

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

AGENDA OF:	March 19, 2019	AGENDA ITEM:	CON- A
DATE SUBMITTED:	February 28, 2019	DEPARTMENT:	Planning and Development
PREPARED BY:	Sharon Valiante, Public Works Director, Zach Goodlander, Director of Development Services, Brant Gary, Assistant City Manager	PRESENTER:	Brant Gary, Assistant City Manager
SUBJECT:	Change in General (Conceptual) Plan – Cross Creek Ranch		
ATTACHMENTS:	1. Exhibit showing proposed change in General Plan		

EXECUTIVE SUMMARY

This request is to allow for temporary ESD (Fire Department) facilities on the tract proposed to be labeled as “Temporary Civic” on the General (Conceptual) Plan of Cross Creek Ranch. The tract is situated on Katy-Fulshear Road and is unlabeled on the current iteration of the General (Conceptual) Plan. This change will allow the ESD to move forward with the permitting process as they work to get a temporary Fire Station in the area. The fire station would be located on the temporary site for approximately 12-18 months, or until such time as they are able to build a permanent location on Cross Creek Bend.

RECOMMENDATION

Staff recommends the City Council approve the proposed change in the General Plan to show the previously unlabeled tract as “Temporary Civic”.

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

AGENDA OF:	March 19, 2019	AGENDA ITEM:	CON- B-I
DATE SUBMITTED:	February 28, 2019	DEPARTMENT:	Planning and Development
PREPARED BY:	Sharon Valiante, Public Works Director, Zach Goodlander, Director of Development Services, Brant Gary, Assistant City Manager	PRESENTER:	Brant Gary, Assistant City Manager
SUBJECT:	Plat Approvals for Planning and Zoning Commission		
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Plat Application 2. Copy of Plat 3. City Engineer's Review Letter 4. Other Required Submittal Documents 5. Signature Page 		

EXECUTIVE SUMMARY

The City Council has for its consideration the following plats:

1. **Jordan Ranch Street Dedication No. 3/Preliminary Plat**
2. **Jordan Ranch Street Dedication No.5/Preliminary Plat**
3. **Landmark Sales Tract/Preliminary Plat**
4. **Polo Ranch Boulevard Section 2 and L. Waters Parkway Street Dedication/Preliminary Plat**
5. **Polo Ranch Section 4/Preliminary Plat**
6. **Polo Ranch Section 5/Preliminary Plat**
7. **Polo Ranch Section 6/Preliminary Plat**
8. **Fulbrook on Fulshear Creek Section 14/Final Plat**

The plats, as submitted for consideration, generally meet the requirements set forth in the City's Subdivision Ordinance No. 04-913 and/or 013-1091, which is in alignment with Chapter 21, Texas Local Government Code. Plat comments noted in the City Engineer's report are provided in support of the rules and regulations governing plats and subdivisions of land within the City's territorial limits and the extra territorial jurisdiction to promote safe, orderly, and healthful development of the City. After receiving comments back from the City Engineer, and immediately prior to the Planning & Zoning Commission taking these items under consideration, the applicants resubmitted with changes made. These updated copies are noted as such and included in your packet.

RECOMMENDATION

Staff recommends the City Council approve the plats under consideration.

March 14, 2019

Sharon Valiante, Public Works Director
City of Fulshear
P.O. Box 279
Fulshear, TX 77441

Re: City Planning Commission Meeting
March 8, 2019
City of Fulshear, Texas

Dear Ms. Valiante:

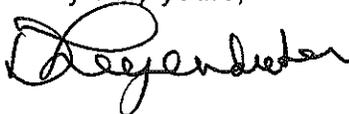
The City Planning Commission met on March 8, 2019 to consider Plat approval for eight (8) projects. Listed below are the Plats that were considered and the action taken by the Planning Commission:

- 1) Preliminary Plat – Jordan Ranch Street Dedication No. 3
This Plat was approved as submitted.
- 2) Preliminary Plat – Jordan Ranch Street Dedication No. 5
This Plat was approved after corrections.
- 3) Preliminary Plat – Landmark Sales Tract
This Plat was approved as submitted.
- 4) Preliminary Plat – Polo Ranch Boulevard Section 2 and L. Waters Parkway
Street Dedication
This Plat was approved after corrections.
- 5) Preliminary Plat – Polo Ranch Section 4
This Plat was approved after corrections.
- 6) Preliminary Plat – Polo Ranch Section 5
This Plat was approved after corrections.
- 7) Preliminary Plat – Polo Ranch Section 6
This Plat was approved after corrections.

- 8) Final Plat – Fulbrook on Fulshear Creek Section 14
This Plat was approved after corrections.

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

Very truly yours,



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

DL/pe



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: 02-14-2019

Date Received by the City of Fulshear: 02-14-2019

Subdivision: Jordan Ranch Street

Development: Jordan Ranch

Dedication No. 3

SUBMITTAL OF PLAT: (Check Appropriate Selection)



Preliminary

Final

Short Form Final

Replat

Vacation Plat

Admin. (Minor) Plat

Amending Plat

TYPE OF PLAT: (Check Appropriate Selection)



Single-Family Residential

Zero Lot Line/ Patio Home

Multi-Family Residential

Planned Development

Commercial

Industrial

Plat Location: City



ETJ (Extraterritorial Jurisdiction)

Legal Description: BEING 24.0 ACRES OUT OF THE H.&T.C.R.R. CO. SURVEY, SECTION 105, A-261 & J.G. BENNETT SURVEY, A-611, Fort Bend County, Texas

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

Total Acreage: 24.0

Number of Streets: 1

Number of Lots: 0

Number and Types of Reserves: 8-Drill Site/drainage/LS

Total Acres in Reserve: 17.15

Owner: Fort Bend Jordan Ranch LP

Address: 5005 Riverway, Suite 500

City/State: Houston, Texas 77056

Telephone: 713-960-9977

Email Address: steves@johnsondev.com

Engineer/Planner: META Planning + Design

Contact Person: Kathryn Parker

Telephone: 281-749-1803

Fax Number:

Email Address: kparker@metaplanningdesign.com

Platting Fees

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

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

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

Amending or Minor Plat - \$200.00

Plat Vacation - \$500.00

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

TOTAL PLATTING FEE \$800.00

Park Fees (due at Final Plat Application) n/a

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

Kathryn Parker SIGNATURE

Kathryn Parker / Planner

TYPED OR PRINTED NAME/TITLE

2/14/19

DATE

March 4, 2019

Engineering Review

Preliminary Plat – Jordan Ranch Street Dedication No. 3
Fort Bend County, Texas

For Information only:

1. This plat will create Right-of-Way for Jordan Crossing Boulevard with widths of 100-foot and eight (8) adjoining Reserves that cover a total of 23.966 acres.
2. This tract is located in the E.T.J. of the City of Fulshear and in Fort Bend County. As such, approval will be needed from the following:
 - A) City of Fulshear
 - B) Fort Bend County
 - C) Fort Bend County Drainage District

Recommendations:

I recommend that this Preliminary of Jordan Ranch Street Dedication No. 3 be approved as submitted.

February 11, 2019

Mr. Dwayne G. Grigar, CFM
Fort Bend County Drainage District
P.O. Box 1028
Rosenberg, Texas 77471

Re: JORDAN RANCH STREET DEDICATION #3 PRELIMINARY PLAT

Dear Mr. Grigar,

The attached Preliminary Plat is located within the ETJ of the City of Fulshear.

We request that you review the Preliminary Plat and determine acceptability. Upon your review, please forward a letter to the City of Fulshear at the following address stating the acceptability of the Preliminary Plat. Our firm would appreciate a copy of this letter.

Planning Department
City of Fulshear
30603 FM 1093
Fulshear, TX 77441
Attn: Kimberly Kopecky

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

Sincerely,



Kathryn Parker
Enclosure

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Jordan Ranch Street Dedication No.3 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: David Leyendecker DATE: 3-4-2019

City Secretary

Processed
 Returned for additional data

BY: [Signature] DATE: 2-14-19

Planning Commission Review

Approved
 Returned for additional data

BY: [Signature] DATE: 3-8-19

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

Subdivision/Development Platting Application

Date: 02-14-2019 Date Received by the City of Fulshear: 02-14-2019
 Subdivision: Jordan Ranch Street Development: Jordan Ranch

Dedication No. 5

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: BEING 13.7 ACRES OUT OF THE J.G. BENNETT SURVEY, A-611, Fort Bend County, Texas

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

Total Acreage: 13.7
 Number of Streets: 1
 Number of Lots: 0
 Number and Types of Reserves: 1-Drainage
 Total Acres in Reserve: 11.58

Owner: Fort Bend Jordan Ranch LP
 Address: 5005 Riverway, Suite 500
 City/State: Houston, Texas 77056
 Telephone: 713-960-9977
 Email Address: steves@johnsondev.com

Engineer/Planner: META Planning + Design
 Contact Person: Kathryn Parker
 Telephone: 281-749-1803
 Fax Number: _____
 Email Address: kparker@metaplanningdesign.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$671.25</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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

Kathryn Parker
 SIGNATURE

Kathryn Parker / Planner

TYPED OR PRINTED NAME/TITLE

2/14/19

DATE

March 4, 2019

Engineering Review

Preliminary Plat – Jordan Ranch Street Dedication No. 5
Fort Bend County, Texas

For Information only:

1. This plat will create Right-of-Way for Jordan Crossing Boulevard with widths of 100-foot and one (1) adjoining Reserve in one (1) Block that cover a total of 13.700 acres.
2. This tract is located in the E.T.J. of the City of Fulshear and in Fort Bend County. As such, approval will be needed from the following:
 - A) City of Fulshear
 - B) Fort Bend County
 - C) Fort Bend County Drainage District

Recommendations:

I recommend that this Preliminary of Jordan Ranch Street Dedication No. 5 be approved with the following corrections/additions:

- A) The Title Block refers to seven (7) Reserves in four (4) Blocks but the plat only contains one (1) Reserve in one (1) Block.

February 11, 2019

Mr. Dwayne G. Grigar, CFM
Fort Bend County Drainage District
P.O. Box 1028
Rosenberg, Texas 77471

Re: JORDAN RANCH STREET DEDICATION #5 PRELIMINARY PLAT

Dear Mr. Grigar,

The attached Preliminary Plat is located within the ETJ of the City of Fulshear.

We request that you review the Preliminary Plat and determine acceptability. Upon your review, please forward a letter to the City of Fulshear at the following address stating the acceptability of the Preliminary Plat. Our firm would appreciate a copy of this letter.

Planning Department
City of Fulshear
30603 FM 1093
Fulshear, TX 77441
Attn: Kimberly Kopecky

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

Sincerely,



Kathryn Parker
Enclosure

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Jordan Ranch Street Dedication No. 5 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: David Leyendecker DATE: 3-4-2019

City Secretary

Processed
 Returned for additional data

BY: K. Kof DATE: 2-14-19

Planning Commission Review

Approved
 Returned for additional data

CORRECTIONS HAVE BEEN MADE PER ENGINEER'S COMMENTS.
BY: SPCM DATE: 3-8-19

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

RECEIVED
 CITY OF FULSHEAR
 FEB 18 2019
 CITY SECRETARY OFFICE

Subdivision/Development Platting Application

Date: 02/15/2019 Date Received by the City of Fulshear: _____
 Subdivision: LANDMARK SALES TRACT Development: CROSS CREEK RANCH/LANDMARK TRACT

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
 Other: Water Plant/MUD Facility

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 2.573 ACRES OF LAND IN THE T.W. SOUTHERLAND SURVEY, A-421 & R.H. KUYKENDAHL SURVEY A-274

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

Total Acreage: 2.573
 Number of Streets: 0
 Number of Lots: 0
 Number and Types of Reserves: 1
 Total Acres in Reserve: 2.573

Owner: LANDMARK INDUSTRIES
 Address: 11111 WILCREST GREEN DRIVE, SUITE 100
 City/State: HOUSTON, TX 77042
 Telephone: 713-789-0310
 Email Address: _____

Engineer/Planner: BGE, INC.
 Contact Person: TREY DEVILLIER
 Telephone: 713-488-8204
 Fax Number: 281-558-9701
 Email Address: tdevillier@bgeinc.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$532.16
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

Trey DeVillier

TYPED OR PRINTED NAME/TITLE

02/15/2019

DATE

March 4, 2019

Engineering Review

Preliminary Plat – Landmark Sales Tract
Fort Bend County, Texas

For Information only:

1. This plat will create one (1) Unrestricted Reserve that covers a total acreage of 2.573 acres.
2. This Reserve will have access to Flewellen Way along its entire West Boundary Line as shown on the plat and FM 1093 thru the Texas Department of Transportation Permit Process
3. It also is a partial replat of Reserve B of F.M. 1093 at F.M. 1463 Reserves.

Recommendations:

I recommend that this Preliminary Plat of Landmark Sales Tract be approved as submitted.

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Landmark Sales Tract / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: David Leyendecker DATE: 3-4-2019

City Secretary

Processed
 Returned for additional data

BY: X-Kopf DATE: 2-15-2019

Planning Commission Review

Approved
 Returned for additional data

BY: APenn DATE: 3.8.19

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

RECEIVED
 CITY OF FULSHEAR

FEB 15 2019

Subdivision/Development Platting Application **CITY SECRETARY OFFICE**

Date: 2/12/2019 Date Received by the City of Fulshear: _____
 Subdivision: POLO RANCH BLVD PH. 2 Development: POLO 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: 5.790 ACRES IN THE CHURCHILL FULCHER LEAGUE

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

Total Acreage: 5.790
 Number of Streets: 3
 Number of Lots: 0
 Number and Types of Reserves: 0
 Total Acres in Reserve: 0

Owner: CENTURY LAND HOLDINGS OF TEXAS
 Address: 525 N. SAM HOUSTON PKWY E. #600
 City/State: HOUSTON, TX. 77060
 Telephone: 832-698-1831
 Email Address: _____

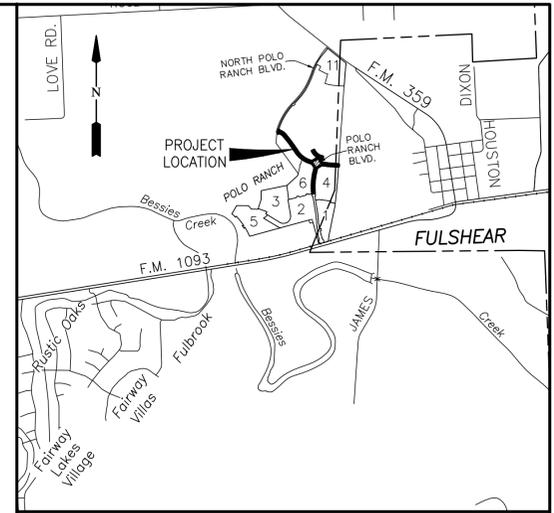
Engineer/Planner: LJA ENGINEERING, INC.
 Contact Person: JASON PRICE
 Telephone: 832-315-0877
 Fax Number: 713-953-5026
 Email Address: JPRICE@LJA.COM

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$ 572.38</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.

JAP SIGNATURE JASON PRICE TYPED OR PRINTED NAME/TITLE 2/12/2019 DATE

Updated Plat Submittal (3-7-19)



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 522G/522L

BEING 5.790 ACRES OF LAND LOCATED IN THE C. FULCHER LEAGUE, ABSTRACT NUMBER 29, FORT BEND COUNTY, TEXAS, OUT OF THAT CERTAIN CALLED 219.527 ACRE TRACT DESCRIBED IN THE DEED TO CENTURY LAND HOLDINGS OF TEXAS, LLC BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2018074664 OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.), SAID 5.790 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT):

COMMENCING AT A 5/8-INCH IRON ROD WITH CAP STAMPED '1535-4035' FOUND MARKING A WESTERLY RE-ENTRANT CORNER OF SAID 219.527 ACRE TRACT, FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED '1535-4035' FOUND FOR A WESTERLY RE-ENTRANT CORNER OF SAID 219.527 ACRE TRACT BEARS, NORTH 47° 29' 58" EAST, 449.96 FEET;

THENCE, SOUTH 72° 52' 30" EAST, 829.11 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, THE BEGINNING OF A CURVE;

THENCE, 646.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 16° 14' 20", AND A CHORD WHICH BEARS NORTH 03° 31' 16" EAST 643.48 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER;

THENCE, NORTH 12° 38' 26" EAST, 122.20 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 95.48 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 54° 42' 20", AND A CHORD WHICH BEARS NORTH 14° 42' 44" WEST, 91.89 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 37.69 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 17° 16' 25", AND A CHORD WHICH BEARS NORTH 33° 25' 42" WEST, 37.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 87.45 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 50° 06' 12", AND A CHORD WHICH BEARS NORTH 49° 50' 35" WEST, 84.69 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 586.30 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 40° 28' 22", AND A CHORD WHICH BEARS NORTH 54° 39' 30" WEST, 574.18 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER;

THENCE, NORTH 34° 25' 19" WEST, 247.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 223.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,970.00 FEET, A CENTRAL ANGLE OF 04° 19' 15", AND A CHORD WHICH BEARS NORTH 36° 34' 57" WEST, 223.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER;

THENCE, NORTH 38° 44' 35" WEST, 171.38 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 170.58 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 36° 11' 51", AND A CHORD WHICH BEARS NORTH 56° 50' 30" WEST, 167.75 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER;

THENCE, NORTH 74° 56' 25" WEST, 10.78 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 39.86 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91° 21' 24", AND A CHORD WHICH BEARS SOUTH 59° 22' 53" WEST, 35.77 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR A POINT OF CURSP;

THENCE, NORTH 13° 42' 10" EAST, 8.96 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 102.36 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,970.00 FEET, A CENTRAL ANGLE OF 02° 58' 37", AND A CHORD WHICH BEARS NORTH 16° 11' 30" EAST, 102.35 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR A POINT OF CURSP, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 39.98 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91° 37' 13", AND A CHORD WHICH BEARS SOUTH 29° 07' 49" EAST, 35.85 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER;

THENCE, SOUTH 74° 56' 25" EAST, 10.78 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 208.48 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 36° 11' 51", AND A CHORD WHICH BEARS SOUTH 56° 50' 30" EAST, 205.03 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER;

THENCE, SOUTH 38° 44' 35" EAST, 171.38 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 228.50 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3,030.00 FEET, A CENTRAL ANGLE OF 04° 19' 15", AND A CHORD WHICH BEARS SOUTH 36° 34' 57" EAST, 228.45 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER;

THENCE, SOUTH 34° 25' 19" EAST, 247.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 520.72 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 38° 44' 48", AND A CHORD WHICH BEARS SOUTH 53° 43' 47" EAST, 510.85 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 105.93 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 60° 41' 42", AND A CHORD WHICH BEARS NORTH 76° 29' 01" EAST, 101.05 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 50.45 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 23° 07' 30", AND A CHORD WHICH BEARS NORTH 57° 41' 55" EAST, 50.11 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 88.83 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 50° 53' 50", AND A CHORD WHICH BEARS NORTH 43° 48' 45" EAST, 85.94 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 32.60 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 74° 43' 19", AND A CHORD WHICH BEARS NORTH 18° 59' 49" WEST, 30.34 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 230.64 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 32° 37' 46", AND A CHORD WHICH BEARS NORTH 40° 02' 36" WEST, 227.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER;

THENCE, NORTH 66° 16' 17" EAST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 348.08 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 57° 48' 28", AND A CHORD WHICH BEARS NORTH 40° 37' 57" EAST, 333.51 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER;

THENCE, SOUTH 08° 27' 49" WEST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 65.10 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 09° 12' 35", AND A CHORD WHICH BEARS NORTH 76° 50' 54" WEST, 65.03 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 49.61 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 113° 41' 24", AND A CHORD WHICH BEARS SOUTH 50° 49' 42" WEST, 41.86 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 58.33 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 33° 25' 17", AND A CHORD WHICH BEARS SOUTH 22° 43' 38" EAST, 57.51 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 28.03 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 12° 50' 46", AND A CHORD WHICH BEARS SOUTH 33° 00' 54" EAST, 27.97 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 96.32 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 55° 11' 16", AND A CHORD WHICH BEARS SOUTH 54° 11' 09" EAST, 92.64 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 137.23 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1970.00 FEET, A CENTRAL ANGLE OF 03° 50' 29", AND A CHORD WHICH BEARS SOUTH 83° 46' 31" EAST, 137.20 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER;

THENCE, SOUTH 85° 46' 16" EAST, 351.70 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER IN THE EAST LINE OF THE AFORESAID 219.527 ACRE TRACT, COMMON TO THE WEST LINE OF THAT CERTAIN CALLED 101 ACRE TRACT DESCRIBED IN DEED TO JOHN D. MCCANN, ET AL. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2005014004, O.P.R.F.B.C.;

THENCE, SOUTH 04° 01' 10" WEST, ALONG SAID COMMON LINE, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER;

THENCE, NORTH 85° 46' 16" WEST, DEPARTING SAID COMMON LINE, 351.92 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 143.50 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2030.00 FEET, A CENTRAL ANGLE OF 04° 03' 01", AND A CHORD WHICH BEARS NORTH 83° 44' 45" WEST, 143.47 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 94.74 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 54° 16' 48", AND A CHORD WHICH BEARS SOUTH 71° 08' 21" WEST, 91.23 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 50.93 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 23° 07' 49", AND A CHORD WHICH BEARS SOUTH 55° 40' 22" WEST, 50.58 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 95.48 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 54° 42' 20", AND A CHORD WHICH BEARS SOUTH 39° 59' 36" WEST, 91.89 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER;

THENCE, SOUTH 12° 38' 26" WEST, 122.20 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 624.13 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,970.00 FEET, A CENTRAL ANGLE OF 18° 09' 08", AND A CHORD WHICH BEARS SOUTH 03° 33' 52" WEST, 621.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LIA SURVEY' SET FOR CORNER;

THENCE, SOUTH 81° 33' 24" WEST, 60.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.790 ACRES OF LAND.

STATE OF TEXAS
COUNTY OF FORT BEND

WE, CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS, ACTING BY AND THROUGH CHRIS CHEW, DIVISION PRESIDENT, AND MARC TINDALL, VICE PRESIDENT OF LAND, BEING OFFICERS OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS; OWNERS OF THE 5.790 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF POLO RANCH BOULEVARD SECTION 2 AND L. WATERS PARKWAY STREET DEDICATION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF POLO RANCH BOULEVARD SECTION 2 AND L. WATERS PARKWAY STREET DEDICATION WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS CHEW, ITS DIVISION PRESIDENT, THEREUNTO AUTHORIZED, BY ITS VICE PRESIDENT OF LAND, MARC TINDALL, THIS _____ DAY OF _____, 2019.

CENTURY LAND HOLDINGS OF TEXAS, LLC
A COLORADO LIMITED LIABILITY COMPANY
D.B.A. GRAND VIEW BUILDERS

BY: _____
CHRIS CHEW, DIVISION PRESIDENT

ATTEST: _____
MARC TINDALL, VICE PRESIDENT OF LAND

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS CHEW, DIVISION PRESIDENT, OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARC TINDALL, VICE PRESIDENT OF LAND, OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

AARON FERGUSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6601

THIS PLAT OF POLO RANCH BOULEVARD SECTION 2 AND L. WATERS PARKWAY STREET DEDICATION IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2019.

AMY PEARCE, CHAIR

AUSTIN WEANT, VICE-CHAIR

THIS PLAT OF POLO RANCH BOULEVARD SECTION 2 AND L. WATERS PARKWAY STREET DEDICATION WAS APPROVED ON _____ DAY OF _____, 2019 BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON _____ DAY OF _____, 2019, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

KIMBERLY KOPECKY, CITY SECRETARY

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2019 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

PRELIMINARY PLAT OF POLO RANCH BOULEVARD SECTION 2 AND L. WATERS PARKWAY STREET DEDICATION

A SUBDIVISION OF 5.790 ACRES OF LAND SITUATED IN
THE CHURCHILL FULCHER LEAGUE, ABSTRACT 29
FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS

MARCH 7, 2019 JOB NO. 2457-1016C.309

OWNERS:
CENTURY LAND HOLDINGS OF TEXAS, LLC
A COLORADO LIMITED LIABILITY COMPANY
D.B.A. GRAND VIEW BUILDERS
CHRIS CHEW, DIVISION PRESIDENT
525 N. SAM HOUSTON PARKWAY E., SUITE 600, HOUSTON, TEXAS 77060
PH: (832) 698-1831

SURVEYOR:

LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042

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

ENGINEER:

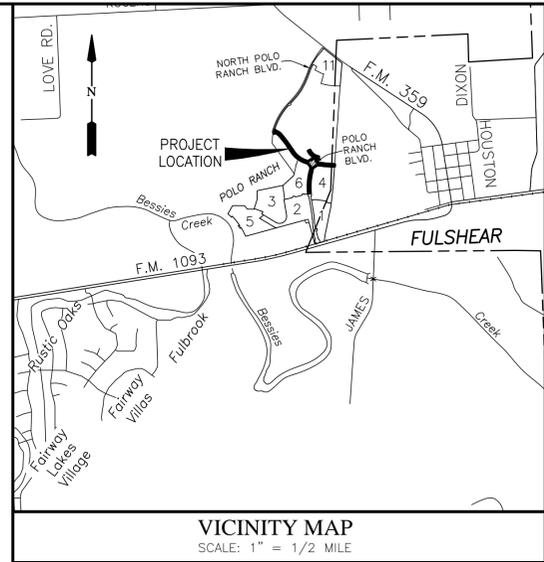
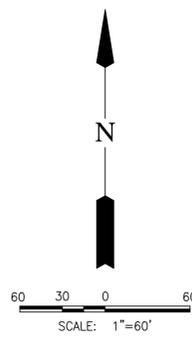
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

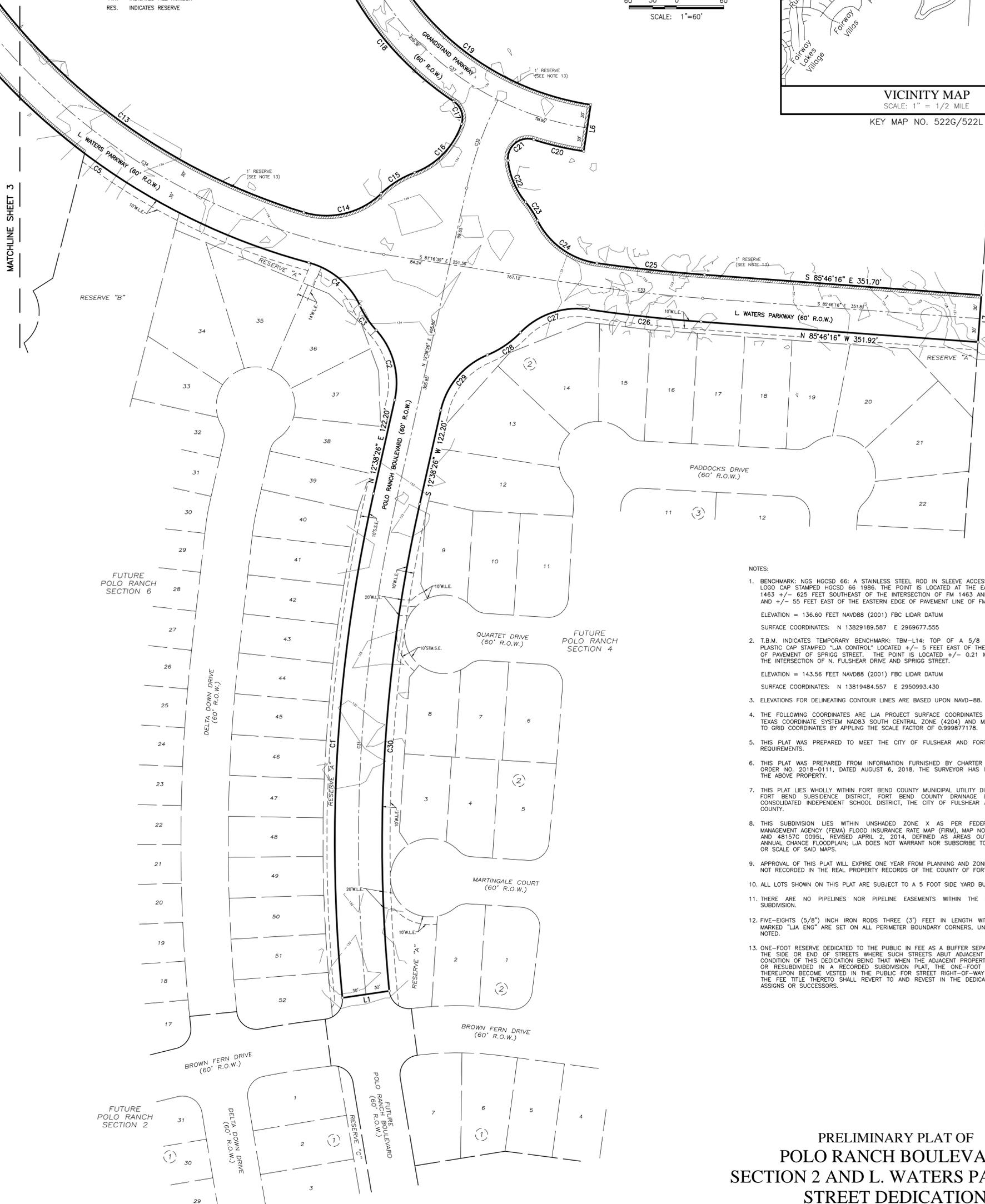
LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- ST.M.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- A.E. INDICATES AERIAL EASEMENT
- P.O.B. INDICATES POINT OF BEGINNING
- F.N. INDICATES FILE NUMBER
- RES. INDICATES RESERVE

CALLED 219.527 ACRES
CENTURY LAND HOLDINGS OF TEXAS, LLC.
F.N. 2018074664
F.B.C.O.P.R.



MATCHLINE SHEET 3



JOHN D. MCCANN
CALLED 101.00 ACRES
F.N. 2005014004
F.B.C.O.P.R.

NOTES:

1. BENCHMARK: NGS HGCSO 66: A STAINLESS STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HGCSO 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHEAST OF THE INTERSECTION OF FM 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.
ELEVATION = 136.60 FEET NAVD88 (2001) FBC LIDAR DATUM
SURFACE COORDINATES: N 13829189.587 E 2969677.555
2. T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-L14: TOP OF A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "LJA CONTROL" LOCATED +/- 5 FEET EAST OF THE EASTERLY EDGE OF PAVEMENT OF SPRING STREET. THE POINT IS LOCATED +/- 0.21 MILES SOUTH OF THE INTERSECTION OF N. FULSHEAR DRIVE AND SPRING STREET.
ELEVATION = 143.56 FEET NAVD88 (2001) FBC LIDAR DATUM
SURFACE COORDINATES: N 13819484.557 E 2950993.430
3. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
4. THE FOLLOWING COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.999877178.
5. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
6. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2018-0111, DATED AUGUST 6, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
7. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 174, FORT BEND SUBSIDIENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
8. THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0085L AND 48157C 0095L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
9. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
10. ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A 5 FOOT SIDE YARD BUILDING LINE.
11. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
12. FIVE-EIGHTS (5/8") INCH IRON RODS THREE (3") FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA ENG" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
13. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

**PRELIMINARY PLAT OF
POLO RANCH BOULEVARD
SECTION 2 AND L. WATERS PARKWAY
STREET DEDICATION**

A SUBDIVISION OF 5.790 ACRES OF LAND SITUATED IN
THE CHURCHILL FULCHER LEAGUE, ABSTRACT 29
FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS

MARCH 7, 2019 JOB NO. 2457-1016C.309

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A COLORADO LIMITED LIABILITY COMPANY
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CHRIS CHEW, DIVISION PRESIDENT
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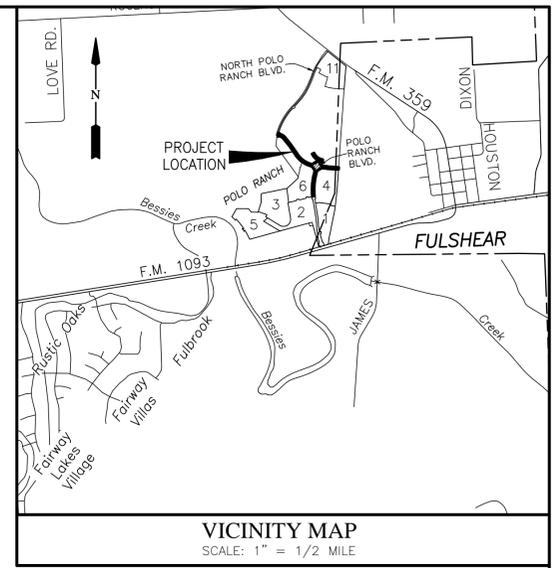
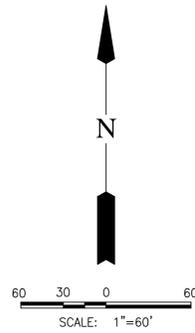
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

LINE	BEARING	DISTANCE
L1	S 81°33'24" W	60.08'
L2	N 74°56'25" W	10.78'
L3	N 13°42'10" E	8.96'
L4	S 74°56'25" E	10.76'
L5	N 66°16'17" E	60.00'
L6	S 08°27'49" W	60.00'
L7	S 04°01'10" W	60.00'
L8	N 74°56'25" W	36.54'

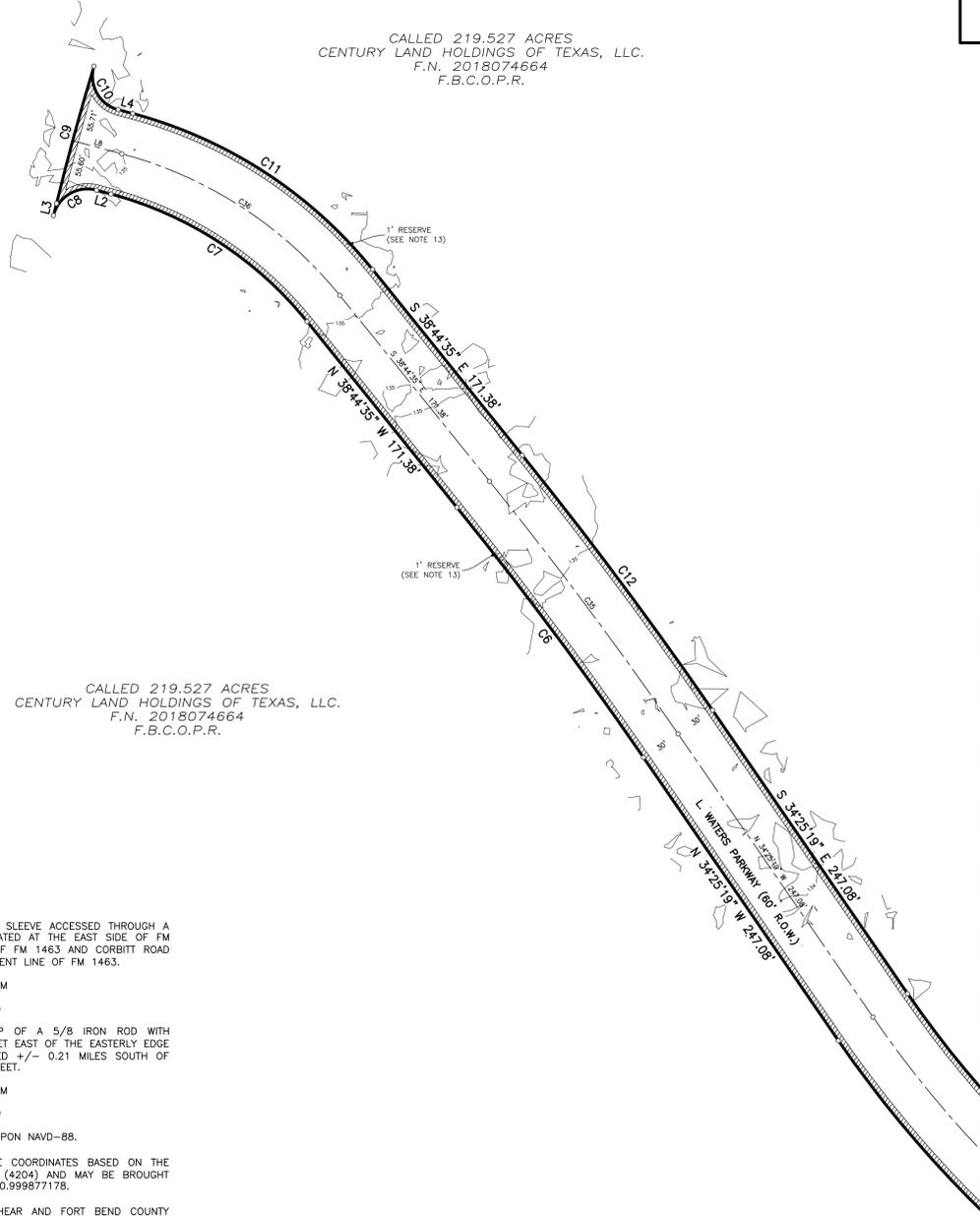
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2030.00'	181°42'00"	646.21'	N 03°31'16" E	643.48'
C2	100.00'	54°42'20"	95.48'	N 14°42'44" W	91.89'
C3	125.00'	171°16'25"	37.69'	N 33°25'42" W	37.54'
C4	100.00'	50°06'12"	87.45'	N 49°50'35" W	84.69'
C5	830.00'	40°28'22"	586.30'	N 54°39'30" W	574.18'
C6	2970.00'	41°19'15"	223.98'	N 36°34'57" W	223.93'
C7	270.00'	361°11'51"	170.58'	N 56°50'30" W	167.75'
C8	25.00'	91°21'24"	39.86'	S 69°22'53" W	35.77'
C9	1970.00'	7°58'37"	102.35'	N 15°11'30" E	102.35'
C10	25.00'	91°37'13"	39.98'	S 29°07'49" E	35.85'
C11	330.00'	361°11'51"	208.48'	S 56°50'30" E	205.03'
C12	3030.00'	41°19'15"	228.50'	S 36°34'57" E	228.45'
C13	770.00'	38°44'48"	520.72'	S 53°47'43" E	510.85'
C14	100.00'	60°41'42"	105.93'	N 76°29'01" E	101.05'
C15	125.00'	23°07'30"	50.45'	N 57°41'55" E	50.11'
C16	100.00'	50°53'50"	88.83'	N 43°48'45" E	85.94'
C17	25.00'	74°43'19"	32.60'	N 18°59'49" W	30.34'
C18	405.00'	32°37'46"	230.64'	N 40°02'36" W	227.54'
C19	345.00'	57°48'28"	348.08'	S 52°37'57" E	333.51'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C20	405.00'	91°12'35"	65.10'	N 76°55'54" W	65.03'
C21	25.00'	113°41'24"	49.61'	S 50°49'42" W	41.86'
C22	100.00'	33°25'17"	58.33'	S 22°43'38" E	57.51'
C23	125.00'	12°50'46"	28.03'	S 33°00'54" E	27.97'
C24	100.00'	59°11'16"	96.32'	S 54°11'09" E	92.64'
C25	1970.00'	3°59'29"	137.23'	S 83°46'31" E	137.20'
C26	2030.00'	4°03'01"	143.50'	N 83°44'45" W	143.47'
C27	100.00'	54°16'48"	94.74'	S 71°08'21" W	91.23'
C28	125.00'	23°20'48"	50.93'	S 65°40'22" W	50.58'
C29	100.00'	54°42'20"	95.48'	S 39°59'36" W	91.89'
C30	1970.00'	18°09'08"	624.13'	S 03°33'52" W	621.52'
C31	2000.00'	18°11'46"	635.17'	S 03°32'33" W	632.50'
C32	500.00'	13°41'24"	119.47'	S 19°29'08" W	119.18'
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C37	375.00'	57°48'28"	378.35'	S 52°37'57" E	362.51'

Date/Time : Thu, 07 Mar 2019 10:18:00 AM Path/Name : I:\Projects\PLATTING\2457\PRELIM\PLAT\POLO RANCH Blvd. Pl_2_LPP.dwg



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 522G/522L



MATCHLINE SHEET 2

NOTES:

- BENCHMARK: NGS HGCS0 66; A STAINLESS STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HGCS0 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHEAST OF THE INTERSECTION OF FM 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.
ELEVATION = 136.60 FEET NAVD88 (2001) FBC LIDAR DATUM
SURFACE COORDINATES: N 13829189.587 E 2969677.555
- T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-L14: TOP OF A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "LJA CONTROL" LOCATED +/- 5 FEET EAST OF THE EASTERLY EDGE OF PAVEMENT OF SPRIGG STREET. THE POINT IS LOCATED +/- 0.21 MILES SOUTH OF THE INTERSECTION OF N. FULSHEAR DRIVE AND SPRIGG STREET.
ELEVATION = 143.56 FEET NAVD88 (2001) FBC LIDAR DATUM
SURFACE COORDINATES: N 13819484.557 E 2950993.430
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- THE FOLLOWING COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.999877178.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2018-0111, DATED AUGUST 6, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 174, FORT BEND SUBDIVISION DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0085L AND 48157C 0095L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A 5 FOOT SIDE YARD BUILDING LINE.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE-EIGHTS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA ENG" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- A.E. INDICATES AERIAL EASEMENT
- P.O.B. INDICATES POINT OF BEGINNING
- F.N. INDICATES FILE NUMBER
- RES. INDICATES RESERVE

LINE	BEARING	DISTANCE
L1	S 81°33'24" W	60.08'
L2	N 74°56'25" W	10.78'
L3	N 13°42'10" E	8.96'
L4	S 74°56'25" E	10.76'
L5	N 66°16'17" E	60.00'
L6	S 08°27'49" W	60.00'
L7	S 04°01'10" W	60.00'
L8	N 74°56'25" W	36.54'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
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C37	375.00'	57°48'28"	378.35'	S 52°37'57" E	362.51'

PRELIMINARY PLAT OF
POLO RANCH BOULEVARD
SECTION 2 AND L. WATERS PARKWAY
STREET DEDICATION

A SUBDIVISION OF 5.790 ACRES OF LAND SITUATED IN
THE CHURCHILL FULCHER LEAGUE, ABSTRACT 29
FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS

MARCH 7, 2019 JOB NO. 2457-1016C.309

OWNERS:

CENTURY LAND HOLDINGS OF TEXAS, LLC
A COLORADO LIMITED LIABILITY COMPANY
D.B.A. GRAND VIEW BUILDERS
CHRIS CHEW, DIVISION PRESIDENT
525 N. SAM HOUSTON PARKWAY E., SUITE 600, HOUSTON, TEXAS 77060
PH: (832) 698-1831

SURVEYOR:

LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042

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

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

March 4, 2019

Engineering Review

Preliminary Plat
Polo Ranch Boulevard
Section 2 and L. Waters Parkway
Street Dedication
City of Fulshear, Texas

For Information only:

1. This plat will create approximately 1200-linear foot of right-of-way for Polo Ranch Boulevard (60-foot width) and 2150-linear foot of right-of-way for L. Waters Parkway (60-foot width)..
2. Access to Polo Ranch Boulevard is from Polo Ranch Boulevard Section 1 on the South.

Recommendations:

I recommend that the Preliminary Plat of the Polo Ranch Boulevard Section 2 and L. Waters Parkway Street Dedication be approved with the addition of a Metes and Bounds description on the face of the plat.



2929 Briarpark Drive, Suite 600, Houston, Texas 77042
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386 TBPLS 10110501

February 14, 2019

Mr. David Leyendecker
City of Fulshear - Engineering
29378 McKinnon, Suite C
Fulshear, Texas 77441

Re: Polo Ranch Boulevard Section 2 and
L. Waters Parkway Street Dedication
Fort Bend County Municipal Utility District No. 174
City of Fulshear, Texas
LJA Job No. 2457-1016 (6.1)

Dear Mr. Leyendecker:

As the Engineer for Fort Bend County Municipal Utility District No. 174, I have reviewed the above referenced plans and plat and offer no objections to the proposed design. Water Line Facilities, Sanitary Sewer Facilities, and Drainage Facilities are currently available or under design to serve this.

FBCMUD No. 174 certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan titled "Drainage Impact Analysis for 251-Acre Polo Ranch," dated June 27, 2018, and approved by the Fort Bend County Drainage District on June 27, 2018.

Should you have additional comments or questions, feel free to contact me at 713.953.5096.

Sincerely,

A handwritten signature in blue ink, appearing to read 'James D. Ross'.

James D. Ross, PE
Senior Vice President

JDR/ew

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: Polo Ranch Blvd. Ph. 2 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: DAVID LEYENDECKER DATE: 3-4-2019

City Secretary

Processed
 Returned for additional data

BY: KIMBERLY KOPECKY DATE: 2-15-2019

Planning Commission Review

Approved
 Returned for additional data

BY: DATE: 3.8.19

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

RECEIVED
 CITY OF FULSHEAR

FEB 15 2019

Subdivision/Development Platting Application

CITY SECRETARY OFFICE

Date: 2/12/2019 Date Received by the City of Fulshear: _____
 Subdivision: POLORANCH 4 Development: POLO 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: 17.116 ACRES IN THE CHURCHILL FULCHER LEAGUE

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

Total Acreage: 17.116
 Number of Streets: 6
 Number of Lots: 66
 Number and Types of Reserves: 1 / LANDSCAPE - OPEN SPACE
 Total Acres in Reserve: 0.808

Owner: CENTURY LAND HOLDINGS OF TEXAS
 Address: 525 N. SAM HOUSTON PKWY E. #600
 City/State: HOUSTON TX 77060
 Telephone: 832-698-1831
 Email Address: _____

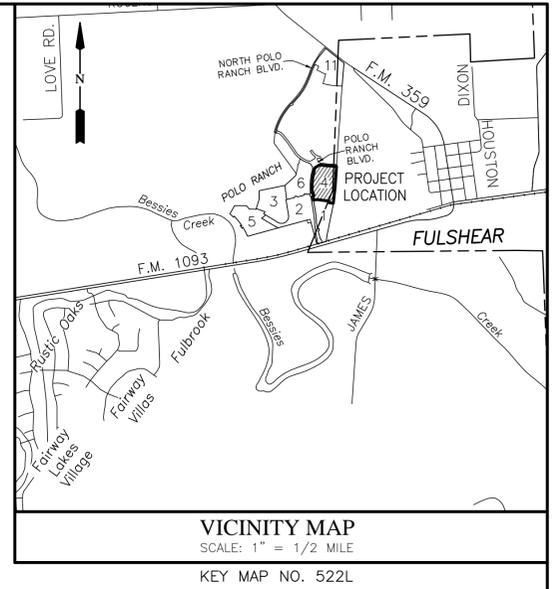
Engineer/Planner: LJA ENGINEERING, INC.
 Contact Person: JASON PRICE
 Telephone: 832-315-0877
 Fax Number: 713-953-5026
 Email Address: JPRICE@LJA.COM

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$944.95</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 JASON PRICE TYPED OR PRINTED NAME/TITLE 2/12/2019 DATE

Updated Plat Submittal (3-7-19)



STATE OF TEXAS
COUNTY OF FORT BEND

WE, CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS, ACTING BY AND THROUGH CHRIS CHEW, DIVISION PRESIDENT, AND MARC TINDALL, VICE PRESIDENT OF LAND, BEING OFFICERS OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS; OWNERS OF THE 17.116 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF POLO RANCH SECTION 4, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF POLO RANCH SECTION 4 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS CHEW, ITS DIVISION PRESIDENT, THEREUNTO AUTHORIZED, BY ITS VICE PRESIDENT OF LAND, MARC TINDALL, THIS _____ DAY OF _____, 2019.

CENTURY LAND HOLDINGS OF TEXAS, LLC
A COLORADO LIMITED LIABILITY COMPANY
D.B.A. GRAND VIEW BUILDERS

BY: _____
CHRIS CHEW, DIVISION PRESIDENT

ATTEST: _____
MARC TINDALL, VICE PRESIDENT OF LAND

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS CHEW, DIVISION PRESIDENT, OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARC TINDALL, VICE PRESIDENT OF LAND, OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT OF POLO RANCH SECTION 4 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2019.

AMY PEARCE, CHAIR

AUSTIN WEANT, VICE-CHAIR

THIS PLAT OF POLO RANCH SECTION 4 WAS APPROVED ON _____, 2019 BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____ AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

KIMBERLY KOPECKY, CITY SECRETARY

BENO 17.116 ACRES OF LAND LOCATED IN THE C. FULCHER LEAGUE, ABSTRACT NUMBER 29, FORT BEND COUNTY, TEXAS, OUT OF THAT CERTAIN CALLED 219.527 ACRE TRACT DESCRIBED IN THE DEED TO CENTURY LAND HOLDINGS OF TEXAS, LLC BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2018074604 OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.), SAID 17.116 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT):

COMMENCING AT 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 1535 4035" FOUND MARKING THE SOUTHEAST CORNER OF SAID 219.527 ACRE TRACT, COMMON TO THE SOUTHWEST CORNER OF THE RESIDUE OF THAT CERTAIN CALLED 101 ACRE TRACT DESCRIBED IN DEED TO JOHN B. MCANN, ET AL. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2005014004, O.P.R.F.B.C., IN THE NORTH LINE OF THE 100-FOOT WIDE STRIP OF LAND DESCRIBED IN DEED TO FORT BEND COUNTY TOLL ROAD AUTHORITY BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2015056468, O.P.R.F.B.C.:

THENCE, NORTH 08° 08' 11" EAST, ALONG THE EAST LINE OF SAID 219.527 ACRE TRACT, COMMON TO THE WEST LINE OF SAID 101 ACRE TRACT, 120.87 FEET TO A POINT FOR CORNER OF SAID 219.527 ACRE TRACT AND SAID 101 ACRE TRACT;

THENCE, NORTH 08° 35' 39" EAST, CONTINUING ALONG SAID COMMON LINE, 146.20 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 1535 4035" FOUND FOR CORNER IN SAID COMMON LINE;

THENCE, NORTH 12° 34' 32" EAST, CONTINUING ALONG SAID COMMON LINE, 139.54 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 1535 4035" FOUND FOR CORNER IN SAID COMMON LINE;

THENCE, NORTH 09° 58' 02" EAST, CONTINUING ALONG SAID COMMON LINE, 118.50 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 1535 4035" FOUND FOR CORNER IN SAID COMMON LINE;

THENCE, NORTH 11° 41' 05" EAST, CONTINUING ALONG SAID COMMON LINE, 600.22 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 1535 4035" FOUND FOR CORNER IN SAID COMMON LINE;

THENCE, NORTH 06° 09' 22" EAST, CONTINUING ALONG SAID COMMON LINE, 84.67 FEET TO THE POINT OF BEGINNING AND SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 81° 04' 22" WEST, DEPARTING SAID COMMON LINE, 145.22 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 48.04 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 9,030.00 FEET, A CENTRAL ANGLE OF 09° 20' 34", AND A CHORD WHICH BEARS NORTH 08° 45' 21" EAST 48.04 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 82° 28' 36" WEST, 366.39 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 08° 47' 28" WEST, 115.76 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 09° 32' 09" WEST, 86.77 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; THE BEGINNING OF A TANGENT CURVE;

THENCE, 26.93 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,970.00 FEET, A CENTRAL ANGLE OF 09° 47' 03", AND A CHORD WHICH BEARS NORTH 09° 08' 39" WEST, 26.93 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 40.05 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91° 47' 03", AND A CHORD WHICH BEARS NORTH 37° 08' 23" EAST, 35.90 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 07° 15' 13" WEST, 60.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 39.92 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91° 29' 32", AND A CHORD WHICH BEARS NORTH 51° 15' 28" WEST, 35.81 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 624.13 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,970.00 FEET, A CENTRAL ANGLE OF 18° 09' 08", AND A CHORD WHICH BEARS NORTH 03° 33' 52" EAST, 621.52 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 12° 38' 26" EAST, 122.20 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 95.48 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 54° 42' 20", AND A CHORD WHICH BEARS NORTH 39° 59' 36" EAST, 91.89 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 50.93 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 23° 20' 49", AND A CHORD WHICH BEARS NORTH 55° 40' 22" EAST, 50.58 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 94.74 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 54° 16' 48", AND A CHORD WHICH BEARS NORTH 71° 08' 21" EAST, 91.23 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 143.50 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 04° 03' 01", AND A CHORD WHICH BEARS SOUTH 83° 44' 45" EAST, 143.47 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 85° 46' 16" EAST, 351.92 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 04° 01' 10" WEST, 637.06 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 06° 09' 22" WEST, 516.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.116 ACRES OF LAND.

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

AARON FERGUSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6601

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2019 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

PRELIMINARY PLAT OF POLO RANCH SECTION 4

A SUBDIVISION OF 17.116 ACRES OF LAND SITUATED IN THE CHURCHILL FULCHER LEAGUE, ABSTRACT 29 FORT BEND COUNTY, TEXAS.

66 LOTS 1 RESERVE (0.808 ACRES) 3 BLOCKS
MARCH 7, 2019 JOB NO. 2457-1040C.309

OWNERS:
CENTURY LAND HOLDINGS OF TEXAS, LLC
A COLORADO LIMITED LIABILITY COMPANY
D.B.A. GRAND VIEW BUILDERS
CHRIS CHEW, DIVISION PRESIDENT
525 N. SAM HOUSTON PARKWAY E., SUITE 600, HOUSTON, TEXAS 77060
PH: (832) 698-1831

SURVEYOR:

LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

ENGINEER:

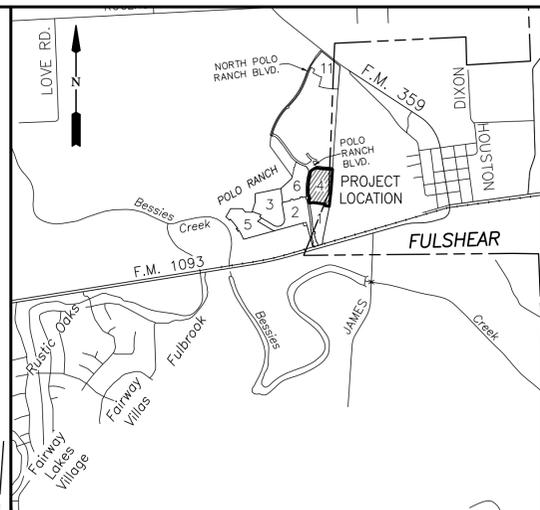
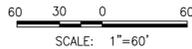
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

NOTES:

- BENCHMARK: NGS HCCSD 66: A STAINLESS STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HCCSD 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTH OF THE INTERSECTION OF FM 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.
ELEVATION = 136.60 FEET NAVD88 (2001) FBC LIDAR DATUM
SURFACE COORDINATES: N 13829189.587 E 2969677.555
- T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-14: TOP OF A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "LIA CONTROL" LOCATED +/- 5 FEET EAST OF THE EASTERLY EDGE OF PAVEMENT OF SPRIGG STREET. THE POINT IS LOCATED +/- 0.21 MILES SOUTH OF THE INTERSECTION OF N. FULSHEAR DRIVE AND SPRIGG STREET.
ELEVATION = 143.56 FEET NAVD88 (2001) FBC LIDAR DATUM
SURFACE COORDINATES: N 13819484.557 E 2950993.430
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- THE FOLLOWING COORDINATES ARE LIA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.999877176.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2018-0111, DATED AUGUST 6, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 174, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0085L AND 48157C 0095L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A 5 FOOT SIDE YARD BUILDING LINE.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE-EIGHTS (5/8) INCH IRON RODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "LIA ENG" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.

SECTION	45' LOTS	50' LOTS	60' LOTS
1			37
2		42	
3	71		
4			66
5	54		
6		52	
TOTAL	125	94	103

CALLED 219.527 ACRES
CENTURY LAND HOLDINGS OF TEXAS, LLC.
F.N. 2018074664
F.B.C.O.P.R.



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 522L

LINE	BEARING	DISTANCE
L1	N 09°32'09" W	86.77'
L2	N 07°15'13" W	60.00'
L3	S 41°52'35" E	25.50'
L4	S 82°28'36" E	23.25'
L5	S 82°28'36" E	3.71'
L6	S 24°45'52" E	20.00'
L7	N 38°46'12" E	20.00'
L8	S 33°33'16" E	20.00'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1970.00'	0°47'00"	26.93'	26.93'	N 09°08'39" W
C2	25.00'	91°47'03"	40.05'	35.90'	N 37°08'23" E
C3	25.00'	91°29'32"	39.92'	35.81'	N 51°15'52" E
C4	1970.00'	18°09'08"	624.13'	621.52'	N 03°33'52" E
C5	100.00'	5°42'20"	95.48'	91.89'	N 39°59'36" E
C6	125.00'	23°20'49"	50.93'	50.58'	N 55°02'22" E
C7	100.00'	5°41'48"	94.74'	91.23'	N 71°08'21" E
C8	2030.00'	4°03'01"	143.50'	143.47'	S 83°44'45" E
C9	8030.00'	0°20'34"	48.04'	48.04'	N 08°45'21" E
C10	450.00'	14°30'38"	113.97'	113.66'	N 89°43'55" W
C11	7700.00'	4°23'24"	589.97'	589.83'	N 05°19'07" E
C12	55.00'	90°00'00"	86.39'	77.78'	S 48°07'25" W
C13	55.00'	90°00'00"	86.39'	77.78'	N 41°52'35" W
C14	8000.00'	5°27'53"	763.02'	762.73'	N 05°51'22" E
C15	480.00'	14°31'38"	121.70'	121.38'	S 89°44'25" E
C16	25.00'	90°25'19"	39.45'	35.49'	N 52°18'44" E
C17	8837.62'	0°31'35"	81.19'	81.19'	N 06°47'53" E
C18	25.00'	92°46'40"	40.48'	36.20'	N 39°53'39" W
C19	25.00'	42°50'00"	18.69'	18.26'	S 72°18'01" W
C20	50.00'	265°40'01"	231.84'	73.33'	N 03°43'01" E
C21	25.00'	42°50'00"	18.69'	18.26'	S 64°51'58" E
C22	25.00'	88°02'50"	38.42'	34.75'	N 49°41'36" E
C23	7670.00'	1°30'11"	201.21'	201.20'	N 04°55'06" E
C24	25.00'	90°26'59"	39.47'	35.49'	N 11°03'29" W
C25	25.00'	42°50'00"	18.69'	18.26'	S 72°18'01" W
C26	50.00'	265°40'01"	231.84'	73.33'	N 03°43'01" E
C27	25.00'	42°50'00"	18.69'	18.26'	S 64°51'58" E
C28	25.00'	90°22'29"	39.43'	35.47'	N 48°31'47" E
C29	7670.00'	0°13'07"	29.27'	29.27'	N 03°13'59" E
C30	25.00'	44°57'08"	19.61'	19.11'	N 92°21'07" W
C31	50.00'	179°54'11"	156.99'	100.00'	N 48°07'25" E
C32	25.00'	44°57'05"	19.61'	19.11'	S 64°24'02" E
C33	25.00'	43°12'15"	18.85'	18.41'	N 71°31'18" E
C34	50.00'	176°24'30"	153.95'	99.95'	S 41°52'35" E
C35	25.00'	43°12'15"	18.85'	18.41'	S 24°43'33" W
C36	8030.00'	5°27'39"	763.32'	763.03'	S 05°51'15" W
C37	7970.00'	0°40'54"	94.84'	94.84'	N 08°15'05" E
C38	25.00'	90°23'14"	39.44'	35.47'	N 37°16'59" W
C39	420.00'	14°28'29"	106.23'	105.95'	N 89°43'21" W
C40	25.00'	90°00'00"	39.27'	35.36'	N 48°07'25" E
C41	25.00'	90°00'00"	39.27'	35.36'	S 41°52'35" E
C42	7970.00'	3°59'37"	555.53'	555.42'	S 05°07'14" W
C43	25.00'	90°24'21"	39.45'	35.48'	S 52°19'13" W
C44	25.00'	89°35'03"	39.09'	35.23'	N 37°41'05" W
C45	7730.00'	3°59'01"	537.46'	537.35'	N 05°06'56" E

JOHN D. McCANN
CALLED 101.00 ACRES
F.N. 2005014004
F.B.C.O.P.R.

LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- ST.M.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- A.E. INDICATES AERIAL EASEMENT
- P.O.B. INDICATES POINT OF BEGINNING
- F.N. INDICATES FILE NUMBER
- RES. INDICATES RESERVE

**PRELIMINARY PLAT OF
POLO RANCH
SECTION 4**

A SUBDIVISION OF 17.116 ACRES OF LAND SITUATED IN THE CHURCHILL FULCHER LEAGUE, ABSTRACT 29 FORT BEND COUNTY, TEXAS.

66 LOTS 1 RESERVE (0.808 ACRES) 3 BLOCKS
MARCH 7, 2019 JOB NO. 2457-1040C.309

OWNERS:
CENTURY LAND HOLDINGS OF TEXAS, LLC
A COLORADO LIMITED LIABILITY COMPANY
D.B.A. GRAND VIEW BUILDERS
CHRIS CHEW, DIVISION PRESIDENT
525 N. SAM HOUSTON PARKWAY E., SUITE 600, HOUSTON, TEXAS 77060
PH: (832) 698-1831

SURVEYOR: **LJA Surveying, Inc.**
2929 Briarpark Drive, Suite 175, Houston, Texas 77042
Phone 713.953.5200, Fax 713.953.5026, T.B.P.L.S. Firm No. 10194382

ENGINEER: **LJA Engineering, Inc.**
2929 Briarpark Drive, Suite 600, Houston, Texas 77042
Phone 713.953.5200, Fax 713.953.5026, FRN - F-1386

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.808	35,198	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	0.808	35,198	

March 4, 2019

Engineering Review

Preliminary Plat
Polo Ranch Section 4
City of Fulshear, Texas

For Information only:

1. This plat will create 66 Lots in three (3) Blocks with one (1) Reserve that cover a total acreage of 17.116 acres.
2. The typical lot in this section is 60-foot in width along with a depth of at least 120-foot and a 20-foot Front Building Line.
3. Access to this section will be from Brown Fern Drive off of Polo Ranch Boulevard

Recommendations:

I recommend that this Preliminary Plat of Polo Ranch Section 4 be approved with the following additions/corrections:

- A) A Metes & Bounds description is required on the face of the plat.
- B) A Lot table showing the size and number of each lot widths platted so far is required.
- C) It appears from the Limited Contour Lines provided that any fill on the Lots that back up to the East Line of the subdivision could result in water being held on the neighbor's tract.
- D) The Side Street Building Line needs to be identified on Lot 1, Block 1.



2929 Briarpark Drive, Suite 600, Houston, Texas 77042
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386 TBPLS 10110501

February 14, 2019

Mr. David Leyendecker
City of Fulshear - Engineering
29378 McKinnon, Suite C
Fulshear, Texas 77441

Re: Polo Ranch Section 4
Fort Bend County Municipal Utility District No. 174
City of Fulshear, Texas
LJA Job No. 2457-1040 (6.1)

Dear Mr. Leyendecker:

As the Engineer for Fort Bend County Municipal Utility District No. 174, I have reviewed the above referenced plans and plat and offer no objections to the proposed design. Water Line Facilities, Sanitary Sewer Facilities, and Drainage Facilities are currently available or under design to serve this.

FBCMUD No. 174 certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan titled "Drainage Impact Analysis for 251-Acre Polo Ranch," dated June 27, 2018, and approved by the Fort Bend County Drainage District on June 27, 2018.

Should you have additional comments or questions, feel free to contact me at 713.953.5096.

Sincerely,

A handwritten signature in blue ink, appearing to read 'James D. Ross'.

James D. Ross, PE
Senior Vice President

JDR/ew

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: Polo Ranch Section 4 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: DAVID LEYENDECKER DATE: 3-4-2019

City Secretary

Processed
 Returned for additional data

BY: KIMBERLY KOPECKY DATE: 2-15-2019

Planning Commission Review

Approved
 Returned for additional data

PENDING RESOLUTION OF ENGINEER'S COMMENTS.

BY: [Signature] DATE: 3.8.19

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

RECEIVED
 CITY OF FULSHEAR

FEB 15 2019

CITY SECRETARY OFFICE

Subdivision/Development Platting Application

Date: 2/12/2019 Date Received by the City of Fulshear: _____
 Subdivision: POLO RANCH 5 Development: POLO 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: 17.048 ACRES IN THE CHURCHILL FULCHER LEAGUE

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

Total Acreage: 17.048
 Number of Streets: 3
 Number of Lots: 54
 Number and Types of Reserves: 7 / LANDSCAPE - OPEN SPACE
 Total Acres in Reserve: 5.966

Owner: CENTURY LAND HOLDINGS OF TEXAS
 Address: 525 N. SAM HOUSTON PKWY E. #600
 City/State: HOUSTON, TX. 77060
 Telephone: 832-698-1831
 Email Address: _____

Engineer/Planner: LJA ENGINEERING, INC.
 Contact Person: JASON PRICE
 Telephone: 832-315-0877
 Fax Number: 713-953-5026
 Email Address: JPRICE@LJA.COM

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$902.10</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] JASON PRICE 2/12/2019
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- INDICATES STREET NAME CHANGE
- R.O.W. INDICATES RIGHT-OF-WAY
- A.E. INDICATES AERIAL EASEMENT
- P.O.B. INDICATES POINT OF BEGINNING
- F.N. INDICATES FILE NUMBER
- RES. INDICATES RESERVE
- "X" INDICATES GRAVE SITE (SEE NOTE 13)

SECTION	45' LOTS	50' LOTS	60' LOTS
1			37
2		42	
3	71		
4			66
5	54		
6		52	
TOTAL	125	94	103

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 17°28'44" E	20.14'
L2	S 58°45'08" E	60.15'
L3	N 24°35'45" W	89.25'
L4	N 27°02'35" W	87.72'
L5	N 28°53'24" W	47.06'
L6	N 30°05'45" W	40.90'
L7	N 31°04'02" W	54.50'
L8	S 57°01'48" W	8.56'
L9	N 57°01'48" E	8.56'
L10	N 35°39'14" W	71.80'
L11	N 36°24'22" W	46.91'
L12	N 37°41'24" W	46.81'
L13	N 38°58'21" W	46.67'
L14	S 30°05'28" W	43.24'
L15	N 57°01'48" E	32.83'
L16	N 50°06'39" E	16.25'
L17	S 15°17'48" E	35.37'
L18	S 15°17'48" E	8.50'
L19	N 29°26'02" E	8.48'
L20	S 15°17'48" E	30.37'
L21	N 15°17'48" W	37.56'
L22	S 31°04'02" E	55.16'
L23	S 41°30'03" E	123.75'
L24	S 35°39'14" E	71.83'
L25	N 50°05'24" W	31.20'

NOTES:

1. BENCHMARK: NGS H0CSD 66; A STAINLESS STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED H0CSD 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHWEST OF THE INTERSECTION OF FM 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.
ELEVATION = 136.60 FEET NAVD88 (2001) FBC LIDAR DATUM
SURFACE COORDINATES: N 13829189.587 E 2969677.555
2. T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-L14: TOP OF A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "LJA CONTROL" LOCATED +/- 5 FEET EAST OF THE EASTERLY EDGE OF PAVEMENT OF SPRIGG STREET. THE POINT IS LOCATED +/- 0.21 MILES SOUTH OF THE INTERSECTION OF N. FULSHEAR DRIVE AND SPRIGG STREET.
ELEVATION = 143.56 FEET NAVD88 (2001) FBC LIDAR DATUM
SURFACE COORDINATES: N 13819484.557 E 2950993.430
3. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
4. THE FOLLOWING COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.999877178.
5. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
6. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2018-0113, DATED SEPTEMBER 6, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
7. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 174, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
8. THIS SUBDIVISION LIES WITHIN ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0085L AND 48157C 0095L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
9. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
10. ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A 5 FOOT SIDE YARD BUILDING LINE.
11. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
12. FIVE-EIGHTS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA ENG" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
13. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

FULSHEAR INVESTMENTS, INC.
CALLED 9.6675 ACRES
VOL. 2519, PG. 212
F.B.C.D.R.

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C1	270.00'	16°04'03"	75.72'	75.47' S 273°17'41" W
C2	330.00'	27°33'20"	158.71'	157.18' S 48°38'09" W
C3	370.00'	15°43'21"	101.53'	101.21' S 66°36'48" E
C4	330.00'	12°1'03"	7.78'	7.78' S 56°21'17" W
C5	25.00'	88°28'52"	38.61'	34.88' S 12°47'22" W
C6	2050.00'	3°02'18"	108.69'	108.67' N 32°58'12" W
C7	25.00'	88°28'52"	38.61'	34.88' S 78°43'45" E
C8	270.00'	1°48'52"	8.55'	8.55' N 56°07'22" E
C9	2050.00'	4°19'14"	154.55'	154.55' N 45°58'19" W
C10	300.00'	39°28'02"	206.74'	202.67' N 54°57'41" E
C11	300.00'	24°35'33"	128.77'	127.78' S 62°24'26" W
C12	300.00'	6°55'10"	36.23'	36.21' N 53°34'14" E
C13	500.00'	24°35'33"	214.61'	212.97' N 27°35'34" W
C14	50.00'	90°00'00"	78.54'	70.71' S 60°17'48" E
C15	270.00'	6°55'10"	32.61'	32.59' N 53°34'14" E
C16	25.00'	90°00'00"	39.27'	35.36' N 05°06'39" E
C17	25.00'	58°53'28"	25.70'	24.58' N 69°20'05" W
C18	50.00'	25°05'09"	224.35'	78.21' N 29°45'46" E
C19	25.00'	18°11'42"	7.94'	7.91' S 30°47'30" E

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C20	25.00'	79°31'56"	34.70'	31.98' S 79°39'19" E
C21	330.00'	14°07'30"	81.35'	81.15' N 67°38'28" E
C22	270.00'	39°02'30"	183.98'	180.44' N 55°10'57" E
C23	330.00'	39°50'43"	229.49'	224.90' S 54°46'51" W
C24	270.00'	10°44'51"	50.65'	50.57' S 69°19'47" W
C25	25.00'	95°30'17"	41.67'	37.01' S 16°12'12" W
C26	530.00'	16°15'09"	150.34'	149.84' S 23°25'22" E
C27	25.00'	90°00'00"	39.27'	35.36' S 60°17'48" E
C28	25.00'	51°41'02"	22.55'	21.79' N 48°51'41" E
C29	50.00'	26°34'59"	230.24'	74.41' S 25°03'50" E
C30	25.00'	32°08'57"	41.67'	37.01' S 16°12'12" W
C31	25.00'	32°13'03"	14.06'	13.87' S 58°35'41" W
C32	50.00'	15°52'23"	134.28'	97.41' N 60°34'39" W
C33	25.00'	31°39'20"	13.81'	13.64' N 00°31'52" E
C34	470.00'	15°05'14"	123.76'	123.40' N 22°50'25" W
C35	25.00'	89°44'34"	43.52'	38.23' N 80°01'06" W
C36	330.00'	6°55'10"	39.85'	39.83' S 53°34'14" W
C37	160.00'	84°15'02"	235.27'	214.64' S 87°47'06" W

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.074	3,214	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.095	4,128	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.092	4,000	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.077	3,360	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	5.208	226,864	RESTRICTED TO OPEN SPACE/DRAINAGE
F	0.218	9,496	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	0.202	8,778	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	5.966	259,840	

VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 522K/522L

**PRELIMINARY PLAT OF
POLO RANCH
SECTION 5**

A SUBDIVISION OF 17.048 ACRES OF LAND SITUATED IN THE CHURCHILL FULCHER LEAGUE, ABSTRACT 29 FORT BEND COUNTY, TEXAS.

54 LOTS 7 RESERVES (5.966 ACRES) 2 BLOCKS
MARCH 7, 2019 JOB NO. 2457-1050C.309

OWNERS:
CENTURY LAND HOLDINGS OF TEXAS, LLC
A COLORADO LIMITED LIABILITY COMPANY
CHRIS CHEW, DIVISION PRESIDENT
525 N. SAM HOUSTON PARKWAY E., SUITE 600, HOUSTON, TEXAS 77060
PH: (832) 698-1831

LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042

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

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

March 4, 2019

Engineering Review

Preliminary Plat
Polo Ranch Section 5
City of Fulshear, Texas

For Information only:

1. This plat will create 54 Lots in two (2) Blocks with seven (7) Reserves that cover a total acreage of 17.048 acres.
2. The typical lot in this section is 45-foot in width along with a depth of at least 120-foot and a 20-foot Front Building Line.
3. Access to this section is provided by Balding Drive from Section 3 of Polo Ranch which adjoins this section to the East.

Recommendations:

I recommend that this Preliminary Plat of Polo Ranch Section 5 be approved with the following additions/corrections:

- A) A Metes & Bounds description is required on the face of the plat.
- B) A Lot size table needs to be included on the face of the plat.
- C) The Title Block shows all of this Section being located in the Churchill Fulshear League (spelled wrong on the plat) while the plat shows it also in the John Randon League.
- D) Before the Final Plats are submitted a letter will be required regarding that any fill in this section will not trigger the construction of the mitigation pond on the F.M. 1093 frontage.
- E) The ownership of the tract that adjoins to the Southwest needs to be shown on the plat.

Jason Price

From: Jason Price
Sent: Wednesday, February 13, 2019 1:45 PM
To: 'lrow@centerpointenergy.com'; 'chris_grey@cable.comcast.com'; 'WILEY, RICKY B'
Subject: Polo Ranch 5 - 'No Objection' letter
Attachments: Polo Ranch 5_PP-Sheet 1.pdf; Polo Ranch 5_PP-Sheet 2.pdf

ALL –

Please find attached the above referenced plat for your review. If the plat meets your approval, please provide our office with a Letter of 'No Objection' addressed to the City of Fulshear.

Please let me know if you have any questions or comments.

Thanks,

JASON PRICE

Project Coordinator – Platting

LJA Engineering | We Build Civilization™

● West Houston

P: 713.953.5200

D: 713.380.4446

C: 832.315.0877

www.lja.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: Polo Ranch Section 5 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: DAVID LEYENDECKER DATE: 3-4-2019

City Secretary

Processed
 Returned for additional data

BY: KIMBERLY KOPECKY DATE: 2-15-2019

Planning Commission Review

Approved
 Returned for additional data

PENDING RESOLUTION OF ENGINEER'S COMMENTS.

BY: A Penn DATE: 3.8.19

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

RECEIVED
 CITY OF FULSHEAR

FEB 15 2019

CITY SECRETARY OFFICE

Subdivision/Development Platting Application

Date: 2/12/2019 Date Received by the City of Fulshear: _____
 Subdivision: POLO RANCH 6 Development: POLO 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: 14.926 ACRES IN THE CHURCHILL FULCHER LEAGUE

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

Total Acreage: 14.926
 Number of Streets: 2
 Number of Lots: 52
 Number and Types of Reserves: 2/ LANDSCAPE-OPEN SPACE
 Total Acres in Reserve: 5.018 DRAINAGE

Owner: CENTURY LAND HOLDINGS OF TEXAS
 Address: 525 N. SAM HOUSTON PKWY E. #600
 City/State: HOUSTON, TX. 77060
 Telephone: 832-698-1831
 Email Address: _____

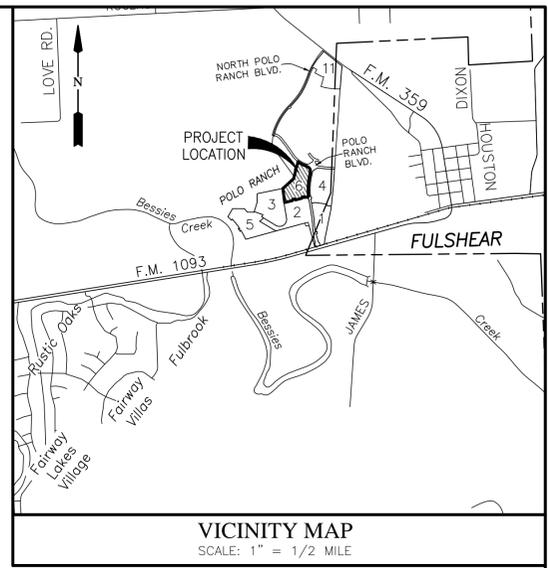
Engineer/Planner: LJA ENGINEERING, INC.
 Contact Person: JASON PRICE
 Telephone: 832-315-0877
 Fax Number: 713-953-5026
 Email Address: JPRICE@LJA.COM

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$ 868.58</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] JASON PRICE 2/12/2019
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

Updated Plat Submittal (3-7-19)



BEING 14.926 ACRES OF LAND LOCATED IN THE C. FULCHER LEAGUE, ABSTRACT NUMBER 29, FORT BEND COUNTY, TEXAS, OUT OF THAT CERTAIN CALLED 219.527 ACRE TRACT DESCRIBED IN THE DEED TO CENTURY LAND HOLDINGS OF TEXAS, LLC BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2018074664 OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.), SAID 14.926 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED '1535-4035' FOUND MARKING A WESTERLY RE-ENTRANT CORNER OF SAID 219.527 ACRE TRACT;

THENCE, NORTH 47° 29' 58" EAST, ALONG A WESTERLY LINE OF SAID 219.527 ACRE TRACT, 449.96 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED '1535-4035' FOUND MARKING A WESTERLY RE-ENTRANT CORNER OF SAID 219.527 ACRE TRACT;

THENCE, NORTH 14° 14' 56" EAST, PASSING AT A DISTANCE OF 67.43 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED '1535-4035' FOUND MARKING A WESTERLY RE-ENTRANT CORNER OF SAID 219.527 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 270.28 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER;

THENCE, NORTH 21° 11' 38" WEST, 25.82 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 73.78 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 84° 32' 59", AND A CHORD WHICH BEARS NORTH 09° 40' 28" EAST, 67.27 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER;

THENCE, NORTH 57° 24' 01" EAST, 29.74 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER;

THENCE, NORTH 14° 14' 56" EAST, 164.08 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 318.40 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 21° 58' 47", AND A CHORD WHICH BEARS SOUTH 63° 54' 18" EAST, 316.45 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 87.45 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 50° 06' 12", AND A CHORD WHICH BEARS SOUTH 49° 50' 35" EAST, 84.69 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 37.69 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 17° 16' 25", AND A CHORD WHICH BEARS SOUTH 33° 25' 42" EAST, 37.54 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 95.48 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 54° 42' 20", AND A CHORD WHICH BEARS SOUTH 14° 42' 44" EAST, 91.89 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER;

THENCE, SOUTH 12° 38' 26" WEST, 122.20 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 646.21 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 18° 14' 20", AND A CHORD WHICH BEARS SOUTH 03° 31' 16" WEST, 643.48 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 38.60 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88° 27' 59", AND A CHORD WHICH BEARS SOUTH 38° 38' 05" WEST, 34.88 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER;

THENCE, SOUTH 82° 52' 05" WEST, 17.77 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 65.78 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 03° 39' 29", AND A CHORD WHICH BEARS SOUTH 81° 02' 20" WEST, 65.75 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 41.48 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 95° 04' 34", AND A CHORD WHICH BEARS NORTH 53° 15' 07" WEST, 36.89 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER;

THENCE, SOUTH 84° 17' 10" WEST, 60.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 14.13 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,225.00 FEET, A CENTRAL ANGLE OF 00° 21' 50", AND A CHORD WHICH BEARS SOUTH 05° 53' 45" EAST, 14.13 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 35.84 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 82° 08' 03", AND A CHORD WHICH BEARS SOUTH 34° 59' 22" WEST, 32.85 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER;

THENCE, SOUTH 76° 03' 23" WEST, 191.67 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 42.43 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 97° 14' 50", AND A CHORD WHICH BEARS NORTH 55° 19' 12" WEST, 37.52 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER;

THENCE, SOUTH 83° 18' 13" WEST, 60.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 13.85 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,505.00 FEET, A CENTRAL ANGLE OF 00° 19' 51", AND A CHORD WHICH BEARS SOUTH 06° 51' 12" EAST, 13.85 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 36.24 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83° 04' 01", AND A CHORD WHICH BEARS SOUTH 34° 31' 23" WEST, 33.15 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER;

THENCE, SOUTH 76° 03' 23" WEST, 175.18 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 64.34 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,970.00 FEET, A CENTRAL ANGLE OF 01° 14' 28", AND A CHORD WHICH BEARS SOUTH 76° 40' 37" WEST, 64.34 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER;

THENCE, NORTH 07° 39' 53" WEST, 441.81 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER ON A WESTERLY LINE OF THE AFORESAID 219.527 ACRE TRACT;

THENCE, NORTH 78° 29' 17" EAST, ALONG THE WESTERLY LINE OF SAID 219.527 ACRE TRACT, 3.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.926 ACRES OF LAND.

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

AARON FERGUSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6601

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2019 AT _____ O'CLOCK _____, M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

STATE OF TEXAS
COUNTY OF FORT BEND

WE, CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS, ACTING BY AND THROUGH CHRIS CHEW, DIVISION PRESIDENT, AND MARC TINDALL, VICE PRESIDENT OF LAND, BEING OFFICERS OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS; OWNERS OF THE 14.926 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF POLO RANCH SECTION 6, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF POLO RANCH SECTION 6 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS CHEW, ITS DIVISION PRESIDENT, THEREUNTO AUTHORIZED, BY ITS VICE PRESIDENT OF LAND, MARC TINDALL, THIS _____ DAY OF _____, 2019.

CENTURY LAND HOLDINGS OF TEXAS, LLC
A COLORADO LIMITED LIABILITY COMPANY
D.B.A. GRAND VIEW BUILDERS

BY: _____
CHRIS CHEW, DIVISION PRESIDENT

ATTEST: _____
MARC TINDALL, VICE PRESIDENT OF LAND

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS CHEW, DIVISION PRESIDENT, OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARC TINDALL, VICE PRESIDENT OF LAND, OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT OF POLO RANCH SECTION 6 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULPSHEAR, TEXAS

THIS _____ DAY OF _____, 2019.

AMY PEARCE, CHAIR

AUSTIN WEANT, VICE-CHAIR

THIS PLAT OF POLO RANCH SECTION 6 WAS APPROVED ON _____, 2019 BY THE CITY OF FULPSHEAR CITY COUNCIL AND SIGNED ON _____ DAY OF _____, 2019, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

KIMBERLY KOPECKY, CITY SECRETARY

PRELIMINARY PLAT OF POLO RANCH SECTION 6

A SUBDIVISION OF 14.926 ACRES OF LAND SITUATED IN
THE CHURCHILL FULCHER LEAGUE, ABSTRACT 29
FORT BEND COUNTY, TEXAS.

52 LOTS 2 RESERVES (5.018 ACRES) 1 BLOCK
MARCH 7, 2019 JOB NO. 2457-1060C.309

OWNERS:
CENTURY LAND HOLDINGS OF TEXAS, LLC
A COLORADO LIMITED LIABILITY COMPANY
D.B.A. GRAND VIEW BUILDERS
CHRIS CHEW, DIVISION PRESIDENT
525 N. SAM HOUSTON PARKWAY E., SUITE 600, HOUSTON, TEXAS 77060
PH: (832) 698-1831

SURVEYOR:

LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042



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

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042

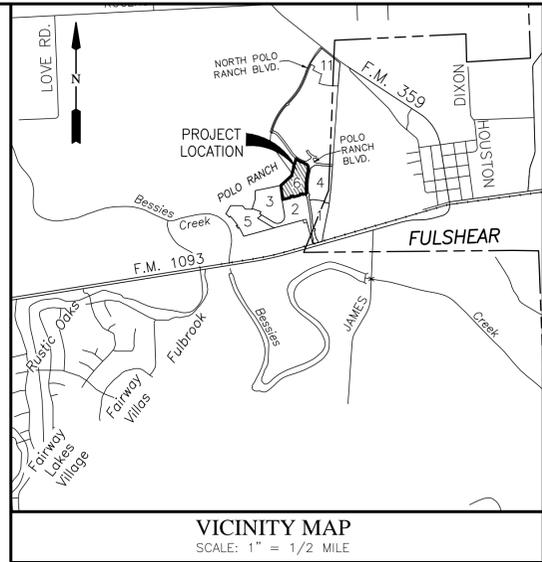
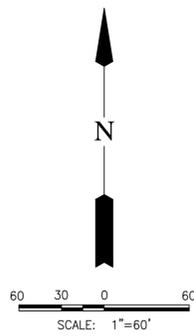


Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

NOTES:

- BENCHMARK: NGS HGCS 66: A STAINLESS STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HGCS 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHWEST OF THE INTERSECTION OF FM 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.
ELEVATION = 136.60 FEET NAVD88 (2001) FBC LIDAR DATUM
SURFACE COORDINATES: N 13829189.587 E 2969677.555
- T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-L14: TOP OF A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "LJA CONTROL" LOCATED +/- 5 FEET EAST OF THE EASTERLY EDGE OF PAVEMENT OF SPRING STREET. THE POINT IS LOCATED +/- 0.21 MILES SOUTH OF THE INTERSECTION OF N. FULSHEAR DRIVE AND SPRING STREET.
ELEVATION = 143.56 FEET NAVD88 (2001) FBC LIDAR DATUM
SURFACE COORDINATES: N 13819484.557 E 2950993.430
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- THE FOLLOWING COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.999877178.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2018-0111, DATED AUGUST 6, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 174, FORT BEND SUBSIDIENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0085L AND 48157C 0095L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A 5 FOOT SIDE YARD BUILDING LINE.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE-EIGHTS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA ENG" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.

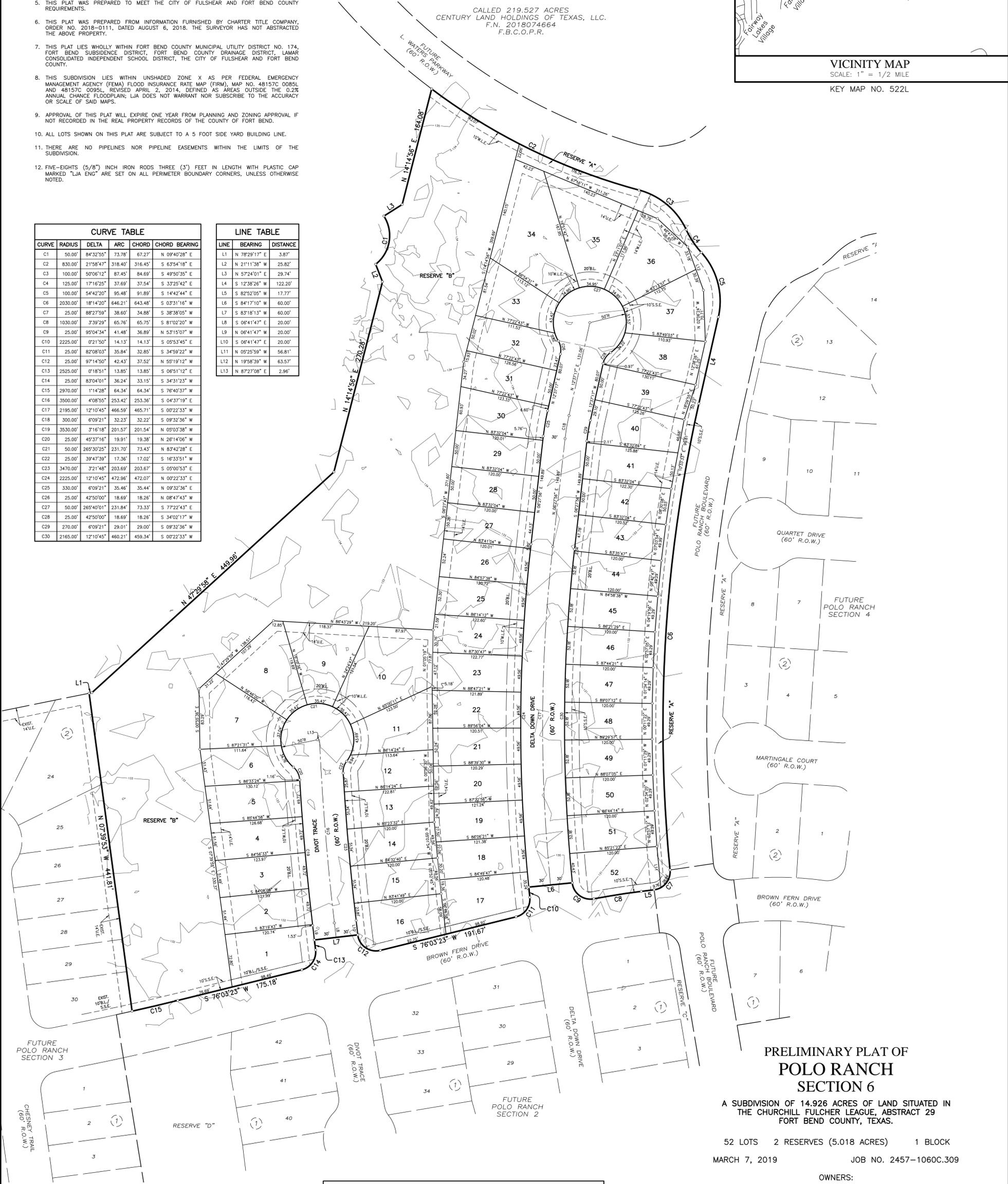
- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - ST.M.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - R.O.W. INDICATES RIGHT-OF-WAY
 - A.E. INDICATES AERIAL EASEMENT
 - P.O.B. INDICATES POINT OF BEGINNING
 - F.N. INDICATES FILE NUMBER
 - RES. INDICATES RESERVE



CALL 219.527 ACRES
CENTURY LAND HOLDINGS OF TEXAS, LLC.
F.N. 2018074664
F.B.C.O.P.R.

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	50.00'	84°32'55"	73.78'	67.27'	N 09°40'28" E
C2	830.00'	21°58'47"	318.40'	316.45'	S 63°54'18" E
C3	100.00'	50°06'12"	87.45'	84.69'	S 49°50'35" E
C4	125.00'	17°16'25"	37.69'	37.54'	S 33°25'42" E
C5	100.00'	54°42'20"	95.48'	91.89'	S 14°42'44" E
C6	2030.00'	18°14'20"	646.21'	643.48'	S 03°31'16" W
C7	25.00'	88°27'59"	38.60'	34.88'	S 38°38'05" W
C8	1030.00'	3°39'29"	65.76'	65.75'	S 81°02'20" W
C9	25.00'	95°04'34"	41.48'	36.89'	N 53°15'07" W
C10	2225.00'	0°21'50"	14.13'	14.13'	S 09°53'45" E
C11	25.00'	82°08'03"	35.84'	32.85'	S 34°59'22" W
C12	25.00'	97°14'50"	42.43'	37.52'	N 55°19'12" W
C13	2525.00'	0°18'51"	13.85'	13.85'	S 06°51'12" E
C14	25.00'	83°04'01"	36.24'	33.15'	S 34°31'23" W
C15	2970.00'	1°14'28"	64.34'	64.34'	S 76°40'37" W
C16	3500.00'	4°08'55"	253.42'	253.36'	S 04°37'19" E
C17	2195.00'	12°10'45"	466.59'	465.71'	S 00°22'33" W
C18	300.00'	6°09'21"	32.23'	32.22'	S 09°32'36" W
C19	3530.00'	3°16'18"	201.57'	201.54'	N 05°03'38" W
C20	25.00'	45°37'16"	19.91'	19.38'	N 26°14'06" W
C21	50.00'	26°53'02"	231.70'	73.43'	N 83°42'28" E
C22	25.00'	39°47'39"	17.36'	17.02'	S 16°33'51" W
C23	3470.00'	3°21'48"	203.69'	203.67'	S 05°00'53" E
C24	2225.00'	12°10'45"	472.96'	472.07'	N 00°22'33" E
C25	330.00'	6°09'21"	35.46'	35.44'	N 09°32'36" E
C26	25.00'	42°50'00"	18.69'	18.26'	N 08°47'43" W
C27	50.00'	26°54'01"	231.84'	73.33'	S 77°24'43" E
C28	25.00'	42°50'00"	18.69'	18.26'	S 34°02'17" W
C29	270.00'	6°09'21"	29.01'	29.00'	S 09°32'36" W
C30	2165.00'	12°10'45"	460.21'	459.34'	S 00°22'33" W

LINE	BEARING	DISTANCE
L1	N 78°29'17" E	3.87'
L2	N 21°11'38" W	25.82'
L3	N 57°24'01" E	29.74'
L4	S 12°38'26" W	122.20'
L5	S 82°52'03" W	17.77'
L6	S 84°17'10" W	60.00'
L7	S 83°18'13" W	60.00'
L8	S 06°41'47" E	20.00'
L9	N 06°41'47" W	20.00'
L10	S 06°41'47" E	20.00'
L11	N 05°25'59" W	56.81'
L12	N 19°58'39" W	63.57'
L13	N 87°27'08" E	2.96'



**PRELIMINARY PLAT OF
POLO RANCH
SECTION 6**

A SUBDIVISION OF 14.926 ACRES OF LAND SITUATED IN THE CHURCHILL FULCHER LEAGUE, ABSTRACT 29 FORT BEND COUNTY, TEXAS.

52 LOTS 2 RESERVES (5.018 ACRES) 1 BLOCK
MARCH 7, 2019 JOB NO. 2457-1060C.309

OWNERS:
CENTURY LAND HOLDINGS OF TEXAS, LLC
A COLORADO LIMITED LIABILITY COMPANY
D.B.A. GRAND VIEW BUILDERS
CHRIS CHEW, DIVISION PRESTON
525 N. SAM HOUSTON PARKWAY E., SUITE 600, HOUSTON, TEXAS 77060
PH: (832) 698-1831

SURVEYOR:

LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042



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

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

SECTION	45' LOTS	50' LOTS	60' LOTS
1			37
2		42	
3	71		
4			66
5	54		
6		52	
TOTAL	125	94	103

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.440	19,152	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	4.578	199,434	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	5.018	218,586	

March 4, 2019

Engineering Review

Preliminary Plat
Polo Ranch Section 6
City of Fulshear, Texas

For Information only:

1. This plat will create 52 Lots in one (1) Block with two (2) Reserves that cover a total acreage of 14.926 acres.
2. The typical lot in this section is 50-foot in width along with a depth of at least 120-foot and a 20-foot Front Building Line.
3. Access to this section is provided by extension of Polo Ranch Boulevard from Section 2 which adjoins this section to the South along with Brown Fern Drive.

Recommendations:

I recommend that this Preliminary Plat of Polo Ranch Section 6 be approved with the following additions/corrections:

- A) A Metes & Bounds description is required on the face of the plat.
- B) The plat refers to there being three (3) sheets but only two (2) were submitted.
- C) A table with the number of each size of lots is required on the face of the plat.
- D) The Development Agreements need to be checked to see if the Block length for Delta Down Drive does not exceed the maximum length.



2929 Briarpark Drive, Suite 600, Houston, Texas 77042
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386 TBPLS 10110501

February 14, 2019

Mr. David Leyendecker
City of Fulshear - Engineering
29378 McKinnon, Suite C
Fulshear, Texas 77441

Re: Polo Ranch Section 6
Fort Bend County Municipal Utility District No. 174
City of Fulshear, Texas
LJA Job No. 2457-1060 (6.1)

Dear Mr. Leyendecker:

As the Engineer for Fort Bend County Municipal Utility District No. 174, I have reviewed the above referenced plans and plat and offer no objections to the proposed design. Water Line Facilities, Sanitary Sewer Facilities, and Drainage Facilities are currently available or under design to serve this.

FBCMUD No. 174 certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan titled "Drainage Impact Analysis for 251-Acre Polo Ranch," dated June 27, 2018, and approved by the Fort Bend County Drainage District on June 27, 2018.

Should you have additional comments or questions, feel free to contact me at 713.953.5096.

Sincerely,

A handwritten signature in blue ink, appearing to read 'James D. Ross'.

James D. Ross, PE
Senior Vice President

JDR/em

Enclosure(s)



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: 2-14-19

Date Received by the City of Fulshear: 2-14-19

Subdivision: FULBROOK ON FULSHEAR CREEK SECTION FOURTEEN Development: FULBROOK ON FULSHEAR CREEK

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: 28.95 AC. LOCATED IN THE CHURCHILL FULSHEAR LEAGUE, A-29 CITY OF FULSHEAR, FORT BEND CO., TX.

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

Total Acreage: 28.95 ACREAGE

Number of Streets: 7

Number of Lots: 72

Number and Types of Reserves: 5 LANDSCAPE/OPEN SPACE DRAINAGE

Total Acres in Reserve: 9.7726 ACREAGE

Owner: FULSHEAR LAND INVESTMENT PARTNERS, LTD

Address: 1600 WEST LOOP SOUTH, SUITE 2600

City/State: HOUSTON, TEXAS

Telephone: 713-623-2466

Email Address: _____

Engineer/Planner: COSTELLO, INC.

Contact Person: ALEX KHOSHAKHLAGH, P.E.

Telephone: 713-783-7788

Fax Number: 713-783-3580

Email Address: AKHOSHAKHLAGH@COSTELLOINC.COM

Platting Fees

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

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

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

Amending or Minor Plat - \$200.00

Plat Vacation - \$500.00

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

TOTAL PLATTING FEE \$1,583.75

Park Fees (due at Final Plat Application) _____

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

J. DELA ROSA

SIGNATURE

JORGE L. DELA ROSA / PLAT COORDINATOR

TYPED OR PRINTED NAME/TITLE

2/14/19

DATE

Updated Plat Submittal (3-7-19)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, FULSHEAR LAND INVESTMENT PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH DUNCAN K. UNDERWOOD, ITS PRESIDENT, HEREAFTER REFERRED TO AS OWNERS OF THE 28.95 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF FULBROOK ON FULSHEAR CREEK SECTION FOURTEEN, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLATS AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

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

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

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

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

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

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF FULBROOK ON FULSHEAR CREEK SECTION FOURTEEN, WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE; THE CONDITION OF SUCH DEDICATION BEING THAT THESE BUILDING SETBACK LINES AND PUBLIC UTILITY EASEMENTS WILL TERMINATE AND BE AUTOMATICALLY ABANDONED WHEN THE ADJOINING PROPERTY IS SUBDIVIDED IN A RECORDED PLAT.

IN TESTIMONY WHEREOF, FULSHEAR LAND INVESTMENT PARTNERS, LTD., AS OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DUNCAN K. UNDERWOOD, PRESIDENT, THEREUNTO AUTHORIZED. THIS ____ DAY OF _____, 2019.

FULSHEAR LAND INVESTMENT PARTNERS, LTD

By: _____
DUNCAN K. UNDERWOOD, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DUNCAN K. UNDERWOOD, PRESIDENT OF FULSHEAR LAND INVESTMENT PARTNERS, LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF INVESTMENTS PARTNERS, LTD.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, JOSEPH B. MAY, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE, AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE FERROUS METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

JOSEPH B. MAY
TEXAS REGISTRATION NO. 5484

I, A. KHOSHAKHLAGH, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF THE CITY OF FULSHEAR.

A. KHOSHAKHLAGH
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 101133

THIS PLAT OF FULBROOK ON FULSHEAR CREEK SECTION FOURTEEN, IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS ____ DAY OF _____, 2019.

AMY PEARCE
CHAIRMAN

AUSTIN WEANT
VICE-CHAIRMAN

THIS PLAT OF FULBROOK ON FULSHEAR CREEK SECTION FOURTEEN, WAS APPROVED ON _____, 2019 BY THE CITY OF FULSHEAR CITY COUNCIL

AND SIGNED ON THIS ____ DAY OF _____, 2019, PROVIDED HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS THEREAFTER.

AARON GROFF
MAYOR

KIMBERLY KOPECKY
CITY SECRETARY

METES AND BOUNDS DESCRIPTION 28.95 ACRES

Being a 28.95-acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas; said 28.95-acre tract being a part of a called 46.8106-acre tract of land recorded in the name of Fulshear Land Investment Partners, LTD. in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2006150741 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), part of a called 217.8392-acre tract of land recorded in the name of Fulshear Land Investment Partners, LTD. in F.B.C.C.F. No. 2005107659 of the O.P.R.F.B.C., part of a called 57.379-acre tract of land recorded in the name of Fulshear Land Investment Partners, LTD. in F.B.C.C.F. No. 2006137088 of the O.P.R.F.B.C., and all of a called 2,009-acre tract of land recorded in the name of Brian Cogburn in C.F. No. 2012058030 of the O.P.R.F.B.C. (20%), and in the name of Fulshear Land Investment Partners, LTD. in C.F. No's 2013072383 (20%), 2013072386 (20%), 2013072388 (20%) and 2017092731 (20%) of the O.P.R.F.B.C.; said 28.95-acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone):

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for the most southerly southwest corner of Tract One of a called 53.8328-acre tract of land recorded in the name of Fulshear Land Partners, LTD. in F.B.C.C.F. No. 2018115270 of the O.P.R.F.B.C., same being on the easterly line of a called 80.00-acre tract of land recorded in the name of CS Ranch Partners, LLC. in F.B.C.C.F. No. 2014104250 of the O.P.R.F.B.C.;

Thence, with the southerly and easterly lines of said Tract One, the following seven (7) courses:

1. North 88 degrees 26 minutes 42 seconds East, a distance of 304.94 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
2. North 75 degrees 20 minutes 32 seconds East, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
3. 5.67 feet along the arc of a curve to the left, said curve having a central angle of 00 degrees 11 minutes 08 seconds, a radius of 1,750.00 feet and a chord that bears North 14 degrees 45 minutes 03 seconds West, a distance of 5.67 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
4. North 76 degrees 46 minutes 18 seconds East, a distance of 120.39 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
5. North 15 degrees 50 minutes 39 seconds West, a distance of 68.71 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
6. North 17 degrees 50 minutes 43 seconds West, a distance of 65.32 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
7. North 19 degrees 50 minutes 47 seconds West, a distance of 60.32 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

Thence across aforesaid 57.379 acre tract and aforesaid 46.8106 acre tract, the following four (4) courses:

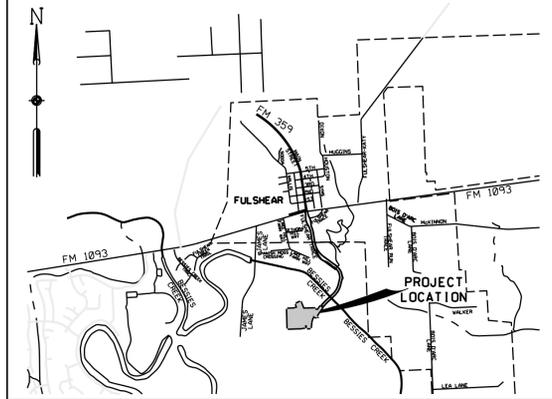
8. North 65 degrees 23 minutes 13 seconds East, a distance of 231.75 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
9. South 27 degrees 29 minutes 01 seconds East, a distance of 64.58 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
10. South 19 degrees 11 minutes 30 seconds East, a distance of 81.98 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
11. South 22 degrees 06 minutes 29 seconds East, a distance of 216.46 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
12. Thence, continuing across aforesaid 46.8106 acre tract, North 88 degrees 32 minutes 10 seconds East, at a distance of 134.16 feet pass the northwest corner of aforesaid 2,009 acre tract, continuing with the northerly line of aforesaid 2,009 acre tract a total distance of 484.60 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the northeast corner of said 2,009 acre tract;
13. Thence, continuing across said 46.8106 acre tract, North 88 degrees 37 minutes 07 seconds East, a distance of 94.78 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northwest corner of Tract Two of aforesaid 53.8328 acre tract;
14. Thence, with the westerly line of said Tract Two, South 01 degrees 26 minutes 47 seconds East, a distance of 70.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the southwest corner of said Tract Two;
15. Thence, with the southerly line of said Tract Two, North 88 degrees 33 minutes 13 seconds East, a distance of 117.90 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the southeast corner of said Tract Two;
16. Thence, with the easterly line of said Tract Two, North 35 degrees 09 minutes 58 seconds East, at a distance of 87.21 feet pass a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northeast corner of said Tract Two and continuing across aforesaid 217.8392-acre tract a total distance of 93.45 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

17. Thence, continuing across said 217.8392-acre tract, at an arc length of 130.65 feet pass a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at an exterior corner of aforesaid Tract One, continuing with a southerly line of said Tract One a total distance of 145.68 feet along the arc of a curve to the right, said curve having a central angle of 03 degrees 33 minutes 07 seconds, a radius of 2,350.00 feet and a chord that bears North 36 degrees 56 minutes 31 seconds East, a distance of 145.66 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at an interior corner of said Tract One;

18. Thence, with a southerly line of said Tract One, South 51 degrees 16 minutes 55 seconds East, a distance of 100.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the most easterly southeast corner of said Tract One;

Thence, across said 217.8392-acre tract and aforesaid 46.8106-acre tract, the following nineteen (19) courses:

19. 139.48 feet along the arc of a curve to the left, said curve having a central angle of 03 degrees 33 minutes 07 seconds, a radius of 2,250.00 feet and a chord that bears South 36 degrees 56 minutes 31 seconds West, a distance of 139.46 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
20. South 35 degrees 09 minutes 58 seconds West, a distance of 306.76 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
21. 78.54 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 50.00 feet and a chord that bears South 09 degrees 50 minutes 02 seconds East, a distance of 70.71 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
22. South 54 degrees 50 minutes 02 seconds East, a distance of 31.74 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
23. South 35 degrees 09 minutes 58 seconds West, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
24. North 54 degrees 50 minutes 02 seconds West, a distance of 22.20 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
25. 70.02 feet along the arc of a curve to the left, said curve having a central angle of 40 degrees 07 minutes 09 seconds, a radius of 100.00 feet and a chord that bears North 74 degrees 53 minutes 37 seconds West, a distance of 68.60 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
26. 82.41 feet along the arc of a curve to the right, said curve having a central angle of 67 degrees 27 minutes 16 seconds, a radius of 70.00 feet and a chord that bears North 61 degrees 13 minutes 33 seconds West, a distance of 77.73 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
27. 93.99 feet along the arc of a curve to the left, said curve having a central angle of 53 degrees 51 minutes 08 seconds, a radius of 100.00 feet and a chord that bears North 54 degrees 25 minutes 29 seconds West, a distance of 90.57 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
28. 98.26 feet along the arc of a curve to the right, said curve having a central angle of 112 degrees 35 minutes 56 seconds, a radius of 50.00 feet and a chord that bears South 25 degrees 03 minutes 05 seconds East, a distance of 83.19 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
29. 312.28 feet along the arc of a curve to the left, said curve having a central angle of 25 degrees 22 minutes 34 seconds, a radius of 705.08 feet and a chord that bears South 18 degrees 33 minutes 36 seconds West, a distance of 309.73 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
30. South 05 degrees 52 minutes 19 seconds West, a distance of 245.45 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
31. South 88 degrees 00 minutes 34 seconds West, a distance of 171.98 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
32. North 01 degrees 59 minutes 26 seconds West, a distance of 140.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
33. South 88 degrees 00 minutes 34 seconds West, a distance of 91.09 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
34. South 02 degrees 29 minutes 05 seconds East, a distance of 110.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
35. South 88 degrees 00 minutes 34 seconds West, a distance of 130.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
36. South 02 degrees 29 minutes 05 seconds East, a distance of 14.59 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
37. South 87 degrees 57 minutes 50 seconds West, a distance of 697.93 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set on the westerly line of said 46.8106-acre tract and the easterly line of aforesaid 80.00-acre tract;
38. Thence, with said westerly line of the 46.8106-acre tract and said easterly line of the 80.00-acre tract, North 01 degrees 32 minutes 04 seconds West, a distance of 934.27 feet to the Point of Beginning and containing 28.95 acres of land.



VICINITY MAP
NOT TO SCALE
FORT BEND COUNTY KEY MAP 522R

STATE OF TEXAS
COUNTY OF FORT BEND

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE

ON _____ 2019, AT _____ O' CLOCK _____ M.

IN PLAT NUMBER _____ OF THE PLAT RECORDS OF SAID COUNTY.

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

LAURA RICHARD,
COUNTY CLERK
FORT BEND COUNTY, TEXAS

By: _____
DEPUTY

FINAL PLAT OF FULBROOK ON FULSHEAR CREEK SECTION FOURTEEN

A SUBDIVISION OF 28.95 ACRES
LOCATED IN THE
CHURCHILL FULSHEAR LEAGUE, A-29
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

72 LOTS 4 BLOCKS 5 RESERVES

DATE: FEBRUARY 22, 2019

OWNER:
FULSHEAR LAND INVESTMENT PARTNERS, LTD.
1800 WEST LOOP SOUTH, SUITE 2600
HOUSTON, TEXAS 77057
PHONE NO. 713-823-2466

PLANNER:
SWEITZER AND ASSOCIATES

13300 KATY FREEWAY
HOUSTON, TEXAS 77079
281-498-3111

ENGINEER/SURVEYOR:

Costello

Engineering and Surveying
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486



PUBLIC RIGHT-OF-WAY AREA
6.31 AC. / 274,864 SQ. FT.

LEGEND

- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED COSTELLO INC UNLESS OTHERWISE NOTED
- FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED

- 1 • INDICATES LOT NUMBER
- ① • INDICATES BLOCK NUMBER
- A • INDICATES RESERVE

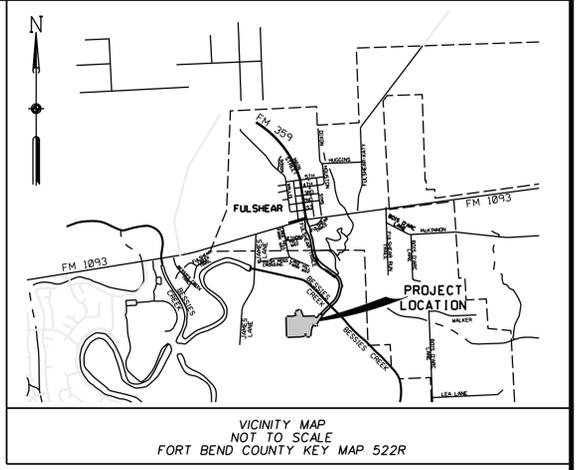
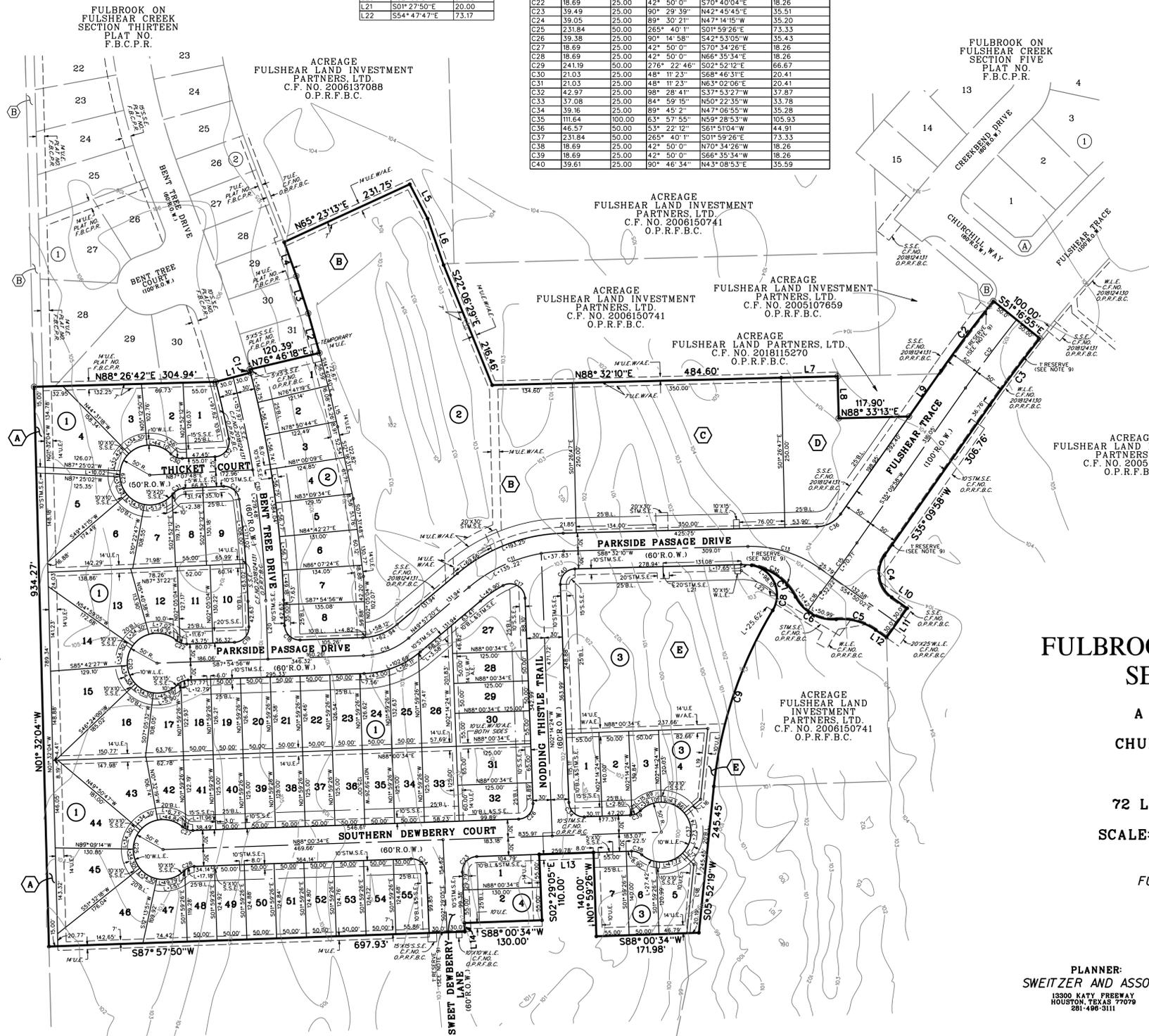
NOTES:

- THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, GF NO. FC14, DATED FEBRUARY 4, 2019 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; A.E. INDICATES AERIAL EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; S.T.M.S.E. INDICATES STORM SEWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; F.M.E. INDICATES FORCE MAIN EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; H.L.P. INDICATES HOUSTON LIGHTING AND POWER; O.P.R.F.B.C. INDICATES OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; D.R.F.B.C. INDICATES FORT BEND COUNTY DEED RECORDS; S.W.B.T. INDICATES SOUTHWESTERN BELL TELEPHONE; S.C.E. INDICATES SANITARY CONTROL EASEMENT.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00019014.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA.
- THIS PROPERTY LIES WITHIN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C0095 L DATED APRIL 2, 2014.
- THIS PROPERTY LIES WITHIN FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1, THE CITY OF FULSHEAR, FORT BEND COUNTY, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND FORT BEND ESD #4.
- CONTROL BENCHMARK: NGS MONUMENT DESIGNATED HGCD 66, LOCATE ALONG THE EAST RIGHT-OF-WAY OF FM 1463 APPROXIMATELY 2.65 MILE NORTH OF FM 1093, ELEVATION 136.60, NAVD88.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- "ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES."
- ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY IS TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
- ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE ON EACH SIDE EXCEPT CORNER LOTS WHICH HAVE A FIVE (5) FOOT SIDE LOT BUILDING LINE ON THE INNER LOT LINE AND A TEN (10) FOOT BUILDING LINE ON THE STREET SIDE.

RESERVE TABLE		
RESERVE "A"	DRAINAGE	0.3505 AC./15,269 SQ.FT.
RESERVE "B"	LANDSCAPE / OPEN SPACE	4.4765 AC./194,996 SQ.FT.
RESERVE "C"	LANDSCAPE / OPEN SPACE	2.0087 AC./87,500 SQ.FT.
RESERVE "D"	LANDSCAPE / OPEN SPACE	0.7526 AC./32,782 SQ.FT.
RESERVE "E"	LANDSCAPE / OPEN SPACE	2.1843 AC./95,149 SQ.FT.
TOTAL:		9.7726 AC./ 425,696 SQ.FT.

LINE DATA TABLE		
NUMBER	DIRECTION	DISTANCE (FEET)
L1	N75°20'31"E	60.00
L2	N15°50'39"W	68.71
L3	N17°50'43"W	65.32
L4	N10°50'47"W	60.32
L5	S27°29'0"E	64.58
L6	S19°11'30"E	81.98
L7	N88°37'07"E	94.78
L8	S01°26'47"E	70.00
L9	N35°09'58"E	93.45
L10	S54°50'02"E	31.74
L11	S35°09'58"W	60.00
L12	N54°50'02"W	22.20
L13	S88°00'34"W	91.09
L14	S02°29'05"E	14.59
L15	S12°50'55"E	54.17
L16	N50°14'20"E	35.54
L17	S45°15'42"E	26.82
L18	S05°52'19"W	115.15
L19	S05°52'19"W	118.72
L20	N02°05'04"W	97.63
L21	S01°27'50"E	20.00
L22	S54°47'47"E	73.17

CURVE DATA TABLE					
NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	5.67	1750.00	0° 11' 8"	N14°45'03"W	5.67
C2	145.68	2350.00	3° 33' 7"	S36°56'31"E	145.66
C3	139.48	2250.00	3° 33' 7"	S36°56'31"E	139.46
C4	78.54	50.00	90° 0' 0"	S09°50'02"E	70.71
C5	70.02	100.00	40° 7' 9"	N74°53'37"W	68.60
C6	82.41	70.00	67° 27' 16"	N61°13'33"W	77.73
C7	93.99	100.00	53° 51' 8"	N54°25'29"W	90.57
C8	98.26	50.00	12° 39' 56"	S02°03'05"E	83.19
C9	312.28	705.08	25° 22' 34"	S18°33'36"W	309.73
C10	377.45	1720.00	12° 34' 25"	N08°22'16"W	376.70
C11	173.05	257.00	38° 34' 49"	S69°14'45"W	169.80
C12	142.58	2300.00	3° 33' 7"	S36°56'31"W	142.56
C13	127.86	2200.00	36° 37' 48"	N73°08'56"W	125.70
C14	82.82	125.00	37° 57' 36"	N68°56'08"E	81.31
C15	102.94	3000.00	1° 57' 57"	N36°08'56"E	102.93
C16	37.77	655.08	3° 18' 12"	N35°28'49"E	37.76
C17	50.71	25.00	16° 13' 10"	S60°20'59"E	42.45
C18	19.27	25.00	90° 0' 0"	N47°05'04"W	35.36
C19	39.27	25.00	90° 0' 0"	N42°54'56"E	35.36
C20	231.84	50.00	265° 40' 1"	S02°05'04"E	73.33
C21	18.69	25.00	42° 50' 0"	N66°29'56"E	18.26
C22	18.69	25.00	42° 50' 0"	S70°40'04"E	18.26
C23	39.49	25.00	90° 29' 39"	N47°45'45"E	35.51
C24	39.05	25.00	89° 30' 21"	N47°14'15"W	35.20
C25	231.84	50.00	265° 40' 1"	S01°59'26"E	73.33
C26	39.38	25.00	90° 14' 58"	S42°53'05"W	35.43
C27	18.69	25.00	42° 50' 0"	S70°34'26"E	18.26
C28	18.69	25.00	42° 50' 0"	N66°35'34"E	18.26
C29	241.19	50.00	276° 22' 46"	S02°52'12"E	66.67
C30	21.03	25.00	48° 11' 23"	S88°46'31"E	20.41
C31	21.03	25.00	48° 11' 23"	N63°02'06"E	20.41
C32	42.97	25.00	98° 28' 41"	S37°53'27"W	37.87
C33	37.08	25.00	84° 59' 55"	N50°22'35"W	33.78
C34	39.16	25.00	89° 45' 2"	N47°06'55"W	35.28
C35	111.64	100.00	63° 57' 55"	N59°28'53"W	105.93
C36	46.57	50.00	53° 22' 12"	S61°51'04"W	44.91
C37	231.84	50.00	265° 40' 1"	S01°59'26"E	73.33
C38	18.69	25.00	42° 50' 0"	N70°34'26"W	18.26
C39	18.69	25.00	42° 50' 0"	S66°35'34"W	18.26
C40	39.61	25.00	90° 46' 34"	N43°08'53"E	35.59



FINAL PLAT OF FULBROOK ON FULSHEAR CREEK SECTION FOURTEEN

A SUBDIVISION OF 28.95 ACRES
LOCATED IN THE
CHURCHILL FULSHEAR LEAGUE, A-29
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

72 LOTS 4 BLOCKS 5 RESERVES
SCALE: 1"=100' DATE: FEBRUARY 22, 2019

OWNER:
FULSHEAR LAND INVESTMENT PARTNERS, LTD.
1600 WEST LOOP SOUTH, SUITE 2800
HOUSTON, TEXAS 77057
PHONE NO. 713-883-2466

PLANNER:
SWEITZER AND ASSOCIATES
13300 KATY FREEWAY
HOUSTON, TEXAS 77079
281-488-5111

ENGINEER/SURVEYOR:
Costello
Engineering and Surveying
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

ACREAGE
FULSHEAR LAND INVESTMENT PARTNERS, LTD.
C.F. NO. 2006150741
O.P.R.F.B.C.

ACREAGE
FULSHEAR LAND INVESTMENT
PARTNERS, LTD.
C.F. NO. 2005107659
O.P.R.F.B.C.

March 4, 2019

Engineering Review

Final Plat
Fulbrook on Fulshear Creek Section 14
City of Fulshear, Texas

For Information Only:

1. This plat will create 72 Lots in 4 Blocks with 5 Restricted Reserves that cover a total acreage of 28.95 acres.
2. The typical lot sizes in this section are 50-foot by 125-foot with a 25-foot Front Building Line.
3. Access to this section will be from Parkside Passage Drive and from Bent Tree Drive.

Recommendations:

I recommend that this Final Plat of Fulbrook on Fulshear Creek Section 14 be approved with the following items being addressed:

- A) The Vicinity Map needs to have the streets and their names added.
- B) The Mayor's name needs to be corrected.
- C) A Metes and Bounds description is required on the face of the plat.

County: Fort Bend
Project: Fulbrook on Fulshear Creek Section Fourteen Boundary
C.I. No.: 1513-18 (Plat prepared)
Job Number: 2018-044-W52-011

METES AND BOUNDS DESCRIPTION
28.95 ACRES

Being a 28.95-acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas; said 28.95-acre tract being a part of a called 46.8106-acre tract of land recorded in the name of Fulshear Land Investment Partners, LTD. in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2006150741 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), part of a called 217.8392-acre tract of land recorded in the name of Fulshear Land Investment Partners, LTD. in F.B.C.C.F. No. 2005107659 of the O.P.R.F.B.C., part of a called 57.379 acre tract of land recorded in the name of Fulshear Land Investment Partners, LTD. in F.B.C.C.F. No. 2006137088 of the O.P.R.F.B.C., and all of a called 2.009 acre tract of land recorded in the name of Brian Cogburn in C.F. No. 2012058030 of the O.P.R.F.B.C. (20%), and in the name of Fulshear Land Investment Partners, LTD. in C.F. No's 2013072383 (20%), 2013072386 (20%), 2013072388 (20%) and 2017092731 (20%) of the O.P.R.F.B.C.; said 28.95-acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone):

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for the most southerly southwest corner of Tract One of a called 53.8328-acre tract of land recorded in the name of Fulshear Land Partners, LTD. in F.B.C.C.F. No. 2018115270 of the O.P.R.F.B.C, same being on the easterly line of a called 80.00-acre tract of land recorded in the name of CS Ranch Partners, LLC. in F.B.C.C.F. No. 2014104250 of the O.P.R.F.B.C.;

Thence, with the southerly and easterly lines of said Tract One, the following seven (7) courses:

1. North 88 degrees 26 minutes 42 seconds East, a distance of 304.94 feet;
2. North 75 degrees 20 minutes 32 seconds East, a distance of 60.00 feet;
3. 5.67 feet along the arc of a curve to the left, said curve having a central angle of 00 degrees 11 minutes 08 seconds, a radius of 1,750.00 feet and a chord that bears North 14 degrees 45 minutes 03 seconds West, a distance of 5.67 feet;
4. North 76 degrees 46 minutes 18 seconds East, a distance of 120.39 feet;
5. North 15 degrees 50 minutes 39 seconds West, a distance of 68.71 feet;
6. North 17 degrees 50 minutes 43 seconds West, a distance of 65.32 feet;

7. North 19 degrees 50 minutes 47 seconds West, a distance of 60.32 feet;

Thence across aforesaid 57.379 acre tract and aforesaid 46.8106 acre tract, the following four (4) courses:

8. North 65 degrees 23 minutes 13 seconds East, a distance of 231.75 feet;

9. South 27 degrees 29 minutes 01 seconds East, a distance of 64.58 feet;

10. South 19 degrees 11 minutes 30 seconds East, a distance of 81.98 feet;

11. South 22 degrees 06 minutes 29 seconds East, a distance of 216.46 feet;

12. Thence, continuing across said 46.8106 acre tract, North 88 degrees 32 minutes 10 seconds East, at a distance of 134.16 feet pass the northwest corner of aforesaid 2.009 acre tract, continuing with the northerly line of said 2.009 acre tract a total distance of 484.60 feet to the northeast corner of said 2.009 acre tract;

Thence, continuing across said 46.8106 acre tract and across aforesaid 217.8392 acre tract, the following four (4) courses:

13. North 88 degrees 37 minutes 07 seconds East, a distance of 94.78 feet;

14. South 01 degrees 26 minutes 47 seconds East, a distance of 70.00 feet;

15. North 88 degrees 33 minutes 13 seconds East, a distance of 117.90 feet;

16. North 35 degrees 09 minutes 58 seconds East, a distance of 93.45 feet;

17. Thence, continuing across said 217.8392 acre tract, at an arc length of 130.65 feet pass an exterior corner of aforesaid Tract One, continuing with a southerly line of said Tract One a total distance of 145.68 feet along the arc of a curve to the right, said curve having a central angle of 03 degrees 33 minutes 07 seconds, a radius of 2,350.00 feet and a chord that bears North 36 degrees 56 minutes 31 seconds East, a distance of 145.66 feet to an interior corner of said Tract One;

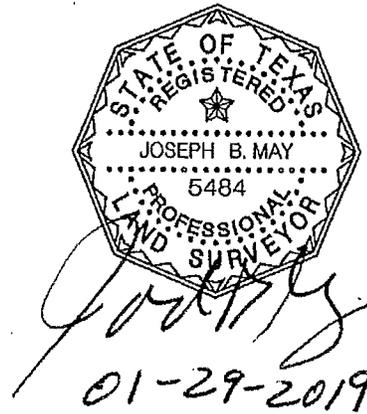
18. Thence, with a southerly line of said Tract One, South 51 degrees 16 minutes 55 seconds East, a distance of 100.00 feet to the most easterly southeast corner of said Tract One;

Thence, across said 217.8392 acre tract and aforesaid 46.8106 acre tract, the following eighteen (18) courses:

19. 139.48 feet along the arc of a curve to the left, said curve having a central angle of 03 degrees 33 minutes 07 seconds, a radius of 2,250.00 feet and a chord that bears South 36 degrees 56 minutes 31 seconds West, a distance of 139.46 feet;

20. South 35 degrees 09 minutes 58 seconds West, a distance of 306.76 feet;
21. 78.54 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 50.00 feet and a chord that bears South 09 degrees 50 minutes 02 seconds East, a distance of 70.71 feet;
22. South 54 degrees 50 minutes 02 seconds East, a distance of 31.74 feet;
23. South 35 degrees 09 minutes 58 seconds West, a distance of 60.00 feet;
24. North 54 degrees 50 minutes 02 seconds West, a distance of 22.20 feet;
25. 70.02 feet along the arc of a curve to the left, said curve having a central angle of 40 degrees 07 minutes 09 seconds, a radius of 100.00 feet and a chord that bears North 74 degrees 53 minutes 37 seconds West, a distance of 68.60 feet;
26. 82.41 feet along the arc of a curve to the right, said curve having a central angle of 67 degrees 27 minutes 16 seconds, a radius of 70.00 feet and a chord that bears North 61 degrees 13 minutes 33 seconds West, a distance of 77.73 feet;
27. 93.99 feet along the arc of a curve to the left, said curve having a central angle of 53 degrees 51 minutes 08 seconds, a radius of 100.00 feet and a chord that bears North 54 degrees 25 minutes 29 seconds West, a distance of 90.57 feet;
28. 98.26 feet along the arc of a curve to the right, said curve having a central angle of 112 degrees 35 minutes 56 seconds, a radius of 50.00 feet and a chord that bears South 25 degrees 03 minutes 05 seconds East, a distance of 83.19 feet;
29. 312.28 feet along the arc of a curve to the left, said curve having a central angle of 25 degrees 22 minutes 34 seconds, a radius of 705.08 feet and a chord that bears South 18 degrees 33 minutes 36 seconds West, a distance of 309.73 feet;
30. South 05 degrees 52 minutes 19 seconds West, a distance of 245.45 feet;
31. South 88 degrees 00 minutes 34 seconds West, a distance of 171.98 feet;
32. North 01 degrees 59 minutes 26 seconds West, a distance of 140.00 feet;
33. South 88 degrees 00 minutes 34 seconds West, a distance of 91.09 feet;
34. South 02 degrees 29 minutes 05 seconds East, a distance of 110.00 feet;
35. South 88 degrees 00 minutes 34 seconds West, a distance of 130.00 feet;
36. South 02 degrees 29 minutes 05 seconds East, a distance of 14.59 feet;

37. South 87 degrees 57 minutes 50 seconds West, a distance of 697.93 feet to the westerly line of said 46.8106 acre tract and the easterly line of aforesaid 80.00 acre tract;
38. Thence, with said westerly line of the 46.8106 acre tract and said easterly line of the 80.00 acre tract, North 01 degrees 32 minutes 04 seconds West, a distance of 934.27 feet to the **Point of Beginning** and containing 28.95 acres of land.



01-29-2019



DRAINAGE DISTRICT

Fort Bend County, Texas

January 3, 2019

Mr. Bill Sweitzer
Sweitzer + Associates
13300 Katy Freeway
Houston, Texas 77079
Ph.: 281-496-3111
Email: wsweitzer@sweitzerassoc.com

Re: Fulbrook on Fulshear Creek Section 14
Fulshear MUD No. 1

Dear Mr. Sweitzer:

The Fort Bend County Drainage District has received the above referenced plat for review and comment. The proposed development appears to be located within Fulshear MUD No. 1 and the city limits of the City of Fulshear.

The City of Fulshear is the entity responsible for plat and plan review, approval and permitting within their city limits. Fulshear MUD No. 1 is responsible for outfall drainage, flood control and detention mitigation within their district boundary. The proposed work does not appear to cross or affect any Drainage District maintained channels or right-of-way.

If during their reviews the City of Fulshear and Fulshear MUD No. 1 determine that the plat meets the minimum requirements of the *Fort Bend County Drainage Criteria Manual*, the Drainage District interposes no objection to approval by the City. This does not release the requirements of any other governmental agency regarding approval, permitting or construction.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Neil J. Goertz".

Neil J. Goertz
Engineer
Fort Bend County Drainage District

cc: Ms. Maggie Dalton – Fort Bend County Engineering Department

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Fulbrook on Fulshear Creek Section 14 / Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: David Leyendecker DATE: 3-4-2019

City Secretary

Processed
 Returned for additional data

BY: K. Koyf DATE: 2-14-19

Planning Commission Review

Approved
 Returned for additional data

BY: Spam DATE: 3-8-19

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____

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

AGENDA OF:	March 19, 2019	AGENDA ITEM:	CON- J
DATE SUBMITTED:	March 1, 2019	DEPARTMENT:	Administration
PREPARED BY:	Kimberly Kopecky	PRESENTER:	Kimberly Kopecky
SUBJECT: Consent and approval of City Council Minutes from City Council Meetings held on February 13, 2019 (Special), February 19, 2019 (Special), February 19, 2019 (Regular)			
ATTACHMENTS: Draft minutes from February 13, 2019 (Special), February 19, 2019 (Special), February 19, 2019 (Regular)			
EXPENDITURE REQUIRED:	N/A		
AMOUNT BUDGETED:	N/A		
ACCOUNT NO.:	N/A		
ADDITIONAL APPROPRIATION REQUIRED:	N/A		
ACCOUNT NO.:	N/A		

EXECUTIVE SUMMARY

The City Secretary has prepared the attached Minutes from the February 13, 2019 (Special), February 19, 2019 (Special) and February 19, 2019 (Regular) meetings. City Staff will be present to answer any questions regarding the attached meeting minutes.

RECOMMENDATION

Staff recommends the City Council approve the Minutes as presented.



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

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

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

WWW.FULSHEARTEXAS.GOV

CITY COUNCIL:

MAYOR: Aaron Groff

MAYOR PRO-TEM: Kaye Kahlich

COUNCIL MEMBER: Kent Pool

COUNCIL MEMBER: Dana Hollingsworth

COUNCIL MEMBER: Debra Cates

COUNCIL MEMBER: Lisa Martin

COUNCIL MEMBER: Joel Patterson

COUNCIL MEMBER: John Kelly

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

CITY COUNCIL SPECIAL MEETING MINUTES FEBRUARY 13, 2019

I. CALL TO ORDER

A SPECIAL CITY COUNCIL MEETING WAS CALLED TO ORDER BY MAYOR AARON GROFF AT THE CROSS CREEK RANCH WELCOME CENTER, 6450 CROSS CREEK BEND LN, FULSHEAR, TX 77441 AT 9:04 A.M. A QUORUM WAS PRESENT.

II. QUORUM & ROLL CALL

COUNCIL MEMBERS PRESENT:

AARON GROFF, MAYOR
KAYE KAHLICH, MAYOR PRO-TEM
KENT POOL
JOHN KELLY
JOEL PATTERSON
DEBRA CATES
LISA MARTIN

COUNCIL MEMBERS ABSENT:

DANA HOLLINGSWORTH

CITY STAFF PRESENT:

JACK HARPER, CITY MANAGER
KIMBERLY KOPECKY, CITY SECRETARY
BRANT GARY, ASSISTANT CITY MANAGER
ANGELA FRITZ, ECONOMIC DEVELOPMENT DIRECTOR
ZACH GOODLANDER, DIRECTOR OF DEVELOPMENT SERVICES

OTHER CITY STAFF ARRIVED AT DIFFERENT TIMES OF THE MEETING FOR PRESENTATIONS/DISCUSSIONS:

WES VELA, CHIEF FINANCIAL OFFICER
KENNY SEYMOUR, POLICE CHIEF
FELIX VARGAS, SERGEANT/EOC
KRISTINA BRASHEAR, HUMAN RESOURCES DIRECTOR

THERE WERE NO CITIZENS PRESENT.

III. RETREAT ITEMS

A. Discussion and possible direction to identify, discuss and formulate City Council and staff priorities, plans, operations, policies, and future projects, including the following:

- **City Council Strategic Planning Review**
 - **Overview of Meeting**
 - **Mission, Vision, Goals, etc.**
 - **Legislative Priorities/2019 Session Overview**

JACK STARTS THE MEETING EXPLAINING THAT THIS SPECIAL MEETING IS FOR DISCUSSION AND QUESTIONS BY THE COUNCIL. JACK READ THE VISION PRIORITIES STATED ON THE BUDGET DOCUMENT. COUNCIL DISCUSSES GUIDING PRINCIPLES, THE VISION ELEMENTS AND STRATEGIC PLAN PRIORITIES. COUNCIL MEMBER CATES SUGGESTS TO TAKE THE NUMBERS OFF THE STRATEGIC PLAN PRIORITIES. COUNCIL MEMBERS AGREED THEY WOULD LIKE THE NUMBER (RANKINGS) OFF THE STRATEGIC PLAN PRIORITIES. AFTER DISCUSSION, IT WAS AGREED THAT BRANT WOULD TAKE OUT THE NUMBER (RANKINGS) AND RE-WORD "LEVEL OF SERVICE" TO "EXCELLENCE OF SERVICE AND REPUTATION".

THE NEXT DISCUSSION INVOLVED LEGISLATIVE PRIORITIES.

- FBC DAY ON FEBRUARY 20TH IN AUSTIN, TX*
- ANNEXATION CHANGES*
- TML BILLS OF INTEREST*
- EDC (CH. 312 TAX ABATEMENT, SB 118, HB 499, SB 350)*

A MOTION TO TAKE A BRIEF RECESS WAS MADE BY COUNCIL MEMBER POOL. IT WAS SECONDED BY COUNCIL MEMBER KELLY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, AND POOL
NAYS: NONE
ABSENT: COUNCIL MEMBER HOLLINGSWORTH

MAYOR GROFF CALLED A RECESS AT 10:41 A.M.

MAYOR GROFF RESUMED THE MEETING AT 10:51 A.M.

(THE ORDER OF DISCUSSION TOPICS CHANGED FROM ORIGINAL AGENDA)

- **City Council Priorities & Governance Review**
 - **Home Rule Charter**
 - **Code of Ordinances**
 - **City Boards & Commissions**
 - **Other City Council Priorities**

THE NEXT TOPIC IS REGARDING THE HOME RULE CHARTER. THE CHARTER CAN BE REVIEWED NOW (2 YEARS). MUST BE REVIEWED ATLEAST EVERY 5 YEARS. MINOR CHANGES DO NOT RESET THE CLOCK. COUNCIL CONTEMPLATES CHANGES TO THE CHARTER. THE DISTRICTS HAVE TO BE RE-ALIGNED AFTER THE 2020 CENSUS.

Mayor Groff's priority- language to clarify (What institutes a run-off election? How do we replace a vacant Council Seat? Term limits (clarifying) and considering 3 year term limits? AND Do we need a Commission Review to make these changes?)

Council Members- clarifying election as plurality vote.

Council Member Martin would like absences clarified.

Council Member Patterson would like an option to not pay Council Members when they miss meetings.

Mayor Pro-tem Kahlich would like the option to not take payment stipend (or possibly donate).

BRANT GARY EXPLAINS THE CODE OF ORDINANCE REVIEW. THIS WILL BE SEPARATED BY MODULES. THE FIRST MODULE WILL HAVE SOME IMPORTANT ORDINANCES THAT NEED TO BE LOOKED AT QUICKLY. HE BRIEFLY DISCUSSED RULES OF PROCEDURES. HE ALSO DISCUSSED BOARDS AND COMMISSIONS (IMPACT FEES) AND FILLING UPCOMING VACANT POSITIONS. MAYOR PRO-TEM AND COUNCIL MEMBER MARTIN WOULD LIKE TO HAVE A SPECIAL MEETING AFTER REGULAR MAY MEETING TO ELECT BOARD/COMMISSION MEMBERS. COUNCIL MEMBER CATES WOULD LIKE ALL BOARD/COMMISSION MEMBERS TO FILL OUT AN APPLICATION TO BE CONSIDERED FOR THE BOARD/COMMISSION. ABSENCES FOR BOARD/COMMISSION MEMBERS NEED TO BE DESIGNATED. FOR BOARD/COMMISSION APPOINTMENTS, MAYOR WOULD LIKE TO TAKE APPLICATIONS IN APRIL AND APPOINT IN LATE MAY OR EARLY JUNE.

A MOTION TO TAKE A BRIEF RECESS WAS MADE BY COUNCIL MEMBER POOL. IT WAS SECONDED BY COUNCIL MEMBER KELLY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, AND POOL

NAYS: NONE

ABSENT: COUNCIL MEMBER HOLLINGSWORTH

MAYOR GROFF CALLED A RECESS AT 11:49 A.M.

MAYOR GROFF RESUMED THE MEETING AT 12:07 P.M.

- **Budgeting & Fiscal Issues**
 - **FY19 Review**
 - **FY20 Budget Process**

WES VELA LEADS THE NEXT DISCUSSION ON THE BUDGET. HE EXPLAINS THE BUDGET TIMELINE EXPECTED FOR 2020. WE ARE STARTING THE BUDGET PROCESS EARLIER AND WILL GET SOME WORKSHOPS IN. HE ANSWERED QUESTIONS FROM COUNCIL.

- **Capital Planning**
 - **FY19 – FY23 CIP Review**
 - **FY20 – FY24 CIP Proposed/Future Projects**

BRANT GARY GAVE A QUICK REVIEW OF FY19 PROJECTS. THE 5 YEAR PLAN SHOWS THE WATER AND WASTEWATER MASTER PLAN IMPLEMENTATION AND NEW FACILITIES. FY19 (CURRENT YEAR) FOCUSED ON MAINLY THE DOWNTOWN AREA. BRANT ALSO DISCUSSED THE ROW STUDY FOR THE DOWNTOWN AREA, FACILITIES PROJECTS AND OTHER PROGRAMS/PROJECTS. (FOR FULL DISCUSSION, REQUEST AUDIO)

- **Overview of City Departmental Functions & Staffing**
 - **Administration/Communication**
 - **Administration Projects Update**
 - **Future Administration Projects Discussion**
 - **Police/Emergency Management**
 - **Review of FY20 Staffing Needs**
 - **Planning & Development**
 - **City Planning Initiatives Update**
 - **Future Administration Projects Discussion**
 - **Public Works**
 - **Review of FY20 Staffing Needs**
 - **Utility Operations Transition – FY20 Implementation**
 - **Finance/Utility Billing**
 - **Economic Development**
 - **Municipal Court**

CHIEF SEYMOUR INTRODUCED FELIX VARGAS TO GO OVER EMERGENCY MANAGEMENT. HE DISCUSSED THE EOC DURING THE “HARVEY” STORM. HE EXPLAINED ICS OPERATIONS. CHIEF SEYMOUR DISCUSSED THE STAFFING LEVELS AND GOALS OF THE POLICE DEPARTMENT.

A MOTION TO TAKE A BRIEF RECESS WAS MADE BY COUNCIL MEMBER POOL. IT WAS SECONDED BY COUNCIL MEMBER KELLY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, AND POOL

NAYS: NONE

ABSENT: COUNCIL MEMBER HOLLINGSWORTH

MAYOR GROFF CALLED A RECESS AT 1:56 P.M.

MAYOR GROFF RESUMED THE MEETING AT 2:05 P.M.

WES VELA UPDATED THE COUNCIL ON FINANCE MATTERS (PURCHASING PROCEDURE, STAFFING UPDATE, INVESTMENT POLICY, AND EXECUTIME SYSTEM).

JACK HARPER DISCUSSED A TRANSITION OF CITY ENGINEER, INFORMATION TECHNOLOGY MANAGER AND CITY ATTORNEY (BRINGING THESE IN-HOUSE).

COUNCL DISCUSSED OPTIONS FOR BRINGING A CITY ATTORNEY IN-HOUSE. JACK ANSWERED QUESTIONS. JACK WILL VISIT WITH GRADY, PUT A JOB DESCRIPTION TOGETHER, MEET WITH WES VELA REGARDING COST, AND BRING THIS BACK TO COUNCIL. DISCUSSION CONTINUED FOR APPROXIMATELY 38 MINUTES.

I.T.- PER JACK, CURRENTLY WE CONTRACT OUT ALL SERVICES (PHONES, SERVORS, DATABASE, NETWORK, SECURITY, TROUBLESHOOTING, ETC) HE WOULD LIKE TO FIGURE OUT HOW TO BRING SOMEONE IN-HOUSE. PER BRANT, WE WOULD LIKE TO FOCUS ON SOMEONE HANDLING LEVEL 1 TYPE ISSUES (TROUBLESHOOTING & SETTING UP EMAILS)

PUBLIC WORKS/CITY ENGINEER- PER BRANT, DISCUSS BRINGING AN ENGINEER IN TRAINING (EIT)/PROJECT COORDINATOR IN HOUSE. WE NEED TO START THE FIRST PHASE OF THE UTILITY OPERATIONS TRANSITION (CREATING 3 NEW POSITIONS).

IV. ADJOURNMENT

A MOTION TO ADJOURN WAS MADE BY COUNCIL MEMBER PATTERSON. IT WAS SECONDED BY COUNCIL MEMBER CATES. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, KAHLICH, KELLY, MARTIN, PATTERSON, AND POOL

NAYS: NONE

ABSENT: COUNCIL MEMBER HOLLINGSWORTH

MAYOR GROFF ADJOURNED THE MEETING AT 3:10 P.M.

AARON GROFF, MAYOR

ATTEST:

KIMBERLY KOPECKY, CITY SECRETARY



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COUNCIL MEMBER: John Kelly

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

SPECIAL CITY COUNCIL MEETING MINUTES FEBRUARY 19, 2019

I. CALL TO ORDER

A SPECIAL CITY COUNCIL MEETING WAS CALLED TO ORDER BY MAYOR AARON GROFF AT IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR, TEXAS AT 6:00 P.M. A QUORUM WAS PRESENT.

II. QUORUM & ROLL CALL

COUNCIL MEMBERS PRESENT:

AARON GROFF, MAYOR

JOEL PATTERSON

KAYE KAHLICH, MAYOR PRO-TEM

DANA HOLLINGSWORTH

DEBRA CATES

KENT POOL

JOHN KELLY

LISA MARTIN

CITY STAFF PRESENT:

BRANT GARY

SHARON VALIANTE

KIMBERLY KOPECKY

LYNN RAYMER

JAMES WOODS
ANGELA FRITZ
JACK HARPER
CHANDLER MARKS
ZACH GOODLANDER
GRADY RANDLE
WES VELA @ 6:23 p.m.

OTHERS PRESENT:

BRYAN THOMAS
WES WAUSON
KEVIN WHITE
AND ABOUT 5 OTHERS THAT DID NOT SIGN IN

III. PUBLIC HEARINGS

~~A. FM 359 ANNEXATION — 1st PUBLIC HEARING — 6:00 p.m.~~

~~B. FM 359 ANNEXATION — 2nd PUBLIC HEARING — 6:10 p.m.~~

~~The City of Fulshear, Texas, proposes to institute annexation proceedings to enlarge and extend the boundary limits of the City to include the following described territory, to-wit:~~

~~A 100-foot wide portion of Farm to Market Road 359, beginning at the Point where the Present City Limits Line Crosses FM 359 and extending northwesterly a distance of approximately 3,600 feet, ending at a point which is approximately 900 feet North of the Intersection of FM 359 and Rodgers Road.~~

~~Notice is hereby given to all interested persons that the City Council of the City of Fulshear, Texas, will conduct two Public Hearings on Tuesday, February 19, 2019, in the Fulshear City Council Chambers, Fulshear City Hall, 30603 FM 1093, Fulshear, Texas 77441. The first Public Hearing will begin at 6:00 p.m. and the second Public Hearing will begin at 6:10 p.m.~~

~~The purpose of the Public Hearings is to receive input from the public on a proposal for the City of Fulshear to annex the above identified tract of land.~~

~~At said times and places all persons shall have the right to appear and be heard. All persons desiring to attend the Public Hearings may view the City Council's agenda to confirm the scheduling of the Public Hearings. The agenda will be available at Fulshear City Hall at least 72 hours preceding the Public Hearings. All persons desiring to be heard at such Public Hearings are invited to attend the Public Hearings.~~

~~A more detailed map of the property proposed for annexation is on file at the office of the Fulshear City Secretary at Fulshear City Hall.~~

~~C. ROGERS ROAD TRACT ANNEXATION – 1st PUBLIC HEARING – 6:20 p.m.~~

~~D. ROGERS ROAD TRACT ANNEXATION – 2nd PUBLIC HEARING – 6:30 p.m.~~

~~The City of Fulshear, Texas, proposes to institute annexation proceedings to enlarge and extend the boundary limits of the City to include the following described territory, to-wit:~~

~~All of the called 9.9225 Acre tract conveyed to R1 Rodgers Road LLC in the deed recorded under Fort Bend County's Clerks File number 2017115986~~

~~Notice is hereby given to all interested persons that the City Council of the City of Fulshear, Texas, will conduct two Public Hearings on Tuesday, February 19, 2019, in the Fulshear City Council Chambers, Fulshear City Hall, 30603 FM 1093, Fulshear, Texas 77441. The first Public Hearing will begin at 6:20 p.m. and the second Public Hearing will begin at 6:30 p.m.~~

~~The purpose of the Public Hearings is to receive input from the public on a proposal for the City of Fulshear to annex the above identified tract of land.~~

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~~A more detailed map of the property proposed for annexation is on file at the office of the Fulshear City Secretary at Fulshear City Hall.~~

ALL 4 PUBLIC HEARINGS WERE POSTPONED.

IV. BUSINESS

A. PRESENTATION OF 2018 RACIAL PROFILING AND YEAR END REPORT

CHIEF SEYMOUR GAVE A PRESENTATION OF THE 2018 RACIAL PROFILING AND YEAR END REPORT. NUMBERS MAY BE SKEWED BECAUSE THESE ARE BASED ON THE OBSERVATION OF THE OFFICER. WARNINGS HAVE BEEN INCLUDED IN THE STATISTICS. HIS PRESENTATION LASTED APPROXIMATELY 18 MINUTES. (FOR FULL REPORT, REQUEST AUDIO)

B. CONSIDERATION AND POSSIBLE ACTION REGARDING SHADY LANE AREA DRAINAGE

SHARON VALIANTE GAVE COUNCIL INFORMATION REGARDING SHADY LANE AREA DRAINAGE. RESIDENTS ON SHADY LANE CONTACTED THE CITY REGARDING A ROADSIDE DRAINAGE CONCERN. THE RESIDENTS MOST IMPACT BY THE PONDING/SLOW DRAINAGE ARE ASKING THE CITY TO PROVIDE MAINTENANCE/REPAIR OF THE DRAINAGE WAY TO PROVIDE FLOW FOR THE DITCHES.

WES WAUSON AND MR. BAILEY BOTH SPOKE REGARDING THE ISSUES.

PER BRANT- IF COUNCIL WANTS STAFF TO PROCEED, WE WOULD HAVE TO GET AN EASEMENT DRAWN UP AND THEN START THE WORK. WE DO NOT NEED THE ROAD TO BE PUBLIC TO DO THE DRAINAGE WORK.

STAFF IS REQUESTING DIRECTION FROM COUNCIL.

A MOTION WAS MADE BY COUNCIL MEMBER POOL AUTHORIZING STAFF TO PROCEED WITH PREPARING THE DOCUMENTS NECESSARY TO BRING FORWARD A FORMAL EASEMENT DEDICATION FOR CONSIDERATION/ACCEPTANCE THE DRAINAGE EASEMENT AND FOR THE ROADWAY AND TITLE. IT WAS SECONDED BY COUNCIL MEMBER HOLLINGSWORTH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, HOLLINGSWORTH, KAHLICH, KELLY, MARTIN, PATTERSON, AND POOL

NAYS: NONE

V. ADJOURNMENT

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

AYES: COUNCIL MEMBERS CATES, HOLLINGSWORTH, KAHLICH, KELLY, MARTIN, PATTERSON, AND POOL

NAYS: NONE

MAYOR GROFF ADJOURNED THE MEETING AT 6:57 P.M.

AARON GROFF, MAYOR

ATTEST:

KIMBERLY KOPECKY, CITY SECRETARY



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

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

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

WWW.FULSHEARTEXAS.GOV

CITY COUNCIL:

MAYOR: Aaron Groff

MAYOR PRO-TEM: Kaye Kahlich

COUNCIL MEMBER: Kent Pool

COUNCIL MEMBER: Dana Hollingsworth

COUNCIL MEMBER: Debra Cates

COUNCIL MEMBER: Lisa Martin

COUNCIL MEMBER: Joel Patterson

COUNCIL MEMBER: John Kelly

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

CITY COUNCIL MEETING MINUTES FEBRUARY 19, 2019

I. CALL TO ORDER

A REGULAR CITY COUNCIL MEETING WAS CALLED TO ORDER BY MAYOR GROFF AT IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR, TEXAS AT 7:07 P.M. A QUORUM WAS PRESENT.

II. QUORUM & ROLL CALL

COUNCIL MEMBERS PRESENT:

AARON GROFF, MAYOR

KAYE KAHLICH, MAYOR PRO-TEM

DEBRA CATES

JOEL PATTERSON

DANA HOLLINGSWORTH

JOHN KELLY

LISA MARTIN

KENT POOL

CITY STAFF PRESENT:

JACK HARPER

BRANT GARY

KIMBERLY KOPECKY

SHARON VALIANTE

ZACH GOODLANDER
KENNY SEYMOUR
ANGELA FRITZ
GRADY RANDLE
WES VELA
DAVID LEYENDECKER

OTHERS PRESENT:

BRYAN THOMAS
BILL ARCHER
JACOB CLARK
DAVID WELCH
TREY DEVILLIER
TRACY YOUNGBLOOD
JARED BARBER
ANDREW LANG
PAMELA DAVENPORT
TOMMY KUYKENDALL
CJ MCDANIEL
MIKE HALPE
DAWN STEPH
MORGAN STEWART
AND APPROXIMATELY 20 OTHERS THAT DID NOT SIGN IN.

III. INVOCATION- Dr. Dale Olson, Family Hope

THE INVOCATION WAS GIVEN BY DR. DALE OLSON.

IV. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG-I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA AND TO THE REPUBLIC FOR WHICH IT STANDS, ONE NATION UNDER GOD, INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR ALL.

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

BOTH THE PLEDGE OF ALLEGIANCE TO THE U.S. FLAG AND PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG WERE LED BY MAYOR GROFF.

VI. PUBLIC HEARINGS

A. PUBLIC HEARING - SPECIAL USE REQUEST

In compliance with the City of Fulshear Ordinance Number 2012-1069, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on February 1, 2019 at 8:30 a.m.

The hearing will be held at City Hall located at 30603 FM 1093. The second hearing will be held by the City Council on February 19, 2019 at 7:00 p.m. The hearing will be held at the Irene Stern Center located at 6920 Katy Fulshear Road. Both hearings will allow all interested persons an opportunity to be heard.

The location of the premises in question is in the Downtown District, Fulshear, Block 9, Lots 2, 3, 6, specifically the address is 30318 Second Street, Fulshear, Texas 77441.

The applicant is seeking a Special Use Permit pursuant to the Ordinance # 2012-1069, Section 1-193, (c), (2), (f), if approved in the process outlined in Section 1-283.

The applicant reserves the right to supplement this application and/or seek at the time of the hearing, such other approvals, interpretations, and/or waivers as may be requested or required by the applicant or the Board/Council.

A copy of said application and documents is on file at the City of Fulshear City Hall located at 30603 FM 1093 Fulshear, Texas 77441 on Monday through Thursdays from 8:00 a.m. to 5 p.m. and Fridays from 8:00 a.m. to 3 p.m. in the City Secretary's office for all interested parties prior to said hearing.

If you have any questions regarding this request please call the City Secretary's office at 281 -346-1796.

Posted: February 1, 2019

MAYOR GROFF OPENED THE PUBLIC HEARING AT 7:11 p.m.

THERE WERE NO CITIZENS DESIRING TO SPEAK.

MAYOR GROFF CLOSED THE PUBLIC HEARING AT 7:12 p.m.

B. PUBLIC HEARING – CITY OF FULSHEAR PARKS & PATHWAYS MASTER PLAN

MAYOR GROFF OPENED THE PUBLIC HEARING AT 7:12 P.M.

*JEFF MARTIN AND CJ MCDANIEL SPOKE REGARDING THE PARKS AND PATHWAYS.
(FOR FULL COMMENTARY, REQUEST AUDIO)*

MAYOR GROFF CLOSED THE PUBLIC HEARING AT 7:21 P.M.

C. PUBLIC HEARING – CITY OF FULSHEAR LIVABLE CENTERS STUDY PLAN

MAYOR GROFF OPENED THE PUBLIC HEARING AT 7:21 P.M.

THERE WERE NO PUBLIC COMMENTS.

MAYOR GROFF CLOSED THE PUBLIC HEARING AT 7:22 P.M.

The City of Fulshear, Texas City Council will hold two Public Hearings on Tuesday, February 19, 2019 at 7:00 p.m. The hearings will be held at the Irene Stern Center located at 6920 Katy Fulshear Road, at which time they will consider the adoption of the following:

- **City of Fulshear Parks & Pathways Master Plan**
- **City of Fulshear Livable Centers Study Plan**

Copies of the proposed plans will be on file with the City Secretary at the City of Fulshear City Hall located at 30603 FM 1093 Fulshear, Texas 77441 on Monday through Thursdays from 8:00 a.m. to 5 p.m. and Fridays from 8:00 a.m. to 3 p.m. in the City Secretary's office for all interested parties prior to said hearing.

All interested parties may appear at the Public Hearings and be heard with respect to the adoption of the above-referenced plans.

If you have any questions regarding this request, please call the City Secretary's office at 281-346-1796.

Posted: February 1, 2019

- VII. CITIZEN'S COMMENTS-THIS IS AN OPPORTUNITY FOR CITIZENS TO SPEAK TO COUNCIL RELATING TO AGENDA AND NON-AGENDA ITEMS. SPEAKERS ARE ADVISED THAT COMMENTS CANNOT BE RECEIVED ON MATTERS WHICH ARE THE SUBJECT OF A PUBLIC HEARING ONCE THE HEARING HAS BEEN CLOSED. SPEAKERS ARE REQUIRED TO REGISTER IN ADVANCE AND MUST LIMIT THEIR COMMENTS TO THREE (3) MINUTES.**

BILL ARCHER- DARK SKY ORDINANCE, LIGHT TOWER IN VIOLATION OF THE DARK SKY ORDINANCE

DAVID WELCH- ASK FOR CONSIDERATION ON RELIEF ON PLATTING REQUIREMENTS FOR PERMITS

VIII. **CITY'S MANAGER'S REPORT** – BRIEFINGS OR UPDATES MAY BE PROVIDED REGARDING CITY SERVICES, ADMINISTRATIVE/PERSONNEL MATTERS, REAL ESTATE/DEVELOPMENT, INFRASTRUCTURE, EVENTS, REGULATIONS, COMMUNITY AND INTERGOVERNMENTAL RELATIONS ISSUES.

A. **INTRODUCTION OF ZACH GOODLANDER**

JACK HARPER INTRODUCED AND GAVE A BRIEF BIO OF ZACH GOODLANDER.

IX. **CONSENT ITEMS**-ITEMS LISTED UNDER THE CONSENT AGENDA ARE CONSIDERED ROUTINE AND ARE GENERALLY ENACTED IN ONE MOTION, THE EXCEPTION TO THIS RULE IS THAT A COUNCIL MEMBER(S) MAY REQUEST ONE OR MORE ITEMS TO BE REMOVED FROM THE CONSENT AGENDA FOR A SEPARATE DISCUSSION AND ACTION.

- A. **CONSENT AND APPROVAL OF A REQUEST FOR CERTAIN DEVIATIONS FROM THE CITY'S SUBDIVISION ORDINANCE AND THE APPROVAL OF A PRELIMINARY PLAT FOR CREEK COVE SECTION 13**
- B. **CONSENT AND APPROVAL OF TAMARRON MULTIFAMILY/FINAL PLAT**
- C. **CONSENT AND APPROVAL OF THE CREATION OF A MASTER SIGN PLAN DISTRICT FOR THE POLO RANCH DEVELOPMENT**
- D. **CONSENT AND APPROVAL OF CITY COUNCIL MINUTES FROM THE CITY COUNCIL WORKSHOP HELD JANUARY 15, 2019 AND REGULAR CITY COUNCIL MEETING HELD ON JANUARY 15, 2019**
- E. **CONSENT AND APPROVAL OF THE MONTHLY GENERAL AND UTILITY FUND FINANCIALS**

KAYE ASKED TO REMOVE ITEM A

DEBRA ASKED TO REMOVE ITEM B AND ITEM E

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

AYES: COUNCIL MEMBERS CATES, HOLLINGSWORTH, KAHLICH, KELLY, MARTIN, PATTERSON, AND POOL

NAYS: NONE

ITEM A-

TODD HAMILTON WITH JOHNSON DEVELOPMENT AND MARK WELCH WITH DAVID WEEKLEY HOMES ANSWERED QUESTIONS. A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE ITEM A. IT WAS SECONDED BY COUNCIL MEMBER HOLLINGSWORTH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

THIS MOTION WAS WITHDRAWN BY MAYOR PRO-TEM KAHLICH

A MOTION TO ACCEPT THE PRELIMINARY PLAT WITH DEVIATIONS WITH THE STREET RIGHT OF WAY AND THE ALLEYWAY (ONE-WAY DIRECTIONAL) SMALLER LOTS AND ADD IN ONE WAY ALLEY WAS MADE BY MAYOR PRO-TEM KAHLICH. IT WAS SECONDED BY COUNCIL MEMBER POOL.

A MOTION TO AMEND AND APPROVE DEVIATIONS REQUESTED FOR CREEK COVE AT CCR SECTION 13 WITH THE DEVIATIONS BEING: REDUCE BUILDING LINES, SETBACK LINES, NARROWER RIGHT OF WAYS, ALLOWED ALLEYWAYS (REMOVING THE ONE-WAY DIRECTION) AND SMALLER LOT SIZES WAS MADE BY COUNCIL MEMBER MARTIN. IT WAS SECONDED BY COUNCIL MEMBER PATTERSON. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, HOLLINGSWORTH, KAHLICH, KELLY, MARTIN, PATTERSON, AND POOL

NAYS: NONE

RETURN TO PREVIOUS MOTION (TO APPROVE THE REQUEST FOR THE DEVIATIONS AS STATED IN THE PACKET WHICH INCLUDES: REDUCED BUILDING LINES, SETBACK LINES, NARROW RIGHT OF WAY, AND ALLOW ALLEYWAYS, AND SMALLER LOT SIZES)

AYES: COUNCIL MEMBERS HOLLINGSWORTH, KAHLICH, KELLY, MARTIN, PATTERSON, AND POOL

NAY: COUNCIL MEMBER CATES

A MOTION WAS MADE BY COUNCIL MEMBER MARTIN TO APPROVE THE PRELIMINARY PLAT FOR CREEK COVE AT CCR SECTION 13. IT WAS SECONDED BY COUNCIL MEMBER PATTERSON. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS HOLLINGSWORTH, KAHLICH, KELLY, MARTIN,
PATTERSON, AND POOL

NAYS: COUNCIL MEMBER CATES

ITEM B-

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

AYES: COUNCIL MEMBERS CATES, HOLLINGSWORTH, KAHLICH, KELLY, MARTIN,
PATTERSON, AND POOL

NAYS: NONE

ITEM E

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

AYES: COUNCIL MEMBERS CATES, HOLLINGSWORTH, KAHLICH, KELLY, MARTIN,
PATTERSON, AND POOL

NAYS: NONE

X. BUSINESS

**A. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A SPECIAL USE PERMIT
FOR 30318 SECOND STREET, FULSHEAR, TX 77441**

THE APPLICANT-MORGAN STEWART SPOKE AND ANSWERED QUESTIONS FROM
CITY COUNCIL.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE A SPECIAL USE
PERMIT FOR 30318 SECOND STREET, FULSHEAR, TX 77441 WITH THE USE OF
CRUSHED GRANITE FOR PARKING. IT WAS SECONDED BY COUNCIL MEMBER
MARTIN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, HOLLINGSWORTH, KAHLICH, KELLY, MARTIN,
PATTERSON, AND POOL

NAYS: NONE

B. CONSIDERATION AND POSSIBLE ACTION TO APPROVE PARKS AND PATHWAYS MASTER PLAN

PAUL HOWARD FROM BURDITT CONSULTING GAVE A BRIEF PRESENTATION THAT INCLUDED:

PRIMROSE PARK- 25 ACRE SITE

PASEO PARK- PROPOSED FM 1093 CORREDOR

FRANCES SMART PARK IMPROVEMENTS

PROTOTYPICAL 5 ACRE PARK

PROPOSED PATHWAY/TRAILS

A MOTION TO FORMALL ADOPT THE PARKS AND PATHWAYS MASTER PLAN WAS MADE BY COUNCIL MEMBER PATTERSON. IT WAS SECONDED BY COUNCIL MEMBER MARTIN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, HOLLINGSWORTH, KAHLICH, KELLY, MARTIN, PATTERSON, AND POOL

NAYS: NONE

C. CONSIDERATION AND POSSIBLE ACTION TO APPROVE LIVABLE CENTERS STUDY PLAN

SHAD COMEAUX FROM FREESE NICHOLS GAVE THE LIVABLE CENTERS PRESENTATION.

A MOTION WAS MADE BY COUNCIL MEMBER POOL TO ACCEPT THE LIVABLE CENTERS STUDY PLAN. IT WAS SECONDED BY MAYOR PRO-TEM KAHLICH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, HOLLINGSWORTH, KAHLICH, KELLY, MARTIN, PATTERSON, AND POOL

NAYS: NONE

D. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2019-1290 AMENDING THE CAPITAL BUDGET OF THE CITY OF FULSHEAR, TEXAS FOR THE FISCAL YEAR 2018-2019

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO APPROVE ORDINANCE NO. 2019-1290 AMENDING THE CAPITAL BUDGET OF THE CITY OF FULSHEAR, TEXAS FOR THE FISCAL YEAR 2018-2019. IT WAS SECONDED BY COUNCIL MEMBER PATTERSON. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, HOLLINGSWORTH, KAHLICH, KELLY, MARTIN, PATTERSON, AND POOL

NAYS: NONE

E. CONSIDERATION AND POSSIBLE ACTION TO APPOINT A MEMBER TO THE JOINT AIRPORT BOARD OF ADJUSTMENT

COUNCIL MEMBER PATTERSON EXPRESSED HIS INTEREST IN SERVING ON THIS BOARD. A MOTION WAS MADE BY COUNCIL MEMBER CATES TO NOMINATE COUNCIL MEMBER PATTERSON TO THE JOINT AIRPORT BOARD OF ADJUSTMENT. IT WAS SECONDED BY COUNCIL MEMBER MARTIN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, HOLLINGSWORTH, KAHLICH, KELLY, MARTIN, PATTERSON, AND POOL

NAYS: NONE

F. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A DESIGN CONTRACT FOR THE EXTENSION OF WATER AND WASTEWATER FACILITIES ON FM 359

SHARON VALIANTE EXPLAINS THAT THIS CONTRACT WOULD BE TO EXTEND WATER AND WASTEWATER FACILITIES TO SERVE THE CORRIDOR ON FM 359. THIS IS RELATED TO PROJECT W18K AND WW18E. STAFF REQUESTED STATEMENTS OF QUALIFICATIONS FROM THE ENGINEERING COMMUNITY. SEVEN (7) FIRMS RESPONDED. STAFF REVIEWED AND SELECTED FREESE NICHOLS AS THE BEST FIRM SUITED TO PROVIDE THESE SERVICES.

A MOTION WAS MADE BY COUNCIL MEMBER HOLLINGSWORTH TO APPROVE A PROFESSIONAL SERVICES AGREEMENT CONTRACT WITH FREESE NICHOLS FOR THE DESIGN EXTENSION OF WATER AND WASTEWATER FACILITIES ON FM 359 IN THE AMOUNT OF \$214,000 PENDING THE FINAL REVIEW OF THE CITY ATTORNEY. IT WAS SECONDED BY COUNCIL MEMBER CATES.

AYES: COUNCIL MEMBERS CATES, HOLLINGSWORTH, KAHLICH, KELLY, MARTIN, PATTERSON, AND POOL

NAYS: NONE

G. CONSIDERATION AND DISCUSSION REGARDING THE PROPOSED FULSHEAR STATION HOUSE RESTORATION PROJECT

A MOTION WAS MADE BY COUNCIL MEMBER PATTERSON TO AUTHORIZE THE DEMOLITION AND SALVAGE (CAPPED AT 50,000) FOR THE PROPOSED FULSHEAR

STATION HOUSE RESTORATION PROJECT. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS CATES, HOLLINGSWORTH, KAHLICH, KELLY, MARTIN, PATTERSON, AND POOL

NAYS: NONE

~~**H. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FORT BEND COUNTY FOR THE ADMINISTRATION OF THE MAY 2019 GENERAL ELECTION**~~

WITHDRAWN FROM THE AGENDA (BY CITY SECRETARY DUE TO ALL CANDIDATES BEING UNOPPOSED)

I. DISCUSSION AND UPDATE FOR MAY 4, 2019 GENERAL ELECTION

KIMBERLY KOPECKY GAVE CITY COUNCIL AN UPDATE ON THE MAY 4, 2019 GENERAL ELECTION, INCLUDING APPLICANT NAMES/DISTRICTS AND IMPORTANT DATES. ALL CANDIDATES ARE UNOPPOSED SO COUNCIL HAS THE OPTION TO CANCEL THE MAY 4, 2019 GENERAL ELECTION FOR THE CITY OF FULSHEAR.

XI. EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE SEC. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.

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

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

(A) PENDING OR CONTEMPLATED LITIGATION; OR

(B) A SETTLEMENT OFFER; OR

2) ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THIS CHAPTER.

UPDATE ON THREATENED LITIGATION:

(1) LITIGATION- MUDS

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

AYES: COUNCIL MEMBERS CATES, HOLLINGSWORTH, KAHLICH, KELLY, MARTIN, PATTERSON, AND POOL

NAYS: NONE

MAYOR GROFF ENTERED INTO EXECUTIVE SESSION AT 9:31 P.M.

MAYOR RECONVENED BACK INTO REGULAR SESSION AT 10:35 P.M.

XII. ACTION FROM EXECUTIVE SESSION

NO ACTION WAS TAKEN FROM EXECUTIVE SESSION.

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

NO ACTION TO BE TAKEN ON ABSENCES.

XIV. ADJOURNMENT

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

AYES: COUNCIL MEMBERS CATES, HOLLINGSWORTH, KAHLICH, KELLY, MARTIN, PATTERSON, AND POOL

NAYS: NONE

MAYOR GROFF ADJOURNED THE MEETING AT 10:36 P.M.

AARON GROFF, MAYOR

ATTEST:

KIMBERLY KOPECKY, CITY SECRETARY

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

AGENDA OF:	March 19, 2019	AGENDA ITEM:	CON- K
DATE SUBMITTED:	March 4, 2019	DEPARTMENT:	Finance
PREPARED BY:	Wes Vela, Chief Financial Officer	PRESENTER:	Wes Vela, Chief Financial Officer
SUBJECT:	Monthly Financial Report		
ATTACHMENTS:	Cover Memo and Monthly Financial Report – February 28, 2019		
EXPENDITURE REQUIRED:	N/A		
AMOUNT BUDGETED:	N/A		
ACCOUNT NO. :			
ADDITIONAL APPROPRIATION REQUIRED:	N/A		
ACCOUNT NO. :			

EXECUTIVE SUMMARY

The Monthly Financial Report for the General Fund is presented for the month ended February, 2019

RECOMMENDATION

Staff recommends the City Council accept the Monthly Financial Report as presented.



CITY OF FULSHEAR

Finance Department

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

MEMORANDUM

To: Mayor and City Councilmembers
 From: Wes Vela, Chief Financial Officer
 Date: March 5, 2019
 Subject: Monthly Financial Report

Attached you will find the General Fund and the two Utility Fund monthly financial reports for the period ended **February 28, 2019**. This report represents the activity for **five (5)** unaudited **months** or **41.66%** of the fiscal year. For the General Fund the total revenues are reported at **48.17%** of budget and total expenditures are reported at **36.36%** which both are in line with expectations. Building Permit Fees are picking up a bit and should grow stronger during the Spring and Summer. Subdivision Fees are ahead of budget and will likely offset any deficiencies in Permit Fees if there are any. These and other line items that may need adjustment will be made as Mid-Year Budget Amendments in April. In the Utility Funds, revenues are **21.60%** and **27.12%** for the City of Fulshear Utility (COF) and Cross Creek Ranch Utility (CCR) Funds, respectively. Service revenue in each utility fund is not recorded until billed therefore for example; October's utility revenues are not billed until early November. Expenditures are at **44.72%** of budget for the COF Utility and **35.21%** for the CCR Utility. Budget amounts will be reviewed after the March 2019 period-end to propose any amendments that might be needed.

General Fund		
	Feb-18	Feb-19
Revenues:		
Tax	69.83%	67.25%
License-Permit Revenue	38.00%	36.94%
Grant Revenue	1.77%	0.00%
Service Revenue	58.97%	44.59%
Fines-Forfeitures Revenue	56.69%	45.73%
Interest Earned	51.81%	115.77%
Other Revenue	31.30%	120.16%
Transfers	4.07%	16.85%
Total	46.96%	48.17%
Expenditures:		
Administration	35.99%	25.61%
Municipal Court	34.54%	35.46%
Finance	54.37%	73.33%
Utility Services	39.46%	30.88%
Economic Development	30.07%	28.45%
Communications	2.00%	19.40%
Police	38.78%	38.70%
Emergency Management	2.28%	14.19%
Code Enforcement	27.98%	33.50%
Planning & Development	22.95%	13.25%
Builder Services	31.90%	26.55%
General Facilities	26.03%	35.57%
Public Works & Maint	37.78%	41.89%
Street Department	33.19%	29.33%
Total	37.19%	36.36%

Utility Fund- COF		
	Feb-18	Feb-19
Revenues:		
Service Revenue	28.44%	20.27%
Interest Revenue	72.71%	69.26%
Total	28.65%	21.60%
Expenses:		
Non-Departmental	27.75%	44.72%
Total	27.75%	44.72%

Utility Fund- CCR		
	Feb-18	Feb-19
Revenues:		
Service Revenue	29.19%	27.12%
Interest Revenue	180.53%	132.86%
Total	29.45%	28.15%
Expenses:		
Non-Departmental	33.80%	35.21%
Total	33.80%	35.21%

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

CITY OF FULSHEAR
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: FEBRUARY 28TH, 2019

100-General Fund
 FINANCIAL SUMMARY

41.67% OF YEAR COMP.

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>					
TAX & FRANCHISE FEES	4,450,800.00	729,611.78	2,993,297.54	67.25	1,457,502.46
LICENSE-PERMIT REVENUE	2,092,400.00	184,963.00	772,965.68	36.94	1,319,434.32
GRANT REVENUE	0.00	1,338.50	1,784.67	0.00 (	1,784.67)
SERVICE REVENUE	1,821,775.00	203,037.57	812,267.55	44.59	1,009,507.45
FINES-FORFIETURES REVENUE	215,000.00	20,740.43	98,313.53	45.73	116,686.47
INTEREST EARNED	55,002.00	16,219.39	63,676.78	115.77 (	8,674.78)
OTHER REVENUE	27,700.00	1,561.30	33,285.07	120.16 (	5,585.07)
TRANSFERS	<u>1,923,032.00</u>	<u>13,467.30</u>	<u>324,071.82</u>	<u>16.85</u>	<u>1,598,960.18</u>
TOTAL REVENUES	10,585,709.00	1,170,939.27	5,099,662.64	48.17	5,486,046.36
	=====	=====	=====	=====	=====

<u>EXPENDITURE SUMMARY</u>					
Administration	2,161,429.00	113,131.65	553,475.55	25.61	1,607,953.45
Municipal Court	226,802.00	14,154.81	80,434.53	35.46	146,367.47
Finance	1,298,919.00	819,712.19	952,460.54	73.33	346,458.46
Utility Services	1,058,488.00	92,629.32	326,810.24	30.88	731,677.76
Economic Development	335,200.00	27,020.12	95,352.39	28.45	239,847.61
Communications	26,200.00	85.00	5,084.00	19.40	21,116.00
Police Dept	2,604,331.00	196,353.25	1,007,857.58	38.70	1,596,473.42
Emergency Management	44,680.00	170.76	6,341.45	14.19	38,338.55
Code Enforcement	89,296.00	6,216.78	29,911.30	33.50	59,384.70
Planning & Development	477,357.00	11,680.80	63,241.35	13.25	414,115.65
Builder Services	896,718.00	53,981.28	238,123.14	26.55	658,594.86
General Facilities	459,130.00	25,205.97	163,316.31	35.57	295,813.69
Public Works & Maint	482,159.00	50,416.06	201,954.56	41.89	280,204.44
Streets	<u>425,000.00</u>	<u>29,091.25</u>	<u>124,633.79</u>	<u>29.33</u>	<u>300,366.21</u>
TOTAL EXPENDITURES	10,585,709.00	1,439,849.24	3,848,996.73	36.36	6,736,712.27
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REVENUES OVER/(UNDER) EXPENDITURES	0.00 (268,909.97)	1,250,665.91		(1,250,665.91)

CITY OF FULSHEAR
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: FEBRUARY 28TH, 2019

100-General Fund

41.67% OF YEAR COMP.

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>TAX & FRANCHISE FEES</u>					
100-41101 Property Tax - Current Year	2,406,840.00	486,849.76	2,349,002.20	97.60	57,837.80
100-41102 Property Tax - Delinquent	30,000.00	11,407.69	38,725.85	129.09 (	8,725.85)
100-41103 Property Tax - Penlty & Intrst	10,000.00	7,772.84	9,115.54	91.16	884.46
100-41301 Sales & Use Tax Revenue	1,235,559.00	141,927.69	360,205.82	29.15	875,353.18
100-41302 Mixed Beverage Tax	18,000.00	0.00	4,126.02	22.92	13,873.98
100-41501 Franchise Revenue - Electrical	441,982.00	56,255.21	164,151.96	37.14	277,830.04
100-41503 Franchise Revenue - Telecomm	20,000.00	5,428.45	20,336.84	101.68 (	336.84)
100-41504 Franchise Revenue - Cable TV	134,666.00	11,607.82	11,607.82	8.62	123,058.18
100-41506 Franchise Revenue - Gas	56,000.00	0.00	0.00	0.00	56,000.00
100-41507 Credit Card Fees	60,000.00	4,243.93	23,791.44	39.65	36,208.56
100-41508 Franchise Revenue -Solid Waste	<u>37,753.00</u>	<u>4,118.39</u>	<u>12,234.05</u>	<u>32.41</u>	<u>25,518.95</u>
TOTAL TAX & FRANCHISE FEES	4,450,800.00	729,611.78	2,993,297.54	67.25	1,457,502.46

<u>LICENSE-PERMIT REVENUE</u>					
100-42001 Registration - Electrician	0.00	0.00	400.00	0.00 (	400.00)
100-42002 Registration - HVAC	8,500.00	600.00	2,800.00	32.94	5,700.00
100-42003 Registration - Bldg Contractor	52,000.00	5,400.00	17,000.00	32.69	35,000.00
100-42004 Registration - Irrigation	1,200.00	0.00	0.00	0.00	1,200.00
100-42201 Permit - Electrical	0.00	10.00	30.00	0.00 (	30.00)
100-42202 Permit - HVAC	43,000.00	3,800.00	25,550.00	59.42	17,450.00
100-42203 Permit - Bldg Contractor	1,200,000.00	119,592.00	386,348.08	32.20	813,651.92
100-42204 Permit - Plumbing	72,000.00	4,400.00	25,170.00	34.96	46,830.00
100-42205 Permit - Solicitation	100.00	0.00	85.00	85.00	15.00
100-42207 Permit - Moving & Demolition	100.00	0.00	100.00	100.00	0.00
100-42208 Permit - Sign	3,000.00	1,700.00	3,050.00	101.67 (	50.00)
100-42209 Permit - Banner	1,500.00	320.00	1,230.00	82.00	270.00
100-42210 Permit - Alarm	40,000.00	4,610.00	20,610.00	51.53	19,390.00
100-42300 Liquor License	1,000.00	350.00	350.00	35.00	650.00
100-42700 Inspection Fees	<u>670,000.00</u>	<u>44,181.00</u>	<u>290,242.60</u>	<u>43.32</u>	<u>379,757.40</u>
TOTAL LICENSE-PERMIT REVENUE	2,092,400.00	184,963.00	772,965.68	36.94	1,319,434.32

<u>GRANT REVENUE</u>					
100-43101 GRANTS - POLICE	<u>0.00</u>	<u>1,338.50</u>	<u>1,784.67</u>	<u>0.00 (</u>	<u>1,784.67)</u>
TOTAL GRANT REVENUE	0.00	1,338.50	1,784.67	0.00 (	1,784.67)

<u>SERVICE REVENUE</u>					
100-44000 Refund Revenue	175.00	0.00	0.00	0.00	175.00
100-44001 NSF Fees	100.00	70.00	420.00	420.00 (	320.00)
100-44011 Plan Review Fees	685,000.00	55,051.88	174,551.27	25.48	510,448.73
100-44100 Subdivision - Plat Fees	55,000.00	6,875.17	22,595.64	41.08	32,404.36
100-44101 Subdiv. Infrastructure 1% Fee	263,000.00	49,598.90	263,104.11	100.04 (	104.11)
100-44103 Commercial Plat Fees	6,500.00	0.00	3,544.76	54.53	2,955.24
100-44250 Open Records Fees	500.00	83.70	375.09	75.02	124.91
100-44251 Fingerprinting Fees	0.00	50.00	270.00	0.00 (	270.00)
100-44500 Penalties	6,500.00	723.11	3,455.23	53.16	3,044.77
100-44503 Sanitation Revenue	805,000.00	72,979.97	278,285.51	34.57	526,714.49
100-44504 Recycle Revenue	<u>0.00</u>	<u>17,604.84</u>	<u>65,665.94</u>	<u>0.00 (</u>	<u>65,665.94)</u>
TOTAL SERVICE REVENUE	1,821,775.00	203,037.57	812,267.55	44.59	1,009,507.45

CITY OF FULSHEAR
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: FEBRUARY 28TH, 2019

100-General Fund

41.67% OF YEAR COMP.

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>FINES-FORFIETURES REVENUE</u>					
100-45001 Court Fines & Forfeitures	75,000.00	4,632.80	28,220.33	37.63	46,779.67
100-45002 Court Fees	80,000.00	7,974.29	36,253.89	45.32	43,746.11
100-45003 Court Deferred Dispositions	60,000.00	7,881.70	32,904.20	54.84	27,095.80
100-45004 Court Building Security Fund	0.00	0.00	21.00	0.00 (	21.00)
100-45005 Court Technology Fund	0.00	0.00	28.00	0.00 (	28.00)
100-45007 Court Time Payment Fees Local	0.00	143.26	423.24	0.00 (	423.24)
100-45011 Court-City Justice Fee	<u>0.00</u>	<u>108.38</u>	<u>462.87</u>	<u>0.00 (</u>	<u>462.87)</u>
TOTAL FINES-FORFIETURES REVENUE	215,000.00	20,740.43	98,313.53	45.73	116,686.47
<u>INTEREST EARNED</u>					
100-46000 Interest Revenue	55,000.00	16,219.39	63,673.37	115.77 (	8,673.37)
100-46001 PEG ACCT. INTEREST	<u>2.00</u>	<u>0.00</u>	<u>3.41</u>	<u>170.50 (</u>	<u>1.41)</u>
TOTAL INTEREST EARNED	55,002.00	16,219.39	63,676.78	115.77 (	8,674.78)
<u>OTHER REVENUE</u>					
100-47100 Candidate Filing Fee	200.00	0.00	100.00	50.00	100.00
100-47103 Suspense - Bank Corrections	0.00	0.00	12,905.88	0.00 (	12,905.88)
100-47150 Sale of Assets	500.00	0.00	0.00	0.00	500.00
100-47200 Miscellaneous Revenue	0.00	902.80	4,987.04	0.00 (	4,987.04)
100-47215 Cash Long-Short	0.00	1.00	3.01	0.00 (	3.01)
100-47700 Comm Center -FTB Seniors	1,000.00	0.00	269.14	26.91	730.86
100-47701 Community Center - Rental	26,000.00	517.50	14,170.00	54.50	11,830.00
100-47702 Community Center - Security	<u>0.00</u>	<u>140.00</u>	<u>850.00</u>	<u>0.00 (</u>	<u>850.00)</u>
TOTAL OTHER REVENUE	27,700.00	1,561.30	33,285.07	120.16 (	5,585.07)
<u>TRANSFERS</u>					
100-49500 XFER IN - Fund Balance	565,461.00	0.00	0.00	0.00	565,461.00
100-49550 XFER IN - COF UTLTY FUND 500	131,606.00	0.00	43,868.00	33.33	87,738.00
100-49555 XFER IN - CCR UTLTY FUND 550	745,765.00	0.00	216,114.00	28.98	529,651.00
100-49560 XFER IN - 4/A EDC FUND 600	195,100.00	6,733.65	32,044.91	16.42	163,055.09
100-49561 XFER IN - 4/A PROJECT FUND 601	7,500.00	0.00	0.00	0.00	7,500.00
100-49562 Xfer In - 4/A Comm Events	37,500.00	0.00	0.00	0.00	37,500.00
100-49570 XFER IN - 4/B EDC FUND 700	195,100.00	6,733.65	32,044.91	16.42	163,055.09
100-49571 XFER IN - 4/B PROJECT FUND 701	7,500.00	0.00	0.00	0.00	7,500.00
100-49572 Xfer In - 4/B Comm Events	<u>37,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>37,500.00</u>
TOTAL TRANSFERS	1,923,032.00	13,467.30	324,071.82	16.85	1,598,960.18
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TOTAL REVENUE	10,585,709.00	1,170,939.27	5,099,662.64	48.17	5,486,046.36
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REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: FEBRUARY 28TH, 2019

100-General Fund

41.67% OF YEAR COMP.

Administration

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL COSTS</u>					
100-5-120-5210-00 Salaries & Wages	626,652.00	35,709.66	194,541.58	31.04	432,110.42
100-5-120-5210-02 Overtime	2,000.00	0.00	166.04	8.30	1,833.96
100-5-120-5210-03 Auto Allowance	15,600.00	830.78	4,569.29	29.29	11,030.71
100-5-120-5216-01 Mayor Compensation	9,600.00	800.00	4,000.00	41.67	5,600.00
100-5-120-5216-02 Elected Officials Pay	25,200.00	2,100.00	10,500.00	41.67	14,700.00
100-5-120-5230-00 Payroll Tax Expense	49,285.00	2,859.11	15,253.64	30.95	34,031.36
100-5-120-5235-00 Employee Health Benefits	57,625.00	3,065.49	19,983.16	34.68	37,641.84
100-5-120-5238-00 Retirement Contribution	44,000.00	3,053.70	16,288.70	37.02	27,711.30
100-5-120-5239-00 Worker's Compensation	1,017.00	1,970.00	2,987.00	293.71 (	1,970.00)
100-5-120-5240-00 Unemployment	<u>950.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>950.00</u>
TOTAL PERSONNEL COSTS	831,929.00	50,388.74	268,289.41	32.25	563,639.59
<u>SUPPLIES</u>					
100-5-120-5311-00 Supplies	15,000.00	634.11	2,459.91	16.40	12,540.09
100-5-120-5314-00 Publications/Ref Material	2,500.00	0.00	24.50	0.98	2,475.50
100-5-120-5315-00 Postage	8,000.00	159.48	1,789.83	22.37	6,210.17
100-5-120-5316-00 Minor Tools & Equipment	7,500.00	0.00	0.00	0.00	7,500.00
100-5-120-5317-00 Commemoratives	2,500.00	0.00	116.39	4.66	2,383.61
100-5-120-5326-00 Uniforms/Shirts	0.00	0.00	722.00	0.00 (	722.00)
100-5-120-5381-00 Meeting Expenses	5,000.00	49.97	609.14	12.18	4,390.86
100-5-120-5381-05 Staff Relations	<u>5,500.00</u>	<u>0.00</u>	<u>2,471.11</u>	<u>44.93</u>	<u>3,028.89</u>
TOTAL SUPPLIES	46,000.00	843.56	8,192.88	17.81	37,807.12
<u>CONTRACTUAL SERVICES</u>					
100-5-120-5411-00 Prof. Services - Legal	400,000.00	56,210.02	221,003.41	55.25	178,996.59
100-5-120-5411-10 Prof. Services - Consulting	100,000.00	0.00	164.80	0.16	99,835.20
100-5-120-5414-02 Keep Fulshear Beautiful	12,000.00	0.00	4,292.64	35.77	7,707.36
100-5-120-5414-03 Community Events	75,000.00	2,703.75	27,304.12	36.41	47,695.88
100-5-120-5424-00 Elections	5,000.00	0.00	0.00	0.00	5,000.00
100-5-120-5434-00 Telecommunications	7,000.00	815.97	2,312.90	33.04	4,687.10
100-5-120-5461-04 Codification	6,500.00	0.00	1,065.00	16.38	5,435.00
100-5-120-5467-00 Drug Screenings/Evaluations	1,200.00	92.29	423.43	35.29	776.57
100-5-120-5468-01 Railroad Pipeline Rental	600.00	0.00	0.00	0.00	600.00
100-5-120-5469-01 Equipment Rental	<u>7,300.00</u>	<u>252.87</u>	<u>3,026.79</u>	<u>41.46</u>	<u>4,273.21</u>
TOTAL CONTRACTUAL SERVICES	614,600.00	60,074.90	259,593.09	42.24	355,006.91
<u>OTHER CHARGES</u>					
100-5-120-5520-00 Printing	650.00	0.00	0.00	0.00	650.00
100-5-120-5526-00 Public Notices	5,000.00	541.82	1,360.26	27.21	3,639.74
100-5-120-5526-01 County Recording Fees	3,500.00	0.00	0.00	0.00	3,500.00
100-5-120-5526-05 Open Records Expenses	4,250.00	0.00	0.00	0.00	4,250.00
100-5-120-5527-00 Dues & Memberships	8,500.00	496.00	3,220.58	37.89	5,279.42
100-5-120-5528-00 Travel & Training	22,000.00	786.63	10,961.83	49.83	11,038.17
100-5-120-5531-01 Tuition Assistance Program	<u>0.00</u>	<u>0.00</u>	<u>1,857.50</u>	<u>0.00</u> (	<u>1,857.50</u>)
TOTAL OTHER CHARGES	43,900.00	1,824.45	17,400.17	39.64	26,499.83

CITY OF FULSHEAR
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: FEBRUARY 28TH, 2019

100-General Fund

41.67% OF YEAR COMP.

Administration

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
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<u>CAPITAL OUTLAY</u>					
<u>TRANSFERS</u>					
100-5-120-5900-12 XFER OUT - 300 (GRANT MATCH)	300,000.00	0.00	0.00	0.00	300,000.00
100-5-120-5900-30 XFER OUT - Cap Proj Fd 300	<u>325,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>325,000.00</u>
TOTAL TRANSFERS	625,000.00	0.00	0.00	0.00	625,000.00
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TOTAL Administration	2,161,429.00	113,131.65	553,475.55	25.61	1,607,953.45

CITY OF FULSHEAR
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: FEBRUARY 28TH, 2019

100-General Fund

41.67% OF YEAR COMP.

Municipal Court

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL COSTS</u>					
100-5-140-5210-00 Salaries	104,120.00	9,139.68	46,102.41	44.28	58,017.59
100-5-140-5210-02 Overtime	1,000.00	0.00	91.36	9.14	908.64
100-5-140-5230-00 Payroll Tax Expense	8,042.00	604.91	3,038.07	37.78	5,003.93
100-5-140-5235-00 Employee Health Benefits	19,209.00	716.52	4,787.90	24.93	14,421.10
100-5-140-5238-00 Retirement Contribution	7,310.00	728.20	3,572.42	48.87	3,737.58
100-5-140-5239-00 Workers Compensation	750.00	0.00	750.00	100.00	0.00
100-5-140-5240-00 Unemployment	<u>571.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>571.00</u>
TOTAL PERSONNEL COSTS	141,002.00	11,189.31	58,342.16	41.38	82,659.84
<u>SUPPLIES</u>					
100-5-140-5311-00 Supplies	3,000.00	235.24	519.29	17.31	2,480.71
100-5-140-5314-00 Publications/Ref Material	400.00	0.00	0.00	0.00	400.00
100-5-140-5316-00 Minor Tools & Equipment	<u>1,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,500.00</u>
TOTAL SUPPLIES	4,900.00	235.24	519.29	10.60	4,380.71
<u>CONTRACTUAL SERVICES</u>					
100-5-140-5411-00 Prof. Services - Legal	25,000.00	412.50	6,337.50	25.35	18,662.50
100-5-140-5411-03 Prof. Services - Judge	25,000.00	1,900.00	8,850.00	35.40	16,150.00
100-5-140-5411-06 Building Security - Bailiff	10,000.00	0.00	0.00	0.00	10,000.00
100-5-140-5411-07 Prof. Services - Juror Fees	500.00	0.00	0.00	0.00	500.00
100-5-140-5411-08 Prof. Services - Interpretor	1,000.00	0.00	0.00	0.00	1,000.00
100-5-140-5434-00 Telecommunications	<u>900.00</u>	<u>49.56</u>	<u>198.06</u>	<u>22.01</u>	<u>701.94</u>
TOTAL CONTRACTUAL SERVICES	62,400.00	2,362.06	15,385.56	24.66	47,014.44
<u>OTHER CHARGES</u>					
100-5-140-5520-00 Printing	400.00	128.20	128.20	32.05	271.80
100-5-140-5527-00 Dues & Memberships	600.00	40.00	140.00	23.33	460.00
100-5-140-5528-00 Travel & Training	4,000.00	0.00	942.05	23.55	3,057.95
100-5-140-5540-02 Software Maintenance	<u>13,500.00</u>	<u>200.00</u>	<u>4,977.27</u>	<u>36.87</u>	<u>8,522.73</u>
TOTAL OTHER CHARGES	18,500.00	368.20	6,187.52	33.45	12,312.48
<u>CAPITAL OUTLAY</u>					
TOTAL Municipal Court	226,802.00	14,154.81	80,434.53	35.46	146,367.47

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: FEBRUARY 28TH, 2019

100-General Fund

41.67% OF YEAR COMP.

Finance

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
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PERSONNEL COSTS

100-5-160-5210-00 Salaries	228,958.00	14,307.70	71,452.88	31.21	157,505.12
100-5-160-5210-02 Overtime	1,000.00	0.00	0.00	0.00	1,000.00
100-5-160-5210-03 Auto Allowance	4,800.00	369.24	2,030.82	42.31	2,769.18
100-5-160-5230-00 Payroll Tax Expense	17,959.00	951.24	5,133.10	28.58	12,825.90
100-5-160-5235-00 Employee Health Benefits	28,813.00	2,826.70	10,359.13	35.95	18,453.87
100-5-160-5238-00 Retirement Contribution	16,076.00	1,182.96	5,924.06	36.85	10,151.94
100-5-160-5239-00 Worker's Compensation	455.00	0.00	454.00	99.78	1.00
100-5-160-5240-00 Unemployment	8,000.00	4,169.00	4,169.00	52.11	3,831.00
100-5-160-5250-00 Vacation Pay Out	<u>10,000.00</u>	<u>0.00</u>	<u>2,050.47</u>	<u>20.50</u>	<u>7,949.53</u>
TOTAL PERSONNEL COSTS	316,061.00	23,806.84	101,573.46	32.14	214,487.54

SUPPLIES

100-5-160-5311-00 Supplies	2,875.00	238.95	1,731.58	60.23	1,143.42
100-5-160-5314-00 Publications/Ref Materials	625.00	0.00	0.00	0.00	625.00
100-5-160-5316-00 Minor Tools & Equipment	<u>2,800.00</u>	<u>0.00</u>	<u>270.58</u>	<u>9.66</u>	<u>2,529.42</u>
TOTAL SUPPLIES	6,300.00	238.95	2,002.16	31.78	4,297.84

CONTRACTUAL SERVICES

100-5-160-5411-09 Prof. Services - Audit	49,000.00	0.00	0.00	0.00	49,000.00
100-5-160-5421-01 Insurance - General Liability	3,500.00	0.00	5,254.70	150.13 (	1,754.70)
100-5-160-5421-02 Insurance - Auto Liability	9,000.00	0.00	9,000.00	100.00	0.00
100-5-160-5421-03 Insurance W/C Contribution	2,500.00	0.00	2,500.00	100.00	0.00
100-5-160-5421-04 Errors & Omissions	7,000.00	0.00	0.00	0.00	7,000.00
100-5-160-5421-05 Insurance - Bonding	2,000.00	0.00	0.00	0.00	2,000.00
100-5-160-5425-00 Merchant Service Fees	50,000.00	3,356.83	15,507.87	31.02	34,492.13
100-5-160-5426-00 Tax Assessor/Collector Fees	14,500.00	13.34	6,258.44	43.16	8,241.56
100-5-160-5475-00 Bank Charges	500.00 (	1,966.06)	5,058.83	1,011.77 (	4,558.83)
100-5-160-5475-01 Credit Card Fees	600.00	100.89	157.25	26.21	442.75
100-5-160-5475-03 Tax Penalties	1,200.00	0.00	0.00	0.00	1,200.00
100-5-160-5481-97 MUD 1 Property Tax Rebate	77,778.00	76,878.10	76,878.10	98.84	899.90
100-5-160-5481-98 CCR MUDs Prop Tax Rebate	<u>731,280.00</u>	<u>716,310.93</u>	<u>716,310.93</u>	<u>97.95</u>	<u>14,969.07</u>
TOTAL CONTRACTUAL SERVICES	948,858.00	794,694.03	836,926.12	88.20	111,931.88

OTHER CHARGES

100-5-160-5527-00 Dues & Memberships	2,500.00	0.00	821.00	32.84	1,679.00
100-5-160-5528-00 Travel & Training	7,500.00	972.37	1,974.16	26.32	5,525.84
100-5-160-5531-01 Tuition Assistance Program	1,500.00	0.00	626.75	41.78	873.25
100-5-160-5540-02 Software Maintenance	<u>16,200.00</u>	<u>0.00</u>	<u>8,536.89</u>	<u>52.70</u>	<u>7,663.11</u>
TOTAL OTHER CHARGES	27,700.00	972.37	11,958.80	43.17	15,741.20

TOTAL Finance	1,298,919.00	819,712.19	952,460.54	73.33	346,458.46
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REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: FEBRUARY 28TH, 2019

100-General Fund

41.67% OF YEAR COMP.

Utility Services

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL COSTS</u>					
100-5-170-5210-00 Salaries	112,705.00	8,482.35	49,417.93	43.85	63,287.07
100-5-170-5210-02 Overtime	1,000.00	0.00	0.00	0.00	1,000.00
100-5-170-5230-00 Payroll Tax Expense	11,366.00	596.29	3,476.60	30.59	7,889.40
100-5-170-5235-00 Employee Health Benefits	28,809.00	1,443.20	8,312.39	28.85	20,496.61
100-5-170-5238-00 Retirement Contribution	10,449.00	683.67	3,878.26	37.12	6,570.74
100-5-170-5239-00 Workers Compensation	339.00	339.00	339.00	100.00	0.00
100-5-170-5240-00 Unemployment	<u>570.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>570.00</u>
TOTAL PERSONNEL COSTS	165,238.00	11,544.51	65,424.18	39.59	99,813.82
<u>SUPPLIES</u>					
100-5-170-5311-00 Supplies	2,500.00	57.13	808.53	32.34	1,691.47
100-5-170-5314-00 Publications/Ref Material	2,500.00	0.00	0.00	0.00	2,500.00
100-5-170-5315-00 Postage	25,000.00	(1,730.90)	4,864.10	19.46	20,135.90
100-5-170-5316-00 Minor Tools & Equipment	4,500.00	0.00	1,065.79	23.68	3,434.21
100-5-170-5380-00 Public Relations	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>
TOTAL SUPPLIES	37,000.00	(1,673.77)	6,738.42	18.21	30,261.58
<u>CONTRACTUAL SERVICES</u>					
100-5-170-5411-10 Prof. Services - Consulting	2,500.00	0.00	0.00	0.00	2,500.00
100-5-170-5434-00 Telecommunications	1,000.00	49.56	198.06	19.81	801.94
100-5-170-5461-02 Contract - Sanitation Services	805,000.00	82,367.71	245,280.62	30.47	559,719.38
100-5-170-5469-01 Equipment Rental	<u>3,300.00</u>	<u>231.31</u>	<u>1,765.39</u>	<u>53.50</u>	<u>1,534.61</u>
TOTAL CONTRACTUAL SERVICES	811,800.00	82,648.58	247,244.07	30.46	564,555.93
<u>OTHER CHARGES</u>					
100-5-170-5515-00 Advertising	500.00	0.00	562.81	112.56	(62.81)
100-5-170-5520-00 Printing	3,000.00	0.00	0.00	0.00	3,000.00
100-5-170-5527-00 Dues & Memberships	450.00	0.00	0.00	0.00	450.00
100-5-170-5528-00 Travel & Training	2,000.00	0.00	13.08	0.65	1,986.92
100-5-170-5529-00 Contingency	1,000.00	0.00	0.00	0.00	1,000.00
100-5-170-5535-00 Equipment Maintenance	21,000.00	0.00	0.00	0.00	21,000.00
100-5-170-5540-02 Software Maintenance	<u>16,500.00</u>	<u>110.00</u>	<u>6,827.68</u>	<u>41.38</u>	<u>9,672.32</u>
TOTAL OTHER CHARGES	44,450.00	110.00	7,403.57	16.66	37,046.43
TOTAL Utility Services	1,058,488.00	92,629.32	326,810.24	30.88	731,677.76

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: FEBRUARY 28TH, 2019

100-General Fund

41.67% OF YEAR COMP.

Economic Development

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL COSTS</u>					
100-5-180-5210-00 Salaries	160,768.00	12,366.78	55,534.39	34.54	105,233.61
100-5-180-5210-03 Auto Allowance	4,800.00	369.24	2,030.82	42.31	2,769.18
100-5-180-5230-00 Payroll Tax Expense	12,299.00	906.08	4,095.37	33.30	8,203.63
100-5-180-5235-00 Employee Health Benefits	19,209.00	1,589.46	6,812.72	35.47	12,396.28
100-5-180-5238-00 Retirement Contribution	11,288.00	1,026.52	4,533.84	40.17	6,754.16
100-5-180-5239-00 Workers Compensation	400.00	381.00	381.00	95.25	19.00
100-5-180-5240-00 Unemployment	<u>381.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>381.00</u>
TOTAL PERSONNEL COSTS	209,145.00	16,639.08	73,388.14	35.09	135,756.86
<u>SUPPLIES</u>					
100-5-180-5311-00 Supplies	2,500.00	183.57	818.24	32.73	1,681.76
100-5-180-5314-00 Publications/Ref Material	730.00	20.00	240.28	32.92	489.72
100-5-180-5316-00 Minor Tools & Equipment	2,000.00	0.00	0.00	0.00	2,000.00
100-5-180-5381-00 Meeting Expenses	<u>2,000.00</u>	<u>367.68</u>	<u>390.71</u>	<u>19.54</u>	<u>1,609.29</u>
TOTAL SUPPLIES	7,230.00	571.25	1,449.23	20.04	5,780.77
<u>CONTRACTUAL SERVICES</u>					
100-5-180-5411-10 Prof. Services - Consulting	20,500.00	526.50	682.50	3.33	19,817.50
100-5-180-5411-14 Prof. Service Legal & Engineer	10,000.00	234.00	234.00	2.34	9,766.00
100-5-180-5434-00 Telecommunications	2,200.00	137.13	586.11	26.64	1,613.89
100-5-180-5440-00 Marketing	15,000.00	2,167.00	3,820.42	25.47	11,179.58
100-5-180-5472-00 Business Devlpmnt & Retention	<u>5,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>
TOTAL CONTRACTUAL SERVICES	52,700.00	3,064.63	5,323.03	10.10	47,376.97
<u>OTHER CHARGES</u>					
100-5-180-5520-00 Printing	2,500.00	0.00	128.86	5.15	2,371.14
100-5-180-5527-00 Dues & Memberships	1,625.00	500.00	985.00	60.62	640.00
100-5-180-5527-01 Dues & Memberships - Org.	16,000.00	5,000.00	7,100.00	44.38	8,900.00
100-5-180-5528-00 Travel & Training	11,500.00	1,117.62	6,850.59	59.57	4,649.41
100-5-180-5530-00 Technology Maintenance	33,500.00	0.00	0.00	0.00	33,500.00
100-5-180-5531-00 Mileage	<u>1,000.00</u>	<u>127.54</u>	<u>127.54</u>	<u>12.75</u>	<u>872.46</u>
TOTAL OTHER CHARGES	66,125.00	6,745.16	15,191.99	22.97	50,933.01
TOTAL Economic Development	335,200.00	27,020.12	95,352.39	28.45	239,847.61

CITY OF FULSHEAR
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: FEBRUARY 28TH, 2019

100-General Fund

41.67% OF YEAR COMP.

Communications

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>SUPPLIES</u>					
100-5-185-5311-00 Supplies	500.00	0.00	199.00	39.80	301.00
TOTAL SUPPLIES	500.00	0.00	199.00	39.80	301.00
<u>CONTRACTUAL SERVICES</u>					
<u>OTHER CHARGES</u>					
100-5-185-5527-00 Dues & Memberships	500.00	85.00	85.00	17.00	415.00
100-5-185-5527-02 Annual Subscription Services	6,000.00	0.00	0.00	0.00	6,000.00
100-5-185-5530-00 Technology Maintenance	18,000.00	0.00	4,800.00	26.67	13,200.00
100-5-185-5540-02 Software Maintenance	1,200.00	0.00	0.00	0.00	1,200.00
TOTAL OTHER CHARGES	25,700.00	85.00	4,885.00	19.01	20,815.00
TOTAL Communications	26,200.00	85.00	5,084.00	19.40	21,116.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: FEBRUARY 28TH, 2019

100-General Fund

41.67% OF YEAR COMP.

Police Dept

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL COSTS</u>					
100-5-210-5210-00 Salaries	1,515,795.00	108,189.69	584,774.37	38.58	931,020.63
100-5-210-5210-01 Wages	0.00	0.00	(415.76)	0.00	415.76
100-5-210-5210-02 Overtime	11,650.00	1,871.12	5,128.47	44.02	6,521.53
100-5-210-5210-03 AUTO ALLOWANCE	0.00	184.60	553.80	0.00	(553.80)
100-5-210-5210-05 Holiday Worked - Wage	41,000.00	0.00	3,026.88	7.38	37,973.12
100-5-210-5210-06 Overtime - Grant Funded	5,000.00	0.00	461.50	9.23	4,538.50
100-5-210-5230-00 Payroll Tax Expense	121,764.00	7,481.70	40,369.93	33.15	81,394.07
100-5-210-5235-00 Employee Health Benefits	225,705.00	14,591.40	76,414.75	33.86	149,290.25
100-5-210-5238-00 Retirement Contribution	106,430.00	8,898.68	46,592.61	43.78	59,837.39
100-5-210-5239-00 Workers Compensation	30,154.00	0.00	30,154.00	100.00	0.00
100-5-210-5240-00 Unemployment	<u>4,567.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,567.00</u>
TOTAL PERSONNEL COSTS	2,062,065.00	141,217.19	787,060.55	38.17	1,275,004.45

SUPPLIES

100-5-210-5311-00 Supplies	4,000.00	79.99	796.91	19.92	3,203.09
100-5-210-5311-05 Supplies - Police Duty	27,732.00	322.32	4,732.15	17.06	22,999.85
100-5-210-5314-00 Publications/Ref Material	500.00	0.00	0.00	0.00	500.00
100-5-210-5316-00 Minor Tools & Equipment	65,204.00	315.39	22,365.03	34.30	42,838.97
100-5-210-5317-00 Commemoratives	500.00	0.00	0.00	0.00	500.00
100-5-210-5326-00 Uniforms/Shirts	24,600.00	2,824.21	7,552.02	30.70	17,047.98
100-5-210-5363-00 Fuel/Oil Expense	58,885.00	0.00	19,358.95	32.88	39,526.05
100-5-210-5363-01 Auto Repair/Maintenance	45,352.00	822.37	8,255.64	18.20	37,096.36
100-5-210-5364-00 Investigations	6,000.00	0.00	0.00	0.00	6,000.00
100-5-210-5380-00 Public Relations	<u>1,200.00</u>	<u>0.00</u>	<u>214.95</u>	<u>17.91</u>	<u>985.05</u>
TOTAL SUPPLIES	233,973.00	4,364.28	63,275.65	27.04	170,697.35

CONTRACTUAL SERVICES

100-5-210-5421-01 Insurance General Liability	14,000.00	0.00	14,000.00	100.00	0.00
100-5-210-5421-02 Insurance - Auto Liability	15,032.00	0.00	15,132.00	100.67	(100.00)
100-5-210-5421-04 Errors & Omissions	1,000.00	0.00	0.00	0.00	1,000.00
100-5-210-5430-00 Telecommunications-Web	3,688.00	0.00	0.00	0.00	3,688.00
100-5-210-5434-00 Telecommunications	17,660.00	1,785.94	5,906.75	33.45	11,753.25
100-5-210-5467-00 Testing & Support Services	5,035.00	0.00	1,433.30	28.47	3,601.70
100-5-210-5469-01 Equipment Rental	<u>13,000.00</u>	<u>340.94</u>	<u>4,479.87</u>	<u>34.46</u>	<u>8,520.13</u>
TOTAL CONTRACTUAL SERVICES	69,415.00	2,126.88	40,951.92	59.00	28,463.08

OTHER CHARGES

100-5-210-5520-00 Printing	1,500.00	0.00	260.00	17.33	1,240.00
100-5-210-5527-00 Dues & Memberships	2,350.00	0.00	760.16	32.35	1,589.84
100-5-210-5528-00 Travel & Training	18,000.00	1,390.00	2,365.00	13.14	15,635.00
100-5-210-5530-00 Technology Maintenance	25,993.00	1,132.00	16,075.40	61.85	9,917.60
100-5-210-5531-01 Tuition Assistance Program	6,000.00	0.00	0.00	0.00	6,000.00
100-5-210-5599-00 Vehicle Replacement Fee	<u>97,675.00</u>	<u>40,697.90</u>	<u>40,697.90</u>	<u>41.67</u>	<u>56,977.10</u>
TOTAL OTHER CHARGES	151,518.00	43,219.90	60,158.46	39.70	91,359.54

CITY OF FULSHEAR
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: FEBRUARY 28TH, 2019

100-General Fund

41.67% OF YEAR COMP.

Police Dept

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
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<u>CAPITAL OUTLAY</u>					
100-5-210-5600-00 Capital Outlay-Equipment	<u>87,360.00</u>	<u>5,425.00</u>	<u>56,411.00</u>	<u>64.57</u>	<u>30,949.00</u>
TOTAL CAPITAL OUTLAY	87,360.00	5,425.00	56,411.00	64.57	30,949.00
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TOTAL Police Dept	2,604,331.00	196,353.25	1,007,857.58	38.70	1,596,473.42

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: FEBRUARY 28TH, 2019

100-General Fund

41.67% OF YEAR COMP.

Emergency Management

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
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PERSONNEL COSTS

100-5-230-5210-02 Overtime	5,500.00	0.00	0.00	0.00	5,500.00
100-5-230-5230-00 Payroll Tax Expense	421.00	0.00	0.00	0.00	421.00
100-5-230-5238-00 Retirement Contribution	<u>409.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>409.00</u>
TOTAL PERSONNEL COSTS	6,330.00	0.00	0.00	0.00	6,330.00

SUPPLIES

100-5-230-5311-00 Supplies	4,500.00	0.00	0.00	0.00	4,500.00
100-5-230-5311-01 Occupation Supplies	3,500.00	0.00	0.00	0.00	3,500.00
100-5-230-5314-00 Publications/Ref Material	500.00	0.00	0.00	0.00	500.00
100-5-230-5316-00 Minor Tools & Equipment	9,700.00	94.78	4,448.64	45.86	5,251.36
100-5-230-5317-00 Commemoratives	1,200.00	0.00	0.00	0.00	1,200.00
100-5-230-5363-00 Fuel/Oil Expense	5,000.00	0.00	800.00	16.00	4,200.00
100-5-230-5363-01 Auto Repair/Maintenance	5,000.00	0.00	0.00	0.00	5,000.00
100-5-230-5381-00 Meeting Expenses	<u>2,700.00</u>	<u>0.00</u>	<u>438.43</u>	<u>16.24</u>	<u>2,261.57</u>
TOTAL SUPPLIES	32,100.00	94.78	5,687.07	17.72	26,412.93

CONTRACTUAL SERVICES

100-5-230-5411-13 Prof. Services I.T.	500.00	0.00	0.00	0.00	500.00
100-5-230-5434-00 Telecommunications	2,000.00	75.98	189.95	9.50	1,810.05
100-5-230-5469-01 Equipment Rental	<u>1,000.00</u>	<u>0.00</u>	<u>400.00</u>	<u>40.00</u>	<u>600.00</u>
TOTAL CONTRACTUAL SERVICES	3,500.00	75.98	589.95	16.86	2,910.05

OTHER CHARGES

100-5-230-5520-00 Printing	300.00	0.00	64.43	21.48	235.57
100-5-230-5527-00 Dues & Memberships	450.00	0.00	0.00	0.00	450.00
100-5-230-5528-00 Travel & Training	<u>2,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,000.00</u>
TOTAL OTHER CHARGES	2,750.00	0.00	64.43	2.34	2,685.57

CAPITAL OUTLAY

TOTAL Emergency Management	44,680.00	170.76	6,341.45	14.19	38,338.55
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REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: FEBRUARY 28TH, 2019

100-General Fund

41.67% OF YEAR COMP.

Code Enforcement

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL COSTS</u>					
100-5-250-5210-00 Salaries & Wages	45,211.00	3,477.76	19,104.27	42.26	26,106.73
100-5-250-5210-02 Overtime	1,000.00	0.00	0.00	0.00	1,000.00
100-5-250-5230-00 Payroll Tax Expense	3,459.00	247.42	1,359.16	39.29	2,099.84
100-5-250-5235-00 Employee Health Benefits	9,604.00	719.64	4,071.40	42.39	5,532.60
100-5-250-5238-00 Retirement Contribution	3,174.00	280.30	1,499.73	47.25	1,674.27
100-5-250-5239-00 Workers' Compensation	3.00	0.00	0.00	0.00	3.00
100-5-250-5240-00 Unemployment	<u>190.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>190.00</u>
TOTAL PERSONNEL COSTS	62,641.00	4,725.12	26,034.56	41.56	36,606.44
<u>SUPPLIES</u>					
100-5-250-5311-00 Supplies	200.00	0.00	0.00	0.00	200.00
100-5-250-5314-00 Publications/Ref Material	300.00	0.00	0.00	0.00	300.00
100-5-250-5316-00 Minor Tools & Equipment	7,100.00	0.00	0.00	0.00	7,100.00
100-5-250-5326-00 Uniforms/Shirts	350.00	0.00	144.94	41.41	205.06
100-5-250-5363-00 Fuel/Oil Expense	3,400.00	0.00	760.49	22.37	2,639.51
100-5-250-5363-01 Auto Repair/Maintenance	<u>3,840.00</u>	<u>0.00</u>	<u>891.15</u>	<u>23.21</u>	<u>2,948.85</u>
TOTAL SUPPLIES	15,190.00	0.00	1,796.58	11.83	13,393.42
<u>CONTRACTUAL SERVICES</u>					
100-5-250-5434-00 Telecommunications	1,200.00	49.56	198.06	16.51	1,001.94
100-5-250-5461-00 Pro Serv.- Demo-/Prop Upkeep	<u>5,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,500.00</u>
TOTAL CONTRACTUAL SERVICES	6,700.00	49.56	198.06	2.96	6,501.94
<u>OTHER CHARGES</u>					
100-5-250-5527-00 Dues & Memberships	200.00	0.00	0.00	0.00	200.00
100-5-250-5528-00 Travel & Training	1,000.00	140.00	140.00	14.00	860.00
100-5-250-5530-00 Technology Maintenance	440.00	0.00	440.00	100.00	0.00
100-5-250-5599-00 Vehicle Replacement Fee	<u>3,125.00</u>	<u>1,302.10</u>	<u>1,302.10</u>	<u>41.67</u>	<u>1,822.90</u>
TOTAL OTHER CHARGES	4,765.00	1,442.10	1,882.10	39.50	2,882.90
TOTAL Code Enforcement	89,296.00	6,216.78	29,911.30	33.50	59,384.70

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: FEBRUARY 28TH, 2019

100-General Fund

41.67% OF YEAR COMP.

Planning & Development

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL COSTS</u>					
100-5-400-5210-00 Salaries	91,862.00	3,538.47	3,538.47	3.85	88,323.53
100-5-400-5210-03 Auto Allowance	4,800.00	0.00	0.00	0.00	4,800.00
100-5-400-5230-00 Payroll Tax Expense	7,027.00	251.75	251.75	3.58	6,775.25
100-5-400-5235-00 Employee Health Benefits	9,604.00	680.90	680.90	7.09	8,923.10
100-5-400-5238-00 Retirement Contribution	6,450.00	285.20	285.20	4.42	6,164.80
100-5-400-5239-00 Workers Compensation	224.00	0.00	223.00	99.55	1.00
100-5-400-5240-00 Unemployment	<u>190.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>190.00</u>
TOTAL PERSONNEL COSTS	120,157.00	4,756.32	4,979.32	4.14	115,177.68
<u>SUPPLIES</u>					
100-5-400-5311-00 Supplies	3,500.00	64.43	64.43	1.84	3,435.57
100-5-400-5314-00 Publications/Ref Material	1,200.00	0.00	0.00	0.00	1,200.00
100-5-400-5316-00 Minor Tools & Equipment	8,500.00	0.00	0.00	0.00	8,500.00
100-5-400-5363-00 Fuel/Oil Expense	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>
TOTAL SUPPLIES	15,700.00	64.43	64.43	0.41	15,635.57
<u>CONTRACTUAL SERVICES</u>					
100-5-400-5411-10 Prof. Services - Consulting	140,000.00	4,500.00	4,500.00	3.21	135,500.00
100-5-400-5411-11 Prof. Services - Engineering	100,000.00	0.00	34,590.08	34.59	65,409.92
100-5-400-5434-00 Telecommunications	1,000.00	87.55	350.02	35.00	649.98
100-5-400-5469-01 Equipment Rental	<u>1,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,000.00</u>
TOTAL CONTRACTUAL SERVICES	242,000.00	4,587.55	39,440.10	16.30	202,559.90
<u>OTHER CHARGES</u>					
100-5-400-5527-00 Dues & Memberships	1,500.00	0.00	360.00	24.00	1,140.00
100-5-400-5528-00 Travel & Training	10,000.00	0.00	0.00	0.00	10,000.00
100-5-400-5540-02 Software Maintenance	<u>88,000.00</u>	<u>2,272.50</u>	<u>18,397.50</u>	<u>20.91</u>	<u>69,602.50</u>
TOTAL OTHER CHARGES	99,500.00	2,272.50	18,757.50	18.85	80,742.50
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TOTAL Planning & Development	477,357.00	11,680.80	63,241.35	13.25	414,115.65

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: FEBRUARY 28TH, 2019

100-General Fund

41.67% OF YEAR COMP.

Builder Services

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL COSTS</u>					
100-5-450-5210-00 Salaries	497,599.00	33,497.42	155,303.26	31.21	342,295.74
100-5-450-5210-02 Overtime	5,500.00	6.44	1,311.74	23.85	4,188.26
100-5-450-5230-00 Payroll Tax Expense	38,487.00	2,318.03	10,781.99	28.01	27,705.01
100-5-450-5235-00 Employee Health Benefits	86,440.00	5,891.78	28,513.36	32.99	57,926.64
100-5-450-5238-00 Retirement Contribution	34,938.00	2,700.42	12,320.16	35.26	22,617.84
100-5-450-5239-00 Workers Compensation	2,049.00	0.00	2,048.00	99.95	1.00
100-5-450-5240-00 Unemployment	<u>1,330.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,330.00</u>
TOTAL PERSONNEL COSTS	666,343.00	44,414.09	210,278.51	31.56	456,064.49
<u>SUPPLIES</u>					
100-5-450-5311-00 Supplies	6,000.00	1,724.78	3,119.97	52.00	2,880.03
100-5-450-5314-00 Publications/Ref Material	1,500.00	0.00	0.00	0.00	1,500.00
100-5-450-5316-00 Minor Tools & Equipment	5,500.00	0.00	1,030.17	18.73	4,469.83
100-5-450-5326-00 Uniforms/Shirts	3,000.00	221.37	350.37	11.68	2,649.63
100-5-450-5363-00 Fuel/Oil Expense	8,000.00	101.09	1,890.93	23.64	6,109.07
100-5-450-5363-01 Auto Repair/Maintenance	5,000.00	10.25	796.99	15.94	4,203.01
100-5-450-5380-00 Public Relations	<u>1,500.00</u>	<u>148.34</u>	<u>148.34</u>	<u>9.89</u>	<u>1,351.66</u>
TOTAL SUPPLIES	30,500.00	2,205.83	7,336.77	24.05	23,163.23
<u>CONTRACTUAL SERVICES</u>					
100-5-450-5411-10 Prof. Services - Consulting	60,500.00	980.00	8,212.88	13.58	52,287.12
100-5-450-5411-11 Prof. Services - Engineering	1,500.00	0.00	0.00	0.00	1,500.00
100-5-450-5434-00 Telecommunications	7,500.00	146.05	583.93	7.79	6,916.07
100-5-450-5469-01 Equipment Rental	<u>6,000.00</u>	<u>360.13</u>	<u>2,653.58</u>	<u>44.23</u>	<u>3,346.42</u>
TOTAL CONTRACTUAL SERVICES	75,500.00	1,486.18	11,450.39	15.17	64,049.61
<u>OTHER CHARGES</u>					
100-5-450-5520-00 Printing	6,000.00	285.58	710.38	11.84	5,289.62
100-5-450-5527-00 Dues & Memberships	1,500.00	85.00	140.00	9.33	1,360.00
100-5-450-5528-00 Travel & Training	11,500.00	140.00	240.75	2.09	11,259.25
100-5-450-5540-02 Software Maintenance	10,000.00	0.00	2,601.74	26.02	7,398.26
100-5-450-5599-00 Vehicle Replacement Fee	<u>12,875.00</u>	<u>5,364.60</u>	<u>5,364.60</u>	<u>41.67</u>	<u>7,510.40</u>
TOTAL OTHER CHARGES	41,875.00	5,875.18	9,057.47	21.63	32,817.53
<u>CAPITAL OUTLAY</u>					
100-5-450-5600-01 Capital Outlay - Technology	<u>82,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>82,500.00</u>
TOTAL CAPITAL OUTLAY	82,500.00	0.00	0.00	0.00	82,500.00
TOTAL Builder Services	896,718.00	53,981.28	238,123.14	26.55	658,594.86

CITY OF FULSHEAR
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: FEBRUARY 28TH, 2019

100-General Fund

41.67% OF YEAR COMP.

General Facilities

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>SUPPLIES</u>					
100-5-490-5311-00 Supplies	10,000.00	1,927.76	5,537.43	55.37	4,462.57
100-5-490-5316-00 Minor Tools & Equipment	20,000.00	0.00	0.00	0.00	20,000.00
100-5-490-5316-02 Minor Equipment - Technology	<u>15,000.00</u>	<u>1,990.21</u>	<u>6,425.13</u>	<u>42.83</u>	<u>8,574.87</u>
TOTAL SUPPLIES	45,000.00	3,917.97	11,962.56	26.58	33,037.44
<u>CONTRACTUAL SERVICES</u>					
100-5-490-5411-13 Prof. Services I.T.	50,000.00	2,533.94	17,636.94	35.27	32,363.06
100-5-490-5420-00 Comm Center Supervisor	5,000.00	0.00	160.00	3.20	4,840.00
100-5-490-5421-00 Insurance Real/Pers. Property	4,500.00	0.00	4,500.00	100.00	0.00
100-5-490-5422-00 Facilities Cleaning	45,000.00	795.90	4,402.25	9.78	40,597.75
100-5-490-5430-00 Telecommunications Web	7,500.00	0.00	5,464.54	72.86	2,035.46
100-5-490-5431-00 Electricity	25,000.00	2,080.88	7,731.23	30.92	17,268.77
100-5-490-5434-00 Telecommunications	45,000.00	2,525.27	27,058.47	60.13	17,941.53
100-5-490-5435-00 Pest Control Services	2,250.00	75.00	241.65	10.74	2,008.35
100-5-490-5451-00 Security Systems	9,500.00	389.99	2,452.11	25.81	7,047.89
100-5-490-5469-02 Facility Rental	100,380.00	8,365.00	51,411.00	51.22	48,969.00
100-5-490-5472-00 Contract Services	<u>25,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>25,000.00</u>
TOTAL CONTRACTUAL SERVICES	319,130.00	16,765.98	121,058.19	37.93	198,071.81
<u>OTHER CHARGES</u>					
100-5-490-5540-02 Software Maintenance	50,000.00	0.00	0.00	0.00	50,000.00
100-5-490-5570-01 Facilities Maintenance	25,000.00	3,621.93	10,448.23	41.79	14,551.77
100-5-490-5570-02 Facility Improvements	10,000.00	0.00	15,301.88	153.02 (	5,301.88)
100-5-490-5571-00 Landscape Maintenance	<u>10,000.00</u>	<u>900.09</u>	<u>4,545.45</u>	<u>45.45</u>	<u>5,454.55</u>
TOTAL OTHER CHARGES	95,000.00	4,522.02	30,295.56	31.89	64,704.44
<u>CAPITAL OUTLAY</u>					
TOTAL General Facilities	459,130.00	25,205.97	163,316.31	35.57	295,813.69

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: FEBRUARY 28TH, 2019

100-General Fund

41.67% OF YEAR COMP.

Public Works & Maint

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>PERSONNEL COSTS</u>					
100-5-510-5210-00 Salaries	264,838.00	21,332.96	117,499.73	44.37	147,338.27
100-5-510-5210-02 Overtime	5,500.00	106.01	3,057.96	55.60	2,442.04
100-5-510-5210-03 Auto Allowance	4,800.00	415.40	2,284.70	47.60	2,515.30
100-5-510-5230-00 Payroll Tax Expense	20,681.00	1,477.21	8,314.91	40.21	12,366.09
100-5-510-5235-00 Employee Health Benefits	48,022.00	3,617.66	21,023.78	43.78	26,998.22
100-5-510-5238-00 Retirement Contribution	18,595.00	1,761.45	9,640.64	51.85	8,954.36
100-5-510-5239-00 Workers Compensation	8,231.00	0.00	8,231.00	100.00	0.00
100-5-510-5240-00 Unemployment	<u>950.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>950.00</u>
TOTAL PERSONNEL COSTS	371,617.00	28,710.69	170,052.72	45.76	201,564.28
<u>SUPPLIES</u>					
100-5-510-5311-00 Supplies	2,000.00	0.00	773.84	38.69	1,226.16
100-5-510-5314-00 Publications/Ref Material	250.00	0.00	0.00	0.00	250.00
100-5-510-5316-00 Minor Tools & Equipment	5,000.00	1,947.91	2,517.68	50.35	2,482.32
100-5-510-5326-00 Uniforms/Shirts	1,800.00	0.00	0.00	0.00	1,800.00
100-5-510-5363-00 Fuel/Oil Expense	10,000.00	0.00	3,415.23	34.15	6,584.77
100-5-510-5363-01 Auto Repair/Maintenance	<u>12,000.00</u>	<u>161.08</u>	<u>1,673.06</u>	<u>13.94</u>	<u>10,326.94</u>
TOTAL SUPPLIES	31,050.00	2,108.99	8,379.81	26.99	22,670.19
<u>CONTRACTUAL SERVICES</u>					
100-5-510-5411-10 Prof. Services - Consulting	20,000.00	0.00	930.00	4.65	19,070.00
100-5-510-5434-00 Telecommunications	4,200.00	234.26	961.67	22.90	3,238.33
100-5-510-5469-01 Equipment Rental	<u>5,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>
TOTAL CONTRACTUAL SERVICES	29,200.00	234.26	1,891.67	6.48	27,308.33
<u>OTHER CHARGES</u>					
100-5-510-5527-00 Dues & Memberships	500.00	0.00	100.00	20.00	400.00
100-5-510-5528-00 Travel & Training	4,500.00	490.47	2,658.71	59.08	1,841.29
100-5-510-5599-00 Vehicle Replacement Fee	<u>45,292.00</u>	<u>18,871.65</u>	<u>18,871.65</u>	<u>41.67</u>	<u>26,420.35</u>
TOTAL OTHER CHARGES	50,292.00	19,362.12	21,630.36	43.01	28,661.64
<u>CAPITAL OUTLAY</u>					
TOTAL Public Works & Maint	482,159.00	50,416.06	201,954.56	41.89	280,204.44

CITY OF FULSHEAR
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: FEBRUARY 28TH, 2019

100-General Fund

41.67% OF YEAR COMP.

Streets

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>SUPPLIES</u>					
100-5-520-5311-00 Supplies	10,000.00	5.04	195.59	1.96	9,804.41
100-5-520-5311-02 Supplies - Signage	10,000.00	60.00	875.00	8.75	9,125.00
100-5-520-5350-00 Street Maintenance	<u>25,000.00</u>	<u>0.00</u>	<u>1,093.25</u>	<u>4.37</u>	<u>23,906.75</u>
TOTAL SUPPLIES	45,000.00	65.04	2,163.84	4.81	42,836.16
<u>CONTRACTUAL SERVICES</u>					
100-5-520-5411-10 Prof. Services - Consulting	5,000.00	0.00	0.00	0.00	5,000.00
100-5-520-5432-00 Electricity - Street Lights	270,000.00	29,026.21	117,219.95	43.41	152,780.05
100-5-520-5472-01 Contract Services - Streets	25,000.00	0.00	250.00	1.00	24,750.00
100-5-520-5472-02 Contract Services - Markings	<u>10,000.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>50.00</u>	<u>5,000.00</u>
TOTAL CONTRACTUAL SERVICES	310,000.00	29,026.21	122,469.95	39.51	187,530.05
<u>CAPITAL OUTLAY</u>					
100-5-520-5600-00 Capital Outlay - Equipment	<u>70,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>70,000.00</u>
TOTAL CAPITAL OUTLAY	70,000.00	0.00	0.00	0.00	70,000.00
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TOTAL Streets	425,000.00	29,091.25	124,633.79	29.33	300,366.21

CITY OF FULSHEAR
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

100-General Fund

41.67% OF YEAR COMP.

Debt Service

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
TOTAL EXPENDITURES	10,585,709.00	1,439,849.24	3,848,996.73	36.36	6,736,712.27
REVENUES OVER/(UNDER) EXPENDITURES	0.00	(268,909.97)	1,250,665.91		(1,250,665.91)

*** END OF REPORT ***

CITY OF FULSHEAR
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: FEBRUARY 28TH, 2019

500-Fulshear Utility Fund

FINANCIAL SUMMARY

41.67% OF YEAR COMP.

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>					
SERVICE REVENUE	1,138,980.00	46,629.38	230,894.45	20.27	908,085.55
INTEREST EARNED	7,500.00	925.39	5,194.39	69.26	2,305.61
OTHER REVENUE	<u>0.00</u>	<u>0.00</u>	<u>11,494.24</u>	<u>0.00</u>	<u>(11,494.24)</u>
TOTAL REVENUES	<u>1,146,480.00</u>	<u>47,554.77</u>	<u>247,583.08</u>	<u>21.60</u>	<u>898,896.92</u>
<u>EXPENDITURE SUMMARY</u>					
Non-Departmental	<u>1,145,195.00</u>	<u>113,598.79</u>	<u>512,188.36</u>	<u>44.72</u>	<u>633,006.64</u>
TOTAL EXPENDITURES	<u>1,145,195.00</u>	<u>113,598.79</u>	<u>512,188.36</u>	<u>44.72</u>	<u>633,006.64</u>
REVENUES OVER/(UNDER) EXPENDITURES	1,285.00	(66,044.02)	(264,605.28)		265,890.28

CITY OF FULSHEAR
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: FEBRUARY 28TH, 2019

500-Fulshear Utility Fund

41.67% OF YEAR COMP.

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>GRANT REVENUE</u>					
<u>SERVICE REVENUE</u>					
500-44102 Residential Water	259,000.00	7,656.53	37,502.89	14.48	221,497.11
500-44103 Commercial Water	84,700.00	2,881.00	19,886.60	23.48	64,813.40
500-44104 Builder Water	29,700.00	2,157.50	9,810.75	33.03	19,889.25
500-44105 Irrigation Water	7,500.00	65.50	598.25	7.98	6,901.75
500-44106 Residential Sewer	149,000.00	6,851.00	30,213.17	20.28	118,786.83
500-44107 Commercial Sewer	48,400.00	2,355.00	14,079.50	29.09	34,320.50
500-44200 Service Transfer Fee	140,000.00	0.00	0.00	0.00	140,000.00
500-44300 Water & Sewer Taps	0.00	9,257.50	42,521.90	0.00 (	42,521.90)
500-44310 Builder Backcharges	0.00	609.95	731.96	0.00 (	731.96)
500-44500 Penalties	20,000.00	2,856.55	8,077.49	40.39	11,922.51
500-44600 NFBWA Pumpage Fees	<u>400,680.00</u>	<u>11,938.85</u>	<u>67,471.94</u>	<u>16.84</u>	<u>333,208.06</u>
TOTAL SERVICE REVENUE	1,138,980.00	46,629.38	230,894.45	20.27	908,085.55
<u>INTEREST EARNED</u>					
500-46000 Interest Revenue	<u>7,500.00</u>	<u>925.39</u>	<u>5,194.39</u>	<u>69.26</u>	<u>2,305.61</u>
TOTAL INTEREST EARNED	7,500.00	925.39	5,194.39	69.26	2,305.61
<u>OTHER REVENUE</u>					
500-47200 Miscellaneous Revenue	<u>0.00</u>	<u>0.00</u>	<u>11,494.24</u>	<u>0.00 (</u>	<u>11,494.24)</u>
TOTAL OTHER REVENUE	0.00	0.00	11,494.24	0.00 (	11,494.24)
<u>TRANSFERS</u>					
TOTAL REVENUE	1,146,480.00	47,554.77	247,583.08	21.60	898,896.92

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: FEBRUARY 28TH, 2019

500-Fulshear Utility Fund

41.67% OF YEAR COMP.

Non-Departmental

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
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SUPPLIES

500-5-000-5324-00 Chemicals	8,500.00	0.00	1,689.05	19.87	6,810.95
TOTAL SUPPLIES	8,500.00	0.00	1,689.05	19.87	6,810.95

CONTRACTUAL SERVICES

500-5-000-5411-00 Prof. Services - Legal	5,000.00	0.00	0.00	0.00	5,000.00
500-5-000-5411-10 Prof. Service-Comp Planning	15,000.00	0.00	0.00	0.00	15,000.00
500-5-000-5411-11 Prof. Services-Engineering	5,000.00	0.00	0.00	0.00	5,000.00
500-5-000-5421-00 Ins Real & Personal Prop	14,658.00	0.00	5,000.00	34.11	9,658.00
500-5-000-5421-01 General Liability	500.00	0.00	0.00	0.00	500.00
500-5-000-5421-04 Errors & Omissions	1,000.00	0.00	0.00	0.00	1,000.00
500-5-000-5431-01 Electricity- Water Plant	48,000.00	2,976.15	12,836.94	26.74	35,163.06
500-5-000-5431-02 Electricity- Lift Station	8,000.00	562.76	2,319.33	28.99	5,680.67
500-5-000-5431-03 Electricity - Sewer Plant	32,000.00	2,933.07	9,242.18	28.88	22,757.82
500-5-000-5434-01 Telecom - Alarm Phones	3,600.00	267.76	1,129.74	31.38	2,470.26
500-5-000-5450-00 Sludge Hauling	33,000.00	0.00	0.00	0.00	33,000.00
500-5-000-5463-01 Facilities Lease	172,140.00	14,345.00	71,725.00	41.67	100,415.00
500-5-000-5465-00 Water Pumpage Fees	400,680.00	31,233.70	79,735.00	19.90	320,945.00
500-5-000-5466-00 Lab Testing	1,700.00	0.00	0.00	0.00	1,700.00
TOTAL CONTRACTUAL SERVICES	740,278.00	52,318.44	181,988.19	24.58	558,289.81

OTHER CHARGES

500-5-000-5510-01 Base - Contract W/S Operation	86,059.00	51,206.92	89,612.11	104.13 (	3,553.11)
500-5-000-5510-02 Admin Fees W/S Contract	500.00	0.00	0.00	0.00	500.00
500-5-000-5510-04 Water System Maintenance	45,000.00	4,330.09	61,806.73	137.35 (	16,806.73)
500-5-000-5510-05 Lift Station Maintenance	20,000.00	9,891.44	17,596.71	87.98	2,403.29
500-5-000-5510-06 Tapping Fees - W/S Contract	35,000.00	0.00	93,165.48	266.19 (	58,165.48)
500-5-000-5510-07 Sewer System Maintenance	40,000.00 (	4,148.10)	17,746.24	44.37	22,253.76
500-5-000-5512-00 Water Conservation Program	1,500.00	0.00	162.50	10.83	1,337.50
500-5-000-5515-02 Permits	3,000.00	0.00	4,553.35	151.78 (	1,553.35)
TOTAL OTHER CHARGES	231,059.00	61,280.35	284,643.12	123.19 (	53,584.12)

CAPITAL OUTLAY

TRANSFERS

500-5-000-5900-10 XFER OUT - Gen Fund 100	135,358.00	0.00	43,868.00	32.41	91,490.00
500-5-000-5900-51 XFER OUT-COF CapProj Fd 501	30,000.00	0.00	0.00	0.00	30,000.00
TOTAL TRANSFERS	165,358.00	0.00	43,868.00	26.53	121,490.00

TOTAL Non-Departmental	1,145,195.00	113,598.79	512,188.36	44.72	633,006.64
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TOTAL EXPENDITURES	1,145,195.00	113,598.79	512,188.36	44.72	633,006.64
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REVENUES OVER/(UNDER) EXPENDITURES	1,285.00 (66,044.02) (264,605.28)		265,890.28
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CITY OF FULSHEAR
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: FEBRUARY 28TH, 2019

550-CCR Utility Fund
 FINANCIAL SUMMARY

41.67% OF YEAR COMP.

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>					
SERVICE REVENUE	4,605,651.00	268,649.81	1,248,916.87	27.12	3,356,734.13
INTEREST EARNED	30,000.00	9,263.66	39,858.90	132.86	(9,858.90)
OTHER REVENUE	<u>0.00</u>	<u>0.00</u>	<u>16,157.30</u>	<u>0.00</u>	<u>(16,157.30)</u>
TOTAL REVENUES	4,635,651.00	277,913.47	1,304,933.07	28.15	3,330,717.93
	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>					
Non-Departmental	<u>3,677,258.00</u>	<u>325,095.11</u>	<u>1,294,649.50</u>	<u>35.21</u>	<u>2,382,608.50</u>
TOTAL EXPENDITURES	3,677,258.00	325,095.11	1,294,649.50	35.21	2,382,608.50
	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	958,393.00	(47,181.64)	10,283.57		948,109.43

CITY OF FULSHEAR
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: FEBRUARY 28TH, 2019

550-CCR Utility Fund

41.67% OF YEAR COMP.

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>GRANT REVENUE</u>					
<u>SERVICE REVENUE</u>					
550-44102 Residential Water	982,999.00	48,469.44	219,156.09	22.29	763,842.91
550-44103 Commercial Water	241,403.00	8,629.25	36,193.50	14.99	205,209.50
550-44104 Builder Water	122,593.00	7,469.75	36,055.85	29.41	86,537.15
550-44105 Irrigation Water	29,943.00	238.50	1,780.85	5.95	28,162.15
550-44106 Residential Sewer	838,476.00	47,591.79	212,441.55	25.34	626,034.45
550-44107 Commercial Sewer	88,542.00	3,012.50	16,329.00	18.44	72,213.00
550-44300 Water & Sewer Taps	1,100,000.00	76,312.52	352,356.61	32.03	747,643.39
550-44310 Builder Backcharges	493.00	3,972.89	14,273.58	2,895.25 (	13,780.58)
550-44500 Penalties	60,000.00	8,704.63	41,396.09	68.99	18,603.91
550-44600 NFBWA Pumpage Fees	<u>1,141,202.00</u>	<u>64,248.54</u>	<u>318,933.75</u>	<u>27.95</u>	<u>822,268.25</u>
TOTAL SERVICE REVENUE	4,605,651.00	268,649.81	1,248,916.87	27.12	3,356,734.13
<u>INTEREST EARNED</u>					
550-46000 Interest Revenue	<u>30,000.00</u>	<u>9,263.66</u>	<u>39,858.90</u>	<u>132.86</u> (	<u>9,858.90)</u>
TOTAL INTEREST EARNED	30,000.00	9,263.66	39,858.90	132.86 (	9,858.90)
<u>OTHER REVENUE</u>					
550-47200 Miscellaneous Revenue	<u>0.00</u>	<u>0.00</u>	<u>16,157.30</u>	<u>0.00</u> (	<u>16,157.30)</u>
TOTAL OTHER REVENUE	0.00	0.00	16,157.30	0.00 (	16,157.30)
<u>TRANSFERS</u>					
TOTAL REVENUE	4,635,651.00	277,913.47	1,304,933.07	28.15	3,330,717.93
	=====	=====	=====	=====	=====

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: FEBRUARY 28TH, 2019

550-CCR Utility Fund

41.67% OF YEAR COMP.

Non-Departmental

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>SUPPLIES</u>					
550-5-000-5324-00 Chemicals	17,000.00	0.00	4,356.20	25.62	12,643.80
550-5-000-5381-01 Miscellaneous	0.00	0.00	455.00	0.00	(455.00)
TOTAL SUPPLIES	17,000.00	0.00	4,811.20	28.30	12,188.80
<u>CONTRACTUAL SERVICES</u>					
550-5-000-5411-00 Professional Services - Legal	2,500.00	0.00	0.00	0.00	2,500.00
550-5-000-5411-10 Prof. Services - Comp. Plannin	85,000.00	0.00	0.00	0.00	85,000.00
550-5-000-5411-11 Prof Services - Engineering	30,000.00	0.00	0.00	0.00	30,000.00
550-5-000-5421-00 Insurance R & P Property	22,000.00	0.00	22,000.00	100.00	0.00
550-5-000-5421-01 General Liability	500.00	0.00	0.00	0.00	500.00
550-5-000-5421-04 Errors & Omissions	800.00	0.00	0.00	0.00	800.00
550-5-000-5431-01 Electricity - Water Plant	95,000.00	17,369.36	70,889.17	74.62	24,110.83
550-5-000-5431-02 Electricity - Lift Station	20,000.00	1,785.14	7,512.76	37.56	12,487.24
550-5-000-5431-03 Electricity - Sewer Plant	100,000.00	109.97	410.84	0.41	99,589.16
550-5-000-5434-01 Telecom - Alarm Phones	5,000.00	244.70	1,053.96	21.08	3,946.04
550-5-000-5450-00 Sludge Hauling	0.00	0.00	12,115.14	0.00	(12,115.14)
550-5-000-5465-00 Water Pumpage Fees	1,141,202.00	167,125.05	357,609.40	31.34	783,592.60
TOTAL CONTRACTUAL SERVICES	1,502,002.00	186,634.22	471,591.27	31.40	1,030,410.73
<u>OTHER CHARGES</u>					
550-5-000-5510-01 Base Contract W/S Operations	483,633.00	138,448.40	242,284.70	50.10	241,348.30
550-5-000-5510-02 Admin Fees - W/S Contract	500.00	15.00	15.00	3.00	485.00
550-5-000-5510-04 Water System Maintenance	250,000.00	(67.51)	114,134.45	45.65	135,865.55
550-5-000-5510-05 Lift Station Maintenance	12,000.00	0.00	4,956.62	41.31	7,043.38
550-5-000-5510-06 Tapping Fees - W/S Contract	500,000.00	0.00	218,442.95	43.69	281,557.05
550-5-000-5510-07 Sewer System Maintenance	60,000.00	0.00	6,923.16	11.54	53,076.84
550-5-000-5512-00 Water Conservation Program	3,600.00	65.00	747.50	20.76	2,852.50
550-5-000-5515-00 Permits	15,000.00	0.00	14,628.65	97.52	371.35
550-5-000-5560-07 Incode Software Maintenance	15,180.00	0.00	0.00	0.00	15,180.00
TOTAL OTHER CHARGES	1,339,913.00	138,460.89	602,133.03	44.94	737,779.97
<u>CAPITAL OUTLAY</u>					
<u>TRANSFERS</u>					
550-5-000-5900-10 XFER OUT - Gen Fund 100	648,343.00	0.00	216,114.00	33.33	432,229.00
550-5-000-5900-51 XFER OUT - COF C/P FUND 501	170,000.00	0.00	0.00	0.00	170,000.00
TOTAL TRANSFERS	818,343.00	0.00	216,114.00	26.41	602,229.00
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TOTAL Non-Departmental	3,677,258.00	325,095.11	1,294,649.50	35.21	2,382,608.50
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TOTAL EXPENDITURES	3,677,258.00	325,095.11	1,294,649.50	35.21	2,382,608.50
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REVENUES OVER/(UNDER) EXPENDITURES	958,393.00	(47,181.64)	10,283.57		948,109.43

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

AGENDA OF:	March 19, 2019	AGENDA ITEM:	CON- L
DATE SUBMITTED:	March 1, 2019	DEPARTMENT:	Administration
PREPARED BY:	Kimberly Kopecky	PRESENTER:	Kimberly Kopecky
SUBJECT: Consent and approval of the Certification of Unopposed Candidates and Ordinance No. 2019-1291, An Ordinance Declaring that the Unopposed Candidates are Duly Elected			
ATTACHMENTS: 1) Certification of Unopposed Candidate 2) Ordinance No. 2019-1291			
EXPENDITURE REQUIRED:	N/A		
AMOUNT BUDGETED:	N/A		
ACCOUNT NO.:	N/A		
ADDITIONAL APPROPRIATION REQUIRED:	N/A		
ACCOUNT NO.:	N/A		

EXECUTIVE SUMMARY

The City Secretary has prepared the Certification of Unopposed Candidates (certifying that the following candidates are unopposed for election to office for the election scheduled to be held on May 4, 2019:

Council Member At-Large	Kent Pool
Council Member District 1	Kevin White
Council Member District 4	Joel Patterson
Council Member District 5	Kaye Kahlich

Therefore, Ordinance No. 2019-1291 has been prepared for your consent and approval, declaring that the unopposed candidates are duly elected; cancelling the May 4, 2019, General Municipal Election.

City Staff will be present to answer any questions regarding the attached meeting minutes.

RECOMMENDATION

Staff recommends the City Council approve the Certification of Unopposed Candidates and Ordinance No. 2019-1291 as presented.

**CERTIFICATION OF UNOPPOSED CANDIDATES
(CERTIFICACIÓN DE CANDIDATOS ÚNICOS)**

To: Presiding Officer of Governing Body
Al: Presidente del Órgano Rector

As the authority responsible for having the official ballot prepared, I hereby certify that the following candidates are unopposed for election to office for the election scheduled to be held on May 4, 2019.

(Como autoridad responsable de la preparación de la boleta de votación oficial, por la presente certifico que los siguientes candidatos, son candidatos únicos a elección para un cargo en la elección que se llevará a cabo el 4 de mayo de 2019.)

List offices and names of candidates:
(Lista de cargos y nombres de los candidatos:)

Offices (Cargos)

Council Member At-Large *(Miembro del Consejo en Pleno)*
Council Member District 1 *(Miembro del Consejo Distrito No. 1)*
Council Member District 4 *(Miembro del Consejo Distrito No. 4)*
Council Member District 5 *(Miembro del Consejo Distrito No. 5)*

Candidates (Candidatos)

Kent Pool
Kevin White
Joel Patterson
Kaye Kahlich

Signature (Firma)

Kimberly Kopecky
Printed Name (Nombre en letra de molde)

City Secretary (Secretario de la Ciudad)
Title (Título)

(seal) *(sello)*

Date of Signing (Fecha de firma)

ORDINANCE NO. 2019-1291

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS, DECLARING THAT THE UNOPPOSED CANDIDATES FOR COUNCIL MEMBER AT-LARGE; COUNCIL MEMBER, DISTRICT 1; COUNCIL MEMBER, DISTRICT 4; AND COUNCIL MEMBER, DISTRICT 5 ARE DULY ELECTED; CANCELLING THE MAY 4, 2019, GENERAL MUNICIPAL ELECTION; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, on January 15, 2019, the City Council of the City of Fulshear, Texas, adopted Ordinance No. 2019-1289 ordering that a General Municipal Election be held on May 4, 2019, for the purpose of filling the following positions:

- Council Member At-Large;**
- Council Member, District 1;**
- Council Member, District 4;**
- Council Member, District 5**

WHEREAS, the deadlines for filing applications for a place on the ballot, or for a place on the list of write-in candidates, for the positions for which the general election was to be held have all expired; and

WHEREAS, the City Secretary has certified to the City Council, in writing, that: a) Kent Pool is unopposed for election to the office of Council Member At-Large; b) Kevin White is unopposed for election to Council Member, District 1; c) Joel Patterson is unopposed for election to Council Member, District 4; and d) Kaye Kahlich is unopposed for election to Council Member, District 5.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS:

SECTION 1.0 The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

SECTION 2.0 The following unopposed candidates are hereby declared elected to the offices specified below, and shall be issued certificates of election:

**Kent Pool, Council Member At-Large;
Kevin White, Council Member, District 1;
Joel Patterson, Council Member, District 4; and
Kaye Kahlich, Council Member, District 5.**

SECTION 3.0 The General Municipal Election scheduled for the 4th day of May, 2019, is hereby cancelled.

SECTION 4.0 The City Secretary is ordered to issue Certificates of Election to the unopposed candidates immediately after the date the canvass of the canceled election would have taken place.

SECTION 5.0 The City Secretary is hereby directed to cause a copy of this Ordinance to be posted on Election Day at the polling place that would have been used for the election.

SECTION 6.0 In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Fulshear, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there by one or more parts.

PASSED, APPROVED, AND ADOPTED this 19th day of March, 2019.

Aaron Groff, Mayor

ATTEST:

Kimberly Kopecky, City Secretary

ORDENANZA NO. 2019-1291

UNA ORDEN DEL CONSEJO DE LA CIUDAD DE FULSHEAR, TEXAS, DECLARA QUE LOS CANDIDATOS ÚNICOS PARA MIEMBROS DEL CONSEJO EN PLENO; MIEMBRO DEL CONSEJO, DISTRITO 1; MIEMBRO DEL CONSEJO, DISTRITO 4; Y MIEMBRO DEL CONSEJO, DISTRITO 5 SE HAN ELEGIDO TOTALMENTE; CANCELANDO LA ELECCIÓN MUNICIPAL GENERAL DEL 4 DE MAYO DE 2019; Y OTRAS DISPOSICIONES RELATIVAS AL ASUNTO.

* * * * *

CONSIDERANDO que, el 15 de enero de 2019, el Concejo Municipal de la Ciudad de Fulshear, Texas, aprobó la Ordenanza No. 2019-1289 que ordena que se realice una Elección General Municipal el 4 de mayo de 2019, con el fin de llenar los siguientes puestos:

Miembro del Consejo en Pleno;
Miembro del Consejo, Distrito 1;
Miembro del Consejo, Distrito 4;
Miembro del Consejo, Distrito 5

CONSIDERANDO QUE, los plazos para presentar solicitudes para un lugar en la boleta electoral, o para un lugar en la lista de candidatos por escrito, para los cargos para los cuales se iba a celebrar la elección general han expirado; y

CONSIDERANDO QUE, el Secretario de la Ciudad ha certificado ante el Concejo Municipal, por escrito, que: a) Kent Pool no tiene oposición para ser elegido para el cargo de Concejal del Consejo General; b) Kevin White no tiene oposición para la elección de Miembro del Consejo, Distrito 1; c) Joel Patterson no tiene oposición para la elección de Miembro del Consejo, Distrito 4; y d) Kaye Kahlich no tiene oposición para la elección al Miembro del Consejo, Distrito 5.

SEA ORDENADO POR EL AYUNTAMIENTO DE LA CIUDAD DE FULSHEAR, TEXAS QUE:

SECCIÓN 1.0 Los hechos y asuntos expuestos en el preámbulo de esta Ordenanza se consideran aquí como verdaderos y correctos.

SECCIÓN 2.0 Los siguientes candidatos únicos se declaran electos para los cargos especificados a continuación, y se emitirán certificados de elección:

Kent Pool, miembro del Consejo en Pleno;
Kevin White, Miembro del Consejo, Distrito 1;
Joel Patterson, Miembro del Consejo, Distrito 4; y
Kaye Kahlich, Miembro del Consejo, Distrito 5.

SECCIÓN 3.0 La elección municipal general programada para el 4 de mayo de 2019 se cancela por la presente.

SECCIÓN 4.0 Se le ordena al Secretario de la Ciudad que emita Certificados de Elección a los candidatos únicos inmediatamente después de la fecha en que habría tenido lugar el escrutinio de la elección cancelada.

SECCIÓN 5.0 Por la presente se ordena al Secretario de la Ciudad que haga que se publique una copia de esta Ordenanza el Día de las Elecciones en el lugar de votación que se habría utilizado para la elección.

SECCIÓN 6.0 En el caso de que cualquier cláusula, frase, disposición, oración o parte de esta Ordenanza o la aplicación de la misma a cualquier persona o circunstancia sea declarada nula o declarada inconstitucional por un tribunal de jurisdicción competente, no deberá afectar, menoscabar o invalidar esta Ordenanza en su totalidad o cualquier parte o disposición del presente documento que no sea la parte declarada nula o inconstitucional; y el Concejo Municipal de la Ciudad de Fulshear, Texas, declara que habría aprobado todas y cada una de las partes de la misma a pesar de la omisión de cualquier parte declarada como inválida o inconstitucional, ya sea por una o más partes.

CONSULTADO, APROBADO Y ADOPTADO el 19 de marzo de 2019.

Aaron Groff, Alcalde

Doy Fe

Kimberly Kopecky, Secretaria de la ciudad