



# 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](http://WWW.FULSHEARTEXAS.GOV)

## CITY COUNCIL:

MAYOR: Jeff Roberts

MAYOR PRO-TEM: Tricia Krenek

COUNCIL MEMBER: Stephen Gill

COUNCIL MEMBER: Kaye Kahlich

COUNCIL MEMBER: Lauren Ashley

COUNCIL MEMBER: Jim Fatheree

COUNCIL MEMBER: Dana Hollingsworth

## STAFF:

ACTING CITY MANAGER: Paula Ryan

CITY SECRETARY: D. Gordon Offord

CITY ATTORNEY: J. Grady Randle

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## SPECIAL CITY COUNCIL MEETING NOVEMBER 6, 2017

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NOTICE IS HEREBY GIVEN OF A SPECIAL CITY COUNCIL MEETING OF THE CITY OF FULSHEAR TO BE HELD ON **MONDAY, NOVEMBER 6, 2017 AT 6:30 P.M.** IN FULSHEAR CITY HALL, 30603 FM 1093, FULSHEAR, TEXAS FOR CONSIDERING THE FOLLOWING ITEMS. THE CITY COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY MATTERS LISTED ON THE AGENDA, AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE, INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), 551.087 (ECONOMIC DEVELOPMENT), 418.175.183 (DELIBERATIONS ABOUT HOMELAND SECURITY ISSUES) AND AS AUTHORIZED BY THE TEXAS TAX CODE, INCLUDING, BUT NOT LIMITED TO, SECTION 321.3022 (SALES TAX INFORMATION).

- I. **CALL TO ORDER**
- II. **QUORUM AND ROLL CALL**
- III. **PUBLIC HEARING – ANNEXATION – 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:

Being a tract of land containing a 582.7 acre tract of land located in the R. H. Kuykendall Survey, Abstract 274, J.C. McDonald Survey, Abstract 290, the Morris & Cummings Survey, Abstract 294 and the E. Jr. Latham Survey, Abstract 50, Fort Bend

County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Notice is hereby given to all interested persons that the City Council of the City of Fulshear, Texas, will conduct a First Public Hearing on Monday, November 6, 2017, at 6:30 PM, in the Fulshear City Hall, 30603 F.M. 1093, Fulshear, Texas 77441.

Notice is hereby given to all interested persons that the City Council of the City of Fulshear, Texas, will conduct a Second Public Hearing on Monday, November 6, 2017, at 6:45 PM, in the Fulshear City Hall, 30603 F.M. 1093, Fulshear, Texas 77441.

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 hearings. The agenda will be available at Fulshear City Hall, 30603 F.M. 1093, Fulshear, Texas 77441 at least 72 hours preceding each hearing. All persons desiring to be heard at such public hearings are invited to attend the hearings.

The purpose of the public hearings is to receive input from the public on a proposal for the City of Fulshear, Texas, to annex the above identified tract of land.

Published 10/25/17

**IV. PUBLIC HEARING – ANNEXATION – 6:45 p.m.**

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**V. 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**

**(C) ACQUIRING PROPERTY**

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

**UPDATE ON THREATENED LITIGATION**

**SEC. 551.087 - ECONOMIC DEVELOPMENT NEGOTIATIONS TO DISCUSS OR DELIBERATE REGARDING COMMERCIAL OR FINANCIAL INFORMATION THAT THE GOVERNMENTAL BODY HAS RECEIVED FROM A BUSINESS PROSPECT THAT THE GOVERNMENTAL BODY SEEKS TO HAVE LOCATE, STAY, OR EXPAND IN OR NEAR THE TERRITORY OF THE GOVERNMENTAL BODY AND WITH WHICH THE GOVERNMENTAL BODY IS CONDUCTING ECONOMIC DEVELOPMENT NEGOTIATIONS; OR TO DELIBERATE THE OFFER OF A FINANCIAL OR OTHER INCENTIVES TO A BUSINESS PROSPECT.**

**VI. ADJOURNMENT**

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

I, D. GORDON OFFORD, CITY SECRETARY OF THE CITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA FOR THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS WAS POSTED ON NOVEMBER 3, 2017 BY 5:00 P.M. IN PLACE CONVENIENT AND READILY ACCESSIBLE AT ALL TIMES TO THE GENERAL PUBLIC, IN COMPLIANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.

  
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**D. (DIANA) GORDON OFFORD, CITY SECRETARY -TRMC**

# EXHIBIT A

## **NOTICE OF ANNEXATION PUBLIC HEARINGS**

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:

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

2017 GENERAL INFORMATION

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

2017 OWNER INFORMATION

Owner Name: Harrison Interests Ltd  
 Owner ID: 00284640  
 Exemptions: Agriculture Use  
 Percent Ownership: 100%  
 Mailing Address: 712 Main ST #STE 1900 Houston, TX 77002-3220

2017 VALUE INFORMATION

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

2017 ENTITIES & EXEMPTIONS

Special Exemptions: AG - Agriculture Use

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

2017 LAND SEGMENTS

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

VALUE HISTORY

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

SALES HISTORY

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

DISCLAIMER

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

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

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

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

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

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

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

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

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

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

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



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



