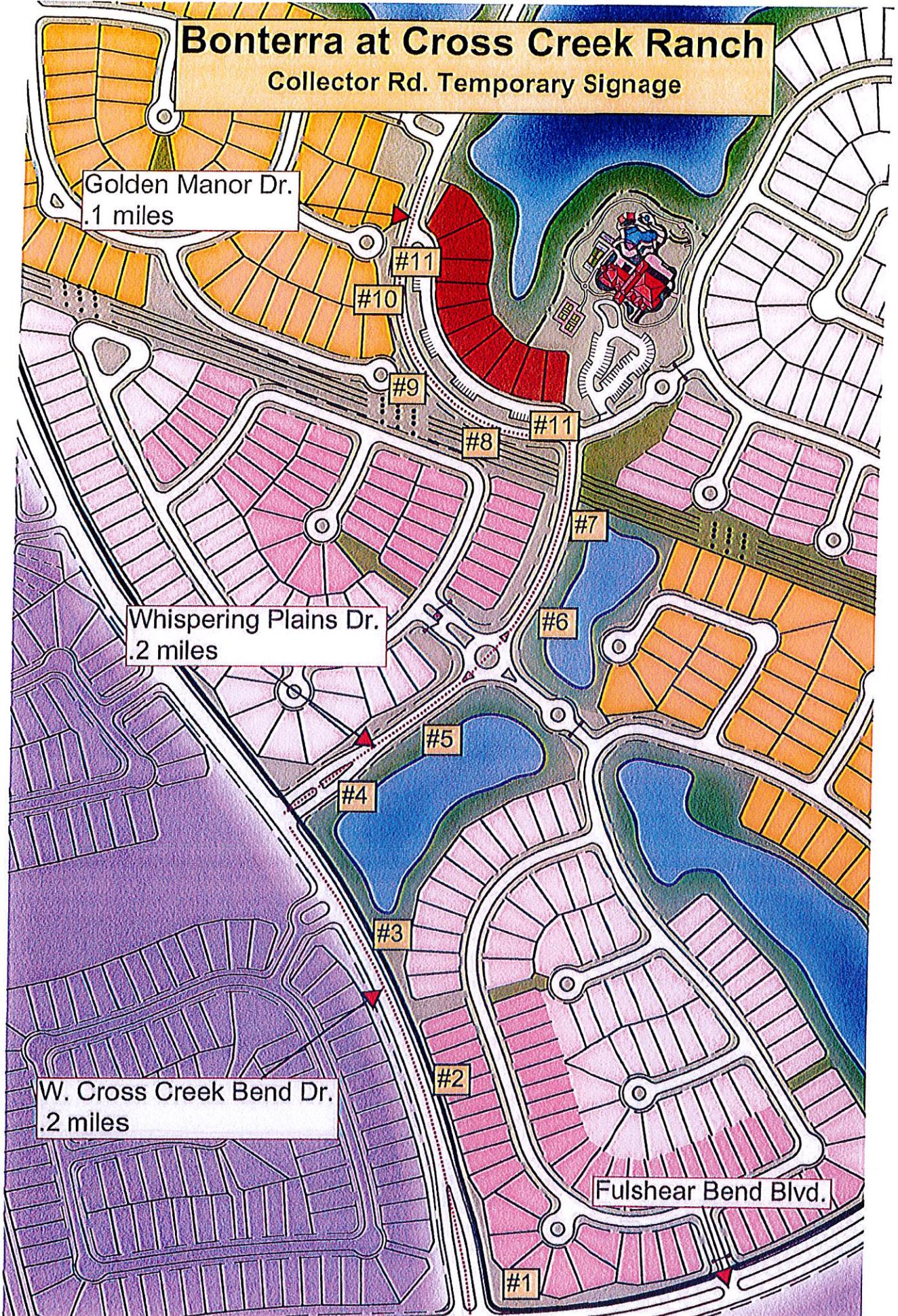
#3

W. Cross Creek Bend Dr.
.2 miles

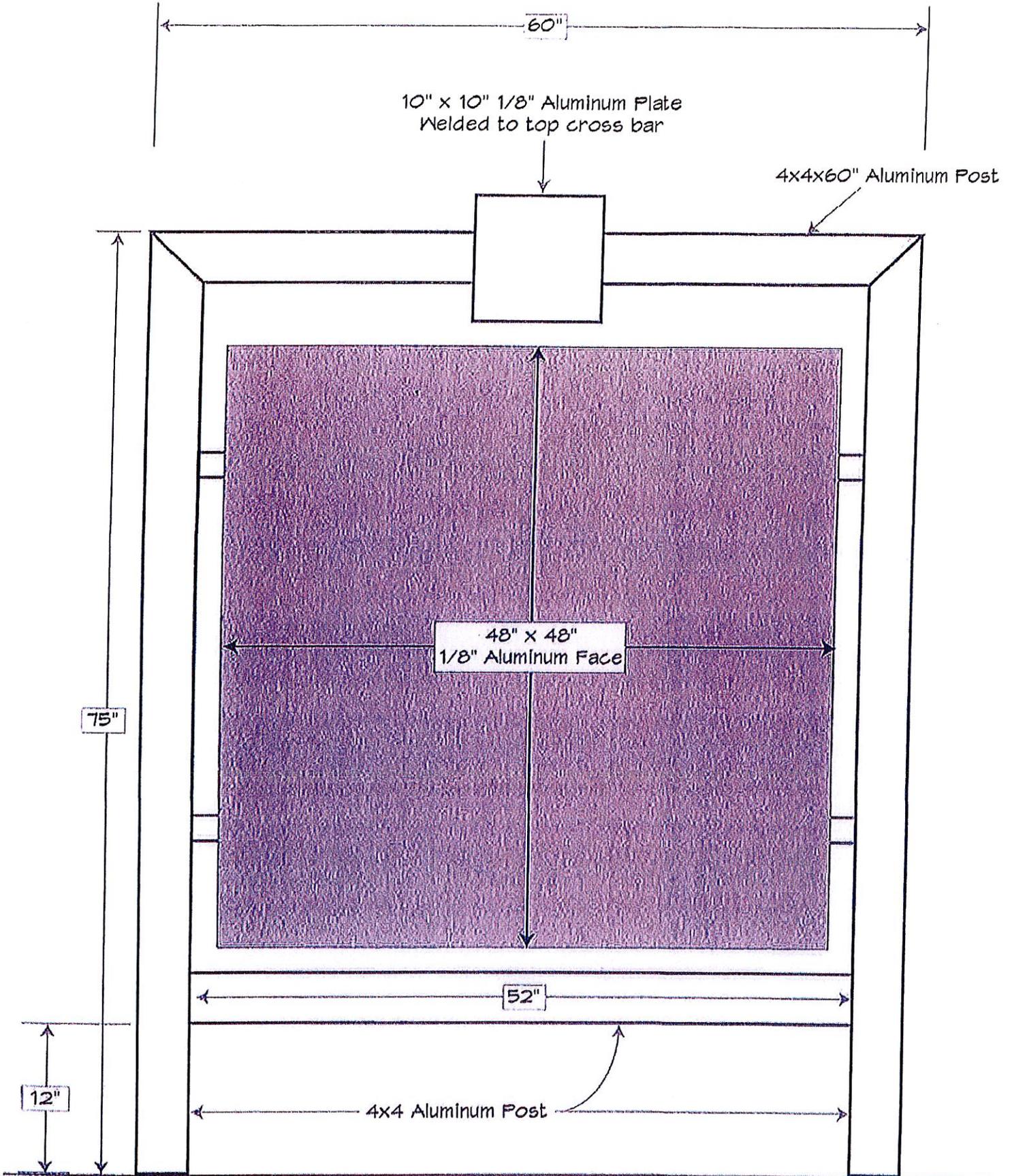
#2

Fulshear Bend Blvd.

#1



Burma Shave Sign Deminsions



Burma Shave Sign #1



BONTERRA™
at CROSS CREEK RANCH

**8 Models
Now Open**

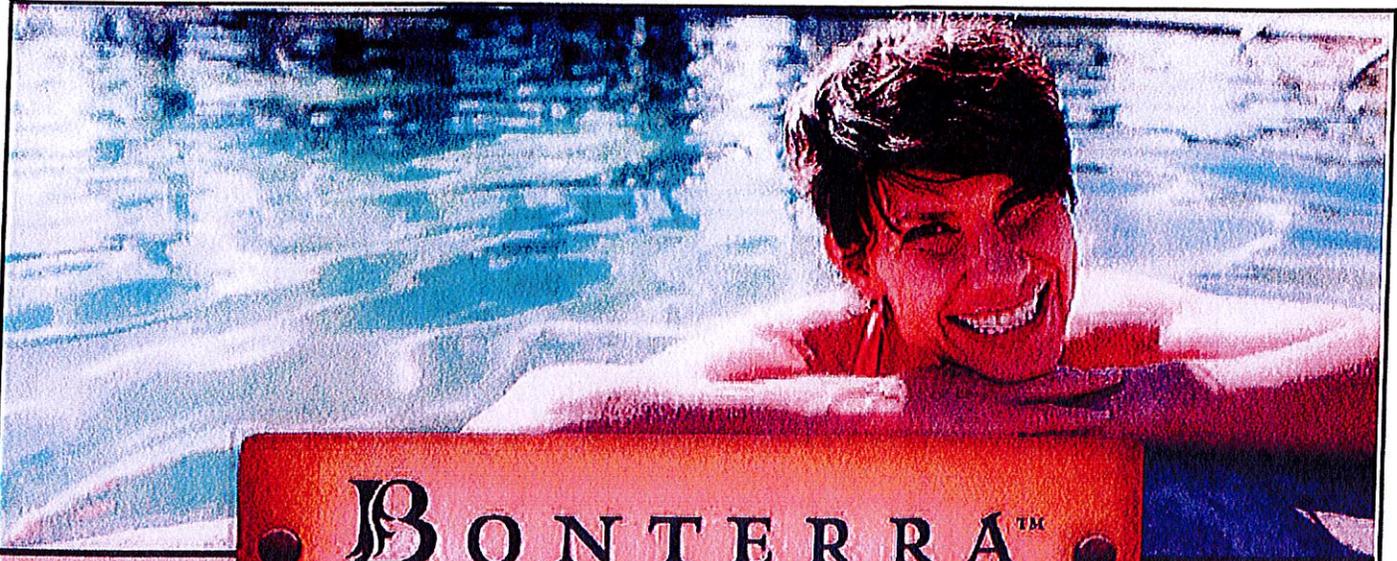
BONTERRA55PLUS.COM  

AN INSPIRED LIVING EXPERIENCE FROM **TaylorMorrison.**

BONTERRA AT CROSS CREEK RANCH IS A COMMUNITY INTENDED FOR OCCUPANCY BY PERSONS 55 OR OLDER

SIGN 1
Double-Sided

Burma Shave Sign #2



BONTERRA™
at CROSS CREEK RANCH

Planned
**Resort-Style
Clubhouse**

BONTERRA55PLUS.COM  

AN INSPIRED LIVING EXPERIENCE FROM **TaylorMorrison.**

BONTERRA AT CROSS CREEK RANCH IS A COMMUNITY INTENDED FOR OCCUPANCY BY PERSONS 55 OR OLDER

SIGN 2
Double-Sided

Burma Shave Sign #3



BONTERRA™
at CROSS CREEK RANCH

***Lifestyle Director
and
Social Events***

BONTERRA55PLUS.COM  

AN INSPIRED LIVING
EXPERIENCE FROM

TaylorMorrison.

BONTERRA AT CROSS CREEK RANCH IS A COMMUNITY INTENDED FOR OCCUPANCY BY PERSONS 55 OR OLDER

SIGN 3
Double-Sided

Burma Shave Sign #4

BONTERRA™
CROSS CREEK RANCH

Welcome to
Bonterra

BONTERRA55PLUS.COM 🏠 ✓

AN INSPIRED LIFESTYLE EXPERIENCE FROM TaylorMorrison.

BONTERRA AT CROSS CREEK RANCH IS A COMMUNITY INTENDED FOR OCCUPANCY BY PERSONS 55 OR OLDER

SIGN 4
FRONT

BONTERRA™
CROSS CREEK RANCH

Live Greater
Than Your Age

BONTERRA55PLUS.COM 🏠 ✓

AN INSPIRED LIFESTYLE EXPERIENCE FROM TaylorMorrison.

BONTERRA AT CROSS CREEK RANCH IS A COMMUNITY INTENDED FOR OCCUPANCY BY PERSONS 55 OR OLDER

SIGN 4
BACK

Burma Shave Sign #5



BONTERRA™
„CROSS CREEK RANCH

Planned
Lagoon-Style Pool
with Lap Lanes

BONTERRA55PLUS.COM 🏠🔗

AN INSPIRED LIVING EXPERIENCE FROM **TaylorMorrison.**

BONTERRA AT CROSS CREEK RANCH IS A COMMUNITY INTENDED FOR OCCUPANCY BY PERSONS 55 OR OLDER

SIGN 5
FRONT



BONTERRA™
„CROSS CREEK RANCH

Minutes From
Shopping, Dining
& Entertainment

BONTERRA55PLUS.COM 🏠🔗

AN INSPIRED LIVING EXPERIENCE FROM **TaylorMorrison.**

BONTERRA AT CROSS CREEK RANCH IS A COMMUNITY INTENDED FOR OCCUPANCY BY PERSONS 55 OR OLDER

SIGN 5
BACK

Burma Shave Sign #6

BONTERRA™
„ CROSS CREEK RANCH

Planned
**Fitness Center
& Spa**

BONTERRA55PLUS.COM 🏠

AN INSPIRED LEADERSHIP EXPERIENCE FROM **TaylorMorrison.**

BONTERRA AT CROSS CREEK RANCH IS A COMMUNITY INTENDED FOR OCCUPANCY BY PERSONS 55 OR OLDER

SIGN 6
FRONT

BONTERRA™
„ CROSS CREEK RANCH

Enjoy
Tennis Courts

BONTERRA55PLUS.COM 🏠

AN INSPIRED LEADERSHIP EXPERIENCE FROM **TaylorMorrison.**

BONTERRA AT CROSS CREEK RANCH IS A COMMUNITY INTENDED FOR OCCUPANCY BY PERSONS 55 OR OLDER

SIGN 6
BACK

Burma Shave Sign #7

BONTERRA™
„CROSS CREEK RANCH

Planned
**Pickle Ball &
Bocce Ball Courts**

BONTERRA55PLUS.COM 🏠

AN INSPIRED LIVING EXPERIENCE FROM **TaylorMorrison.**

BONTERRA AT CROSS CREEK RANCH IS A COMMUNITY DESIGNED FOR OCCUPANCY BY PERSONS 55 OR OLDER

SIGN 7
FRONT

BONTERRA™
„CROSS CREEK RANCH

Explore
Canine Commons

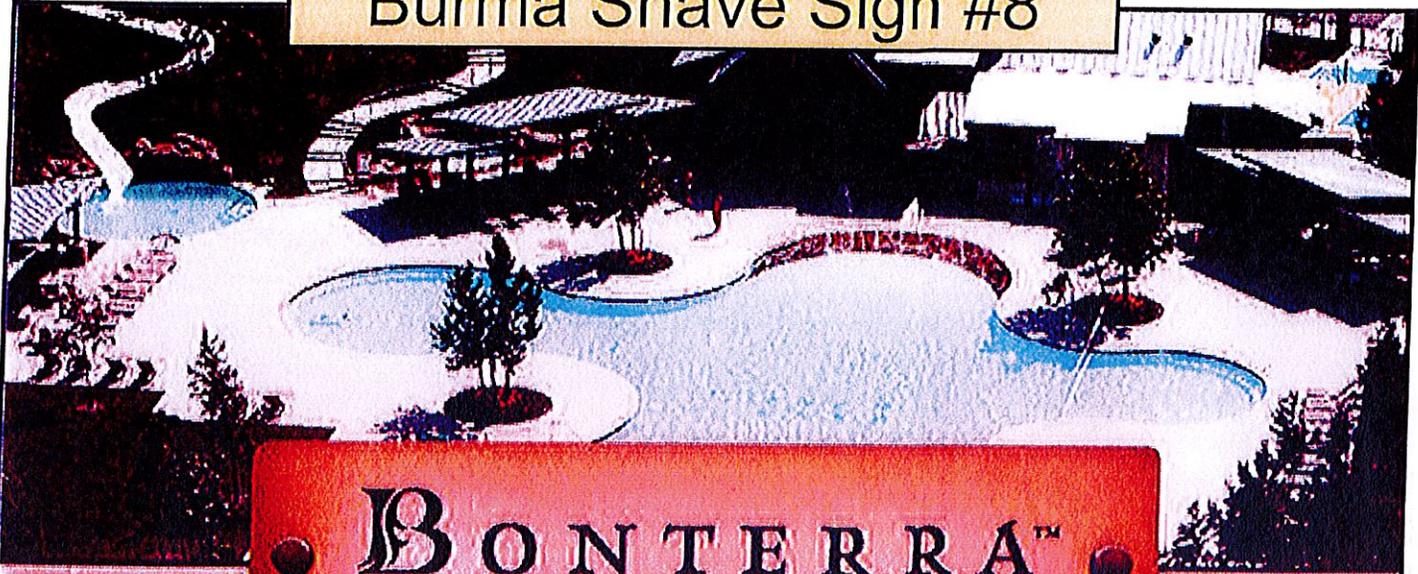
BONTERRA55PLUS.COM 🏠

AN INSPIRED LIVING EXPERIENCE FROM **TaylorMorrison.**

BONTERRA AT CROSS CREEK RANCH IS A COMMUNITY DESIGNED FOR OCCUPANCY BY PERSONS 55 OR OLDER

SIGN 7
BACK

Burma Shave Sign #8



BONTERRA™
at CROSS CREEK RANCH

Enjoy All
Cross Creek Ranch
Amenities

BONTERRA55PLUS.COM  

AN INSPIRED LIVING
EXPERIENCE FROM

TaylorMorrison.

BONTERRA AT CROSS CREEK RANCH IS A COMMUNITY INTENDED FOR OCCUPANCY BY PERSONS 55 OR OLDER

SIGN 8
Double-Sided

Burma Shave Sign #9

BONTERRA™
at CROSS CREEK RANCH

*Take the Grandkids
to Adventure Island*

BONTERRA55PLUS.COM  

AN INSPIRED LIVING
EXPERIENCE FROM

TaylorMorrison.

BONTERRA AT CROSS CREEK RANCH IS A COMMUNITY INTENDED FOR OCCUPANCY BY PERSONS 55 OR OLDER

SIGN 9
Double-Sided

Burma Shave Sign #10



BONTERRA™
at CROSS CREEK RANCH

Nearby
Golf Courses

BONTERRA55PLUS.COM  

AN INSPIRED LIVING
EXPERIENCE FROM

TaylorMorrison.

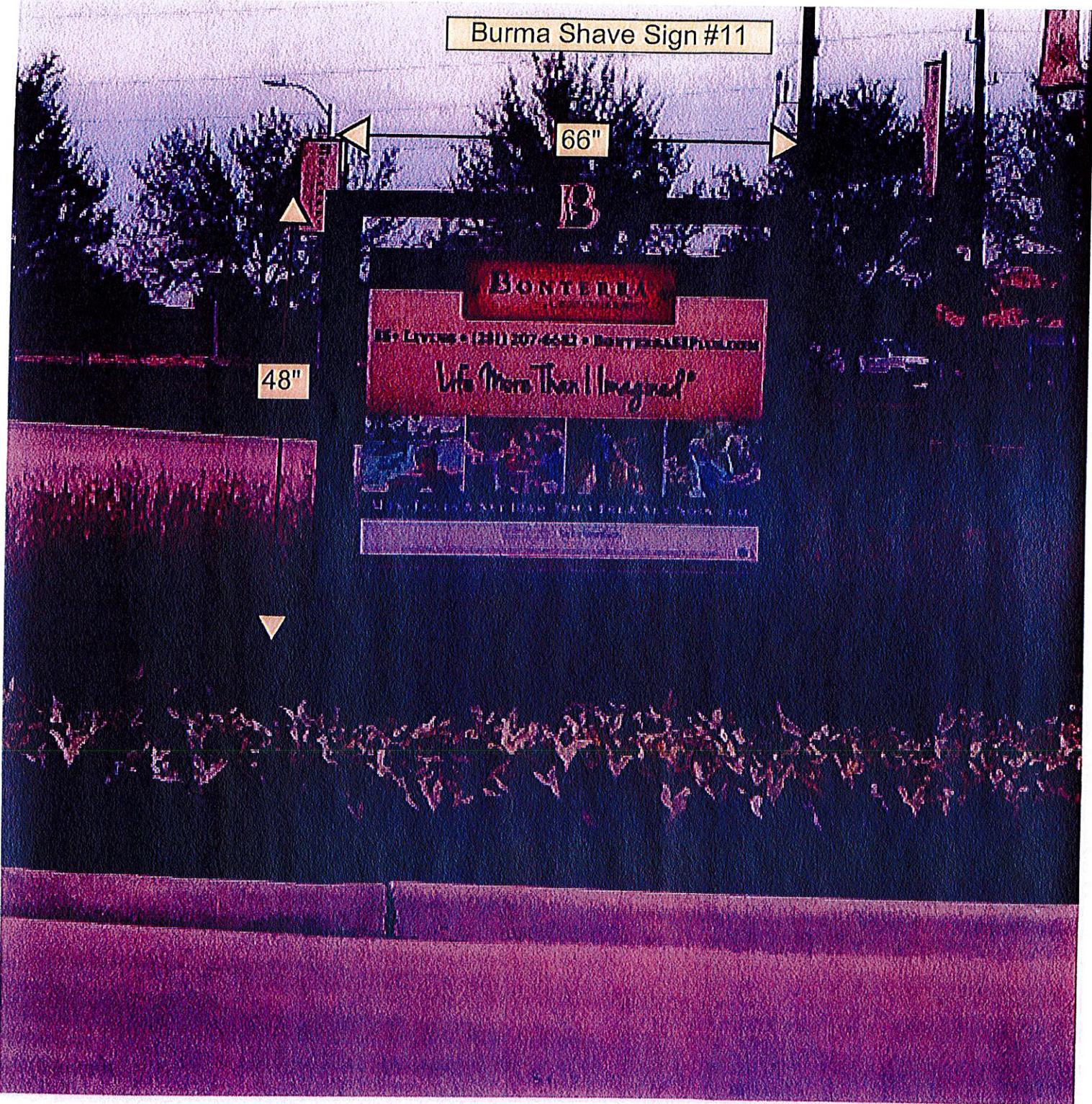
BONTERRA AT CROSS CREEK RANCH IS A COMMUNITY INTENDED FOR OCCUPANCY BY PERSONS 55 OR OLDER

SIGN 10
Double-Sided

Burma Shave Sign #11

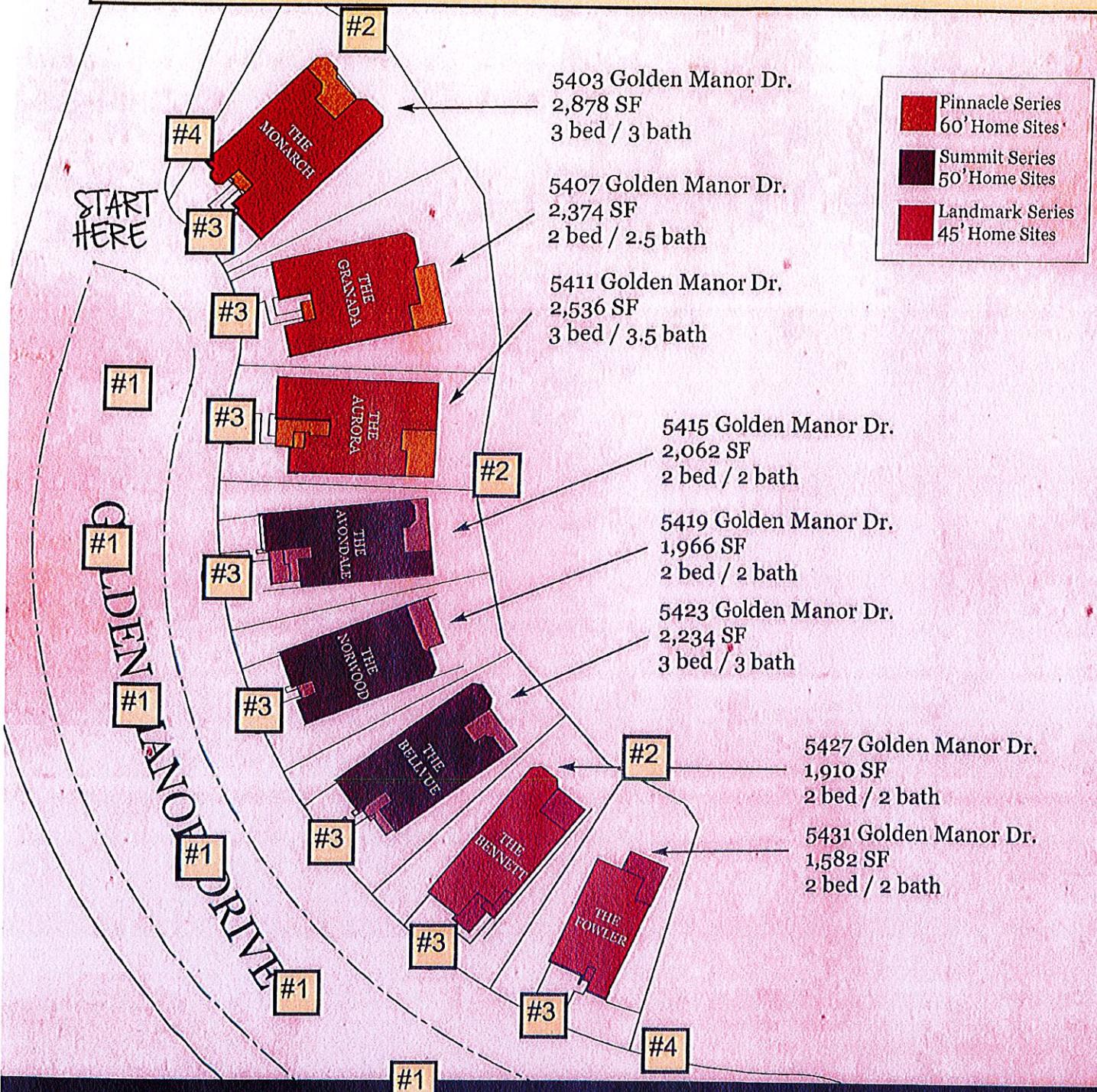
66"

48"



Bonterra at Cross Creek Ranch

Temporary Model Park Signage



BONTERRA55PLUS.COM

Life more than I imagined.



All information (including, but not limited to prices, availability, incentives, floor plans, site plans, features, standards and options, assessments and fees, planned amenities, programs, conceptual artists' renderings and community development plans) is not guaranteed and remains subject to change or delay without notice. Maps and plans are not to scale, all dimensions are approximate and are intended to represent an artist's depiction only of the existing and/or planned elements of Bonterra at Cross Creek Ranch Community's current proposed development concepts. Prices may not include lot premiums, upgrades and options. Photos and descriptions of any planned improvements, features or amenities are not an actual representation and are for illustration purposes only that remain subject to change. This material shall not constitute a valid offer in any state where prior registration is required or if void by law. At least one resident of household must be 55 or older, and additional restrictions apply. Some residents may be younger than 55 and no one under 19 in permanent residency. Please see a Taylor Morrison Community Sales Manager for details and visit www.taylormorrison.com for additional disclaimers. © August 2016, Taylor Morrison of Texas, Inc. All rights reserved.

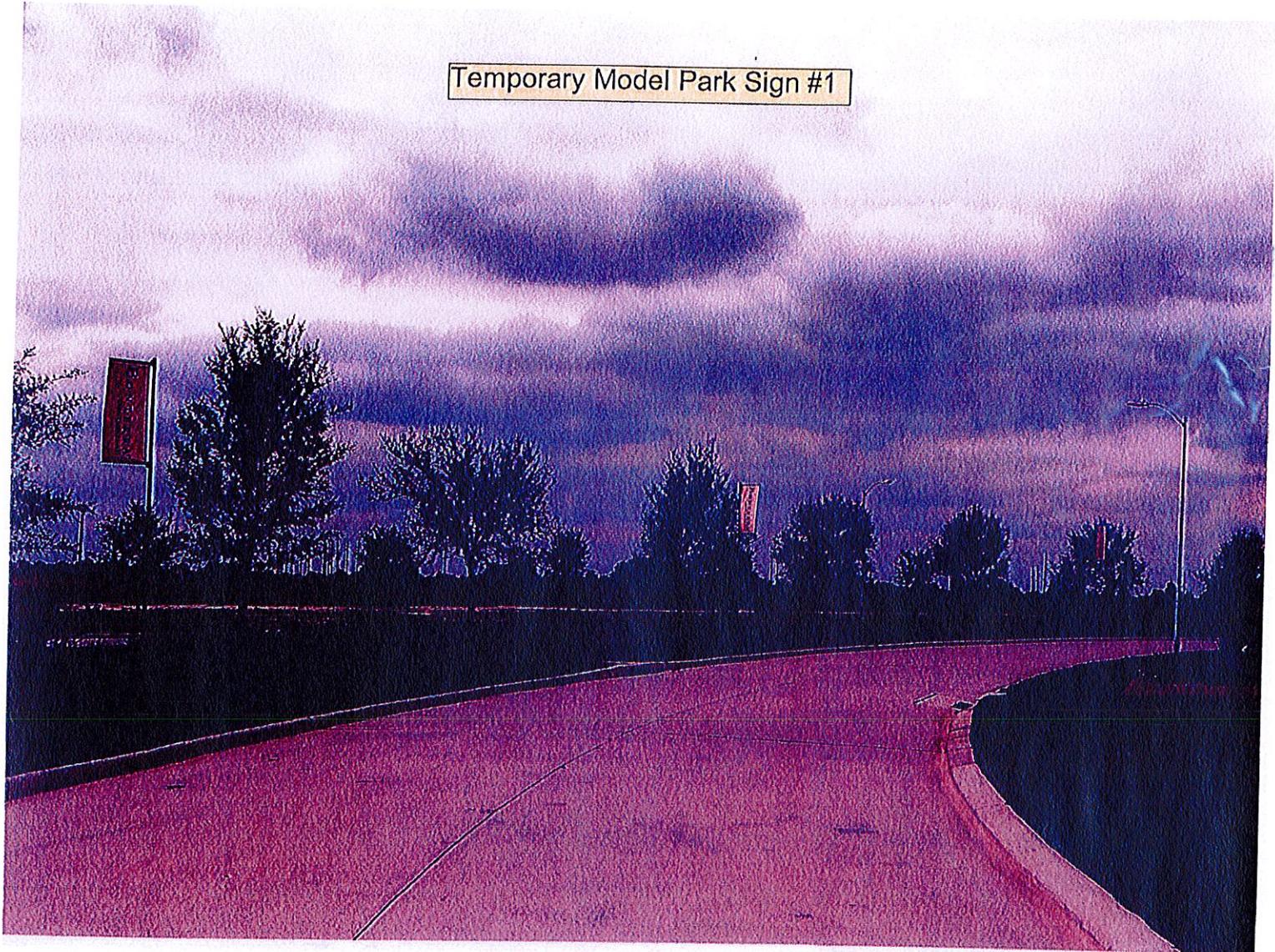
AN INSPIRED LIVING EXPERIENCE FROM **TaylorMorrison.**

Temporary Model Park
Signage #1

BONTERRATM
AT CROSS CREEK RANCH

1 - 72" x 30" Print applied to banner flag material
installed on flag poles

Temporary Model Park Sign #1



Temporary Model Park Signage #2

← 12" →



BONTERRA
LANDSCAPE ARCHITECTS

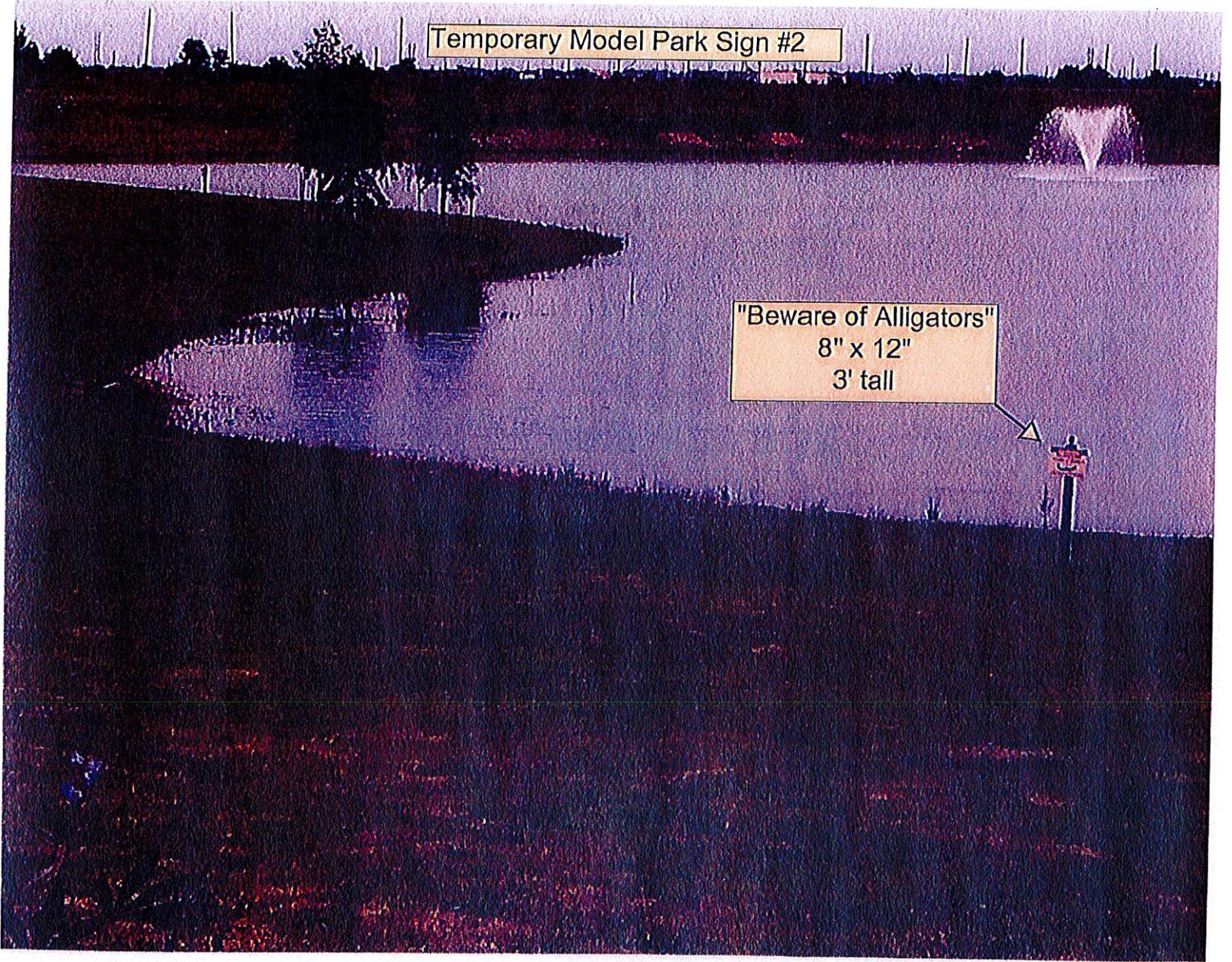
Beware of Alligators



Do Not Feed The Wildlife

Temporary Model Park Sign #2

"Beware of Alligators"
8" x 12"
3' tall



Temporary Model Park Signage #3

6" x 6" 1/8" Aluminum Cap



18" x 24"
1/8" Aluminum Face

BONTERRA
AT GROSS CREEK RANCH

Norwood

2 Bedroom / 2 Bath / 2 Car Garage
1,977 Square Feet

THE SUMMIT SERIES

ARCHITECTURE INTERIOR DESIGN | Taylor Morrison

67"

4x4 Aluminum Post



Temporary Model Park Sign #3

18" x 24"
1/8" Aluminum Face

67"

B
BONCERRA
Aurora
1 Bedroom / 1.5 Bath / 1 Car Garage
3,420 Square Feet
THE PINNACLE SERIES

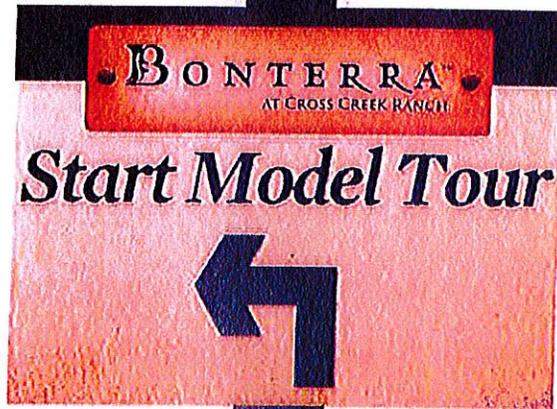


Temporary Model Park Signage #4

6" x 6" 1/8" Aluminum Cap



18" x 24"
1/8" Aluminum Face



67"

4x4 Aluminum Post





CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

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

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

WWW.FULSHEARTEXAS.GOV

CITY COUNCIL:

MAYOR: Jeff Roberts

MAYOR PRO-TEM: Erin Tristan

COUNCIL MEMBER: Stephen Gill

COUNCIL MEMBER: Tricia Krenek

COUNCIL MEMBER: James Murdoch

COUNCIL MEMBER: Ramona Ridge

STAFF:

CITY MANAGER: C.J. Snipes

CITY SECRETARY: D. Gordon Offord

CITY ATTORNEY: J. Grady Randle

SPECIAL CITY COUNCIL MINUTES AUGUST 1, 2016

I. OPENING

A. CALL TO ORDER

A SPECIAL MEETING OF THE FULSHEAR CITY COUNCIL WAS CALLED TO ORDER BY MAYOR, JEFF W. ROBERTS ON MONDAY, AUGUST 1, 2016 AT 6:01 P.M. IN THE FULSHEAR CITY HALL LOCATED AT 30603 FM 1093, FULSHEAR TEXAS AND ALL CITIZENS WERE WELCOMED.

MEMBERS PRESENT:

JEFF W. ROBERTS, MAYOR

ERN TRISTAN, MAYOR PRO TEM

STEPHEN GILL

TRICIA KRENEK

JAMES MURDOCH

RAMONA RIDGE

CITY STAFF PRESENT:

D. (DIANA) GORDON OFFORD, CITY SECRETARY

KIMBERLY KOPECKY, DEPUTY CITY SECRETARY

C. J. SNIPES, CITY MANAGER

J. GRADY RANDLE, CITY ATTORNEY

MICHAEL ROSS, ASSISTANT CITY MANAGER

OTHERS PRESENT:

**FULSHEAR SPECIAL CITY COUNCIL MINUTES
AUGUST 1, 2016
PAGE 2**

SHANNON PURCELL
VIOLA RANDLE
AND 22 OTHERS WHO FAILED TO SIGN IN

B. QUORUM & ROLL CALL

MAYOR ANNOUNCED THAT A QUORUM WAS PRESENT.

II. BUSINESS ITEMS

A. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2016-315 A RESOLUTION OF THE CITY OF FULSHEAR APPOINTING MEMBERS TO THE CITY'S PARKS AND RECREATION COMMISSION

COUNCIL MEMBER KRENEK STATED WE HAD THIS SAME RESOLUTION A COUPLE OF WEEKS AGO AND A VOTE HAS ALREADY BEEN TAKEN ON IT. COUNCIL MEMBER GILL ASKED IF THIS WAS THE SAME RESOLUTION. MAYOR ROBERTS REPLIED "YES". THERE WAS SOME DEBATE AMONG THE COUNCIL. MAYOR ROBERTS STATED THAT A COUNCIL MEMBER HAS ASKED FOR IT TO BE PLACED ON THE AGENDA. COUNCIL MEMBER KRENEK WANTED TO KNOW WHICH MEMBER. MAYOR PRO TEM TRISTAN STATED SOME OF THE INFORMATION WAS MISSING LAST TIME.

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO APPROVE RESOLUTION NO. 2016-315 A RESOLUTION OF THE CITY OF FULSHEAR APPOINTING MEMBERS TO THE CITY'S PARKS AND RECREATION COMMISSION. IT WAS SECOND BY COUNCIL MEMBER MURDOCH.

MAYOR ROBERTS ASKED IF THERE ARE ANY QUESTIONS.

COUNCIL MEMBER GILL STATED HE WANTS TO KNOW WHAT HAS CHANGED BETWEEN THEN AND NOW. HE STATED HE MADE HIS COMMENTS AT THE PREVIOUS COUNCIL MEETING WITH RESPECT ABOUT LOSING A LOT OF TALENT, EXPERIENCE, SKILLS, AND KNOWLEDGE ABOUT THE WHOLESAL CHANGE OF THESE COMMITTEES. HE STATED OBVIOUSLY THIS HAD NO IMPACT. COUNCIL MEMBER GILL STATED HIS CONCERNS REMAIN THE SAME. (FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE)

COUNCIL MEMBER KRENEK STATED SHE VOICED THE SAME CONCERNS STATED BY COUNCIL MEMBER GILL AT THE LAST MEETING TOO. ALSO, SHE STATED YOU ARE APPOINTING A COUNCIL MEMBER TO A BOARD AND IS THIS IN THE BEST INTEREST OF THE CITY TO BE ADVISING OURSELVES. COUNCIL MEMBER KRENEK STATED THAT A COUNCIL MEMBER SHOULD NOT HAVE A VOTING ROLL.

COUNCIL MEMBER RIDGE STATED THAT COUNCIL MEMBER KRENEK SERVED ON A BOARD LAST YEAR. COUNCIL MEMBER KRENEK STATED SHE THINKS IT WAS IN AN EX-OFFICO CAPACITY BUT SHE WOULD HAVE TO CHECK THE MINUTES. A DEBATE CONTINUED AMONG THE COUNCIL.

MAYOR ROBERTS INTERRUPTED TO CALL FOR A VOTE. COUNCIL MEMBER GILL STATED HE HAD ONE MORE QUESTION. HE STATED HE IS INTERESTED IN KNOWING WHY MR. MURDOCH CHANGED HIS POSITION. COUNCIL MEMBER MURDOCH STATED THAT AT THE LAST MEETING ALL THE INFORMATION WAS NOT AVAILABLE ON EACH APPLICANT AND IT IS NOW PRESENT. HE STATED HE HAS REVIEWED THE QUALIFICATIONS AND HE BELIEVES THESE ARE QUALIFIED INDIVIDUALS TO CARRY OUT CITY BUSINESS. HE STATED THAT THE MAYOR HAS THE AUTHORITY TO APPOINT INDIVIDUALS TO THE BOARD AND HE WOULD LIKE TO THANK ALL THOSE WHO HAVE SERVED PREVIOUSLY ON THE BOARDS AND/OR COMMITTEES. HE

**FULSHEAR SPECIAL CITY COUNCIL MINUTES
AUGUST 1, 2016
PAGE 3**

STATED THE CITY IS GROWING AND IT'S GOOD TO BRING IN NEW BLOOD. HE STATED HE FEELS THE PROSPECTIVE CANDIDATES ARE MORE THAN QUALIFIED TO SERVE ON THESE BOARDS.

MAYOR ROBERTS CALLED FOR A VOTE:

AYES: COUNCIL MEMBER MURDOCH, RIDGE, AND TRISTAN

NAYS: COUNCIL MEMBER GILL AND KRENEK

MOTION PASSES.

B. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION No. 2016-316 A RESOLUTION OF THE CITY OF FULSHEAR APPOINTING MEMBERS TO THE CITY'S 4A DEVELOPMENT CORPORATION

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO APPROVE RESOLUTION NO. 2016-316 A RESOLUTION OF THE CITY OF FULSHEAR APPOINTING MEMBERS TO THE CITY'S 4A DEVELOPMENT CORPORATION. IT WAS SECONDED BY COUNCIL MEMBER MURDOCH.

COUNCIL MEMBER KRENEK STATED THE SAME AS APPLIES BEFORE. COUNCIL MEMBER GILL STATED THAT THE SAME CONCERNS AS FOR THE PREVIOUS ITEM. COUNCIL MEMBER MURDOCH STATED WE GET TO GET WITH THESE INDIVIDUALS TO BUILD A GREATER COMMUNITY AND NOT LET PERSONAL FEELINGS INTERFERE. COUNCIL MEMBER KRENEK STATED SHE AGREES WITH MR. MURDOCH BUT WHEN THIS TAKES AWAY FROM THE INSTRUCTIONAL KNOWLEDGE ESPECIALLY 4A AND 4B, WE NEED TO CONTINUITY THROUGHOUT. (FOR ALL THE COMMENTS, REQUEST A COPY OF TAPE RECORDING)

COUNCIL MEMBER GILL STATED HE WOULD LIKE TO SECOND THE CONCERNS STATED BY COUNCIL MEMBER KRENEK. HE STATED HE WAS ON THE 4B AND HE WAS GOING TO ASK TO BE REMOVED SINCE HE SITS ON COUNCIL. HE STATED HE DOES NOT BELIEVE A COUNCIL MEMBER SHOULD SIT ON A BOARD AND/OR COMMITTEE.

MAYOR PRO TEM TRISTAN STATED AFTER REVIEWING ALL THE APPLICATIONS, THESE INDIVIDUALS ARE WELL QUALIFIED AND IT'S A WELL-ROUNDED GROUP.

MAYOR ROBERTS STATED IT WAS NOT A WHOLESAL GROUP. HE STATED THE MAJORITY OF THE FOLKS REMOVED, THEIR TERM HAD ALREADY EXPIRED. HE ALSO STATED THAT THERE ARE NUMEROUS VOLUNTEERS WHO WANT TO SERVE. MAYOR ROBERTS STATED HE THINKS IT IS A GOOD IDEA TO HAVE FRESH IDEAS AND OPINIONS AND FOR THAT REASON HE SOUGHT TO CHANGE. MAYOR ROBERTS STATED NOT ALL OF PREVIOUS COMMITTEE MEMBERS WERE CHANGED.

COUNCIL MEMBER KRENEK CONTINUED HER DEBATE. (FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE.

MAYOR ROBERTS CALLED FOR A VOTE.

AYES: COUNCIL MEMBER MURDOCH, RIDGE, AND TRISTAN

NAYS: COUNCIL MEMBER GILL AND KRENEK

MOTION PASSES.

**FULSHEAR SPECIAL CITY COUNCIL MINUTES
AUGUST 1, 2016
PAGE 3**

C. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION No. 2016-317 A RESOLUTION OF THE CITY OF FULSHEAR APPOINTING MEMBERS TO THE CITY'S 4B DEVELOPMENT CORPORATION

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO APPROVE RESOLUTION NO. 2016-317 A RESOLUTION OF THE CITY OF FULSHEAR APPOINTING MEMBERS TO THE CITY'S 4B DEVELOPMENT CORPORATION. IT WAS SECONDED BY COUNCIL MEMBER RIDGE.

COUNCIL MEMBER KRENEK STATED HER COMMENTARY IS THE SAME FROM THE PREVIOUS MEETING. COUNCIL MEMBER GILL STATED HIS COMMENTS ARE THE SAME FOR THIS ITEM AS HE HAD FOR 4A GROUP.

MAYOR ROBERTS CALLED FOR A VOTE:

AYES: COUNCIL MEMBER MURDOCH, RIDGE, AND TRISTAN

NAYS: COUNCIL MEMBER GILL AND KRENEK

MOTION PASSES.

D. CONSIDERATION AND POSSIBLE ACTION TO APPROVE EXECUTION OF ABANDONMENT OF DEED ASSOCIATED WITH PRESCRIPTIVE EASEMENTS ALONG THE ROUTE PREVIOUSLY KNOWN AS KATY FULSHEAR ROAD LOCATED WITHIN CROSS CREEK RANCH

C. J. SNIPES, CITY MANAGER, PRESENTED TO THE COUNCIL.

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE EXECUTION OF ABANDONMENT OF DEED ASSOCIATED WITH PRESCRIPTIVE EASEMENTS ALONG THE ROUTE PREVIOUSLY KNOWN AS KATY FULSHEAR ROAD LOCATED WITHIN CROSS CREEK RANCH. IT WAS SECONDED BY COUNCIL MEMBER MURDOCH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN

NAYS: NONE

MOTION PASSES.

III. EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING

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

MAYOR ROBERTS ANNOUNCED THAT COUNCIL WOULD ENTER INTO EXECUTIVE SESSION AT 6:16 P.M.

IV. RECONVENE AND TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION IF DEEMED APPROPRIATE

**FULSHEAR SPECIAL CITY COUNCIL MINUTES
AUGUST 1, 2016
PAGE 3**

MAYOR ROBERTS ANNOUNCED THAT COUNCIL WOULD RECONVENE BACK INTO REGULAR SESSION AT 9:25 P.M. A QUORUM WAS PRESENT.

MAYOR ROBERTS ASKED IF THERE WAS ANY ACTION NEEDED TO BE TAKEN FROM EXECUTIVE SESSION. COUNCIL WAS SILENT.

VI. ADJOURNMENT

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO ADJOURN. IT WAS SECOND BY COUNCIL MEMBER GILL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:
AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

MAYOR ROBERTS ANNOUNCED WE ARE ADJOURNED AT 9:26 P.M.

JEFF W. ROBERTS, MAYOR

ATTEST:

D. (DIANA) GORDON OFFORD, 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: Jeff Roberts

MAYOR PRO-TEM: Erin Tristan

COUNCIL MEMBER: Stephen Gill

COUNCIL MEMBER: Tricia Krenek

COUNCIL MEMBER: James Murdoch

COUNCIL MEMBER: Ramona Ridge

STAFF:

CITY MANAGER: C.J. Snipes

CITY SECRETARY: D. Gordon Offord

CITY ATTORNEY: J. Grady Randle

REGULAR CITY COUNCIL MINUTES AUGUST 16, 2016

I. OPENING

A. CALL TO ORDER

A REGULAR MEETING OF THE FULSHEAR CITY COUNCIL WAS CALLED TO ORDER BY MAYOR JEFF W. ROBERTS TUESDAY, AUGUST 16, 2016 AT 7:07 P.M. IN THE IRENE STERN COMMUNITY CENTER LOCATED AT 6920 KATY FULSHEAR ROAD, FULSHEAR, TEXAS AND ALL CITIZENS WERE WELCOMED.

MEMBERS PRESENT:

JEFF W. ROBERTS, MAYOR
ERIN TRISTAN, MAYOR PRO TEM
STEPHEN GILL
TRICIA KRENEK
JAMES MURDOCH
RAMONA RIDGE

CITY STAFF PRESENT:

D. (DIANA) GORDON OFFORD, CITY SECRETARY
KIMBERLY KOPECKY, DEPUTY SECRETARY
TIM KIRWIN, ASSISTANT CITY ATTORNEY
C. J. SNIPES, CITY MANAGER
KRISTINA BRASHEAR, FINANCE DIRECTOR
MICHELLE KILLEBREW, BUILDING OFFICIAL
VALERIE BRYANT, MUNICIPAL COURT CLERK
ANGELA FRITZ, ECONOMIC DEVELOPMENT DIRECTOR
DAVID LEYENDECKER, CITY ENGINEER
KENNY SEYMOUR, CHIEF OF POLICE

**FULSHEAR REGULAR CITY COUNCIL MINUTES
AUGUST 16, 2016
PAGE 2**

OTHERS:
VIOLA RANDLE
MARY L. SMITH
JOY MURDOCH
TOMMY KUYKENDALL
SUZANNA STUBBLEFIELD
CHERYL FINNEY
ALENA HEEDE
WILLIAM CASEY
RHONDA KUYKENDALL
SHANNON PURCELL
DANIEL MCJUNKIN
BILL HEEDE
NORMA BEUSTRING
L. BEUSTRING
DANNY MCCREA
AND 18 OTHERS WHO DID NOT SIGN IN

B. QUORUM & ROLL CALL

MAYOR ROBERTS ANNOUNCED A QUORUM WAS PRESENT AND THANKED EVERYONE FOR COMING.

C. INVOCATION – PASTOR DALE OLSON, FAMILY HOPE - FULSHEAR, TEXAS

PRAYER WAS PROVIDED BY PASTOR DALE OLSON.

D. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG – *I pledge allegiance to the flag of the United States of America and to the republic for which it stands, one nation under God, indivisible and with Liberty and Justice for all*

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

E. PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG - *Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible*

F. MAYOR ROBERTS LED THE AUDIENCE IN THE PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG.

II. CITIZENS COMMENTS

This is an opportunity for citizens to speak to Council relating to agenda and non-agenda items. Speakers are advised that comments cannot be received on matters which are the subject of a public hearing once the hearing has been closed. Speakers are required to register in advance and must limit their presentations to three minutes each.

**FULSHEAR REGULAR CITY COUNCIL MINUTES
AUGUST 16, 2016
PAGE 2**

NORMA BEUSTRING STATED SHE IS CONCERNED ABOUT THE FLOODING THAT HAS OCCURRED FOUR TIMES WITHIN THE LAST YEAR. SHE STATED THE CITY SHOULD BE MORE FOCUSED ON FLOODING OFF BOIS D ARC INSTEAD OF SPENDING MILLIONS OF DOLLARS FOR OVERPRICED LAND. (FOR ALL THE COMMENTS, REQUEST A COPY OF TAPE)

SUZANNA STUBBLEFIELD STATED HER CONCERN IS SIMILAR TO MS. BEUSTRING. SHE STATED THE ENGINEERS WERE HERE AT THE JUNE MEETING AND STATED THEY WOULD BE WORKING ON A FLOODING PLAN AND FIXING THE FLOODING ON RED BIRD LANE. THIS HAS NOT HAPPENED. SHE STATED SHE HAS HEARD SOMETHING ABOUT A LAND DEAL. THE CONCERN SHOULD BE ABOUT HUMAN LIVES AND NOT A LAND DEAL. (FOR ALL COMMENTS, REQUEST A COPY OF TAPE RECORDING)

LARRY BEUSTING STATED HE AGREES WITH WHAT YOU HAVE ALREADY HEARD AND YOU KNOW IT GOING TO HAPPEN SOONER OR LATER. HE STATED, WHAT IF THERE IS AN EMERGENCY AND NO EMERGENCY VEHICLE CAN GET THERE DUE TO FLOODED ROADS/STREETS. HE STATED SEVERAL SCENARIOS. (FOR ALL COMMENTS, REQUEST A COPY OF THE TAPE RECORDING).

RHONDA KUYKENDALL STATED CITY COUNCIL SHOULD CARRY OUT THEIR JUDICIAL RESPONSIBILITIES THEY WERE ELECTED TO DO. SHE STATED SHE IS ALSO CONCERNED ABOUT THE FLOODING ISSUE. THE CITY IS LOOKING TO PURCHASE A BLOCK OF PROPERTY- A LUXURY AND COULD BE PURCHASED FOR A FRACTION OF THE COST. SHE STATED TO PUT YOURSELF IN THE PLACE OF THE CONSTITUENTS THAT ARE FACING FLOODING, HIGHER TAXES, AND ASK YOURSELF IF YOU ARE SPENDING TAXPAYERS MONEY WISELY. (FOR ALL COMMENTS, REQUEST A COPY OF THE TAPE RECORDING).

DANNY McCREA STATED HE WANTS TO SPEAK ABOUT THE CITY'S COMPREHENSIVE PLAN, PARTICULARLY THE PARKS AND THE MAJOR RESERVES. HE STATED THAT PARKS SHOULD BE A PRIORITY AND IT PRESERVES THE SMALL TOWN CHARM WE ALL LIKE. HE STATED THERE ARE NUMEROUS FOR SALE SIGNS ALL AROUND TOWN. HE STATES WE NEED TO ACT NOW TO GET SOME OF THESE GREEN SPACES AND IF WE DON'T IT WILL BE LOST. IF WE DO NOT ACT, THEY WILL BE DEVELOPED BY COMMERCIAL OR RESIDENTIAL DEVELOPERS. (FOR ALL OF THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING).

MAYOR ROBERTS THANKED EVERYONE FOR THEIR COMMENTS.

III. CONSENT ITEMS

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

A. CONSENT AND APPROVAL OF BONTERRA AT CROSS CREEK RANCH SECTION 5/ PRELIMINARY PLAT

B. CONSENT AND APPROVAL OF BONTERRA AT CROSS CREEK RANCH SECTION 6/ PRELIMINARY PLAT

CONSENT AND APPROVAL OF TAMARRON CROSSING SECTION 4 – STREET DEDICATION/ PRELIMINARY PLAT

C. CONSENT AND APPROVAL OF TAMARRON TRACE – STREET DEDICATION/ PRELIMINARY PLAT

- D. CONSENT AND APPROVAL OF TAMARRON SECTION 27/ PRELIMINARY PLAT
- E. CONSENT AND APPROVAL OF TAMARRON CROSSING SECTION 3 – STREET DEDICATION/ PRELIMINARY PLAT
- F. CONSENT AND APPROVAL OF TAMARRON SECTION 26/ FINAL PLAT
- G. CONSENT AND APPROVAL OF TAMARRON SECTION 38/ FINAL PLAT
- H. CONSENT AND APPROVAL OF MINUTES FROM THE JULY 19, 2016 CITY COUNCIL MEETING

DAVID LEYENDECKER, CITY ENGINEER PROVIDED AN OVERVIEW TO COUNCIL REGARDING THE PLATS ON THE CONSENT ITEMS. IT WAS NOTED THAT TAMARRON SECTION 38 IS A FINAL PLAT INSTEAD OF A PRELIMINARY PLAT AND TAMARRON TRACE STREET DEDICATION PRELIMINARY PLAT NEED THE WORDS ADDED "SECTION 1". COUNCIL WAS SATISFIED WITH THE INFORMATION RECEIVED.

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE THE CONSENT ITEMS SUBJECT TO THE NOTATIONS MADE BY CITY ENGINEER, DAVID LEYENDECKER. IT WAS SECONDED BY MAYOR PRO TEM TRISTAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN

NAYS: NONE

MOTION PASSES.

IV. BUSINESS ITEMS

- A. CONSIDERATION AND POSSIBLE ACTION TO ADOPT A TIMELINE FOR THE CREATION OF SINGLE MEMBER DISTRICTS FOR THE ELECTION OF COUNCIL MEMBERS AS REQUIRED UNDER THE CITY'S HOME RULE CHARTER

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO ADOPT A TIMELINE FOR THE CREATION OF SINGLE MEMBER DISTRICTS FOR THE ELECTION OF COUNCIL MEMBERS AS REQUIRED UNDER THE CITY'S HOME RULE CHARTER. IT WAS SECONDED BY MAYOR PRO TEM TRISTAN.

COUNCIL MEMBER KRENEK STATED SHE AMENDS HER MOTION TO INCLUDE ONE ADDITIONAL PUBLIC HEARING. IT WAS SECONDED BY COUNCIL MEMBER GILL.

MAYOR ROBERTS STATED IF THERE WERE NO OBJECTIONS, HE WOULD LIKE MR. MENDEZ OF BICKERSTAFF HEATH DELGADO ACOSTA, LLP TO EXPLAIN THE TIME LINE TO THE AUDIENCE. COUNCIL WAS SILENT.

MR. MENDEZ GAVE AN OVERVIEW OF THE TIME LINE TO THE AUDIENCE AND STATED DESIGNATED DATES FOR PUBLIC HEARINGS WOULD BE LATER IN THE PROCESS.

MAYOR ROBERTS CALLED FOR A VOTE.

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN

NAYS: NONE

MOTION PASSES.

B. CONSIDERATION AND POSSIBLE ACTION TO ADOPT RESOLUTION NO. 2016-318 A RESOLUTION OF THE CITY OF FULSHEAR ADOPTING CRITERIA AND GUIDELINES FOR USE IN CREATING CITY COUNCIL DISTRICTS

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO ADOPT RESOLUTION NO. 2016-318 A RESOLUTION OF THE CITY OF FULSHEAR ADOPTING CRITERIA AND GUIDELINES FOR USE IN CREATING CITY COUNCIL DISTRICTS STRIKING ON PAGE 2 AND 3 (ITEM 4) OF THE RESOLUTION THE WORDS "AND MAYOR" PER CHARTER SECTION 3.06 B. IT WAS SECONDED BY COUNCIL MEMBER GILL.

MAYOR ROBERTS REITERATED WHICH PORTIONS WERE TO BE REMOVED FROM THE DOCUMENT. THERE WAS MORE DISCUSSION AMONG THE COUNCIL ABOUT WHAT NEEDS TO BE REMOVED.

IT WAS STATED THAT THERE ARE FIVE PLACES ON THE RESOLUTION THAT THE WORDS "AND MAYOR" BE STRUCK FROM THE DOCUMENT.

COUNCIL MEMBER GILL STATED THERE NEEDS TO BE SOME LANGUAGE IN THE DOCUMENT WHICH STATES THAT CITIZENS WILL BE PROVIDED THE POPULATION DATA IN CASE A CITIZEN WISHES TO SUBMIT A PLAN. HE STATED IT NEEDS TO BE PUT ON THE WEBSITE.

C. J. SNIPES, CITY MANAGER, STATES HE WISHES MR. MENDEZ TO DISCUSS HOW THIS DATA WOULD BE TABULATED SINCE THE 2010 CENSUS WAS INCORRECT FOR THE CITY OF FULSHEAR. MR. MENDEZ OF BICKERSTAFF EXPLAINED THIS PROCESS TO THE COUNCIL AND AUDIENCE.

COUNCIL MEMBER KRENEK STATED THAT SHE WOULD LIKE TO AMEND HER MOTION TO INCLUDE TWO STRIKES ON PAGE 1 (WORDS TO BE REMOVED "AND MAYOR") AND THREE ON PAGE 2 (WORDS TO BE REMOVED "AND MAYOR") AND LANGUAGE TO INCLUDE DATA REGARDING THE POPULATION IN CASE A CITIZEN WISHES TO SUBMIT A PLAN. IT WAS SECONDED BY COUNCIL MEMBER GILL.

COUNCIL MEMBER MURDOCH STATED HIS CONCERN WAS WHETHER THE DATA BE BROKEN DOWN BY AGE. MR. MENDEZ RESPONDED TO HIS QUESTION. THERE WAS MORE DISCUSSION AMONG THE COUNCIL.

MR. MENDEZ STATED THAT OLDER POPULATION WAS NOT PROTECTED BY THE VOTING RIGHTS ACT. COUNCIL WAS SILENT.

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

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN

NAYS: NONE

MOTION PASSES.

C. CONSIDERATION AND POSSIBLE ACTION TO APPOINT TWO COUNCIL MEMBERS TO SERVE AS A SPECIAL WORKING GROUP ON DISTRICTING ISSUES

FULSHEAR CITY COUNCIL MINUTES
AUGUST 16, 2016
PAGE 5

COUNCIL MEMBER RIDGE STATED SHE WOULD LIKE TO NOMINATE COUNCIL MEMBER GILL. COUNCIL MEMBER KRENEK STATED SHE WOULD LIKE TO NOMINATE HERSELF.

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPOINT STEPHEN GILL AND HERSELF TO SERVE AS A SPECIAL WORKING GROUP ON THE DISTRICTING ISSUES. IT WAS SECONDED BY COUNCIL MEMBER GILL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

MOTION PASSES.

D. CONSIDERATION AND POSSIBLE ACTION TO APPROVE REQUEST FROM LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT FOR AN ALTERNATIVE STANDARD OF COMPLIANCE WITH THE ARCHITECTURAL DESIGN STANDARDS AS DETAILED IN ORDINANCE NO. 2016-1205 FOR A FREE STANDING CANOPY LOCATED AT HUGGINS ELEMENTARY SCHOOL, 1 HUGGINS DRIVE, FULSHEAR, TEXAS 77441

C. J. SNIPES, CITY MANAGER, PRESENTED TO COUNCIL REGARDING THIS ITEM. HE STATED THAT THIS IS NOT A VARIANCE. MICHELLE KILLEBREW, BUILDING OFFICIAL, PRESENTED A STEP BY STEP ACCOUNT REGARDING THIS CANOPY VS. THE NEW ARCHITECTURAL DESIGN STANDARDS (ORDINANCE NO. 2016-1205). THERE WAS A SHORT DEBATE AMONG THE COUNCIL MEMBERS. COUNCIL WAS SATISFIED WITH THE RESPONSES RECEIVED. (FOR ALL COMMENTS, REQUEST A COPY OF THE TAPE RECORDING).

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO APPROVE REQUEST FROM LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT FOR AN ALTERNATIVE STANDARD OF COMPLIANCE WITH THE ARCHITECTURAL DESIGN STANDARDS AS DETAILED IN ORDINANCE NO. 2016-1205 FOR A FREE STANDING CANOPY LOCATED AT HUGGINS ELEMENTARY SCHOOL, 1 HUGGINS DRIVE, FULSHEAR, TEXAS 77441. IT WAS SECONDED BY COUNCIL MEMBER RIDGE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

MOTION PASSES.

E. CONSIDERATION AND POSSIBLE ACTION TO ADOPT RESOLUTION No. 2016-319 A RESOLUTION OF THE CITY OF FULSHEAR AMENDING RESOLUTION NO. 2015-289 APPROVING THE CITY'S HOLIDAY SCHEDULE FOR FISCAL YEAR 2015-2016 TO REFLECT THE CORRECT DATE FOR FORT BEND COUNTY FAIR DAY

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO ADOPT RESOLUTION NO. 2016-319 A RESOLUTION OF THE CITY OF FULSHEAR AMENDING RESOLUTION NO. 2015-289 APPROVING THE

**FULSHEAR CITY COUNCIL MINUTES
AUGUST 16, 2016
PAGE 7**

CITY'S HOLIDAY SCHEDULE FOR FISCAL YEAR 2016-2017 TO REFLECT THE CORRECT DATE FOR FORT BEND COUNTY FAIR DAY. IT WAS SECONDED BY COUNCIL MEMBER KRENEK. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

MOTION PASSES.

F. CONSIDERATION AND POSSIBLE ACTION TO ACCEPT 2016 TAX YEAR CERTIFICATIONS AND ANTICIPATED COLLECTION RATE

RECEIVED A LETTER FROM THE COUNTY TAX ASSESSOR/COLLECTOR FOR CERTIFICATION OF 2016 TAX YEAR ANTICIPATED COLLECTION RATE STATING THAT THE ANTICIPATED TAX COLLECTION RATE FOR 2016 YEAR FOR THE CITY OF FULSHEAR IS ESTIMATED AT 100%. (SEE DOCUMENT ON FILE)

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO ACCEPT 2016 TAX YEAR CERTIFICATIONS AND ANTICIPATED COLLECTION RATE. IT WAS SECONDED BY COUNCIL MEMBER GILL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

MOTION PASSES.

G. CONSIDERATION AND POSSIBLE ACTION TO PROPOSE THE AD VALOREM TAX RATE FOR FISCAL YEAR 2016-2017 AND SET PUBLIC HEARINGS FOR THE CONSIDERATION THEREOF

C. J. SNIPES, CITY MANAGER, EXPLAINED TO THE COUNCIL THAT THIS IS AN ANNUAL PROCESS AND STAFF RECOMMENDS THE ROLLBACK RATE WHICH STILL IS LOWER. THE PROPOSED RATED IS \$0.156901 (LOWER THAN LAST YEAR'S RATE) AND THAT THE PUBLIC HEARINGS BE HELD AUGUST 30, 2016 AND SEPTEMBER 13, 2016.

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO PROPOSE THE AD VALOREM TAX RATE FOR FISCAL YEAR 2016 -2017 AT \$0.156901 AND SET PUBLIC HEARINGS FOR AUGUST 30, 2016 AND SEPTEMBER 13, 2016 TO BE HELD HERE AT THE IRENE STERN CENTER. IT WAS SECONDED BY COUNCIL MEMBER GILL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

INDIVIDUAL ROLL CALL WAS DONE. MAYOR ROBERTS STATED HE WOULD START FROM HIS RIGHT.
COUNCIL MEMBER MURDOCH- AYE
COUNCIL MEMBER KRENEK-AYE
MAYOR PRO TEM TRISTAN- AYE
COUNCIL MEMBER RIDGE-AYE
COUNCIL MEMBER GILL- AYE

MOTION PASSES.

H. CONSIDERATION AND POSSIBLE ACTION TO APPROVE CONTRACT FOR IMPACT FEE ANALYSIS AND POLICY DEVELOPMENT BETWEEN THE CITY AND KIMLEY HORN ENGINEERS

MICHAEL ROSS PROVIDED AN OVERVIEW TO THE COUNCIL REGARDING THIS ITEM. MR. ROSS STATED THAT KIMLEY HORN HAS BEEN ENGAGED TO DEVELOP THE CITY'S IMPACT FEE STUDY. HE STATED THAT KIMLEY HORN WILL WORK WITH THE CITY'S CONSULTANT FOR THE MASTER PLANS REGARDING THE PROJECTED LAND USES, GROWTH ASSUMPTIONS, AND CIP (CAPITAL IMPROVEMENT PLAN) PROJECTS. IN THE PACKET PROVIDED TO THE COUNCIL, TASKS 1-5 AND TASK 7 ARE BEING RECOMMENDED AT THIS TIME FOR A TOTAL OF \$147,200.

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO APPROVE CONTRACT FOR IMPACT FEE ANALYSIS AND POLICY DEVELOPMENT BETWEEN THE CITY AND KIMLEY HORN ENGINEERS.

THERE WAS SOME DISCUSSION AMONG THE COUNCIL REGARDING THE TASK 6 BEING EXCLUDED FROM THE PROPOSAL. COUNCIL MEMBER KRENEK HAD A QUESTION ABOUT WHAT IS BEING REFERRED TO AS A MASTER PLAN. KIMLEY HORN REPRESENTATIVE RESPONDED TO THE QUESTION. COUNCIL MEMBER GILL ASKED ABOUT THE COST AND THE ASSURANCE THE CITY WAS GETTING GOOD VALUE FOR THE MONEY BEING SPENT. MR. ROSS, ASSISTANT CITY MANAGER, RESPONDED. THE DISCUSSION CONTINUED. (FOR ALL THE COMPLETE DISCUSSION, REQUEST A COPY OF THE TAPE RECORDING).

AN AMENDED MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO STRIKE ANY REFERENCE REGARDING TASK 6 (REMOVE THE \$28,000) AND THE CAP FOR THIS CONTRACT BE \$147,200. IT WAS SECONDED BY COUNCIL MEMBER GILL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

MOTION PASSES.

I. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION No. 2016-320 A RESOLUTION OF THE CITY OF FULSHEAR CONSENTING TO THE ANNEXATION OF CERTAIN PROPERTY INTO FORT BEND MUD No. 156

TIM KIRWIN, ASSISTANT CITY ATTORNEY, PRESENTED TO THE COUNCIL REGARDING THIS ITEM. HE STATED THAT THIS WOULD ALLOW FOR SOME COMMERCIAL DEVELOPMENT, PARKING, AND SOME LANDSCAPING. HE STATED IT WOULD BE GOOD FOR THE CITY AND THE CITY WILL COLLECT THE ENTIRE ONE CENT SALES TAX.

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE RESOLUTION NO. 2016-320 A RESOLUTION OF THE CITY OF FULSHEAR CONSENTING TO THE ANNEXATION OF CERTAIN PROPERTY INTO FORT BEND MUD NO. 156. IT WAS SECONDED BY COUNCIL MEMBER MURDOCH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

MOTION PASSES.

J. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2016-1224 AN ORDINANCE OF THE CITY OF FULSHEAR AMENDING ORDINANCE NO. 2013-1127, SECTION 3.0 INCLUDING PROVISIONS FOR TEMPORARY STAYS ON BILLING

C. J. SNIPES, CITY MANAGER, STATED THAT HE RECOMMENDS THIS ITEM BE POSTPONED. AN ERROR WAS FOUND AND NEEDS TIME FOR CORRECTION.

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO POSTPONE ORDINANCE NO. 2016-1224 AN ORDINANCE OF THE CITY OF FULSHEAR AMENDING ORDINANCE NO. 2013-1127, SECTION 3.0 INCLUDING PROVISION FOR TEMPORARY STAYS ON BILLING. IT WAS SECONDED BY MAYOR PRO TEM TRISTAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN

NAYS: NONE

MOTION PASSES.

K. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2016-321 A RESOLUTION OF THE CITY OF FULSHEAR APPROVING PARTICIPATION IN THE GOVERNOR'S OFFICE BODY WORN CAMERA GRANT PROGRAM

A MOTION WAS MADE BY COUNCIL MEMBER MURDOCH TO APPROVE RESOLUTION NO. 2016-321 A RESOLUTION OF THE CITY OF FULSHEAR APPROVING PARTICIPATION IN THE GOVERNOR'S OFFICE BODY WORN CAMERA GRANT PROGRAM. IT WAS SECONDED BY COUNCIL MEMBER KRENEK.

MAYOR ROBERTS ASKED IF THERE WAS ANY QUESTIONS.

C. J. SNIPES, CITY ADMINISTRATOR, EXPLAINED THAT ALL OF THE POLICE OFFICERS DID NOT HAVE THE BODY CAMS AS YET. KENNY SEYMOUR, CHIEF OF POLICE, PRESENTED MORE DETAILS TO THE COUNCIL REGARDING THIS ITEM. COUNCIL WAS SATISFIED WITH THE RESPONSE RECEIVED. (FOR ALL THE DISCUSSION, REQUEST A COPY OF TAPE RECORDING). THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN

NAYS: NONE

MOTION PASSES.

V. EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING

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

FULSHEAR CITY COUNCIL MINUTES
AUGUST 16, 2016
PAGE 10

MAYOR ROBERTS ANNOUNCED THAT COUNCIL WOULD ENTER INTO AN EXECUTIVE SESSION AT 8:14 P.M. A QUORUM WAS PRESENT.

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

MAYOR ROBERTS ANNOUNCED THAT COUNCIL WOULD RECONVENE BACK INTO REGULAR SESSION AT 10:51 P.M. AND A QUORUM WAS PRESENT.

MAYOR ROBERTS ASKED IF THERE IS ANY ACTION TO BE TAKEN. MAYOR PRO TEM TRISTAN RESPONDED BY SAYING "YES".

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN FOR THE CITY MANAGER AND THE CITY ATTORNEY TO NEGOTIATE CONTRACT TERMS WITH MR. DUKE FOR A LAND SALE. IT WAS SECONDED BY COUNCIL MEMBER RIDGE. MAYOR ROBERTS ASKED IF THERE WERE ANY QUESTIONS OR COMMENTS. COUNCIL WAS SILENT.

THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, MURDOCH, RIDGE, AND TRISTAN

NAYS: COUNCIL MEMBER KRENEK

MOTION PASSES.

VII. ADJOURNMENT

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

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN

NAYS: NONE

MOTION PASSES.

MAYOR ROBERTS ANNOUNCED THAT WE ARE ADJOURNED.

Jeff W. Roberts, Mayor

Attest:

D. (Diana) Gordon Offord, 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: Jeff Roberts

MAYOR PRO-TEM: Erin Tristan

COUNCIL MEMBER: Stephen Gill

COUNCIL MEMBER: Tricia Krenek

COUNCIL MEMBER: James Murdoch

COUNCIL MEMBER: Ramona Ridge

STAFF:

CITY MANAGER: C.J. Snipes

CITY SECRETARY: D. Gordon Offord

CITY ATTORNEY: J. Grady Randle

CITY COUNCIL MINUTES SEPTEMBER 20, 2016

I. OPENING

A. CALL TO ORDER

A REGULAR MEETING OF THE FULSHEAR CITY COUNCIL WAS CALLED TO ORDER BY MAYOR JEFF W. ROBERTS ON TUESDAY, SEPTEMBER 20, 2016 AT 7:01 P.M. IN THE IRENE STERN COMMUNITY CENTER LOCATED AT 6920 KATY FULSHEAR ROAD, FULSHEAR, TEXAS 77441 AND CITIZENS WERE WELCOMED.

B. QUORUM & ROLL CALL

MAYOR ROBERTS ACKNOWLEDGED ALL CITY COUNCIL MEMBERS WERE PRESENT AND THANKED EVERYONE FOR COMING OUT.

MEMBERS PRESENT:

JEFF W. ROBERTS, MAYOR

ERIN TRISTAN, MAYOR PRO TEM

STEPHEN GILL, COUNCIL MEMBER

TRICIA KRENEK, COUNCIL MEMBER

JAMES MURDOCH, COUNCIL MEMBER

RAMONA RIDGE, COUNCIL MEMBER

CITY STAFF PRESENT:

D. (DIANA) GORDON OFFORD, CITY SECRETARY

C. J. SNIPES, CITY MANAGER

MICHAEL ROSS, ASSISTANT CITY MANAGER

TIM KIRWIN, ASSISTANT CITY ATTORNEY

MICHELLE KILLEBREW, BUILDING OFFICIAL

KRISTINA BRASHEAR, FINANCE DIRECTOR

CITY COUNCIL MINUTES
SEPTEMBER 20, 2016
PAGE 2

CONTINUE- CITY STAFF PRESENT:

TONI VELIE, UTILITY BILLING MANAGER
DAVID LEYENDECKER, CITY ENGINEER
ANGELA FRITZ, ECONOMIC DEVELOPMENT DIRECTOR
VALERIE BRYANT, MUNICIPAL CLERK
KENNY SEYMOUR, CHIEF OF POLICE
LYNN RAYMER, ADMINISTRATIVE ASSISTANT

OTHERS:

DANIEL MCJUNKIN
DON MCCOY
SHANNON PURCELL
RHONDA KUYKENDALL
TREY DEVILLER
TRACY YOUNGBLOOD
TOMMY KUYKENDALL
LAURIE SZANTAY
VICTORIA VIDAURI
V J DURRETT
N. BEUSTRING
RANDY STACY
SUZANNE STUBBLEFIELD
VIOLA RANDLE
REGINA DUCKETT
TERRY AND KAY CROCKETT
AND 27 OTHERS WHO DID NOT SIGN IN

C. INVOCATION – DR. CHARLES WISDOM, FULSHEAR POLICE CHAPLAIN

DR. CHARLES WISDOM PROVIDED THE PRAYER.

D. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG – *I pledge allegiance to the flag of the United States of America and to the republic for which it stands, one nation under God, indivisible and with Liberty and Justice for all*

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

E. PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG - *Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible*

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

II. **CITIZENS COMMENTS**

This is an opportunity for citizens to speak to Council relating to agenda and non-agenda items. Speakers are advised that comments cannot be received on matters which are the subject of a public hearing once the hearing has been closed. Speakers are required to register in advance and must limit their presentations to three minutes each.

RHONDA KUYKENDALL STATED BACK IN OCTOBER THERE WERE PLANS TO HIRE A PROFESSIONAL AUDIO AND VIDEO COMPANY. IT WAS IN LAST YEAR'S BUDGET AND THE BUDGET FOR THE CURRENT YEAR IS DATED 8-19-2016 AND UNABLE TO TELL WHETHER IT IS ON THE BUDGET STILL. MS. KUYKENDALL SUPPORTS THE CITY OBTAINING AUDIO AND VIDEO EQUIPMENT TO RECORDING CITY MEETINGS.

LAURA SZANTAY- SHE STATED HER CONCERN IS ITEM J ON THE AGENDA. SHE STATED THAT THE FULSHEAR DEVELOPMENT CORPORATION IS CHARGED WITH THE PURPOSE OF AIDING, PROMOTING AND FURTHERING THE ECONOMIC DEVELOPMENT OF THE CITY OF FULSHEAR AND GUIDING THE EXPENDITURES OF OUR SALES TAX DOLLARS. SHE SHARED HER OPINION WITH THE COUNCIL ON HOW WE CAN ACCOMPLISH OUR GOALS THROUGH DIFFERENT AVENUES. (for all the comments, request tape recording)

SUZANNE STUBBLEFIELD STATED A GROUP OF RESIDENTS PUT A SURVEY TOGETHER REGARDING THE FLOODING ON RED BIRD LANE. MS. STUBBLEFIELD SHARED THE RESULTS OF THE SURVEY WITH THE COUNCIL. (for all the comments, request tape recording)

REGINA DUCKETT IS AN EMPLOYEE OF THE CITY OF FULSHEAR. MS. DUCKETT SPOKE ABOUT THE LAY-OFFS AND HER POSITION HAS BEEN EFFECTED. MS. DUCKETT REQUESTED THAT THE LAYOFFS BE EXTENDED FROM NOVEMBER 4, 2016 TO FEBRUARY, 2017. MS. DUCKETT REQUESTED THAT ITEM E BE TABLED UNTIL ALL THE FACTS CAN BE CONSIDERED. (for all the comments, request tape recording)

III. **PUBLIC HEARINGS**

A. **PUBLIC HEARING ON THE FISCAL YEAR 2016-2017 CITY OF FULSHEAR OPERATING BUDGETS**

THE CITY COUNCIL OF THE CITY OF FULSHEAR WILL HOLD A PUBLIC HEARING ON A PROPOSED GENERAL FUND BUDGET FOR FISCAL YEAR 2016/2017 IN A MEETING BEGINNING AT 7:00 P.M. ON TUESDAY, SEPTEMBER 20, 2016 AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY-FULSHEAR ROAD, FULSHEAR, TEXAS 77441. ANY PERSON MAY ATTEND AND PROVIDE COMMENTS. A COPY OF THE PROPOSED BUDGET IS ON FILE WITH THE CITY SECRETARY AT THE ADDRESS SHOWN AND ON THE FULSHEAR WEBSITE (WWW.FULSHEARTEXAS.GOV).

THIS BUDGET WILL RAISE MORE REVENUE FROM PROPERTY TAXES THAN LAST YEAR'S BUDGET BY AN AMOUNT OF \$332,804 WHICH IS AN INCREASE OF 21.96% FROM LAST YEAR'S BUDGET. THE PROPERTY TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR IS \$225,334.

MAYOR ROBERTS ANNOUNCED THAT THE PUBLIC HEARING IS OPENED AT 7:18 P.M.

C.J. SNIPES, CITY MANAGER, PROVIDED AN OVERVIEW OF THE 2016-2017 BUDGET TO THE COUNCIL. HE STATED THAT THE CITY IS EXPERIENCING SHORTAGES. FOR ALL THE SPECIFICS, REQUEST A COPY OF THE TAPE RECORDING.

THERE WERE NO COMMENTS FROM THE AUDIENCE.

MAYOR ROBERTS ANNOUNCED THAT THE PUBLIC HEARING IS CLOSED AT 7:27 P.M.

B. PUBLIC HEARING ON THE LIMITED PURPOSE ANNEXATION OF PART OF WALLER COUNTY ROAD IMPROVEMENT DISTRICT NO. 1

THE CITY OF FULSHEAR, TEXAS ("CITY") AND WALLER COUNTY ROAD IMPROVEMENT DISTRICT NO. 1 ("DISTRICT") HAVE ENTERED INTO THOSE CERTAIN STRATEGIC PARTNERSHIP AGREEMENTS ("AGREEMENTS") RECORDED IN THE REAL PROPERTY RECORDS OF WALLER COUNTY, TEXAS, UNDER COUNTY CLERK FILE NUMBERS 1403946, 1405598, AND 1603405, WHICH AGREEMENTS PROVIDE FOR THE LIMITED-PURPOSE ANNEXATION OF PART OF THE DISTRICT, BEING MORE PARTICULARLY DESCRIBED IN THE AGREEMENTS.

THE PURPOSE OF THE PUBLIC HEARINGS IS TO GIVE PERSONS INTERESTED IN THE LIMITED-PURPOSE ANNEXATION THE OPPORTUNITY TO BE HEARD.

FOR MORE INFORMATION AND TO OBTAIN COPIES OF THE AGREEMENTS PRIOR TO THE HEARINGS, PLEASE CONTACT D. (DIANA) GORDON OFFORD, 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 LIMITED-PURPOSE ANNEXATION.

DATE: SEPTEMBER 20, 2016

DATE: SEPTEMBER 20, 2016

TIME: 7:00 P.M.

TIME: 7:15 P.M.

PLACE: FULSHEAR CITY HALL

PLACE: FULSHEAR CITY HALL

MAYOR ROBERTS STATED THAT THIS PUBLIC HEARING WAS POSTED IN THE PAPER AS BEING HELD AT CITY HALL AND WE HAVE STAFF AT CITY HALL TO DIRECT ATTENDEES TO COMMUNITY CENTER, IF ANY.

C.J. SNIPES, CITY MANAGER, REPORTED THAT NO ONE SHOWED UP AT CITY HALL.

MAYOR ROBERTS ANNOUNCED THAT THE FIRST PUBLIC HEARING IS OPENED AT 7:29 P.M. THERE WERE NO COMMENTS FROM THE AUDIENCE. MAYOR ROBERTS ANNOUNCED THAT THE FIRST PUBLIC HEARING CLOSES AT 7:30 P.M.

MAYOR ROBERTS STATED WE WILL NOW MOVE TO SECTION FOUR-CONSENT AGENDA. FOR RESULTS, GO TO SECTION FOUR CONSENT AGENDA.

MAYOR ROBERTS READ THE SECOND PUBLIC HEARING ANNOUNCEMENT. MAYOR ROBERTS ANNOUNCED THAT THE SECOND PUBLIC HEARING OPENS ARE 7:33 P.M.

C.J. SNIPES, CITY MANAGER, ANNOUNCED THAT NO ONE SHOWED AT CITY HALL FOR THE SECOND PUBLIC HEARING. THERE WERE NO COMMENTS FROM THE AUDIENCE. MAYOR ROBERTS ANNOUNCED THAT THE SECOND PUBLIC HEARING CLOSES AT 7:34 P.M.

IV. CONSENT ITEMS

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

- A. CONSENT AND APPROVAL OF TAMARRON TRACE SECTION 2-STREET DEDICATION/PRELIMINARY PLAT**
- B. CONSENT AND APPROVAL OF TAMARRON TRACE SECTION 3- STREET DEDICATION/PRELIMINARY PLAT**
- C. CONSENT AND APPROVAL OF TAMARRON SECTION 16/PRELIMINARY PLAT**
- D. CONSENT AND APPROVAL OF TAMARRON SECTION 30/PRELIMINARY PLAT**
- E. CONSENT AND APPROVAL OF FULSHEAR BEND DRIVE EXTENSION NO. 2-CCR/ FINAL PLAT**
- F. CONSENT AND APPROVAL OF CREEK COVE AT CROSS CREEK RANCH SECTION 9/FINAL PLAT**
- G. CONSENT AND APPROVAL OF BONTERRA AT CROSS CREEK RANCH SECTION 5/FINAL PLAT**
- H. CONSENT AND APPROVAL OF BONTERRA AT CROSS CREEK RANCH SECTION 6/FINAL PLAT**
- I. CONSENT AND APPROVAL OF THE MARKET AT CROSS CREEK RANCH (2ND REVIEW)/FINAL PLAT**
- J. CONSENT AND APPROVAL OF PLEASANT GROVE/FINAL PLAT**
- K. CONSENT AND APPROVAL OF AN AMENDMENT FOR TAMARRON MASTER SIGN PLAN**
- L. CONSENT AND APPROVAL OF MINUTES FROM THE AUGUST 16, 2016 CITY COUNCIL MEETING**

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO ACCEPT CONSENT AGENDA AS PRESENTED. IT WAS SECONDED BY COUNCIL MEMBER MURDOCH.

THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN

NAYS: NONE

MOTION PASSES.

MAYOR ROBERTS ANNOUNCED THAT WE WILL NOW MOVE BACK TO ITEM 3B WHICH IS THE SECOND PUBLIC HEARING REGARDING THE WALLER COUNTY ROAD IMPROVEMENT DISTRICT NO. I. GO TO SECOND PUBLIC HEARING FOR THE RESULTS.

V. BUSINESS ITEMS

- A. PRESENTATION OF PROCLAMATION FOR PROSTATE CANCER AWARENESS (SEPTEMBER)**

MAYOR ROBERTS READ THE PROCLAMATION FOR PROSTATE CANCER AWARENESS TO THE AUDIENCE AND ADMONISHED ALL CITIZENS TO HELP RAISE AWARENESS.

B. PRESENTATION OF PROCLAMATION FOR BREAST CANCER AWARENESS MONTH (OCTOBER)

MAYOR ROBERTS READ THE PROCLAMATION FOR BREAST CANCER AWARENESS AND AGAIN ADMONISHED ALL CITIZENS TO HELP RAISE AWARENESS.

C. DISCUSSION AND PRESENTATION ON FLOODING ALTERNATIVES FOR RED BIRD LANE AREA BY COSTELLO, INC.

MR. CRUZ INTRODUCED HIMSELF TO THE COUNCIL AND DISCUSSED THE SERVICES THAT COSTELLO, INC. WAS HIRED TO DO. HE STATED THAT A PROPOSAL HAS BEEN SUBMITTED TO THE CITY IDENTIFYING THE ALTERNATIVES FOR EMERGENCY ACCESS ROAD AND THE COST ESTIMATE. HE ALSO DISCUSSED THE PROPOSED ROUTE FOR THE ACCESS ROAD.

MAYOR ROBERTS STATED THAT THIS WAS NOT AN ACTION ITEM. HE STATED A TOWN HALL MEETING WILL BE HELD ON NEXT MONTH TO SHARE THE REPORT WITH CITIZENS OF RED BIRD AREA AND RECEIVE FEEDBACK. A LETTER WILL BE SENT TO ALL THE LAND OWNERS OF THE RED BIRD AREA ALONG WITH A BLACKBOARD ANNOUNCE AND IT WILL BE POSTED ON THE WEBSITE.

COUNCIL MEMBERS GILL AND KRENEK BOTH STATED THEY WERE UNDER THE IMPRESSION THAT A REPORT WOULD BE PROVIDED TONIGHT AND ASK THAT A DATE BE SET FOR THE TOWN HALL MEETING. DURING THE DISCUSSION IT WAS PROPOSED THAT A TOWN HALL MEETING BE HELD OCTOBER 3, 2016 AT 6:30 P.M. AT THE IRENE STERN CENTER. MAYOR ROBERTS APOLOGIZED FOR ANY MIS-COMMUNICATION AND STATED THAT THE RECOMMENDATIONS FROM COSTELLO, INC. WILL BE CONSIDERED AT THAT TIME. COUNCIL MEMBER GILL ALSO REQUESTED THAT THE DOCUMENTS BE PLACED ON THE WEBSITE SO CAN BE REVIEWED BY CITIZENS PRIOR TO THE MEETING.

NO ACTION WAS TAKEN ON THIS ITEM.

D. CONSIDERATION AND POSSIBLE ACTION ON DESIGNATING A DRAFT ILLUSTRATIVE DISTRICTING PLAN FOR THE CITY COUNCIL DISTRICTS AND SETTING A DATE FOR A PUBLIC HEARING TO RECEIVE COMMENTS ON THE PLAN

MAYOR ROBERTS CALLED FOR A MOTION FOR ITEM D TO BE MOVED TO THE END OF THE AGENDA AS IT WILL BE AN EXECUTIVE SESSION ITEM. A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN AND SECONDED BY COUNCIL MEMBER KRENEK. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN

NAYS: NONE

E. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2016-1222 AN ORDINANCE APPROVING AND ADOPTING THE CITY OF FULSHEAR, TEXAS BUDGET FOR FISCAL YEAR 2016-2017; MAKING APPROPRIATIONS FOR THE CITY OPERATIONS FOR SUCH YEAR AS REFLECTED IN SAID BUDGET; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE ORDINANCE NO. 2016-1222. IT WAS SECONDED BY COUNCIL MEMBER RIDGE.

**CITY COUNCIL MINUTES
SEPTEMBER 20, 2016
PAGE 7**

COUNCIL MEMBER MURDOCH STATED HE THOUGHT THAT THE TWO PEOPLE WERE LEAVING AND NOT THAT THEY WERE BEING LAID-OFF. HE STATED WHAT CAN BE DONE TO SAVE THESE POSITIONS.

(THE AUDIENCE COMPLAINED THAT THEY COULD NOT HEAR AND MR. SNIPES REPEATED WHAT COUNCIL MEMBER MURDOCH HAD STATED).

MAYOR PRO TEM TRISTAN STATED SHE UNDERSTOOD ONE POSITION WAS ALREADY RE-SIGNING AND ONLY ONE LAY-OFF.

THE DISCUSSION CONTINUED BETWEEN THE COUNCIL AND CITY MANAGER, C.J. SNIPES.

COUNCIL MEMBER MURDOCH ASKED IF FUNDS CAN BE RE-ALLOCATED WHERE THE POSITIONS CAN CONTINUE UNTIL FEBRUARY, 2017. HE STATED RE-TRAINING PERSONNEL IS VERY EXPENSIVE AND HATES LETTING GO OF QUALIFIED STAFF. HE ASKED THE CITY MANAGER IF THIS IS OBTAINABLE. C.J. SNIPES, CITY MANAGER, RESPONDED. COUNCIL MEMBER MURDOCH STATED HE WANTS IT ON RECORD THAT HE UNDERSTOOD THE TWO STAFF PERSONS WAS LEAVING ON THEIR OWN AND NOT BEING LAID-OFF AND WE DO OUR PART TO MAINTAIN THE STAFF.

COUNCIL MEMBER MURDOCH STATED HE WOULD LIKE TO AMEND THE MOTION TO RE-ALLOCATE FUNDS TO MAINTAIN THE ONE POSITION UNTIL FEBRUARY, 2017 (AND IF FUNDS ARE AVAILABLE KEEP HER FOR THE REMAINING OF THE PERIOD). MR. MURDOCH ASKED IF THIS IS A POSSIBILITY? HE ASKED FOR AN EXECUTIVE SESSION.

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

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN

NAYS: NONE

MAYOR ROBERTS ANNOUNCED THAT COUNCIL WOULD ENTER INTO EXECUTIVE SESSION AS 7:58 P.M. AND A QUORUM WAS PRESENT.

MAYOR ROBERTS ANNOUNCED THAT COUNCIL WOULD RECONVENE BACK INTO REGULAR SESSION AT 8:12 P.M. AND A QUORUM WAS PRESENT.

MAYOR ROBERTS STATES WE HAD A MOTION FROM COUNCIL MEMBER MURDOCH AND NO SECOND SO IT DIES.

MAYOR ANNOUNCED THAT WE WILL GO BACK TO THE ORIGINAL MOTION BY COUNCIL MEMBER KRENEK AND SECONDED BY COUNCIL MEMBER RIDGE. MAYOR ROBERTS ASKED IF THERE ARE ANY QUESTIONS. COUNCIL WAS SILENT. MAYOR ROBERTS CALLED FOR A ROLL CALL VOTE AND CARRIED AS FOLLOWS:

COUNCIL MEMBER MURDOCH-NAY

COUNCIL MEMBER KRENEK-AYE

MAYOR PRO TEM TRISTAN-AYE

COUNCIL MEMBER RIDGE-AYE

COUNCIL MEMBER GILL-AYE

MOTION PASSES.

F. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ENGAGEMENT LETTER BETWEEN THE CITY OF FULSHEAR AND WHITLEY PENN FOR PROFESSIONAL SERVICES RELATED TO THE CITY'S ANNUAL FINANCIAL REPORT AND AUDIT

C. J. SNIPES, CITY MANAGER, STATES STAFF RECOMMENDS WE CONTINUE OUR RELATIONSHIP WITH WHITLEY PENN.

A MOTION WAS MADE BY COUNCIL MEMBER GILL TO APPROVE ENGAGEMENT LETTER BETWEEN THE CITY OF FULSHEAR AND WHITLEY PENN FOR PROFESSIONAL SERVICES RELATED TO THE CITY'S ANNUAL FINANCIAL REPORT AND AUDIT. IT WAS SECONDED BY COUNCIL MEMBER KRENEK.

COUNCIL MEMBER MURDOCH ASKED ABOUT THE HOURLY RATE. C. J. SNIPES, CITY MANAGER, PROVIDED A RESPONSE.

THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN

NAYS: NONE

G. CONSIDERATION AND POSSIBLE ACTION TO APPROVE CHANGE ORDER FOR THE SIEMENS AMR CONVERSION PROJECT

C. J. SNIPES, CITY MANAGER, PROVIDED AN EXPLANATION TO COUNCIL REGARDING THE CHANGE ORDER.

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO APPROVE CHANGE ORDER FOR THE SIEMENS AMR CONVERSION PROJECT. IT WAS SECONDED BY COUNCIL MEMBER MURDOCH.

COUNCIL MEMBER KRENEK HAD A QUESTION AS TO WHETHER THIS WOULD REQUIRE ADDITIONAL WORK OR COST. C. J. SNIPES, CITY MANAGER, RESPONDED.

THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN

NAYS: NONE

MOTION PASSES.

H. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN ADMINISTRATIVE SERVICES AGREEMENT BETWEEN THE CITY OF FULSHEAR AND THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (4A) FOR FISCAL YEAR 2016-2017

ANGELA FRITZ, ECONOMIC DEVELOPMENT DIRECTOR, PROVIDED AN EXPLANATION REGARDING THIS AGREEMENT TO COUNCIL. THERE WERE A FEW QUESTIONS FROM THE COUNCIL MEMBERS. COUNCIL WAS SATISFIED WITH THE RESPONSES.

A MOTION WAS MADE BY COUNCIL MEMBER GILL TO APPROVE AN ADMINISTRATIVE SERVICES AGREEMENT BETWEEN THE CITY OF FULSHEAR AND THE CITY OF FULSHEAR DEVELOPMENT CORPORATION (4A) FOR FISCAL YEAR 2016-2017. IT WAS SECONDED BY COUNCIL MEMBER RIDGE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

CITY COUNCIL MINUTES
SEPTEMBER 20, 2016
PAGE 9

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

MOTION PASSES.

I. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN ADMINISTRATIVE SERVICES AGREEMENT BETWEEN THE CITY OF FULSHEAR AND THE FULSHEAR DEVELOPMENT CORPORATION (4B) FOR FISCAL YEAR 2016-2017**

ANGELA FRITZ, ECONOMIC DEVELOPMENT DIRECTOR, PROVIDED A REVIEW TO COUNCIL REGARDING THE 4B FULSHEAR DEVELOPMENT AGREEMENT AND CITY OF FULSHEAR.

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE AN ADMINISTRATIVE SERVICES AGREEMENT BETWEEN THE CITY OF FULSHEAR AND THE FULSHEAR DEVELOPMENT CORPORATION (4B) FOR FISCAL YEAR 2016-2017 SUBJECT TO MODIFICATION OF 700 AND 701. IT WAS SECONDED BY MAYOR PRO TEM TRISTAN.

THERE WAS A SHORT DISCUSSION BETWEEN THE ASSISTANT CITY ATTORNEY, TIM KIRWIN, AND MS. FRITZ .

MAYOR ROBERTS CALLED FOR A VOTE.

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

MOTION PASSES.

J. **CONSIDERATION AND POSSIBLE ACTION TO PROVIDE GUIDANCE TO STAFF REGARDING THE IMPLEMENTATION OF ECONOMIC DEVELOPMENT CORPORATION PROJECT FUNDS RELATED TO EVENTS IN FISCAL YEAR 2016-2017**

ANGELA FRITZ, ECONOMIC DEVELOPMENT DIRECTOR, PRESENTED A REPORT TO COUNCIL REGARDING THE PROJECT FUNDS EVENTS FOR YEAR 2015 AND AN OVERVIEW OF SERVICES PROVIDED BY THE CHAMBER. SHE DELIVERED A 10 MINUTE PRESENTATION. SHE RECOMMENDS THE CITY CONTINUE THE PARTNERSHIP WITH THE CHAMBER FOR THE 2016 CHRISTMAS EVENT.

A MOTION WAS MADE BY COUNCIL MEMBER GILL THAT THE CITY CONTINUES TO PARTNERSHIP WITH THE CHAMBER FOR CHRISTMAS 2016 EVENT. IT WAS SECONDED BY COUNCIL MEMBER KRENEK.

COUNCIL MEMBER RIDGE ASKED A QUESTION. C.J. SNIPES, CITY MANAGER RESPONDED. COUNCIL MEMBER GILL STATED POINT OF ORDER. HE ASKED IF WE ARE IN THE DISCUSSION PHASE.

A MOTION WAS MADE BY COUNCIL MEMBER RIDGE TO INCLUDE CITY STAFF ON THE PLANNING AND PARTICIPATION OF THIS CHRISTMAS 2016 EVENT. IT WAS SECONDED BY MAYOR PRO TEM TRISTAN.

**CITY COUNCIL MINUTES
SEPTEMBER 20, 2016
PAGE 10**

MAYOR PRO TEM TRISTAN STATED SHE WOULD LIKE TO SEE THIS BECOMING A PARTNERSHIP AND NOT TURNING OVER EVERYTHING TO THE CHAMBER. MS. TRISTAN QUESTIONED THE AMOUNT OF MONEY THAT THE CITY IS DISBURSING TO THE CHAMBER FOR THESE EVENTS. MS. FRITZ RESPONDED.

THERE WAS SOME DISCUSSION AMONG THE COUNCIL AND CITY MANAGER. C. J. SNIPES, CITY MANAGER, PROVIDED AN EXPLANATION TO COUNCIL HOW THE EVENTS WERE HANDLED PRIOR TO THE DEVELOPMENT OF THE FULSHEAR CHAMBER.

COUNCIL MEMBER KRENEK STATED SHE IS IN FAVOR OF DEVELOPING AN MOU (MEMORANDUM OF UNDERSTANDING) WITH THE CHAMBER BUT STAFF IS OVERTAXED NOW IN EVERY DEPARTMENT AND THAT IS NOT A GOOD USE OF CITY STAFF TIME. COUNCIL MEMBER KRENEK STATED SHE IS NOT IN FAVOR OF THE AMENDMENT FOR THIS PARTICULAR EVENT. MR. SNIPES, CITY MANAGER, CONTINUED TO DEBATE THE ISSUE. COUNCIL MEMBER GILL ASKED FOR CLARIFICATION. HE STATED THE ECONOMIC DEVELOPMENT DIRECTOR USE TO DO THAT FUNCTION AND THEN THE CHAMBER TOOK IT ON. THE DISCUSSION CONTINUED. COUNCIL MEMBER GILL ASKED WHAT IS THE AMENDMENT. COUNCIL MEMBER GILL AGREED THAT STAFF SHOULD BE INVOLVED AND THAT IT NEEDS TO BE DEFINED IN A MOTION. MAYOR ROBERTS SUGGESTED THAT SOME STAFF BE DESIGNATED TO ATTEND THE MEETINGS AND BRING BACK A REPORT TO COUNCIL.

COUNCIL MEMBER KRENEK STATED SHE WOULD LIKE TO MAKE AN AMENDMENT TO COUNCIL MEMBER RIDGE AMENDMENT TO INCLUDE CITY STAFF AS DESIGNATED BY THE CITY ADMINISTRATOR TO ATTEND AND PARTICIPATE IN THE PLANNING MEETING WITH THE CHAMBER FOR THE CHRISTMAS 2016 EVENT. IT WAS SECONDED BY COUNCIL MEMBER GILL.

MAYOR ROBERTS STATED WE WILL TAKE A VOTE ON THE THIRD AMENDMENT FIRST. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

MAYOR ROBERTS STATED WE WILL NOW ACT ON THE SECOND AMENDED MOTION MADE BY COUNCIL MEMBER RIDGE AND SECONDED BY MAYOR PRO TEM TRISTAN TO AMEND THE FIRST MOTION.

COUNCIL MEMBER GILL ASKED FOR CLARIFICATION. COUNCIL MEMBER KRENEK RESPONDED. MAYOR ROBERTS STATES THIS IS TO INCLUDE STAFF ON THE PLANNING OF CHRISTMAS 2016 EVENT.

THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

MAYOR ROBERTS STATED WE WILL NOW GO BACK TO THE FIRST MOTION MADE BY COUNCIL MEMBER GILL TO PROVIDE GUIDANCE TO STAFF REGARDING THE IMPLEMENTATION OF ECONOMIC DEVELOPMENT CORPORATION PROJECT FUNDS RELATED TO EVENTS IN FISCAL YEAR 2016-2017. IT WAS SECONDED BY COUNCIL MEMBER KRENEK. THE MOTION CARRIES BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE
MOTION PASSES.

K. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2016-1223 AN ORDINANCE OF THE CITY OF FULSHEAR REPEALING ORDINANCE NO. 2013-1099, REGARDING THE IMPOSITION OF A HOTEL/ MOTEL OCCUPANCY TAX BEING SUPERSEDED BY ORDINANCE NO. 2016-1221

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE ORDINANCE NO. 2016-1223 AN ORDINANCE OF THE CITY OF FULSHEAR REPEALING ORDINANCE NO. 2013-1099, REGARDING THE IMPOSITION OF A HOTEL/ MOTEL OCCUPANCY TAX BEING SUPERSEDED BY ORDINANCE NO. 2016-1221. IT WAS SECONDED BY COUNCIL MEMBER GILL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

MOTION PASSES.

L. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2016-1224 AN ORDINANCE OF THE CITY OF FULSHEAR CALLING A PUBLIC HEARING ON A PROPOSED MORATORIUM ON THE DEVELOPMENT OF HOTELS AND MOTELS

C. J. SNIPES, CITY MANAGER, PROVIDED AN OVERVIEW REGARDING THIS ITEM TO COUNCIL.

A MOTION WAS MADE BY COUNCIL MEMBER GILL TO APPROVE ORDINANCE NO. 2016-1224 AN ORDINANCE OF THE CITY OF FULSHEAR CALLING A PUBLIC HEARING ON A PROPOSED MORATORIUM ON THE DEVELOPMENT OF HOTELS AND MOTELS. IT WAS SECONDED BY COUNCIL MEMBER KRENEK. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

COUNCIL MEMBER KRENEK HAD QUESTIONS REGARDING THIS ITEM. BOTH C.J. SNIPES, CITY MANAGER, AND GARY MITCHELL FROM KENDIG KEAST PROVIDED AN EXPLANATION. A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO SET A DATE. IT WAS SECONDED BY COUNCIL MEMBER GILL.

THERE WAS SOME DISCUSSION AMONG THE COUNCIL REGARDING THE DATE.

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO AMEND HER MOTION TO INCLUDE A DATE OF OCTOBER 18, 2016 AT 7PM FOR THE HEARING THAT WILL BE HELD AT THE FULSHEAR CITY HALL. IT WAS SECONDED BY MAYOR PRO TEM TRISTAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

CITY COUNCIL MINUTES
SEPTEMBER 20, 2016
PAGE 12

MAYOR ROBERTS CALLED FOR A VOTE ON THE ORIGINAL MOTION. HE ASKED IF THERE ARE ANY QUESTIONS. COUNCIL WAS SILENT.

THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

MAYOR ROBERTS ANNOUNCED THAT ITEM L PASSES.

M. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION No. 2016-323 A RESOLUTION OF THE CITY OF FULSHEAR APPROVING THE FISCAL YEAR 2016-2017 HOLIDAY SCHEDULE

C.J. SNIPES, CITY MANAGER, STATES THAT CITY FOLLOWS THE SAME HOLIDAY SCHEDULE AS FORT BEND COUNTY.

A MOTION WAS MADE BY COUNCIL MEMBER MURDOCH TO APPROVE RESOLUTION NO. 2016-323 A RESOLUTION OF THE CITY OF FULSHEAR APPROVING THE FISCAL YEAR 2016- 2017 HOLIDAY SCHEDULE. IT WAS SECONDED BY COUNCIL MEMBER KRENEK.

THERE WAS DISCUSSION ABOUT HAVING A HOLIDAY FOR AN INDIVIDUAL'S BIRTHDAY. IT WAS EXPLAINED TO COUNCIL BY CITY MANAGER THAT THIS IS A FLOATING HOLIDAY IS A HOLIDAY ONE COULD USE TO TAKE OFF FOR THEIR BIRTHDAY AND NOT REALLY DESIGNATES A HOLIDAY FOR STAFF BIRTHDAY. MR. SNIPES STATED FOR CLARIFICATION THIS MEANS THE FLOATING HOLIDAY WILL REMAIN AS A FLOATING HOLIDAY BUT REMOVING THE RESTRICTIONS THAT IT WILL BE USED AS BIRTHDAY HOLIDAY.

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE THE RESOLUTION NO. 2016-323 A RESOLUTION OF THE CITY OF FULSHEAR APPROVING THE FISCAL YEAR 2016- 2017 HOLIDAY SCHEDULE STRIKING THE USE OF THE FLOATING HOLIDAY AS IT RELATES TO A BIRTHDAY HOLIDAY. IT WAS SECONDED BY MAYOR PRO TEM TRISTAN.

THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

MAYOR ROBERTS STATED WE WILL NOW VOTE ON THE ORIGINAL MOTION. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

MAYOR ROBERTS ANNOUNCED THAT THE HOLIDAY SCHEDULE HAS NOW BEEN SET FOR THE CITY.

N. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION No. 2016-322 A RESOLUTION OF THE CITY OF FULSHEAR DESIGNATING THE OFFICIAL PAPER OF RECORD FOR THE CITY

C. J. SNIPES, CITY MANAGER, PROVIDED AN OVERVIEW TO THE COUNCIL. HE EXPLAINED THAT UNDER HOME RULE OFFICIAL NEWSPAPER HAS TO BE NOTED ONLY. HE SUGGESTED THAT THE FORT BEND HERALD AND THE WEST FORT BEND BUZZ BE NOTED AS NEWSPAPER OF RECORD FOR THE CITY OF FULSHEAR.

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO APPROVE RESOLUTION NO. 2016-322 A RESOLUTION OF THE CITY OF FULSHEAR DESIGNATING THE OFFICIAL PAPER OF RECORD FOR THE CITY. IT WAS SECONDED BY COUNCIL MEMBER MURDOCH.

(THE AUDIENCE AGAIN COMPLAINED THAT THEY COULD NOT HEAR COUNCIL MEMBERS AS THEY WERE SPEAKING)

COUNCIL MEMBER GILL ASKED FOR CLARIFICATION SINCE WE HAVE TWO NEWSPAPERS OF RECORD. MR. SNIPES EXPLAINED THAT THE CITY HAS A CHOICE.

COUNCIL MEMBER KRENEK STATED THAT WE DO NOT HAVE TO HAVE A PAPER OF RECORD SINCE WE ARE NOW A HOME RULE CITY. THERE WAS APPROXIMATELY ANOTHER FIVE MINUTES OF DISCUSSION.

THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

O. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2016-324 A RESOLUTION OF THE CITY OF FULSHEAR APPOINTING A DELEGATE AND ALTERNATE TO THE HGAC GENERAL ASSEMBLY

MAYOR ROBERTS VOLUNTEERED TO BE THE DELEGATE FOR H-GAC GENERAL ASSEMBLY AND ASKED FOR AN ALTERNATE VOLUNTEER. COUNCIL MEMBER RIDGE VOLUNTEERED TO BE THE ALTERNATE.

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO DESIGNATE MAYOR JEFF W. ROBERTS AS THE DELEGATE AND COUNCIL MEMBER RAMONA RIDGE AS THE ALTERNATE TO THE HGAC GENERAL ASSEMBLY. IT WAS SECONDED BY COUNCIL MEMBER MURDOCH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

P. CONSIDERATION AND POSSIBLE ACTION TO APPROVE BALLOT FOR THE TML INTERGOVERNMENTAL RISK POOL BOARD OF TRUSTEES

C. J. SNIPES, CITY MANAGER, PROVIDED AN OVERVIEW TO THE COUNCIL.

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE BALLOT FOR THE TML INTERGOVERNMENTAL RISK POOL BOARD OF TRUSTEES AS FOLLOWS: PLACE 6- KYLE J. JUNG; PLACE 7-C.J. WAX; PLACE 8-LARRY MELTON; AND PLACE 9-ANDRES GARZA. IT WAS SECOND BY MAYOR PRO TEM TRISTAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

Q. CONSIDERATION AND POSSIBLE ACTION TO APPROVE BID AND AWARD CONTRACT FOR THE CONSTRUCTION AND IMPROVEMENTS TO THE CITY OF FULSHEAR WASTE WATER TREATMENT PLANT

C. J. SNIPES, CITY MANAGER, PROVIDED AN OVERVIEW TO THE COUNCIL. CITY ENGINEER, DAVID LEYENDECKER, WAS AVAILABLE TO PROVIDE RESPONSES FOR QUESTIONS ASKED BY THE VARIOUS COUNCIL MEMBERS.

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO APPROVE BID AND AWARD CONTRACT FOR THE CONSTRUCTION AND IMPROVEMENTS TO THE CITY OF FULSHEAR WASTE WATER TREATMENT PLANT. IT WAS SECONDED BY COUNCIL MEMBER KRENEK. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN

NAYS: NONE

MOTION PASSES.

R. CONSIDERATION AND POSSIBLE ACTION TO APPROVE BID AND AWARD CONTRACT FOR THE CONSTRUCTION AND INSTALLATION OF WATER AND WASTE WATER LINES WESTERLY ALONG FM 1093 FROM DOWNTOWN FULSHEAR

A MOTION WAS MADE BY COUNCIL MEMBER MURDOCH TO APPROVE BID AND AWARD CONTRACT FOR THE CONSTRUCTION AND INSTALLATION OF WATER AND WASTE WATER LINES WESTERLY ALONG FM 1093 FROM DOWNTOWN FULSHEAR. IT WAS SECONDED BY MAYOR PRO TEM TRISTAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN

NAYS: NONE

S. CONSIDERATION AND POSSIBLE ACTION TO APPROVE PROFESSIONAL SERVICES AGREEMENT FOR REAL ESTATE REPRESENTATION BETWEEN THE CITY OF FULSHEAR AND COLLIER'S INTERNATIONAL

C.J. SNIPES, CITY MANAGER, PROVIDED AN OVERVIEW TO THE COUNCIL.

A MOTION WAS MADE BY COUNCIL MEMBER MURDOCH TO APPROVE PROFESSIONAL SERVICES AGREEMENT FOR REAL ESTATE REPRESENTATION BETWEEN THE CITY OF FULSHEAR AND COLLIER'S INTERNATIONAL. IT WAS SECONDED BY COUNCIL MEMBER RIDGE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN

NAYS: NONE

T. CONSIDERATION AND POSSIBLE ACTION TO APPROVE INTERLOCAL AGREEMENT WITH THE CITY OF SUGAR LAND FOR CONCRETE PAVEMENT AND SIDEWALK REHABILITATION

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE INTERLOCAL AGREEMENT WITH THE CITY OF SUGARLAND RESTRICTED TO CONCRETE PAVEMENT AND SIDEWALK REHABILITATION. IT WAS SECONDED BY MAYOR PRO TEM TRISTAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN

NAYS: NONE

U. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE No. 2016-1225 AN ORDINANCE OF THE CITY OF FULSHEAR IMPLEMENTING THE REQUIREMENT FOR BUILDING PERMITS AND INSPECTIONS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY

A MOTION WAS MADE BY COUNCIL MEMBER RIDGE TO APPROVE ORDINANCE NO. 2016-1225 AN ORDINANCE OF THE CITY OF FULSHEAR IMPLEMENTING THE REQUIREMENT FOR BUILDING PERMITS AND INSPECTIONS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY. IT WAS SECONDED BY COUNCIL MEMBER MURDOCH.

MAYOR ROBERTS ASKED IF THERE WERE ANY QUESTIONS. COUNCIL MEMBER GILL ASKED IF THERE WAS ADEQUATE STAFF TO COVER THE ADDITIONAL DUTIES. MR. SNIPES, CITY MANAGER, PROVIDED A RESPONSE.

THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN

NAYS: NONE

V. CONSIDERATION AND POSSIBLE ACTION TO DEDICATE RIGHT OF WAY FOR A PORTION OF PROPERTY AT THE CITY OF FULSHEAR WASTE WATER TREATMENT PLANT TO ACCOMMODATE PHASE 2 OF THE EXPANSION OF FM 1093

C.J. SNIPES, CITY MANAGER, STATED THAT THE STAFF RECOMMENDS POSTPONE OF THIS ITEM.

A MOTION WAS MADE BY COUNCIL MEMBER GILL TO POSTPONE THE ACTION TO DEDICATE RIGHT OF WAY FOR A PORTION OF PROPERTY AT THE CITY OF FULSHEAR WASTE WATER TREATMENT PLANT TO ACCOMMODATE PHASE 2 OF THE EXPANSION OF FM 1093. IT WAS SECONDED BY COUNCIL MEMBER KRENEK. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN

NAYS: NONE

W. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AND ADOPT ORDINANCE No. 2016-1226 AN ORDINANCE PROVIDING FOR THE ASSESSMENT, LEVY, AND COLLECTION OF AD VALOREM TAXES OF THE CITY OF FULSHEAR, TEXAS FOR THE YEAR 2017 AND EACH YEAR THEREAFTER UNTIL OTHERWISE PROVIDED; PROVIDING THE DATE ON WHICH SUCH TAXES SHALL BE DUE AND PAYABLE; PROVIDING FOR PENALTY AND INTEREST ON ALL TAXES NOT TIMELY PAID, PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES IN CONFLICT

A MOTION WAS MADE BY COUNCIL MEMBER GILL TO APPROVE AND ADOPT ORDINANCE No. 2016-1226 AN ORDINANCE PROVIDING FOR THE ASSESSMENT, LEVY, AND COLLECTION OF AD VALOREM TAXES OF THE CITY OF FULSHEAR, TEXAS FOR THE YEAR 2017 AND EACH YEAR THEREAFTER UNTIL OTHERWISE PROVIDED; PROVIDING THE DATE ON WHICH SUCH TAXES SHALL BE DUE AND PAYABLE; PROVIDING FOR PENALTY AND INTEREST ON ALL TAXES NOT TIMELY PAID, PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES IN CONFLICT. IT WAS SECONDED BY COUNCIL MEMBER KRENEK. MAYOR ROBERTS CALLED FOR A ROLL-CALL VOTE AS FOLLOWS:

COUNCIL MEMBER MURDOCH....AYE

COUNCIL MEMBER KRENEK...AYE
MAYOR PRO TEM TRISTAN...AYE
COUNCIL MEMBER RIDGE....AYE
COUNCIL MEMBER GILL.....AYE

MAYOR ROBERTS ANNOUNCED THAT MOTION PASSES.

X. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AND ADOPT ORDINANCE No. 2016-1227 AN ORDINANCE OF THE CITY OF FULSHEAR AMENDING ORDINANCE No. 2013-1127, SECTION 3.0 INCLUDING PROVISIONS FOR TEMPORARY STAYS ON BILLING

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE AND ADOPT ORDINANCE NO. 2016-1227 AN ORDINANCE OF THE CITY OF FULSHEAR AMENDING ORDINANCE NO. 2013-1127, SECTION 3.0 INCLUDING PROVISIONS FOR TEMPORARY STAYS ON BILLING. IT WAS SECONDED BY COUNCIL MEMBER MURDOCH.

MAYOR ROBERTS ASKED IF THERE ARE ANY QUESTIONS. COUNCIL MEMBER GILL ASKED WHAT HAPPENS IF SOMEONE IS AWAY FOR SIX MONTHS? C.J. SNIPES, CITY MANAGER, RESPONDED TO THE QUESTION.

THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

MAYOR ROBERTS ANNOUNCED THAT WE WILL GO BACK TO ITEM D WHICH CALLS FOR AN EXECUTIVE SESSION.

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO ENTER INTO EXECUTIVE SESSION AND SECONDED BY COUNCIL MEMBER MURDOCH.

MAYOR ROBERTS ANNOUNCED THAT COUNCIL WOULD ENTER INTO EXECUTIVE SESSION AT 9:21 P.M. AND A QUORUM WAS PRESENT.

MAYOR ROBERTS ANNOUNCED THAT WE WILL NOW RECONVENE BACK INTO REGULAR SESSION AT 10:06 P.M.

MAYOR ROBERTS ASKED IF COUNCIL RECOMMENDS ANY ACTION REGARDING ITEM D (REGARDING DISTRICTING PLAN FOR THE CITY).

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO POSTPONE ITEM D. IT WAS SECONDED BY COUNCIL MEMBER KRENEK. MAYOR ROBERTS CALLED FOR A VOTE:

THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE

MOTION PASSES.

VII. ADJOURNMENT

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

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN

NAYS: NONE

MAYOR ROBERTS ANNOUNCED THAT WE ARE NOW ADJOURNED.

JEFF W. ROBERTS, MAYOR

ATTEST:

D. (DIANA) GORDON OFFORD, CITY SECRETARY