

YOLANDA FORD
Mayor

VASHAUNDRA EDWARDS
Councilmember at Large Position No. 1

CHRIS PRESTON
Mayor Pro Tem
Councilmember at Large Position No. 2



CHERYL STERLING
Councilmember District A

JEFFREY L. BONEY
Councilmember District B

ANTHONY G. MAROULIS
Councilmember District C

FLOYD EMERY
Councilmember District D

CITY COUNCIL MEETING AGENDA

Notice is hereby given of a meeting of the City Council of Missouri City to be held on **Tuesday, January 21, 2020**, at **7:00 p.m.** at: **City Hall, Council Chamber, 2nd Floor**, 1522 Texas Parkway, Missouri City, Texas, 77489, for the purpose of considering the following agenda items. All agenda items are subject to action. The City Council reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND RECOGNITIONS

- (a) Recognize the Thurgood Marshall High School football team for participating in the Texas 2019 Class 5A Division II State Finals.
- (b) Recognize the Missouri City Municipal Volunteer Program volunteer of the year for 2019.
- (c) WCA recognition of a random act of kindness.
- (d) Proclaim the month of January, 2020, as "National Slavery and Human Trafficking Prevention Month" in the City of Missouri City, Texas.

4. PUBLIC COMMENTS

An opportunity for the public to address City Council on agenda items or concerns not on the agenda-those wishing to speak must complete the orange comment card, present the comment card to the City Secretary prior to the beginning of the meeting, and observe a three-minute time limit.

5. STAFF REPORTS

- (a) City Manager announcements.

6. CONSENT AGENDA

All consent agenda items listed are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a councilmember so requests; in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Information concerning consent agenda items is available for public review.

- (a) Consider approving the minutes of the special City Council meetings of January 3, 2020, and January 4, 2020, and the special and regular City Council meetings of January 6, 2020.
- (b) Consider an ordinance granting a specific use permit to allow for the location of a place of assembly; describing said 8.59 acre tract of land; providing limitations, restrictions, and conditions on such specific use; amending the zoning district map of the City of Missouri City;

providing for repeal; providing a penalty; containing other provisions relating to the subject; and consider the ordinance on the second and final reading. The subject site is located north of Olympia Gymnastics & Tumbling, south of Colony Lakes residential subdivision, east of a shopping center, and west of River Pointe Church, along Knights Court.

7. PUBLIC HEARINGS AND RELATED ACTIONS

(a) **Zoning Public Hearings and Ordinances** – *There are no Zoning Public Hearings and Ordinances on this agenda.*

(b) **Public Hearings and related actions**

(1) Public hearing to receive comments for or against an ordinance amending Chapter 82 of the Missouri City Code; amending regulations relating to the subdivision of property; amending regulations relating to the approval, disapproval, and approval with conditions of plats, plans, and related applications; providing a penalty; and consider a related ordinance on the first of two readings.

8. APPOINTMENTS

(a) Consider appointing a City representative to the Groundwater Reduction Plan Oversight Committee pursuant to the Groundwater Reduction Plan participation agreements.

9. AUTHORIZATIONS

(a) Consider authorizing the purchase of an advanced transportation management system through the BuyBoard cooperative purchasing program.

(b) Consider authorizing the purchase of a signal preemption system for emergency vehicles through the BuyBoard cooperative purchasing program.

(c) Consider authorizing multiple contracts for specialized veterinarian services.

(d) Consider authorizing the execution of a blanket purchase order for large fleet (fire truck) repair.

(e) Consider authorizing the purchase of a new fire truck (pumper) and associated equipment for the proposed Fire Station 6 through the Houston Galveston Area Council (HGAC) cooperative purchasing program.

(f) Consider authorizing the purchase of replacement Fire Department safety breathing air packs.

(g) Consider authorizing the City to accept competitive offers from retail energy providers (REP's) and to authorize the City Manager to negotiate and execute a contract for the purchase of electricity.

10. ORDINANCES – *There are no Ordinances on this agenda.*

11. RESOLUTIONS

(a) Consider a resolution finding and determining public necessity for the acquisition of certain real property interests in rights-of-way in connection with the public improvement project known as the Knight Road Extension Project; authorizing such acquisition by donation, purchase, or eminent domain of certain real property interests in and to seventeen parcels needed for the project.

- (b) Consider a resolution authorizing the submission of a Staffing for Adequate Fire and Emergency Response (SAFER) Grant to the Federal Emergency Management Agency through the Assistance to Firefighters Program.
- (c) Consider a resolution authorizing the publication of the notice of intention to issue City of Missouri City, Texas certificates of obligation in a principal amount not to exceed \$11,000,000 for the construction of public works and any related items thereto and for the payment of contractual obligations for professional services; authorizing the distribution of a preliminary official statement relating to such certificates; and containing other provisions relating thereto.

12. CITY COUNCIL ANNOUNCEMENTS

Hear announcements concerning items of community interest from the Mayor, Councilmembers, and City staff, for which no formal action will be discussed or taken.

13. CLOSED EXECUTIVE SESSION

The City Council may go into Executive Session regarding any item posted on the Agenda as authorized by Title 5, Chapter 551 of the Texas Government Code.

14. RECONVENE

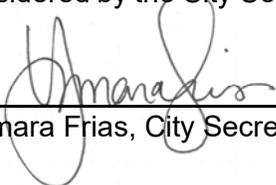
Reconvene into Regular Session and Consider Action, if any, on items discussed in Executive Session.

15. ADJOURN

In compliance with the Americans with Disabilities Act, the City of Missouri City will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Maria Jackson, City Secretary, at 281.403.8686.

CERTIFICATION

I certify that a copy of the January 21, 2020, agenda of items to be considered by the City Council was posted on the City Hall bulletin board on January 16, 2020, at 4:00 p.m.



 Yomara Frias, City Secretary Department

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the ____ day of _____, 2020.

Signed: _____

Title: _____



**Council Agenda Item
January 21, 2020**

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND RECOGNITIONS

- (a) Recognize the Thurgood Marshall High School football team for participating in the Texas 2019 Class 5A Division II State Finals.
- (b) Recognize the Missouri City Municipal Volunteer Program volunteer of the year for 2019.
- (c) WCA recognition of a random act of kindness.
- (d) Proclaim the month of January, 2020, as "National Slavery and Human Trafficking Prevention Month" in the City of Missouri City, Texas.

4. PUBLIC COMMENTS

An opportunity for the public to address City Council on agenda items or concerns not on the agenda - those wishing to speak must complete the orange comment card, present the comment card to the City Secretary prior to the beginning of the meeting, and observe a three-minute time limit.

5. STAFF REPORTS

- (a) City Manager announcements.
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FLOYD EMERY
Councilmember District D

CITY COUNCIL SPECIAL MEETING MINUTES

The City Council of the City of Missouri City, Texas, met in special session on **Friday, January 3, 2020**, at the City Hall, Council Chamber, 1522 Texas Parkway, Missouri City, Texas, 77489, at **5:00 p.m.** to consider the following:

1. CALL TO ORDER

Mayor Ford called the meeting to order at 5:01 p.m.

Those also present: Mayor Pro Tem Preston, Councilmembers Sterling, and Maroulis; City Manager Snipes, City Attorney Iyamu, City Secretary Jackson, Assistant City Manager Atkinson, Assistant City Manager Martel, Director of Economic Development Esch, Director of Human Resources Russell, Director of Communications Walker, Director of Financial Services Portis, Media Specialist III Kalimkoottil, and Community Relations Coordinator Matte. Also present: Anne Peters, Executive Director for the Texas Ethics Commission, and Korita Brown Jones, Senior Consultant for Gallagher. Councilmember Boney arrived at 5:06 p.m. Councilmember Emery arrived at 5:19 p.m. Councilmember Edwards arrived at 5:35 p.m.

Mayor Ford requested to postpone agenda item 2e for discussion on a later date.

2. DISCUSSION/POSSIBLE ACTION

- (a) Seek clarification on video recording and posting of special City Council meetings.

City Manager Snipes requested clarification regarding the video recording of special City Council meetings as he believed City Council's request was to video record the first and third special meetings of each month before regular City Council meetings. Councilmember Maroulis, Councilmember Sterling, and Mayor Pro Tem Preston were supportive of recording the first and third week special meetings.

Mayor Pro Tem Preston moved to allow for the special City Council meetings to be recorded with the regular City Council meetings. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

- (b) Receive training on general state ethics rules, including rules relating to the use of public resources, gifts, and the use of official information.

City Attorney Iyamu introduced Ms. Anne Peters, Executive Director for the Texas Ethics Commission. Ms. Peters discussed gift restrictions, misuse of government resources, misuse of official information, and addressed questions from City Council.

Councilmember Boney stepped away at 5:42 p.m. and returned at 5:50 p.m. Councilmember Maroulis stepped away at 5:58 p.m. and returned at 6:02 p.m.

- (c) Receive a presentation and discuss the current compensation and benefits study.

City Manager Snipes provided an overview of the City's current compensation and benefits study. Director of Human Resources and Organizational Development Russell introduced Korita Brown Jones, Senior Consultant

for Gallagher. Ms. Brown Jones discussed Gallagher Benefit Services, Inc., the project team, the previous study for the City, project objectives, project work plan, project timeline, and addressed questions from City Council.

Councilmember Edwards stepped away at 6:24 p.m. and returned at 6:26 p.m.

- (d) Receive a presentation and update regarding the implementation of the establishment of Fire Station 6.

Assistant City Manager Atkinson presented the plan for construction and operation of Fire Station Number 6.

- (e) Receive a presentation and update regarding facility usage and co-sponsorship requests.

Agenda item 2e was postponed by Mayor Ford.

- (f) Discuss District and Citywide events.

Councilmember Sterling requested clarification for the City Council protocol or procedures regarding events held in District A. Discussion ensued regarding various events held in the City and current protocol.

Councilmember Sterling asked if the City had an annual calendar of events from which black out spots or open spots would be available for City Council to hold events. The City Secretary stated City Council currently has a master City Council calendar of events. City Manager Snipes stated the challenge was when City Councilmembers receive direct invitations to events in which the City was not made aware of.

Mayor Ford requested placement on a future agenda; and, for City Council to return with suggestions for improvement. She added that all members of City Council may hold up to two district or community meetings per year; and, limiting the use of City resources for community and council initiated community and town halls meetings held within 30 days of city elections.

At this time, City Council agreed to offer each other professional courtesy for meetings held in each district, moving forward.

- (g) Receive an overview and update on the Economic Development and Redevelopment Program.

Director of Economic Development Esch provided an overview of commercial development corridors in Missouri City, recent economic development projects, the economic development plan, redevelopment efforts, summary of current development prospects, and addressed questions from City Council.

- (h) City Council strategic planning.
- (i) Receive a presentation on and discuss the City's Fiscal Year 2021 budget.

Agenda items 2h and 2i were not addressed during the January 3, 2020, special City Council meeting as they would be discussed during the January 4, 2020, special City Council meeting.

3. **ADJOURN**

The special City Council meeting adjourned at 8:33 p.m.

Minutes PASSED AND APPROVED this the _____ day of _____ 2020.

Maria Jackson, City Secretary

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CITY COUNCIL SPECIAL MEETING MINUTES

The City Council of the City of Missouri City, Texas, met in special session on **Saturday, January 4, 2020**, at the City Hall, Council Chamber, 1522 Texas Parkway, Missouri City, Texas, 77489, at **9:00 a.m.** to consider the following:

1. CALL TO ORDER

Mayor Ford called the meeting to order at 9:02 a.m.

Those also present: Councilmembers Sterling, Boney, Maroulis, and Emery; City Manager Snipes, City Attorney Iyamu, City Secretary Jackson, Assistant City Manager Atkinson, Assistant City Manager Martel, Director of Human Resources and Organizational Development Russell, Director of Parks and Recreation Mangum, Director of Development Services Spriggs, Director of Public Works/City Engineer Kumar, Director of Financial Services Portis, Police Chief Berezin, Fire Chief Campbell, Director of Communications Walker, Director of Information Technology Cole, Director of Economic Development Esch, Deputy Court Administrator West, Media Relations Specialist III Kalimkootil, Community Relations Coordinator Matte, and Budget and Financial Reporting Manager Alexander. Also present: Patrick Ibarra of the Mejorando Group. Mayor Pro Tem Preston arrived at 9:04 a.m. Councilmember Edwards arrived at 9:05 a.m.

2. DISCUSSION/POSSIBLE ACTION

- (a) Seek clarification on video recording and posting of special City Council meetings.
- (b) Receive training on general state ethics rules, including rules relating to the use of public resources, gifts, and the use of official information.
- (c) Receive a presentation and discuss the current compensation and benefits study.
- (d) Receive a presentation and update regarding the implementation of the establishment of Fire Station 6.
- (e) Receive a presentation and update regarding facility usage and co-sponsorship requests.
- (f) Discuss District and Citywide events.
- (g) Receive an overview and update on the Economic Development and Redevelopment Program.

Agenda items 2a to 2g were not addressed during the January 4, 2020, special City Council meeting as they were discussed during the January 3, 2020, special City Council meeting.

- (h) City Council strategic planning.

City Manager Snipes provided an overview of financial services initiatives and successes; and, City Council strategic goals, priorities, alignment, and planning. Assistant City Manager Atkinson provided City Council with the strategic plan update. Patrick Ibarra requested that City Council discuss new key priorities or updates to the strategic plan as it should be a non-restrictive road map for the City. Councilmember Maroulis noted his priorities as branding extended to hotels, such as with kiosks; and, METRO service expansion and marketing. Councilmember Boney noted his priorities as the METRO contract clarification, return on investment, and the 2025 contract renewal; the economic development and corridor studies; municipal utility

districts; small businesses; and, the Minority, Women, and Disadvantaged Business Enterprise (MWDDBE).

City Attorney Iyamu then presented an overview of the City's existing contract with METRO and proposed amendment to extend the contract to 2040.

Councilmember Edwards stepped away at 9:59 a.m. and returned at 10:04 p.m.

At 10:13 a.m., Councilmember Boney requested to move into closed executive session to discuss the metro contract. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

City Council reconvened into open session at 10:42 a.m.

Councilmember Emery arrived at 10:43 a.m.

Mr. Ibarra continued to discuss City Council's new key priorities or additions to the strategic plan. Councilmember Maroulis requested to address public safety and staffing levels. Councilmember Emery added fire station headquarters and public safety spacing needs.

Mayor Ford requested that City Staff review the list of festivals. Director of Parks and Recreation Mangum presented regarding special events and finances. Mayor Ford requested that City Staff provide City Council with the portfolio of festivals and events so that City Council could then make determinations on how to move forward within the first quarter of 2020.

Mayor Ford also requested economic development guidelines for incentives; branding; virtual city; municipal utility district (MUD) discussions; and, working with legislatures to get stronger legislation in place to implement parameters for group homes. City Manager Snipes discussed the tourism marketing and branding plan for Missouri City from BrandEra. Director of Public Works/City Engineer Kumar stated City Staff would return to City Council by the next quarter to expand on the MUD study recommendations.

Mayor Ford added maintenance the plan for the Freedom Tree Park; database for vendors; fire station; and City Hall improvements. Director of Parks and Recreation Mangum provided an overview of the Freedom Tree Park. Director of Financial Services Portis and Director of Development Services Spriggs provided an update on the vendor database. City Council and City Staff members further discussed the fire station, city hall improvements, and branding.

Councilmember Edwards stepped away at 11:06 a.m. and returned at 11:09 a.m.

City Council recessed the special City Council meeting at 12:24 p.m. and reconvened at 12:50 p.m.

- (i) Receive a presentation on and discuss the City's Fiscal Year 2021 budget.

Director of Financial Services Portis presented the fiscal year 2019 budget and actuals highlights; the fund balance and bond ratings; homestead exemptions and various financial implication scenarios to the City; and property taxes.

Councilmember Sterling stepped away at 12:51 p.m. and returned at 12:55 p.m. Councilmember Edwards arrived at 1:01 p.m.

Financial Reporting Manager Alexander presented the fiscal year 2021-budget requests and assumptions; and, the financial forecast for fiscal years 2020 – 2024.

Councilmember Edwards stepped away at 1:15 p.m. and returned at 1:18 p.m.

Councilmember Edwards stepped away at 1:39 p.m. and returned at 1:39 p.m.

Mr. Ibarra facilitated discussions regarding City Council's direction for homestead exemptions. Councilmember Boney stated he would need further information on the LED cost saving funds; and, requested to provide the residents with the various financial implication scenarios of adopting a homestead exemption before July 1. Councilmember Sterling requested a balanced budget. Mayor Ford spoke against the approval of a homestead exemption as internal City finances would need to be addressed first. City Manager Snipes recommended against approval of homestead exemptions.

Mr. Ibarra and City Manager Snipes provided an overview of the 2019 strategic plan priorities as economic development and redevelopment, infrastructure, fire department, employees, beautification, and partnership.

Councilmember Maroulis stepped away at 2:00 p.m. and returned at 2:04 p.m.

City Manager Snipes requested updates or changes from the 2019 strategic plan priorities. Mr. Ibarra noted the items presented and discussed by City Council today could be collapsed into the 2019 strategic plan priorities. City Council noted no changes to the 2019 priorities.

Director of Public Works/City Engineer Kumar discussed the proposed Fort Bend County Mobility Bond projects 2017/2018. City Manager Snipes requested feedback regarding the projects presented. Hearing no opposition from City Council, the City Manager stated City Staff members would move forward and meet with the commissioner.

Councilmember Maroulis stepped away at 2:21 p.m. and returned at 2:22 p.m.

3. ADJOURN

The special City Council meeting adjourned at 2:22 p.m.

Minutes PASSED AND APPROVED this the _____ day of _____ 2020.

Maria Jackson, City Secretary

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CITY COUNCIL SPECIAL MEETING MINUTES

The City Council of the City of Missouri City, Texas, met in special session on **Monday, January 6, 2020**, at the City Hall, Council Chamber, 1522 Texas Parkway, Missouri City, Texas, 77489, at **5:00 p.m.** to consider the following:

1. CALL TO ORDER

Mayor Ford called the meeting to order at 5:00 p.m.

Those also present: Councilmembers Edwards, Sterling, Maroulis, and Emery; City Manager Snipes, City Attorney Iyamu, City Secretary Jackson, Assistant City Manager Atkinson, Assistant City Manager Martel, Fire Chief Campbell, Director of Public Works Kumar, Director of Development Services Spriggs, and Planning Technician Edwards. Councilmember Boney arrived at 5:01 p.m. Mayor Pro Tem Preston arrived at 5:35 p.m.

City Manager Snipes discussed the fire apparatus christening and archery and noted they would be stepping outside of the Council Chambers for these items.

Councilmember Emery moved to take agenda items 2c and 2d out of order. Councilmember Edwards seconded. **MOTION PASSED UNANIMOUSLY.**

2. DISCUSSION/POSSIBLE ACTION

(c) Presentation of new fire apparatus.

(d) Overview of City collaboration with the Texas Parks and Wildlife.

The special City Council meeting moved to the front entrance of City Hall and the Community Center at 5:03 p.m.

The special City Council meeting returned to the Council Chambers at 5:30 p.m.

(a) Demonstration on the Roll Call Pro – Swagit paperless voting and captioning technology.

MCTV Producer McBean presented on the paperless voting technology overview. City Manager Snipes asked if there was going to be a presentation. McBean stated that until they had a determination on the workflow they could move forward with a demonstration. Walker stated the presentation would have to be tailored to fit the needs of the City. Mayor Pro Tem Preston asked if nearby cities using this technology had been contacted. McBean stated there were several cities that use the same system; and, they could go and see it. Councilmember Maroulis asked what Fort Bend Independent School District used. McBean stated he would ask. Councilmember Boney asked when the demonstration would take place on Votelynx. City Manager Snipes stated the item was high priority and should have demonstration within a month. Mayor Ford stated the City needed something that could grow with the City.

- (b) Presentation on market assessment for redevelopment areas.

Director of Economic Development Esch presented the market assessment for redevelopment areas. Mayor Ford inquired about the old movie theatre site and the potential of it being subdivided. Esch stated the consultant was not asked to do a pro forma analysis on a development outside the uses. They have had numerous conversations with the owner but the difficulty was the owner's disinterest.

Mayor Ford stepped away at 5:58 p.m. and returned at 5:59 p.m.

Councilmember Edwards stepped away at 6:03 p.m. and returned at 6:06 p.m.

Councilmember Boney inquired about eminent domains. City Attorney Iyamu stated eminent domain processes could be placed on a future agenda. Mayor Pro Tem Preston questioned the number of assessments and/or studies conducted on economic development. Snipes stated he recalled three but noted studies do not talk about willing developers.

3. CLOSED EXECUTIVE SESSION

After proper notice was given pursuant to the Texas Open Meetings Act, the City Council went into Executive Session at 6:35 p.m.

Texas Government Code, Section 551.074 – Deliberations concerning the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee: the city attorney.

Texas Government Code, Section 551.087 – Deliberations regarding commercial or financial information that the governmental body received from a business prospect that the governmental body seeks to locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations: commercial development prospect.

4. RECONVENE

At 6:58 p.m., Council reconvened into open session.

At 7:00 p.m., City Council recessed the special City Council meeting for the regular City Council meeting.

At 7:50 p.m., City Council reconvened the special City Council meeting into closed executive session.

At 8:06 p.m., City Council reconvened into open session. No action was taken.

5. ADJOURN

The special City Council meeting adjourned at 8:06 p.m.

Minutes PASSED AND APPROVED this the _____ day of _____ 2019.

Maria Jackson, City Secretary

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CITY COUNCIL MEETING MINUTES

The City Council of the City of Missouri City, Texas, met in regular session on **Monday, January 6, 2020**, at the City Hall, Council Chamber, 2nd Floor, 1522 Texas Parkway, Missouri City, Texas, 77489, at **7:00 p.m.** to consider the following:

1. ROLL CALL

Mayor Ford called the meeting to order at 7:00 p.m.

Those also present: Mayor Pro Tem Preston, Councilmembers Edwards, Boney, Maroulis, and Emery; City Manager Snipes, City Attorney Iyamu, and City Secretary Jackson. Absent: Councilmember Sterling.

2. The **PLEDGE OF ALLEGIANCE** was led by Director of Development Services Spriggs.

3. PRESENTATIONS AND RECOGNITIONS

Mayor Ford administered the oath of office to certain members of the City of Missouri City's various boards, committees, and commissions.

4. PUBLIC COMMENTS

Kevin Turini, 5019 Southhampton Road, requested enforcement of the City ordinance regarding the number of animals permitted at each house.

Cecilia Hernandez, 5142 Beekman Drive, addressed concerns for the City's ordinance regarding the number of animals permitted at each house and requested City Council to take action.

Linda Flowers, 5135 Beekman Drive, addressed concerns regarding the enforcement of City codes and stated she was the owner of the dog that was viciously mauled.

5. STAFF REPORTS

City Manager Snipes noted citations were issued pertaining to the case referred in public comments. Mayor Ford requested an agenda item to discuss the dangerous dog. Snipes announced Census Day to be Wednesday, April 1 and encouraged citizens to participate. He stated all non-emergency City offices would be closed on January 20 in observance of Martin Luther King Jr. Day. He noted the City Council meeting would be held Tuesday, January 21. Snipes thanked City Council who attended the Strategic Planning sessions held this weekend. He noted 36 employees were participating in High Performance Organization training. Snipes stated staff would be meeting with residents in Public Improvement District (PID) Section 2, Section 5 to provide them with an assessment update. He added that before the holidays, CenterPoint Energy stated that 60% of all public streetlights had been converted to LED and they expect to complete the project by the end of January. Snipes invited everyone to the Community Center on January 10 for Family Fun Night.

6. CONSENT AGENDA

- (a) Consider approving the minutes of the special and regular City Council meetings of December 16, 2019.

Councilmember Boney moved to approve the Consent Agenda pursuant to recommendations by City Staff. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

7. PUBLIC HEARINGS AND RELATED ACTIONS

(a) Zoning Public Hearings and Ordinances

- (1) Public hearing to receive comments for or against a request for a specific use permit to allow for the location of a place of assembly; describing said 8.59 acre tract of land; providing limitations, restrictions, and conditions on such specific use; amending the zoning district map of the City of Missouri City; providing for repeal; providing a penalty; containing other provisions relating to the subject; and consider the ordinance on the first of two readings. The subject site is located north of Olympia Gymnastics & Tumbling, south of Colony Lakes residential subdivision, east of a shopping center, and west of River Pointe Church, along Knights Court.

Planning Manager Gomez stated the applicant submitted a request for a SUP to allow for the location of an educational campus, places of assembly, a Montessori International School, an elementary school, middle school and student life center. The campus was proposed to be developed in phases. Phase I would include the single story, approximately 20,000 square feet Montessori school and ballfields; Phase II would be anticipated to commence approximately two years following the completion of Phase I and would include the single story, approximately 15,000 square feet elementary school; Phase III would commence approximately two years following completion of Phase II to include a two-story, approximately 30,000 square foot, middle school. Staff recommended approval and the Planning and Zoning Commission forward a positive recommendation.

Councilmember Maroulis moved to open the public hearing at 7:20 p.m. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

Councilmember Maroulis asked if the applicant was open to offsetting hours so that it would vary from Elkins High School. Farrah Sabouni, the applicant, stated they would consider it. Sabouni noted they performed a traffic assessment and there was not a huge impact. Councilmember Emery asked about staging that takes place in elementary schools. Sabouni stated they ensured all cars would be queued inside the school property and there would be adequate parking for the day care and schools.

Councilmember Maroulis moved to close the public hearing at 7:24 p.m. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

Councilmember Maroulis moved to approve the ordinance with the amendment to tie it to an LC-3 district. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

There were no **Public Hearings and related actions** or **APPOINTMENTS**.

9. AUTHORIZATIONS

- (a) Consider authorizing the City Manager to negotiate and execute a contract with Dell Financial Services for the lease of a new upgraded backup solution.

Mayor Pro Tem Preston moved to authorize the City Manager to negotiate and execute a contract with Dell Financial Services for the lease of a new upgraded backup solution. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

- (b) Consider authorizing the City Manager to negotiate and execute a contract with Dell Financial Services for the lease of a new upgraded toughbook solution.

Director of Information Technology Cole noted the current solution was about 10 years old and its end of life cycle. He added the proposed solution would update the Police and Fire department toughbooks.

Mayor Pro Tem Preston moved to authorize the City Manager to negotiate and execute a contract with Dell Financial Services for the lease of a new upgraded toughbook solution. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

- (c) Consider authorizing the execution of the second addendum to the Steepbank Flatbank wastewater facilities agreement with certain participants.

Councilmember Emery moved to authorize the execution of the second addendum to the Steepbank Flatbank wastewater facilities agreement with certain participants. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

- (d) Consider authorizing the negotiation and execution of a pre-construction phase services contract for the Mustang Bayou Wastewater Plant rehabilitation and expansion project.

Councilmember Boney moved to authorize the negotiation and execution of a pre-construction phase services contract for the Mustang Bayou Wastewater Plant rehabilitation and expansion project. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

- (e) Consider authorizing the execution of a letter of approval to operate a non-emergency ambulance service.

Fire Chief Campbell presented on the request by Missouri Health Services to operate a non-emergency ambulance service. He noted there was neither an abundance nor shortage of these services in the City. Mayor Ford inquired on how many ambulances had been approved in the City. Campbell stated they had seven. City Attorney Iyamu suggested to provide council with the number of applications that were approved. Mayor Ford requested such information. Councilmember Boney inquired if the City of Pearland had expressed concerns on having 19 approved ambulance services. Campbell stated they do not have issues, at the moment. Councilmember Emery asked if there was a complaint mechanism in place. Campbell stated complaints would be sent to him, but that he has not received any.

Mayor Pro Tem Preston moved to authorize the execution of a letter of approval to operate a non-emergency ambulance service. Councilmember Edwards seconded. **MOTION PASSED UNANIMOUSLY.**

- (f) Consider authorizing the execution of an amendment to City Contract #18-090 for the provision of preventative maintenance for lab equipment at city's surface water treatment plant.

Councilmember Boney moved to authorize the execution of an amendment to City Contract #18-090 for the provision of preventative maintenance for lab equipment at city's surface water treatment plant. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

- (g) Consider authorizing the execution of multiple contracts for the provision of off-site vehicle maintenance for fleet vehicles.

Fleet Superintendent Tubbs noted the contract provided for off-site vehicle maintenance with a local company.

Councilmember Emery moved to authorize the execution of multiple contracts for the provision of off-site vehicle maintenance for fleet vehicles. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

- (h) Consider awarding a contract for coffee services at city facilities.

Councilmember Emery moved to award a contract for coffee services at city facilities. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

There were no **ORDINANCES.**

11. RESOLUTIONS

- (a) Consider authorizing a resolution approving the submission of a grant application to the Texas Department of Transportation for overtime activities by law enforcement to reduce the incidence of traffic collisions, injuries, and fatalities; agreeing to provide matching funds; and containing other provisions related thereto.

Program Coordinator Murray presented on the STEP grant and noted there was a 20% match from the City.

Councilmember Emery moved to approve the resolution. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

12. CITY COUNCIL ANNOUNCEMENTS

Mayor Pro Tem Preston congratulated and thanked the board members for their service to the City; thanked staff for their hard work on a great City Council retreat; and, wished all residents a healthy, happy and prosperous 2020. Councilmember Edwards congratulated and thanked board members for their service to the City; invited everyone to participate with her and the Parks and Recreation Department at the Park Clean-Up on January 11; and, stated she would be hosting a Financial Literacy workshop on February 22 at the Missouri City Branch library. Councilmember Emery thanked staff for their hard work on a great City Council retreat; thanked the appointed board members for their service; and, wished everyone a Happy New Year. Councilmember Boney thanked Mshinda Nyofu and Cecillia Shearron-Hawkins for the Third Annual Kwanza Umoja Celebration; and, gave a shout out to the Snowdrop Foundation for their event and the great cause they support. Councilmember Maroulis hoped for a great New Year as a community. Mayor Ford dittoed everyone's comment and sent prayers for our military.

13. ADJOURN

The regular City Council meeting adjourned at 7:48 p.m.

Minutes PASSED AND APPROVED this the _____ day of _____ 2019.

Maria Jackson, City Secretary



CITY COUNCIL AGENDA ITEM COVER MEMO

January 21, 2020

To: Mayor and City Council
Agenda Item: 6(b) IF Montessori School – SUP, Specific Use Permit
Submitted by: Jennifer Thomas Gomez, AICP, Planning Manager

SYNOPSIS

This is the final reading of an ordinance for a SUP, specific use permit to allow for the location of an educational campus to include a Montessori school, a place of assembly; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

The subject site is located north of Olympia Gymnastics & Tumbling, south of Colony Lakes residential subdivision, east of a shopping center, and west of River Pointe Church, along Knights Court.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Have quality development through buildout

BACKGROUND

The applicant has submitted a request for a SUP to allow for the location of an educational campus, places of assembly to include a Montessori International School, and elementary school, middle school and student life center.

The campus is proposed to be developed in phases.

Phase I would include the single story, approximately 20,000 square feet Montessori school and ballfields;

Phase II is anticipated to commence approximately 2 years following the completion of Phase I and would include the single story, approximately 15,000 square feet elementary school;

Phase III would commence approximately 2 years following completion of Phase II to include a 2-story, approximately 30,000 square foot middle school.

Staff recommended approval and the Planning and Zoning Commission forwards a positive recommendation.

City Council approved the ordinance on first reading with no changes.

BUDGET ANALYSIS

Funding Source	Account Number	Project Code/Name	FY__ Funds Budgeted	FY__ Funds Available	Amount Requested
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N/A

Purchasing Review: N/A

Financial/Budget Review: N/A

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Ordinance
2. Changes marked
3. Application
4. Letter of owner authorization
5. Zoning map excerpt
6. Ortho map
7. Conceptual site plan
8. Conceptual renderings of site and buildings
9. Notice of public hearing
10. Rezoning application protest letters analysis

STAFF'S RECOMMENDATION

Staff recommends approval of the ordinance on the final reading.

Director Approval: Otis T. Spriggs, AICP, Development Services Director

**Assistant City Manager/
City Manager Approval:** Glen A. Martel, Assistant City Manager

ORDINANCE NO. O-20-__

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, GRANTING A SPECIFIC USE PERMIT AUTHORIZING THE USE OF AN 8.59-ACRE TRACT OF LAND IN THE CITY OF MISSOURI CITY AS A SPECIFIC USE: PLACES OF ASSEMBLY; PROVIDING LIMITATIONS, RESTRICTIONS, AND CONDITIONS ON SUCH SPECIFIC USE; AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MISSOURI CITY; PROVIDING FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN; PROVIDING FOR REPEAL; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, Kwan Family Living Trust, et al, are the owners of an 8.59-acre tract of land within the corporate limits of the City of Missouri City, Texas (the "Property"); and

WHEREAS, the Property presently has a zoning classification of SD suburban district under Ordinance No. O-81-1, adopted on January 19, 1981; and

WHEREAS, the owners have made application to the City of Missouri City for a specific use permit authorizing the use of the Property as a Specific Use-Places of Assembly; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Missouri City have each conducted, in the time and manner and after the notice required by law and the City of Missouri City Zoning Ordinance, a public hearing on such proposed specific use permit; and

WHEREAS, the City of Missouri City Planning and Zoning Commission has issued its final report and the City Council of the City of Missouri City now deems it appropriate to grant such requested specific use permit; now therefore,

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

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. As required by law, the City Council of the City of Missouri City conducted the public hearing on the request to grant a Specific Use Permit- Places of Assembly and closed the public hearing prior to the final adoption of this Ordinance.

Section 3. The Property is more fully described in the legal description in Exhibit "A," attached hereto and made a part hereof for all purposes, and is depicted in Exhibit "A-1," attached hereto and made a part hereof for all purposes. In the event that Exhibit "A-1" conflicts with Exhibit "A," Exhibit "A" shall prevail.

Section 4. The specific use of the Property authorized and permitted by this Ordinance is Places of Assembly.

Section 5. The specific use authorized and permitted by this Ordinance shall be developed in accordance with the Missouri City Code and the City of Missouri City Zoning Ordinance and shall be developed subject to the following limitations, restrictions, and conditions:

I. Use Permitted. The following specific use shall be permitted:

Places of Assembly.

II. Standards and Regulations.

A. Architectural standards. Except as provided herein and except as provided by House Bill 2439 of the 86th Texas Legislature, Regular Session (2019), the requirements of Section 7A, Architectural Design Standards, of the City of Missouri City Zoning Ordinance shall apply.

1. *Building Fronts.* The front building lines shall be interrupted at least 300 feet in one or more of the following manners:

- a. A minimum ten-foot building offset;
- b. Landscaping.

2. *Lighting.* Exterior lighting shall be shielded to prohibit direct glare onto adjoining properties.

B. Landscaping regulations. The requirements of Section 11, Landscaping, of the City of Missouri City Zoning Ordinance shall apply.

C. Outside placement, storage, sales and services regulations. The outside placement, storage, sales and services regulations for LC-3 retail districts, contained in Subsection 9.17 of the City of Missouri City Zoning Ordinance, shall apply.

Section 6. The Zoning District Map of the City of Missouri City shall be revised and amended to show the specific use permitted on the Property as granted by this Ordinance with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 7. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Missouri City, Texas, save and except the change granted by this Ordinance authorizing the Specific Use-Places of Assembly, and the imposition of the limitations, restrictions, and conditions contained herein.

Section 8. *Comprehensive plan deviation.* To the extent this Ordinance represents any deviation from the Future Land Use and Character map of the City of Missouri City Comprehensive Plan, such map is hereby amended to conform with this Ordinance.

Section 9. *Repeal.* Any other ordinance or any part of any other ordinance in conflict herewith shall be and is hereby repealed only to the extent of such conflict.

Section 10. *Penalty.* Any person, firm, partnership, association, corporation, company, or organization of any kind who or which violates any of the provisions of this Zoning Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day during which said violation shall exist or occur shall constitute a separate offense. The owner or owners of any property or of premises where any violation of this Zoning Ordinance shall occur, and any agent, contractor, builder, architect, person, or corporation who shall assist in the commission of such offense shall be guilty of a separate offense unless otherwise prohibited by law and, upon conviction thereof, shall be punished as above provided.

Section 11. *Severability.* In the event any section, paragraph, subdivision, 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 Missouri City, 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, or whether there be one or more parts.

PASSED and APPROVED on first reading this 6th day of January, 2020.

PASSED, APPROVED and ADOPTED on second and final reading this ____ day of _____, 2020.

Yolanda Ford, Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Jackson, City Secretary

E. Joyce Iyamu, City Attorney

TRACT I

FIELD NOTE DESCRIPTION OF 8.2267 ACRES (358,354 SQUARE FEET) OF LAND OUT OF THAT CERTAIN CALLED 13.729 ACRE TRACT RECORDED UNDER F.B.C.C.F. NO. 2009004785 OF THE FORT BEND COUNTY DEED RECORDS AND SITUATED IN THE ELIJAH ROARK LEAGUE, ABSTRACT NO. 77, FORT BEND COUNTY, TEXAS, SAID 8.2267 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch found marking a angle point in the East line of Restricted Reserve "A" of River Pointe Church Missouri City, as recorded in Plat No. 20180010 F.B.C.P.R., said iron rod marks the Southwest corner of said called 13.729 acre tract and the herein described tract;

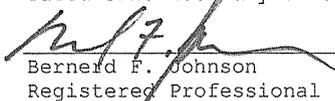
THENCE, N 00°10'06" E, along the East line of said Reserve "A" and the West line of said 13.729 acre tract, a distance of 598.83 feet to a 5/8 inch iron rod found in the South line of that certain 80-foot wide Levee Right-of-way recorded under F.B.C.C.F. No. 2006004323 for the Northwest corner of said called 13.729 acre tract and the herein described tract;

THENCE, S 89°38'52" E, along the North line of said called 13.729 acre tract, a distance of 599.39 feet to a 5/8 inch iron rod with cap found for the Northwest corner of Restricted Reserve "A" of The Centre at Knight Court, as recorded under Plat No. 20080067 F.B.C.P.R. and the Northeast corner of the herein described tract;

THENCE, S 00°10'06" W, along the West line of said Restricted Reserve "A", a distance of 596.90 feet to an "X" cut in concrete set in the North right-of-way line of Knight Court (60 feet wide), for the Southwest corner of said Reserve "A" and the Southeast corner of the herein described tract;

THENCE, N 89°49'54" W, along the South line of said called 13.729 acre tract, a distance of 599.39 feet to the POINT OF BEGINNING and containing 8.2267 acres (358,354 square feet) of land, more or less.

CENTURY ENGINEERING, INC.
Dated this 28th day of September, 2018


Bernard F. Johnson
Registered Professional Land Surveyor No. 4314

C.E.I. Job No. 93018-65.01
(COLONY) FLATO.T



TRACT II

FIELD NOTE DESCRIPTION OF 0.3593 ACRE (15,649 SQUARE FEET OF LAND OUT OF RESERVE "C", HERMAN HOSPITAL ESTATE LARGE ACREAGE TRACT PLAT, AS RECORDED IN SLIDE NO(S). 1092-A, 1092-B AND 1093-A OF THE FORT BEND COUNTY PLAT RECORDS, AND BEING ALL OF THAT CERTAIN CALLED 0.3593 ACRE TRACT RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2005149543, AND SITUATED IN THE ELIJAH ROARK LEAGUE, ABSTRACT NO. 77, FORT BEND COUNTY, TEXAS, SAID 0.3593 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron rod found marking an angle point in the East line of Restricted Reserve "A" of River Pointe Church Missouri City, as recorded in Plat No. 20180010 F.B.C.P.R. and the North line of said Reserve "C" and the Southwest corner of that certain called 13.729 acre tract recorded under F.B.C.C.F No. 2009004785 of the Fort Bend County Deed Records;

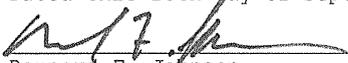
THENCE, S 89°49'54" E, along the South line of said called 13.729 acre tract, a distance of 71.03 feet to a 5/8 inch iron rod found for the Northwesterly corner and POINT OF BEGINNING of the herein described tract;

THENCE, S 89°49'54" E, continuing along the South line of said called 13.729 acre tract, a distance of 454.80 feet to a 5/8 inch iron rod found the Northwesterly right-of-way line of Knight Court, for the Easterly corner of said Reserve "C" of the Herman Hospital Estate Large Acreage Tract Plat, said iron rod also marks the Easterly corner of the herein described tract, said iron rod also falling in the arc of a curve to the Left;

THENCE, Southwesterly, along the Northwesterly right-of-way line of Knight Court, with said curve to the Left, having a central angle of 28°12'36", a radius of 830.00 feet, an arc length of 408.66 feet and a chord bearing S 76°03'48" W for a distance of 404.54 feet to a 5/8 inch iron rod set for the Southwesterly corner of the herein described tract;

THENCE, N 32°11'14" W, a distance of 116.71 feet to the POINT OF BEGINNING and containing 0.3593 acre (15,649 square feet) of land, more or less.

CENTURY ENGINEERING, INC.
Dated this 28th day of September, 2018


Bernerd F. Johnson
Registered Professional Land Surveyor No. 4314



C.E.I. Job No. 93018-65.01
(COLONY) FLATF.T

Section 4. The specific use of the Property authorized and permitted by this Ordinance is Places of Assembly.

Section 5. The specific use authorized and permitted by this Ordinance shall be developed in accordance with the Missouri City Code and the City of Missouri City Zoning Ordinance and shall be developed subject to the following limitations, restrictions, and conditions:

I. **Use Permitted.** The following specific use shall be permitted:

Places of Assembly.

II. **Standards and Regulations.**

A. **Architectural standards.** Except as provided herein and except as provided by House Bill 2439 of the 86th Texas Legislature, Regular Session (2019), the requirements of Section 7A, Architectural Design Standards, of the City of Missouri City Zoning Ordinance shall apply.

1. *Building Fronts.* The front building lines shall be interrupted at least 300 feet in one or more of the following manners:

- a. A minimum ten-foot building offset;
- b. Landscaping.

2. *Lighting.* Exterior lighting shall be shielded to prohibit direct glare onto adjoining properties.

B. **Landscaping regulations.** The requirements of Section 11, Landscaping, of the City of Missouri City Zoning Ordinance shall apply.

C. **Outside placement, storage, sales and services regulations.** The outside placement, storage, sales and services regulations [for LC-3 retail districts](#), contained in Subsection 9.17 of the City of Missouri City Zoning Ordinance, shall apply.

Section 6. The Zoning District Map of the City of Missouri City shall be revised and amended to show the specific use permitted on the Property as granted by this Ordinance with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 7. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Missouri City, Texas, save and except the change granted by this Ordinance authorizing the Specific Use-Places of

Document comparison by Workshare 9.5 on Tuesday, January 14, 2020 2:47:34 PM

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Document 2 ID	W:\Legal Department\Zoning\Zoning Map Amendments\2020\IF Montessori\IF Montessori SUP 2020 (as amended).doc
Description	W:\Legal Department\Zoning\Zoning Map Amendments\2020\IF Montessori\IF Montessori SUP 2020 (as amended).doc
Rendering set	Standard

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Padding cell	

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Moved to	0
Style change	0

Format changed	0
Total changes	4



DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
 1522 Texas Parkway
 Missouri City, Texas 77489
 281-403-8600 (Office) ■ 281-208-5551 (Fax)
 www.missouricitytx.gov

APPLICATION FOR:

Check One:

- SPECIFIC USE PERMIT**
- SPECIFIC USE PERMIT AMENDMENT**
- PLANNED DEVELOPMENT DISTRICT**
- PLANNED DEVELOPMENT DISTRICT AMENDMENT**

**SEE EXHIBITS "A" (PAGE 7), "B", AND "C" (PAGE 8)
 FOR INFORMATION REQUIRED FOR COMPLETE APPLICATION SUBMITTAL**

1. Project Name: IF Montessori International School	
2. Address/Location of Property: @ Knight Court and Texas Hwy 6 (in between retail center on Hwy 6 and River Pointe Church)	
3. Applicant's Name: Farrah Sabouni, AIA, AICP	
Mailing Address:	6200 Savoy Dr #100, Houston, TX 77036
Phone No.:()	office (713) 952 - 3366 ext 18 or cell (832) 439 - 2869
Email:	farrah@autoarch.net
4. Status of Applicant:	Owner <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Trustee <input type="checkbox"/> Corporation <input type="checkbox"/> Relative <input type="checkbox"/>
(If other than Owner, submit written authorization from Owner with application.)	
5. Property Owner:	<u>Owner:</u> John S. Kwan or Ling B. Kwan, Trustees, or the successor Trustees, under the Kwan Family Living Trust dated May 4, 1994, as amended; and Jimmy K. Wong and Betty Wong (Tract 1)
Mailing Address:	John S. Kwan and Ling B. Kwan; and Jimmy K. Wong and Betty Wong (Tract 2)
Phone No.:()	Kwan Family Living Trust, Jimmy Wong and Betty Wong
Email:	<u>Mailing Address:</u> 1650 Highway 6, Suite 350, Sugar Land, TX 77478 (Agent's office) <u>Phone Number:</u> 713-935-5800 (Agent) <u>Email:</u> mkwong@kw.com (Agent)
6. Existing Zoning District:	SD - Suburban District
7. Total Acreage:	8.2267 Acres
8. Proposed Development and Reasons for Application:	Requesting a Specific Use Permit for the Development of Educational Buildings.
9. Legal Description of the Property (If the legal description is a portion of a lot, then a metes and bound description of the tract must be submitted with application.): 8.2267 Acres under F.B.C.C.F. No. 2009004785 of the Fort Bend County Deed Records. Situated in the Elijah Roark League, Abstract No. 77, Fort Bend Couty, Texas.	
10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts): 0077-00-000-1410-907 / 0077-00-000-1412-907	
11. Do deed restrictions or restrictive covenants exist for the property? (Circle One):	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(If yes, submit with application.)	
12. Does this application include an Architectural Design Review: (Circle One):	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(If yes, see page 8, Exhibit C for materials required to be submitted.)	
FILING FEE: \$1,200.00	

Hand deliver completed application form with the filing fee and required information to:

**Development Services Department
 1522 Texas Parkway (FM 2234)
 Missouri City, TX 77489**

By submitting this application you are permitting City staff to enter the site in order to post and remove public notice signs.

Farrah Sabouni
 Print Name of Applicant

Signature of Applicant

Kwan Family Living Trust, Jimmy Wong and Betty Wong
 Print Name of Property Owner

Signature of Property Owner, Agent or Attorney

11/13/2019

Subject: IF Montessori Project - Specific Use Zoning Application

To Whom It May Concern,

A designated agent is an individual designated in writing by the owner to act on the owner's behalf. This is to notify you that the following individual is a designated agent for zoning applications and information requested by Missouri City related to the IF Montessori Project Specific Use Zoning Application:

Farrah Sabouni
AUTOARCH Architects
6200 Savoy Dr #100, Houston, TX 77036
O: 713.952.3366 x 18
F: 713.952.5002
C: 832.439.2869
farrah@autoarch.net

Sincerely,



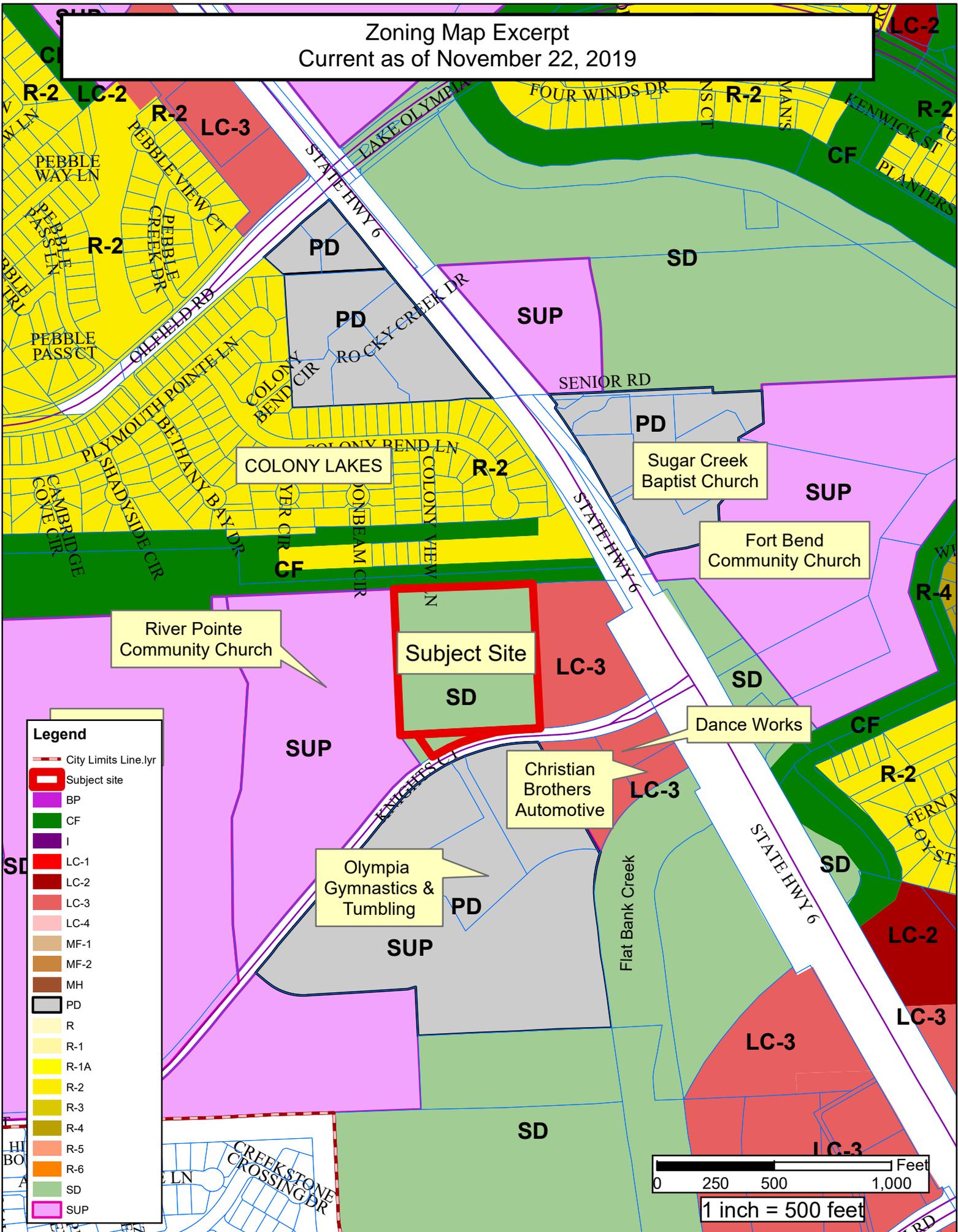
Heping Chen
CEO

Topzeal Education
832-986-9566

chenheping@~~topzeal.com~~

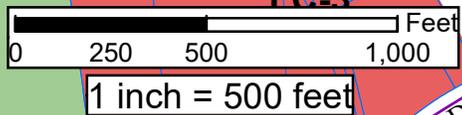
hotmail.com
HC

Zoning Map Excerpt
 Current as of November 22, 2019



Legend

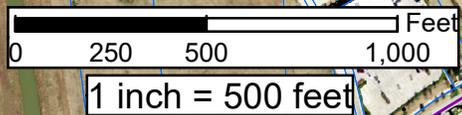
- City Limits Line.lyr
- Subject site
- BP
- CF
- I
- LC-1
- LC-2
- LC-3
- LC-4
- MF-1
- MF-2
- MH
- PD
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- R-1
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- R-2
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- R-4
- R-5
- R-6
- SD
- SUP

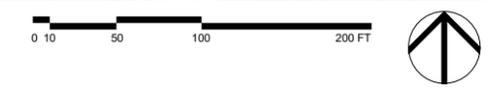


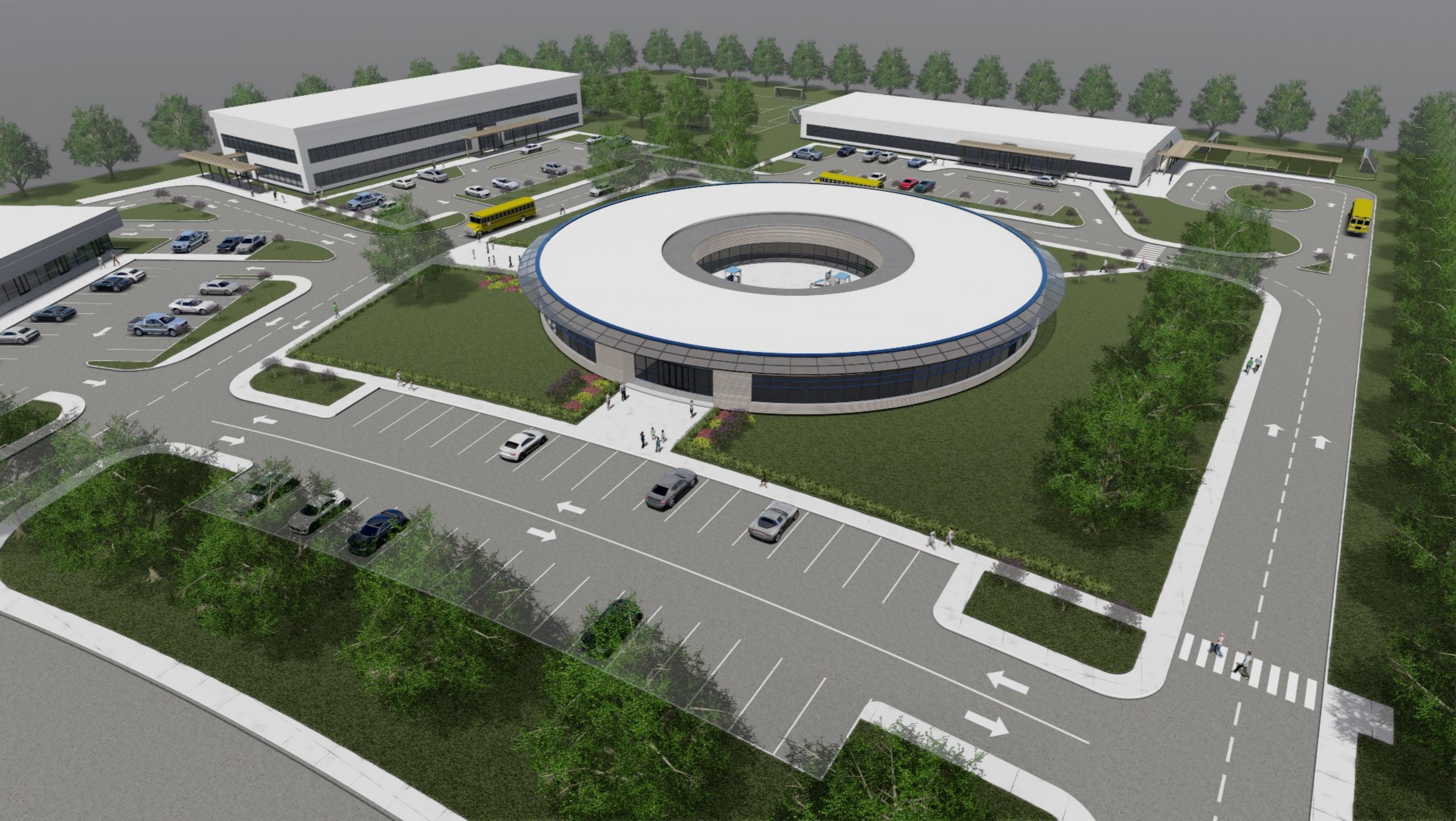


Legend

- City Limits Line.lyr
- Subject site

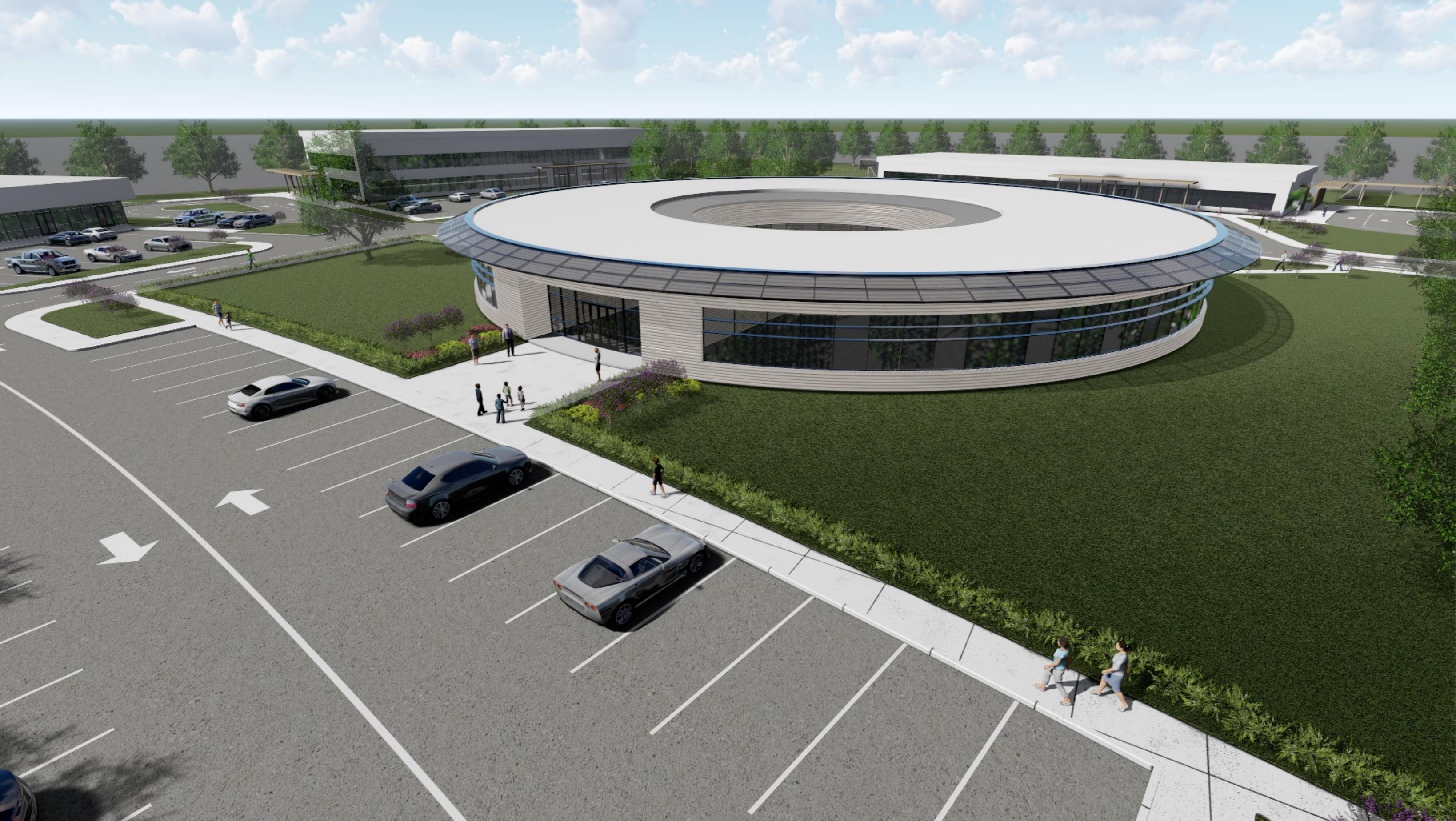














City of Missouri City

NOTICE OF PUBLIC HEARING

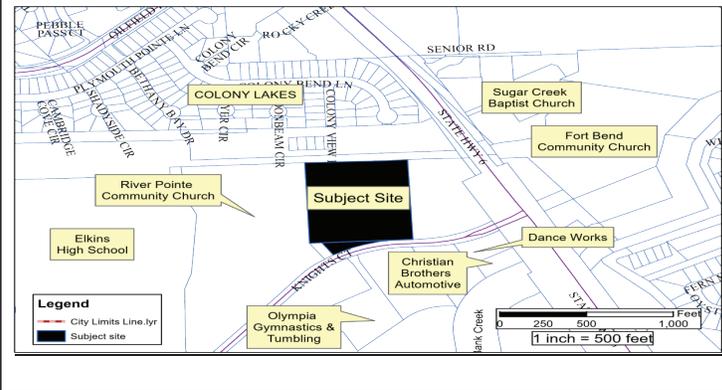
LOCATION/DATE: The City Council of the City of Missouri City will hold a public hearing on Monday, January 6, 2020, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Farrah Sabouni, Auto Arch, for a SUP, specific use permit to allow for the location of an educational campus to include a Montessori school, a place of assembly; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: The subject site is located north of Olympia Gymnastics & Tumbling, south of Colony Lakes residential subdivision, east of a shopping center, and west of River Pointe Church, along Knights Court.

SITE LEGAL DESCRIPTION: The subject site can be described as being an approximate 8.2267 acre tract of land out of that certain called 13.729 acre tract recorded under F.B.C.C.F. No. 2009004785 of the Fort Bend County Deed records and situated in the Elijah Roark League, A-77, Fort Bend County, Texas and being an approximate 0.3593 acre tract of land out of Reserve "C", Herman Hospital Estate Large Acreage Tract Plat, as recorded in slide no(s) 1092-A, 1092-B and 10923-A of the Fort Bend County plat records and being all of that certain called 0.3593 acre tract recorded under Fort Bend County Clerk's file no. 2005149543, and situated in the Elijah Roark League, A-77, Fort Bend County, Texas.

FOR MORE INFORMATION: Additional information and a map of the subject site are available for review at City Hall, Missouri City, Texas on Monday through Friday from 8:00 a.m. to 4:00 p.m. You may call 281-403-8600 or email the Development Services Department-Planning Division at planning@missouricitytx.gov for further information.



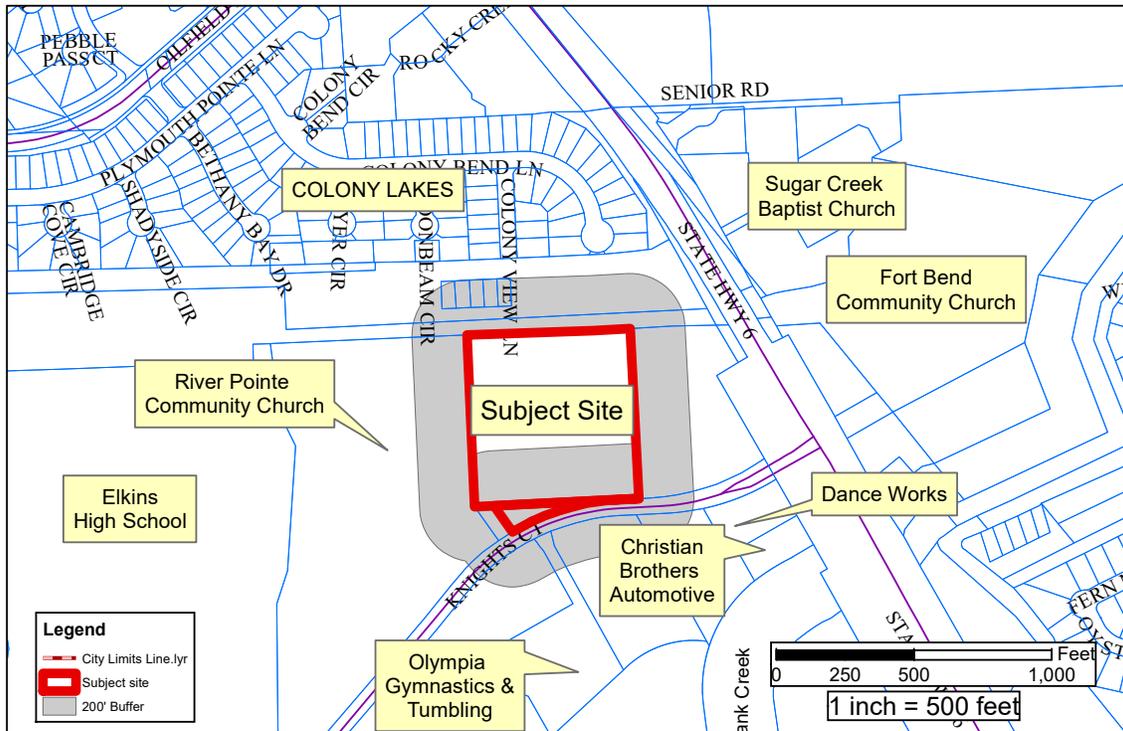
City of Missouri City, Texas
Development Services Department – Planning Division
Rezoning Application Protest Letters Analysis

Application: IF Montessori School - SUP, Specific Use Permit
City Council First Reading: January 6, 2020

Protest Letters Received

Name	Property Address OR Fort Bend County Account Number	Land Area (Square Feet) Within 200 Feet
N/A		-
Total Area Represented by Protest(s):		-
Total Land Area <i>Including</i> Subject Site:		1,133,076.25
Subject Site <i>Only</i> Land Area:		374,006.16
Total Land Area <i>Only Within 200 Feet</i> of Subject Site:		759,070.09
Protest(s) Percentage of Land Area Within 200 Feet:		0%

Note: A total of 0 letters of support and 0 letters of protest has been received for the application request as of December 30, 2019.





**Council Agenda Item
January 21, 2020**

- 7. PUBLIC HEARINGS AND RELATED ACTIONS**
(a) Zoning Public Hearings and Ordinances – *There are no Zoning Public Hearings and Ordinances on this agenda.*
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CITY COUNCIL AGENDA ITEM COVER MEMO

January 21, 2020

To: Mayor and City Council
Agenda Item: 7(b)(1) Procedure for the administration of certain plans and plats
Submitted by: Jennifer Thomas Gomez, AICP, Planning Manager

SYNOPSIS

Public hearing and consideration of an ordinance on the first of two readings to provide regulations relating to certain plans and plats in accordance with Texas House Bill 3167 that were made effective on September 1, 2019.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Develop a high performing City team
- Have quality development through buildout

BACKGROUND

Texas House Bill 3167 was signed by the governor on June 14, 2019 and is effective as of September 1, 2019. The bill provides approval procedures for certain **plans** and **plats** processed by a municipal or county government.

For Missouri City, the Planning and Zoning Commission is responsible for approving **plats** within the city and its ETJ, extraterritorial jurisdiction. **Plans** are generally approved by city staff and acted upon administratively.

The City Council has approved three emergency ordinances since September 2019, to provide interim procedures aligning certain **plan** and **plat** processes with the new legislation. The interim procedures are set to expire in January 2020.

A team of city staff including representatives from the Legal division, Engineering division, Building/Permitting division, Fire Marshal's office, and Planning division have worked diligently over the last several months to understand the impact of the law and to apply it to the city's codes and ordinances. Additionally, city staff has monitored how other Texas communities are responding and updating their codes accordingly. A survey, facilitated by the City of Denton, of sixty-one Texas communities, including Missouri City, has been provided as an overview of how other communities are responding to certain aspects of the law.

The Planning and Zoning Commission has been updated about the law and possible impacts and has forwarded a final report with a positive recommendation on the summary of the proposed ordinance amendments.

The proposed ordinance as attached provides amendments to Chapter 82, Subdivisions of the City's Code of Ordinances, also known as the subdivision ordinance, for the implementation of regulations to include the following:

- (1) Provide definitions for **plans** and **plats** to clarify the applicable city processes that are subject to the law.
- (2) Create/publish submittal packets to include submittal schedules, applications and checklists.
- (3) Provide that not later than the 30th day after an initial **plan, plat** or related application is filed with the city, the Planning and Zoning Commission or city staff, as applicable, take one of the following types of actions: **APPROVE**, **APPROVE WITH CONDITIONS**, or **DISAPPROVE**.
- (4) Provide that an applicant may seek an extension, of up to 30-days, on the initial action of a **plan, plat** or related application prior to the action taken.
- (5) Provide for minor modifications to allow an applicant to clarify, refine or enhance a **plan, plat** or related application prior to an action taken.
- (6) Provide that an applicant may submit a written response application to a **plan, plat** or related application that has been approved with conditions or disapproved. The Planning and Zoning Commission or city staff, as applicable, can **APPROVE** or **DISAPPROVE** a written response application but such action must be taken not later than the 15th day after the response is submitted.
- (7) Require a pre-application/pre-development meeting/conference prior to the submission of a **plan** or **plat** application.
- (8) Revise requirements for the submission of conceptual plans and require approval prior to the consideration of a preliminary plat.
- (9) Maintain alternative approval processes.
- (10) Include parkland dedication proposals as a type of plan and require that the processing of such proposals are consistent with the new law. The Parks Board would be required to take action on a proposal within 30 days of such being submitted to the city; the Planning and Zoning Commission would be required to take action within 30 days of the Parks Board recommendation. The types of action by the Parks Board and Planning and Zoning Commission would be the same as for an initial plan or plat application. The failure to act within the proscribed timeframe would result in a recommendation to disapprove.

BUDGET ANALYSIS

Funding Source	Account Number	Project Code/Name	FY__ Funds Budgeted	FY__ Funds Available	Amount Requested
N/A					

Purchasing Review: N/A

Financial/Budget Review: N/A

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Ordinance
2. Changes marked

ORDINANCE NO. O-20-__

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, PROVIDING PROCEDURES FOR THE ADMINISTRATION OF PLANS AND PLATTING RULES; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, pursuant to Article XI, Section 5, of the Texas Constitution, the City of Missouri City (the “City”) is a home-rule municipality of the State of Texas that retains all authority granted by its home-rule charter that has not been preempted or prohibited by the State of Texas or federal law; and

WHEREAS, Section 212.002 of the Texas Local Government Code allows a municipality, after a public hearing on the matter, to adopt rules governing plats and the subdivision of land within the municipality’s jurisdiction to promote the health, safety, morals, and general welfare of the municipality and the safe, orderly, and healthful development of the municipality; and

WHEREAS, the City has adopted rules and regulations governing the administration of platting rules within the City’s jurisdiction; and

WHEREAS, House Bill 3167, which passed during the 86th Regular Session of the Texas Legislature, provides that a municipal authority or governing body that conditionally approves or disapproves a plan or plat under Subchapter A of Chapter 212 of the Texas Local Government Code shall provide an applicant with a written statement of the conditions for which certain applications are conditionally approved or disapproved; and

WHEREAS, House Bill 3167 took effect on September 1, 2019; and

WHEREAS, pursuant to Ordinance Numbers O-19-19, adopted on September 3, 2019, O-19-25, adopted on October 7, 2019, and O-19-30, adopted on November 18, 2019, the City adopted an interim process to administer plans and plats subject to House Bill 3167 (the “Interim Process”); and

WHEREAS, after review and consideration of the Interim Process, a permanent process has been developed; and

WHEREAS, after proper notice, the City held a public hearing where all interested persons were given an opportunity to speak and present evidence for and against the regulations for the administration of plans and plats; and

WHEREAS, the City Council finds that it is necessary and in the interest of the health, safety, morals, and general welfare of the residents of the City to regulate plans and plats and the subdivision of land within and outside of the City; now therefore,

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

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct and are made a part of this Ordinance for all purposes.

Section 2. The City Council of the City of Missouri City conducted the public hearing on the amendment of rules and regulations for the administration of plans and plats and closed the public hearing prior to the final adoption of this Ordinance.

Section 3. The Missouri City Code is hereby amended by deleting Articles I and II of Chapter 82 thereof and substituting therefor new Articles I and II of Chapter 82 to provide as follows:

**“CHAPTER 82-SUBDIVISIONS
ARTICLE I. - IN GENERAL**

Sec. 82-1. - Designation and citation of chapter.

The ordinances embraced in this chapter, including all sections now or hereafter amended, added or altered shall constitute and be designated the "City Subdivision Ordinance," and may be so cited.

Sec. 82-2. - Conformance with comprehensive plan.

All subdivisions in the city and in its extraterritorial jurisdiction shall be platted in conformance with the comprehensive plan of the city.

Sec. 82-3. - Applicability of chapter.

Except as provided herein, this chapter shall apply to all subdivisions of land within the city and its area of extraterritorial jurisdiction as established by V.T.C.A., Local Government Code ch. 42. Unless otherwise provided by this chapter or by written agreement with a property owner or his successors and assigns, this chapter shall not be construed to require city building permits, building inspections and related approvals, or the payment of related fees within the area of extraterritorial jurisdiction of the city.

Sec. 82-4. - Conflicts with county regulations.

This chapter shall not be applied in such a manner to amend or alter any rule, regulation, procedure or policy lawfully and officially adopted by the governing body of any county in which there exists territory contained within the area of extraterritorial jurisdiction of the city. In the circumstance where any rule, regulation, procedure or policy lawfully and officially adopted by the governing body of any county is less restrictive than those contained in this chapter, then the standards of this chapter shall apply.

Sec. 82-5. - Purpose of chapter.

(a) The purpose of this chapter is to provide for the orderly, safe and healthful development of the area within the city and its extraterritorial jurisdiction and to promote the health, safety, morals and general welfare of the community.

(b) Compliance with all city ordinances pertaining to the subdivision and development of land shall be required prior to approval of any application pursuant to this chapter. All such ordinances, including the ordinance adopting the comprehensive plan, shall be construed to mean those documents as they exist or as they may be amended. It is an applicant's responsibility to be familiar with, and to comply with, city ordinances, the comprehensive plan, and the provisions of this chapter. Applicable city ordinances and plans with which all applications must comply include, but are not limited to, the following:

- (1) comprehensive plan (including all associated maps and plans);
- (2) this Chapter 82;
- (3) the zoning ordinance (appendix A of this Code);
- (4) building codes;
- (5) floodplain management regulations (Chapter 42 of this Code);
- (6) International Fire Code;
- (7) other applicable portions of this Code; and
- (8) engineering documents, including, the infrastructure design manual.

Sec. 82-6. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. Any office referred to in this chapter by title shall include the person employed or appointed for that position or his duly authorized deputy or representative. Terms, phrases or words not expressly defined in this section are to be construed in accordance with the zoning ordinance (appendix A of this Code) or other applicable ordinance of the city, or, in the absence of such ordinance, in accordance with the customary usage in municipal planning and engineering practices.

Alley means a public right-of-way identified on a plat by the word "alley," which is used only for secondary access primarily for the purpose of vehicular service to the back and sides of individual properties which have their primary access from an adjacent public or private street.

Amending plat means a plat approved and issued for one or more of the purposes set forth in V.T.C.A., Local Government Code § 212.016(a).

Building official means the city building official or his designee.

City engineer means the city engineer or his designee.

Commission means the planning and zoning commission.

Comprehensive plan means the general plan adopted by the city council for the growth and development of the city and its environs, including any and all elements of such plan, addressing such topics as land use, streets and thoroughfares, driveway approaches, utilities, drainage, schools, and parks.

Design manual means the design requirements, standard construction details, and standard details to be followed when designing, improving, repairing, constructing or performing modifications of any kind to infrastructure.

Development means the new construction of any building or structure, or the enlargement of any exterior dimension of any building, structure or improvement.

Development plat means a complete and exact development plan prepared in conformity with the provisions of this chapter and in a manner suitable for recording with the county clerk of the county or counties in which the development is located.

Director of development services means the director of development services or his designee.

Driveway means a surfaced area providing vehicular access between a public or private street and an off-street parking or loading area.

Dwelling unit means a residential unit providing complete, independent living facilities for one family, including permanent provisions for sleeping, living, cooking and sanitation.

Final plat means a complete and exact subdivision plan prepared in conformity with the provisions of this chapter and in a manner suitable for recording with the county clerk of the county or counties in which the subdivision is located.

General plan means a concept plan.

Land development application means building permit applications, specifically, construction plans, commercial civil plans, commercial ground up construction plans, commercial parking lot plans, detention pond plans, flatwork plans, floodplain permit plans, grading plans, and retention pond plans; parkland dedication proposal applications; and site development plan applications. Major construction improvement applications and zoning applications are not considered land development applications.

Lot means an undivided tract or parcel of land having frontage on a public or private street, or other approved facility contained within a block and designated on a subdivision plat by numerical or letter identification.

Minor modification means an enhancement, refinement, or clarification to a plan or plat application that does not materially impact the plan or plat application and that is submitted before the time scheduled for authorized action on the application in

accordance with this chapter. A minor modification includes, but is not limited to, a change that results in a net increase or decrease of less than ten percent (10%) in a quantifiable category, including a utility capacity requirement; does not require an amendment to posted notice; results in an adjustment in the alignment of easements and rights-of-way of less than 1,000 linear feet in any direction; and results in an adjustment in a designated use that does not change the overall use applied for in the application.

Major modification means any revision to a plan or plat application that is not considered to be a minor modification.

Off-site improvements mean improvements occurring off-site that are necessary to serve the development.

Oversized improvements mean improvements larger than necessary for the immediate development.

Plan means a subdivision development plan, including a subdivision construction plan, site plan, land development application, and site development plan.

Plat includes an amending plat, a preliminary plat, a general plan, a final plat, and a replat.

Preliminary plat means a map or drawing of a proposed subdivision prepared in accordance with the provisions of this chapter, illustrating the features of the development for review and preliminary approval by the commission.

Schedule of required copies means the "Schedule of Required Copies—City of Missouri City Subdivision Regulations."

Site development plan includes an entire set of construction plans, general civil plans, grading plans, site plans, drainage plans, and traffic control plans. The term excludes zoning site development plans and capital improvement plans for city property.

Site plan means a map or graphic, including an architectural or engineering plan, of a proposed improvement on a certain lot or site.

Street, private, means a private thoroughfare, not dedicated to public use, which provides vehicular access from a public street to more than two residential dwelling units, or two or more commercial or industrial buildings or parking areas.

Street, public, means any public thoroughfare or right-of-way, dedicated for public use, which provides vehicular access to adjacent land.

Subdivider and *developer* are synonymous for the purposes of this chapter, and shall include any owner, or authorized agent thereof, proposing to divide or dividing land so as to constitute a subdivision according to the terms and provisions of this chapter.

Subdivision means the division of any lot, tract or parcel of land by plat, map or description into two or more parts, lots or sites for the purpose, whether immediate or future, of sale, rental or lease, or division of ownership. Any dedication in the laying (or realignment) of new streets, or other public or private accessways, with or without lots, shall constitute a subdivision. Subdivision shall also include the resubdivision and replatting of land or lots which are part of a previously recorded subdivision. An "addition" is a subdivision as defined in this section. The term "subdivision" shall also include the division of land, whether by plat or by metes and bounds description, and, when appropriate to the context, shall relate to the process of subdividing or to the land subdivided.

Subdivision plan includes construction plans, specifically, plans for streets, alleys, curbs and gutters, sidewalks, bike paths, utilities and other public improvements required in this chapter. A subdivision plan excludes a zoning plan and a capital improvement plan for city property.

Title report means a report prepared and executed by a title company authorized to do business in the state or an attorney licensed in the state certifying the true owner of the property and describing all encumbrances of record which affect the property.

Sec. 82-7. - Plat approval required.

(a) It shall be unlawful for any person to subdivide any tract, lot or parcel of land within the city or its extraterritorial jurisdiction unless and until a final plat of such subdivision has been approved in accordance with the terms of this chapter. Unless and until a final plat, plan or replat of a subdivision shall have been first approved in the manner provided in this chapter by the commission, it shall be unlawful for any person to construct or cause to be constructed any street, utility facility, building, structure or other improvement on any lot, tract or parcel of land within such subdivision, except as specifically permitted in this chapter.

(b) No building, plumbing, electrical or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot or tract in a subdivision for which a final plat has not been approved by the commission and filed for record, except as specifically allowed in this chapter. No building, plumbing, electrical or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot or tract in a subdivision in which the permanent public improvements have not been approved and accepted by the city, except as specifically allowed in this chapter.

(c) The city shall not repair, maintain, install or provide any street or public utility service, or authorize the sale or supply of water or sewer service, in any subdivision for which a final plat has not been approved by the commission and filed for record. The city shall not repair, maintain, install or provide any street or public utility service, or authorize the sale or supply of water or sewage service, in any subdivision in which the permanent public improvements have not been approved and accepted by the city.

Sec. 82-8. - Improvements required; oversized or off-site improvements.

All of the improvements required under this chapter, including improvements specified in the comprehensive plan, which, in the judgment of the commission, are necessary for the adequate provision of streets, drainage, utilities, municipal services and facilities to the subdivision, shall be constructed at the sole expense of the developer. If oversizing of utility or drainage facilities or off-site improvements are required as a part of the subdivision development, and are necessary for the adequate and efficient development of surrounding areas, the city may require the developer to construct such oversized or off-site improvements. In such event the city shall reimburse the developer for the portion of the cost of the oversizing or off-site improvements not attributable to the subdivision development as soon as budgeted funds are available after completion and acceptance by the city of such construction, but in no event shall such reimbursement by the city be made more than one year after completion and acceptance of the construction. This provision shall not be a limitation on the ability of the city, pursuant to an agreement with a utility district, to require such district to finance the cost of oversized or off-site public improvements, or a limitation of the manner provided in such agreement for the city to pay its proportionate cost of such improvement.

Sec. 82-9. - Variances.

(a) The rules and regulations provided in this chapter or incorporated in this chapter are the minimum standards and requirements of the city. Upon application by the developer, a variance from any such rule or regulation may be granted by the commission upon a good and sufficient showing by the developer that:

(1) There are special circumstances or conditions affecting the property in question;

(2) Enforcement of the provisions of this chapter will deprive the applicant of a substantial property right; and

(3) If a variance is granted it will not be materially detrimental to the public welfare or injurious to other property or property rights in the vicinity.

(b) The application for a variance shall be made on a form prescribed by the city, and shall specifically identify the provision of this chapter from which a variance is sought and the specific circumstances and conditions which the applicant believes will support and justify the granting of such variance. If more than one variance is sought, each shall be specifically identified in the application and the specific circumstances and conditions justifying each request shall be provided with the application. Each and every application for a variance shall be decided solely and entirely on its own merits, and the disposition of any prior or pending application for a variance shall not be allowed to enter into or affect any decision on the application in question. Pecuniary interests shall not be considered as a basis for the granting of a variance.

(c) No application for a variance will be considered unless submitted, in writing, no later than the date the application for final plat approval is submitted. An application for a variance must be accompanied by a nonrefundable application fee in the amount specified in the schedule of fees for the city. Multiple copies of the application for variance shall be provided in accordance with the schedule of required copies.

Sec. 82-10. – Submission of plans, plats, and related applications.

(a) *Submittal packet.* The director of development services shall publish submittal packets for plans, plats, and related applications. Such packets shall contain a submittal schedule, applicable applications, checklists, and any additional documents and resources necessary for filing plans, plats and related applications.

(b) *Development review schedule.* The director of development services shall process and accept plans, plats, and related applications, including a response application for a conditional approval or a disapproval, on one or more dates designated by the development services department. Such dates shall be published in a submittal packet, made available on the City's website, and shall remain accessible on the City's website for at least 30 days before the scheduled date. An applicant submitting a plan, plat, or a related application shall submit such plan, plat, or related application on the date designated by the development services department. The city will not accept a plan, plat, or related application on a date other than a date designated by the development services department. If a plan, plat, or related application is submitted and inadvertently accepted by the city on a date other than on a date designated by the development services department, the authority responsible for approving the plan, plat, or related application may disapprove the plan, plat, or related application.

(c) *Filing dates.* An application shall be submitted on the submittal deadline date designated by the development services department. An application shall be deemed filed on the date on which the application is delivered to the development services department or deposited with the United States Postal Service by certified mail addressed to the development services department. The development services department will certify that an application is "filed" or incomplete within five working days after the submittal deadline date. The city will provide an applicant with written notice not later than the fifth business day after the date the application is submitted if the application is incomplete. Such notice will specify the necessary documents or other information required and the date the application will expire if the documents or other information are not provided. An applicant shall respond to such notice by the tenth day after the submittal deadline. An incomplete plan, plat, or related application will be disapproved by the authority responsible for approving the plan, plat, or related application. Except as provided by Subsection 82-10(e) relating to extensions, once an application for a plan, plat, or related application has been filed with the city, it will be submitted to the commission for consideration within 30 days following the submittal deadline date designated by the development services department.

(d) *Form and contents.* A plan, plat, or related application must be filed with the appropriate fee; in the form prescribed by the city; during the timeframe prescribed by the city; and in compliance with the city's rules and regulations. A plan, plat, or related application submitted for approval by the commission shall be in the form and contain the information and documents required by the platting manual. A plan or related application submitted for review by the staff shall be in the form and contain the information and documents required by this chapter, the platting manual, or other rules and regulations adopted by the city council. A plan, plat, or related application that does not meet the requirements of this chapter will be disapproved.

(e) *Extensions.* The 30-day period described by this section may be extended by an applicant for a period not exceed 30 days provided that:

(1) the extension is requested before the tenth day before the application is scheduled to be considered by the applicable authority;

(2) the applicant requests the extension in writing to the authority responsible for approving the plan, plat or related application; and

(3) the authority responsible for approving the plan, plat or related application approves the extension request.

(f) *Modifications.* A major modification to a plan, plat, or related application after its submission shall be disapproved by the authority responsible for approving the plan, plat or related application. An applicant may request a minor modification to a plan, plat, or related application following its submission provided that:

(1) for plats, the minor modification is made before the tenth day before the date on which the commission is scheduled to consider the plat application; and

(2) for plans, the minor modification is made before the tenth day before the plan application review period is completed.

(g) *Applicant responses.* An applicant may submit a written response in accordance with this Section 82-10 after an approval with conditions or after the initial disapproval of a plan, plat, or related application. Such response must address each condition set forth in the conditional approval and each reason for disapproval provided by the city. Failure to adequately address each condition for the conditional approval or each reason for the initial disapproval may result in the disapproval of the plan, plat, or related application.

(h) *Required plans.* The submission of a plan, plat or related application without another required plat, plan, or related application required by this chapter, the platting manual, or other rules and regulations adopted by the city council shall be grounds for the disapproval of such application.

(i) *Fees.* An application for approval must be accompanied by a nonrefundable application fee in an amount specified in a schedule of fees adopted by the city council.

Sec. 82-11. - Preliminary application conference required.

Prior to filing a plan or plat application, the subdivider, planner or other appropriate representative shall consult with the director of development services for comments and advice on the procedures, specifications and standards required by the city as a condition for plat approval. Failure to consult with the director of development services prior to filing a plan or plat application shall result in an incomplete application and the denial of the application. If requested in writing, the commission may place, for discussion purposes only, an item on its agenda regarding the proposed subdivision to assist a subdivider on matters affecting such proposed subdivision.

Sec. 82-12. - Types of action.

(a) Authority to review and approve certain technical plans in accordance with this chapter is delegated to city staff. The commission or city staff, as applicable, shall review each plan, plat, or related application submitted to it. Upon the receipt of a plan, plat, or related application, the city's authorized actions are as follows:

(1) Approve the plan, plat, or related application if the plan, plat, or related application is in compliance with the provisions of state law, this chapter, the platting manual, and other applicable rules and regulations adopted by the city council;

(2) Upon the initial consideration of a plan, plat, or related application, approve the plan, plat, or related application with conditions; or

(3) Disapprove a plan, plat, or related application if the city determines that it is incomplete or fails to comply with the provisions of state law, this chapter, the platting manual, or other rules and regulations adopted by the city council.

(b) The commission or city staff, as applicable, must act within 30 days after a plan, plat, or related application is filed.

(c) The city must endorse an approved plan, plat, or related application with a certificate indicating the approval. The certificate of plat approval must be signed by the commission's presiding officer and attested by the commission's secretary, and by the applicable staff members. If the commission or city staff, as applicable, fail to approve, approve with conditions, or disapprove a plan, plat, or a related application within the time frame set forth in this section, an applicant may request a certificate stating the date the plan, plat, or related application was filed and that the authority failed to act on the plan, plat, or related application within the prescribed period of time.

(d) The applicable authority will review, approve, disapprove, or, if applicable, approve with conditions, plats and related applications based on the technical review and recommendations provided by city staff.

(e) City staff, including the department of development services and the public works department will review certain plans. Such plans shall be considered documents to aid in the review of plats.

(f) Conditional approvals and disapprovals of applicable plans, plats, and related applications shall:

(1) Be in writing and provided to the applicant;

(2) Include a statement of the conditions, if a conditional approval; and

(3) Cite the specific reason for the conditional approval or disapproval, which must be directly related to a requirement of state law, this chapter, the platting manual, and other applicable rules and regulations adopted by the city council, that is the basis for the conditional approval or disapproval, as applicable.

(g) *Applicant responses.* After receiving a response from an applicant, the city will determine whether to approve or disapprove the applicant's previously conditionally approved or disapproved plan or plat not later than the 15th day after the date the response was submitted.

Sec. 82-13. – No accrual of vested rights.

Rights derived from Chapter 245 of the Texas Local Government Code, as amended, shall not accrue from:

(1) a pre-development or pre-application meeting or conference by phone, in person, or in writing;

(2) documents offered for review for or in a pre-development or pre-application meeting or conference; or

(3) an expired or disapproved plan, plat, or related application.

ARTICLE II. – PLATS
DIVISION 1. - GENERALLY

Sec. 82-31. – Specific procedures for the submission of plats and related applications.

(a) The city herein adopts rules for the implementation of this article. These rules shall be known as the “Platting Manual of the City of Missouri City,” hereinafter referred to as the “platting manual.” A copy of said manual shall be made available at the city secretary's office for public inspection during regular business hours. All plats and related applications shall be submitted in accordance with such manual. Failure to submit any information or document required by the platting manual may result in an incomplete application and the denial of the application.

(b) An amendment to the platting manual shall be adopted by the city council by ordinance.

(c) A plat or related application submitted to the commission must be in the form and contain the information and documents required by the platting manual, and, where appropriate, reflect any conditions or requirements for final approval previously imposed by the commission. A preliminary plat submitted to the commission in a form that is prepared as to be recordable shall be disapproved. A final plat submitted to the commission shall be prepared so as to be recordable.

Sec. 82-32. - Conceptual plan.

(a) Before filing a preliminary plat, a subdivider who intends to submit a preliminary plat shall submit a conceptual plan of the entire development for approval by the commission if the developer intends to subdivide:

(1) a tract of land utilizing a sequence of preliminary plats or multiple preliminary plats;

(2) a tract of land of five acres or more, provided that such development may have an impact, particularly an impact on drainage, access, or utility easements, on adjacent properties located within 200 feet of the tract to be subdivided; or

(3) a tract of land of any size subject to LC local commercial district, LC-O local commercial office district, LC-1 local retail restricted district, LC-2 local retail district, LC-3 retail district, LC-4 retail district, BP business park district, I industrial district, CF community facilities district or PD planned development district regulations of appendix A of this Code that is to be subdivided into three or more parts.

(b) If a conceptual plan is required by this section, such plan must be approved prior to the commission's consideration of a preliminary plat of such development. Each preliminary plat of such development must comply with the conceptual plan. Major modifications by the developer to the conceptual plan shall require resubmission of such plan to the commission. Said resubmission shall be considered a new permit process.

Sec. 82-33. - Exemptions.

(a) Eligibility. Notwithstanding any provisions of this chapter to the contrary, a plat shall not be required to be filed and approved by the commission if an exemption is granted in accordance with the provisions of this section. This section is applicable only to those instances where:

- (1) A tract of land is proposed to be subdivided into no more than two tracts, the smallest of which is at least five acres;
 - (2) No new public or private street is proposed;
 - (3) No new water or service lines or drainage improvements are proposed;
 - (4) No immediate dedication or public improvement is required to comply with the comprehensive plan; and
 - (5) The proposed subdivision is for the limited purpose of division or sale of a tract of at least ten acres.
- (b) Procedure. Applications for an exemption to platting under this section must be submitted to and approved by the commission. An exception may be granted by the commission if, in its judgment, it is deemed appropriate. In authorizing an exemption from platting, the commission may provide that no permits for development, construction or improvements on such subdivision of any kind will be issued by the city until such tract is platted in accordance with the terms of this chapter.

Sec. 82-34. – Reserved.

Sec. 82-35. - Expiration of approval.

(a) Conceptual plan.

(1) All conceptual plan approvals granted by the commission and the conditions therein, if any, are valid for a period of two years from the date on which the approval was granted if no progress has been made towards the completion of the project. The commission may, upon receipt of a written request from the subdivider or his authorized agent prior to the expiration date of the plan approval, extend this term of approval for any time period not to exceed an additional 12 months.

(2) If a subdivider fulfills all conditions of approval adopted by the commission for a final plat or plats covering a portion of the conceptual plan area prior to the expiration of the conceptual plan, the remainder of the conceptual plan shall be valid for a period of two years from the date on which such approval was granted unless no progress has been made towards the completion of the project. If a subdivider fulfills all conditions of approval adopted by the commission for approval of additional preliminary plats or plats covering another portion of the conceptual plan area before expiration of the two-year period, the plan shall be valid for another year or upon expiration of the final or preliminary plat, whichever is later. This extension policy may continue as long as platting activity continues. Notwithstanding the foregoing, the commission may, in its discretion, extend such period of validity for an additional term to be fixed by the commission.

(b) Preliminary plat. All preliminary plat approvals granted by the commission are valid for a period of two years from the date on which the approval was granted if no progress has been made towards the completion of the project. The commission may, upon receipt of a written request from the subdivider or his authorized agent prior to the expiration date of the plat approval, extend this term of approval for any time period not to exceed 12 months. If a subdivider files a final plat or plats covering only a portion of the preliminary plat area prior to its expiration date, the remainder of the preliminary plat shall be valid for a period of two years from the date on which the approval was granted if no progress has been made toward completion of the project. The commission may,

at its discretion, extend such period of validity for an additional term to be fixed by the commission.

(c) Final plat. All final plat approvals granted by the commission are valid for a period of two years from the date on which the approval was granted if no progress has been made towards the completion of the project. All final plat conditional approvals, if any, are valid until the applicant provides a written response to the conditions and the city either approves or denies the final plat.

(d) For the purposes of this section, "progress toward the completion of the project" includes the following:

- (1) submission of an application for a plat or plan;
- (2) a good-faith attempt to file an application for a permit necessary to begin or continue the project;
- (3) incurring costs for developing the project including, without limitation, costs associated with roadway, utility, and other infrastructure facilities designed to serve, in whole or in part, the project (but exclusive of land acquisition) in the aggregate amount of five percent of the most recent appraised market value of the real property on which the project is located;
- (4) posting fiscal security with the city to ensure performance of an obligation required by the city; or
- (5) payment of utility connection fees or impact fees for the project.

Sec. 82-36. - Recording.

After the commission has approved a final plat and all conditions to such approval have been met by the subdivider, the subdivider shall cause such final plat to be recorded in the appropriate county plat records. Following recordation of the final plat, the subdivider shall deliver to the city reproducible copies of the approved and recorded final plat in accordance with the schedule of required copies.

DIVISION 2. - PRELIMINARY PLAT

Sec. 82-61. - Application for approval.

Except as otherwise provided by this chapter, preliminary plat approval is a prerequisite for final plat approval. A person desiring approval of a preliminary plat shall first file an application for preliminary plat approval with the development services department. When a conceptual plan is required, unless otherwise permitted by this chapter, an application for preliminary plat approval shall not be filed until the conceptual plan for such property has been approved by the commission. An application for preliminary plat approval shall be disapproved by the commission if the application is incomplete or does not include all required fees, data, and documents in accordance with this article and the platting manual.

Sec. 82-62. – Reserved.

Sec. 82-63. - Reserved.

Sec. 82-64. - Reserved.
Sec. 82-65. - Reserved.

DIVISION 3. - FINAL PLAT

Sec. 82-91. - Application for approval.

A person desiring approval of a final plat shall first file an application for final plat approval with the development services department. Unless otherwise permitted by this chapter, an application for final plat approval shall not be submitted until a preliminary plat of such property has been approved by the commission. An application for final plat approval shall be disapproved by the commission by the commission if the application is incomplete or does not include all required fees, data, and documents in accordance with this article and the platting manual. Final plat submission shall be before or concurrent with the submission of construction plans and related applications.

Sec. 82-92. - Reserved.
Sec. 82-93. - Reserved.
Sec. 82-94. - Reserved.
Sec. 82-95. - Reserved.

DIVISION 4. - ABBREVIATED PLATTING PROCEDURE

Sec. 82-121. - Generally.

Notwithstanding any of the provisions of this chapter to the contrary, an abbreviated procedure, to the limited extent expressly provided in this division, is hereby established. An abbreviated procedure is allowed in those instances where a simplified subdivision is proposed, and the submission and review of a preliminary plat is not necessary for a complete understanding and evaluation of the development process or its consistency with and integration into the city's comprehensive plan. An abbreviated platting procedure may be authorized by the director of development services if the application meets the eligibility requirements set forth in Section 82-122. If the abbreviated platting process is approved by the director of development services, submission and approval of the preliminary plat may be waived, and the developer may proceed with preparation and submission for approval of a final plat. Such final plat must otherwise conform to the requirements of division 3 of this article.

Sec. 82-122. - Eligibility.

The director of development services shall waive the requirement for preliminary plat approval and authorize the abbreviated platting procedure if a subdivider can establish one of the following:

(1) Each lot, block, tract or reserve within the proposed subdivision must front a dedicated street of appropriate grade and condition to provide adequate access. All utility, drainage and other easements necessary to serve each lot, block, tract or reserve must have been previously granted. The proposed subdivision must not contain or create a significant drainage problem. All utilities required to serve each lot, block,

tract or reserve must be in place so that only taps are required to provide service to the subdivision. Each lot, tract or reserve proposed in the subdivision must have a street frontage of not less than 200 feet at the building line if it fronts on a major thoroughfare and not less than 65 feet if it fronts on a residential street.

(2) The proposed subdivision must be for platting of a single tract of land out of a larger tract which will not require any street construction, installation of water or sewer lines, or any drainage improvements. The proposed subdivision must be for the limited purpose of division of a tract greater than five acres.

DIVISION 5. - AMENDING PLAT

Sec. 82-140. - Generally.

The city may approve and issue an amending plat, which shall be recorded and is controlling over the preceding plat without vacation of that plat, if the amending plat complies with all applicable requirements and provisions of V.T.C.A., Local Government Code § 212.016.

Sec. 82-141. - Application for approval.

(a) Any person desiring approval of an amending plat shall first file an application for plat approval with the development services department. Except as provided herein, amending plat procedures shall conform with the requirements for final plats. Once an application for amending plat approval has been filed with the city, it will be submitted to the development services department for consideration and a determination will be issued within 30 days of the submittal deadline date.

(b) The director of development services may grant full approval of amending plat applications that meet the requirements of this chapter.

(c) If the director of development services withholds approval of an amending plat application, the director of development services will forward the application to the planning and zoning commission, in which case the commission will act in accordance with section 82-10.”

Section 4. The Missouri City Code is hereby amended by deleting Subsection 82-174 (h) of Article III of Chapter 82 thereof and substituting therefor a new Subsection 82-174 (h) of Article III of Chapter 82 to provide as follows:

“CHAPTER 82-SUBDIVISIONS

. . . .

ARTICLE III. - STANDARDS AND SPECIFICATIONS

. . . .

Sec. 82-174. - Dedication of land for neighborhood parks; reservation of land for public uses.

. . . .

(h) Administration.

- (1) Review of proposals. Unless provided otherwise in this section, an action by the city shall be by the city council, after consideration of the recommendations of the commission and the parks and recreation board. A recommendation under this section shall consist of a recommendation to approve, approve with conditions, or disapprove a parkland dedication proposal. Any proposal considered by the commission under this section shall have been reviewed by the parks and recreation board and its recommendation given to the commission within 30 days of the submission of the proposal to the city. Any proposal considered by the commission under this section shall have been reviewed by the commission and its recommendation given to the city council within 30 days of the submission of the proposal to the commission. If the commission or the parks board fails to submit a recommendation within the prescribed period, the commission or the board's recommendation shall be deemed a negative recommendation.

- (2) Applicability of section to previously approved developments. This section shall become effective upon adoption by the city council. The expiration of approval for any conceptual plan shall be the expiration date as set forth on the approved conceptual plan. If no such date is set forth on the conceptual plan, the expiration of approval shall be as set forth by city ordinance in effect at the time of the submission of the conceptual plan."

Section 5. *Repeal.* All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict only.

Section 6. *Severability.* 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 Missouri City, 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 be one or more parts.

PASSED and APPROVED on first reading this ___ day of _____, 2020.

PASSED and APPROVED on second reading this ___ day of _____, 2020.

Yolanda Ford, Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Jackson, City Secretary

E. Joyce Iyamu, City Attorney

CHAPTER 82-SUBDIVISIONS

ARTICLE I. - IN GENERAL

Sec. 82-1. - Designation and citation of chapter.

The ordinances embraced in this chapter, including all sections now or hereafter amended, added or altered shall constitute and be designated the "City Subdivision Ordinance," and may be so cited.

Sec. 82-2. - Conformance with comprehensive plan.

All subdivisions in the city and in its extraterritorial jurisdiction shall be platted in conformance with the comprehensive plan of the city.

Sec. 82-3. - Applicability of chapter.

~~This~~Except as provided herein, this chapter shall apply to all subdivisions of land within the city and its area of extraterritorial jurisdiction as established by V.T.C.A., Local Government Code ch. 42. Unless otherwise provided by this chapter or by written agreement with a property owner or his successors and assigns, this chapter shall not be construed to require city building permits, building inspections and related approvals, or the payment of related fees within the area of extraterritorial jurisdiction of the city.

Sec. 82-4. - Conflicts with county regulations.

This chapter shall not be applied in such a manner to amend or alter any rule, regulation, procedure or policy lawfully and officially adopted by the governing body of any county in which there exists territory contained within the area of extraterritorial jurisdiction of the city. In the circumstance where any rule, regulation, procedure or policy lawfully and officially adopted by the governing body of any county is less restrictive than those contained in this chapter, then the standards of this chapter shall apply.

Sec. 82-5. - Purpose of chapter.

(a) The purpose of this chapter is to provide for the orderly, safe and healthful development of the area within the city and its extraterritorial jurisdiction and to promote the health, safety, morals and general welfare of the community.

(b) Compliance with all city ordinances pertaining to the subdivision and development of land shall be required prior to approval of any application pursuant to this chapter. All such ordinances, including the ordinance adopting the comprehensive plan, shall be construed to mean those documents as they exist or as they may be amended. It is an applicant's responsibility to be familiar with, and to comply with, city ordinances, the comprehensive plan, and the provisions of this chapter. Applicable city ordinances and plans with which all applications must comply include, but are not limited to, the following:

- (1) comprehensive plan (including all associated maps and plans);
- (2) this Chapter 82;
- (3) the zoning ordinance (appendix A of this Code);
- (4) building codes;
- (5) floodplain management regulations (Chapter 42 of this Code);
- (6) International Fire Code;
- (7) other applicable portions of this Code; and
- (8) engineering documents, including, the infrastructure design manual.

Sec. 82-6. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. Any office referred to in this chapter by title shall include the person employed or appointed for that position or his duly authorized deputy or representative. Terms, phrases or words not expressly defined in this section are to be construed in accordance with the zoning ordinance (appendix A of this Code) or other applicable ordinance of the city, or, in the absence of such ordinance, in accordance with the customary usage in municipal planning and engineering practices.

Alley means a public right-of-way identified on a plat by the word "alley," which is used only for secondary access primarily for the purpose of vehicular service to the back and sides of individual properties which have their primary access from an adjacent public or private street.

Amending plat means a plat approved and issued for one or more of the purposes set forth in V.T.C.A., Local Government Code § 212.016(a).

Building official means the city building official or his designee.

City engineer means the city engineer or his designee.

Commission means the planning and zoning commission.

Comprehensive plan means the general plan adopted by the city council for the growth and development of the city and its environs, including any and all elements of such plan, addressing such topics as land use, streets and thoroughfares, driveway approaches, utilities, drainage, schools, and parks, ~~as well as others.~~

Design manual means the design requirements, standard construction details, and standard details to be followed when designing, improving, repairing, constructing or performing modifications of any kind to infrastructure.

Development means the new construction of any building or structure, or the enlargement of any exterior dimension of any building, structure or improvement.

Development plat means a complete and exact development plan prepared in conformity with the provisions of this chapter and in a manner suitable for recording with the county clerk of the county or counties in which the development is located.

Director of development services means the director of development services or his designee.

Driveway means a surfaced area providing vehicular access between a public or private street and an off-street parking or loading area.

Dwelling unit means a residential unit providing complete, independent living facilities for one family, including permanent provisions for sleeping, living, cooking and sanitation.

Final plat means a complete and exact subdivision plan prepared in conformity with the provisions of this chapter and in a manner suitable for recording with the county clerk of the county or counties in which the subdivision is located.

[General plan means a concept plan.](#)

[Land development application means building permit applications, specifically, construction plans, commercial civil plans, commercial ground up construction plans, commercial parking lot plans, detention pond plans, flatwork plans, floodplain permit plans, grading plans, and retention pond plans; parkland dedication proposal applications; and site development plan applications. Major construction improvement applications and zoning applications are not considered land development applications.](#)

Lot means an undivided tract or parcel of land having frontage on a public or private street, or other approved facility contained within a block and designated on a subdivision plat by numerical or letter identification.

[Minor modification means an enhancement, refinement, or clarification to a plan or plat application that does not materially impact the plan or plat application and that is submitted before the time scheduled for authorized action on the application in accordance with this chapter. A minor modification includes, but is not limited to, a change that results in a net increase or decrease of less than ten percent \(10%\) in a quantifiable category, including a utility capacity requirement; does not require an amendment to posted notice; results in an adjustment in the alignment of easements and rights-of-way of less than 1,000 linear feet in any direction; and results in an adjustment in a designated use that does not change the overall use applied for in the application.](#)

[Major modification means any revision to a plan or plat application that is not considered to be a minor modification.](#)

Off-site improvements mean improvements occurring off-site that are necessary to serve the development.

Oversized improvements mean improvements larger than necessary for the immediate development.

[Plan means a subdivision development plan, including a subdivision construction plan, site plan, land development application, and site development plan.](#)

[Plat includes an amending plat, a preliminary plat, a general plan, a final plat, and a replat.](#)

Preliminary plat means a map or drawing of a proposed subdivision prepared in accordance with the provisions of this chapter, illustrating the features of the development for review and preliminary approval by the commission.

Schedule of required copies means the "Schedule of Required Copies—City of Missouri City Subdivision Regulations."

[Site development plan includes an entire set of construction plans, general civil plans, grading plans, site plans, drainage plans, and traffic control plans. The term excludes zoning site development plans and capital improvement plans for city property.](#)

[Site plan means a map or graphic, including an architectural or engineering plan, of a proposed improvement on a certain lot or site.](#)

Street, private, means a private thoroughfare, not dedicated to public use, which provides vehicular access from a public street to more than two residential dwelling units, or two or more commercial or industrial buildings or parking areas.

Street, public, means any public thoroughfare or right-of-way, dedicated for public use, which provides vehicular access to adjacent land.

Subdivider and *developer* are synonymous for the purposes of this chapter, and shall include any owner, or authorized agent thereof, proposing to divide or dividing land so as to constitute a subdivision according to the terms and provisions of this chapter.

Subdivision means the division of any lot, tract or parcel of land by plat, map or description into two or more parts, lots or sites for the purpose, whether immediate or future, of sale, rental or lease, or division of ownership. Any dedication in the laying (or realignment) of new streets, or other public or private accessways, with or without lots, shall constitute a subdivision. Subdivision shall also include the resubdivision and replatting of land or lots which are part of a previously recorded subdivision. An "addition" is a subdivision as defined in this section. The term "subdivision" shall also include the division of land, whether by plat or by metes and bounds description, and, when appropriate to the context, shall relate to the process of subdividing or to the land subdivided.

[Subdivision plan includes construction plans, specifically, plans for streets, alleys, curbs and gutters, sidewalks, bike paths, utilities and other public improvements](#)

required in this chapter. A subdivision plan excludes a zoning plan and a capital improvement plan for city property.

Title report means a report prepared and executed by a title company authorized to do business in the state or an attorney licensed in the state certifying the true owner of the property and describing all encumbrances of record which affect the property.

Sec. 82-7. - Plat approval required.

(a) It shall be unlawful for any person to subdivide any tract, lot or parcel of land within the city or its extraterritorial jurisdiction unless and until a final plat of such subdivision has been approved in accordance with the terms of this chapter. Unless and until a final plat, plan or replat of a subdivision shall have been first approved in the manner provided in this chapter by the commission, it shall be unlawful for any person to construct or cause to be constructed any street, utility facility, building, structure or other improvement on any lot, tract or parcel of land within such subdivision, except as specifically permitted in this chapter.

(b) No building, plumbing, electrical or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot or tract in a subdivision for which a final plat has not been approved by the commission and filed for record, except as specifically allowed in this chapter. No building, plumbing, electrical or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot or tract in a subdivision in which the permanent public improvements have not been approved and accepted by the city, except as specifically allowed in this chapter.

(c) The city shall not repair, maintain, install or provide any street or public utility service, or authorize the sale or supply of water or sewer service, in any subdivision for which a final plat has not been approved by the commission and filed for record. The city shall not repair, maintain, install or provide any street or public utility service, or authorize the sale or supply of water or sewage service, in any subdivision in which the permanent public improvements have not been approved and accepted by the city.

Sec. 82-8. - Improvements required; oversized or off-site improvements.

All of the improvements required under this chapter, including improvements specified in the comprehensive plan, which, in the judgment of the commission, are necessary for the adequate provision of streets, drainage, utilities, municipal services and facilities to the subdivision, shall be constructed at the sole expense of the developer. If oversizing of utility or drainage facilities or off-site improvements are required as a part of the subdivision development, and are necessary for the adequate and efficient development of surrounding areas, the city may require the developer to construct such oversized or off-site improvements. In such event the city shall reimburse the developer for the portion of the cost of the oversizing or off-site improvements not attributable to the subdivision development as soon as budgeted funds are available after completion

and acceptance by the city of such construction, but in no event shall such reimbursement by the city be made more than one year after completion and acceptance of the construction. This provision shall not be a limitation on the ability of the city, pursuant to an agreement with a utility district, to require such district to finance the cost of oversized or off-site public improvements, or a limitation of the manner provided in such agreement for the city to pay its proportionate cost of such improvement.

Sec. 82-9. - Variances.

(a) The rules and regulations provided in this chapter or incorporated in this chapter are the minimum standards and requirements of the city. Upon application by the developer, a variance from any such rule or regulation may be granted by the commission upon a good and sufficient showing by the developer that:

(1) There are special circumstances or conditions affecting the property in question;

(2) Enforcement of the provisions of this chapter will deprive the applicant of a substantial property right; and

(3) If a variance is granted it will not be materially detrimental to the public welfare or injurious to other property or property rights in the vicinity.

(b) The application for a variance shall be made on a form prescribed by the city, and shall specifically identify the provision of this chapter from which a variance is sought and the specific circumstances and conditions which the applicant believes will support and justify the granting of such variance. If more than one variance is sought, each shall be specifically identified in the application and the specific circumstances and conditions justifying each request shall be provided with the application. Each and every application for a variance shall be decided solely and entirely on its own merits, and the disposition of any prior or pending application for a variance shall not be allowed to enter into or affect any decision on the application in question. Pecuniary interests shall not be considered as a basis for the granting of a variance.

(c) No application for a variance will be considered unless submitted, in writing, no later than the date the application for final plat approval is submitted. An application for a variance must be accompanied by a nonrefundable application fee in the amount specified in the schedule of fees for the city. Multiple copies of the application for variance shall be provided in accordance with the schedule of required copies.

Sec. 82-10. – Submission of plans, plats, and related applications.

(a) *Submittal packet.* The director of development services shall publish submittal packets for plans, plats, and related applications. Such packets shall contain a

submittal schedule, applicable applications, checklists, and any additional documents and resources necessary for filing plans, plats and related applications.

(b) *Development review schedule.* The director of development services shall process and accept plans, plats, and related applications, including a response application for a conditional approval or a disapproval, on one or more dates designated by the development services department. Such dates shall be published in a submittal packet, made available on the City's website, and shall remain accessible on the City's website for at least 30 days before the scheduled date. An applicant submitting a plan, plat, or a related application shall submit such plan, plat, or related application on the date designated by the development services department. The city will not accept a plan, plat, or related application on a date other than a date designated by the development services department. If a plan, plat, or related application is submitted and inadvertently accepted by the city on a date other than on a date designated by the development services department, the authority responsible for approving the plan, plat, or related application may disapprove the plan, plat, or related application.

(c) *Filing dates.* An application shall be submitted on the submittal deadline date designated by the development services department. An application shall be deemed filed on the date on which the application is delivered to the development services department or deposited with the United States Postal Service by certified mail addressed to the development services department. The development services department will certify that an application is "filed" or incomplete within five working days after the submittal deadline date. The city will provide an applicant with written notice not later than the fifth business day after the date the application is submitted if the application is incomplete. Such notice will specify the necessary documents or other information required and the date the application will expire if the documents or other information are not provided. An applicant shall respond to such notice by the tenth day after the submittal deadline. An incomplete plan, plat, or related application will be disapproved by the authority responsible for approving the plan, plat, or related application. Except as provided by Subsection 82-10(e) relating to extensions, once an application for a plan, plat, or related application has been filed with the city, it will be submitted to the commission for consideration within 30 days following the submittal deadline date designated by the development services department.

(d) *Form and contents.* A plan, plat, or related application must be filed with the appropriate fee; in the form prescribed by the city; during the timeframe prescribed by the city; and in compliance with the city's rules and regulations. A plan, plat, or related application submitted for approval by the commission shall be in the form and contain the information and documents required by the platting manual. A plan or related application submitted for review by the staff shall be in the form and contain the information and documents required by this chapter, the platting manual, or other rules

and regulations adopted by the city council. A plan, plat, or related application that does not meet the requirements of this chapter will be disapproved.

(e) *Extensions.* The 30-day period described by this section may be extended by an applicant for a period not exceed 30 days provided that:

(1) the extension is requested before the tenth day before the application is scheduled to be considered by the applicable authority;

(2) the applicant requests the extension in writing to the authority responsible for approving the plan, plat or related application; and

(3) the authority responsible for approving the plan, plat or related application approves the extension request.

(f) *Modifications.* A major modification to a plan, plat, or related application after its submission shall be disapproved by the authority responsible for approving the plan, plat or related application. An applicant may request a minor modification to a plan, plat, or related application following its submission provided that:

(1) for plats, the minor modification is made before the tenth day before the date on which the commission is scheduled to consider the plat application; and

(2) for plans, the minor modification is made before the tenth day before the plan application review period is completed.

(g) *Applicant responses.* An applicant may submit a written response in accordance with this Section 82-10 after an approval with conditions or after the initial disapproval of a plan, plat, or related application. Such response must address each condition set forth in the conditional approval and each reason for disapproval provided by the city. Failure to adequately address each condition for the conditional approval or each reason for the initial disapproval may result in the disapproval of the plan, plat, or related application.

(h) *Required plans.* The submission of a plan, plat or related application without another required plat, plan, or related application required by this chapter, the platting manual, or other rules and regulations adopted by the city council shall be grounds for the disapproval of such application.

(i) *Fees.* An application for approval must be accompanied by a nonrefundable application fee in an amount specified in a schedule of fees adopted by the city council.

Sec. 82-11. - Preliminary application conference required.

Prior to filing a plan or plat application, the subdivider, **planner or other appropriate representative shall consult with the director of development services for comments and advice on the procedures, specifications and standards required by the city as a condition for plat approval.** Failure to consult with the director of development services prior to filing a plan or plat application shall result in an incomplete application and the

denial of the application. If requested in writing, the commission may place, for discussion purposes only, an item on its agenda regarding the proposed subdivision to assist a subdivider on matters affecting such proposed subdivision.

Sec. 82-12. - Types of action.

(a) Authority to review and approve certain technical plans in accordance with this chapter is delegated to city staff. The commission or city staff, as applicable, shall review each plan, plat, or related application submitted to it. Upon the receipt of a plan, plat, or related application, the city's authorized actions are as follows:

(1) Approve the plan, plat, or related application if the plan, plat, or related application is in compliance with the provisions of state law, this chapter, the platting manual, and other applicable rules and regulations adopted by the city council;

(2) Upon the initial consideration of a plan, plat, or related application, approve the plan, plat, or related application with conditions; or

(3) Disapprove a plan, plat, or related application if the city determines that it is incomplete or fails to comply with the provisions of state law, this chapter, the platting manual, or other rules and regulations adopted by the city council.

(b) The commission or city staff, as applicable, must act within 30 days after a plan, plat, or related application is filed.

(c) The city must endorse an approved plan, plat, or related application with a certificate indicating the approval. The certificate of plat approval must be signed by the commission's presiding officer and attested by the commission's secretary, and by the applicable staff members. If the commission or city staff, as applicable, fail to approve, approve with conditions, or disapprove a plan, plat, or a related application within the time frame set forth in this section, an applicant may request a certificate stating the date the plan, plat, or related application was filed and that the authority failed to act on the plan, plat, or related application within the prescribed period of time.

(d) The applicable authority will review, approve, disapprove, or, if applicable, approve with conditions, plats and related applications based on the technical review and recommendations provided by city staff.

(e) City staff, including the department of development services and the public works department will review certain plans. Such plans shall be considered documents to aid in the review of plats.

(f) Conditional approvals and disapprovals of applicable plans, plats, and related applications shall:

(1) Be in writing and provided to the applicant;

(2) Include a statement of the conditions, if a conditional approval; and

(3) Cite the specific reason for the conditional approval or disapproval, which must be directly related to a requirement of state law, this chapter, the platting manual, and other applicable rules and regulations adopted by the city council, that is the basis for the conditional approval or disapproval, as applicable.

(g) Applicant responses. After receiving a response from an applicant, the city will determine whether to approve or disapprove the applicant's previously conditionally approved or disapproved plan or plat not later than the 15th day after the date the response was submitted.

Sec. 82-13. – No accrual of vested rights.

Rights derived from Chapter 245 of the Texas Local Government Code, as amended, shall not accrue from:

(1) a pre-development or pre-application meeting or conference by phone, in person, or in writing;

(2) documents offered for review for or in a pre-development or pre-application meeting or conference; or

(3) an expired or disapproved plan, plat, or related application.

ARTICLE II. – PLATS

DIVISION 1. - GENERALLY

Sec. 82-30. – ~~Administrative~~31. – Specific procedures for the submission of ~~plans,~~ plats and related applications.

~~The director of development services is authorized to promulgate procedures~~(a)
The city herein adopts rules for the implementation of this article. These ~~procedures~~rules shall be known as the "~~Administrative-~~Platting Manual of the City of Missouri City," hereinafter referred to as the "~~pl~~atting manual."– A copy of said manual shall be made available at the city secretary's office for public inspection during regular business hours. All ~~plans,~~ plats, and related applications shall be submitted in accordance with such manual. Failure to submit any information or document required by the platting manual may result in an incomplete application and the denial of the application.

(b) An amendment to the platting manual shall be adopted by the city council by ordinance.

Sec. 82-31. -- Preliminary conference.

~~Prior to filing a conceptual plan or preliminary plat, the subdivider, his planner or other appropriate representative shall consult with the director of development services for comments and advice on the procedures, specifications and standards required by the city as conditions for subdivision plat approval. If requested in writing, the commission may place, for discussion purposes only, an item on its agenda regarding the proposed subdivision to assist a subdivider on matters affecting such proposed subdivision.~~

(c) A plat or related application submitted to the commission must be in the form and contain the information and documents required by the platting manual, and, where appropriate, reflect any conditions or requirements for final approval previously imposed by the commission. A preliminary plat submitted to the commission in a form that is prepared as to be recordable shall be disapproved. A final plat submitted to the commission shall be prepared so as to be recordable.

Sec. 82-32. - Conceptual plan.

(a) ~~Generally. Prior to~~Before filing a preliminary plat, a subdivider who intends to submit a ~~sequence of preliminary plats of a proposed development~~plat shall submit a conceptual plan of the entire development for approval by the commission.~~The director of development services may also require a subdivider of a large tract development to submit a conceptual plan for approval by the commission. Notwithstanding anything in this subsection to the contrary, a subdivider may, at his own risk, submit preliminary plats along with a conceptual plan of a proposed development.~~ if the developer intends to subdivide:

(1) a tract of land utilizing a sequence of preliminary plats or multiple preliminary plats;

(2) a tract of land of five acres or more, provided that such development may have an impact, particularly an impact on drainage, access, or utility easements, on adjacent properties located within 200 feet of the tract to be subdivided; or

(3) a tract of land of any size subject to LC local commercial district, LC-O local commercial office district, LC-1 local retail restricted district, LC-2 local retail district, LC-3 retail district, LC-4 retail district, BP business park district, I industrial district, CF community facilities district or PD planned development district regulations of appendix A of this Code that is to be subdivided into three or more parts.

(b) If a conceptual plan is required by this section, such plan must be approved prior to the commission's consideration of a preliminary plat of such development. Each preliminary plat of such development must comply with the conceptual plan. ~~Changes~~Major modifications by the developer into the conceptual plan shall require resubmission of such plan to the commission. Said resubmission shall be considered a new permit process.

~~(b) Form and contents. A conceptual plan application submitted for approval by the commission shall be in the form and contain the information and documents required by the platting manual.~~

Sec. 82-33. - Exemptions.

(a) Eligibility. Notwithstanding any provisions of this chapter to the contrary, ~~no~~ ~~subdivision~~ plat shall not be required to be filed and approved by the commission if an exemption is granted in accordance with the provisions of this section. This section is applicable only to those instances where:

(1) A tract of land is proposed to be subdivided into no more than two tracts, the smallest of which is at least five acres;

(2) No new public or private street is proposed;

(3) No new water or service lines or drainage improvements are proposed;

(4) No immediate dedication or public improvement is required to comply with the comprehensive plan; and

(5) The proposed subdivision is for the limited purpose of division or sale of a tract of at least ten acres.

(b) Procedure. Applications for an exemption to platting under this section must be submitted to and approved by the commission. An exception may be granted by the commission if, in its judgment, it is deemed appropriate. In authorizing an exemption from platting, the commission may provide that no permits for development, construction or improvements on such subdivision of any kind will be issued by the city until such tract is platted in accordance with the terms of this chapter.

Sec. 82-34. ~~Types of commission action~~ Reserved.

~~The commission shall review each preliminary or final plat submitted to it. The commission shall approve any plat if it is in compliance with the provisions of state law, this chapter, the platting manual, and other rules and regulations that may have been adopted by the city council governing plats or the subdivision of land. Upon the receipt of a plat, the commission's authorized actions are as follows:~~

~~(1) Grant preliminary plat approval or preliminary plat approval with conditions.~~

~~(2) Grant final plat approval if in conformance with the conditions of preliminary plat approval and the requirements for final plat approval.~~

~~(3) Disapprove any plat, either preliminary or final, if the commission determines that it fails to comply with the provisions of state law, this chapter, the~~

~~platting manual, or other rules and regulations that may have been adopted by the city council governing plats or the subdivision of land.~~

Sec. 82-35. - Expiration of approval.

(a) Conceptual plan.

(1) All conceptual plan approvals granted by the commission and the conditions therein, if any, are valid for a period of two years from the date on which the approval was granted if no progress has been made towards the completion of the project. The commission may, upon receipt of a written request from the subdivider or his authorized agent prior to the expiration date of the plan approval, extend this term of approval for any time period not to exceed an additional 12 months.

(2) If a subdivider fulfills all conditions of approval adopted by the commission for a final plat or plats covering a portion of the conceptual plan area prior to ~~its~~the expiration ~~date of the conceptual plan~~, the remainder of the conceptual plan shall be valid for a period of two years from the date on which ~~its original~~such approval was granted ~~unless no progress has been made towards the completion of the project~~. If a subdivider fulfills all conditions of approval adopted by the commission for approval of additional preliminary plats or plats covering another portion of the conceptual plan area ~~within the last 12 months immediately prior to~~before expiration of the two-year period ~~from the date on which the original conceptual plan approval was granted~~, the plan shall be valid for ~~a third~~another year or upon expiration of the final or preliminary plat, whichever is later. This extension policy may continue as long as platting activity ~~is continued within one year after successive anniversaries of the original conceptual plan approval~~continues. Notwithstanding the foregoing, the commission may, in its discretion, extend such period of validity for an additional term to be fixed by the commission.

(b) Preliminary plat. All preliminary plat approvals granted by the commission ~~and the conditions therein, if any~~, are valid for a period of two years from the date on which the approval was granted if no progress has been made towards the completion of the project. The commission may, upon receipt of a written request from the subdivider or his authorized agent prior to the expiration date of the plat approval, extend this term of approval for any time period not to exceed 12 months. If a subdivider files a final plat or plats covering only a portion of the preliminary plat area prior to its expiration date, the remainder of the preliminary plat shall be valid for a period of two years from the date on which ~~its original~~the approval was granted if no progress has been made toward completion of the project. The commission may, at its discretion, extend such period of validity for an additional term to be fixed by the commission.

(c) Final plat. All final plat approvals granted by the commission ~~and the conditions therein, if any, which have not been duly recorded and performed~~ are valid for a period of two years from the date on which the approval was granted if no progress has been made towards the completion of the project. All final plat conditional approvals, if any, are valid until the applicant provides a written response to the conditions and the city either approves or denies the final plat.

(d) For the purposes of this section, "progress toward the completion of the project" includes the following:

- (1) submission of an application for a plat or plan;
- (2) a good-faith attempt to file an application for a permit necessary to begin or continue the project;
- (3) incurring costs for developing the project including, without limitation, costs associated with roadway, utility, and other infrastructure facilities designed to serve, in whole or in part, the project (but exclusive of land acquisition) in the aggregate amount of five percent of the most recent appraised market value of the real property on which the project is located;
- (4) posting fiscal security with the city to ensure performance of an obligation required by the city; or
- (5) payment of utility connection fees or impact fees for the project.

Sec. 82-36. - Recording.

After the commission has approved a final plat and all conditions to such approval have been met by the subdivider, the subdivider shall cause such final plat to be recorded in the appropriate county plat records. Following recordation of the final plat, the subdivider shall deliver to the city reproducible copies of the approved and recorded final plat in accordance with the schedule of required copies.

DIVISION 2. - PRELIMINARY PLAT

Sec. 82-61. - Application for approval.

~~Any~~Except as otherwise provided by this chapter, preliminary plat approval is a prerequisite for final plat approval. A person desiring approval of a preliminary plat shall first file an application for preliminary plat approval with the development services department. When a conceptual plan is required, unless otherwise permitted by this chapter, an application for preliminary plat approval shall not be filed until the conceptual plan for such property has been approved ~~or conditionally approved by the commission and all conditions of conceptual plan approval have been satisfied and approved by the development services department at least one week prior to the submittal of the preliminary plat application. Forms for such applications shall be kept~~

~~on file with the director of development services~~ by the commission. An application for preliminary plat approval ~~will not be accepted by the city until the development services department has reviewed the application and certified that~~ shall be disapproved by the commission if the application is ~~complete and~~ incomplete or does not include all required fees, data, and documents ~~have been submitted~~ in accordance with this article and the platting manual.

Sec. 82-62. - ~~Received and filing dates.~~ - Reserved.

~~The application shall be deemed received on the submittal deadline date as established by the development services department. The filing date of an application for preliminary plat approval shall be the date when the application is certified complete and marked "filed" by the development services department. The certification by the development services department that the application is complete and marked "filed" or incomplete and rejected shall be made within three working days after the submittal deadline date.~~

Sec. 82-63. - ~~Submittal to commission~~ Reserved.

~~Once an application for preliminary plat approval has been filed with the city it will be submitted to the commission for consideration at the next regular meeting following the expiration of 14 days from the submittal deadline date.~~

Sec. 82-64. - ~~Filing fees~~ Reserved.

~~An application for preliminary plat approval must be accompanied by a nonrefundable application fee in an amount specified in a schedule of fees adopted by the city council.~~

Sec. 82-65. - ~~Form and contents~~ Reserved.

~~A preliminary plat application submitted to the commission must be in the form and contain the information and documents required by the platting manual. A preliminary plat submitted to the commission in a form that is prepared as to be recordable will not be accepted by the city.~~

DIVISION 3. - FINAL PLAT

Sec. 82-91. - Application for approval.

~~Any~~ Any person desiring approval of a final plat shall first file an application for final plat approval with the development services department. Unless otherwise permitted by this chapter, an application for final plat approval shall not be ~~filed~~ submitted until a preliminary plat of such property has been approved ~~or conditionally approved by the commission and all conditions of preliminary plat approval have been satisfied and approved by the development services department at least one week prior to the submittal of the final plat application. Forms for such application shall be kept on file with the director of development services~~ by the commission. An application for final plat approval ~~will not be accepted by the city until the development services department has~~

~~reviewed the application and certified that the application is complete and shall be disapproved by the commission by the commission if the application is incomplete or does not include all required fees, data, and documents have been submitted in accordance with this article and the platting manual. Final plat submission shall be before or concurrent with the submission of construction plans and related applications.~~

Sec. 82-92. - ~~Received and filing date~~Reserved.

~~The application for final plat approval shall be deemed received on the submittal deadline date as established by the development services department. The filing date of an application for final plat approval shall be the date when the application is certified complete and marked "filed" by the development services department. The certification by the development services department that the application is complete and marked "filed" or incomplete and rejected shall be made within three working days after the submittal deadline date. The date the application is certified and marked "filed" is the date to be considered as the initial date of the statutory 30-day time period in which the commission is required to act upon a plat submitted to it under the provisions of V.T.C.A., Local Government Code § 212.001 et seq.~~

Sec. 82-93. - ~~Submittal to commission~~Reserved.

~~Once an application for final plat approval has been filed with the city it will be submitted to the commission for consideration at the next regular meeting following the expiration of 14 days from the submittal deadline date.~~

Sec. 82-94. - ~~Filing fee~~Reserved.

~~An application for final plat approval must be accompanied by a nonrefundable application fee in an amount specified in a schedule of fees adopted by the city council.~~

Sec. 82-95. - ~~Form and contents~~Reserved.

~~A final plat application submitted to the commission must be in the form and contain the information and documents required by the platting manual, and, where appropriate, reflect any conditions or requirements for final approval previously imposed by the commission. A final plat submitted to the commission must be prepared so as to be recordable.~~

DIVISION 4. - ABBREVIATED PLATTING PROCEDURE

Sec. 82-121. - Generally.

Notwithstanding any of the provisions of this chapter to the contrary, an abbreviated procedure, to the limited extent expressly provided in this division, is hereby established. ~~In~~An abbreviated procedure is allowed in those instances where a simplified ~~development or~~ subdivision is proposed, and the submission and review of a preliminary plat is not necessary for a complete understanding and evaluation of the development process or its consistency with and integration into the city's

comprehensive plan, ~~an~~. An abbreviated platting procedure may be authorized by the director of development services ~~if the application meets the eligibility requirements set forth in Section 82-122.~~ If the abbreviated platting process is approved by the director of development services, submission and approval of the preliminary plat may be waived, and the developer may proceed with preparation and submission for approval of a final plat. Such final plat must otherwise conform to the requirements of division 3 of this article.

Sec. 82-122. - Eligibility.

~~One of the following circumstances shall be established by the subdivider prior to~~ The director of development services shall waive the requirement for preliminary plat approval ~~and authorize~~ the abbreviated platting procedure if a subdivider can establish one of the following:

(1) Each lot, block, tract or reserve within the proposed subdivision must front a dedicated street of appropriate grade and condition to provide adequate access. All utility, drainage and other easements necessary to serve each lot, block, tract or reserve must have been previously granted. The proposed subdivision must not contain or create a significant drainage problem. All utilities required to serve each lot, block, tract or reserve must be in place so that only taps are required to provide service to the subdivision. Each lot, tract or reserve proposed in the subdivision must have a street frontage of not less than 200 feet at the building line if it fronts on a major thoroughfare and not less than 65 feet if it fronts on a residential street.

(2) The proposed subdivision must be for platting of a single tract of land out of a larger tract which will not require any street construction, installation of water or sewer lines, or any drainage improvements. The proposed subdivision must be for the limited purpose of division of a tract greater than five acres.

DIVISION 5. - AMENDING PLAT

Sec. 82-140. - Generally.

The city may approve and issue an amending plat, which shall be recorded and is controlling over the preceding plat without vacation of that plat, if the amending plat complies with all applicable requirements and provisions of V.T.C.A., Local Government Code § 212.016.

Sec. 82-141. - Application for approval.

(a) Any person desiring approval of an amending plat shall first file an application for plat approval with the development services department. Except as provided herein, amending plat procedures shall conform with the requirements for final plats. Once an application for amending plat approval has been filed with the city, it will be submitted to the development services department for consideration and a determination will be issued within ~~14~~30 days of the submittal deadline date.

(b) The director of development services may grant full approval of amending plat applications that meet the requirements of this chapter.

(c) If the director of development services withholds approval of an amending plat application, the director of development services will forward the application to the planning and zoning commission, in which case the commission will act in accordance with ~~section 82-34.~~ [section 82-10.](#)

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ARTICLE III. - STANDARDS AND SPECIFICATIONS

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Sec. 82-174. - Dedication of land for neighborhood parks; reservation of land for public uses.

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(h) Administration.

(1) Review of proposals. Unless provided otherwise in this section, an action by the city shall be by the city council, after consideration of the recommendations of the commission and the parks and recreation board. [A recommendation under this section shall consist of a recommendation to approve, approve with conditions, or disapprove a parkland dedication proposal.](#) Any proposal considered by the commission under this section shall have been reviewed by the parks and recreation board and its recommendation given to the commission [within 30 days of the submission of the proposal to the city.](#) [Any proposal considered by the commission under this section shall have been reviewed by the commission and its recommendation given to the city council within 30 days of the submission of the proposal to the commission. If the commission or the parks board fails to submit a recommendation within the prescribed period, the commission or the board's recommendation shall be deemed a negative recommendation.](#)

(2) Applicability of section to previously approved developments. This section shall become effective upon adoption by the city council. The expiration of approval for any conceptual plan shall be the expiration date as set forth on the approved conceptual plan. If no such date is set forth on the conceptual plan, the expiration of approval shall be as set forth by city ordinance in effect at the time of the submission of the conceptual plan.

Document comparison by Workshare 9.5 on Wednesday, January 15, 2020
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Input:	
Document 1 ID	file:///W:\Legal Department\Ordinance\Drafts\2019 Drafts\HB 3167 Implementation\Ch. 82 O 2019.08.27.docx
Description	Ch. 82 O 2019.08.27
Document 2 ID	W:\Legal Department\Ordinance\Drafts\2019 Drafts\HB 3167 Implementation\2020.01.14.3 Ch. 82 Ordinance.docx
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Legend:	
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Moved cell	
Split/Merged cell	
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Statistics:	
	Count
Insertions	139
Deletions	76
Moved from	10
Moved to	10
Style change	0

Format changed	0
Total changes	235



**MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
January 8, 2020**

1. CALL TO ORDER

The Notice of the Meeting and Agenda having been duly posted in accordance with the legal requirements and a quorum being present, the meeting was called to order by Vice Chair Haney, at 7:00 PM.

2. ROLL CALL

Commissioners Present:

Sonya Brown-Marshall
Tim Haney
John O'Malley
James R. Bailey
Gloria Lucas
Courtney Johnson Rose
James G. Norcom III

Commissioners Absent:

Hugh Brightwell
Monica L. Rasmus

Councilmembers Present: None

Staff Present:

Otis T. Spriggs, Director of Development Services
Jennifer Gomez, Planning Manager
E. Joyce Iyamu, City Attorney
James Santangelo, Assistant City Attorney
Jamilah Way, First Assistant City Attorney
Thomas White, Planner II
Gretchen Pyle, Interim Planning Specialist
Egima Edwards, Planning Technician
Glen Martel, Assistant City Manager

Others Present:

7. OTHER MATTERS WITHIN THE JURISDICTION OF THE COMMISSION OR THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE.

A. CHAPTER 82, SUBDIVISION ORDINANCE PLANS AND PLATS

- (1) Discuss amendments to Chapter 82, Subdivision, of the City Code of the City of Missouri City, Texas, regarding plans and plats.
- (2) Consider approving a final report to City Council on item 9.A.(1)

Jennifer Gomez, Planning Manager, presented the item. Ms. Gomez informed effective September 1, 2019, new laws have been implemented regarding land development applications. The law creates a definition for a “plan”; it expands what is considered to be a “plat”; and provides a specified 30-day approval process for plan and plat applications. The law also creates an approval process for responses to previous applications.

Ms. Gomez informed that to-date, the City Council has passed three emergency ordinances to align city regulations with the new law. Staff, including representatives from the Legal division, Engineering, Fire Marshall’s office, Building, as well as Planning have all been taking a look at the impact of the new law and have been working diligently to determine the ordinances and regulations that may need to be amended.

Ms. Gomez informed that the formal adoption of the Platting Manuel has been completed. The Platting Manuel provides specific requirements that the City has adopted for the form and content of plats. The new law requires that the City in disapproving or approving an application with conditions, cannot be arbitrary. The Platting Manuel had been an administrative platting manual previously.

Ms. Gomez followed with a summary of the proposed amendments that staff is working to present to the City Council. These amendments include the following:

- *Provide a definition for “plats”.* The proposed definition which would include concept plans, preliminary plats, final plats, replats and amending plats is generally the same as how the city has processed plats over the years. Amending plats are plats that can be approved at the staff level under certain conditions, but if it exceeds those conditions then they would be forwarded to Commission for action. The Commission is the designated authority for Missouri City to act on a plat.
- *Provide a definition for “plans”.* The proposed definition would include subdivision development plans, subdivision plans, subdivision construction plans, and land development applications. Through discussions and analysis, staff narrowed these terms so that subdivision development plans and subdivision plans are what the city generally refers to as subdivision construction plans. Land development applications would include generally plans submitted for a building permit as well as parkland dedication proposals.

Subdivision construction plans are generally reviewed by the Engineering Division for the development of public improvements within a subdivision. These plans, previously were not subject to a regulated time clock but would now be subject to the new process. Land development applications would include civil permits; ground up construction permit applications; and any building permit

application that includes site work, movement/improvement of land.

Chair Brown-Marshall asked whether or not an applicant could get two 30 day time clocks; one for a land application and then later with a shell building. Ms. Gomez provided that ideally a complete project is the best way to submit an application from the regulatory standpoint. Conceivably in many cases it does not always function that way. In that case, only the civil plans would be subject to the new law. The shell building plans would be based on the internal processes.

Ms. Gomez informed that parkland dedication proposals are also being added to what is considered a “plan”. This will change the parkland dedication proposal process. Currently a parkland dedication proposal goes before the Parks Board, the Commission, and then to City Council. The only time parameters is that the parkland dedication has to be done with or before the final plat. This new process would apply timeframe requirements on the consideration and actions by the Parks Board and the Commission.

Ms. Gomez informed that zoning site plans are not included in the new processes. The proposed ordinance amendment will exclude zoning site plans so that there is no confusion.

Ms. Gomez informed that “plans” as opposed to “plats” are generally approved at an administrative level.

- *Create submittal packets, submittal schedules, checklists, and applications.* In the past staff has used this tool for plat applications. These schedules and checklist will be formalized in to assist in moving the projects through the processes.

Ms. Gomez presented a draft submittal schedule, built around the Commission’s regular meeting date, any noticing requirements and the 30-day action requirement. All zoning and plat applications are received according to the same schedule.

Ms. Gomez informed that the schedule would is expanded to accommodate the additional timeframe required and proposed staff actions. Plat applications were previously placed for action by the Commission within 14 calendar days of the application being submitted. This timeframe would now be expanded to about 25 days.

- *Provide an opportunity for an applicant to stop/pause the clock once an application is submitted.* This request for extension must be approved by the Commission or staff as applicable. Staff is proposing that if a request for an extension is made, such request should be made not less than 10 days before the Commission’s meeting or staff action. The request for an extension can be for a period not to exceed 30 days.
- *Provide an opportunity to receive written response to a previously approved with conditions or disapproved application.* The city will then have 15 days to either “approve” or “disapprove”. This would require plat applications to be placed back on a Commission agenda for action.
- *Allow “minor” modifications for an applicant to make adjustments to an application within a specified time frame.* Minor modifications may help to

reduce the number of conditions placed on an approval or a disapproval. “Major” revisions to plans, or plat applications would be “disapproved”.

Commissioner O’Malley asked if an automatic second meeting would be needed to consider an application if the Commission approved with conditions. Ms. Gomez indicated that would be correct.

- *Continue to require pre-application/pre-development meetings and conferences* to go over applicable development processes for a project.
- *Provide for changes to the requirements to conceptual plans.* Conceptual plans and preliminary plats used to be presented with a caveat that the preliminary plat could not be considered until the conceptual plan was approved or approved with conditions. This is why conceptual plans were not on the consent agenda. The proposed amendment would require a conceptual plan to be approved prior to the consideration of a preliminary plat; conceptual plan would stand alone. Staff is refining what it means to submit a concept plan.
- *Provide a shorter approval process or opportunity for shorter approval processes.* The City has as an “abbreviated platting process” that would continue with the amendment.
- *Provide parkland dedication proposals as plans.* Parkland dedication proposals would then be subject to the new requirements. The Parks Board would have to act on a plat within 30 days from submittal, which is why the Parks Board is shown on the submittal calendar. The Commission would act on a parkland proposal within 30 days of the Parks Board. This would be a quick turnaround between the Parks Board and Commission meetings. The Parks Board and Commission could only “approve”, “approve with conditions” or “disapprove” a proposal. If the Parks Board or Commission fails to act within the designated time frame, the default recommendation moves forward with “disapproved”.

Ms. Gomez informed a draft flow chart was provided in the Commission packets. The flow chart is a hybrid between the former and new process. It will be refined to be included in the submittal packets.

Ms. Gomez informed these proposed amendments are scheduled to be considered by the City Council at the next regularly scheduled meeting, Tuesday, January 21st. Staff is currently working on the draft language of an ordinance to be finalized prior to the Council meeting. The link to the draft ordinance will be provided to the Commission.

E. Joyce Iyamu, City Attorney clarified that the written responses from an applicant are limited however the request to pause/stop a clock is not. Once an application is “approved with conditions” or “disapproved”, an applicant only has one shot to come back to present a written response. Conversely, extensions are not limited in the proposed ordinance. If that is a desire of the Commission or staff, Legal can be informed and will include prior to presenting the ordinance to Council.

Ms. Iyamu informed that as the new law is written, it does not apply to zoning, which is a separate process.

Commissioner Johnson Rose asked staff about the use of a project management software to help organize and guide the applicants along these schedules.

Otis Spriggs, Director of Development Services, stated currently Energov has been

implemented. Staff will be undertaking final training of the system to accommodate all of the scheduling that is needed. The system has online capability to process applications.

Commissioner Johnson Rose asked if the systems has the capability to send reminders to staff and the applicant.

Mr. Spriggs stated that the system has the ability to send reminders and allows applicants to view the statuses of submissions.

Chair Brown-Marshall asked what happens in the event that the Commission totally miss a deadline.

Ms. Gomez stated that at an applicant's request, the application would be approved.

Motion: The Planning and Zoning Commission forwards a positive report to Council.

Made By: Commissioner Norcom III
Second: Commissioner Johnson Rose

AYES: Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Norcom III, Commissioner Johnson Rose, Commissioner Lucas

NAYES: None

ABSTENTIONS: None

The motion passed



**PLANNING AND ZONING COMMISSION
FINAL REPORT**

AGENDA DATE: January 21, 2020

AGENDA ITEM SUBJECT: Chapter 82, Subdivision Ordinance – Subdivision Text Amendment

AGENDA ITEM NUMBER: 7.(b).(1)

PROJECT PLANNER: **Jennifer Thomas Gomez, AICP**, Planning Manager

APPROVAL: **Otis T. Spriggs, AICP**, Director, Development Services

Sonya Brown-Marshall, Planning and Zoning Commission Chair



Sonya Brown Marshall, Chair

RECOMMENDED ACTION:

The Planning and Zoning Commission adopts this as its Final Report and forwards to the City Council for consideration and adoption thereof.

BACKGROUND:

Texas House Bill 3167 was signed by the governor on June 14, 2019 and became effective on September 1, 2019. The law provides for approval procedures for land development applications processed by a municipal or county government.

On September 3, 2019, the City Council approved an emergency ordinance to provide for an interim procedure to align the city's land development application processes with the new law. The Council has, since that time, extended these interim procedures through January 2020.

Over the last several months staff has worked to generate proposed amendments primarily to Chapter 82, Subdivisions of the City's Code of Ordinances, also known as the subdivision ordinance, to allow for the permanent implementation of regulations consistent with the new law.

A survey, arranged by the City of Denton, of 61 Texas cities, including Missouri City, has been included as an attachment and provides how communities processes and codes are impacted by this new law.

The proposed amendments are summarized as including the following:

(1) Provide definitions for *plans* and *plats* to clarify the applicable city processes that are subject to the law.

A ***plat*** is defined by the legislation to include general plans (*conceptual plans*), *preliminary plats*, *final plats*, and *replats* including *amending plats*. The addition of this definition would not substantively change what the city has previously considered as a ***plat***. The Commission is the municipal authority responsible for reviewing and providing action on a ***plat***.

A ***plan*** is defined by the legislation as including *subdivision development plans* (*subdivision plans*), *subdivision construction plans*, *site plans*, *land development applications* and *site development plans*. The proposed amendment provides context for these categories of a ***plan*** and would provide for the following:

- *Subdivision (construction) plans* includes all construction plans submitted for the development of streets, alleys, curbs and gutters, sidewalks, bike paths, utilities and other public improvements. These plans are generally submitted to the city for a Major Construction Improvement or MCI permits and are intended for public improvements.
- *Land development applications* include building permit applications for civil only, commercial ground up construction, commercial parking lot, detention pond, flatwork, floodplain work, grading, and parkland dedication. These plans are generally submitted to the city as a building permit application for private improvements.
- *Site development plans* include a full set of construction plans that would include general civil, grading, site plans, drainage plans and traffic control plans. These sets of plans would be submitted as part of an application for an MCI permit or a building permit.

With the exception of parkland dedication proposals, ***plans*** are generally reviewed by various city departments and acted on at the administrative (staff) level. Parkland dedication proposals are considered before the Parks Board, the Commission and determined by City Council as provided below.

(2) Create/publish submittal packets to include submittal schedules, applications, and checklists.

The city has previously published a *plat* submittal packet that includes a submittal schedule coordinated with the Commission's regularly scheduled meetings. The packet also included all *plat* applications and checklists.

The city has not previously provided a submittal packet or schedule for *plan* applications. Previously *plans* could be submitted to the city on any business day and would be reviewed within timeframes established administratively.

A submittal schedule would be used to determine the designated date(s) on which an application can be submitted to the city. An application would be deemed as either received or filed on the date submitted to the city. If an application is filed, the time clock for action would start.

A checklist would be provided to all applicants and used administratively as a quality control tool to determine whether or not an application is complete. Such quality control review would be completed within 5 business days.

An incomplete application (i.e. – lacking items required by the checklist) or an application submitted on a date other than a designated submittal date would not be accepted and is subject to disapproval by the Commission or staff, as applicable.

(3) Establish that certain *plans*, *plats* or related applications be approved, approved with conditions, or disapproved within 30 days of the date such is filed with the city.

In accordance with the new law, if the Commission or staff fails to take action on a *plan* or *plat* within the proscribed 30-day timeframe, the city, on the applicant's request, must issue a certificate indicating the date the *plan* or *plat* was filed and that the city failed to act within that period. This would effectively approve the application as submitted.

The establishment of a submittal schedule would be a critical tool to assist the city in meeting this requirement.

(4) Provide that an applicant may seek a 30-day extension period on an initial action of a plan, plat or related application.

The new law allows for an applicant to request an extension of up to 30-days, on the proscribed 30-day timeframe.

The proposed amendment would provide that any request for an extension must be in writing and submitted 10 or more days before the city takes action on a *plan* or *plat* application.

The Commission must approve the extension for a **plat** application and certain **plans**. The request for an extension for all other **plans** must be approved by staff.

- (5) Provide that an applicant may submit a written response to an approved with conditions or disapproved plan, plat or related application. Such written response applications must be approved or disapproved within 15 days of the date the application is submitted.**

In accordance with the new law, if the Commission or staff fails to disapprove a written response to conditions of approval or disapproval on a **plan** or **plat** application within the proscribed 15-day timeframe, the **plan** or **plat** is approved.

This requirement by the new law, changes how the city has processed previous responses to conditions on approval. This amendment would require a written response to a plat and certain plan applications to come back before the Commission as the municipal authority responsible for reviewing and providing action on a **plat**. All other **plan** applications would be acted on administratively.

Further, the proposed amendment would complete the **plan** or **plat** application after this response with an approval, project moves forward; or a disapproval, a new application must be submitted.

- (6) Provide for the acceptance and review of minor modifications to a plan, plat or related application to be made prior to an action being taken on such application.**

The proposed amendment allows for minor changes to be made to a **plan** or **plat** application, as a result of the new requirements on written response applications.

These minor changes would be defined as “minor modifications” and would allow for an enhancement, refinement, or clarification to be made to a **plan** or **plat** application. A minor modification may include but would not be limited to: typos; a percent increase or decrease in areas that might impact utility capacity; changes in an alignment, or adjustment to a designated use which does not require notice to be posted.

A minor modification may be made after the application is submitted or filed and at least 7 days or more before the Commission acts or at least 10 days or more before action is taken by staff.

A major modification, anything that is not considered to be minor, would be subject to disapproval.

- (7) Provide requirement for a preliminary application conference.**

The city has consistently provided for pre-development/pre-application conferences. This proposed amendment would make such conferences mandatory prior to the submission of all **plan** and **plat** applications.

A preliminary conference allows for an applicant and their development team to meet with city staff including but not limited to representatives from the Planning Division, Engineering Division, Building/Permitting Division and Fire Marshal's office. The meeting discusses a proposed project/application with the team and informs of applicable city processes, codes/regulations, and other pertinent items that might affect a development.

(8) Provide conditions for the submission of a conceptual plan and provide that such conceptual plan must be approved prior to the Planning and Zoning Commission's consideration of a preliminary plat within the development.

The proposed amendment would revise the requirements for the submission of a conceptual plan. A conceptual plan would now be required if a developer is seeking to subdivide:

- A tract of land utilizing a sequence of preliminary plats or multiple preliminary plats;
- A tract of land of 5 acres or more, if such may have an impact on drainage, access, or require a utility easement on an adjacent property within 200 feet; or
- A tract of land of any size that is zoned as a nonresidential district including CF, community facilities and PD, planned development districts and that is intended to be subdivided into three or more parts.

A conceptual plan would be required to be approved completely by the Commission before a preliminary plat can be considered. Previously, a preliminary plat could be considered by the Commission, sometimes on the same meeting agenda, after a conceptual plan had been approved or approved with conditions.

(9) Alternative Approval Processes

The new law provides for an alternative approval process for a plan or plat that allows for a shorter approval period than proscribed.

For plat applications, the city provides certain exemptions from platting (See Section 82-33); and an Abbreviated Platting Procedure, which allows for the requirement for a preliminary plat to be waived under certain conditions (See Section 82-122).

(10) Provides the types of actions and associated timeframes for the Parks Board and Planning and Zoning Commission's consideration of a parkland dedication proposal.

Parkland dedication proposals are proposed to be included in the definition of land development applications and thus would be subject to the new requirements. Proposed amendments pertaining to the parkland dedication proposals would establish the following:

- Parkland dedication proposals must be reviewed and a recommendation made by the Parks Board within 30 days of the submission of the proposal to the city;
- Parkland dedication proposals must be reviewed and a recommendation made by the Commission to City Council within 30 days of the submission of the proposal to the Commission.
- The Parks Board and the Commission must approve, approve with conditions or disapproval a parkland dedication proposal.
- If either the Parks Board or the Commission fails to submit a recommendation within the prescribed period, the recommendation will be deemed a negative recommendation (disapproval).

-----**END OF REPORT**-----

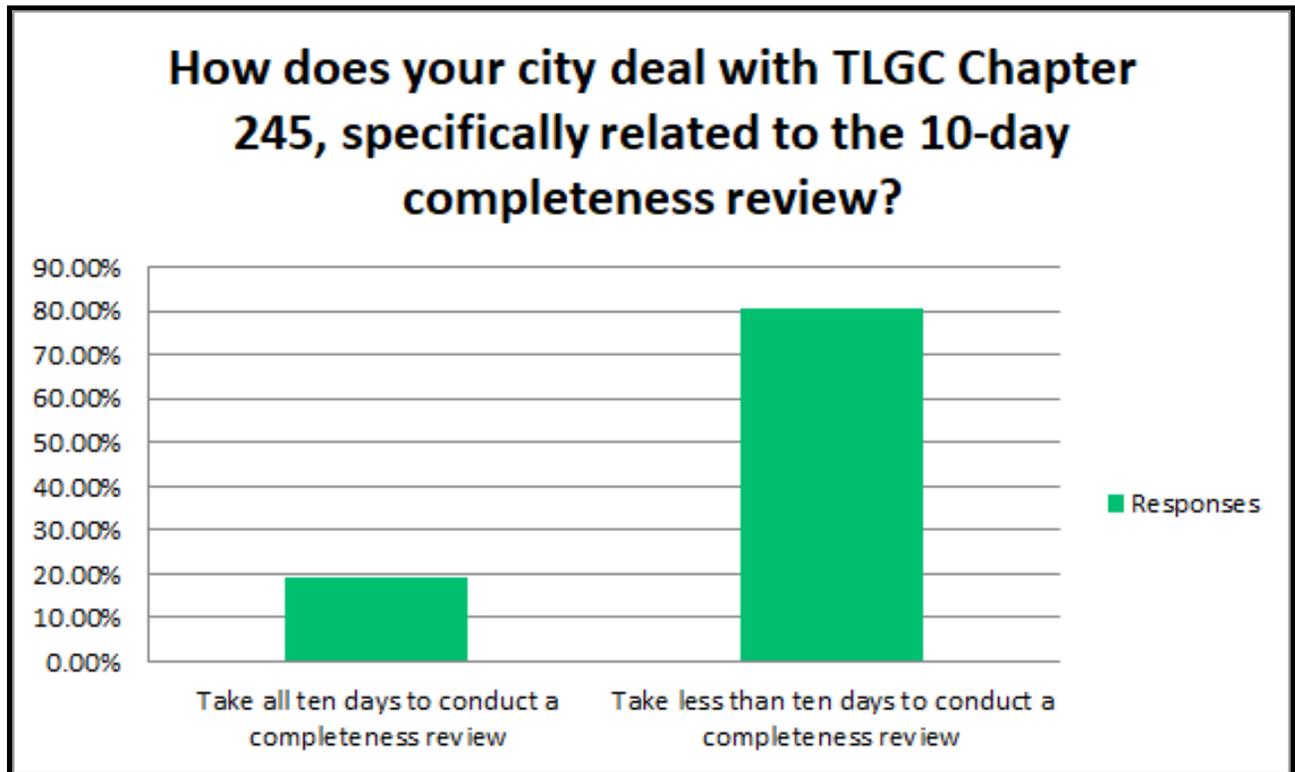
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Question 1:

Participating Cities: 61

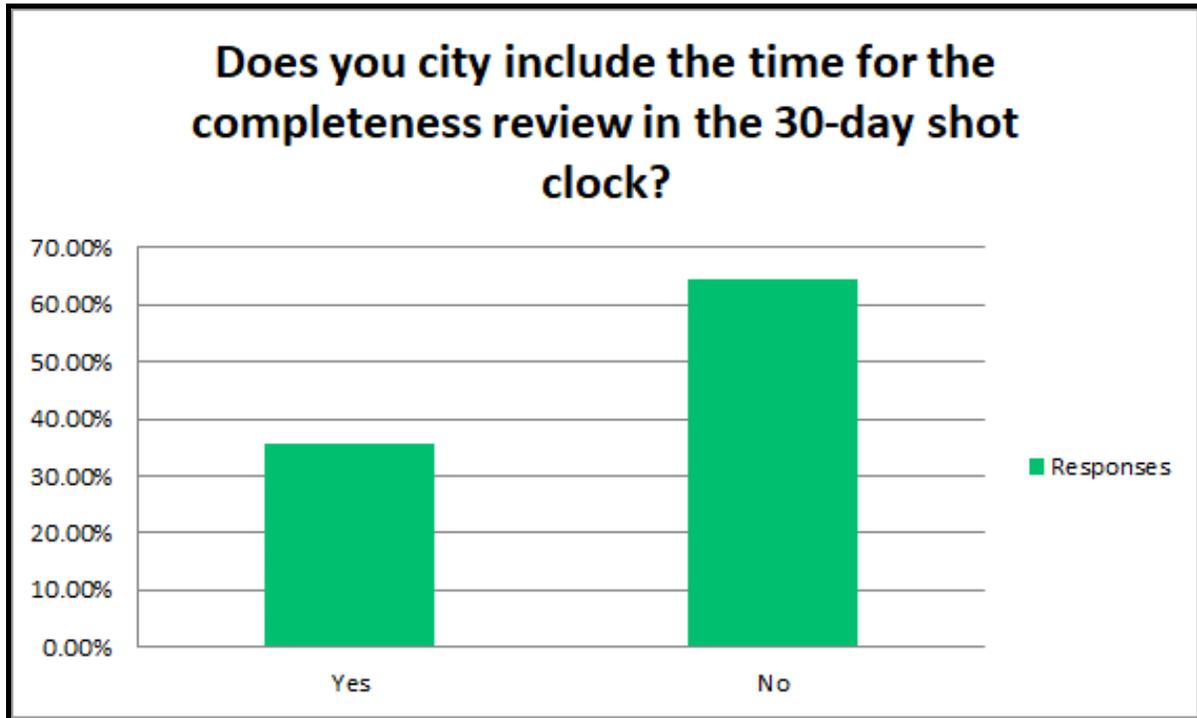
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Question 2:

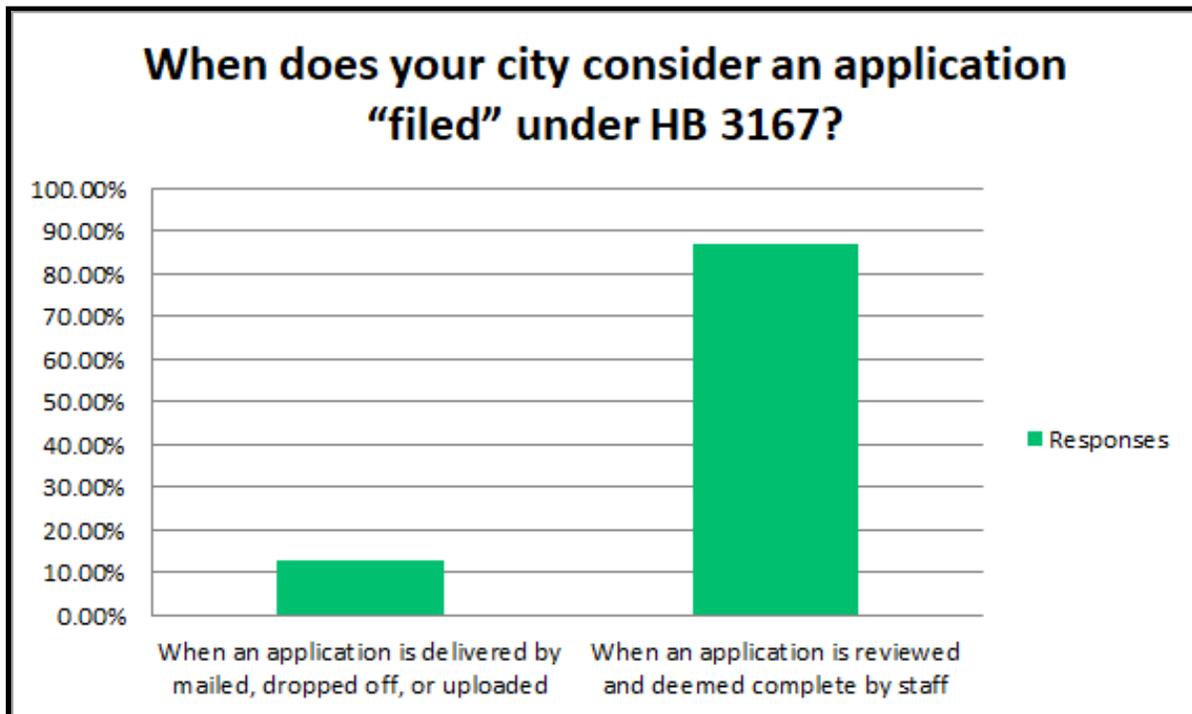


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Question 3:



Question 4:

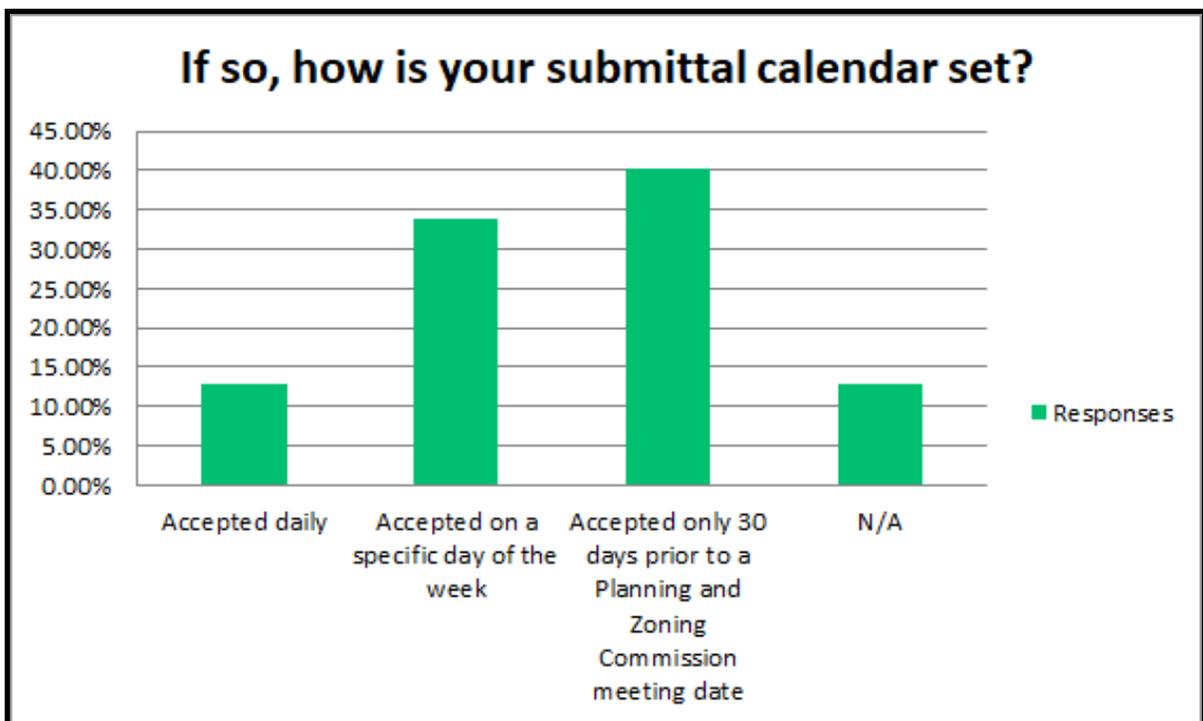


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Question 5:

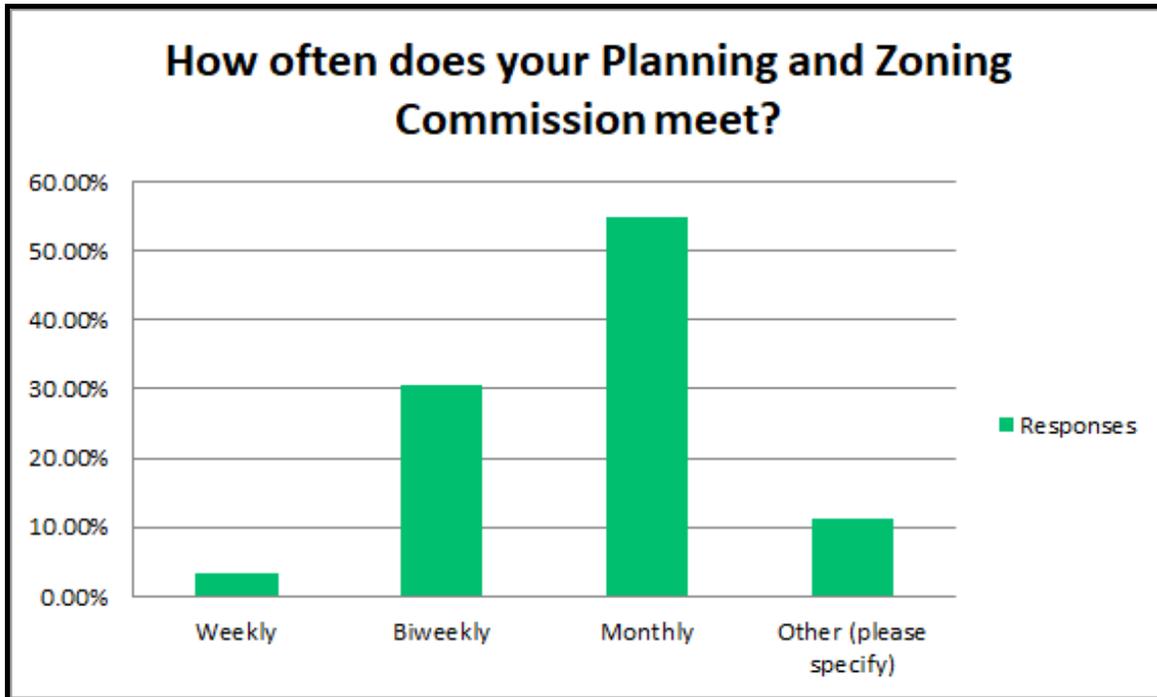


Question 6:

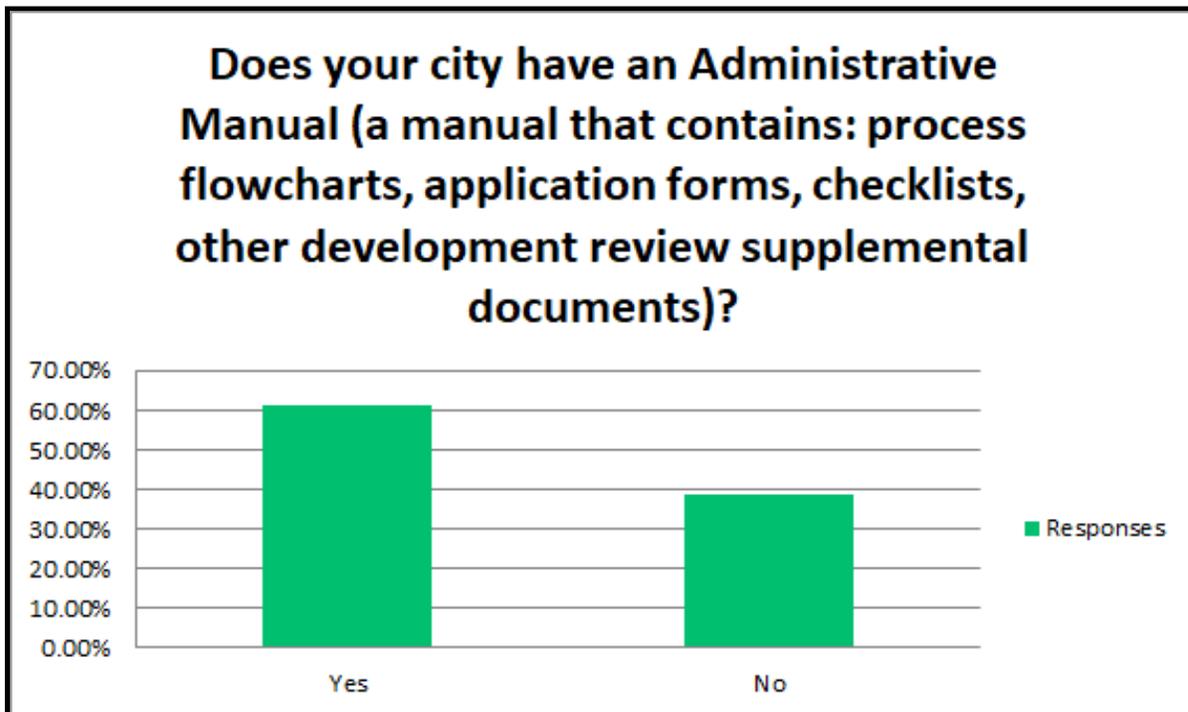


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Question 7:

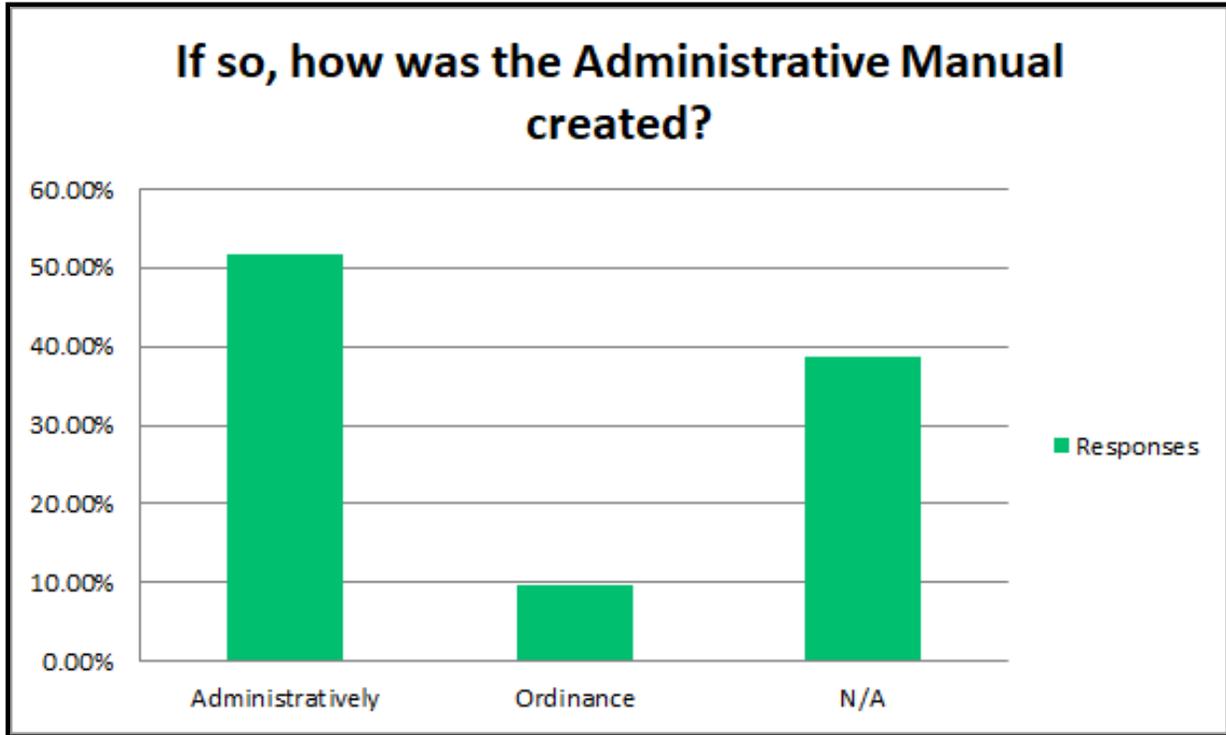


Question 8:

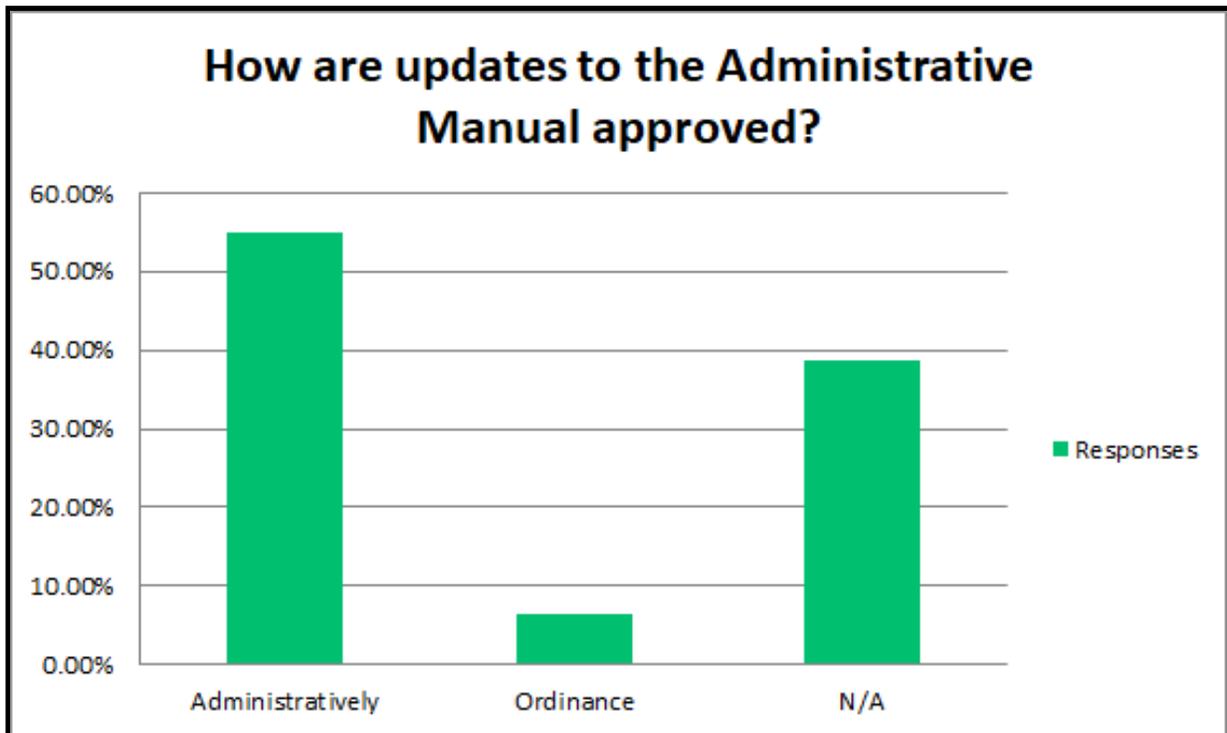


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(Created by the City of Denton, Texas)
November 2019

Question 9:



Question 10:





CITY COUNCIL AGENDA ITEM COVER MEMO

January 21, 2020

To: Mayor and City Council
Agenda Item: 8 (a) Consider Appointing the City representative and alternate representative to the groundwater reduction plan oversight committee

Submitted by: Shashi K. Kumar, P.E., Director of Public Works and City Engineer

SYNOPSIS

Appoint a primary member and an alternate to serve as the City representative on the Groundwater Reduction Plan (GRP) Oversight Committee.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a Great Place to Live
- Maintain a Fiscally Sound City Government
- Have quality development through buildout

BACKGROUND

The Groundwater Reduction Plan Participation Agreement, approved at the August 4, 2008 City Council meeting, established a three person oversight committee composed of one representative each from the City, the converting districts and the non-converting districts.

The oversight committee duties include:

- Annual review and recommendations to the City regarding the GRP
- Approval of the annual system budget, groundwater production cost and pumpage fee
- Approval of the design and construction of the system
- Approval of the plan of finance for the implementation of the GRP
- Oversight of the administration of the GRP and operation of the system

The City representative on the oversight committee consists of one representative and one alternate. The alternate will be the City Manager or his/her designee. The City primary representative to date has been Bill Atkinson (the assistant City Manager) and Shashi Kumar (Director of Public Works) as the alternate. With the new Assistant City Manager (Glen Martel) with oversight over Public Works now on-board, it is staff's recommendation that Glen Martel be appointed as the primary representative and Shashi Kumar as the alternate representative to the GRP Oversight Committee.

BUDGET ANALYSIS

Purchasing Review: N/A
Financial/Budget Review: N/A

STAFF'S RECOMMENDATION

Appoint Glen Martel as the representative and Shashi Kumar as the alternate to the GRP Oversight Committee.

Director Approval: Shashi K. Kumar

**Assistant City Manager/
City Manager Approval:** Glen A. Martel, ACM



**CITY COUNCIL
AGENDA ITEM COVER MEMO**

January 21, 2020

To: Mayor and City Council
Agenda Item: 9(a) Authorize Purchase of an Advanced Transportation Management System
Submitted by: Shashi K. Kumar, P.E., Director of Public Works and City Engineer
Cliff Brouhard, P.E., Assistant Director of Public Works

SYNOPSIS

Authorize the City Manager to execute the purchase of an Advanced Transportation Management System software and associated services.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live
- Maintain a financially sound City

BACKGROUND

City of Missouri City Traffic Divisions seeks to add Centrac (ATMS) Advanced Transportation Management System as an intuitive Graphical User Interface (GUI) based enterprise-class traffic software solution that will provide powerful and flexible Intelligent Transportation System (ITS) management, traffic control, and data sharing in a single ATMS platform. This software provides unmatched return on investment through system scalability, communications, and implementation of various ITS strategies. This software will allow Missouri City to employ customized configurations to meet the specific needs unique to city's daily traffic patterns while being monitored in the Traffic Management Center.

This purchase from Paradigm Traffic Systems is being considered through the BuyBoard Consortium, # 524-17 and thus meets all of the State and City procurement requirements. Further, as required by Policy, this purchase has been reviewed and approved by the Director of IT.

BUDGET/FISCAL ANALYSIS

Funding Source	Account Number	Project Code/Name	FY20 Funds Budgeted	FY20 Funds Available	Amount Requested
Metro Fund	401-53507-15-401-50096	50096/Central Software	\$190,350	\$190,350	189,650

Purchasing Review: Shannon Pleasant, CTPM - Procurement & Risk Manager
Financial/Budget Review: Bertha P. Alexander, Budget & Financial Reporting Manager

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Bid Tabulation and hourly rates

STAFF'S RECOMMENDATION

Staff recommends City Council to authorize the City Manager to execute the purchase of an Advanced Transportation Management System software and associated services for \$189,650.

Director Approval:

Shashi K. Kumar, P.E.

**Assistant City Manager/
City Manager Approval:**

Glen A. Martel, ACM



Phone: 800.695.2919
 Email:
 info@buyboard.com

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Contract

None selected

Vendor Name: Paradigm Traffic Systems, Inc.

Address: PO Box 5508

Arlington, TX 76005

Phone Number: (817) 831-9406

Email: estimating@paradigmtraffic.com

Website: <http://www.paradigmtraffic.com>
Federal ID: 75-2520341

Contact: Jerry Priester

Accepts RFQs: Yes

Minority Owned: No

Women Owned: No

Service-Disabled Veteran Owned: No

EDGAR Forms Received: Yes

No Israel Boycott Certificate: No

No Excluded Foreign Terrorist Orgs: No

Contract Name: Public Safety and Firehouse Supplies and Equipment

Contract#: 524-17

Effective Date: 04/01/2017

Expiration Date: 03/31/2020

Payment Terms: Net 30 days

Delivery Days: 60

Shipping Terms: Pre-paid and added to invoice

Freight Terms: FOB Destination

Ship Via: Common Carrier

Region Served: All Texas Regions

States Served: Texas

Additional Info: EDGAR Vendor Certification Form (relating to 2 CFR Part 200 & Appendix II) is Vendor response document, and can be found in the Vendor Proposal File link page.

Quote Reference Number: 524-17

Return Policy: All return require authorization from President of company

Contract Documents

EDGAR Notice: [Click to view EDGAR Notice](#)
Proposal Documents: [Click to view BuyBoard Proposal Documents](#)
Regulatory Notice: [Click to view Bonding Regulatory Notice](#)
Proposal Files: [Click to view Vendor Proposal Files Documents](#)
Renewal Notice/Letter: [Click to view Vendor Renewal Notice/Letter Documents](#)

Contact us 800.695.2919



9001 Jameel, Suite 130 Houston, TX 77040
 713-864-7545– fax 713-864-7588
www.paradigmtraffic.com

QUOTATION

TO: City of Missouri City
 1919 Skanlin Rd
 Missouri City, TX 77489

attn: Kevin Cummings

ph: 832-878-2938

fax: Kevin.Cummings@Missouricitytx.gov

RFQ: BuyBoard Contract # 524-17

Public Safety, Fire House Supply Equipment

Traffic Signals

512-467-0222 ph

800-211-5454 fax

DATE	SLSMN	DELIVERY	FREIGHT	SHIP VIA	F.O.B.	TERMS	QUOTE #
12/13/19	LS	14 Days ARO	PPD & Allowed	Best Way	Destination	Net 30	Q24417LS
ITEM	QTY	DESCRIPTION				PRICE	TOTAL
1	1	Centracs ATMS Software System, 75 Licenses, w/ 1 Year SMA				\$85,000.00	\$85,000.00
2	4	Software Maintenance Agreement, Per Year (Years 2-5)				\$9,750.00	\$39,000.00
3	1	SPMs Signal Performance Measures, 65 Intersections, Year 1 Includes Configuration, and Set Up fee				\$65,650.00	\$65,650.00
		NOTE: Year 2 and Beyond SPM's would cost \$23,725 per Year for 65 Intersections					
		NOTE: Purchase Orders MUST be processed through WWW.BUYBOARD.COM					
						TOTAL	\$189,650.00

Thank you for the opportunity to submit a proposal to you on this equipment. **Please reference this quotation (by QTE number) when placing order.** If you have any questions please call or send a fax to me.

This quote is valid for 60 days. Thereafter it is subject to change without notice.

OFFERED BY:

Lance Shannon
 Paradigm Traffic Systems, Inc.
 Federal ID# 75-2520341



CITY COUNCIL AGENDA ITEM COVER MEMO

January 21, 2020

To: Mayor and City Council
Agenda Item: 9(b) Authorize Purchase of a Signal Preemption System for Emergency Vehicles
Submitted by: Shashi K. Kumar, P.E., Director of Public Works and City Engineer
Cliff Brouhard, P.E., Assistant Director of Public Works

SYNOPSIS

Authorize the City Manager to execute the purchase of a Signal preemption system for Emergency Vehicles.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live
- Maintain a financially sound City

BACKGROUND

The City of Missouri City Traffic Operations Division is looking to deploy a signal preemption system to ensure that emergency vehicles are able to arrive on scene as fast as possible. This system will ensure that the traffic signals are prepared for the emergency vehicle and ensure safe passage through the intersection. In addition to the preemption capabilities, the city would like the ability to monitor the performance of their traffic signals and install a system that requires little to no maintenance. After reviewing a number of solutions, City of Missouri City selected the Glance Preemption & Priority System from Applied Information. The Glance Preemption & Priority System utilizes web and cloud based computing to seamlessly combine cellular, radio transmission and GPS technology into one solution to allow faster emergency response times with the ability of clearing traffic without a line of sight well in advance of approaching traffic signals.

This purchase from Paradigm Traffic Systems is being considered through the BuyBoard Consortium, # 524-17 and thus meets all of the State and City procurement requirements. Further, as required by Policy, this purchase has been reviewed and approved by the Director of IT.

BUDGET/FISCAL ANALYSIS

Funding Source	Account Number	Project Code/Name	FY20 Funds Budgeted	FY20 Funds Available	Amount Requested
Metro Fund	401-53507-15-401	50095/ GPS EMG Preemption	\$409,650	\$409,650	409,650

Purchasing Review: Shannon Pleasant, CTPM - Procurement & Risk Manager
Financial/Budget Review: Bertha P. Alexander, Budget & Financial Reporting Manager

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Quote#24415LS

STAFF'S RECOMMENDATION

Staff recommends City Council to authorize the City Manager to execute the purchase of a Signal Preemption System for Emergency Vehicles from Paradigm IN THE AMOUNT OF \$409,650.

Director Approval: Shashi K. Kumar, P.E.

**Assistant City Manager/
City Manager Approval:** Glen A. Martel, ACM



9001 Jameel, Suite 130 Houston, TX 77040
 713-864-7545– fax 713-864-7588
www.paradigmtraffic.com

QUOTATION

TO: City of Missouri City
 1919 Skanlin Rd
 Missouri City, TX 77489

attn: Kevin Cummings

ph: 832-878-2938

fax: Kevin.Cummings@Missouricitytx.gov

RFQ: BuyBoard Contract # 524-17

Public Safety, Fire House Supply Equipment

Traffic Signals

512-467-0222 ph

800-211-5454 fax

DATE	SLSMN	DELIVERY	FREIGHT	SHIP VIA	F.O.B.	TERMS	QUOTE #
12/13/19	LS	30-45 Days ARO	PPD & Allowed	Best Way	Destination	Net 30	Q24415LS
ITEM	QTY	DESCRIPTION				PRICE	TOTAL
1	65	Applied Information Cabinet FMU2 Preemption / Communications Device, with Glance Software and 10 Years of Cellular Communications / Support Package (Installation Included)				\$5,530.00	\$359,450.00
2	10	Applied Information Vehicle FMU2 Preemption / Communications Device, with Glance Software and 10 Years of Cellular Communications / Support Package				\$5,020.00	\$50,200.00
NOTE: Installation Assistance for Vehicle FMU (Optional) \$500 Each NOTE: Purchase Orders MUST be processed through WWW.BUYBOARD.COM							
						TOTAL	\$409,650.00

Thank you for the opportunity to submit a proposal to you on this equipment. **Please reference this quotation (by QTE number) when placing order.** If you have any questions please call or send a fax to me.
 This quote is valid for 60 days. Thereafter it is subject to change without notice.

OFFERED BY:

Lance Shannon
 Paradigm Traffic Systems, Inc.
 Federal ID# 75-2520341



CITY COUNCIL AGENDA ITEM COVER MEMO

January 21, 2020

To: Mayor and City Council
Agenda Item: 9(c) Award of multiple contracts for Veterinarian Services
Submitted by: Shashi K. Kumar, P.E., Director of Public Works and City Engineer

SYNOPSIS

Authorize the City Manager to negotiate and execute a contract with Sienna Plantation Animal Hospital and Lighthouse Veterinary Clinic, PLLC for the provision of specialized veterinarian services.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live
- Maintain a financially sound City

BACKGROUND

Frequently, city staff must seek veterinarian services for animals in our custody. These services are typically common and routine. The services required can be unique and are not possible with some providers (like spay while pregnant).

The City's procurement staff publically advertised an invitation for Bid # 20-314 on October 28, 2019, for the provision of full and specialized veterinarian services. This advertisement was placed in a local newspaper for two consecutive weeks, posted on the City's website, a link sent via email to many potential providers, and posted on the State of Texas Electronic State Business Daily site. Two responses were received and opened on November 12, 2019, at 2:00 PM.

Staff recommends an award to each respondent: Sienna Plantation Animal Hospital and Lighthouse Veterinary Clinic, PLLC for the provision of specialized veterinarian services. Lighthouse is the City's preferred veterinary clinic for spay and neuter services because of the value they provide. Sienna Plantation Animal Hospital is a clinic that Animal Services staff plans to utilize for overflow and specialized cases. Lighthouse veterinary clinic decided in 2019 that they would no longer be performing spay surgery on pets that are pregnant. Although Sienna clinic is not as cost effective as the Lighthouse, this clinic is generally used to performing surgical procedures that Lighthouse clinic will not perform. In so doing, staff will be able to manage a large volume of required services and have services provided for unique cases.

Parties have agreed to an initial two-year (2) agreement with a mutual option to renew for an additional two years.

BUDGET/FISCAL ANALYSIS

Funding Source	Account Number	Project Code/Name	FY2020 Funds Budgeted	FY2020 Funds Available	Amount Requested
General Fund	101-53504-15-148	NA	\$92,380	\$74,692	\$33,500

Purchasing Review: Shannon Pleasant, CTPM - Procurement & Risk Manager
Financial/Budget Review: Bertha P. Alexander, Budget & Financial Reporting Manager

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Bid Tabulation 20-314

STAFF'S RECOMMENDATION

Staff recommends City Council to Authorize the City Manager to negotiate and execute a contract with Sienna Plantation Animal Hospital and Lighthouse Veterinary Clinic, PLLC for the provision of specialized veterinarian services.

Director Approval: Shashi K. Kumar, P.E.

**Assistant City Manager/
City Manager Approval:** Glen A. Martel, ACM

CITY OF MISSOURI CITY
Bid Tabulation
Bid# 20-314 Specialized Veterinarian Services
City Hall - November 12, 2019 - 2:00 p.m.

CONTRACTOR:	The Lighthouse Veterinary Clinic, PLLC	Sienna Plantation Animal Hospital		
Canine-Wellness				
Spay	\$ 92.00	\$ 140-\$ 167.00		
Spay with pregnancy/heat	\$ 92.00	\$ 190-\$ 217.00		
Neuter	\$ 75.00	\$ 109-\$ 120.55		
HartwormTest w/city provided tester	N/A	\$ 5.00		
HartwormTest w/out city provided tester	\$ 10.00	\$ 10.00		
Microchipping	no charge with spay/neuter	\$ 10.00		
Rabies Vaccination	\$ 8.00	\$ 5.00		
Exam Fees	\$ 32.00	\$ 30.00		
Feline-Wellness				
Spay	\$ 78.00	\$ 140.70		
Spay with pregnancy/heat	\$ 78.00	\$ 160.70		
Neuter	\$ 45.00	\$ 42.70		
Rabies Vaccination	\$ 8.00	\$ 5.00		
FELV-FIV Combo Testing	\$ 30.00	\$ 30.00		
Exam Fees	\$ 32.00	\$ 30.00		
Canine-Treatment for sick/injured				
Exam Fee	\$ 32.00	\$ 30.00		
Dental Cleaning	\$ 100.00	\$ 180.00		
Dental Extractions	\$16-\$100. (varies)	\$ 20.-\$ 100.		
X-Rays	\$ 92.00	\$ 75.00		
Fecal	\$ 8.00	\$ 5.00		
Euthanasia (if medically necessary and cannot be done at shelter)	\$90-\$150. (varies by weight)	\$ 35.-\$ 50.		
Feline-Treatment for sick/injured				
Exam Fee	\$ 32.00	\$ 30.00		
Dental Cleaning	\$ 100.00	\$ 180.00		
Dental Extractions	\$16-\$100. (varies)	\$ 20.-\$ 100.		
X-Rays	\$ 92.00	\$ 75.00		
Deworming	\$5-\$12. (varies)	\$ 2.00		
Fecal	\$ 8.00	\$ 5.00		

Upper Respiratory illness treatments	\$ 120-up. (varies by weight)	\$	60.00		
Euthanasia (if medically necessary and cannot be done at shelter)	\$ 80-up. (varies by weight)	\$ 35.-\$ 50.			
Provider will not spay pregnant/heat					



CITY COUNCIL AGENDA ITEM COVER MEMO

January 21, 2020

To: Mayor and City Council
Agenda Item: 9(d) Blanket Purchase Order for Fire Truck Repair Services
Submitted by: Shashi K. Kumar, P.E., Director of Public Works and City Engineer

SYNOPSIS

Authorize the City Manager to approve a Blanket Purchase Order for \$100,000 per annum for the balance of the current fiscal year with the option for an additional Blanket Purchase Orders for FY2021 for the provision of services in the repair and maintenance of city-owned fire trucks and apparatus with Siddons-Martin Emergency Group, LLC.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live
- Maintain a financially sound City

BACKGROUND

Siddons Martin Emergency Group, LLC, is the only local authorized service center for the Pierce Fire Trucks and apparatus owned by the City. Periodically, Fleet Services will require the service for trucks that have broken down and are in need of repair. Over the last fiscal year and part of the current year, the City has incurred significant repairs cost for aging fleet. With the recent purchase and receipt of two new units, the anticipation is that repair costs may go down over the next years.

Siddons Martin Emergency Group, LLC, is a contractor on the BuyBoard Cooperative Purchasing contract under their contract # 571-18. This purchase would satisfy all City and State Purchasing requirements with the utilization of this cooperative group. The City seeks approval from Council for FY2020 and FY2021.

It is anticipated that this authorization would be valid through September 30, 2021 (expiration of the BuyBoard contract).

BUDGET/FISCAL ANALYSIS

Funding Source	Account Number	Project Code/Name	FY2020 Funds Budgeted	FY2020 Funds Available	Amount Requested
General Fund	101-54137-15-145	Fleet Repair Costs	\$553,200	\$289,717	\$100,000

Purchasing Review: Shannon Pleasant, CTPM - Procurement & Risk Manager
Financial/Budget Review: Bertha P. Alexander, Budget & Financial Reporting Manager

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. BuyBoard Contract
2. Siddons Martin pricing

STAFF'S RECOMMENDATION

Staff recommends City Council to Authorize the City Manager to approve a Blanket Purchase Order for the balance of the current fiscal year for the provision of services in the repair and maintenance of city-owned fire trucks and apparatus with Siddons-Martin Emergency Group, LLC.

Director Approval:

Shashi K. Kumar, P.E.

**Assistant City Manager/
City Manager Approval:**

Glen A. Martel, ACM



Phone: 800.695.2919
Email:
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Vendor Name: Siddons Martin Emergency Group, LLC

Address: 1632 E. Richey Road

Houston, TX 77073

Phone Number: (800) 784-6806

Email: jdoran@siddons-martin.com

Website: <http://www.siddons-martin.com>

Federal ID: 274333590

Contact: Jeff Doran

Accepts RFQs: Yes

Minority Owned: No

Women Owned: No

Service-Disabled Veteran Owned: No

EDGAR Forms Received: Yes

No Israel Boycott Certificate: Yes

No Excluded Foreign Terrorist Orgs: Yes

Contract Name: Fire Service Apparatus Service Vehicles

Contract#: 571-18

Effective Date: 10/01/2018

Expiration Date: 09/30/2021

Service Fee: Vehicles purchase orders are subject to a \$1500 service fee

Payment Terms: Net 30 days

Delivery Days: 360

Shipping Terms: Pre-paid and added to invoice

Freight Terms: FOB Destination

Ship Via: Common Carrier

Region Served: All Texas Regions

States Served: All States

Quote Reference Number: 571-18

Return Policy: No returns on Apparatus. Parts returns are case by case.

Additional Dealers: See Dealers/Distributors link for dealer list.

Contract Documents

EDGAR Notice: [Click to view EDGAR Notice](#)

Proposal Documents: [Click to view BuyBoard Proposal Documents](#)

Regulatory Notice: [Click to view Bonding Regulatory Notice](#)

Proposal Files: [Click to view Vendor Proposal Files Documents](#)

Renewal Notice/Letter: [Click to view Vendor Renewal Notice/Letter Documents](#)

Additional Dealers/Distributors: [Click to view Vendor Additional Dealers/Distributors Documents](#)

Contact us 800.695.2919

	Siddons-Martin Option Lisitng 571-18	571-18 Pricing
102	add "L" Frame liner	\$2,816.00
103	ADD "C" Frame Liner	\$5,481.00
104	upgrade to 22,800# front axle	\$2,108.00
105	upgrade to 27,000# rear axle	\$2,241.00
106	upgrade to 31,000# rear	\$5,323.00
107	change to tandem axle	\$9,115.00
108	TAK-4 Suspension	\$13,734.00
109	Change to Air Ride Suspension, Single	\$4,060.00
110	Change to Air Ride Suspension, Tandem	\$6,436.00
111	Change to Dynalastic Suspension	\$3,986.00
112	4 x 4 Option	\$32,789.00
113	Tire Chains -	\$4,701.00
114	Vogel Lube, 22 point	\$5,787.00
115	Aluminum Wheels, front	\$2,106.00
116	Aluminum Wheels, Rear Single Axle	\$3,320.00
117	Aluminum Wheels Tandem Axle	\$4,839.00
118	Electronic Tire Pressure Management	\$2,032.00
119	Safety Bands (2 pair)	\$1,074.00
120	Mud Flaps	\$619.00
121	Wheel Chocks and Mounts	\$984.00
122	Disc Brakes, Rear, Single	\$1,271.00
123	Disc Brakes, Rear, Tandem (per)	\$1,652.00
124	air inlet-outlet	\$698.00
125	Additional Air Tanks	\$392.00
126	12 or 120 volt compressor	\$1,566.00
127	Ford 330 hp to Cummins 370	\$17,196.00
128	Cummins L9 370hp to 400 hp	\$2,255.00
129	Cummins L9 400hp to 450hp L9	\$1,221.00
130	Cummins L9 450hp to Detroit DD13 470 hp	\$19,493.00
131	Detroit DD13 470 to Cummins X15 565 hp	\$17,096.00
132	Emergency Shutdown for Engine, Air w/ reset	\$1,413.00
133	Engine Brake Commercial	\$2,727.00
134	Telma Retarder, Single Axle	\$15,450.00
135	Exhaust Extension Plymo or Nederman	\$304.00
136	Exhaust Grabber	\$1,005.00
137	Magnetic Grabber	\$3,922.00
138	75 gallon fuel dual fill	\$1,216.00
139	Change transmission to PR in Place of standard	\$12,326.00
140	Steering with controls	\$1,763.00
141	Add Extended Bumper	\$2,900.00
142	Add 26" Extended underslung Bumper	\$5,417.00
143	Bumper tray with cover	\$1,766.00
144	Bumper Sight Rod	\$623.00
145	Mirrors - change to Bus style cab corner	\$2,949.00
146	Mirrors - change to door mount bus style	\$2,748.00
147	Mirrors - change to One-Eleven style	\$2,234.00
148	Raised roof, custom cab	\$2,139.00

149		110 Volt cab A/C	\$2,048.00
150		Safety System	\$10,304.00
151		Driver Safety Seat	\$617.00
152			\$0.00
153		SCBA Safety Seat	\$1,045.00
154		Bostrom Officer SCBA	\$1,738.00
155		Bostrom 2 F-Facing Crew	\$2,049.00
156		3 Seat to Crew (Commercial)	\$2,207.00
157		EMS Compartment in Cab	\$2,030.00
158		EMS Compartment w outside access	\$3,174.00
159		SCBA Bracket to Hands Free	\$781.00
160		Upgrade International 4400 to 7500	\$12,260.00
161		Upgrdae Freightliner M2 to M2-112	\$43,362.00
162		Upgrade to Freightliner / International 4 Door Cab	\$10,964.00
163		Upgrade Kenworth/Peterbilt to 4 Door	\$14,461.00
164		Upgrade to Peterbilt 337 4 x 2	\$4,670.00
165		Upgrade to Peterbilt 348 4 x 2	\$13,186.00
166		Upgrade to Peterbilt 367 6 x 4	\$60,049.00
167		Upgrade from Saber to Enforcer Cab	\$13,733.00
168		Upgrade from Saber to Impel Cab	\$33,954.00
169		Upgrade from Saber to Velocity	\$59,125.00
170		Upgrade from Arrow to Velocity	\$10,923.00
171		Upgrade from Arrow to Quantum	\$25,002.00
172		Upgrade from Arrow to Dash CF	\$34,296.00
173		Upgrade Velocity to Dash CF (PUC)	\$9,092.00
174		Extended custom cab to 84"	\$8,112.00
175		Remote Control Spot Lights	\$1,508.00
176		Spare radio wiring	\$124.00
177		Radio with Weatherband	\$1,286.00
178		Additional MUX Screen with mapping	\$5,195.00
179		Additional MUX Screen	\$2,916.00
180		install Customer MDT with power wiring	\$1,060.00
181		install Customer radio	\$966.00
182		2 Person Command Center Configuration	\$7,617.00
183		Roll Alert Syatem	\$3,978.00
184		Camera System, Sides and rear to mux	\$1,068.00
185		Camera System, Sides and rear to monitor	\$1,685.00
186		Camera System with DVR	\$4,112.00
187		Intercom System (BASIC)	\$3,340.00
188		Intercom System (up to 6 position, 2 with radio, 6 headsets non-wireless)	\$6,182.00
189		Intercom Wireless System 2 - Radio, 6 positions with headsets	\$9,362.00
190		Intercom Headset - Wired	\$543.00
191		Intercom Headset - wireless	\$930.00
192		IOTA	\$1,081.00
193		Dual Pro Charger	\$884.00
194		Kussmaul Charger	\$1,855.00

195		Kussmaul Pump plus	\$2,759.00
196		Progressive (per unit)	\$1,406.00
197		Newmar Charger	\$2,001.00
198		Load Manager TSM	\$1,714.00
199		Auto-eject 15 amp	\$324.00
200		Auto-eject 20 amp	\$551.00
201		Auto-eject 30 amp	\$823.00
202		320 amp	\$3,367.00
203		320 Rectifier	\$4,994.00
204		430 amp	\$3,987.00
205		LED under cab/body lighting	\$1,435.00
206		LED cab-pump-body	\$2,101.00
207		LED Headlights	\$2,255.00
208		12 volt LED Scene	\$1,857.00
209		12 volt LED Brow light	\$2,550.00
210		12 volt LED Recessed or surface (per light)	\$2,345.00
211		12 volt LED Pole light (per light)	\$2,427.00
212		Tail lighting LED Upgrade	\$1,852.00
213		Tanker Tail Board Package	\$2,137.00
214		Tanker Hose bed Package	\$1,451.00
215		Upgrade Tanker Step Package	\$1,827.00
216		Rear step package with wrap bumper	\$2,367.00
217		Add Vinyl Cover for Crosslay Hose Bed	\$531.00
218		Hose Bed Cover, Aluminum	\$5,965.00
219		Hose Bed Cover, Vinyl	\$951.00
220		Hose Bed Cover, Roll-up	\$8,215.00
221		NY Hose Bed	\$2,208.00
222		PUC Body Configuration	\$12,553.00
223		Catwalk-Hatch Compartment, Each	\$3,313.00
224		Underbody Compartments, each	\$2,570.00
225		Add Right High Side Compartments	\$3,588.00
226		Add Electric / Hydraulic Ladder Rack	\$12,021.00
227		Full Height - Depth Compartments	\$6,316.00
228		Ladder Storage next to tank	\$3,572.00
229		Winch 9000# portable	\$3,037.00
230		LED Compartment Lighting base upgrade lighting	\$1,871.00
231		LED Compartment Lighting premium (7 compartments)	\$3,209.00
232		Increase Booster Tank to: 1000 Gallons	\$1,423.00
233		Increase Booster Tank to: 1250 Gallons	\$3,877.00
234		Increase Booster Tank to: 1500 Gallons	\$5,425.00
235		2.5" Direct Tank Fill to Main Intake	\$1,647.00
236		Direct tank fill	\$3,180.00
237		3.0" Direct Tank Fill	\$2,011.00
238		manual rear dump	\$3,134.00
239		air-electric side or rear dump (each)	\$4,438.00
240		air-electric side dump with extender (each)	\$10,675.00
241		trough - hard suction (each)	\$1,280.00

242	hard suction hose (each)	\$1,194.00
243	Mate Flex in Enclosed Compartments Per Shelf	\$132.00
244	Adjustable Compartment shelves	\$208.00
245	Slide-out tool board	\$1,548.00
246	Swing-out tool board	\$1,782.00
247	Slide-out floor tray	\$830.00
248	Adjustable slide-out tray	\$877.00
249	tilt-out adjustable tray	\$962.00
250	SCBA Cylinder storage in fender panel single (each)	\$839.00
251	SCBA Cylinder storage in fender panel double (each)	\$924.00
252	SCBA Cylinder storage in fender panel triple (each)	\$1,005.00
253	SCBA Storage in tandem	\$962.00
254	500 GPM Pump to 1000 GPM PTO Pump	\$7,560.00
255	Increase Pump from 1250 to 1500 gpm	\$6,575.00
256	Increase Pump from 1500 to 1750 gpm	\$3,896.00
257	Increase Pump from 1500 to 2000 gpm	\$7,538.00
258	add pump anodes (pair)	\$351.00
259	Add Mechanical Seal to Pump	\$873.00
260	Flow Meters, each	\$2,003.00
261	MIV Valves Electric with manual back-up (each)	\$6,388.00
262	add 2.5" suction	\$1,395.00
263	Preconnect 1.5" with 2.0" plumbing - Speed or cross	\$2,549.00
264	Preconnect 2.5 or 3" plumbing - Speed or Cross	\$3,138.00
265	Add Front Suction Inlet 4-6"	\$6,835.00
266	Add Rear Suction Inlet	\$5,407.00
267	1.5" discharge front bumper	\$2,300.00
268	2.5" Discharge front bumper	\$2,853.00
269	1.5" discharge	\$1,494.00
270	2.5" Discharge	\$2,213.00
271	3" Discharge	\$2,726.00
272	Add Large Diameter Rear Discharge	\$5,641.00
273	Add Large Diameter Side Discharge 5" with 4" valve	\$4,810.00
274	add deluge plumbing	\$2,137.00
275	Extenda-gun 12"	\$4,159.00
276	Extenda-gun 18"	\$4,572.00
277	Electric Extenda Gun	\$5,354.00
278	Electric Deluge riser	\$8,765.00
279	Electric Deluge with foam by-pass	\$11,136.00
280	Provide (2) Speedlays IPO Crosslay with Rollers	\$5,560.00
281	Provide (2) Speedlays w/ Tray's IPO Crosslay with Rollers	\$6,925.00
282	Add Hinged-Type Aluminum Cover to Crosslay (per set of 2)	\$656.00
283	Add 1" Cargo Netting to cross/speedlay (2)	\$318.00
284	Crosslay roll-up doors	\$2,508.00
285	Poly Tray additional	\$934.00

286	Hose Reel, Rear Compartment Mounted w/ 150' Hose	\$3,537.00
287	Hose Reel, above pump w/ 150' Hose	\$3,755.00
288	Hose Reel, Under Cab w/ 100' Hose	\$4,282.00
289	Akron 3096-95 gpm Single Agent System	\$7,652.00
290	Akron 3096-95 gpm Dual Agent System	\$11,874.00
291	Elkhart 240-95 Single Agent	\$8,008.00
292	Elkhart 240-95 Dual Agent	\$12,096.00
293	Foam Pro 1600 Single Agent to (3) Discharges	\$10,767.00
294	Foam Pro 2001 Dual Agent to (3) Discharges	\$18,976.00
295	Foam Pro 2002 Dual Agent to (3) Discharges	\$24,794.00
296	Pierce Husky 3, Single Agent (5) discharges	\$13,219.00
297	Pierce Husky 12 Single Agent (5) discharge	\$23,177.00
298	Pierce Husky 12 Dual Agent (5) Discharge	\$27,774.00
299	Pierce Husky 300 Industrial Foam System	\$108,985.00
300	Foam Cell 20 Gallons	\$1,596.00
301	Foam Cell 50 Gallons	\$2,090.00
302	Foam system by-pass to deck gun or aerial	\$4,412.00
303	Foam Cell 300 Gallons	\$6,493.00
304	Pierce Hercules CAFS to (5) Discharges	\$31,159.00
305	Pump Panel Enclosure	\$5,011.00
306	Airhorn at activation pump panel	\$174.00
307	Add Top Pump Control	\$8,055.00
308	Tank Level LED Group	\$1,342.00
309	Tank level LED (Individual lights)	\$1,968.00
310	Weather Station, Columbia Orion	\$7,652.00
311	PTZ Camera Color	\$11,096.00
312	Fixed Lens Weatherproof Color Camera	\$10,896.00
313	Dual camera Thermal and Color PTZ	\$47,587.00
314	D-TEC	\$1,670.00
315	Will-Burt 7-30 Mast with Nycoil	\$12,207.00
316	Will-Burt 7-42 Mast with Nycoil	\$18,666.00
317	4 Channel Flashdrive DVR	\$2,390.00
318	120 volt Body A/C, roof mounted with heat	\$2,341.00
319	2 person Command Center	\$12,076.00
320	Fire Pump 250 gpm	\$29,854.00
321	Haz-Mat Upgrade	\$21,347.00
322	LED Emergency Light Package	\$12,331.00
323	Upgrade to HDR Body	\$45,586.00
324	Water Tank	\$9,006.00
325	Communications Center, 4 Desk with Conference	\$263,231.00
326	LED Interior Lighting	\$5,782.00
327	Antenna Rail with 10 mounts	\$6,449.00
328	Smart Podium	\$5,548.00
329	Phone Network 6-line, 16-extension	\$24,461.00
330	Interoperability JPS Raytheon	\$38,748.00
331	120 v Refrigerator 23 cu ft	\$2,840.00
332	37 Space Electronics Rack System	\$4,096.00

333	Satellite Tracvision	\$8,211.00
334	WTI Sidewinder camera	\$11,351.00
335	Monitor Package (6-32")	\$8,101.00
336	4 Channel DVR	\$2,463.00
337	Hydraulics package (2 reels with 100' hoses and 2 connector 12' hoses	\$12,025.00
338	Slide-out Module up to 132"	\$19,879.00
339	Leveling System	\$12,009.00
340	Awning	\$3,558.00
341	Electric Awning	\$7,171.00
342	Quic-Ladder Access Ladder	\$1,979.00
343	Air Horns with 2 foot switches	\$1,559.00
344	Additional Speaker	\$763.00
345	Q2B Siren	\$4,072.00
346	GTT Emitter Roof/remote mounted	\$2,289.00
347	Roto Ray Emergency Light	\$2,862.00
348	Mini Lightbar over crew cab Doors	\$2,341.00
349	Traffic Directing light bar - a	\$2,002.00
350	Traffic Directing light bar - b	\$2,694.00
351	Diesel 7.5 KW	\$14,661.00
352	Diesel 10 KW Generator w/ Monitor Package	\$19,887.00
353	Diesel 15 KW Generator w/ Monitor Package	\$23,412.00
354	Diesel 20 KW water cooled	\$27,569.00
355	Diesel 30 KW	\$29,854.00
356	Gas 4.0 KW	\$5,795.00
357	Gas 5 KW	\$6,071.00
358	Hydraulic 6 KW	\$18,891.00
359	Hydraulic 8 KW	\$21,369.00
360	Hydraulic 10 KW	\$23,938.00
361	Hydraulic 15 KW	\$31,849.00
362	PTO Drive 35 kw	\$23,227.00
363	500 Watt Tripod Flood Light	\$1,875.00
364	750 Watt Flood Light w/ pole	\$1,559.00
365	1000 Watt Flood Light w/pole	\$1,735.00
366	1500 Watt Flood Light - recessed	\$1,397.00
367	120 volt LED visor light	\$1,563.00
368	750 Watt Visor light	\$1,114.00
369	120 volt 150 watt LED w/ pole	\$2,499.00
370	120 volt 150 watt LED recessed/flush mount	\$2,117.00
371	120 volt 150 watt LED Pedestal	\$2,276.00
372	Light Tower 9000 watt	\$24,905.00
373	Light Tower 6000	\$20,737.00
374	Light Tower 300 Watt	\$10,946.00
375	Electric Cord Reel with 200' of 10/3	\$2,623.00
376	Electric Cord Reel with 200' of 10/3 in Front Bumper	\$3,748.00
377	Cascade	\$54,716.00
378	High Pressure Breathing Air Reel (200' hose)	\$3,663.00

379	Breathing air compressor 14 cfm	\$62,719.00
380	Breathing air compressor 24 cfm	\$80,385.00
381	Breathing air booster pump	\$14,234.00
382	Hydraulic Reel, 100' x .25" Hose	\$5,716.00
383	Hannay reel with 100' Core Tech hose	\$5,701.00
384	50' Snozzle - P-50	\$161,011.00
385	65' Snozzle HS-2 65'	\$253,502.00
386	Automatic Nozzle Leveling Device	\$2,563.00
387	Winterization Package	\$2,885.00
388	PD2180 Converter	\$4,451.00
389	3 way Valve Assembly w/ 44" Piercing Nozzle	\$18,120.00
390	Remote Control Nozzle RRC	\$11,435.00
391	AC Power to Tip	\$4,192.00
392	Equipment Package (2) Crowbars, (5) Axes, (2) Sledgehammers, (2) Claw tools	\$2,793.00
393	Full Depth & Full Height Compartments	\$6,182.00
394	Pinnable Waterway on 75' & 105' Aerials	\$5,418.00
395	Provide Breathing Air to Tip	\$12,212.00
396	Provide Super Duty 100' Aerial Ladder, In Addition to Base Price	\$108,961.00
397	Pumper Style Body for Single Axle 75'	-\$12,596.00
398	Remote Tip Controls, Ladder	\$9,147.00
399	LED Emergency Light Package Upgrade	\$7,005.00
400	Two (2) Monitors with Platforms	\$14,524.00
401	Enclosed Stokes Box	\$2,001.00
402	Collision Avoidance	\$7,473.00
403	Steel to Aluminum Aerial	\$62,263.00
404	Steel to Aluminum Platform	\$108,961.00
405	Wireless Remote for Monitors	\$5,173.00
406	2- VUM Manual Monitor Valves	\$5,365.00
407	Led Aerial Section Lighting	\$4,425.00
408	High Flow Waterway	\$7,565.00
409	Additional Electric Valve in Waterway	\$5,352.00
410	LED Rung Lighting	\$4,670.00
411	12 Volt LED Tracking/tip lights	\$4,698.00
412	Breathing Air (1 - 6000 psi)	\$11,363.00
413	Painted Grill	\$1,096.00
414	Labor Rate, per hour	\$135.00
415	As Built Electrical Drawings Pumper	\$4,581.00
416	As Built Electrical Drawings Aerial / Rescue	\$9,630.00
417	LOOSE EQUIPMENT	\$0.00
418	150' life safety rope, atleast 1/2" (12 mm) diameter meeting NFPA	\$289.00
419	150' Life Safety Rope, atleast 5/8" (16 mm) diameter meeting NFPA	\$317.00
420	2.5 Gallon Water Extinguisher	\$183.00
421	4.00" x 100' Rubber Lined Hose	\$600.00
422	5.00" x 100' Rubber Lined Hose	\$634.00

423	Additional 10' Folding Ladder	\$579.00
424	Additional 14' Roof with Hooks	\$706.00
425	Air Bags - 56 Ton System	\$8,450.00
426	Base Thermal Imager Camera with charger	\$15,567.00
427	Combination Spanner Wrench with Bracket	\$183.00
428	Complete SCBA	\$7,227.00
429	Deck Gun with Tips, Manual	\$4,892.00
430	Deck Gun with Tips, Electric	\$9,562.00
431	Each 150' Lengths of Utility Rope	\$222.00
432	Each Approved Portable Fire Extinguisher: ABC	\$183.00
433	Each Approved Portable Fire Extinguisher: CO2	\$225.00
434	Each Hydrant Wrench Set	\$220.00
435	Each Portable Hand Light w/ Mounting Brackets	\$144.00
436	Each Scoop Shovel	\$96.00
437	First Aid Kit, 24 units, Fire Department Assortment	\$317.00
438	Hose 1.75" x 50 Double Jacket with 1.50" couplings	\$128.00
439	Hose 2.50" x 50' Double Jacket with 2.50" Couplings	\$178.00
440	Little Giant Ladder	\$670.00
441	One Assorted Tool Box	\$556.00
442	One Hose Roller	\$406.00
443	One Pair of Bolt Cutters 24"	\$273.00
444	Partner K-12 Saw	\$2,668.00
445	Piston Intake	\$1,557.00
446	Rescue Tools - Power Unit, (2) Rams, Cutter, Spreader, Hoses	\$31,131.00
447	Silent Witness	\$10,563.00
448	Spare SCBA Bottles	\$1,445.00
449	Thermal Imager Camera System	\$35,579.00
450	Hose Clamp	\$651.00
451	Axe, Pick	\$144.00
452	Axe, Flat	\$139.00
453	PPV Fan, Gas	\$245.00
454	Poly mounts for tools, Rescue Equipment	\$762.00
455	Poly Console Box	\$984.00
456	ARFF 3rd Party FAA Maintenance Compliance Inspection	\$1,701.00
457	Snuzzle Maintenance Compliance Inspection	\$486.00
458	Whelen Lighting and parts (Red 15 or PL 15.1)	43% off list
459	Havis	32% off list
460	ProGard	25% off list
461	Go Industries	25% off list
462	Oshkosh Airport Products Parts	0% off list
463	Pierce Parts	0% off list
464	Emergency Equipment Upfitting	
465	Responder Lighting Package	\$3,558.00
466	Squad Package	\$6,159.00
467	Commander Package	\$8,354.00
468	Arrestor Package	\$10,407.00
469	Director Package	\$12,843.00

470	Lieutenant Package	\$19,137.00
471	Chief's Package	\$23,889.00
472	Commodity Surcharges	
473	Arrow XT	2.50%
474	Dash	2.70%
475	Enforcer	2.30%
476	Impel	2.50%
477	Quantum	2.70%
478	Saber	2.30%
479	Velocity	2.50%
480	Florida Commercial Pumpers	1.30%
481	Florida Commercial Tankers	1.40%
482	Wildlands	1.90%
483	Aerial Products	
484	Ascendant Ladders	2.90%
485	Ascendant Tillers	2.90%
486	Ascendant Platforms	3.20%
487	Aluminum 75 and 100' Aerial	3.00%
488	Steel Ladders	3.50%
489	Platforms	4.00%
490	Snozzles/Skyboom	3.60%
491	Rescue Products	
492	Custom Chassis Units	2.80%
493	Commercial Chassis Units	2.50%
100371	Paint Layout (Cab Split Color - Upper)	\$ 4,896.00
100536	Paint Layout (Cab Repaint)	\$ 7,504.00
100489	Bed Liner, Body/Step Surfaces	\$ 1,615.00
100520	Window Tint	\$ 476.00
100406	Severe Duty Chassis Upgrade Kit	\$ 14,335.00
100407	Heavy Duty Sway Bars	\$ 673.00
100408	Upgraded Differential Gears	\$ 4,347.00
100730	Air Locking Front Axle kit with compressor (Class 5 and Smaller Chassis)	\$ 3,767.00
100444	Bumper Extension, 24", Large Truck	\$ 1,232.00
203811	Bumper Platform, 24", Large Truck	\$ 1,666.00
100445	Bumper Platform, 12"	\$ 1,408.00
203810	Bumper Extension, 12", Up to Type 5 Apparatus	\$ 932.00
100446	Bumper Hose Compartment - Driver Side (Without Lid)	\$ 455.00
100447	Bumper Hose Compartment - Center (Without Lid)	\$ 455.00
100448	Bumper Hose Compartment - Passenger Side (Without Lid)	\$ 455.00
100625	Optima Batteries - Yellow Top	\$ 890.00
100046	Suspension System, FORD, 4x4, 6", 4 Link	\$ 10,226.00
203851	Suspension System FORD 6x6 Modification "FireWalker"	\$ 67,275.00
100603	Lift Kit, 4x4, 2" Spacer	\$ 1,335.00
100681	Suspension System, RAM, 4x4, 6" 4 Link	\$ 21,528.00
100683	Large Tire Modifications to Chassis	\$ 4,575.00
100048	Tires and Wheels, Super Single 335/80 R20 (4)	\$ 9,481.00
203743	Run Flat Insert, 11" 3 Piece Wheel (1)	\$ 445.00
100053	Spare Tire and Wheel, Super Single 335/80 R20 (1)	\$ 1,967.00

100054	Spare Tire and Wheel, Super Single 335/80 R20 (1) (No Trade In)	\$ 2,236.00
100055	Spare Tire, Top of Tank	\$ 269.00
100056	Spare Tire, Front of Tank	\$ 538.00
100059	Ranchhand Bumper Black Powder Coat Steel	\$ 2,494.00
100060	Ranchhand Bumper Steel (Custom Paint)	\$ 2,763.00
100061	Buckstop Bumper Steel (Custom Paint)	\$ 3,716.00
100062	Skeeter Aluminum Custom Bumper	\$ 3,705.00
100377	Custom Steel SBT HD Bumper and Grill Guard	\$ 3,819.00
100516	Custom Fabricated Bumper/Grill Guard	\$ 3,819.00
200310	Front Bumper Hose Securement System	\$ 186.00
203450	Skeeter Aluminum Custom Bumper, Painted BLACK	\$ 4,513.00
203452	Skeeter Aluminum Custom Bumper, Bed Lined BLACK	\$ 4,513.00
203451	Skeeter Aluminum Custom Bumper, Bed Lined RED	\$ 4,513.00
203449	Skeeter Aluminum Custom Bumper, Painted Chassis RED	\$ 4,513.00
100613	Bumper Mounted Grill Guard	\$ 1,025.00
100116	Rear Tube Bumper, 4"x8"x.25"	\$ 1,615.00
100610	Rear Tube Bumper, 4"x4"x.25"	\$ 1,314.00
100058	Mud Flaps, Rear Wheels, SBT Logo	\$ 352.00
100063	1/4" Skid Protection Panel	\$ 942.00
100064	Front Bumper, 5/16" Skid Protection Panel, Heavy Duty	\$ 1,242.00
100065	Transfer Case, Skid Protection Panel	\$ 1,439.00
100066	Exhaust DPF Canister, Protection, Tubular Steel	\$ 1,987.00
100586	DPF Skid Protection	\$ 279.00
100110	Cab Steps, Custom Painted, (2) Door Cab	\$ 994.00
100111	Cab Steps, Custom Painted, (4) Door or Extended Cab	\$ 1,045.00
100187	Custom Cab Protection/Steps 2 Door	\$ 2,018.00
100188	Custom Cab Protection/Steps Super Cab	\$ 2,194.00
100189	Custom Cab Protection/Steps 4 Door	\$ 2,360.00
100190	Cab Protection Bars, 2 Door	\$ 2,267.00
100191	Cab Protection Bars, Super Cab	\$ 2,484.00
100192	Cab Protection Bars, 4 Door	\$ 2,701.00
100193	Body Armor, Lower 60" ca	\$ 2,349.00
100412	Body Armor, Lower 84" ca	\$ 2,650.00
100414	Body Armor, Across Rear of Body	\$ 1,170.00
100413	Front Fender Armor	\$ 1,925.00
100085	Cab Console, Alum, Custom	\$ 1,180.00
100086	Cab Console, Poly, Custom	\$ 1,346.00
100543	Power Outlets 12V, Cigarette Lighter Type, Cab (3)	\$ 300.00
100087	Plastic, SCBA Storage in Cab (ify D/S or P/S)	\$ 1,490.00
100088	Plastic, EMS Storage in Cab (ify D/S or P/S)	\$ 1,201.00
100404	Plastic, SCBA & EMS Compartment Combination	\$ 2,836.00
100697	SCBA Seats, Cab	\$ 3,229.00
100075	Receiver, Front, Winch or Rope, 10,000#	\$ 373.00
100077	Winch Power Plugs, 12V, Quick Disconnect (2) Rear and Front	\$ 683.00
100078	Winch Power System, 12V, 400 amp Solenoid System	\$ 435.00
100662	Winch Wireless Control System, Warn	\$ 197.00
100079	Winch, Warn, #9.5cti, Portable Electric, 9,500#	\$ 2,515.00
100080	Winch, Warn, #M12000, Electric, Front Mount, 12,000#	\$ 2,795.00
100081	Winch, Warn, #M15000, Electric, Front Mount, 15,000#	\$ 3,022.00
100082	Winch, Warn, #M16ti, Electric, Front Mount, 16,500#	\$ 4,099.00
100083	Winch, Warn, #9.5cti, Fixed Mount Electric, 9,500#	\$ 2,256.00

100490	Winch, Super winch, Taron 18.0, Electric, Front Mount, 18,000#	\$ 2,857.00
100512	Winch, Warn, PowerPlant 9.5, 9,500#	\$ 2,546.00
100178	Receiver, Rear, Winch/Rope/Trailer, 10,000#	\$ 1,563.00
100240	Pump, Hale, Aux, Gas, HPX100-B18, B&S	\$ 7,328.00
100241	Pump, Hale, Aux, Gas, HPX100-B23, B&S	\$ 7,876.00
100243	Pump, Hale, Aux, Gas, HPX200-B18, B&S	\$ 6,334.00
100245	Pump, Hale, Aux, Gas, HPX300-B18, B&S	\$ 6,841.00
100546	Pump, Hale, Aux, Gas, HPX200-B23, B&S	\$ 7,752.00
100650	Pump, Hale, Aux, Gas, HPX75-B18, 18hp	\$ 7,535.00
100242	Pump, Hale, Aux, Diesel, HPX100-KBD 24 Kubota	\$ 17,378.00
100244	Pump, Hale, Aux, Diesel, HPX200-KBD 24 Kubota	\$ 17,274.00
100246	Pump, Hale, Aux, Diesel, HPX300-KBD 24 Kubota	\$ 18,009.00
100515	Pump, Hale, Aux, Diesel, FP300-DK-0 Kubota	\$ 30,967.00
100568	Pump, Hale, Midship PTO, Hale QFLO 1250	\$ 54,513.00
100247	CAFS Pump, ROWE IND, Equalizer, NA40CAFS	\$ 34,424.00
100248	CAFS Pump, ROWE IND, Equalizer, NA40CAFS, Skid	\$ 45,240.00
100249	CAFS Pump, ROWE IND, Interface 1.5, (Module Only), Gas	\$ 55,259.00
100250	CAFS Pump, ROWE IND, Interface SC, Model DM 44, (Module Only), Diesel	\$ 72,905.00
100649	CAFS System, ROWE, Dsl Pump, PTO Compressor, (REQUIRES FOAM PRO 1601)	\$ 55,114.00
100432	Pump, CET, PFP-21HP-DSL-MR	\$ 16,074.00
100467	Pump, Darley 2.5 AGH Hydraulically Driven Pump	\$ 10,547.00
100550	Pump, Darley 2 BE 18V	\$ 6,562.00
100576	Pump, Darley 1.5 AGE, Diesel	\$ 20,472.00
100601	Pump, Darley, PTO Powered Module, HM 500	\$ 25,213.00
100664	Pump, Darley LSP 750 Pump Module	\$ 62,990.00
100671	Pump Darley, 1.5 AGE 18V Gas	\$ 9,729.00
100672	Pump Darley, 1.5 AGE 13V Gas	\$ 8,539.00
100680	Pump Darley, 2.5 AGE 24K Diesel	\$ 21,559.00
203478	Pump, Darley PSP 1250 Pump Module	\$ 65,857.00
200316	Pump, Darley 23UHP-HV, Gas	\$ 40,758.00
200313	Pump Darley, HGE 35V, Gas	\$ 13,145.00
203475	Pump, Darley 2 BE23V	\$ 9,895.00
203812	Pump Darley, HE 42 K Diesel Pump Kubota	\$ 23,733.00
203815	Pump Darley 2 BE 21H Engine Mounted	\$ 6,945.00
100422	Pump, Wateraxe, B2X-23VX	\$ 7,897.00
100644	Pump, Wateraxe, BB4-18HX	\$ 6,779.00
100646	Pump, Wateraxe BB4-23-HX	\$ 8,073.00
100691	Pump, Wateraxe B2X-21-H	\$ 8,218.00
100596	Pump, Waterous, Aux, Diesel, E302-A	\$ 23,463.00
100729	CAFS Pump, Waterous, 100-50-OS	\$ 70,970.00
100728	Tempest MVU L125 Mobile Ventilation Unit	\$ 156,010.00
100466	Live-Drive Hydraulic Pump System	\$ 20,400.00
100669	PTO Unit, Clutch Type, Air or Electric, w/Shaft	\$ 3,333.00
100423	Thermal Relief Valve	\$ 217.00
100286	Valves, Akron, Brass, Quarter Turn	\$ 3,229.00
100263	Exhaust System, Vertical, Rain Cap, Aux Pump	\$ 269.00
100264	Exhaust System, Piped Under Body, Aux Pump	\$ 538.00
100307	Primer, Electric, Aux Pump, Additional or IPOS	\$ 1,728.00
100685	Primer, Hand, Guzzler	\$ 497.00
100266	Pump Enclosure - Diesel Pump	\$ 1,356.00

100265	Pump Control Panel Enclosure - Gas Pump	\$ 362.00
100420	Fire Pump Remote Start/Stop Control Cab	\$ 217.00
100419	Remote Pump Control in Cab (Diesel)	\$ 1,107.00
100418	Remote Pump Control in Cab (Gas)	\$ 1,811.00
100571	Remote Pump Control in Walkway	\$ 1,884.00
100670	Hose Reel, Hannay, Elec Rewind, Alum	\$ 2,753.00
100524	Hose Reel Rewind Controls	\$ 238.00
100302	Nozzle Mounting	\$ 62.00
100648	Hose, Water, 300#, 1" x 100'	\$ 590.00
100297	Hose, Water, 300#, 1" x 150'	\$ 704.00
100298	Hose, Water, 800#, 1" x 150'	\$ 849.00
100299	Hose, Water, 300#, 1" x 150', Reel-lite	\$ 1,014.00
100300	Hose, Water, 300#, 3/4" x 150'	\$ 662.00
100301	Hose, Water, 800#, 3/4" x 150'	\$ 1,035.00
100439	Hose, Water, 300#, 3/4" x 100'	\$ 559.00
100303	Roller, Hose Reel, Center	\$ 217.00
100304	Roller, Hose Reel, Captive, Four Sided	\$ 352.00
100386	Roller, Hose Reel, D/S Rear Corner	\$ 217.00
100280	Ground Sweep Discharges, Front Bumper	\$ 2,349.00
100279	Bmpr Monitor, Akron, Forestry, Elec	\$ 8,466.00
100477	Bmpr Monitor, Elkhart Sidewinder Monitor	\$ 12,285.00
100499	Bmpr Monitor, Tornado	\$ 11,416.00
100657	Texana Quick Attack Manifold	\$ 30,957.00
100305	Whip Hose Lines, (2) Front Body 1" x 10', Booster Hose, 300#, w/cplgs	\$ 321.00
100374	Whip Hose Lines (2) Front Body 1" x 8', Booster Hose, 300#, w/cplgs	\$ 290.00
100385	Whip Hose Lines (2) Front Body 1" x 12', Booster Hose, 300#, w/cplgs	\$ 352.00
100259	Foam system, Scotty #4171, Through-the-pump, Built-in, Aux Pump	\$ 994.00
100260	Foam system, Waterous Foam Troll, Around-the-pump	\$ 16,146.00
100261	Foam System, FoamPro, 1601, Class A	\$ 8,911.00
100262	Foam System, Waterous, Aquis, 1.5, #2130053	\$ 9,563.00
100424	Foam System, Trident, Foamate ATP 1.0	\$ 1,087.00
100575	Foam System, FoamPro 2001, Class A/B	\$ 10,661.00
100700	Foam System, Trident 2.1, Class B	\$ 1,873.00
203813	Foam System, FoamPro 2002 Class A & B	\$ 12,648.00
100225	Water Tank Gauge, Class 1, Rear	\$ 900.00
100226	Water Tank Gauge, Class 1, Rear & Cab	\$ 1,346.00
100197	Water Tank Capacity, 250 Gallons, Poly	\$ 7,224.00
100198	Water Tank Capacity, 300 Gallons, Poly	\$ 7,690.00
100199	Water Tank Capacity, 350 Gallons, Poly	\$ 8,270.00
100200	Water Tank Capacity, 400 Gallons, Poly	\$ 8,477.00
100201	Water Tank Capacity, 450 Gallons, Poly	\$ 9,253.00
100202	Water Tank Capacity, 500 Gallons, Poly	\$ 10,040.00
100380	Water Tank Capacity, 750 Gallons, Poly	\$ 15,090.00
100563	Water Tank Capacity, 1000 Gallons, Poly	\$ 16,146.00
100564	Water Tank Capacity, 1500 Gallons, Poly	\$ 18,837.00
100565	Water Tank Capacity, 2000 Gallons, Poly	\$ 26,910.00
100591	Water Tank Capacity, 2500 Gallons, Poly	\$ 33,544.00
100614	Water Tank Capacity, 150 Gallons, Poly	\$ 6,241.00
100640	Water Tank Capacity, 1250 Gallons, Poly	\$ 17,222.00

100667		Water Tank Capacity, 200 Gallons, Poly	\$ 6,831.00
100526		Top of Tank Spare Tire Storage	\$ 662.00
100527		Spare Tire Mounting Assembly	\$ 331.00
100528		Quick Dump Valve	\$ 2,846.00
100660		Air Operated Quick Dump Valve	\$ 4,088.00
100223		Perimeter Wall Around Tank	\$ 538.00
100227		Foam Tank Capacity, 10 Gallons, Class A, Poly	\$ 1,076.00
100228		Foam Tank Capacity, 20 Gallons, Class A, Poly	\$ 1,242.00
100238		Foam Tank Gauge, Class 1, Class A, Rear	\$ 662.00
100239		Foam Tank Gauge, Class 1, Class A, Rear & Cab	\$ 1,107.00
203774		Burner 500 lbs Dry Powder Skid System	\$ 33,813.00
100118		Flat Bed Commercial, Steel, 112" x 94"	\$ 4,109.00
100119		Flat Bed Commercial, Steel, 136" x 94"	\$ 4,306.00
100112		Flat Bed Body, Alum 114" x 90", 60" CA	\$ 8,963.00
100113		Flat Bed Body, Alum, 138" x 96", 84" CA	\$ 10,474.00
100547		Flat Bed Body, Alum, 114" x 96", 60" CA	\$ 9,853.00
100552		Flat Bed Body, Alum, 138" x 100", 84 CA	\$ 9,957.00
100584		Flat Bed Body, Alum, 168" x 100"	\$ 12,917.00
100590		Flat Bed Body, Steel, 192" x 100"	\$ 19,375.00
203461		Flat Bed Body, Alum, 114" x 96", 60 CA Commercial Style	\$ 6,169.00
100117		Rescue Side, Alum, 138" x 96", 84" CA	\$ 14,480.00
100549		Rescue Side, Alum, 114" x 96", 60CA	\$ 12,555.00
100554		Rescue Side, Alum, 138" x 100", 84 CA	\$ 16,146.00
100608		Rescue Side, Alum, 168" x 100", 102CA	\$ 19,375.00
203776		Rescue Squad, Alum, 138" x 96", 84" CA, Full RSQ Side	\$ 34,445.00
203777		Rescue Squad, Alum, 114" x 96", 60" CA, Full RSQ Side	\$ 33,410.00
203798		Crosslay hose tray above transverse compartment	\$ 2,091.00
100114		Step Side Body, Alum, 114" x 96", 60" CA	\$ 10,671.00
100115		Step Side Body, Alum, 138" x 96", 84" CA	\$ 12,782.00
100548		Step Side Body, Alum, 114" x 96", 60CA	\$ 11,923.00
100553		Step Side Body, Alum, 138" x 100" 84 CA	\$ 15,070.00
100641		Step-Side Body, Alum, 168" x 100", 102 CA	\$ 16,146.00
100684		Rescue/Step Side, Alum, 114" x 96", 60CA	\$ 12,337.00
200307		Rescue/Step Side, Alum, 138" x 96", 84CA	\$ 13,434.00
203801		DA Finish Body and Compartments/Trays	\$ 1,428.00
203804		Painted Finish Body and Compartments/Trays	\$ 8,073.00
100126		Headache Rack Assembly, Tubing/Mesh, w/Lgtbar Extension, A/L	\$ 435.00
100437		Transverse Compartment (Rescue) 24' W x 24' H x 96' L w/DOORS	\$ 1,283.00
100462		Transverse Tool Storage Front of Tank Above	\$ 1,035.00
203817		TOP OF TANK STORAGE RACK	\$ 973.00
100463		Transverse Tool Storage Front of Tank	\$ 1,190.00
100464		Transverse Tool Storage Above Hose Tray	\$ 1,035.00
100457		Transverse Hose Bed, Front of Tank	\$ 994.00
100465		Transverse Hose Tray Slide Out	\$ 321.00
203465		Transverse Equipment Storage, Expanded Aluminum, Top of Transverse	\$ 994.00
100147		Compartment, Drop-Down Door	\$ 942.00
100148		Compartment, Lift-Up Door	\$ 973.00
100149		Compartment, Roll-Up Door	\$ 1,397.00
100544		Custom Compartment Shelf (1)	\$ 300.00
100556		Cmpt Under Frt Bdy, D/S, Chock 10"W x 24"H x 20"D, TFS	\$ 673.00

100617		Cmpt Under Hose Reel, Alum T/P, 24" W x 12" H x 22" D	\$ 973.00
100151		Cmpt Under Frt Bdy D/S, Alum T/P, 28"W x 15"H x 24"D, Vert Hngd Dr	\$ 942.00
100152		Cmpt Under Rear Bdy P/S, Alum T/P, 20"W x 15"H x 24"D, Vert Hngd Dr	\$ 942.00
100153		Cmpt Under Frt Bdy D/S & P/S, Alum T/P, 28"W x 15"H x 24"D, Vert Hngd Dr	\$ 1,884.00
100555		Cmpt Under Frt Bdy, D/S & P/S, Hose Reel, 36"W x 27"H x 24"D, TFS	\$ 1,615.00
100156		Cmpt Under Rear Bdy D/S, Alum T/P, 20"W x 15"H x 22"D, Vert Hngd Dr	\$ 983.00
100157		Cmpt Under Rear Bdy P/S, Alum T/P, 20"W x 15"H x 22"D, Vert Hngd Dr	\$ 983.00
100585		Cmpt Under Rear Bdy, D/S & P/S, Alum T/P, 20" W x 15"H x 22"D, Vert Hngd Dr	\$ 1,863.00
100642		Compartments, (2) Rear Body, Vertical, Rescue Style, 32" x 44", Swing Doors	\$ 2,877.00
203744		Compartments, (2) Rear Body, Vertical, Rescue Style, 32" x 44", Roll-Up Doors	\$ 3,985.00
100159		Rear Center Under Body Cmpt, 96"Dx33"Wx5"H, Drop Down Door	\$ 911.00
100166		Equipment Tray, Alum, 94"L, UHMW slide	\$ 331.00
100167		Equipment Tray, Poly, 94"L	\$ 486.00
100132		Tailboard, Bolt-On, Alum T/P, 8"	\$ 497.00
100133		Tailboard, Bolt-On, Alum T/P, 10"	\$ 528.00
100134		Tailboard, Bolt-On, Alum T/P, 12"	\$ 569.00
100160		Compartment Ventilation	\$ 114.00
100655		PAC Trac Mounting Extruded Panels	\$ 807.00
100656		Handlelok Brackets, PAC-1004	\$ 83.00
100161		Key Locks, Compartments, Hinged Doors	\$ 72.00
100540		Cab Lighting, LED	\$ 166.00
100162		Compartment Lights, Ceiling, Grote 61E41-3, 4" LED	\$ 352.00
100425		Compartment Lights, LED Strip Light	\$ 1,056.00
100459		Compartment Lights, Strip & Ceiling Combo	\$ 2,101.00
100715		Compartment Lights, (2) FRC FireFly, Ceiling, 2 5/8" LED	\$ 621.00
100720		Compartment Lights, LED Strip Light	\$ 911.00
100163		Compartment Light Door Switches, Automatic (2)	\$ 259.00
100164		Door Ajar Light, Flashing LED, Clear Lens	\$ 145.00
100542		Ceiling Fans, 12 Volt	\$ 404.00
100168		Hose Tray, Drivers Side, 64 in. long	\$ 1,097.00
100169		Hose Tray, Driver's Side, 72 in. long	\$ 1,314.00
203469		Lidless Expanded Aluminum Hose Tray, Driver's Side, 64 in. long	\$ 1,553.00
203466		Lidless Expanded Aluminum Hose Tray, Driver's Side, 72 in. long	\$ 1,780.00
203467		Expanded Aluminum Hose Tray, Driver's Side, 64 in. long	\$ 1,553.00
100632		Hose Tray, Drivers Side, 84 in. long	\$ 1,335.00
100452		Hose Tray, Drivers Side, 92 in. long	\$ 1,428.00
100538		Hose Tray, Drivers Side, 96 in. long	\$ 1,532.00
100171		Hose Tray, Passengers Side, 64 in. long	\$ 1,097.00
100172		Hose Tray, Passengers Side, 72 in. long	\$ 1,314.00
203471		Tool Tray, Driver Side, 72 in. long	\$ 1,553.00
203472		Lidless Expanded Aluminum Tool Tray, Passengers Side, 72 in. long	\$ 1,553.00
100176		Tool Tray, Passenger Side, 64 in. long	\$ 1,097.00

203468		Lidless Expanded Aluminum Tool Tray, Passenger Side, 64 in. long	\$ 1,553.00
100382		Tool Tray, Passenger Side, 72 in. long.	\$ 1,314.00
100631		Tool Tray, Passenger Side, 84 in. long.	\$ 1,335.00
100453		Tool Tray, Passenger Side, 92 in. long	\$ 1,428.00
100539		Tool Tray, Passenger Side, 96 in. long	\$ 1,532.00
203474		Lidless Expanded Aluminum Tool Tray, Passenger Side, 96 in. long	\$ 1,780.00
200317		I-Zone Brackets	\$ 590.00
100180		Rear Step, Pull out and drop down	\$ 631.00
100181		Step, Sig-4, Folding, Lighted, DS REAR(1)	\$ 238.00
100454		Recessed/Pocket Step Front Body	\$ 269.00
100545		Recessed/Pocket Step Rear of Body	\$ 269.00
100561		Interior Body Step	\$ 135.00
100692		Side Body Access Steps, Stirrup (2)	\$ 197.00
100693		Tank Access Step	\$ 135.00
100090		Battery Master Disconnect, 12V	\$ 383.00
100091		Battery Switch, Master Disconnect, CH, Rotary	\$ 362.00
100093		Kussmaul Auto Eject 091-55-20-120 20 amp, (ONLY AUTO EJECT)	\$ 549.00
100094		Battery Charger and Shore Power Plug, Kussmaul 1000 and Auto-Eject	\$ 1,056.00
100328		Clearance Lights, LED, DOT	\$ 497.00
100329		License Plate, Mount, Lighting	\$ 124.00
100096		Trailer Hitch Power Plug, 12V, 7 Prong	\$ 145.00
100097		Trailer Hitch Power Plug, Trailer Brake Electric Connection	\$ 176.00
100071		Ground Lights, Front Bumper, LED (2) Grote 61E41	\$ 352.00
100072		Ground Lights, Front Bumper, LED (2) Grote 63831-5	\$ 435.00
100073		Ground Lights, Cab, 2 Door, LED (2) Grote 61E41	\$ 352.00
100074		Ground Lights, Cab, 4 Door, LED (4) Grote 61E41	\$ 704.00
100622		Ground Lights, Cab, 2 Door, LED (2) Whelen 20C0CDGD	\$ 528.00
200312		Ground Lights, Cab, 4 Door Diesel Dodge, LED STRIPS	\$ 352.00
100502		Ground Lights, Under Cubicle Step, LED (2), Grote 61E41	\$ 352.00
100182		Ground Lights, Under Rear Step, LED (2), Grote 61E41	\$ 352.00
100183		Ground Lights, Under Rear Step, LED (2), Grote 63831-5	\$ 435.00
100623		Ground Lights, Under Rear Body, LED (2), Whelen 20C0CDGD	\$ 528.00
100184		Work Lights, LED, (4), Grote #61E41	\$ 528.00
100185		Ground Lights Upgrade , LED, (4), Grote #63831-5	\$ 62.00
100480		Light Poles, Telescoping	\$ 704.00
100320		Scene Light, (2) Rigid Dually	\$ 642.00
100713		Scene Light, (2) FRC SoBrite	\$ 1,076.00
100383		Scene Light, (2) Rigid Dually	\$ 600.00
100434		Scene Light, Whelen M6ZC	\$ 3,033.00
100468		Scene Light, Whelen 70C0ELZR	\$ 2,453.00
100479		Scene Light, Whelen Par-36	\$ 1,449.00
100626		Scene Light, Whelen SLP1BB	\$ 2,122.00
100323		Scene Light, Rigid Dually, Spot, Monitor	\$ 466.00
100410		Scene Light, Rigid 6"	\$ 1,097.00
100409		Scene Light, Whelen Pioneer, PFP2	\$ 3,167.00
100433		Scene Light, Whelen Pioneer, PFP1	\$ 1,853.00
100438		GPS Unit NUVI 57 LM	\$ 435.00
100107		Back-Up Camera, Rear View Safety, (1) camera	\$ 735.00
203457		FLIR KF6 System	\$ 17,533.00

100099		Radio, Fire, Installation, Purchaser Supplied	\$ 497.00
100620		Radio, Fire, Installation, Purchaser Supplied - Antennas Only	\$ 331.00
100102		Intercom System, Wireless Headset, Firecom, (2)	\$ 5,279.00
100103		Intercom System, Wireless Headset, Firecom, (4)	\$ 7,659.00
203168		Intercom System, Wireless Headset, Firecom, (3)	\$ 6,872.00
203169		Intercom System, Wireless Headset, Setcom (3)	\$ 7,142.00
100485		Intercom System, Wireless Headset, David Clark 9900	\$ 5,765.00
203170		Intercom system, Sigtronics 3 person headset	\$ 4,440.00
100469		Flashlight Installation, Purchaser Supplied (2)	\$ 321.00
100324		Back Up Alarm, Buyers, #BA107	\$ 135.00
100337		Stripe, Cab/Body, Single Reflective, 4"	\$ 466.00
100338		Stripe, Cab/Body, Triple Reflective, 1" x 4" x 1"	\$ 486.00
100341		Lettering, Keep Back "500 FEET"	\$ 352.00
100343		Stripe, Reflective, SCOTCHLITE, Chevron, Front Bumper, Alum Bumper	\$ 466.00
100345		Stripe, Reflective, SCOTCHLITE, Chevron, Rear	\$ 776.00
100348		Nozzle (1) TFT, DS1040BCP, 1", Bubble Cup, Grip Dual Gal, 10/40	\$ 352.00
100384		Nozzles (1) TFT, DS1040P, 1", Ball Shut Off	\$ 331.00
100605		Wheel Chocks (Set of 2)	\$ 725.00
100350		Spanner Set, Kocheck, 2-Spanner / Hydrant, Mounted	\$ 207.00
100461		Spanner Set, Hydrant	\$ 228.00
100388		Suction Hose	\$ 424.00
100389		Barrel Suction Strainer	\$ 52.00
100421		SCBA Brackets	\$ 373.00
100435		Air Compressor, CKMTA12	\$ 1,884.00
100450		Stainless Steel Ice Chest	\$ 373.00
100587		Water Cooler	\$ 238.00
203805		Drip Torch Holders (2)	\$ 321.00
999001		Each 150' Lengths of Utility Rope	\$ 213.00
999002		150' life safety rope, at least 1/2" (12 mm) diameter meeting NFPA	\$ 277.00
999003		150' Life Safety Rope, at least 3/8" (10 mm) diameter meeting NFPA	\$ 304.00
999004		2.5 Gallon Water Extinguisher	\$ 176.00
999005		Hose 1.75" x 50 Double Jacket with 1.50" couplings	\$ 220.00
999006		Hose 2.50" x 50' Double Jacket with 2.50" Couplings	\$ 261.00
999007		Hose 3.0" x 50' Double Jacket with 2.5" Couplings	\$ 326.00
999008		4.00" x 100' Rubber Lined Hose	\$ 694.00
999009		5.00" x 100' Rubber Lined Hose	\$ 765.00
999010		Additional 10' Folding Ladder	\$ 555.00
999011		Additional 14' Roof with Hooks	\$ 677.00
999012		Air Bags - 56 Ton System	\$ 8,102.00
999013		Thermal Imager Camera with charger	\$ 14,925.00
999014		Combination Spanner Wrench with Bracket	\$ 176.00
999015		Complete SCBA	\$ 7,807.00
999018		1.5" Nozzle with shut-off	\$ 1,521.00
999019		2.5" Nozzle with shut-off	\$ 1,692.00
999020		Portable Monitor 2.5" Inlet	\$ 6,003.00
999021		Each Approved Portable Fire Extinguisher: ABC	\$ 176.00
999022		Each Approved Portable Fire Extinguisher: CO2	\$ 216.00
999023		Each Hydrant Wrench Set	\$ 211.00
999024		Each Portable Hand Light w/ Mounting Brackets	\$ 139.00
999025		Each Scoop Shovel	\$ 91.00

999026		First Aid Kit, 24 units, Fire Department Assortment	\$ 304.00
999027		Little Giant Ladder	\$ 642.00
999028		One Assorted Tool Box	\$ 533.00
999029		One Hose Roller	\$ 389.00
999030		One Pair of Bolt Cutters 24"	\$ 261.00
999031		Cut-off Circular Saw	\$ 2,559.00
999032		Chain Saw	\$ 2,174.00
999033		Piston Intake	\$ 1,919.00
999034		Rescue Tools - Power Unit, (2) Rams, Cutter, Spreader, Hoses	\$ 29,849.00
999035		Silent Witness	\$ 10,127.00
999036		Spare SCBA Bottles	\$ 1,386.00
999037		Thermal Imager Camera System	\$ 34,114.00
999038		Hose Clamp	\$ 624.00
999039		Axe, Pick	\$ 139.00
999040		Axe, Flat	\$ 134.00
999041		PPV Fan, Gas	\$ 2,349.00
999042		PPV Electric Fan	\$ 5,020.00
999043		Poly mounts for tools, Rescue Equipment	\$ 1,242.00
999044		380 Camera 8003040	\$ 9,423.00
999045		380 Camera 8003030	\$ 11,147.00
		SUPER DUTY CHASSIS UPGRADES	
X5H		SUPERCAB UPGRADE	\$ 2,995.00
W5H		CREW CAB UPGRADE	\$ 3,995.00
663A		UPGRADE TO XLT PACKAGE	\$ 3,495.00
F4G		DOWNGRADE TO F450	\$ (1,000.00)
F5G		UPGRADE TO F550	\$ 1,000.00
W65		84" CA UPGRADE	\$ 170.00
W89		108" CA UPGRADE	\$ 375.00
W00		120" CA UPGRADED	\$ 575.00
99Y		DOWNGRADE TO 6.8L V-10 ENGINE	\$ (5,700.00)
99T		UPGRADE TO 6.7L DIESEL	\$ 8,495.00
44W		6 SPEED AUTOMATIC TRANSMISSION [REG W/ DIESEL]	\$ 175.00
47A		AMBULANCE PREP PACKAGE	\$ 1,350.00
47J		FIRE/RESCUE PACKAGE	\$ 1,350.00
86S		LOW DEFLECTION PACKAGE	\$ 85.00
52B		ELEC BRAKE CONTROLLER	\$ 255.00
525		CRUISE CONTROL	\$ 255.00
585		AM/FM/CD	\$ 285.00
67A		DUAL ALTERNATORS	\$ 380.00
62R		PTO PROVISION	\$ 280.00
S2Z		CHROME GRILLE FOR XL CHASSIS [REG 17F XL DÉCOR]	\$ 395.00
68R		MANUAL REGENERATION	\$ 285.00
16S		ALL WEATHER FLOOR MATS	\$ 75.00
166		CARPET DELETE	\$ (40.00)
18B		MOLDED CAB STEPS	\$ 395.00
213		ELECTRONIC SHIFT ON FLY	\$ 275.00
39S		SIRIUS SATELLITE RADIO	\$ 195.00
41P		SKID PLATES	\$ 125.00
512		SPARE TIRE/ WHEEL	\$ 375.00
535		HI CAP TRAILER TOW	\$ 350.00
64D		POLISHED ALUMINUM WHEELS	\$ 1,345.00
76C		BACKUP ALARM	\$ 125.00

87D		AMBER STROBE LIGHTS [4] - OEM	\$ 795.00
76S		REMOTE START	\$ 225.00
945		STAINLESS STEEL WHEEL SIMULATORS	\$ 475.00
942		DAYTIME RUNNING LIGHTS	\$ 45.00
96V		XL VALUE PACKAGE	\$ 595.00
90L		POWER EQUIPMENT GROUP [ON XL]	\$ 1,095.00
18A		UPFITTER INTERFACE MODULE	\$ 295.00
473		SNOW PLOW PREP	\$ 125.00
67A		DUAL ALTERNATORS	\$ 395.00
91M		SYNC	\$ 395.00
SCBA-O		H.O. BOSTRUM OFFICER SCBA SEAT	\$ 1,095.00
SCBA-1		1 REAR H.O. BOSTRUM SCBA SEAT	\$ 1,095.00
SCBA-2		2 REAR H.O. BOSTRUM SCBE SEATS	\$ 1,995.00
SCBA-3		3 REAR H.O. BOSTRUM SCBA SEATS	\$ 2,895.00
SHPTH		SHIP THRU FREIGHT FOR NFPA EQUIPMENT	\$ 250.00
SP101		IAL ORDER PAINT FROM SPO PAINT CHART	\$ 695.00
		F650 / F750 OPTIONS	
176WB		176"WB/102"CA/70"AF/285"OAL	\$ 125.00
182WB		182" WB / 108" CA / 70" AF / 291" OAL	\$ 175.00
194WB		194"WB/120"CA/75"AF/308"OAL	\$ 325.00
200WB		200" WB / 126" CA / 75" AF / 314" OAL	\$ 490.00
212WB		212 " WB / 138" CA / 81" AF / 332" OAL	\$ 515.00
218WB		218" WB / 144" CA / 81" AF / 338" OAL	\$ 550.00
224WB		224" WB / 150" CA / 87" AF / 350" OAL	\$ 570.00
230WB		230"WB / 156" CA / 87" AF / 356" OAL	\$ 585.00
242WB		242" WB / 168" CA / 100" AF / 381" OAL	\$ 805.00
260WB		260" WB / 186" CA / 120" AF / 419" OAL	\$ 965.00
281WB		281" WB / 207" CA / 120" AF / 440" OAL	\$ 1,150.00
X7F		F750 SUPERCAB 4-DOOR UP CHARGE	\$ 2,895.00
W75		F750 CREW CAB 4-DOOR UP CHARGE	\$ 4,495.00
536		FRAME, SINGLE CHANNEL, STRAIGHT 'C' 14.18 SM / 120,000 PSI	\$ 365.00
539		FRAME, SINGLE CHANNEL, STRAIGHT 'C' 20.11 SM / 120,000 PSI	\$ 915.00
412		OUTER 'C' CHANNEL REINFORCEMENT, 29.84 SM / 120,000 PSI	\$ 1,160.00
18D		25,999 GVWR RATING	\$ 75.00
18G		33,000 LB DE-RATING	\$ 120.00
43P		12,000 LB DANA E-1202I FRONT AXLE	\$ 525.00
43E		14,000 LB DANA I-BEAM TYPE FRONT AXLE, I-1405	\$ 1,280.00
61D		12,000 LB FRONT SPRINGS	\$ 525.00
61E		13,200 LB PARABOLIC TAPER LEAF FRONT SPRINGS	\$ 1,040.00
61F		14,000 LB PARABOLIC TAPER LEAF FRONT SPRINGS	\$ 1,280.00
15S		FRONT STABILIZER BAR	\$ 490.00
532		FRONT FRAME EXTENSION 20"	\$ 490.00
765		CHROME PLATED FRONT BUMPER	\$ 490.00
86C		CHROME GRILLE	\$ 245.00
60A		LUBE FRONT AXLE, SYNTHETIC OIL, EMGARD 50W	\$ 50.00
91D		SWITCHBACK EXHAUST WITH VERTICAL EXHAUST	\$ 550.00
69C		55 GALLON ALUMINUM FUEL TANK	\$ 305.00
65E		65 GALLON ALUMINUM FUEL TANK	\$ 425.00
65F		65L / 55R DUAL ALUMINUL FUEL TANKS	\$ 915.00

476		21,000 SINGLE REDUCTION LOCKING REAR AXLE	\$ 1,830.00
477		21,000 DUEAL REDUCTION AXLE	\$ 1,405.00
479		23,000 SINGLE REDUCTION AXLE	\$ 2,320.00
47P		23,000 SINGLE REDUCTION LOCKING REAR AXLE	\$ 2,100.00
47X		26,000 SINGLE REDUCTION REAR AXLE	\$ 2,445.00
52P		DRIVE SHAFT UPGRADE	\$ 185.00
68R		23,000 LB MULTI LEAF SPRINGS W/ 2000 LB AUXILIARY	\$ 230.00
68T		31,000 LB MULTI LEAF SPRINGS W/ 2000 LB AUXILIARY	\$ 490.00
68B		21,000 LB REAR AIR SUSPENSION W/ SINGLE LEVELING VALVE	\$ 610.00
68F		23,000 LB REAR AIR SUSPENSION W/ SINGLE LEVELING VALVE	\$ 915.00
68Z		AIR SUSPENSION DUMP VALVE	\$ 125.00
68Y		AIR SUSPENSION LEVELING VALVE, DUAL HEIGHT	\$ 330.00
961		SHOCK ABSORBERS, REAR, DOUBLE ACTING	\$ 165.00
607		REAR AXLE LUBE, SYNTHETIC, EMGARD 75W-90	\$ 100.00
184		PARKING BRAKE, BOSCH DSSA TYPE, 12X3, IP, SPRING ACTUATED	\$ 395.00
62F		BRAKE CHAMBER SPRING RELOCATED	\$ 40.00
152		TRAILER CONN SOCKET, 7-WAY, WIRED FOR TURN AND STOP	\$ 100.00
154		TRAILER CONN SOCKET, 7-WAY, WIRED FOR TURN, NO STOP	\$ 100.00
158		TRAILER AIR BRAKE PACKAGE, 4 WHEEL	\$ 365.00
90P		POWER EQUIPMENT GROUP [ON XL]	\$ 470.00
92S		SLIDING REAR WINDOW	\$ 175.00
21D		FORD SYNC	\$ 395.00
90C		FORD TELEMANTICS	\$ 800.00
16V		VOLTMETER	\$ 100.00
86K		KEYLESS ENTRY	\$ 170.00
90E		EXTERIOR APPEARANCE GROUP	\$ 730.00
59A		AIR HORN	\$ 90.00
54F		MIRRORS; POWER TRAILER TOW	\$ 395.00
19A		AMBULANCE PREP PACKAGE	\$ 1,285.00
17M		BACK UP ALARM, ELECTRIC, 101 dBA	\$ 110.00
59B		BODY BUILDER IAL WIRING HARNESS	\$ 60.00
59C		BODY BUILDER WIRING TO END OF FRAME	\$ 135.00
962		DAYTIME RUNNING LIGHTS	\$ 45.00
17A		220 AMP DENSCO SC6 HD ALTERNATOR	\$ 220.00
17D		DUAL HD ALTERNATORS 357 AMP CAPACITY [200 AMP & 157 AMP]	\$ 855.00
55M		JUMP START STUD, REMOTE	\$ 90.00
63B		[2] 900 CCA, 12V, MOTORCRAFT BATTERIES	\$ 60.00
63D		[3] 900 CCA, 12V, MOTORCRAFT BATTERIES	\$ 250.00
63E		[2] 625 CCA, 12V, MOTORCRAFT BATTERIES, TEMP MOUNTED	N/C
643		22 X 8.25 10 HOLE FRONT WHEELS	\$ 25.00
663		22 X 8.25 10 HOLE REAR WHEELS	\$ 50.00
TC3		MICHELIN 11R22.5H FRONT TIRES	\$ 415.00
TDG		CONTINENTAL 295/60R22.5H FRONT TIRES	\$ 395.00
RC3		MICHELIN 11R22.5H REAR TIRES	\$ 415.00
RDG		CONTINENTAL 295/60R22.5H REAR TIRES	\$ 395.00
88Y		40/20/40 SEAT	\$ 395.00

88J		30/0/30 AIR RIDE DRIVER AND PASSENGER	\$ 855.00
88G		VINYL DRIVER AIR RIDE SEAT W/ INTEGRAL AIR PUMP	\$ 395.00
88R		VINYL AIR RIDE DRIVER SEAT, W/ INTEGRAL AIR PUMP	\$ 440.00
925		SLIDING REAR WINDOW W/ PRIVACY GLASS	\$ 225.00
86B		GRILLE, FIXED, DARK SHADOW GREY	\$ (25.00)
59A		HORN, AIR - BLACK, SINGLE TRUMPET	\$ 50.00
58X		RADIO DELETE	\$ (50.00)
644		WHEELS, FRONT 22.5 X 8.25, POLISHED ALUMINUM, 10 HOLE	\$ 595.00
664		WHEELS, REAR 22.5 X 8.25, POLISHED ALUMINUM, 10-HOLE	\$ 1,175.00
31P		SHIP THRU PDI [FOR CHASSIS BEING DELIVERED TO BODY CO]	\$ 275.00
MARM1		4WD CONVERSION THROUGH MANNING	\$ 34,750.00
SP1O1		IAL ORDER PAINT FROM SPO PAINT CHART	\$ 2,995.00
FLR1		FLOOR PLAN INTEREST	15 / DAY
		ALL CHASSIS OPTIONS	
SHOP1		WRITTEN SHOP MANUAL	\$ 375.00
SHOP2		ELECTRICAL WIRING DIAGRAM	\$ 295.00
SHOP3		EMISSIONS AND DIAGNOSTICS MANUAL	\$ 295.00
SHOP4		SHOP MANUAL ON DVD	\$ 395.00
SHOP5		PARTS DVD	\$ 395.00
KEY1		ADDITIONAL CHIP KEY WITH KEY FOB / INCL PROGRAMMING	\$ 495.00
		DODGE CHASSIS OPTIONS	
DPOL93		CREW CAB UPGRADE	\$ 3,800.00
27G		UPGRADE TO SLT PACKAGE	\$ 3,350.00
DP9L63		DOWNGRADE TO 4500	\$ (1,100.00)
ETK		UGRADE TO CUMMINS 6.7 I-6 TURBO DIESEL ENGINE	\$ 7,345.00
DF3		ASIAN 6 SPEED AUTOMATIC	\$ 1,600.00
DPOL64		84" CA UPGRADE	\$ 200.00
DPOL65		108" CA UPGRADE	\$ 400.00
DPOL66		120" CA UPGRADE	\$ 600.00
WP4		19.5" POLISHED ALUMINUM WHEELS	\$ 1,095.00
BAJ		220 AMP ALTERNATOR	\$ 195.00
TUZ		225/70R19.5G All Traction Tires	\$ 250.00
NFA		22 GAL MIDSHIP FUEL TANK	\$ 125.00
DXJ		2 EXTRA KEYS	\$ 125.00
NLL		DUAL FUEL TANKS 52 & 22 GAL	\$ 695.00
AH2		AMBULANCE PREP PACKAGE	\$ 445.00
MRU		BLACK TUBULAR CAB STEPS	\$ 395.00
MRT		CHROME TUBULAR CAB STEPS	\$ 495.00
AMP		CHROME APPEARANCE GROUP	\$ 295.00
MJB		CHROME BODYSIDE MOLDING	\$ 100.00
MRT		CHROME TUBE STEPSD	\$ 350.00
ADE		COLD WEATHER GROUP	\$ 145.00
LM1		DAYTIME RUNNING LIGHTS	\$ 50.00
ACL		DOT ROADSIDE SAFETY KIT	\$ 150.00
XF5		DUAL ALTERNATORS - 380 AMP	\$ 395.00
XF7		DUAL ALTERNATORS - 440 AMPS	\$ 395.00
NHK		ENGINE BLOCK HEATER	\$ 95.00
DK3		ELECT SHIFT- ON-THE- FLY TRANSFER CASE	\$ 295.00
XCL		ENGINE SHUTDOWN TIMER	\$ 250.00

AH6		FIRE/EMERG/RESCUE IAL EMISSIONS PACKAGE	\$ 995.00
CKE		FLOOR COVERING CARPET	\$ 150.00
LNJ		FOG LAMPS	\$ 145.00
CLY		FRONT RUBBER FLOOR MATS	\$ 95.00
TBB		FULL SIZE SPARE TIRE AND WHEEL	\$ 350.00
AZB		HEAVY DUTY FRONT SUSPENSION	\$ 125.00
AHD		HEAVY DUTY SNOW PLOW PREP GROUP	\$ 245.00
LAY		LED TAILLAMPS	\$ 95.00
LVP		LOW VOL IAL PAINT	\$ 400.00
ADA		LUXURY GROUP	\$ 570.00
AHQ		MAX TRAILER TOW PKG	\$ 395.00
XAG		PARKSENSE FT/RR PARK ASSIST SYSTEM	\$ 395.00
XAA		PARKSENSE REAR PARK ASSIST SYSTEM	\$ 250.00
XAC		PARKVIEW BACKUP CAMERA	\$ 395.00
AH5		PAYLOAD UPGRADE	\$ 485.00
AJW		POWER ACCESSORY GROUP	\$ 625.00
XAP		POWER ADJUSTABLE PEDALS	\$ 125.00
AJH		POWER AND REMOTE ENTRY GROUP	\$ 850.00
LBN		PTO PREP	\$ 295.00
LBV		PTO PREP - LEFT SIDE	\$ 295.00
RCK		PREMIUM SPEAKERS	\$ 295.00
GFD		SLIDING REAR WINDOW	\$ 295.00
GFA		REAR WINDOW DEFROSTER	\$ 160.00
CGQ		RED SEAT BELTS	\$ 75.00
XBM		REMOTE START	\$ 225.00
LSA		SECURITY ALARM	\$ 165.00
RH1		SINGLE DISC CD	\$ 245.00
RSD		SIRIUS SATELLITE RADIO	\$ 195.00
XHC		TRAILER BRAKE CONTROL	\$ 295.00
XEF		TRANSFER CASE SKID PLATE	\$ 95.00
UA1		UCONNECT 3.0 (BLUETOOTH)	\$ 195.00
RA2		UCONNECT 3 WITH 5" DISPLAY	\$ 660.00
RA3		UCONNECT 4C WITH 8.4" DISPLAY	\$ 1,070.00
RA4		UCONNECT 4C NAV WITH 8.4" DISPLAY	\$ 1,570.00
XXS		UPFITTER ELECTRONIC MODULE (VSIM)	\$ 295.00
XF6		VOLTAGE MONITORTING AUTO IDLE UP	\$ 150.00
FLR1		FLOOR PLAN INTEREST PER DAY	9/DAY
		INTERNATIONAL CHASSIS OPTIONS	
INT0001		Cummins L9- 300 hp/860 torque to Cummins L9 330 HP/1000 torque	\$ 1,125.00
INT0002		Front Tow Hooks	\$ 67.20
INT0003		Rear Tow Hooks	\$ 60.00
INT0004		Bolt on front frame extension	\$ 220.00
INT0005		Meritor MX-13/13K front axle to Meritor MX-14/14K front axle	\$ 590.00
INT0006		Bendix ABS with Traction Control#210.00	\$ 210.00
INT0007		Frame: front 10.125" to 10.866"#\$532.00	\$ 532.00
INT0008		Batteries: from 3/1950 CCA to 3/2775CCA#143.00	\$ 143.00
INT0009		Alternator: from 160 amps to Brushless Delco Remy 240 amps#1022.00	\$ 1,022.00
INT0010		Wheels: from 8.25 x 9.0 painted white to Polished Aluminum Front#394.00	\$ 394.00

INT0011	Wheels: from 8.25 x 9.0 painted white to Polished aluminum rear	\$ 575.00
INT0012	Tires: From Continental 12R22.5 16 ply HSR2 to Goodyear 315/80R22.5 16 ply Dura Seal G751 MS	\$ 3,875.00
INT0013	Crew Cab configuration with rear seat, seat belt warning for front and Rear seats, red seat belts for rear seat, plus other adjustments for fuel tank, Air dryer location, etc.	\$ 7,310.00
INT0014	Premium Red paint	\$ 400.00
	FREIGHTLINER OPTIONS	
FRT0001	Alternative Cab Seating Configuration, Crew Cab	\$ 1,155.00
FRT0002	Optional Crew Cab Aux HVAC System	\$ 3,970.00
FRT0003	Alternative Tire (385/65R22.5) FR, DUAL RR WHEEL	\$ 470.00
FRT0004	Alternative 4X4 Super-Single Drive Train, Wheels & Tires	\$ 6,200.00
FRT0005	Alternative 6X6 Super-Single Drive Train, Wheels & Tires	\$ 27,470.00
FRT0006	Alternative Cab Configuration, 132-IN BBC Extended Cab	\$ 2,730.00
FRT0007	Alternative Cab Configuration, 106-IN BBC Standard Cab	\$ 7,570.00
FRT0008	Alternative Cab Seating Configuration, Extended Cab	\$ 510.00

Item Number	Short Description	Full Description	571-18
1	2 Door FL M2-106 35,000#	2 Door 1250 pump, 750 tank 100 cu ft	\$233,801.00
2	2 Door FL M-2 106 35,000#	2 Door 1500 pump, 750 tank 100 cu ft	\$237,294.00
3	2 Door FL M2-106,40,000#	1250 pump, 1500 tank, 100 cu ft.	\$255,892.00
4	2 Door FL M2-106 54,600#	1500 Pump. 2500 tank 100 cu ft	\$303,168.00
5	2 Door FL M2-106 35,000#	1500 pump, 750 tank 200 cu ft	\$245,656.00
6	2 Door FL M2-106 35,000#	1250 pump, 750 tank, 200 cu ft	\$254,277.00
7	Saber 4 door Custom 37,000#	1250pump. 750 tank, 330 hp., 100 cu ft	\$363,621.00
8	Enforcer 4 door Custom 42,000#	1500 pump, 750 tank, 400 hp, 100 cu ft	\$412,937.00
9	Saber 4 door Custom 37,000#	1250 pump 750 tank, 330 hp., 200 cu ft	\$371,177.00
10	Velocity 4 Door Custom 46,500#	1500 pump, 750 tank 200 cu ft	\$465,165.00
11	Saber 4 door Custom 45,000#	1250 pump, 1500 tank, 370 hp., 100 cu ft.	\$405,057.00
12	Enforcer 4 Door Custom 39,000#	1500 pump, 1500 tank, 400 hp., 100 cu ft	\$428,210.00
13	Saber 4 Door Custom Tandem 62,000#	1250 pump, 2500 tank, 400 hp. 100 cu ft	\$465,666.00
14	Enforcer 4 Door Custom Tandem 66,000#	1500 pump, 2500 tank, 400 hp., 100 cu ft	\$515,373.00
15	Saber 4 Door Custom Tandem 68,000#	1500 pump, 3000 elliptical tank, 400hp., 60 cu ft.	\$516,811.00
15a	Dash CF 4 Door Custom 49,800#	1500 pump, 750 tank, 400 hp, 221 cu ft	\$532,391.00
17	Enforcer 4 door Custom Aerial 55,500#	75' Aerial Single Axle 1500 pump, 400 tank,400 hp,	\$752,793.00
18	Enforcer 4 Door Custom Aerial 56,300#	107' Aerial Single Axle 1500 pump, 500 tank, 400 hp.	\$828,661.00
19	Arrow 4 Door Custom 85' Platform, 81,000#	85' Rear Platform, 1500 pump, 300 tank, 400hp.	\$986,338.00
20	Arrow 4 Door Custom 100' Platform 85,000#	100' platform, 1500 ppump, 300 tank	\$1,132,969.00
21	No bid		\$0.00
22	No bid		\$0.00
23	Arrow 4 Door Custom 100' Mid-mount Aerial	100' Aluminum Mid-mount Aerial, 1500 Pump, 300 Tank	\$1,003,420.00
24	Arrow 4 door 400 hp	100' mid-mount	\$0.00
25	Arrow 4 Door Custom Tandem	1500 Pump, 300 Tank, 95' Mid-mount Platform	\$1,135,620.00
26	Velocity 4 Door Custom Tractor Drawn Aerial	Tractor Tiller 107' Aerial	\$1,067,778.00
27	2 Door FL M-2 106 35,000#	16' Non walk-in	\$225,290.00
28	4 Door FL M2 106 35,000#	16' Non walk-in	\$235,551.00
29	Enforcer 4 Door Custom 42,000#	16.5' HDR Non walk-in	\$408,343.00
30	Velocity 4 Door Custom 43,500#	16.5' HDR Non walk-in	\$459,329.00
31	2 Door Commercial 60" CA 22,000#	10' Non-Walk-in Rescue	\$141,930.00
32	2 Door Commercial 84 CA 22,000#	12' non-walk-in Rescue	\$145,686.00

33	2 Door Commercial 35,000#	16.5' Walk-in Rescue	\$303,428.00
34	4 Door Commercial 35,000#	16.5' Walk-in Rescue	\$313,932.00
35	Enforcer 4 Door Custom 42,000#	16.5' Walk-in Rescue	\$467,680.00
36	Velocity 4 Door Custom 43,500#	18.5' Walk-in Rescue	\$524,537.00
37	No Bid	No Bid	\$0.00
38	No Bid	No Bid	\$0.00
39	2 Door Commercial 60" CA 22,000#	4 x 2 Utility 300 Water w- Foam cell	\$150,185.00
40	2 Door Commercial 60 4 x 4 22,000#	4 X 4 Utility 300 Water w foam cell	\$153,860.00
41	2 door F-550 4 X 2	Patrol	\$148,000.00
42	2 door F-550 4 X 4	Patrol	\$132,600.00
43	No Bid		\$0.00
44	2 Door Commercial 4x 4 22,206	2 Door 4 x 4 Mini Pumper 750 Pump, 300tank	\$207,414.00
45	4 Door M2-106 4 X 4 35,000#	Wildland 500 tank, 400 gpm diesel driven pump with foam	\$292,900.00
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**CITY COUNCIL
AGENDA ITEM COVER MEMO**

January 21, 2020

To: Mayor and City Council
Agenda Item: 9(e) Consider authorizing the purchase of a new fire truck through the Houston Galveston area Council (HGAC) cooperative purchasing program.

Submitted by: Eugene Campbell, Jr., Fire Chief

SYNOPSIS

Staff is requesting the purchase a new fire apparatus for the new Fire Station 6. This request provides adequate time to order, build and equip the truck in time for the station opening.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live
- Public Safety

BACKGROUND

The purchase of a new fire apparatus will provide services from Fire Station 6 and be of the same specification and model as previously purchased fire apparatus. The truck will provide transport of firefighters to the scene, provide supply of water with which to fight fire, carry hoses, tools, medical and other equipment to emergency scenes.

Fire apparatus have been historically purchased through cooperative purchasing contracts available to the City from the Houston Galveston area Council (HGAC). This request is utilizing the same purchasing process. HGAC has the contract for Pierce Fire Engines with its local dealer, Siddons-Martin Emergency Group of Denton, TX. The current quote for this fire apparatus is guaranteed through January 31, 2020. After this date, a 3% industry annual increase will take affect increasing the price of the truck.

Staff recommends Council authorize the purchasing of one (1) new fire apparatus and associated equipment.

BUDGET/FISCAL ANALYSIS

Fire Truck			
Pierce –Custom Enforcer			
Pumper	Bid # 915	Vehicle Price	\$737,058.00
	Bid # 915	Bond	\$2,010.00
	Bid # 915	Inspection/Acceptance Trips	\$18,150.00
	Bid # 915	7-Year warranty	\$47,791.00
		Sub Total	\$805,009.00
		HGAC Fee	\$2,000.00
			\$807,009.00

Total

Purchasing Review: Shannon Pleasant, CTPM - Procurement and Risk Manger
Financial/Budget Review: Keresa Aaron, Sr. Budget Analyst

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Purchase agreement quote.

STAFF'S RECOMMENDATION

Staff recommends approval of the purchase.

Director Approval: Eugene Campbell, Jr., Fire Chief

Assistant City Manager Approval: Bill Atkinson, Assistant City Manager

Siddons Martin Emergency Group, LLC
 3500 Shelby Lane
 Denton, Texas 76207
 GDN P115891
 TXDOT MVD No. A115890
 EIN 27-4333590



January 5, 2020

CITY OF MISSOURI CITY
 3849 CARTWRIGHT RD
 MISSOURI CITY, TX 77459

Proposal for 2020 - Missouri City - Pumper

Siddons-Martin Emergency Group, LLC is pleased to provide the following proposal to **CITY OF MISSOURI CITY**. The unit will comply with all specifications attached. Total price includes delivery to **CITY OF MISSOURI CITY** and training on operation and use of the apparatus.

Description	Amount
1) Pierce-Custom Enforcer Pumper Bid # 915, 2nd Gen Unit price - \$737,058.00	
Vehicle Price	\$737,058.00
Bond	\$2,010.00
Trip Amount	\$18,150.00
7-year warranty	\$47,791.00
Sub Total	\$805,009.00
HGAC	<u>\$2,000.00</u>
Final Sales Price	\$807,009.00

Taxes. Taxes are not included in this proposal. In the event that the purchasing organization is not exempt from sales tax or any other applicable taxes and/or the proposed apparatus does not qualify for exempt status, it is the duty of the purchasing organization to pay any and all taxes due. Balance of sale price is due upon acceptance of the apparatus at the factory.

Late Fee. A late fee of .033% of the sale price will be charged per day for overdue payments beginning ten (10) days after the payment is due for the first 30 days. The late fee increases to .044% per day after the first 30 days until the payment is received. In the event a prepayment is received after the due date, the discount will be reduced by the same percentages above, increasing the overall cost of the apparatus.

Cancellation. In the event this proposal is accepted, and a purchase order is issued then cancelled or terminated by Customer before completion, Siddons-Martin Emergency Group may charge a cancellation fee. The following charge schedule based on costs incurred and may be applied:

- (A) 10% of the Purchase Price after order is accepted and entered by Manufacturer;
- (B) 20% of the Purchase Price after completion of the approval drawings;
- (C) 30% of the Purchase Price upon any material requisition by Manufacturer.

The cancellation fee will increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing. Siddons-Martin Emergency Group endeavors to mitigate any such costs through the sale of such product to another purchaser; however, the customer shall remain liable for the difference between the purchase price and, if applicable, the sale price obtained by Siddons-Martin Emergency Group upon sale of the product to another purchaser, plus any costs incurred by Siddons-Martin Emergency Group to conduct such sale.

Acceptance. In an effort to ensure the above stated terms and conditions are understood and adhered to, Siddons-Martin Emergency Group, LLC requires an authorized individual from the purchasing organization to sign and date this proposal and include it with any purchase order. Upon signing this proposal, the terms and conditions stated herein will be considered binding and accepted by the Customer. The terms and acceptance of this proposal will be governed by the laws of the State of Texas. No additional terms or conditions will be binding upon Siddons-Martin Emergency Group, LLC unless agreed to in writing and signed by a duly authorized officer of Siddons-Martin Emergency Group, LLC

Sincerely,



James Campbell
Siddons-Martin Emergency Group, LLC

I, _____, the authorized representative of **CITY OF MISSOURI CITY**, agree to all of the terms of this proposal and the specifications attached hereto and this proposal will be binding upon **CITY OF MISSOURI CITY**.

Signature & Date



CITY COUNCIL AGENDA ITEM COVER MEMO

January 21, 2020

To: Mayor and City Council

Agenda Item: 9(f) Consider authorizing the purchase of new Firefighter breathing air packs and valves through the Houston Galveston area Council (HGAC) cooperative purchasing program.

Submitted by: Eugene Campbell, Jr., Fire Chief

SYNOPSIS

Staff is requesting the purchase of new Firefighter breathing air packs to replace current air packs, which are reaching their end of life expectancy. This request includes replacement air packs, breathing air bottles and valve replacements to existing bottles, which will make them compatible with the new air pack system.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live
- Public Safety

BACKGROUND

Firefighters use this life safety device to help protect them while operating in confined and hazardous conditions. The current frontline breathing air packs are reaching their end of life use and will replace these units. These units are the newest models, which include most recent updates, and safety enhancement including the SEMS II GPS tracking system, which improve firefighter safety and accountability while operating in hazardous environments.

Fire breathing air packs have been previously purchased through the cooperative purchasing contracts available to the City from the Houston Galveston area Council (HGAC). This request is utilizing the same purchasing process. HGAC has the contract for Scott Safety Self Contained Breathing Air packs through its local dealer Metro Fire.

Staff recommends Council authorize the purchase of (18) new Air-Packs and 62 replacement bottle valves from Metro Fire.

BUDGET/FISCAL ANALYSIS

Scott Firefighter Breathing Airpacks and replacement valves.

Contract #		
EE08-19	18 Air-Packs X3	\$156,289.50
EE08-19	62 Replacement Valves	\$28,458.00
EE08-19	Service Items	<u>\$3,588.00</u>

Sub Total	\$188,335.50
Allowances	-\$47,247.50
Total	\$141,088.00

Purchasing Review: Shannon Pleasant, CTPM - Procurement and Risk Manger
Financial/Budget Review: Keresaa Aaron, Sr. Budget Analyst

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. HGAC purchase agreement quote.

STAFF'S RECOMMENDATION

Staff recommends approval of the purchase.

Director Approval: Eugene Campbell, Jr., Fire Chief

Assistant City Manager Approval: Bill Atkinson, Assistant City Manager



CITY COUNCIL AGENDA ITEM COVER MEMO

January 21, 2020

To: Mayor and City Council

Agenda Item: 9(g) Consider authorizing the City to accept competitive offers from Retail Energy Providers (REP's) and to authorize the City Manager to execute a contract for the purchase of electricity

Submitted by: Bill Atkinson, Assistant City Manager
Alan Phillips, Public Works

SYNOPSIS

Authorize the City to accept competitive offers from Retail Energy Providers (REP's) and to authorize the City Manager to execute a contract for the purchase of electricity.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live
- Maintain a financially sound City

BACKGROUND

Approval of this item will authorize the City Manager to execute a contract for the purchase of electricity for city facilities and needs based upon the best offer received under a competitive solicitation. The City's current contract for electricity with the Texas General Land Office through (Cavallo Energy) is set to expire in January 2023. The current contract rate is \$ 0.0463/kWh. Under Texas Government Code 252.022 (15) the City is exempt from normal competitive purchasing requirements for the purchase of electricity.

The City engaged the services of Tradition Energy in 2015, through a cooperative purchasing agreement with Omnia (formally U.S. Communities) national cooperative purchasing program. With Tradition's assistance, in 2015, the City secured the current rate of \$0.0463 which started in 2018 and runs through the end of 2023. This current rate represented a 40% savings over the City's previous rate, and has already resulted in annual savings of \$500,000 in 2018 and \$530,000 in 2019.

Based on continual analysis of the energy markets by Tradition Energy, it is found that forward prices for 2023 and beyond have dropped recently after steady price increases in earlier years. The anticipation is for increased demand in natural gas in the coming years, primarily resulting from higher exporting of natural gas to Mexico, as well as the increasing exports of liquefied natural gas (LNG). This increase in demand is expected to also increase the costs for electricity. Therefore, it appears advantageous to secure future electricity prices during this climate of historically low pricing. Based on recent analysis done by Tradition, the expectation is that the City could lock in future rates now that could reduce the City's electricity budget by over 10% or an estimated \$ 2 million (\$200,000 annually) over a ten year period beginning in 2023-2033. Tradition has worked with many local governments recently both regionally and statewide that have secured long term contracts and savings like this, including Fort Bend County, Dallas, Pearland, Mesquite, League City, La Porte, Clear Creek ISD, San Jacinto College, and others to lock in future rates based on the favorable market conditions. Taking action now will help secure these savings for the City before the market begins to move back up. This item is to enable the City to accept competitive offers for a new electricity contract,

and to authorize the City Manager to execute a contract that will secure the best price for the City based on the recommendation from the city's energy consultant.

The current electricity contract rate is \$ 0.0463/kWh. This rate does not include the required transmission/distribution service provider (TDSP) pass-through fees, which have been estimated to about \$ 0.0567/kWh. Under this proposed action, the City will receive offers from REP's through Tradition Energy for contract terms of 120 months for a contract to commence January 2023. The most recent best pricing offers (Jan 7, 2020) ranged from \$ 0.03732 for 12 months to \$ 0.0345 for 120 months.

In as much as electricity is such a volatile commodity and prices change on a continual basis throughout the day, it is recommended that Council authorize the City Manager to execute a contract once it appears the City is achieving the best value based upon market conditions.

BUDGET/FISCAL ANALYSIS

Based on current pricing, it is estimated the city may get an average rate over a ten (10) year period of 2023-2033 of \$ 0.0345 per kWh. Comparing that rate to the City's current rate, the City will recognize an approximate savings of 11.4% or \$ 2,005,335 for the ten year term.

Purchasing Review: Shannon Pleasant, CTPM - Procurement & Risk Manager
Financial/Budget Review: Bertha P. Alexander, Budget & Financial Reporting Manager

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Pricing analysis
2. Price results for rolling averages

STAFF'S RECOMMENDATION

Staff recommends approval

**Assistant City Manager/
City Manager Approval:** Bill Atkinson



Customer Information			
Customer Name:	Missouri City, City of	Phone:	281.403.8626
Contact:	Bill Atkinson	Email:	BAtkinson@missouricitytx.gov
Address:	1522 Texas Pkwy Missouri City, TX 77489		
Account Information			
Utility:	Centerpoint	Estimated Volume:	17,037,677
Pricing Zone:	ERCOT_HZ_HUB	Current Rate (CR):	0.0463
Acct #'s/ESI#'s	170	Est. Utility Charges:	0.05673
Pricing Type:	New Request	Est. Bundled Rate:	0.103
Current Provider:	Cavallo	Est. Annual Cost:	\$1,754,881

Energy Advisor: Bob Wooten

Direct Line: 713-609-9929

Email: bob.wooten@traditionenergy.com

Creation Date: January 7, 2020

Supplier Fixed Price Comparison / Savings and Budget Analysis *

Terms	12 Months	36 Months	60 Months	84 Months	120 Months
Start Date	Jan-23	Jan-23	Jan-23	Jan-23	Jan-23
End Date	Jan-24	Jan-26	Jan-28	Jan-30	Jan-33
KWH Usage	17,037,677	51,113,031	85,188,385	119,263,739	170,376,770

TXU	0.03992	0.03860	0.03687	0.0356	0.0345
Savings over CR	\$108,189	\$392,037	\$800,771	\$1,272,544	\$2,005,335
Savings %	6.2%	7.4%	9.1%	10.4%	11.4%
Est. Utility Charges	0.05673	0.05673	0.05673	0.05673	0.05673
Est. Bundled Rate	0.09665	0.09533	0.0936	0.09233	0.09123
Proj. Energy Budget	\$1,646,691	\$4,872,605	\$7,973,633	\$11,011,621	\$15,543,473

CREDIT: Pending SWING %: 100% PAY TERM: 30

Reliant	0.03781	0.03710	0.03646	0.03638	0.03616
Savings over CR	\$144,139	\$468,706	\$835,698	\$1,179,518	\$1,722,509
Savings %	8.2%	8.9%	9.5%	9.6%	9.8%
Est. Utility Charges	0.05673	0.05673	0.05673	0.05673	0.05673
Est. Bundled Rate	0.09454	0.09383	0.09319	0.09311	0.09289
Proj. Energy Budget	\$1,610,742	\$4,795,936	\$7,938,706	\$11,104,647	\$15,826,298

CREDIT: Approved SWING %: 100% PAY TERM: 30

MP2	0.03732	0.03439			
Savings over CR	\$152,487	\$607,223			
Savings %	8.7%	11.5%			
Est. Utility Charges	0.05673	0.05673			
Est. Bundled Rate	0.09405	0.09112			
Proj. Energy Budget	\$1,602,394	\$4,657,419			

CREDIT: Pending SWING %: Unbanded PAY TERM: 30

Engie	0.03925	0.03822	0.03725	0.03687	
Savings over CR	\$119,604	\$411,460	\$768,399	\$1,121,079	
Savings %	6.8%	7.8%	8.8%	9.1%	
Est. Utility Charges	0.05673	0.05673	0.05673	0.05673	
Est. Bundled Rate	0.09598	0.09495	0.09398	0.0936	
Proj. Energy Budget	\$1,635,276	\$4,853,182	\$8,006,004	\$11,163,086	

CREDIT: Approved SWING %: 100% PAY TERM: 30

Direct Energy	0.03749	0.03651	0.03579	0.03494	
Savings over CR	\$149,591	\$498,863	\$892,774	\$1,351,258	
Savings %	8.5%	9.5%	10.2%	11.0%	
Est. Utility Charges	0.05673	0.05673	0.05673	0.05673	
Est. Bundled Rate	0.09422	0.09324	0.09252	0.09167	
Proj. Energy Budget	\$1,605,290	\$4,765,779	\$7,881,629	\$10,932,907	

CREDIT: Approved SWING %: Unbanded PAY TERM: 30

Constellation	0.03794	0.03679			
Savings over CR	\$141,924	\$484,552			
Savings %	8.1%	9.2%			
Est. Utility Charges	0.05673	0.05673			
Est. Bundled Rate	0.09467	0.09352			
Proj. Energy Budget	\$1,612,957	\$4,780,091			

CREDIT: Approved SWING %: Unbanded PAY TERM: 30

***Does Not Include taxes**

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Account Information

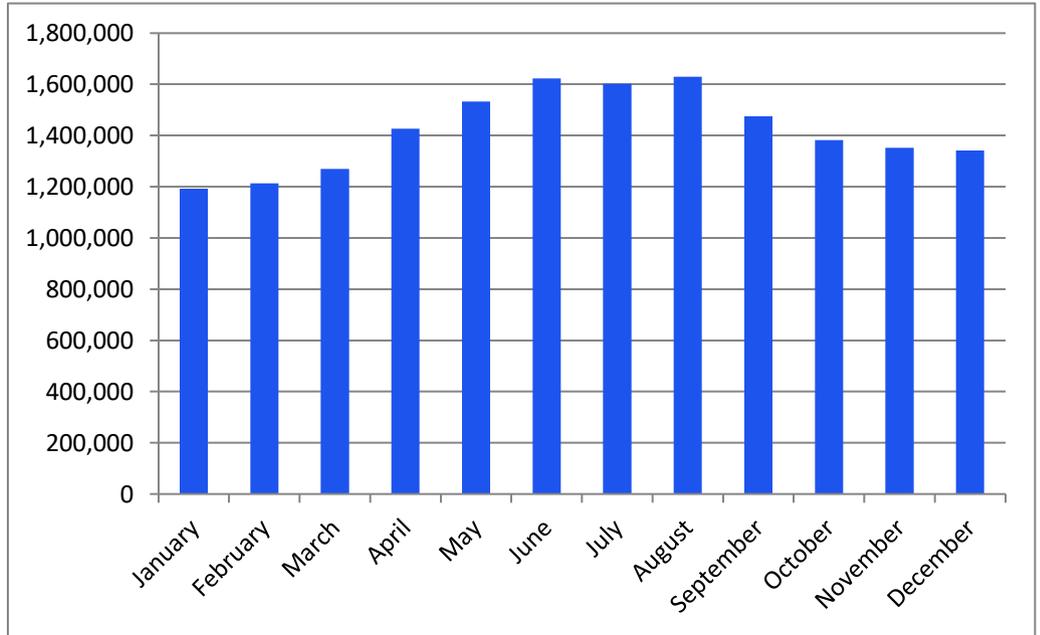
Customer Name Missouri City, City of

Annual kWh 17,037,677

No. of Accounts 170



MONTH	TOTAL (KWH)
January	1,192,565
February	1,212,950
March	1,269,908
April	1,426,733
May	1,532,142
June	1,622,219
July	1,601,204
August	1,629,843
September	1,475,261
October	1,381,516
November	1,352,383
December	1,340,953
Total	17,037,677



Account Number	Service Address	City	State	Zip	Utility / TDSP	Annual kWh	Peak kW	Load Factor
1008901011900201220108	4915 BEEKMAN DR	MISSOURI CITY	TX	77459	Centerpoint	34,718	0	0.00%
100890101004304IDA0218	2000 EVANS RD	MISSOURI CITY	TX	77489	Centerpoint	384	0	0.00%
100890101004303IDA0218	915 FM 2234	MISSOURI CITY	TX	77489	Centerpoint	1,920	0	0.00%
100890108177010LHE620	6901 STEVENSON DR	MISSOURI CITY	TX	77459	Centerpoint	14,592	0	0.00%
1008901023901433010118	3221 GLENN LAKES LN	MISSOURI CITY	TX	77459	Centerpoint	2,298	0	0.00%
1008901020901377300118	2758 SIENNA PKWY	MISSOURI CITY	TX	77459	Centerpoint	4,866	0	0.00%
100890101004010IDE0218	6901 STEVENSON DR	MISSOURI CITY	TX	77459	Centerpoint	384	0	0.00%
100890101003959DDE021	6901 STEVENSON DR	MISSOURI CITY	TX	77459	Centerpoint	1,513	0	0.00%
100890108034510GHE420	6901 STEVENSON DR	MISSOURI CITY	TX	77459	Centerpoint	5,220	0	0.00%
1008901001900966840115	3400 TEXAS PKWY	MISSOURI CITY	TX	77489	Centerpoint	6,130	1	69.98%
1008901023900966320115	3000 TEXAS PKWY	MISSOURI CITY	TX	77489	Centerpoint	6,762	1	77.19%
1008901006900114090107	4300 HORIZON VIEW	SUGAR LAND	TX	77479	Centerpoint	26,782	63	4.85%
1008901023900035440107	5402 CREEKSTONE	SUGAR LAND	TX	77479	Centerpoint	25,173	63	4.56%
1008901023815693010104	5031 RIVERSTONE	SUGAR LAND	TX	77479	Centerpoint	20,369	33	7.05%
1008901023811205320100	4150 RIVERSTONE	MISSOURI CITY	TX	77459	Centerpoint	24,000	68	4.03%
1008901022900900040114	7202 SIENNA	MISSOURI CITY	TX	77459	Centerpoint	11,218	3	42.69%
1008901020901162170116	20202 UNIVERSITY	MISSOURI CITY	TX	77459	Centerpoint	4,018	1	45.87%
1008901016901083760116	1205 LAKE OLYMPIA	MISSOURI CITY	TX	77459	Centerpoint	6,541	2	37.33%
1008901016901030730115	9125 SIENNA	MISSOURI CITY	TX	77459	Centerpoint	8,348	3	31.77%
1008901022901188350116	3634 HAMPTON DR A	MISSOURI CITY	TX	77459	Centerpoint	1,077	1	12.29%
1008901011901087080116	4314 MISTY HOLLOW	MISSOURI CITY	TX	77459	Centerpoint	0	0	0.00%
1008901023806784240100	1800 GLENN LAKES LN	MISSOURI CITY	TX	77459	Centerpoint	22,594	18	14.33%
1008901023817282690106	1340 INDEPENDENCE BLVD	MISSOURI CITY	TX	77489	Centerpoint	34,752	53	7.49%
1008901016191170798100	3400 CREEK CLUB DR	MISSOURI CITY	TX	77459	Centerpoint	11,760	11	12.20%
1008901011901227290117	5225 SIENNA PKWY	MISSOURI CITY	TX	77459	Centerpoint	5,717	1	65.27%
100890108206710PHF621	6601 FM 521	ARCOLA	TX	77583	Centerpoint	2,657	0	0.00%
100890108206710LHE621	6601 FM 521	ARCOLA	TX	77583	Centerpoint	3,046	0	0.00%
100890108024110GHE920	6901 STEVENSON DR	MISSOURI CITY	TX	77459	Centerpoint	5,220	0	0.00%
100890108009010GHE120	6901 STEVENSON DR	MISSOURI CITY	TX	77459	Centerpoint	4,524	0	0.00%
100890108006810LHS920	6901 STEVENSON DR	MISSOURI CITY	TX	77459	Centerpoint	8,664	0	0.00%
100890108145010LHE320	6601 FM 521 RD	ARCOLA	TX	77583	Centerpoint	6,840	0	0.00%
100890107666510SHA420	2000 EVANS RD	MISSOURI CITY	TX	77489	Centerpoint	136,104	0	0.00%
100890107666510PHF420	1001 FM 1092	STAFFORD	TX	77477	Centerpoint	25,056	0	0.00%

100890107666510PHE420	915 FM 2234	MISSOURI CITY	TX	77489	Centerpoint	63,858	0	0.00%
100890107666510PHA420	2000 EVANS RD	MISSOURI CITY	TX	77489	Centerpoint	24,360	0	0.00%
100890107666510LHS420	1001 FM 1092	STAFFORD	TX	77477	Centerpoint	14,136	0	0.00%
100890107666510LHF4204	1001 FM 1092	STAFFORD	TX	77477	Centerpoint	6,384	0	0.00%
100890107666510LHE420	2000 EVANS RD	MISSOURI CITY	TX	77489	Centerpoint	777,556	0	0.00%
100890107666510LHA420	915 FM 2234	MISSOURI CITY	TX	77489	Centerpoint	56,544	0	0.00%
100890107666510GHE420	1001 FM 1092	STAFFORD	TX	77477	Centerpoint	425,633	0	0.00%
100890107666510GHA420	915 FM 2234	MISSOURI CITY	TX	77489	Centerpoint	22,736	0	0.00%
100890108147010LHE920	6901 STEVENSON DR	MISSOURI CITY	TX	77459	Centerpoint	456	0	0.00%
100890108145710LHE620	915 FM 2234	MISSOURI CITY	TX	77489	Centerpoint	10,488	0	0.00%
1008901024900969180115	5780 SIENNA PKWY	MISSOURI CITY	TX	77459	Centerpoint	9,085	3	34.57%
1008901024900259920108	8302 HIGHWAY 6	MISSOURI CITY	TX	77459	Centerpoint	8,792	3	33.46%
1008901024900247580108	10340 HIGHWAY 6	MISSOURI CITY	TX	77459	Centerpoint	9,484	22	4.92%
1008901023901042870115	11502 HIGHWAY 6	FRESNO	TX	77545	Centerpoint	6,464	1	73.79%
1008901023900504050111	11921 HIGHWAY 6	FRESNO	TX	77545	Centerpoint	5,490	2	31.34%
1008901023900268990108	3330 HURRICANE LN A	MISSOURI CITY	TX	77459	Centerpoint	11,362	48	2.70%
1008901023818189760106	2114 PALM HARBOUR	MISSOURI CITY	TX	77459	Centerpoint	6,617	18	4.20%
1008901023817687350106	4418 CREEKMONT	FRESNO	TX	77545	Centerpoint	17,986	44	4.67%
1008901023817562710106	2880 WATTS	FRESNO	TX	77545	Centerpoint	547,514	278	22.48%
1008901023815318170104	2905 TRAMMEL	FRESNO	TX	77545	Centerpoint	2,688	1	30.69%
1008901023814430380103	3251 LAKE SHORE	MISSOURI CITY	TX	77459	Centerpoint	19,460	72	3.09%
1008901023807366550100	5955 SIENNA PKWY	MISSOURI CITY	TX	77459	Centerpoint	111,032	31	40.89%
1008901023803943750100	9950 HIGHWAY 6	MISSOURI CITY	TX	77459	Centerpoint	4,923	1	56.20%
1008901022900533510111	9730 HIGHWAY 6	MISSOURI CITY	TX	77459	Centerpoint	5,667	2	32.35%
1008901022900504520111	11780 HIGHWAY 6	FRESNO	TX	77545	Centerpoint	105	0	0.00%
1008901022900075070107	4950 TRAMMEL	MISSOURI CITY	TX	77459	Centerpoint	10,465	3	39.82%
1008901020900504250111	8700 HIGHWAY 6	MISSOURI CITY	TX	77459	Centerpoint	463	0	0.00%
1008901018191573650100	3650 TRAMMEL	FRESNO	TX	77545	Centerpoint	1,235,415	258	54.66%
1008901016900595680112	3601 TRAMMEL	MISSOURI CITY	TX	77459	Centerpoint	4,941	1	56.41%
1008901016900566820112	3711 ALDRIDGE DR	MISSOURI CITY	TX	77459	Centerpoint	7,686	11	7.98%
1008901016900503500111	12105 HIGHWAY 6	FRESNO	TX	77545	Centerpoint	442	0	0.00%
1008901016900337910109	7738 FALLEN LEAF	MISSOURI CITY	TX	77459	Centerpoint	7,278	186	0.45%
1008901016900107460107	4432 SIENNA PKWY	MISSOURI CITY	TX	77459	Centerpoint	5,668	2	32.36%
1008901011900515200111	3102 TRAMMEL	FRESNO	TX	77545	Centerpoint	7,294	2	41.63%
1008901011900463550111	4655 BEES PASSAGE	MISSOURI CITY	TX	77459	Centerpoint	394,690	121	37.24%
1008901006900759520113	5411 SIENNA PKWY A	MISSOURI CITY	TX	77459	Centerpoint	14,037	4	40.06%
1008901006900524150111	9040 HIGHWAY 6 #1	MISSOURI CITY	TX	77459	Centerpoint	9,685	2	55.28%
1008901001900780120113	190 WATERS LAKE	MISSOURI CITY	TX	77459	Centerpoint	88,017	21	47.85%
1008901001900463670111	4655 BEES PASSAGE	MISSOURI CITY	TX	77459	Centerpoint	2,719,571	747	41.56%
1008901001900075340107	4235 SIENNA PKWY	MISSOURI CITY	TX	77459	Centerpoint	11,056	3	42.07%
1008901024900972990115	1675 TEXAS PKWY	MISSOURI CITY	TX	77489	Centerpoint	5,690	1	64.95%
1008901024900661110113	1923 SCANLIN RD A	MISSOURI CITY	TX	77489	Centerpoint	79,055	41	22.01%
1008901024900503420111	3100 SENIOR RD	MISSOURI CITY	TX	77459	Centerpoint	402	0	0.00%
1008901024900420930110	1446 TURTLE CREEK	MISSOURI CITY	TX	77489	Centerpoint	7,998	60	1.52%
1008901024900036760107	1122 BUFFALO RUN A	MISSOURI CITY	TX	77489	Centerpoint	8,518	5	19.45%
1008901023900824060114	2195 TEXAS PKWY	MISSOURI CITY	TX	77489	Centerpoint	6,075	1	69.35%
1008901023900504060111	1655 CARTWRIGHT RD	MISSOURI CITY	TX	77489	Centerpoint	258	0	0.00%
1008901023818359490106	3845 CARTWRIGHT RD	MISSOURI CITY	TX	77459	Centerpoint	791,616	209	43.24%
1008901023817515000106	1535 HIGHWAY 90A	MISSOURI CITY	TX	77489	Centerpoint	5,874	1	67.05%
1008901023817224170106	1919 SCANLIN RD D	MISSOURI CITY	TX	77489	Centerpoint	8,093	7	13.20%
1008901023814922780104	3011 FM 1092 RD	MISSOURI CITY	TX	77459	Centerpoint	4,551	1	51.95%
1008901023814040280103	3163 LEXINGTON	MISSOURI CITY	TX	77459	Centerpoint	6,252	17	4.20%
1008901023812951720102	1919 SCANLIN RD A	MISSOURI CITY	TX	77489	Centerpoint	109,941	41	30.61%
1008901023812936940102	1919 SCANLIN RD C	MISSOURI CITY	TX	77489	Centerpoint	40,786	31	15.02%
1008901023812563880102	1235 TEXAS PKWY	MISSOURI CITY	TX	77489	Centerpoint	5,483	1	62.59%
1008901023811768960100	1919 SCANLIN RD #2	MISSOURI CITY	TX	77489	Centerpoint	84,672	30	32.22%
1008901023810517700202	1700 GLENN LAKES LN	MISSOURI CITY	TX	77459	Centerpoint	10,248	0	0.00%
1008901023810208000100	4015 LEXINGTON BLVD	MISSOURI CITY	TX	77459	Centerpoint	40,561	8	57.88%
1008901023810115740100	4301 LEXINGTON BLVD	MISSOURI CITY	TX	77459	Centerpoint	3,170	1	36.19%
1008901023809990450100	1450 TURTLE CREEK	MISSOURI CITY	TX	77489	Centerpoint	946	1	10.80%
1008901023809990420100	1800 GLENN LAKES	MISSOURI CITY	TX	77459	Centerpoint	7,991	86	1.06%
1008901023809911250100	1800 GLENN LAKES	MISSOURI CITY	TX	77459	Centerpoint	8,541	6	16.25%
1008901023809911190100	1800 GLENN LAKES	MISSOURI CITY	TX	77459	Centerpoint	21,464	7	35.00%

1008901023809886760100	2621 COURT RD	STAFFORD	TX	77477	Centerpoint	4,333	1	49.46%
1008901023809273110100	2680 FM 1092 RD	MISSOURI CITY	TX	77459	Centerpoint	4,984	1	56.89%
1008901023809247470100	2511 FM 1092 RD	MISSOURI CITY	TX	77459	Centerpoint	65,620	9	83.23%
1008901023808761730100	1700 GLENN LAKES LN	MISSOURI CITY	TX	77459	Centerpoint	61	0	0.00%
1008901023808166380100	1800 GLENN LAKES	MISSOURI CITY	TX	77459	Centerpoint	57,408	194	3.38%
1008901023808149610200	4211 CARTWRIGHT RD	MISSOURI CITY	TX	77459	Centerpoint	3,792	0	0.00%
1008901023807574070100	3520 5TH ST	STAFFORD	TX	77477	Centerpoint	4,991	1	56.97%
1008901023807429180100	2496 TEXAS PKWY	MISSOURI CITY	TX	77489	Centerpoint	110,240	34	37.01%
1008901023806889560100	8110 INDEPENDENCE	MISSOURI CITY	TX	77489	Centerpoint	526	0	0.00%
1008901023806889520100	3730 FM 1092 RD	MISSOURI CITY	TX	77459	Centerpoint	0	0	0.00%
1008901023806815810100	4201 CARTWRIGHT RD	MISSOURI CITY	TX	77459	Centerpoint	6,426	1	73.36%
1008901023806305470100	3703 FM 1092 RD	MISSOURI CITY	TX	77459	Centerpoint	5,902	1	67.37%
1008901023804840210100	1903 LEXINGTON BLVD	MISSOURI CITY	TX	77489	Centerpoint	3,760	1	42.92%
1008901023804811910100	1302 INDEPENDENCE	MISSOURI CITY	TX	77489	Centerpoint	3,117	0	0.00%
1008901023804396140100	1917 MOORE RD	STAFFORD	TX	77477	Centerpoint	87,072	233	4.27%
1008901023803475320100	1050 CRAVENS RD	MISSOURI CITY	TX	77489	Centerpoint	6,044	1	69.00%
1008901023803048060100	3849 CARTWRIGHT RD	MISSOURI CITY	TX	77459	Centerpoint	767,808	204	42.97%
1008901023801897350100	2881 LA QUINTA DR	MISSOURI CITY	TX	77459	Centerpoint	322	0	0.00%
1008901023801691680100	2015 FM 1092 RD	MISSOURI CITY	TX	77459	Centerpoint	4,463	1	50.95%
1008901023801226210100	3513 CARTWRIGHT RD	MISSOURI CITY	TX	77459	Centerpoint	4,925	1	56.22%
1008901023800270290100	1700 GLENN LAKES LN	MISSOURI CITY	TX	77459	Centerpoint	47,328	164	3.29%
1008901013191182753100	2112 FOUNTAIN	MISSOURI CITY	TX	77459	Centerpoint	4,544	3	17.29%
1008901013191191258100	2450 LA QUINTA DR	MISSOURI CITY	TX	77459	Centerpoint	4,890	1	55.82%
1008901013191194844100	3100 QUAIL VALLEY	MISSOURI CITY	TX	77489	Centerpoint	3,084	0	0.00%
1008901013191206055100	2130 ADAMS ST	MISSOURI CITY	TX	77489	Centerpoint	2,107	1	24.05%
1008901013191206055200	2130 ADAMS ST	MISSOURI CITY	TX	77489	Centerpoint	1,260	0	0.00%
1008901013191244257100	1923 SCANLIN RD	MISSOURI CITY	TX	77489	Centerpoint	15,636	6	29.75%
1008901013191246158100	1522 TEXAS PKWY	MISSOURI CITY	TX	77489	Centerpoint	1,258,848	406	35.40%
1008901013191246160100	1523 TEXAS PKWY	MISSOURI CITY	TX	77489	Centerpoint	58,440	17	39.24%
1008901013191252525100	1802 FRESH MEADOW	MISSOURI CITY	TX	77489	Centerpoint	10,252	6	19.51%
1008901023800181380100	1240 FM 1092 RD	MISSOURI CITY	TX	77459	Centerpoint	6,231	1	71.13%
1008901022900618680112	4302 CARTWRIGHT RD	MISSOURI CITY	TX	77459	Centerpoint	4,511	2	25.75%
1008901022900490590111	13001 GESSNER RD	MISSOURI CITY	TX	77489	Centerpoint	48	0	0.00%
1008901022900158700108	2701 CARTWRIGHT RD	MISSOURI CITY	TX	77459	Centerpoint	3,850	1	43.95%
1008901020900824680114	2494 TEXAS PKWY	MISSOURI CITY	TX	77489	Centerpoint	5,740	1	65.53%
1008901020900587160112	2880 LA QUINTA DR	MISSOURI CITY	TX	77459	Centerpoint	925,632	321	32.92%
1008901020900525030111	120 TEXAS PKWY	MISSOURI CITY	TX	77489	Centerpoint	2,974	1	33.95%
1008901016900830350114	1797 TEXAS PKWY	MISSOURI CITY	TX	77489	Centerpoint	5,619	1	64.14%
1008901016900699650113	3053 EL DORADO	MISSOURI CITY	TX	77459	Centerpoint	543	1	6.20%
1008901016900503480111	7272 HIGHWAY 6	MISSOURI CITY	TX	77459	Centerpoint	3,986	1	45.50%
1008901016900117230107	12043 MCLAIN BLVD	HOUSTON	TX	77071	Centerpoint	150,960	44	39.17%
1008901016191180842100	3011 EL DORADO	MISSOURI CITY	TX	77459	Centerpoint	160	0	0.00%
1008901016191180678100	2707 GLEN ECHO LN	MISSOURI CITY	TX	77459	Centerpoint	483	0	0.00%
1008901016191172540100	3075 SENIOR RD	MISSOURI CITY	TX	77459	Centerpoint	270,960	283	10.93%
1008901016191170797100	3400 CREEK CLUB DR	MISSOURI CITY	TX	77459	Centerpoint	6,720	4	19.18%
1008901016191169860200	2880 LA QUINTA DR	MISSOURI CITY	TX	77459	Centerpoint	3,792	0	0.00%
1008901016191166884100	2951 NANCY BELL LN	MISSOURI CITY	TX	77459	Centerpoint	350,720	234	17.11%
1008901016191164702100	1917 MOORE RD	STAFFORD	TX	77477	Centerpoint	0	0	0.00%
1008901011900824030114	1432 TEXAS PKWY	MISSOURI CITY	TX	77489	Centerpoint	6,112	1	69.77%
1008901011900584550112	2701 CYPRESS POINT	MISSOURI CITY	TX	77459	Centerpoint	601,248	224	30.64%
1008901011900269410108	500 TEXAS PKWY	MISSOURI CITY	TX	77489	Centerpoint	5,314	1	60.66%
1008901006900825110114	3121 CREEK CLUB DR	MISSOURI CITY	TX	77459	Centerpoint	41,866	7	68.27%
1008901006900036930107	1122 BUFFALO RUN	MISSOURI CITY	TX	77489	Centerpoint	66,144	21	35.96%
1008901001900528860111	2869 LA QUINTA DR	MISSOURI CITY	TX	77459	Centerpoint	13,862	3	52.75%
1008901001900504130111	6996 HIGHWAY 6	MISSOURI CITY	TX	77459	Centerpoint	2,242	1	25.59%
1008901001900137090107	1522 TEXAS PKWY A	MISSOURI CITY	TX	77489	Centerpoint	6,459	3	24.58%
1008901023814402480103	7744 HIGHWAY 6	MISSOURI CITY	TX	77459	Centerpoint	5,089	1	58.09%
1008901023814258500103	6810 OILFIELD RD	MISSOURI CITY	TX	77459	Centerpoint	38,400	91	4.82%
1008901023813618780103	4835 RIVERSTONE	MISSOURI CITY	TX	77459	Centerpoint	5,460	1	62.33%
1008901023809169510100	6310 OILFIELD RD	SUGAR LAND	TX	77479	Centerpoint	3,368,880	598	64.31%
1008901022900619780112	6818 OILFIELD RD	MISSOURI CITY	TX	77459	Centerpoint	4,251	1	48.53%
1008901001900566610112	7102 HIGHWAY 6 A	MISSOURI CITY	TX	77459	Centerpoint	5,991	1	68.39%
1008901023816340780105	5501 HIGHWAY 6	MISSOURI CITY	TX	77459	Centerpoint	4,832	1	55.16%

1008901023813978850103	4530 CARTWRIGHT RD	MISSOURI CITY	TX	77459	Centerpoint	3,395	1	38.76%
1008901023811598930100	3802 RAOUL	MISSOURI CITY	TX	77459	Centerpoint	3,010	1	34.36%
1008901023810622660100	5805 HIGHWAY 6	MISSOURI CITY	TX	77459	Centerpoint	4,854	1	55.41%
1008901023809206900100	3144 PECAN WOOD DR	MISSOURI CITY	TX	77459	Centerpoint	113,184	178	7.26%
1008901023808641150100	4975 HIGHWAY 6	MISSOURI CITY	TX	77459	Centerpoint	5,344	2	30.50%
1008901022900504500111	4895 HIGHWAY 6	MISSOURI CITY	TX	77459	Centerpoint	3,047	1	34.78%
1008901020900542870111	3454 FM 1092 RD	MISSOURI CITY	TX	77459	Centerpoint	5,633	1	64.30%
1008901006900503380111	4893 HIGHWAY 6	MISSOURI CITY	TX	77459	Centerpoint	2,773	1	31.66%
1008901023801966900200	2426 ASHMONT DR	MISSOURI CITY	TX	77459	Centerpoint	2,628	0	0.00%
1008901001188881404200	3330 PARK DR	MISSOURI CITY	TX	77459	Centerpoint	3,792	0	0.00%
1008901001188881402200	3902 RIDGEVIEW DR	MISSOURI CITY	TX	77459	Centerpoint	9,348	0	0.00%

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Rolling Averages 12 Month Rolling Average Prices for Houston Hub Zone, On Peak, Daily Settles

January 2012 to January 2020



— Price Results for Rolling Averages 12 Month

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**Council Agenda Item
January 21, 2020**

10. **ORDINANCES** – *There are no Ordinances on this agenda.*
-



CITY COUNCIL AGENDA ITEM COVER MEMO

January 21, 2020

To: Mayor and City Council
Agenda Item: 11(a) Acquisition of right-of-way for the Knight Road Extension Project
Submitted by: Shashi K. Kumar, P.E., Director of Public Works and City Engineer

SYNOPSIS

Staff requests authorization of the subject resolution, finding and determining public necessity for the acquisition of certain real property interests in right-of-way (ROW) in connection with the Knight Road Extension roadway mobility project.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live
- Maintain a financially sound City
- Have quality development through buildout

BACKGROUND

On May 15, 2017, the City Council authorized an interlocal agreement between Fort Bend County and the City for the Knight Rd. Extension Project. As shown in the project vicinity map, the project will include 1.5 miles of two-lane concrete road with shoulder from McKeever Road to SH6 and include a bridge over the American Water Canal. The proposed roadway will be 3-lane roadway from the Toll Road located on the northern limits of the project to just passed Watts Plantation, then it transitions to a 2-lane roadway up to Ellison Road, it then transitions back to a 3-lane roadway segment up to the southern terminus of the project (near McKeever Rd).

The City Council adopted a Traffic Management and Thoroughfare Plan in January 2011 to plan for mobility and growth within the City and ETJ. The Knight Road extension project is also identified within this adopted Traffic Management and Thoroughfare Plan. Extension and improvement of Knight Road will improve vehicular mobility and reduce congestion and safety hazards in the service area.

Additional right-of-way (ROW) will be necessary for this Knight Rd. roadway extension project. Specifically, 17 parcels of land are required which estimates to approximately 2.1 acres. Based on most recent appraisal performed by the City, the total appraised value is \$175,711. Funding for ROW acquisition is included within the project budget. Through this resolution, the City Council desires and authorizes the City Manager or his designee to negotiate with and make offers to the owners of the properties for the purchase of same based upon their appraised value. However, if staff is unable to come to an agreement with the owners of the 17 properties, based on public necessity and provisions of the law, the resolution authorizes eminent domain proceedings to acquire fee simple or easement title in the real property described in Exhibits 1 thru 17 of the supporting materials.

As part of the Interlocal Agreement (approved by Council on May 15, 2017) with Fort bend County, FBC will contribute 50% or \$2,800,000.00 towards the engineering and construction of this project. The City will contribute the remaining portion including land acquisition as approved in the FY2018, 5-year CIP Plan. The

total estimated cost of this project is approximately \$7 Million. Pending ROW acquisition, the anticipated start of construction for this roadway project is fall 2020.

BUDGET/FISCAL ANALYSIS

Funding Source	Account Number	Project Code/Name	FY2020 Funds Budgeted	FY2020 Funds Available	Amount Requested
General Bond	410-58700-40-403-	50086/Knight Road Extension	\$2,650,000	\$2,650,000	\$175,711

Purchasing Review: Shannon Pleasant, CTPM - Procurement & Risk Manager
Financial/Budget Review: Bertha P. Alexander, Budget & Financial Reporting Manager

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Condemnation Resolution
2. Exhibit 1-17 of Resolution
3. Project Vicinity Map
4. Interlocal Agreement with Fort Bend County for Knight Rd. Extension
5. Adopted (2011) Traffic Management and Thoroughfare Plan
6. Parcel Zoning Map
7. ROW Parcel Vicinity Map

STAFF'S RECOMMENDATION

Staff requests authorization of the subject resolution, finding and determining public necessity for the acquisition of certain real property interests in right-of-way (ROW) in connection with the Knight Road Extension roadway mobility project.

Director Approval: Shashi K. Kumar, P.E.

**Assistant City Manager/
City Manager Approval:** Glen A. Martel, ACM

RESOLUTION NO. R-20__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, FINDING AND DETERMINING PUBLIC NECESSITY FOR THE ACQUISITION OF CERTAIN REAL PROPERTY INTERESTS IN RIGHTS-OF-WAY IN CONNECTION WITH THE PUBLIC IMPROVEMENT PROJECT KNOWN AS THE KNIGHT ROAD EXTENSION PROJECT; AUTHORIZING SUCH ACQUISITION BY DONATION, PURCHASE, OR EMINENT DOMAIN OF CERTAIN REAL PROPERTY INTERESTS IN AND TO SEVENTEEN PARCELS OF LAND NEEDED FOR THE PROJECT; AUTHORIZING AND DIRECTING THE CITY MANAGER TO MAKE A FINAL OFFER TO THE OWNERS OF SUCH INTERESTS; AUTHORIZING PAYMENT OF THE COSTS OF SUCH PURCHASES OR EMINENT DOMAIN PROCEEDINGS, AS APPLICABLE, AND ASSOCIATED COSTS FOR APPRAISAL FEES, TITLE POLICIES AND SERVICES, RECORDING FEES, COURT COSTS, AND EXPERT WITNESS FEES IN CONNECTION WITH THE ACQUISITION OF FEE SIMPLE TITLE IN OR EASEMENTS TO SUCH SEVENTEEN PARCELS OF LAND SITUATED IN THE MOSES SHIPMAN SURVEY, ABSTRACT NO. 86 IN FORT BEND COUNTY, TEXAS; SAID PARCELS OF LAND BEING LOCATED ALONG, ABUTTING AND ADJACENT TO THE EAST AND WEST LINES OF KNIGHT ROAD BETWEEN THE FORT BEND PARKWAY AND OYSTER CREEK IN MISSOURI CITY; AND MAKING AND CONTAINING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT.

* * * * *

WHEREAS, the City Council of the City of Missouri City, Texas, deems it necessary, proper and in the best interests of the public to acquire by gift, purchase, or if necessary by eminent domain, real property interests in certain real property located in Fort Bend County, Texas as described and depicted in Exhibits "1" through "17", attached hereto and incorporated for all purposes, for the construction, use, maintenance and operation of street right-of-way for the Knight Road Extension Project, from the Fort Bend Parkway to Oyster Creek (the "Project"); and

WHEREAS, pursuant to page 38 and Exhibit 25 of the City of Missouri City Traffic Management Plan, a component of the City of Missouri City Comprehensive Plan, adopted by Ordinance No. O-11-03 on January 18, 2011, the Project is required to improve vehicular mobility and reduce congestion and safety hazards in the City of Missouri City, Texas; and

WHEREAS, on May 15, 2017, the City Council of the City of Missouri City, Texas authorized an interlocal agreement with Fort Bend County, Texas for the construction of the Project; and

WHEREAS, the Project will provide for the construction, extension and improvement of Knight Road from the Fort Bend Parkway to Oyster Creek, which will improve vehicular mobility and reduce congestion and safety hazards in the service area; and

WHEREAS, the City Council of the City of Missouri City, Texas, finds that public necessity exists for the acquisition of fee simple or easement interest in the real property described and depicted in Exhibits "1" through "17" for the location, alignment, construction, extension, operation and maintenance of said Project for the purpose of providing improved mobility and drainage in accordance with the Project plans; and

WHEREAS, the City Council of the City of Missouri City, Texas, desires to authorize the City Manager or his designee to negotiate with and make offers to the owners of the properties for the purchase of same based upon their appraised value; and

WHEREAS, if the City of Missouri City, acting through its duly authorized representatives, is unable to agree with the owners of the properties as to the fair market value thereof and to purchase the same, the City Council, pursuant to applicable provisions of the law, including, Sections 311.033 and 311.092 of the Texas Transportation Code and Chapter 21 of the Texas Property Code, desires to authorize the City Attorney or her designee to bring eminent domain proceedings on behalf of the City against the owners of the properties; NOW THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The City Council of the City of Missouri City, Texas hereby ratifies, confirms and adopts the findings and recitals contained in the preamble to this resolution and further finds that the findings and recitals are true and correct and declares the following:

(a) That public necessity requires the subject public Project and requires the acquisition of certain tracts of real property in fee simple title or easement, together with any improvements situated thereon, to the lands described in Exhibits "1" through "17".

(b) That the plans for the location and alignment for the Knight Road Extension Project are hereby approved and shall be filed with the Department of Public Works and made available for the review by the public.

Section 2. The City Council of the City of Missouri City, Texas hereby approves and authorizes the fee simple or easement acquisition of real property by gift or purchase for and in connection with the said Project. The City Manager or his designee is hereby authorized and directed to negotiate with and make offers to the owners of the real property described in the Exhibits "1" through "17" for the purchase of same based upon their appraised value.

Section 3. The City Attorney or her designee is hereby authorized and directed to file or cause to be filed, pursuant to applicable provisions of the law, including, Sections 311.033 and 311.092 of the Texas Transportation Code and Chapter 21 of the Texas Property Code, proceedings in eminent domain to acquire fee simple or easement title in the real property described in Exhibits “1” through “17”, which cannot be acquired by gift or purchase. The City Attorney is also authorized to deposit the sum of money equal to the amount of the Award of Special Commissioners and pay all costs and expenses associated therewith in any eminent domain action filed to acquire the needed real property up to \$62,400.00 per parcel.

Section 4. The City Council of the City of Missouri City, Texas hereby approves and authorizes such contracts, agreements or other undertakings required to carry out the purposes described in this Resolution and in connection with the said Project in the form approved by the City Attorney or her designee from time to time. The City Manager, or in the absence of the City Manager, an Assistant City Manager, is hereby authorized to execute such documents in connection with the Project and take all actions necessary to effectuate the City’s intent and objectives in approving such contracts, agreements or legal proceedings, or other undertakings in the event of changed circumstances. The City Secretary, or, in the absence of the City Secretary, the Assistant City Secretary, is hereby authorized to attest to all such signatures and to affix the seal of the City to all such documents. The City Attorney or her designee is hereby authorized to take all action necessary to enforce legal obligations under said contracts, agreements, legal proceedings or other undertakings without further authorization from City Council.

Section 5. The Director of the Public Works Department, the City Manager, the City Attorney, the City Secretary, and their agents be and are hereby authorized and directed to perform any and all acts within their respective spheres of official duties toward the final acquisition of each and all of the tracts of land or interests therein within the alignment of said project.

PASSED, APPROVED and ADOPTED this 21st day of January, 2020.

Yolanda Ford, Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Jackson, City Secretary

E. Joyce Iyamu, City Attorney

EXHIBITS
1 - 17

KALUZA INC

Consulting Engineers & Surveyors

Engineering Firm No. F-1339

Surveying Firm No. 10010000

3014 Avenue I, Rosenberg, Texas 77471

(281) 341-0808 ■ FAX (281) 341-6333

March 13, 2019

Knight Road Tract No. 1

A FIELD NOTE DESCRIPTION of 0.285 acre of Land (12,418 square feet) being dedicated for the right-of-way of Knight Road (80 feet wide) being a portion of the Larry B. Briggs and Alfred L. Deaton III call 55.7397 acre tract of Land (Tract IX - Volume 2622, Page 2236; Official Records of Fort Bend County, Texas) being out of an original call 419.342 acre tract of Land (Volume 608, Page 791; Deed Records of Fort Bend County, Texas) being in the Moses Shipman Survey, Abstract No. 86, City of Missouri City, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983 (South Central Zone) and was determined by Global Positioning System methods.

FOR CONNECTION, begin at a railroad rail monument found for the northeast corner of said call 55.7397 acre tract; said corner being the northwest corner of Block No. 3 of Newpoint Estates Section No. 3 Subdivision (Slide No. 1233A; Plat Records of Fort Bend County, Texas) and being in the southerly line of an original call 358.1824 acre tract of Land (Tract I - Volume 2622, Page 2236; Official Records of Fort Bend County, Texas); **THENCE**; westerly, along the northerly line of said call 55.7397 acre tract with the southerly line of said original call 358.1824 acre tract with the following courses and distances: South 88 degrees, 38 minutes, 2 seconds West - 799.85 feet to a five-eighths inch diameter iron rod found for angle point corner; South 86 degrees, 17 minutes, 49 seconds West - 804.67 feet to a five-eighths inch diameter iron rod with plastic cap (labelled "1943 4349 5829", typical) set for the northeast corner of and **PLACE OF BEGINNING** for this 0.285 acre tract;

THENCE; South 3 degrees, 8 minutes, 43 seconds East, at 74.66 feet pass a five-eighths inch diameter iron rod with plastic cap set for reference in the northerly line of a 180-foot wide drainage easement for Oyster Creek (Volume 851, Page 514; Deed Records of Fort Bend County, Texas), in all 155.51 feet crossing said call 55.7397 acre tract along the proposed easterly right-of-way line of said Knight Road to a point for angle point corner;

THENCE; South 3 degrees, 8 minutes, 54 seconds East - 16.50 feet continuing across said call 55.7397 acre tract along the proposed easterly right-of-way line of said Knight Road a point for the southeast corner of this tract; said corner being the northeasterly terminus of a 40-foot wide tract of Land dedicated for road right-of-way for Knight Road (1.443 acre; Fort Bend County Plat No. 20150214) and for the Northwest corner of Lot Number One of Gideon Ranch subdivision (Fort Bend County Plat No. 20150214); said corner bears North 3 degrees, 8 minutes, 54 seconds West - 90.67 feet from a five-eighths inch diameter iron rod with cap found for point of curvature in the existing easterly right-of-way line of said Knight Road (80 feet wide at this point);

THENCE; North 70 degrees, 44 minutes, 6 seconds West, at 43.27 feet pass a point for the northwesterly terminus of said 1.443 acre tract and for the northeasterly terminus of a 40-foot wide tract of Land dedicated for road right-of-way for Knight Road (call 1.4595 acre; Fort Bend County Plat No. 20150233), in all 86.54 feet crossing said Knight Road along the southerly line of said call 55.7397 acre tract being along the centerline of said 180-foot wide drainage easement for Oyster Creek to a point for the southwest corner of this tract; said corner being the northwesterly terminus of said call 1.4595 acre tract and being the most easterly northeast corner of Lot Number One of Durham Tract subdivision (Fort Bend County Plat No. 20150233);

THENCE; North 3 degrees, 8 minutes, 43 seconds West, at 97.35 feet pass a five-eighths inch diameter iron rod with plastic cap set for reference in the northerly line of said 180-foot wide drainage easement for Oyster Creek, in all 138.51 feet crossing said call 55.7397 acre tract along the proposed westerly right-of-way line of said Knight Road to a five-eighths inch diameter iron rod with plastic cap set for the northwest corner of this tract; said corner being in the northerly line of said call 55.7397 acre tract, being in the southerly line of an original call 18.2311 acre tract (Tract V - Volume 2622, Page 2236; Official Records of Fort Bend County, Texas) and bears North 86 degrees, 48 minutes, 55 seconds East - 1391.21 feet from a 2 inch diameter iron pipe found for the southwest corner of said original call 18.2311 acre tract;

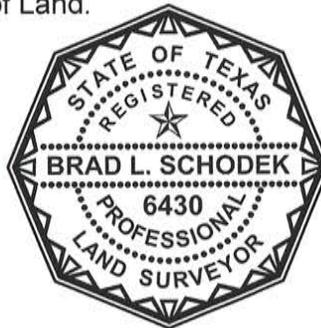
THENCE; North 86 degrees, 48 minutes, 55 seconds East - 10.04 feet along the northerly line of said call 55.7397 acre tract with the southerly line of said original call 18.2311 acre tract to a one-half inch diameter iron rod found for angle point corner of this tract; said corner being the southeast corner of said original call 18.2311 acre tract and being the southwesterly terminus of an existing 60-foot wide tract of Land for road right-of-way for Knight Road (call 2.89 acres - Volume 151, Page 4; Deed Records of Fort Bend County, Texas);

THENCE; North 86 degrees, 28 minutes, 1 second East - 60.00 feet along the northerly line of said call 55.7397 acre tract with the southerly terminus of said 60-foot wide road right-of-way to a one inch diameter iron rod found for angle point corner of this tract; said corner being the southeast corner of said 60-foot wide tract of Land for road right-of-way and being the southwest corner of said original call 358.1824 acre tract;

THENCE; North 86 degrees, 17 minutes, 49 seconds East - 9.96 feet along the northerly line of said call 55.7397 acre tract with the southerly line of said original call 358.1824 acre tract to the **PLACE OF BEGINNING** and containing 0.285 acre of Land.



Brad L. Schodek, R.P.L.S. No. 6430



This description prepared in conjunction with survey exhibit by this office of even date.

PREPARED BY:
KALUZA INC.
 CONSULTING ENGINEERS AND SURVEYORS
 TEXAS LICENSED SURVEYING FIRM No. 100100000
 3014 AVENUE I
 ROSENBERG, TEXAS 77471
 (281) 341-0808
 bschodek@kaluzainc.com



Paul Schodek
 03/13/19



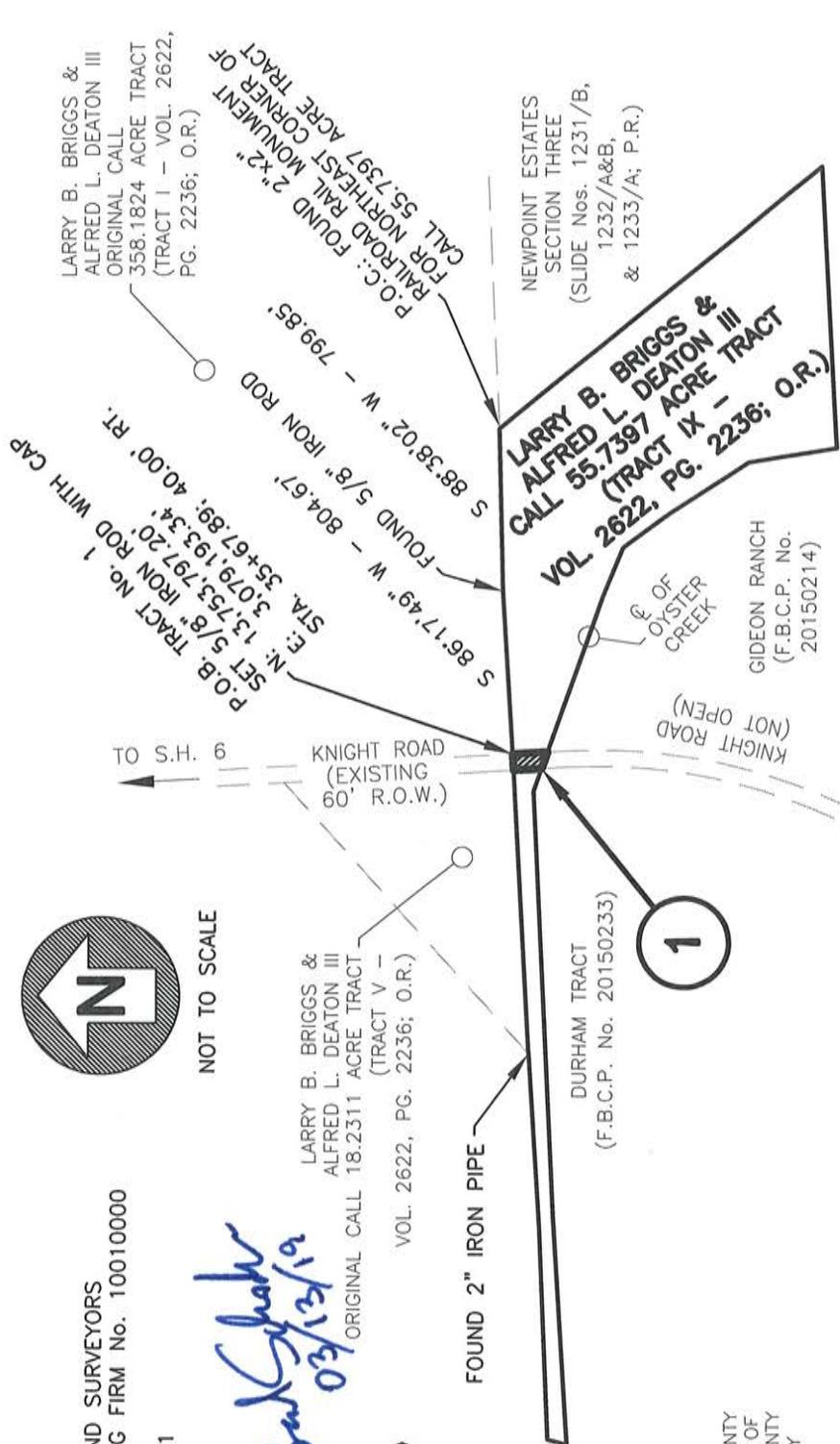
NOT TO SCALE

LEGEND:

- R.O.W. - RIGHT-OF-WAY
- VOL. - VOLUME
- PG. - PAGE
- D.R. - DEED RECORDS OF FORT BEND COUNTY
- O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- P.R. - PLAT RECORDS OF FORT BEND COUNTY
- F.B.C.P. - FORT BEND COUNTY PLAT
- P.O.B. - PLACE OF BEGINNING
- P.O.C. - PLACE OF CONNECTION
- S.F. - SQUARE FEET
- ⊕ - CENTERLINE
- STA. - STATION
- LT. - LEFT
- RT. - RIGHT
- (S) - SET 5/8" IRON ROD WITH PLASTIC CAP LABELLED "1943 4349 5829"

NOTES:

- 1) ALL SURVEY WORK DEPICTED HEREON IS REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL BEARINGS AND COORDINATES LISTED ARE SURFACE AND CAN BE BROUGHT TO GRID BY APPLYING A COMBINED PROJECT SCALE FACTOR = 0.999869895.
- 2) PROPERTY DESCRIPTION PREPARED BY THIS OFFICE ON EVEN DATE.
- 3) SURVEY WORK PREPARED WITHOUT BENEFIT OF CURRENT TITLE REPORT. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.



MARCH 13, 2019

PARCEL PLAT
 SHOWING

TRACT No. 1
KNIGHT ROAD

CITY OF MISSOURI CITY,
 FORT BEND COUNTY, TEXAS

PARCEL VICINITY MAP **PAGE 3 OF 4**

MOSES SHIPMAN SURVEY - ABSTRACT No. 86		TOTAL TAKING AREA
RECORD OWNER	EXISTING PROPERTY DESCRIPTION	
LARRY B. BRIGGS & ALFRED L. DEATON III	54.84 ACRES CALL 55.7397 ACRE TRACT (TRACT IX - VOL. 2622, PG. 2236; O.R.)	0.285 ACRE (12,418 S.F.) (80' WIDE)



Consulting Engineers & Surveyors

Engineering Firm No. F-1339

Surveying Firm No. 10010000

3014 Avenue I, Rosenberg, Texas 77471

(281) 341-0808 ■ FAX (281) 341-6333

March 13, 2019

Knight Road Tract No. 2

A FIELD NOTE DESCRIPTION of 0.160 acre of Land (6,973 square feet) being dedicated for the widening of the existing right-of-way of Knight Road (from 60 feet wide to 80 feet wide) being a portion of the Larry B. Briggs and Alfred L. Deaton III original call 18.2311 acre tract (Tract V - Volume 2622, Page 2236; Official Records of Fort Bend County, Texas) being a portion of Lot Nos. One and Two, Block No. Six, of the Cochran and McCluer Land Company subdivision (Volume 51, Page 307 and Volume 58, Page 75; Deed Records of Fort Bend County, Texas), all being in the Moses Shipman Survey, Abstract No. 86, City of Missouri City, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983 (South Central Zone) and was determined by Global Positioning System methods.

BEGINNING at a one-half inch diameter iron rod found for the southeast corner of said original call 18.2311 acre tract in the southwesterly terminus of an existing 60-foot wide tract of Land for road right-of-way for Knight Road (call 2.89 acres – Volume 151, Page 4; Deed Records of Fort Bend County, Texas); said corner being in the northerly line of a call 55.7397 acre tract of Land (Tract IX - Volume 2622, Page 2236; Official Records of Fort Bend County, Texas), bears South 3 degrees, 8 minutes, 25 seconds East – 1133.49 feet along the westerly right-of-way line of said Knight Road from a five-eighths inch diameter iron rod with plastic cap found (cap not legible) for the northeast corner of said original call 18.2311 acre tract and bears North 86 degrees, 48 minutes, 55 seconds East - 1401.25 feet from a two-inch inside diameter iron pipe found for the southwest corner of said original call 18.2311 acre tract; said beginning corner being the southeast corner of this 0.160 acre tract;

THENCE; South 86 degrees, 48 minutes, 55 seconds West - 10.04 feet along the southerly line of said original call 18.2311 acre tract with the northerly line of said call 55.7397 acre tract to a five-eighths inch diameter iron rod with plastic cap (labelled “1943 4349 5829”, typical) set for the southwest corner of this tract;

THENCE; North 3 degrees, 8 minutes, 43 seconds West - 692.46 feet crossing into said original call 18.2311 acre tract along the proposed westerly right-of-way line of said Knight Road to a five-eighths inch diameter iron rod with plastic cap (Kaluza) found for the northeast corner of this tract; said corner being the southeast corner of Lot No. One, Block No. One of Hilson Knight Road Estate subdivision (Fort Bend County Plat No. 20180067) and being the southwest corner of a 0.098 acre tract of Land dedicated for road right-of-way for Knight Road (width varies - Fort Bend County Plat No. 20180067);

EXHIBIT 2

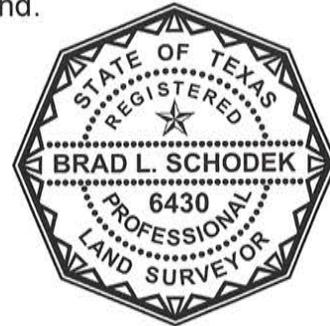
PAGE 1 OF 4

THENCE; North 86 degrees, 55 minutes, 11 seconds East - 10.10 feet along the southerly line of said 0.098 acre tract to a five-eighths inch diameter iron rod with plastic cap (Kaluza) found for the northeast corner of this tract; said corner being the southeast corner of said 0.098 acre tract in the existing westerly right-of-way line of said Knight Road;

THENCE; South 3 degrees, 8 minutes, 25 seconds East - 692.45 feet along the easterly line of said original call 18.2311 acre tract with the existing westerly right-of-way line of said Knight Road (60 feet wide) to the **PLACE OF BEGINNING** and containing 0.160 acre of Land.



Brad L. Schodek, R.P.L.S. No. 6430



This description prepared in conjunction with survey exhibit by this office of even date.

LEGEND:

- R.O.W. - RIGHT-OF-WAY
- VOL. - VOLUME
- PG. - PAGE
- D.R. - DEED RECORDS OF FORT BEND COUNTY
- O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
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- F.B.C.P. - FORT BEND COUNTY PLAT
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- P.O.C. - PLACE OF CONNECTION
- S.F. - SQUARE FEET
- CL - CENTERLINE
- STA. - STATION
- LT. - LEFT
- RT. - RIGHT
- (S) - SET 5/8" IRON ROD WITH PLASTIC CAP LABELLED "1943 4349 5829"

FOUND 2- 5/8" IRON RODS WITH CAPS (SLIDE Nos. 2200/A&B & 2201/A; P.R.)

FOUND 5/8" IRON ROD WITH CAP FOR NORTHEAST CORNER OF ORIGINAL CALL 18.2311 ACRE TRACT

2

CALL 149.65 ACRE TRACT (F.B.C.C.F. No. 2009016997)

LARRY B. BRIGGS & ALFRED L. DEATON III ORIGINAL CALL 17.8968 ACRE TRACT (TRACT IV - VOL. 2622, PG. 2236; O.R.)

LARRY B. BRIGGS & ALFRED L. DEATON III ORIGINAL CALL 18.2311 ACRE TRACT (TRACT V - VOL. 2622, PG. 2236; O.R.)

FOUND 2" IRON PIPE

LARRY B. BRIGGS & ALFRED L. DEATON III CALL 55.7397 ACRE TRACT (TRACT IX - VOL. 2622, PG. 2236; O.R.)

PREPARED BY:
KALUZA INC.
CONSULTING ENGINEERS AND SURVEYORS
TEXAS LICENSED SURVEYING FIRM No. 10010000
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(281) 341-0808
bschodek@kaluzainc.com

DURHAM TRACT (F.B.C.P. No. 20150233)

GIDEON RANCH (F.B.C.P. No. 20150214)

KNIGHT ROAD (NOT OPEN)

LARRY B. BRIGGS & ALFRED L. DEATON III ORIGINAL CALL 358.1824 ACRE TRACT (TRACT I - VOL. 2622, PG. 2236; O.R.)



Brad Schodek
03/13/19

P.O.B. TRACT No. 2:
FOUND 1/2" IRON ROD
N: 13,753,792.86'
E: 3,079,123.51'
STA. 35+67.38; 29.96' LT.

MARCH 13, 2019

PARCEL PLAT
SHOWING

MOSES SHIPMAN SURVEY - ABSTRACT No. 86

EXISTING PROPERTY DESCRIPTION

15.48 ACRES

TOTAL TAKING AREA

LARRY B. BRIGGS & ALFRED L. DEATON III

ORIGINAL CALL 18.2311 ACRE TRACT (TRACT V - VOL. 2622, PG. 2236; O.R.)

0.160 ACRE (6,973 S.F.) (WIDTH VARIES)

TRACT No. 2
KNIGHT ROAD

CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

PARCEL VICINITY MAP

PAGE 3 OF 4



Consulting Engineers & Surveyors

Engineering Firm No. F-1339

Surveying Firm No. 10010000

3014 Avenue I, Rosenberg, Texas 77471

(281) 341-0808 ■ FAX (281) 341-6333

March 13, 2019

Knight Road Tract No. 3

A FIELD NOTE DESCRIPTION of 0.104 acre of Land (4,509 square feet) being dedicated for the widening of the existing right-of-way of Knight Road (from 60 feet wide to 80 feet wide) being a portion of the remainder of the Larry B. Briggs and Alfred L. Deaton III original call 358.1824 acre tract (Tract I - Volume 2622, Page 2236; Official Records of Fort Bend County, Texas) being a portion of Lot No. Four, Block No. Seven, of the Cochran and McCluer Land Company subdivision (Volume 51, Page 307 and Volume 58, Page 75; Deed Records of Fort Bend County, Texas), all being in the Moses Shipman Survey, Abstract No. 86, City of Missouri City, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983 (South Central Zone) and was determined by Global Positioning System methods.

BEGINNING at a one inch diameter iron rod found for the southwest corner of said original call 358.1824 acre tract in the southeasterly terminus of an existing 60-foot wide tract of Land for road right-of-way for Knight Road (call 2.89 acres – Volume 151, Page 4; Deed Records of Fort Bend County, Texas); said corner being in the northerly line of a call 55.7397 acre tract of Land (Tract IX - Volume 2622, Page 2236; Official Records of Fort Bend County, Texas), bears South 86 degrees, 17 minutes, 49 seconds West - 814.63 feet from a five-eighths inch diameter iron rod found for angle point corner in the southerly line of said original call 358.1824 acre tract; said beginning corner being the southwest corner of this 0.104 acre tract;

THENCE; North 3 degrees, 9 minutes, 38 seconds West - 450.00 feet along the westerly line of said original call 358.1824 acre tract being along the existing easterly right-of-way line of said Knight Road (60 feet wide) to a five-eighths inch diameter iron rod with plastic cap (Kaluza) found for the northwest corner of this tract; said corner being the southwest corner of a call 149.65 acre tract (Fort Bend County Clerk's File No. 2009016997 & No. 2003059564);

THENCE; North 86 degrees, 17 minutes, 31 seconds East - 10.08 feet crossing into said original call 358.1824 acre tract along the southerly line of said call 149.65 acre tract to a five-eighths inch diameter iron rod with plastic cap (labelled "1943 4349 5829", typical) set for the northeast corner of this tract;

THENCE; South 3 degrees, 8 minutes, 43 seconds East - 450.00 feet along the proposed easterly right-of-way line of said Knight Road to a five-eighths inch diameter iron rod with plastic cap set for the southeast corner of this tract; said corner being in the southerly line of said original call 358.1824 acre tract;

THENCE; South 86 degrees, 17 minutes, 49 seconds West - 9.96 feet along the southerly line of said original call 358.1824 acre tract with the northerly line of said call 55.7397 acre tract to the **PLACE OF BEGINNING** and containing 0.104 acre of Land.

Brad Schodek

Brad L. Schodek, R.P.L.S. No. 6430



This description prepared in conjunction with survey exhibit by this office of even date.

PREPARED BY:
KALUZA INC.
 CONSULTING ENGINEERS AND SURVEYORS
 TEXAS LICENSED SURVEYING FIRM No. 10010000
 3014 AVENUE I
 ROSENBERG, TEXAS 77471
 (281) 341-0808
 bschodek@kaluzainc.com

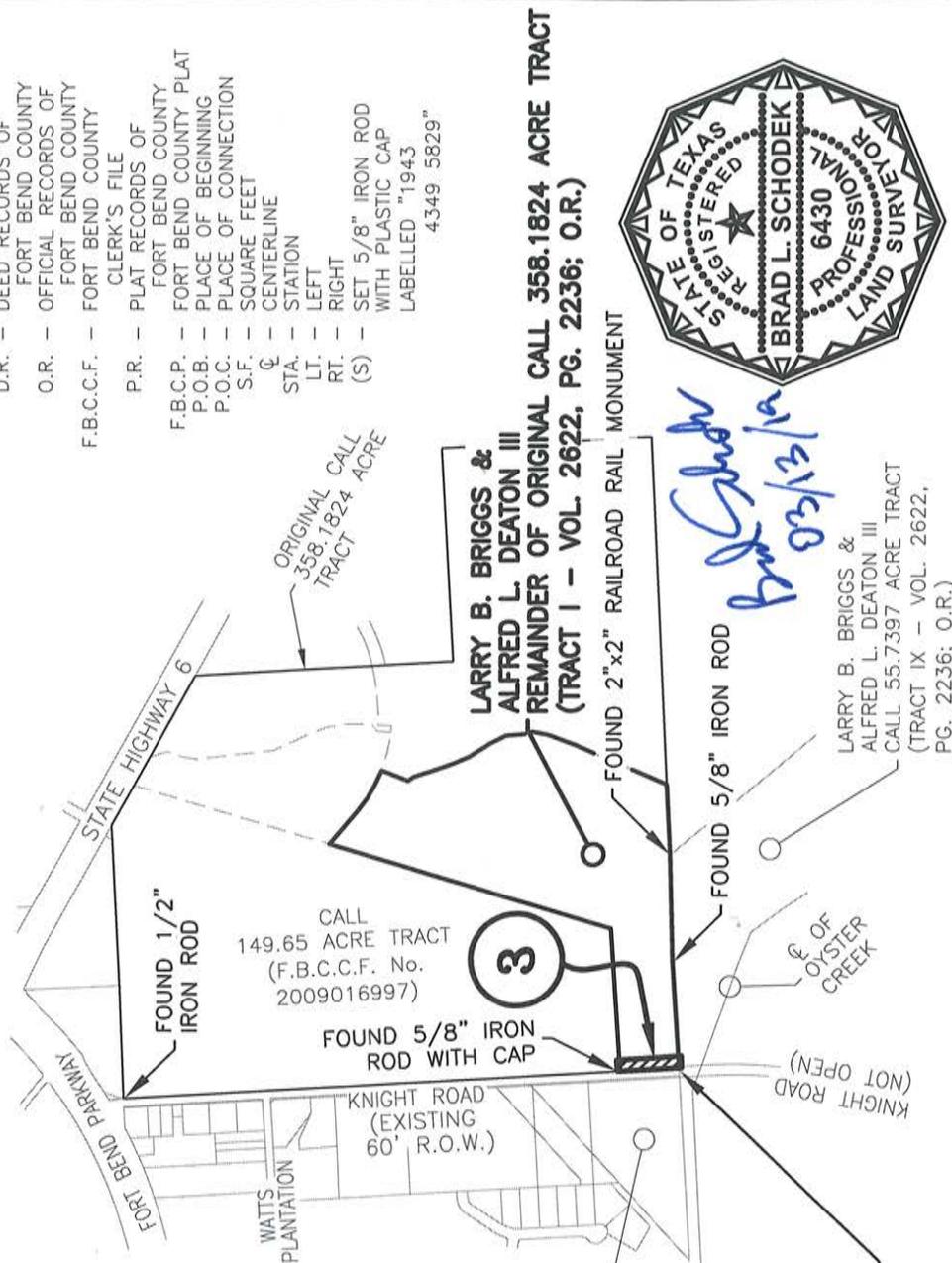
- NOTES:**
- 1) ALL SURVEY WORK DEPICTED HEREON IS REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL BEARINGS AND COORDINATES LISTED ARE SURFACE AND CAN BE BROUGHT TO GRID BY APPLYING A COMBINED PROJECT SCALE FACTOR = 0.999869895.
 - 2) PROPERTY DESCRIPTION PREPARED BY THIS OFFICE ON EVEN DATE.
 - 3) SURVEY WORK PREPARED WITHOUT BENEFIT OF CURRENT TITLE REPORT. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.

LARRY B. BRIGGS &
 ALFRED L. DEATON III
 ORIGINAL CALL
 18.2311 ACRE TRACT
 (TRACT V - VOL. 2622,
 PG. 2236; O.R.)

P.O.B. TRACT No. 3
 FOUND 1" IRON ROD
 FOR SOUTHWEST CORNER OF
 ORIGINAL CALL 358.1824 ACRE TRACT
 N: 13,753,796.55'
 E: 3,079,183.40'
 STA. 35+67.79; 30.04' RT.



NOT TO SCALE



LEGEND:

- R.O.W. — RIGHT-OF-WAY
- VOL. — VOLUME
- PG. — PAGE
- D.R. — DEED RECORDS OF FORT BEND COUNTY
- O.R. — OFFICIAL RECORDS OF FORT BEND COUNTY
- F.B.C.C.F. — FORT BEND COUNTY CLERK'S FILE
- P.R. — PLAT RECORDS OF FORT BEND COUNTY
- F.B.C.P. — FORT BEND COUNTY PLACE OF BEGINNING
- P.O.C. — PLACE OF CONNECTION
- S.F. — SQUARE FEET
- CL — CENTERLINE
- STA. — STATION
- LT. — LEFT
- RT. — RIGHT
- (S) — SET 5/8" IRON ROD WITH PLASTIC CAP LABELLED "1943 4349 5829"

MARCH 13, 2019

PARCEL PLAT
 SHOWING

RECORD OWNER	EXISTING PROPERTY DESCRIPTION	TOTAL TAKING AREA
LARRY B. BRIGGS & ALFRED L. DEATON III	MOSES SHIPMAN SURVEY - ABSTRACT No. 86 68.2 ACRES ORIGINAL CALL 358.1824 ACRE TRACT (TRACT I - VOL. 2622, PG. 2236; O.R.)	0.104 ACRE (4,509 S.F.) (WIDTH VARIES)

TRACT No. 3
KNIGHT ROAD

CITY OF MISSOURI CITY,
 FORT BEND COUNTY, TEXAS

PARCEL VICINITY MAP **PAGE 3 OF 4**



Consulting Engineers & Surveyors

Engineering Firm No. F-1339

Surveying Firm No. 10010000

3014 Avenue I, Rosenberg, Texas 77471

(281) 341-0808 ■ FAX (281) 341-6333

March 13, 2019

Knight Road Tract No. 4

A FIELD NOTE DESCRIPTION of 0.868 acre of Land (37,816 square feet) being dedicated for the widening of the existing right-of-way of Knight Road (from 60 feet wide to 80 feet wide) being a portion of the John C. Werner, et al. call 149.65 acre tract (John C. Werner - Fort Bend County Clerk's File Nos. 2009016997 and 2005133194; John R. Werner - Fort Bend County Clerk's File No. 2005133194; George C. Gross, Jr. and Rebecca L. Gross - Fort Bend County Clerk's File No. 2005133195; Brian K. Gammill and Linda Ruth Gammill - Fort Bend County Clerk's File No. 2005133196) being a portion of an original call 358.1824 acre tract (Tract I, Volume 2622, Page 2236; Official Records Of Fort Bend County, Texas) being a portion of Lot Nos. One, Two, Three, and Four, Block No. Seven, Lot Nos. One and Two, Block No. Eight, Lot Nos. One and Two, Block No. Nine, and a portion of a 200-foot wide canal right-of-way (abandoned) of the Cochran and McCluer Land Company subdivision (Volume 51, Page 307 and Volume 58, Page 75; Deed Records of Fort Bend County, Texas), all being in the Moses Shipman Survey, Abstract No. 86, City of Missouri City, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983 (South Central Zone) and was determined by Global Positioning System methods.

BEGINNING at a five-eighths inch diameter iron rod with plastic cap (Kaluza) found for the southwest corner of said call 149.65 acre tract in the westerly line of said original call 358.1824 acre tract; said corner being in the easterly line of an existing 60-foot wide tract of Land for road right-of-way for Knight Road (call 2.89 acres - Volume 151, Page 4; Deed Records of Fort Bend County, Texas), bears North 3 degrees, 9 minutes, 38 seconds West - 450.00 feet along said right-of-way line from a one inch diameter iron rod found for the southwest corner of said original call 358.1824 acre tract; said beginning corner being the southwest corner of this 0.868 acre tract;

THENCE; North 3 degrees, 8 minutes, 43 seconds West, at 2672.42 feet pass a point in the easterly projection of the centerline of an existing 60-foot wide right-of-way for Watts Plantation Road as occupied on the ground (Volume 1957, Page 1621; Official Records of Fort Bend County, Texas), in all 3752.21 feet along the easterly line of said existing 60-foot wide tract of land for road right-of-way, along the easterly line of an existing 30-foot wide tract of Land for road right-of-way for Knight Road (call 0.72 acre - Volume 151, Page 4; Deed Records of Fort Bend County, Texas), and then along the easterly line of an existing 60-foot wide tract of Land for road right-of-way for Knight Road (call 1.5 acre - Volume 151, Page 27; Deed Records of Fort Bend County, Texas), being along the westerly line of said call 149.65 acre tract with the westerly line of said original call 358.1824 acre tract to a one-half inch diameter iron rod found for the northwest corner of this tract; said corner being the northwest corner of said call 149.65 acre tract, being the northwest corner of said original call 358.1824 acre tract, being the northeast corner of said call 1.5 acre tract for road right-of-way, and being the southeast corner of a 60-foot wide tract of Land for road right-of-way for said Knight Road (call 1.36 acre - Volume 150, Page 64; Deed Records of Fort Bend County, Texas); said corner being the southwest corner of an original call 7.862 acre tract (Fort Bend County Clerk's File No. 2004060874) and being the most southerly corner of a call 0.0757 acre tract of Land (Exchange Deed - Fort Bend County Clerk's File No. 2016002592); said corner bears South 87 degrees, 47 minutes, 34 seconds West - 848.19 feet along the northerly line of said call 149.65 acre tract from a five-eighths inch diameter iron rod found for reference against a three-quarter inch inside diameter iron pipe and bears South 87 degrees, 47 minutes, 34 seconds West - 1119.89 feet overall from a one-inch diameter iron rod (disturbed) found for angle point corner in the northerly line of said call 149.65 acre tract;

EXHIBIT 4

PAGE 1 OF 7

- THENCE;** North 87 degrees, 47 minutes, 34 seconds East - 10.08 feet along the northerly line of said call 149.65 acre tract with the southerly line of said original call 7.862 acre tract to a five-eighths inch diameter iron rod with plastic cap (labelled "1943 4349 5829", typical) set for the northeast corner of this tract;
- THENCE;** South 3 degrees, 8 minutes, 43 seconds East - 3751.94 feet crossing said call 149.65 acre tract along the proposed easterly right-of-way line of said Knight Road to a five-eighths inch diameter iron rod with plastic cap set for the southeast corner of this tract; said corner being in the southerly line of said call 149.65 acre tract;
- THENCE;** South 86 degrees, 17 minutes, 31 seconds West - 10.08 feet along the southerly line of said call 149.65 acre tract to the **PLACE OF BEGINNING** and containing 0.868 acre of Land.



Brad L. Schodek, R.P.L.S. No. 6430



This description prepared in conjunction with survey exhibit by this office of even date.



Brad Schodek
03/13/19

ORIGINAL CALL 7.862 ACRE TRACT
(F.B.C.C.F. No. 2004060874)
& CALL 0.0757 ACRE TRACT
(F.B.C.C.F. No. 2016002592)

FOUND 5/8" IRON ROD
AGAINST 3/4" IRON PIPE
(FOUND 5/8" IRON ROD
N 2°36'52" E - 6.3')

FOUND 1 1/2" IRON ROD
(DISTURBED)

FOUND 1" IRON ROD

FOUND 1" IRON ROD

NOTES:
1) ALL SURVEY WORK DEPICTED HEREON IS REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL BEARINGS AND COORDINATES LISTED ARE SURFACE AND CAN BE BROUGHT TO GRID BY APPLYING A COMBINED PROJECT SCALE FACTOR = 0.999869895.

2) PROPERTY DESCRIPTION PREPARED BY THIS OFFICE ON EVEN DATE.

3) SURVEY WORK PREPARED WITHOUT BENEFIT OF CURRENT TITLE REPORT. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.

4) SURVEY OF CALL 149.65 ACRE TRACT PREPARED BY THIS OFFICE DATED APRIL 8, 2009, PARTIALLY UPDATED OCTOBER 16, 2014.

P.O.B. TRACT No. 4
FOUND 5/8" IRON ROD WITH CAP (KALUZA) FOR SOUTHWEST CORNER OF CALL 149.65 ACRE TRACT

N: 13,754.245.87'
E: 3,079,158.59'

STA. 40+17.79; 29.92' RT.

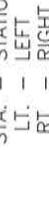
PREPARED BY:
KALUZA INC.
CONSULTING ENGINEERS AND SURVEYORS
TEXAS LICENSED SURVEYING FIRM No. 10010000
3014 AVENUE I
ROSENBERG, TEXAS 77471
(281) 341-0808
bschodek@kaluzainc.com

RECORD OWNER
MARCH 13, 2019

- LEGEND:
- R.O.W. - RIGHT-OF-WAY
 - VOL. - VOLUME
 - PG. - PAGE
 - D.R. - DEED RECORDS OF FORT BEND COUNTY
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 - P.O.C. - PLACE OF CONNECTION
 - S.F. - SQUARE FEET
 - ☉ - CENTERLINE
 - STA. - STATION
 - LT. - LEFT
 - RT. - RIGHT
 - (S) - SET 5/8" IRON ROD WITH PLASTIC CAP LABELLED "1943"

4349 5829"

NOT TO SCALE



CALL 149.65 ACRE TRACT
JOHN C. WERNER
(F.B.C.C.F. No. 2009016997 & No. 2003059564)
JOHN R. WERNER
(F.B.C.C.F. No. 2005133194)
GEORGE C. GROSS, JR. & REBECCA L. GROSS
(F.B.C.C.F. No. 2005133195)
BRIAN K. GAMMILL & LINDA RUTH GAMMILL
(F.B.C.C.F. No. 2005133196)

LARRY B. BRIGGS &
ALFRED L. DEATON III
REMAINDER OF ORIGINAL CALL 358.1824 ACRE TRACT
(TRACT I - VOL. 2622, PG. 2236; O.R.)

STATE HIGHWAY 6

WATTS PLANTATION

KNIGHT ROAD (EXISTING 60' R.O.W.)

FOUND 1" IRON ROD (NOT OPEN)

FOUND 1" IRON ROD

FOUND 5/8" IRON ROD

FOUND 1" IRON ROD

MOSES SHIPMAN SURVEY - ABSTRACT No. 86		TOTAL TAKING AREA
EXISTING PROPERTY DESCRIPTION		0.868 ACRE (37,816 S.F.) (10' WIDE)
149.649 ACRES CALL 149.65 ACRE TRACT (F.B.C.C.F. No. 2009016997 & No. 2003059564)		

PARCEL PLAT
SHOWING

TRACT No. 4
KNIGHT ROAD

CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

PARCEL VICINITY MAP

PAGE 3 OF 7



0 120'
SCALE 1" = 120'

LOT 5, BLOCK 5
COCHRAN & McCLUER
LAND COMPANY SUBDIVISION
(VOL. 51, PG. 307; D.R.)
(VOL. 58, PG. 75; D.R.)

MOSES SHIPMAN
SURVEY
ABSTRACT No. 86

LARRY B. BRIGGS &
ALFRED L. DEATON III
REMAINDER OF ORIGINAL
CALL 17,8968 ACRE TRACT
(TRACT IV -
VOL. 2622, PG. 2236; O.R.)

ALFRED L. DEATON III
& LARRY B. BRIGGS
ORIGINAL CALL 4.6271 ACRE TRACT
(F.B.C.C.F. No. 200411371)
ESTATES OF SILVER RIDGE
SECTION ONE
(SLIDE Nos. 2200/A&B
& 2201/A; P.R.)

FORT BEND COUNTY
60' ROAD R.O.W.
CALL 2.89 ACRES
(VOL. 151, PG. 4; D.R.)

TRACT No. 8

PROPOSED
R.O.W.

55+00

EXISTING GRAVEL PAVEMENT

N 03°08'43" W - 3752.21'

S 03°08'43" E - 3751.94'

PROPOSED R.O.W.



MATCHLINE STA. 49+00

TRACT No. 6 & 7

LOT 6, BLOCK 5
COCHRAN & McCLUER
LAND COMPANY SUBDIVISION
(VOL. 51, PG. 307; D.R.)
(VOL. 58, PG. 75; D.R.)

NIG REAL ESTATE
INVESTMENT LLC
CALL 9.7622 ACRES
(CALLED "9.7622 ACRES";
F.B.C.C.F. No. 2013139732
& No. 2006106634)
ORIGINAL CALL 10.00 ACRE TRACT
(LOT THREE -
VOL. 2120, PG. 2342; O.R.)

FORT BEND COUNTY
30' ROAD R.O.W.
CALL 0.38 ACRE
(VOL. 151, PG. 2; D.R.)

TRACT No. 9

88+

PROPOSED
C OF
KNIGHT ROAD

FORT BEND COUNTY 30' ROAD R.O.W.
CALL 0.72 ACRE (VOL. 151, PG. 4; D.R.)

LOT 1, BLOCK 7
COCHRAN & McCLUER
LAND COMPANY SUBDIVISION
(VOL. 51, PG. 307; D.R.)
(VOL. 58, PG. 75; D.R.)

LOT 2, BLOCK 8
COCHRAN & McCLUER
LAND COMPANY
SUBDIVISION
(VOL. 51, PG. 307; D.R.)
(VOL. 58, PG. 75; D.R.)

Brs
03/13/19

AMERICAN CANAL
COMPANY OF TEXAS
200' WIDE
ABANDONED CANAL R.O.W.

CALL 149.65 ACRE TRACT
(F.B.C.C.F. No. 2009016997)
JOHN C. WERNER
(F.B.C.C.F. No. 2003059564)
JOHN R. WERNER
(F.B.C.C.F. No. 2005133194)
GEORGE C. GROSS, JR. &
REBECCA L. GROSS
(F.B.C.C.F. No. 2005133195)
BRIAN K. GAMMILL &
LINDA RUTH GAMMILL
(F.B.C.C.F. No. 2005133196)

TRACT No. 4

KNIGHT ROAD

CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

PAGE 5 OF 7

**MOSES SHIPMAN SURVEY
ABSTRACT No. 86**

PARTITION OF THE
HENRY WATTS ESTATE 125.4 ACRE TRACT
(CAUSE No. 18,953 -
VOL. W, PGS. 432-439; F.B.C.D.C.M.)
(COPY IN VOL. 1957, PG. 1621; O.R.)

WILLIAM M. PACE, JR.
& CYNTHIA ANN PACE
CALL 1.13 ACRE
(VOL. 2219,
PG. 993; O.R.)

WILLIAM M. PACE, JR.
& CYNTHIA ANN PACE
CALL 1.135 ACRE
(VOL. 1747, PG. 354; O.R.)

(LOT SIX -
VOL. 383, PG. 427; D.R.)

S.M. BRISCOE
UNDEFINED PIPELINE R.O.W.
(VOL. 87, PG. 637; D.R.)

TRACT
No. 13

LOT 2, BLOCK 9
COCHRAN & McCLUER
LAND COMPANY SUBDIVISION
(VOL. 51, PG. 307; D.R.)
(VOL. 58, PG. 75; D.R.)

PROPOSED
OF KNIGHT ROAD

FORT BEND COUNTY
60' ROAD R.O.W.
CALL 1.5 ACRE
(VOL. 150,
PG. 27; D.R.)

APPROXIMATE CENTERLINE OF
PROPOSED ROADWAY AS PER
FORT BEND COUNTY MAJOR
THOROUGHFARE PLAN
2015 APPROVED PLAN
(F.B.C.P. No. 20150054)
& 2007 APPROVED PLAN
(F.B.C.P. No. 20070025)

TRACT No. 4

KNIGHT ROAD

CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

PAGE 6 OF 7

WATTS PLANTATION ROAD

60' ROAD R.O.W.
(VOL. 1957,
PG. 1621; O.R.)

FOUND 2" IRON PIPE
(WEST - 62.5')

LOT 4, BLOCK 4
COCHRAN & McCLUER
LAND COMPANY SUBDIVISION
(VOL. 51, PG. 307; D.R.)
(VOL. 58, PG. 75; D.R.)

ORIGINAL CALL 8.5184 ACRE TRACT
(VOL. 913, PG. 786; D.R.)

CHING-RONG WU
& LI-MING
CALL 2.014 ACRES
(F.B.C.C.F.
No. 2014103553)

TRACT No. 11

FORT BEND COUNTY
30' ROAD R.O.W.
CALL 0.24 ACRE
(VOL. 151, PG. 3; D.R.)

TRACT No. 10

GAC KNIGHTS, LLC
CALL 2.000 ACRES
(TRACT 2;
F.B.C.C.F. No. 2014087125)
(VOL. 2417, PG. 2403; O.R.)

NIG REAL ESTATE
INVESTMENT LLC
CALL 9.7622 ACRES
(CALLED "9.7822 ACRES;
F.B.C.C.F. No. 2013139732
& No. 2006106634)

LOT 3, BLOCK 4
COCHRAN & McCLUER
LAND COMPANY SUBDIVISION
(VOL. 51, PG. 307; D.R.)
(VOL. 58, PG. 75; D.R.)

FORT BEND COUNTY
30' ROAD R.O.W.
CALL 0.38 ACRE
(VOL. 151,
PG. 2; D.R.)

TRACT
No. 9

N 03°08'43" W - 3752.21'

S 03°08'43" E - 3751.94'

EXISTING ASPHALT PAVEMENT

PROJECTED CENTERLINE
OF EXISTING 60' R.O.W.
FOR WATTS PLANTATION ROAD
AT 2672.42'

FORT BEND COUNTY
30' ROAD R.O.W.
CALL 0.72 ACRE
(VOL. 151, PG. 4; D.R.)

PROPOSED CENTERLINE
OF EXISTING 60' R.O.W.
AT 2672.42'

CALL 149.65 ACRE TRACT
(F.B.C.C.F. No. 2009016997)

JOHN C. WERNER

(F.B.C.C.F. No. 2003059564)

JOHN R. WERNER

(F.B.C.C.F. No. 2005133194)

GEORGE C. GROSS, JR. &
REBECCA L. GROSS

(F.B.C.C.F. No. 2005133195)

BRIAN K. GAMMILL &
LINDA RUTH GAMMILL

(F.B.C.C.F. No. 2005133196)

LOT 1, BLOCK 8
COCHRAN & McCLUER
LAND COMPANY SUBDIVISION
(VOL. 51, PG. 307; D.R.)
(VOL. 58, PG. 75; D.R.)

LOT 2, BLOCK 8
COCHRAN & McCLUER
LAND COMPANY
SUBDIVISION
(VOL. 51, PG. 307; D.R.)
(VOL. 58, PG. 75; D.R.)

bus 03/13/19



0 120'
SCALE 1" = 120'

**MATCHLINE
STA. 60+00**

MATCHLINE STA. 71+00

**MOSES SHIPMAN SURVEY
ABSTRACT No. 86**

PARTITION OF THE
HENRY WATTS ESTATE 125.4 ACRE TRACT
(CAUSE No. 18,953 -
VOL. W, PGS. 432-439; F.B.C.D.C.M.)
(COPY IN VOL. 1957, PG. 1621; O.R.)

ELOISA H. COVARRUBIAS &
ARVIZO BERNARDO BAZALDUA
CALL 1.1018 ACRE
(F.B.C.C.F. No. 2017130878)
CALL 1.10 ACRE
(TRACT 2; F.B.C.C.F.
No. 2005094697)

**PROPOSED
C. OF
KNIGHT ROAD**

TRACT
No. 14

DIANE LAVERN HAYES COLEMAN
CALL 75' X 100' (7500 SQUARE FEET)
(F.B.C.C.F. No. 2005077568)
(VOL. 585, PG. 129; D.R.)

TRACT
No. 14

R.O. SENIOR
CALL 0.545 ACRE TRACT
(VOL. 594, PG. 27; D.R.)
[DORIS SENIOR]

TRACT
No. 16

ROBERT JACKSON
CALL 0.5010 ACRE
(F.B.C.C.F. No. 2007088297)
(F.B.C.C.F. No. 2006000106)

TRACT
No. 15

R.O. SENIOR, SR.
ORIGINAL
CALL 0.976 ACRE TRACT
(VOL. 1851,
PG. 117; O.R.)
[DORIS SENIOR]

PROPOSED
R.O.W.
EXISTING ASPHALT PAVEMENT

TRACT
No. 17

LINE	DISTANCE	BEARING
L37	10.08'	N 87°47'34" E

FORT BEND COUNTY
TOLL ROAD AUTHORITY
CALL 0.034 ACRE
(PARCEL No. 33-1;
F.B.C.C.F. No.
2010127830)

FORT BEND COUNTY
TOLL ROAD AUTHORITY
CALL 5.485 ACRE
(PART TWO -
F.B.C.C.F. No.
2004060873)

FOUND 5/8" IRON ROD WITH CAP
(WEST - 62.5')

FOUND 1/2" IRON ROD

N 03°08'43" W - 3752.21'
S 03°08'43" E - 3751.94'

4

FORT BEND COUNTY
60' ROAD R.O.W.
CALL 1.5 ACRE
(VOL. 150,
PG. 27; D.R.)

**CALL 149.65 ACRE TRACT
(F.B.C.C.F. No. 2009016997)
JOHN C. WERNER
(F.B.C.C.F. No. 2003059564)
JOHN R. WERNER
(F.B.C.C.F. No. 2005133194)
GEORGE C. GROSS, JR. &
REBECCA L. GROSS
(F.B.C.C.F. No. 2005133195)
BRIAN K. GAMMILL &
LINDA RUTH GAMMILL
(F.B.C.C.F. No. 2005133196)**

LOT 2, BLOCK 9
COCHRAN & McCLUER
LAND COMPANY SUBDIVISION
(VOL. 51, PG. 307; D.R.)
(VOL. 58, PG. 75; D.R.)

CITY OF MISSOURI CITY
25' WATER LINE &
SANITARY SEWER EASEMENT
1.384 ACRE (F.B.C.C.F.
No. 2004148848)

FOUND 5/8" IRON ROD
AGAINST 3/4" IRON PIPE
(FOUND 5/8" IRON ROD
N 2°36'52" E - 6.3')

FOUND 1" IRON ROD (DISTURBED)

848.19'
S 87°47'34" W - 1119.89'

261.62'

MATCHLINE STA. 71+00

COASTAL STATES CRUDE
GATHERING COMPANY
40' EASEMENT
(CALL 0.7195 ACRE;
VOL. 204, PG. 567; O.R.)

SET 5/8" IRON
ROD WITH CAP
N: 13,757,992.81'
E: 3,078,962.79'
STA. 77+69.83; 40.00' RT.

ORIGINAL CALL
7.862 ACRE TRACT
(F.B.C.C.F.
No. 2004060874)

FORT BEND COUNTY
TOLL ROAD AUTHORITY
CALL 4.759 ACRES
(PART ONE -
F.B.C.C.F. No.
2004060873)

**TRACT No. 4
KNIGHT ROAD
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS
PARCEL DETAIL**

KALUZA INC

Consulting Engineers & Surveyors

Engineering Firm No. F-1339

Surveying Firm No. 10010000

3014 Avenue I, Rosenberg, Texas 77471

(281) 341-0808 ■ FAX (281) 341-6333

March 13, 2019

Knight Road Tract No. 6

A FIELD NOTE DESCRIPTION of 0.004 acre of Land (172 square feet) being dedicated for the widening of the existing right-of-way of Knight Road (from 60 feet wide to 80 feet wide) being a portion of the Larry B. Briggs and Alfred L. Deaton III original call 18.2311 acre tract (Tract V - Volume 2622, Page 2236; Official Records of Fort Bend County, Texas) being a portion of Lot No. One, Block No. Six, of the Cochran and McCluer Land Company subdivision (Volume 51, Page 307 and Volume 58, Page 75; Deed Records of Fort Bend County, Texas), all being in the Moses Shipman Survey, Abstract No. 86, City of Missouri City, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983 (South Central Zone) and was determined by Global Positioning System methods.

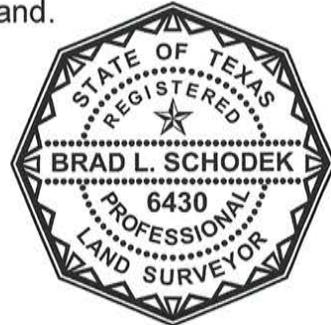
BEGINNING at a five-eighths inch diameter iron rod with cap (cap not legible) found for the northeast corner of said original call 18.2311 acre tract in the westerly line of an existing 60-foot wide tract of Land for road right-of-way for Knight Road (call 2.89 acres – Volume 151, Page 4; Deed Records of Fort Bend County, Texas); said corner being the southeast corner of an original call 4.6271 acre tract (Fort Bend County Clerk's File No. 2004111371) and being the southeast corner of Reserve "D" of Estates of Silver Ridge Section One subdivision (Slide Nos. 2200/A&B and 2201/A; Plat Records of Fort Bend County, Texas); said corner bears North 47 degrees, 51 minutes, 47 seconds East – 1802.99 feet from a two-inch inside diameter iron pipe found for the southwest corner of said original call 18.2311 acre tract and bears North 3 degrees, 8 minutes, 25 seconds West – 1133.49 feet along the existing westerly right-of-way line of said Knight Road from a one-half inch diameter iron rod found for the southeast corner of said original call 18.2311 acre tract in the southerly terminus of said existing 60-foot wide road right-of-way; said beginning corner being the northeast corner of this 0.004 acre tract;

THENCE; South 3 degrees, 8 minutes, 25 seconds East - 21.04 feet along the easterly line of said original call 18.2311 acre tract with the existing westerly right-of-way line of said Knight Road to a five-eighths inch diameter iron rod with plastic cap (Kaluza) found for the southeast corner of this tract; said corner being the northeast corner of a call 7.521 acre tract (Fort Bend County Clerk's File No. 2017009353) and being the northeast corner of a 0.098 acre tract of Land (width varies – Fort Bend County Plat No. 20180067) dedicated for road right-of-way for Knight Road; said corner bears North 86 degrees, 54 minutes, 7 seconds East – 779.95 feet from a five-eighths inch diameter iron rod with plastic cap (cap damaged) found for the northwest corner of Lot No. One, Block No. One of Hilson Knight Road Estate (Fort Bend County Plat No. 20180067);

- THENCE;** South 86 degrees, 54 minutes, 7 seconds West - 10.13 feet crossing into said original call 18.2311 acre tract along the northerly line of said 0.098 acre tract to a five-eighths inch diameter iron rod with plastic cap (Kaluza) found for the southwest corner of this tract; said corner being the northwest corner of said 0.098 acre tract and being the northeast corner of said Lot No. One of Hilson Knight Road Estate;
- THENCE;** North 3 degrees, 8 minutes, 43 seconds West - 12.83 feet along the proposed westerly right-of-way line of said Knight Road to a five-eighths inch diameter iron rod with plastic cap (labelled "1943 4349 5829", typical) set for the northwest corner of this tract; said corner being in the northwesterly line of said original call 18.2311 acre tract;
- THENCE;** North 47 degrees, 51 minutes, 47 seconds East - 13.04 feet along the northwesterly line of said original call 18.2311 acre tract with the southeasterly line of said original call 4.6271 acre tract to the **PLACE OF BEGINNING** and containing 0.004 acre of Land.



Brad L. Schodek, R.P.L.S. No. 6430



This description prepared in conjunction with survey exhibit by this office of even date.

LEGEND:

- R.O.W. — RIGHT-OF-WAY
- VOL. — VOLUME
- PG. — PAGE
- D.R. — DEED RECORDS OF FORT BEND COUNTY
- O.R. — OFFICIAL RECORDS OF FORT BEND COUNTY
- F.B.C.C.F. — FORT BEND COUNTY CLERK'S FILE
- P.R. — PLAT RECORDS OF FORT BEND COUNTY
- F.B.C.P. — FORT BEND COUNTY PLAT
- P.O.B. — PLACE OF BEGINNING
- P.O.C. — PLACE OF CONNECTION
- S.F. — SQUARE FEET
- CL. — CENTERLINE
- STA. — STATION
- LT. — LEFT
- RT. — RIGHT
- (S) — SET 5/8" IRON ROD WITH PLASTIC CAP LABELLED "1943 4349 5829"

ALFRED L. DEATON III & LARRY B. BRIGGS
ORIGINAL CALL 4.6271 ACRE TRACT
(F.B.C.C.F. No. 2004111371)
RESERVE "D" (SLIDE Nos.
2200/A&B & 2201/A; P.R.)

FOUND 5/8" IRON
ROD WITH CAP

LARRY B. BRIGGS &
ALFRED L. DEATON III
ORIGINAL CALL
17.8968 ACRE TRACT
(TRACT IV - VOL. 2622,
PG. 2236; O.R.)

ESTATES OF
SILVER RIDGE
SECTION ONE
(SLIDE Nos. 2200/A&B
& 2201/A; P.R.)

HILSON KNIGHT
ROAD ESTATE
(F.B.C.P. No.
20180067)

ALFRED L. DEATON III & LARRY B. BRIGGS
ORIGINAL CALL 4.6271 ACRE TRACT
(F.B.C.C.F. No. 2004111371)
RESERVE "D" (SLIDE Nos.
2200/A&B & 2201/A; P.R.)

LARRY B. BRIGGS
&
ALFRED L. DEATON III
ORIGINAL CALL
18.2311 ACRE TRACT
(TRACT V - VOL. 2622,
PG. 2236; O.R.)

LARRY B. BRIGGS &
ALFRED L. DEATON III
ORIGINAL CALL
358.1824 ACRE TRACT
(TRACT I - VOL. 2622,
PG. 2236; O.R.)

CALL
149.65 ACRE TRACT
(F.B.C.C.F.
No. 2009016997)

FOUND 2"
IRON PIPE

FOUND 1/2" IRON ROD

LARRY B. BRIGGS &
ALFRED L. DEATON III
CALL 55.7397 ACRE TRACT
(TRACT IX - VOL. 2622,
PG. 2236; O.R.)

CL. OF
OYSTER
CREEK

KNIGHT ROAD
(NOT OPEN)

FOUND 1" IRON ROD

P.O.B. TRACT No. 6:
FOUND 5/8" IRON ROD WITH CAP
(CAP NOT LEGIBLE) FOR
NORTHEAST CORNER OF ORIGINAL
CALL 18.2311 ACRE TRACT
N: 13,754,924.64'
E: 3,079,061.42'
STA. 47+00.87; 29.86' LT.



Paul Schuch
03/13/19



NOT TO SCALE

NOTES:

- 1) ALL SURVEY WORK DEPICTED HEREON IS REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL BEARINGS AND COORDINATES LISTED ARE SURFACE AND CAN BE BROUGHT TO GRID BY APPLYING A COMBINED PROJECT SCALE FACTOR = 0.999869895.
- 2) PROPERTY DESCRIPTION PREPARED BY THIS OFFICE ON EVEN DATE.
- 3) SURVEY WORK PREPARED WITHOUT BENEFIT OF CURRENT TITLE REPORT. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.

PREPARED BY:
KALUZA INC.
CONSULTING ENGINEERS AND SURVEYORS
TEXAS LICENSED SURVEYING FIRM No. 100100000
3014 AVENUE I
ROSENBERG, TEXAS 77471
(281) 341-0808
bschodek@kaluzainc.com

MARCH 13, 2019

PARCEL PLAT
SHOWING

MOSES SHIPMAN SURVEY - ABSTRACT No. 86

TOTAL TAKING AREA

0.004 ACRE
(172 S.F.)
(WIDTH VARIES)

EXISTING PROPERTY DESCRIPTION

0.006 ACRE
ORIGINAL CALL 18.2311 ACRE TRACT
(TRACT V -
VOL. 2622, PG. 2236; O.R.)

RECORD OWNER

LARRY B. BRIGGS
&
ALFRED L. DEATON III

TRACT No. 6
KNIGHT ROAD

CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

PARCEL VICINITY MAP

PAGE 3 OF 4

KALUZA INC

Consulting Engineers & Surveyors

Engineering Firm No. F-1339

Surveying Firm No. 10010000

3014 Avenue I, Rosenberg, Texas 77471

(281) 341-0808 ■ FAX (281) 341-6333

March 13, 2019

Knight Road Tract No. 7

A FIELD NOTE DESCRIPTION of 0.060 acre of Land (2,609 square feet) being dedicated for the widening of the existing right-of-way of Knight Road (from 60 feet wide to 80 feet wide) being a portion of the Alfred L. Deaton III and Larry B. Briggs original call 4.6271 acre tract (Fort Bend County Clerk's File No. 2004111371) being Reserve "D" of Estates of Silver Ridge Section One subdivision (Slide Nos. 2200/A&B and 2201/A; Plat Records of Fort Bend County, Texas), all being in the Moses Shipman Survey, Abstract No. 86, City of Missouri City, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983 (South Central Zone) and was determined by Global Positioning System methods.

BEGINNING at a one-inch diameter iron rod found for the most northerly corner of said original call 4.6271 acre tract and for the north corner of said Reserve "D" in the westerly line of an existing 60-foot wide tract of Land for road right-of-way for Knight Road (call 2.89 acres – Volume 151, Page 4; Deed Records of Fort Bend County, Texas); said corner being the southeast corner of an original call 17.8968 acre tract (Tract IV – Volume 2622, Page 2236; Official Records of Fort Bend County, Texas); said corner bears North 47 degrees, 51 minutes, 40 seconds East – 949.86 feet from a one-inch iron rod found for interior corner of said Reserve "D" and for the most easterly southwest corner of said original call 17.8968 acre tract and bears North 3 degrees, 8 minutes, 25 seconds West – 1390.69 feet along the existing westerly right-of-way line of said Knight Road from a one-half inch diameter iron rod found for the southeast corner of an original call 18.2311 acre tract (Tract V – Volume 2622, Page 2236; Official Records of Fort Bend County, Texas) in the southerly terminus of said existing 60-foot wide road right-of-way; said beginning corner being the northeast corner of this 0.060 acre tract;

THENCE; South 3 degrees, 8 minutes, 25 seconds East – 257.20 feet along the easterly line of said original call 4.6271 acre tract with the existing westerly right-of-way line of said Knight Road to a five-eighths inch diameter iron rod with plastic cap (cap not legible) found for the southeast corner of this tract; said corner being the southeast corner of said original call 4.6271 acre tract, being the southeast corner of said Reserve "D", and being the northeast corner of said original call 18.2311 acre tract; said corner bears North 47 degrees, 51 minutes, 47 seconds East – 1802.99 feet partially along the southeasterly line of said original call 4.6271 acre tract from a two-inch inside diameter iron pipe found for the southwest corner of said original call 18.2311 acre tract; said corner bears North 3 degrees, 8 minutes, 25 seconds West – 21.04 feet from a five-eighths inch diameter iron rod with plastic cap (Kaluzza) found for the northeast corner of a 0.098 acre tract of Land dedicated for road right of way for road right-of-way for Knight Road (width varies – Fort Bend County Plat No. 20180067);

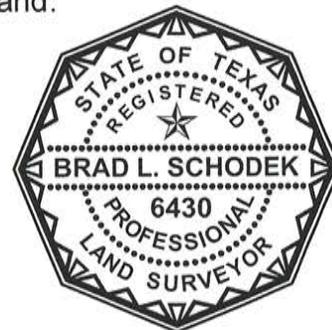
THENCE; South 47 degrees, 51 minutes, 47 seconds West – 13.04 feet along the southerly line of said original call 4.6271 acre tract with the northwesterly line of said original call 18.2311 acre tract to a five-eighths inch diameter iron rod with plastic cap (labelled “1943 4349 5829”, typical) set for the southwest corner of this tract;

THENCE; North 3 degrees, 8 minutes, 43 seconds West – 257.18 feet crossing said original call 4.6271 acre tract and crossing said Reserve “D” along the proposed westerly right-of-way line of said Knight Road to a five-eighths inch diameter iron rod with plastic cap set for the northwest corner of this tract; said corner being in the northwesterly line of said original call 4.6271 acre tract;

THENCE; North 47 degrees, 51 minutes, 40 seconds East - 13.07 feet along the northwesterly line of said original call 4.6271 acre tract with the southeasterly line of said original call 17.8968 acre tract to the **PLACE OF BEGINNING** and containing 0.060 acre of Land.



Brad L. Schodek, R.P.L.S. No. 6430

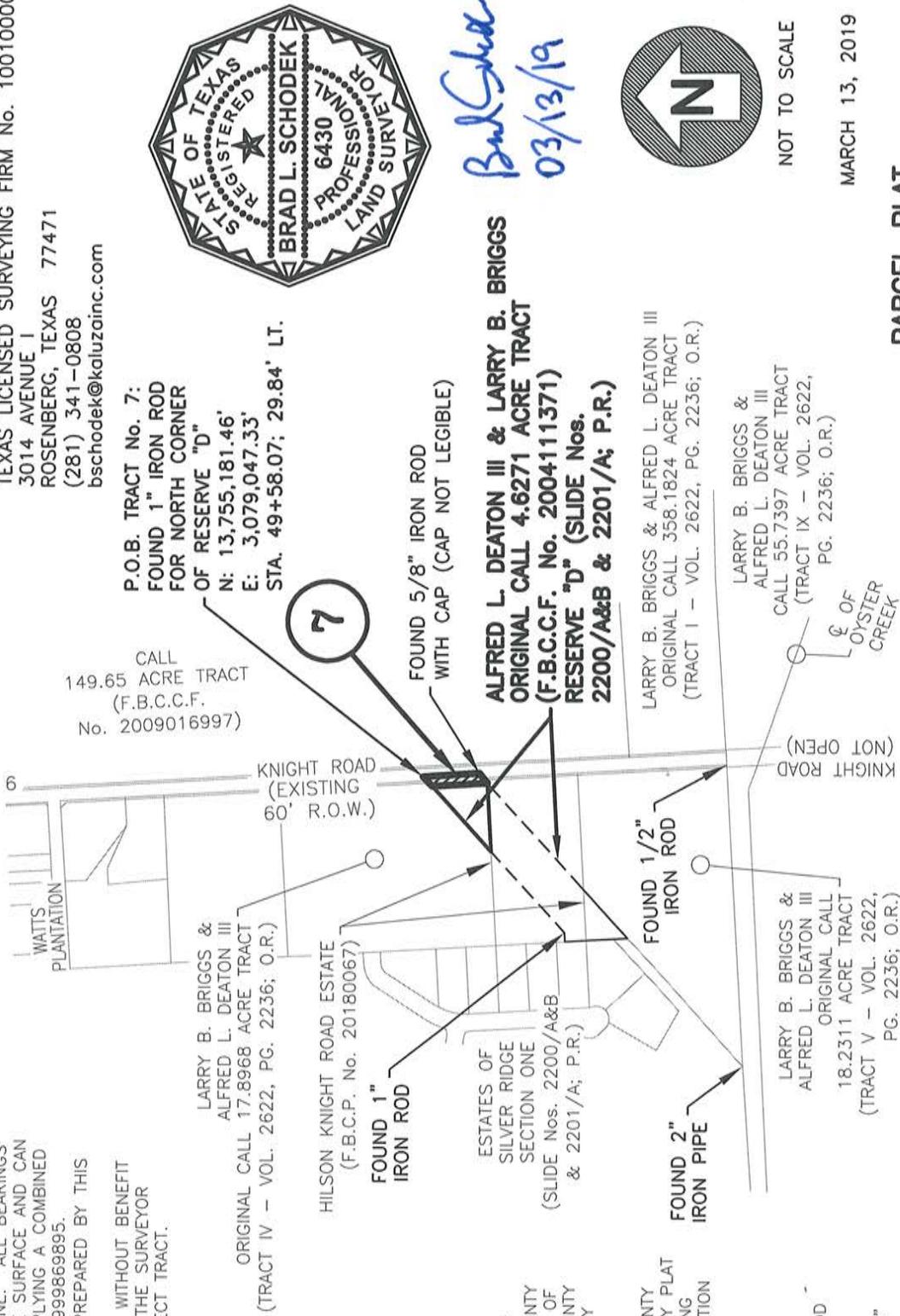


This description prepared in conjunction with survey exhibit by this office of even date.

NOTES:

- 1) ALL SURVEY WORK DEPICTED HEREON IS REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL BEARINGS AND COORDINATES LISTED ARE SURFACE AND CAN BE BROUGHT TO GRID BY APPLYING A COMBINED PROJECT SCALE FACTOR = 0.999869895.
- 2) PROPERTY DESCRIPTION PREPARED BY THIS OFFICE ON EVEN DATE.
- 3) SURVEY WORK PREPARED WITHOUT BENEFIT OF CURRENT TITLE REPORT. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.

TO S.H. 6



P.O.B. TRACT No. 7:
 FOUND 1" IRON ROD
 FOR NORTH CORNER
 OF RESERVE "D"
 N: 13,755,181.46'
 E: 3,079,047.33'
 STA. 49+58.07; 29.84' LT.

FOUND 5/8" IRON ROD
 WITH CAP (CAP NOT LEGIBLE)

ALFRED L. DEATON III & LARRY B. BRIGGS
 ORIGINAL CALL 4.6271 ACRE TRACT
 (F.B.C.C.F. No. 2004111371)
 RESERVE "D" (SLIDE NOS.
 2200/A&B & 2201/A; P.R.)

LARRY B. BRIGGS & ALFRED L. DEATON III
 ORIGINAL CALL 558.1824 ACRE TRACT
 (TRACT I - VOL. 2622, PG. 2236; O.R.)

LARRY B. BRIGGS &
 ALFRED L. DEATON III
 CALL 55.7397 ACRE TRACT
 (TRACT IX - VOL. 2622,
 PG. 2236; O.R.)

♀ OF
 OYSTER
 CREEK

KNIGHT ROAD
 (NOT OPEN)

LARRY B. BRIGGS &
 ALFRED L. DEATON III
 ORIGINAL CALL 17.8968 ACRE TRACT
 (TRACT IV - VOL. 2622, PG. 2236; O.R.)

HILSON KNIGHT ROAD ESTATE
 (F.B.C.P. No. 20180067)

FOUND 1"
 IRON ROD

ESTATES OF
 SILVER RIDGE
 SECTION ONE
 (SLIDE NOS. 2200/A&B
 & 2201/A; P.R.)

FOUND 1/2"
 IRON ROD

FOUND 2"
 IRON PIPE

LARRY B. BRIGGS &
 ALFRED L. DEATON III
 ORIGINAL CALL
 18.2311 ACRE TRACT
 (TRACT V - VOL. 2622,
 PG. 2236; O.R.)

LEGEND:

- R.O.W. - RIGHT-OF-WAY
- VOL. - VOLUME
- PG. - PAGE
- D.R. - DEED RECORDS OF FORT BEND COUNTY
- O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- P.R. - PLAT RECORDS OF FORT BEND COUNTY
- F.B.C.P. - FORT BEND COUNTY PLAT
- P.O.B. - PLACE OF BEGINNING
- P.O.C. - PLACE OF CONNECTION
- S.F. - SQUARE FEET
- CL - CENTERLINE
- STA. - STATION
- LT. - LEFT
- RT. - RIGHT
- (S) - SET 5/8" IRON ROD WITH PLASTIC CAP LABELLED "1943 4349 5829"

MOSES SHIPMAN SURVEY - ABSTRACT No. 86

EXISTING PROPERTY DESCRIPTION

1.09 ACRE
 ORIGINAL CALL 4.6271 ACRE TRACT
 (F.B.C.C.F. No. 2004111371)
 RESERVE "D" OF ESTATES
 OF SILVER RIDGE (SLIDE
 Nos. 2200/A&B & 2201/A; P.R.)

TOTAL TAKING AREA

0.060 ACRE
 (2,609 S.F.)
 (WIDTH VARIES)

RECORD OWNER

ALFRED L. DEATON III
 &
 LARRY B. BRIGGS

PREPARED BY:
KALUZA INC.
 CONSULTING ENGINEERS AND SURVEYORS
 TEXAS LICENSED SURVEYING FIRM No. 10010000
 3014 AVENUE I
 ROSENBERG, TEXAS 77471
 (281) 341-0808
 bschodek@kaluzainc.com



Brad Schodek
 03/13/19



NOT TO SCALE

MARCH 13, 2019

PARCEL PLAT

SHOWING

TRACT No. 7

KNIGHT ROAD

CITY OF MISSOURI CITY,
 FORT BEND COUNTY, TEXAS

PARCEL VICINITY MAP

PAGE 3 OF 4

BWS
03/13/19

LOT 5, BLOCK 5
COCHRAN & McCLUER
LAND COMPANY SUBDIVISION
(VOL. 51, PG. 307; D.R.)
(VOL. 58, PG. 75; D.R.)



0 60'
SCALE 1" = 60'

LARRY B. BRIGGS &
ALFRED L. DEATON III
ORIGINAL
CALL 17.8968 ACRE TRACT
(TRACT IV -
VOL. 2622, PG. 2236; O.R.)

TRACT No. 8

FORT BEND COUNTY
60' ROAD R.O.W.
CALL 2.89 ACRES
(VOL. 151, PG. 4; D.R.)

P.O.B. TRACT No. 7:
FOUND 1" IRON ROD
FOR NORTH CORNER
OF RESERVE "D" & FOR
SOUTHEAST CORNER OF
ORIGINAL CALL 17.8968 ACRE TRACT
N: 13,755,181.46'
E: 3,079,047.33'
STA. 49+58.07; 29.84' LT.

TRACT No. 7
KNIGHT ROAD

CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

PARCEL DETAIL

PAGE 4 OF 4

FOUND 1" IRON ROD
FOR INTERIOR CORNER
OF RESERVE "D"

PLAT BOUNDARY
(SLIDE Nos. 2200/A&B
& 2201/A; P.R.)

936.79'
N 47°51'40" E - 949.86'

ALFRED L. DEATON III
& LARRY B. BRIGGS
ORIGINAL CALL 4.6271 ACRE TRACT
(F.B.C.C.F. No. 2004111371)
RESERVE "D" OF ESTATES OF
SILVER RIDGE SECTION ONE
(SLIDE Nos. 2200/A&B
& 2201/A; P.R.)

SET 5/8" IRON
ROD WITH CAP
N: 13,754,915.89'
E: 3,079,051.75'
STA. 46+92.66; 40.00' LT.

PROPOSED R.O.W.

N 03°08'43" W - 257.18'
S 03°08'25" E - 257.20'

PROPOSED ϕ OF
KNIGHT ROAD

PROPOSED R.O.W.

200' WIDE
CANAL R.O.W.
(ABANDONED)
COCHRAN & McCLUER
LAND COMPANY
SUBDIVISION
(VOL. 51, PG. 307; D.R.)
(VOL. 58, PG. 75; D.R.)

TRACT No. 4

FOUND 5/8" IRON ROD WITH CAP
(CAP NOT LEGIBLE) FOR SOUTHEAST
CORNER OF RESERVE "D" & FOR
NORTHEAST CORNER OF ORIGINAL
CALL 18.2311 ACRE TRACT

CALL 149.65 ACRE TRACT
(F.B.C.C.F. No. 2009016997
& No. 2003059564)

LOT 2, BLOCK 7
COCHRAN & McCLUER
LAND COMPANY SUBDIVISION
(VOL. 51, PG. 307; D.R.)
(VOL. 58, PG. 75; D.R.)

FOUND 2" IRON PIPE
FOR SOUTHWEST CORNER
OF ORIGINAL CALL
18.2311 ACRE TRACT

HILSON KNIGHT ROAD ESTATE
(F.B.C.P. No. 20180067)
LOT 1, BLOCK 1

ORIGINAL TRACT
REFERENCE LINE
N 47°51'47" E - 1769.58'
1802.99'

CITY OF MISSOURI CITY
EXISTING ROAD R.O.W.
0.098 ACRE
(WIDTH VARIES;
F.B.C.P. No. 20180067)

FOUND 1/2" IRON ROD
FOR SOUTHEAST CORNER
OF ORIGINAL CALL
18.2311 ACRE TRACT

L13

L14

L16

L17

EXISTING GRAVEL PAVEMENT

FOUND 5/8" IRON
ROD WITH CAP
(KALUZA)

MOSES SHIPMAN
SURVEY
ABSTRACT No. 86

LINE	DISTANCE	BEARING
L13	13.04'	S 47°51'47" W
L14	21.04'	N 03°08'25" W
L16	20.37'	N 47°51'47" E
L17	13.07'	N 47°51'40" E

KALUZA INC

Consulting Engineers & Surveyors

Engineering Firm No. F-1339

Surveying Firm No. 10010000

3014 Avenue I, Rosenberg, Texas 77471

(281) 341-0808 ■ FAX (281) 341-6333

March 13, 2019

Knight Road Tract No. 8

A FIELD NOTE DESCRIPTION of 0.161 acre of Land (7,022 square feet) being dedicated for the widening of the existing right-of-way of Knight Road (from 60 feet wide to 80 feet wide) being a portion of the Larry B. Briggs and Alfred L. Deaton III original call 17.8968 acre tract (Tract IV - Volume 2622, Page 2236; Official Records of Fort Bend County, Texas) being a portion of Lot Nos. Five and Six, Block No. Five, of the Cochran and McCluer Land Company subdivision (Volume 51, Page 307 and Volume 58, Page 75; Deed Records of Fort Bend County, Texas), all being in the Moses Shipman Survey, Abstract No. 86, City of Missouri City, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983 (South Central Zone) and was determined by Global Positioning System methods.

FOR CONNECTION, begin at a one-half inch diameter iron rod found for the southeast corner of an original call 18.2311 acre tract (Tract V - Volume 2622, Page 2236; Official Records of Fort Bend County, Texas) in the southwesterly terminus of an existing 60-foot wide tract of Land for road right-of-way for Knight Road (call 2.89 acres – Volume 151, Page 4; Deed Records of Fort Bend County, Texas); **THENCE**; North 3 degrees, 8 minutes, 25 seconds West, at 1133.49 feet pass a five-eighths inch diameter iron rod with plastic cap (cap not legible) found for the northeast corner of said original call 18.2311 acre tract, in all 1390.69 feet along the existing westerly right-of-way line of said Knight Road to a one-inch diameter rod found for the southeast corner of said original call 17.8968 acre tract; said corner being the most northerly corner of an original call 4.6271 acre tract (Fort Bend County Clerk's File No. 2004111371) and being the north corner of Reserve "D" of Estates of Silver Ridge Section One subdivision (Slide Nos. 2200/A&B and 2201/A; Plat Records of Fort Bend County, Texas); said corner bears North 47 degrees, 51 minutes, 40 seconds East – 949.86 feet from a one-inch iron rod found for the most easterly southwest corner of said original call 17.8968 acre tract and for interior corner of said Reserve "D"; said corner being the southeast corner of and **PLACE OF BEGINNING** for this 0.161 acre tract;

THENCE; South 47 degrees, 51 minutes, 40 seconds West – 13.07 feet along the southeasterly line of said original call 18.2311 acre tract with the northwesterly line of said Reserve "D" to a five-eighths inch diameter iron rod with plastic cap (labelled "1943 4349 5829", typical) set for the southwest corner of this tract;

THENCE; North 3 degrees, 8 minutes, 43 seconds West – 693.19 feet crossing said original call 17.8968 acre tract along the proposed westerly right-of-way line of said Knight Road to a five-eighths inch diameter iron rod with plastic cap set for the northwest corner of this tract;

THENCE; North 86 degrees, 52 minutes, 27 seconds East, at 9.6 feet pass a one-inch diameter iron rod found for reference, in all 10.22 feet along the northerly line of said original call 17.8968 acre tract with the southerly line of a call 9.7622 acre tract of Land (called "9.7822 acres"; Fort Bend County Clerk's File No. 2013139732 & No. 2006106634) to a point for the northeast corner of this tract; said corner being the northeast corner of said original call 17.8968 acre tract, being the southeast corner of said call 9.7622 acre tract, being a northwest corner of said 60-foot wide tract for road right-of-way, and being the southwest corner of a 30-foot wide tract of Land for road right-of-way for said Knight Road (call 0.38 acre – Volume 151, Page 2; Deed Records of Fort Bend County, Texas);

THENCE; South 3 degrees, 8 minutes, 25 seconds East – 684.96 feet along the easterly line of said original call 17.8968 acre tract with the existing westerly right-of-way line of said Knight Road to the **PLACE OF BEGINNING** and containing 0.161 acre of Land



Brad L. Schodek, R.P.L.S. No. 6430



This description prepared in conjunction with survey exhibit by this office of even date.

PREPARED BY:
KALUZA INC.
 CONSULTING ENGINEERS AND SURVEYORS
 TEXAS LICENSED SURVEYING FIRM No. 100100000
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 ROSENBERG, TEXAS 77471
 (281) 341-0808
 bschodek@kaluzainc.com



Brad Schodek 03/13/19

NIG REAL ESTATE INVESTMENT LLC
 CALL 9.7622 ACRES
 (CALLED "9.7822 ACRES";
 F.B.C.C.F. No. 2013139732 &
 F.B.C.C.F. No. 2006106634)

**LARRY B. BRIGGS &
 ALFRED L. DEATON III
 ORIGINAL CALL 17.8968 ACRE TRACT
 (TRACT IV - VOL. 2622, 2236; O.R.)**

HILSON KNIGHT ROAD ESTATE
 (F.B.C.P. No. 20180067)

- LEGEND:**
- R.O.W. - RIGHT-OF-WAY
 - VOL. - VOLUME
 - PG. - PAGE
 - D.R. - DEED RECORDS OF FORT BEND COUNTY
 - O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
 - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
 - P.R. - PLAT RECORDS OF FORT BEND COUNTY
 - F.B.C.P. - FORT BEND COUNTY PLAT
 - P.O.B. - PLACE OF BEGINNING
 - P.O.C. - PLACE OF CONNECTION
 - S.F. - SQUARE FEET
 - CL - CENTERLINE
 - STA. - STATION
 - LT. - LEFT
 - RT. - RIGHT
 - (S) - SET 5/8" IRON ROD WITH PLASTIC CAP LABELLED "1943 4349 5829"

FOUND 1" IRON ROD FOR "MOST EASTERLY SOUTHWEST CORNER" OF ORIGINAL CALL 17.8968 ACRE TRACT

ESTATES OF SILVER RIDGE SECTION ONE (SLIDE Nos. 2200/A&B & 2201/A; P.R.)

FOUND 1/2" IRON ROD

LARRY B. BRIGGS & ALFRED L. DEATON III ORIGINAL CALL 18.2311 ACRE TRACT (TRACT V - VOL. 2622, PG. 2236; O.R.)

P.O.C.:
 FOUND 1/2" IRON ROD

LARRY B. BRIGGS & ALFRED L. DEATON III ORIGINAL CALL 358.1824 ACRE TRACT (TRACT I - VOL. 2622, PG. 2236; O.R.)

LARRY B. BRIGGS & ALFRED L. DEATON III CALL 55.7397 ACRE TRACT (TRACT IX - VOL. 2622, PG. 2236; O.R.)

NOTES:

- 1) ALL SURVEY WORK DEPICTED HEREON IS REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL BEARINGS AND COORDINATES LISTED ARE SURFACE AND CAN BE BROUGHT TO GRID BY APPLYING A COMBINED PROJECT SCALE FACTOR = 0.999869895.
- 2) PROPERTY DESCRIPTION PREPARED BY THIS OFFICE ON EVEN DATE.
- 3) SURVEY WORK PREPARED WITHOUT BENEFIT OF CURRENT TITLE REPORT. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.

FOUND 1" IRON ROD (WEST - 0.6')

P.O.B. TRACT No. 8:
 FOUND 1" IRON ROD FOR SOUTHEAST CORNER OF ORIGINAL CALL 17.8968 ACRE TRACT
 N: 13,755,181.46'
 E: 3,079,047.33'
 STA. 49+58.07; 29.84' LT.

ALFRED L. DEATON III & LARRY B. BRIGGS ORIGINAL CALL 4.6271 ACRE TRACT (F.B.C.C.F. No. 2004111371) RESERVE "D" (SLIDE Nos. 2200/A&B & 2201/A; P.R.)

FOUND 5/8" IRON ROD WITH CAP (CAP NOT LEGIBLE)



NOT TO SCALE

MARCH 13, 2019

PARCEL PLAT
 SHOWING

TRACT No. 8
KNIGHT ROAD

CITY OF MISSOURI CITY,
 FORT BEND COUNTY, TEXAS

PARCEL VICINITY MAP

PAGE 3 OF 4

RECORD OWNER	EXISTING PROPERTY DESCRIPTION	TOTAL TAKING AREA
LARRY B. BRIGGS & ALFRED L. DEATON III	16.14 ACRES ORIGINAL CALL 17.8968 ACRE TRACT (TRACT IV - VOL. 2622, PG. 2236; O.R.)	0.161 ACRE (7,022 S.F.) (WIDTH VARIES)

NIG REAL ESTATE INVESTMENT LLC
 CALL 9.7622 ACRES
 (CALLED "9.7822 ACRES;
 F.B.C.C.F. No. 2013139732
 & No. 2006106634)

FORT BEND COUNTY
 30' ROAD R.O.W.
 CALL 0.38 ACRE
 (VOL. 151, PG. 2; D.R.)

LOT 2, BLOCK 8
 COCHRAN & McCLUER
 LAND COMPANY SUBDIVISION

LOT 1, BLOCK 7
 COCHRAN & McCLUER
 LAND COMPANY SUBDIVISION
 (VOL. 51, PG. 307; D.R.)
 (VOL. 58, PG. 75; D.R.)

769.02'

S 86°52'27" W - 779.24'

LOT 6, BLOCK 5
 COCHRAN & McCLUER
 LAND COMPANY SUBDIVISION
 (VOL. 51, PG. 307; D.R.)
 (VOL. 58, PG. 75; D.R.)

SET 5/8" IRON ROD WITH CAP
 N: 13,755,864.83'
 E: 3,078,999.61'
 STA. 56+43.03;
 40.00' LT.

FORT BEND COUNTY
 60' ROAD R.O.W.
 CALL 2.89 ACRES
 (VOL. 151, PG. 4; D.R.)

FOUND 1" IRON ROD (WEST - 0.6')

CALL 149.65 ACRE TRACT
 (F.B.C.C.F. No. 2009016997
 & No. 2003059564)

BLS
03/13/15

TRACT No. 8
KNIGHT ROAD
 CITY OF MISSOURI CITY,
 FORT BEND COUNTY, TEXAS
 PARCEL DETAIL
PAGE 4 OF 4

LINE	DISTANCE	BEARING
L17	13.07'	S 47°51'40" W
L18	10.22'	N 86°52'27" E

ORIGINAL LOT LINE (TYPICAL)

**LARRY B. BRIGGS &
 ALFRED L. DEATON III**
ORIGINAL CALL 17.8968 ACRE TRACT
(TRACT IV -
VOL. 2622, PG. 2236; O.R.)

PROPOSED R.O.W.

N 03°08'43" W - 693.19'

S 03°08'25" E - 684.96'

8

EXISTING GRAVEL PAVEMENT

TRACT No. 4
 PROPOSED R.O.W.

P.O.B. TRACT No. 8:
 FOUND 1" IRON ROD FOR SOUTHEAST CORNER OF ORIGINAL CALL 17.8968 ACRE TRACT
 N: 13,755,181.46'
 E: 3,079,047.33'
 STA. 49+58.07; 29.84' LT.



0 120'
 SCALE 1" = 120'

AMERICAN CANAL COMPANY OF TEXAS
 200' WIDE
 ABANDONED CANAL R.O.W.

MOSES SHIPMAN SURVEY
 ABSTRACT No. 86

LOT 5, BLOCK 5
 COCHRAN & McCLUER
 LAND COMPANY SUBDIVISION
 (VOL. 51, PG. 307; D.R.)
 (VOL. 58, PG. 75; D.R.)

FOUND 1" IRON ROD FOR "MOST EASTERLY SOUTHWEST CORNER OF ORIGINAL CALL 17.8968 ACRE TRACT

PLAT BOUNDARY (SLIDE Nos. 2200/A&B & 2201/A; P.R.)
 N 47°51'40" E - 949.86'
 936.79'

ALFRED L. DEATON III & LARRY B. BRIGGS ORIGINAL CALL 4.6271 ACRE TRACT (F.B.C.C.F. No. 2004111371) RESERVE "D" OF ESTATES OF SILVER RIDGE SECTION ONE (SLIDE Nos. 2200/A&B & 2201/A; P.R.)
 TRACT No. 7

HILSON KNIGHT ROAD ESTATE (F.B.C.P. No. 20180067) LOT 1, BLOCK 1

PROPOSED C OF KNIGHT ROAD

FOUND 5/8" IRON ROD WITH CAP (CAP NOT LEGIBLE) FOR SOUTHEAST CORNER OF RESERVE "D" & FOR NORTHEAST CORNER OF ORIGINAL CALL 18.2311 ACRE TRACT

LOT 2, BLOCK 7
 COCHRAN & McCLUER
 LAND COMPANY SUBDIVISION
 (VOL. 51, PG. 307; D.R.)
 (VOL. 58, PG. 75; D.R.)

FOUND 1/2" IRON ROD FOR SOUTHEAST CORNER OF ORIGINAL CALL 18.2311 ACRE TRACT



Consulting Engineers & Surveyors

Engineering Firm No. F-1339

Surveying Firm No. 10010000

3014 Avenue I, Rosenberg, Texas 77471

(281) 341-0808 ■ FAX (281) 341-6333

March 13, 2019

Knight Road Tract No. 9

A FIELD NOTE DESCRIPTION of 0.126 acre of Land (5,496 square feet) being dedicated for the widening of the existing right-of-way of Knight Road (from 60 feet wide to 80 feet wide) being a portion of the NIG Real Estate Investment LLC call 9.7622 acre tract (called "9.7822 acres" – Fort Bend County Clerk's File No. 2013139732 and No. 2006106634) being a portion of Lot No. Three, Block No. Four, of the Cochran and McCluer Land Company subdivision (Volume 51, Page 307 and Volume 58, Page 75; Deed Records of Fort Bend County, Texas), all being in the Moses Shipman Survey, Abstract No. 86, City of Missouri City, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983 (South Central Zone) and was determined by Global Positioning System methods.

FOR CONNECTION, begin at a one-half inch diameter iron rod found for the southeast corner of an original call 18.2311 acre tract (Tract V - Volume 2622, Page 2236; Official Records of Fort Bend County, Texas) in the southwesterly terminus of an existing 60-foot wide tract of Land for road right-of-way for Knight Road (call 2.89 acres – Volume 151, Page 4; Deed Records of Fort Bend County, Texas); **THENCE**; North 3 degrees, 8 minutes, 25 seconds West, at 1133.49 feet pass a five-eighths inch diameter iron rod with plastic cap (cap not legible) found for the northeast corner of said original call 18.2311 acre tract, at 1390.69 feet pass a one-inch diameter rod found for the southeast corner of an original call 17.8968 acre tract (Tract IV – Volume 2622, Page 2236; Official Records of Fort Bend County, Texas) and for the north corner of Reserve "D" of Estates of Silver Ridge Section One subdivision (Slide Nos. 2200/A&B and 2201/A; Plat Records of Fort Bend County, Texas), in all 2075.65 feet along the existing westerly right-of-way line of said Knight Road to a point for the northeast corner of said original call 17.8968 acre tract, for the northwest corner of said call 2.89 acre tract for road right-of-way, and for the southwest corner of a 30-foot wide tract of Land for road right-of-way for said Knight Road (call 0.38 acre – Volume 151, Page 2; Deed Records of Fort Bend County, Texas); said corner being the southeast corner of said call 9.7622 acre tract and being the southeast corner of and **PLACE OF BEGINNING** for this 0.126 acre tract;

THENCE; South 86 degrees, 52 minutes, 27 seconds West, at 0.6 foot pass a one-inch diameter iron rod found for reference, in all 10.22 feet along the southerly line of said call 9.7622 acre tract with the northerly line of said original call 17.8968 acre tract to a five-eighths inch diameter iron rod with plastic cap (labelled "1943 4349 5829", typical) set for the southwest corner of this tract;

THENCE; North 3 degrees, 8 minutes, 43 seconds West – 536.42 feet crossing said call 9.7622 acre tract along the proposed westerly right-of-way line of said Knight Road to a five-eighths inch diameter iron rod with plastic cap set for the northwest corner of this tract;

THENCE; North 87 degrees, 23 minutes, 35 seconds East - 10.27 feet along the northerly line of said call 9.7622 acre tract with the southerly line of a call 2.000 acre tract of Land (Tract 2 – Fort Bend County Clerk’s File No. 2014087125) to a point for the northeast corner of this tract; said corner being the northeast corner of said call 9.7622 acre tract, being the southeast corner of said call 2.000 acre tract, being the northwest corner of said 30-foot wide tract for road right-of-way, and being the southwest corner of a 30-foot wide tract of Land for road right-of-way for said Knight Road (call 0.24 acre – Volume 151, Page 3; Deed Records of Fort Bend County, Texas);

THENCE; South 3 degrees, 8 minutes, 25 seconds East – 536.33 feet along the easterly line of said call 9.7622 acre tract with the existing westerly right-of-way line of said Knight Road to the **PLACE OF BEGINNING** and containing 0.126 acre of Land.



Brad L. Schodek, R.P.L.S. No. 6430



This description prepared in conjunction with survey exhibit by this office of even date.

PREPARED BY:
KALUZA INC.
 CONSULTING ENGINEERS AND SURVEYORS
 TEXAS LICENSED SURVEYING FIRM No. 100100000
 3014 AVENUE I
 ROSENBERG, TEXAS 77471
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 bschodek@kaluzainc.com

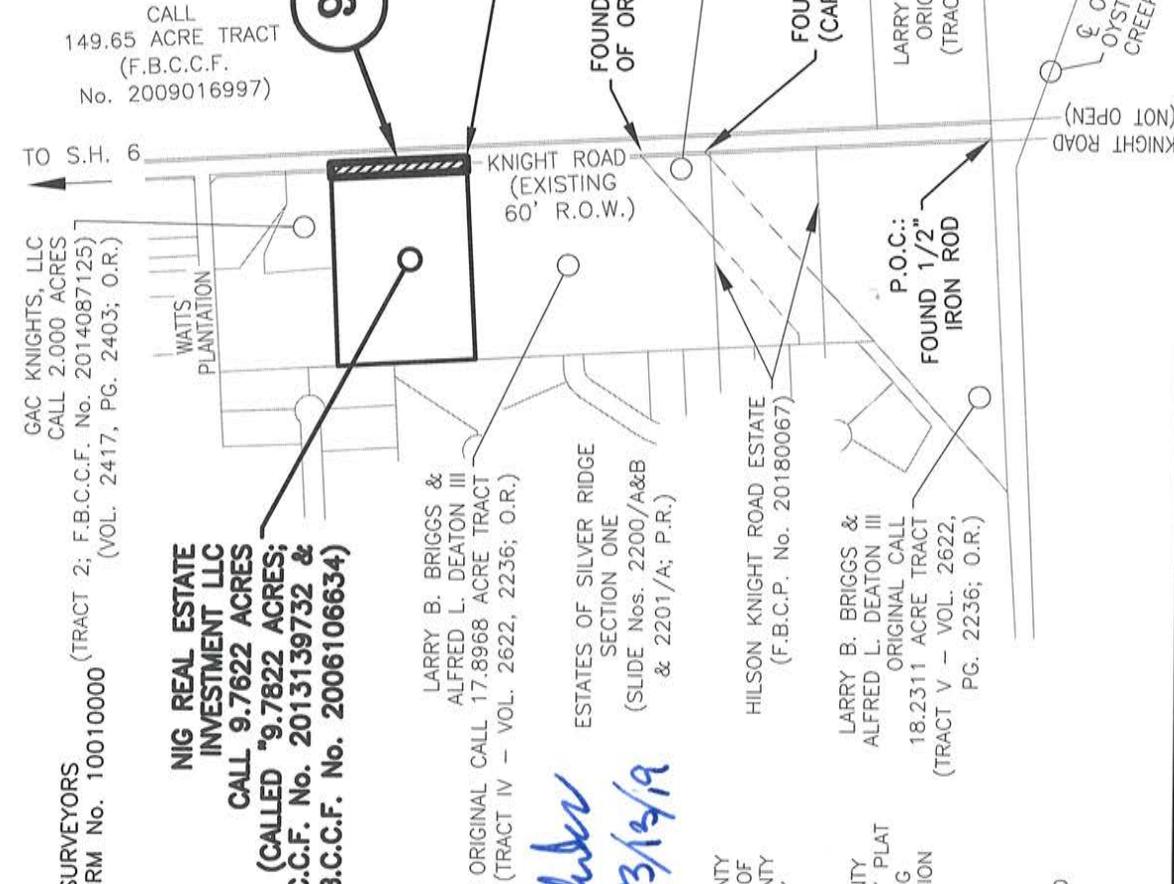


NIG REAL ESTATE INVESTMENT LLC
 CALL 9.7622 ACRES
 (CALLED "9.7822 ACRES";
 F.B.C.C.F. No. 2013139732 &
 F.B.C.C.F. No. 2006106634)

Brad Schodek
 03/12/19

LEGEND:

- R.O.W. - RIGHT-OF-WAY
- VOL. - VOLUME
- PG. - PAGE
- D.R. - DEED RECORDS OF FORT BEND COUNTY
- O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- P.R. - PLAT RECORDS OF FORT BEND COUNTY
- F.B.C.P. - FORT BEND COUNTY PLAT
- P.O.B. - PLACE OF BEGINNING
- P.O.C. - PLACE OF CONNECTION
- S.F. - SQUARE FEET
- ¢ - CENTERLINE
- STA. - STATION
- LT. - LEFT
- RT. - RIGHT
- (S) - SET 5/8" IRON ROD WITH PLASTIC CAP LABELLED "1943 4349 5829"



NOTES:

- 1) ALL SURVEY WORK DEPICTED HEREON IS REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL BEARINGS AND COORDINATES LISTED ARE SURFACE AND CAN BE BROUGHT TO GRID BY APPLYING A COMBINED PROJECT SCALE FACTOR = 0.999869895.
- 2) PROPERTY DESCRIPTION PREPARED BY THIS OFFICE ON EVEN DATE.
- 3) SURVEY WORK PREPARED WITHOUT BENEFIT OF CURRENT TITLE REPORT. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.

P.O.B. TRACT No. 9:
 N: 13,755,865.39'
 E: 3,079,009.81'
 STA. 56+43.03; 29.78' LT.
 (FOUND 1" IRON ROD; WEST - 0.6')

FOUND 1" IRON ROD FOR SOUTHEAST CORNER OF ORIGINAL CALL 17.8968 ACRE TRACT

ALFRED L. DEATON III & LARRY B. BRIGGS ORIGINAL CALL 4.6271 ACRE TRACT (F.B.C.C.F. No. 2004111371) RESERVE "D" (SLIDE NOS. 2200/A&B & 2201/A; P.R.)

FOUND 5/8" IRON ROD WITH CAP (CAP NOT LEGIBLE)

LARRY B. BRIGGS & ALFRED L. DEATON III ORIGINAL CALL 358.1824 ACRE TRACT (TRACT I - VOL. 2622, PG. 2236; O.R.)

LARRY B. BRIGGS & ALFRED L. DEATON III CALL 55.7397 ACRE TRACT (TRACT IX - VOL. 2622, PG. 2236; O.R.)



NOT TO SCALE
 MARCH 13, 2019

PARCEL PLAT
 SHOWING

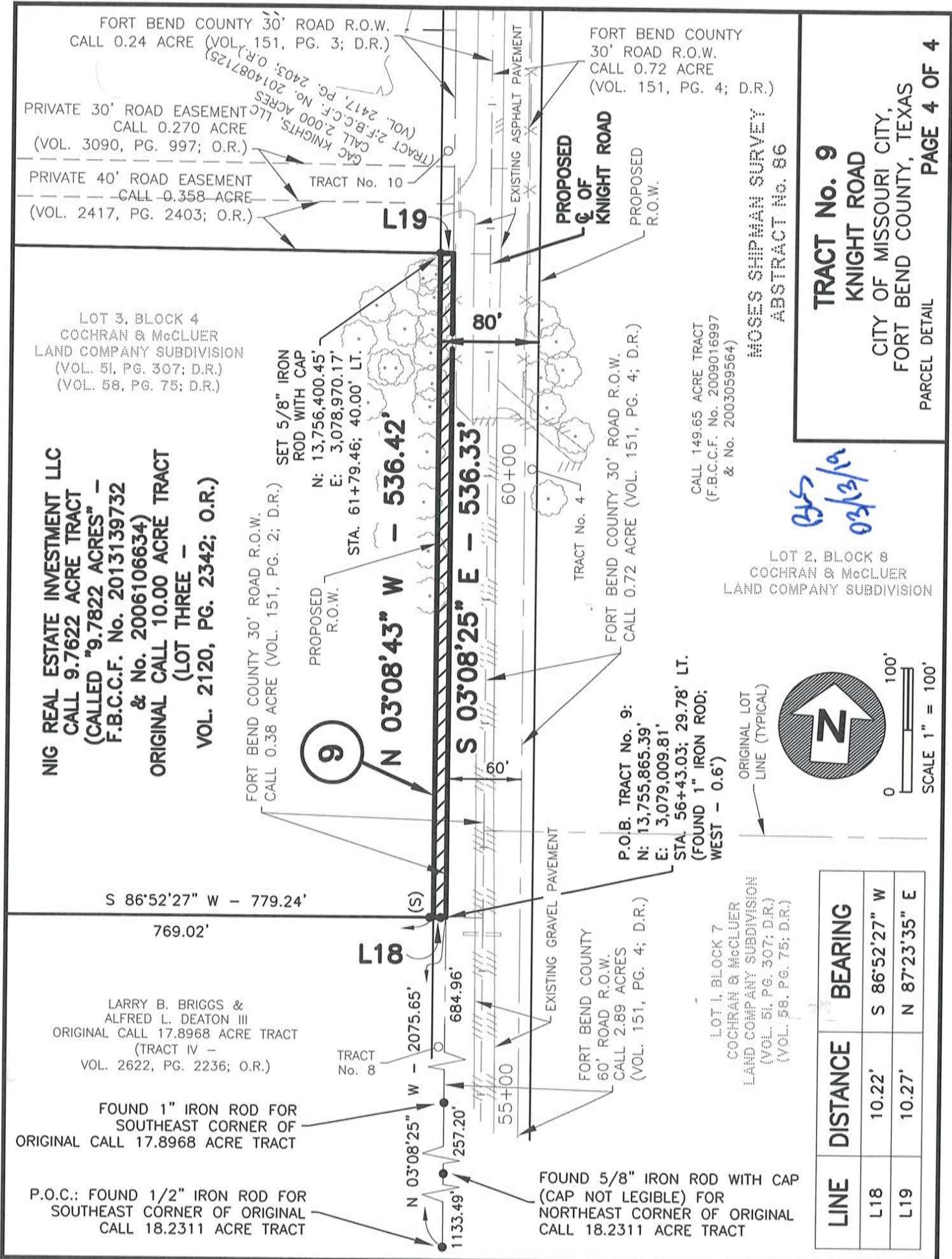
TRACT No. 9
KNIGHT ROAD

CITY OF MISSOURI CITY,
 FORT BEND COUNTY, TEXAS

PARCEL VICINITY MAP

PAGE 3 OF 4

RECORD OWNER	EXISTING PROPERTY DESCRIPTION	TOTAL TAKING AREA
NIG REAL ESTATE INVESTMENT LLC	MOSES SHIPMAN SURVEY - ABSTRACT No. 86 9.66 ACRES CALL 9.7622 ACRE TRACT (CALLED "9.7822 ACRES"; F.B.C.C.F. No. 2013139732 & No. 2006106634)	0.126 ACRE (5,496 S.F.) (WIDTH VARIES)



NIG REAL ESTATE INVESTMENT LLC
 CALL 9.7622 ACRE TRACT
 (CALLED "9.7822 ACRES" -
 F.B.C.C.F. No. 2013139732
 & No. 2006106634)
 ORIGINAL CALL 10.00 ACRE TRACT
 (LOT THREE -
 VOL. 2120, PG. 2342; O.R.)

LARRY B. BRIGGS &
 ALFRED L. DEATON III
 ORIGINAL CALL 17.8968 ACRE TRACT
 (TRACT IV -
 VOL. 2622, PG. 2236; O.R.)

FOUND 1" IRON ROD FOR
 SOUTHEAST CORNER OF
 ORIGINAL CALL 17.8968 ACRE TRACT

P.O.C.: FOUND 1/2" IRON ROD FOR
 SOUTHEAST CORNER OF ORIGINAL
 CALL 18.2311 ACRE TRACT

FORT BEND COUNTY 30' ROAD R.O.W.
 CALL 0.38 ACRE (VOL. 151, PG. 2; D.R.)

SET 5/8" IRON
 ROD WITH CAP
 N: 13,756,400.45'
 E: 3,078,970.17'
 STA. 61+79.46; 40.00' LT.

PROPOSED
 R.O.W.
 N 03°08'43" W - 536.42'
 S 03°08'25" E - 536.33'

P.O.B. TRACT No. 9:
 N: 13,755,865.39'
 E: 3,079,009.81'
 STA. 56+43.03; 29.78' LT.
 (FOUND 1" IRON ROD;
 WEST - 0.6')

LOT 1, BLOCK 7
 COCHRAN & McCLUER
 LAND COMPANY SUBDIVISION
 (VOL. 51, PG. 307; D.R.)
 (VOL. 58, PG. 75; D.R.)

LOT 2, BLOCK 8
 COCHRAN & McCLUER
 LAND COMPANY SUBDIVISION

CALL 149.65 ACRE TRACT
 (F.B.C.C.F. No. 2009016997
 & No. 2003059564)

MOSES SHIPMAN SURVEY
 ABSTRACT No. 86



LINE	DISTANCE	BEARING
L18	10.22'	S 86°52'27" W
L19	10.27'	N 87°23'35" E

TRACT No. 9
KNIGHT ROAD
 CITY OF MISSOURI CITY,
 FORT BEND COUNTY, TEXAS
 PARCEL DETAIL

KALUZA INC

Consulting Engineers & Surveyors

Engineering Firm No. F-1339

Surveying Firm No. 10010000

3014 Avenue I, Rosenberg, Texas 77471

(281) 341-0808 ■ FAX (281) 341-6333

March 13, 2019

Knight Road Tract No. 10

A FIELD NOTE DESCRIPTION of 0.043 acre of Land (1,853 square feet) being dedicated for the widening of the existing right-of-way of Knight Road (from 60 feet wide to 80 feet wide) being a portion of the GAC Knights, LLC call 2.000 acre tract (Tract 2; Fort Bend County Clerk's File No. 2014087125) being a portion of an original call 8.5184 acre tract (Volume 913, Page 786; Deed Records of Fort Bend County, Texas) and being a portion of Lot No. Four, Block No. Four, of the Cochran and McCluer Land Company subdivision (Volume 51, Page 307 and Volume 58, Page 75; Deed Records of Fort Bend County, Texas), all being in the Moses Shipman Survey, Abstract No. 86, City of Missouri City, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983 (South Central Zone) and was determined by Global Positioning System methods.

FOR CONNECTION, begin at a one-half inch diameter iron rod found for the southeast corner of an original call 18.2311 acre tract (Tract V - Volume 2622, Page 2236; Official Records of Fort Bend County, Texas) in the southwesterly terminus of an existing 60-foot wide tract of Land for road right-of-way for Knight Road (call 2.89 acres – Volume 151, Page 4; Deed Records of Fort Bend County, Texas); **THENCE**; North 3 degrees, 8 minutes, 25 seconds West, at 1133.49 feet pass a five-eighths inch diameter iron rod with plastic cap (cap not legible) found for the northeast corner of said original call 18.2311 acre tract, at 1390.69 feet pass a one-inch diameter rod found for the southeast corner of an original call 17.8968 acre tract (Tract IV – Volume 2622, Page 2236; Official Records of Fort Bend County, Texas) and for the north corner of Reserve "D" of Estates of Silver Ridge Section One subdivision (Slide Nos. 2200/A&B and 2201/A; Plat Records of Fort Bend County, Texas), in all 2611.98 feet along the existing westerly right-of-way line of said Knight Road as occupied on the ground to a point for the southeast corner of said call 2.000 acre tract; said corner being the northeast corner of a call 9.7622 acre tract (called "9.7822 acres" – Fort Bend County Clerk's File No. 2013139732 and No. 2006106634), being the northwest corner of a 30-foot wide tract of Land for road right-of-way for said Knight Road (call 0.38 acre – Volume 151, Page 2; Deed Records of Fort Bend County, Texas), and being the southwest corner of a 30-foot wide tract of Land for road right-of-way for said Knight Road (call 0.24 acre – Volume 151, Page 3; Deed Records of Fort Bend County, Texas); said corner being the southeast corner of and **PLACE OF BEGINNING** for this 0.043 acre tract;

THENCE; South 87 degrees, 23 minutes, 35 seconds West - 10.27 feet along the southerly line of said call 2.000 acre tract with the northerly line of said call 9.7622 acre tract to a five-eighths inch diameter iron rod with plastic cap (labelled "1943 4349 5829", typical) set for the southwest corner of this tract;

THENCE; North 3 degrees, 8 minutes, 43 seconds West – 180.34 feet crossing into said original call 8.5184 acre tract and crossing said call 2.000 acre tract along the proposed westerly right-of-way line of said Knight Road to a five-eighths inch diameter iron rod with plastic cap set for the northwest corner of this tract;

THENCE; North 86 degrees, 46 minutes, 35 seconds East, at 8.79 feet pass a one-half inch diameter iron rod found for reference, in all 10.28 feet along the northerly line of said call 2.000 acre tract with the southerly line of a call 2.014 acre tract (Fort Bend County Clerk's File No. 2014103553) to a point for the northeast corner of this tract; said corner being the northeast corner of said call 2.000 acre tract, bears South 3 degrees, 8 minutes, 25 seconds East – 300.00 feet from a point in the intersection of the westerly right-of-way line of said Knight Road as occupied on the ground with the Southerly right-of-way line of Watts Plantation Road (60 feet wide – Cause No. 18,953 – Volume W, Pages 432 through 439 of the Fort Bend County District Court Minutes and Volume 1957, Page 1621; Official Records of Fort Bend County, Texas)

THENCE; South 3 degrees, 8 minutes, 25 seconds East – 180.45 feet along the easterly line of said call 2.000 acre tract with the existing westerly right-of-way line of said Knight Road as occupied on the ground to the **PLACE OF BEGINNING** and containing 0.043 acre of Land.

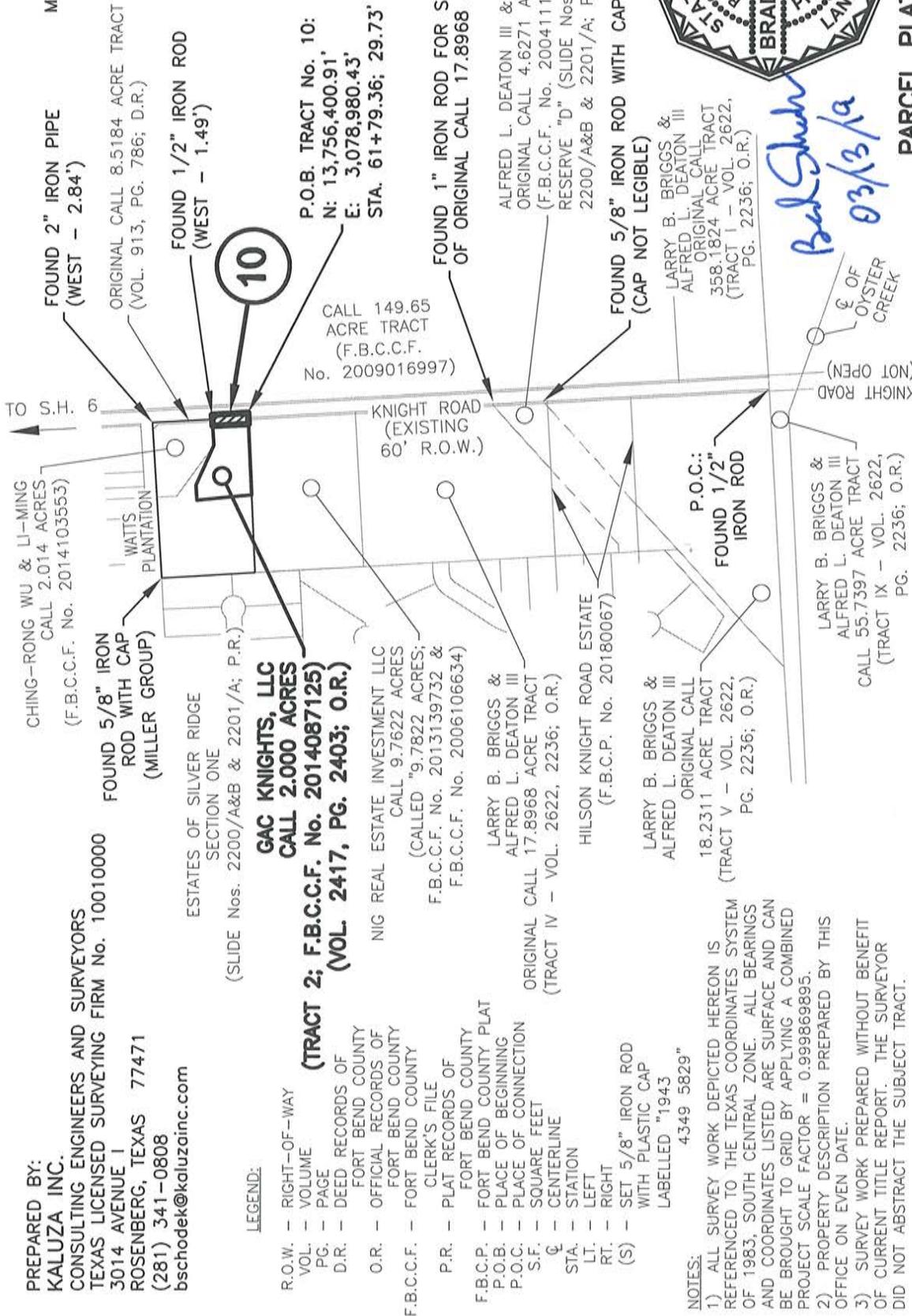


Brad L. Schodek, R.P.L.S. No. 6430



This description prepared in conjunction with survey exhibit by this office of even date.

NOT TO SCALE
MARCH 13, 2019



PREPARED BY:
KALUZA INC.
CONSULTING ENGINEERS AND SURVEYORS
TEXAS LICENSED SURVEYING FIRM No. 10010000
3014 AVENUE I
ROSENBERG, TEXAS 77471
(281) 341-0808
bschodek@kaluzainc.com

LEGEND:

- R.O.W. - RIGHT-OF-WAY
- VOL. - VOLUME
- PG. - PAGE
- D.R. - DEED RECORDS OF FORT BEND COUNTY
- O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- P.R. - PLAT RECORDS OF FORT BEND COUNTY
- F.B.C.P. - FORT BEND COUNTY P.O.B. - PLACE OF BEGINNING
- P.O.C. - PLACE OF CONNECTION
- S.F. - SQUARE FEET
- ⊕ - CENTERLINE
- STA. - STATION
- LT. - LEFT
- RT. - RIGHT
- (S) - SET 5/8" IRON ROD WITH PLASTIC CAP LABELLED "1943 4349 5829"

GAC KNIGHTS, LLC
CALL 2.000 ACRES
(TRACT 2; F.B.C.C.F. No. 2014087125)
(VOL. 2417, PG. 2403; O.R.)

NIG REAL ESTATE INVESTMENT LLC
CALL 9.7622 ACRES;
(CALLED "9.7822 ACRES";
F.B.C.C.F. No. 2013139732 &
F.B.C.C.F. No. 2006106634)

LARRY B. BRIGGS &
ALFRED L. DEATON III
ORIGINAL CALL 17.8968 ACRE TRACT
(TRACT IV - VOL. 2622, 2236; O.R.)

HILSON KNIGHT ROAD ESTATE
(F.B.C.P. No. 20180067)

LARRY B. BRIGGS &
ALFRED L. DEATON III
ORIGINAL CALL
18.2311 ACRE TRACT
(TRACT V - VOL. 2622,
PG. 2236; O.R.)

LARRY B. BRIGGS &
ALFRED L. DEATON III
CALL 55.7397 ACRE TRACT
(TRACT IX - VOL. 2622,
PG. 2236; O.R.)

CALL 149.65
ACRE TRACT
(F.B.C.C.F.
No. 2009016997)

KNIGHT ROAD
(EXISTING
60' R.O.W.)

P.O.B. TRACT No. 10:
N: 13,756,400.91'
E: 3,078,980.43'
STA. 61+79.36; 29.73' LT.

FOUND 1" IRON ROD FOR SOUTHEAST CORNER
OF ORIGINAL CALL 17.8968 ACRE TRACT

ALFRED L. DEATON III & LARRY B. BRIGGS
ORIGINAL CALL 4.6271 ACRE TRACT
(F.B.C.C.F. No. 2004111371)
RESERVE "D" (SLIDE Nos.
2200/A&B & 2201/A; P.R.)

FOUND 5/8" IRON ROD WITH CAP
(CAP NOT LEGIBLE)

LARRY B. BRIGGS &
ALFRED L. DEATON III
ORIGINAL CALL
358.1824 ACRE TRACT
(TRACT I - VOL. 2622,
PG. 2236; O.R.)

P.O.C.:
FOUND 1/2" IRON ROD

⊕ OF
OYSTER
CREEK
(NOT OPEN)



Brad Schodek
03/13/19

PARCEL PLAT
SHOWING

TRACT No. 10
KNIGHT ROAD

CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

PARCEL VICINITY MAP
PAGE 3 OF 4

MOSES SHIPMAN SURVEY - ABSTRACT No. 86		
RECORD OWNER	EXISTING PROPERTY DESCRIPTION	TOTAL TAKING AREA
GAC KNIGHTS, LLC	2.00 ACRES CALL 2.000 ACRE TRACT (TRACT 2; F.B.C.C.F. No. 2014087125) (VOL. 2417, PG. 2403; O.R.)	0.043 ACRES (1,853 S.F.) (WIDTH VARIES)

KALUZA INC

Consulting Engineers & Surveyors

Engineering Firm No. F-1339

Surveying Firm No. 10010000

3014 Avenue I, Rosenberg, Texas 77471

(281) 341-0808 ■ FAX (281) 341-6333

March 13, 2019

Knight Road Tract No. 11

A FIELD NOTE DESCRIPTION of 0.078 acre of Land (3,401 square feet) being dedicated for the widening of the existing right-of-way of Knight Road (from 60 feet wide to 80 feet wide) being a portion of the Ching-Rong Wu and Li-Ming call 2.014 acre tract (Fort Bend County Clerk's File No. 2014103553) being a portion of an original call 8.5184 acre tract (Volume 913, Page 786; Deed Records of Fort Bend County, Texas) and being a portion of Lot No. Four, Block No. Four, of the Cochran and McCluer Land Company subdivision (Volume 51, Page 307 and Volume 58, Page 75; Deed Records of Fort Bend County, Texas), all being in the Moses Shipman Survey, Abstract No. 86, City of Missouri City, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983 (South Central Zone) and was determined by Global Positioning System methods.

FOR CONNECTION, begin at a one-half inch diameter iron rod found for the southeast corner of an original call 18.2311 acre tract (Tract V - Volume 2622, Page 2236; Official Records of Fort Bend County, Texas) in the southwesterly terminus of an existing 60-foot wide tract of Land for road right-of-way for Knight Road (call 2.89 acres – Volume 151, Page 4; Deed Records of Fort Bend County, Texas); **THENCE**; North 3 degrees, 8 minutes, 25 seconds West, at 1133.49 feet pass a five-eighths inch diameter iron rod with plastic cap (cap not legible) found for the northeast corner of said original call 18.2311 acre tract, at 1390.69 feet pass a one-inch diameter rod found for the southeast corner of an original call 17.8968 acre tract (Tract IV – Volume 2622, Page 2236; Official Records of Fort Bend County, Texas) and for the north corner of Reserve "D" of Estates of Silver Ridge Section One subdivision (Slide Nos. 2200/A&B and 2201/A; Plat Records of Fort Bend County, Texas), in all 2792.43 feet along the existing westerly right-of-way line of said Knight Road as occupied on the ground to a point for the southeast corner of said call 2.014 acre tract; said corner being the northeast corner of a call 2.000 acre tract (Fort Bend County Clerk's File No. 2014087125) and being in the westerly line of a 30-foot wide tract of Land for road right-of-way for said Knight Road (call 0.24 acre – Volume 151, Page 3; Deed Records of Fort Bend County, Texas); said corner being the southeast corner of and **PLACE OF BEGINNING** for this 0.078 acre tract;

THENCE; South 86 degrees, 46 minutes, 35 seconds West, at 1.49 feet pass a one-half inch diameter iron rod found for reference, in all 10.28 feet crossing into said original call 8.5184 acre tract along the southerly line of said call 2.014 acre tract with the northerly line of said call 2.000 acre tract to a five-eighths inch diameter iron rod with plastic cap (labelled "1943 4349 5829", typical) set for the southwest corner of this tract;

- THENCE;** North 3 degrees, 8 minutes, 43 seconds West – 274.95 feet crossing into said call 2.000 acre tract along the proposed westerly right-of-way line of said Knight Road to a five-eighths inch diameter iron rod with plastic cap set for interior corner of this tract;
- THENCE;** North 48 degrees, 20 minutes, 11 seconds West – 35.24 feet along a twenty-five foot (25.00') cut-back corner in the proposed westerly right-of-way line of said Knight Road to a five-eighths inch diameter iron rod with plastic cap set for the northwest corner of this tract; said corner being in the northerly line of said call 2.014 acre tract and in the southerly line of a 60-foot wide right-of-way for Watts Plantation Road (Cause No. 18,953 – Volume W, Pages 432 through 439 of the Fort Bend County District Court Minutes and Volume 1957, Page 1621; Official Records of Fort Bend County, Texas), bears North 86 degrees, 28 minutes, 21 seconds East – 406.72 feet from a 5/8 inch diameter iron rod with plastic cap (Miller Group) found for the northwest corner of said original call 8.5184 acre tract and for the most northerly northeast corner of said Estates of Silver Ridge subdivision;
- THENCE;** North 86 degrees, 28 minutes, 21 seconds East, at 32.47 feet pass a two inch inside diameter iron pipe found for reference, in all 35.31 feet along the northerly line of said call 2.014 acre tract with the southerly right-of-way line of said Watts Plantation Road to a point for the northeast corner of this tract;
- THENCE;** South 3 degrees, 8 minutes, 25 seconds East – 300.00 feet along the easterly line of said call 2.014 acre tract with the existing westerly right-of-way line of said Knight Road as occupied on the ground to the **PLACE OF BEGINNING** and containing 0.078 acre of Land.

Brad Schodek

Brad L. Schodek, R.P.L.S. No. 6430



This description prepared in conjunction with survey exhibit by this office of even date.

KALUZA INC

Consulting Engineers & Surveyors

Engineering Firm No. F-1339

Surveying Firm No. 10010000

3014 Avenue I, Rosenberg, Texas 77471

(281) 341-0808 ■ FAX (281) 341-6333

March 13, 2019

Knight Road Tract No. 12

A FIELD NOTE DESCRIPTION of 0.036 acre of Land (1,569 square feet) being dedicated for the widening of the existing right-of-way of Knight Road (from 60 feet wide to 80 feet wide) being a portion of the William M. Pace, Jr., and Cynthia Ann Pace call 1.135 acre tract (Volume 1747, Page 354; Official Records of Fort Bend County, Texas and Volume 383, Page 427; Deed Records of Fort Bend County, Texas) being the Lee Oliver Lot Six of the Partition of the Henry Watts Estate 125.4 Acre Tract (Cause No. 18,953 – Volume W, Pages 432 through 439 of the Fort Bend County District Court Minutes, copy recorded in Volume 1957, Page 1621; Official Records of Fort Bend County, Texas), all being in the Moses Shipman Survey, Abstract No. 86, City of Missouri City, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983 (South Central Zone) and was determined by Global Positioning System methods.

FOR CONNECTION, begin at a five-eighths inch diameter iron rod with plastic cap (Kaluza) found for the northeast corner of an original call 0.976 acre tract (Mary Watts Jones Lot One - Volume 1851, Page 117; Official Records of Fort Bend County, Texas) and for the northeast corner of said Partition in the northwest corner of an existing 60-foot wide tract of Land for road right-of-way for Knight Road (call 1.5 acre - Volume 151, Page 27; Deed Records of Fort Bend County, Texas); said corner being the southwest corner of an existing 60-foot wide tract of Land for road right-of-way for Knight Road (call 1.36 acre – Volume 150, Page 64; Deed Records of Fort Bend County, Texas) and being the southeast corner of a call 5.485 acre tract of Land for road right-of-way for Fort Bend Parkway (width varies, Part Two – Fort Bend County Clerk's File No. 2004060873); said corner bears North 87 degrees, 23 minutes, 15 seconds East – 1081.25 feet along the northerly line of said Partition from a one-inch inside diameter pinched iron pipe found for the southwest corner of said call 5.485 acre tract and bears North 3 degrees, 8 minutes, 43 seconds West – 1111.82 feet from two-inch inside diameter iron pipe found for the southeast corner of said Partition in the southerly right-of-way line of an existing 60-foot wide tract of Land for road right-of-way for Watts Plantation Road (Volume 1957, Page 1621; Official Records of Fort Bend County, Texas); **THENCE**; South 3 degrees, 8 minutes, 43 seconds East, at 276.00 feet pass a point from which a one-half inch diameter iron rod found for reference bears East – 1.3 foot, in all 848.54 feet along the easterly line of said Partition with the existing westerly right-of-way line of said Knight Road (62.5 feet wide as occupied on the ground) to a point for the southeast corner of a call 1.13 acre tract (Rufus Watts Lot Five – Volume 2219, Page 993; Official Records of Fort Bend County, Texas); said corner being the northeast corner of said call 1.135 acre tract and being the northeast corner of and **PLACE OF BEGINNING** for this 0.036 acre tract of Land;

- THENCE;** South 3 degrees, 8 minutes, 43 seconds East – 203.28 feet continuing along the easterly line of said Partition with the existing westerly right-of-way line of said Knight Road to a point for the southeast corner of this tract; said corner being the southeast corner of said call 1.135 acre tract;
- THENCE;** South 86 degrees, 28 minutes, 21 seconds West – 17.47 feet along the southerly line of said call 1.135 acre tract with the northerly right-of-way line of said Watts Plantation Road to a five-eighths inch diameter iron rod with plastic cap (labelled “1943 4349 5829”, typical) set for the southwest corner of this tract;
- THENCE;** North 41 degrees, 39 minutes, 49 seconds East – 14.19 feet crossing into said call 1.135 acre tract along a ten-foot (10.00’) cut-back corner in the proposed westerly right-of-way line of said Knight Road to a five-eighths inch diameter iron rod with plastic cap set for interior corner of this tract;
- THENCE;** North 3 degrees, 8 minutes, 43 seconds West – 193.40 feet continuing across said call 1.135 acre tract along the proposed westerly right-of-way line of said Knight Road to a five-eighths inch diameter iron rod with plastic cap set for the northwest corner of this tract;
- THENCE;** North 87 degrees, 23 minutes, 15 seconds East – 7.47 feet along the northerly line of said call 1.135 acre tract with the southerly line of said call 1.13 acre tract to the **PLACE OF BEGINNING** and containing 0.036 acre of Land.



Brad L. Schodek, R.P.L.S. No. 6430



This description prepared in conjunction with survey exhibit by this office of even date.

MARCH 13, 2019

PREPARED BY:
KALUZA INC.
 TEXAS LICENSED SURVEYING FIRM No. 100100000
 3014 AVENUE I
 ROSENBERG, TEXAS 77471
 (281) 341-0808
 bschodek@kaluzainc.com

P.O.C.: FOUND 5/8" IRON ROD WITH CAP FOR NORTHEAST CORNER OF HENRY WATTS ESTATE PARTITION

FORT BEND COUNTY TOLL ROAD AUTHORITY CALL 5.485 ACRE (PART TWO - F.B.C.C.F. No. 2004060873)

LEGEND:

- R.O.W. - RIGHT-OF-WAY
- VOL. - VOLUME
- PG. - PAGE
- D.R. - DEED RECORDS OF FORT BEND COUNTY
- O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- P.R. - PLAT RECORDS OF FORT BEND COUNTY
- F.B.C.P. - FORT BEND COUNTY P.O.B. - PLACE OF BEGINNING
- P.O.C. - PLACE OF CONNECTION
- S.F. - SQUARE FEET
- C - CENTERLINE
- STA. - STATION
- LT. - LEFT
- RT. - RIGHT
- (S) - SET 5/8" IRON ROD WITH PLASTIC CAP LABELLED "1943 4349 5829"

FOUND 1" PINCHED IRON PIPE

R.O. SENIOR, SR. ORIGINAL CALL 0.976 ACRE TRACT (MARY WATTS JONES LOT ONE - 1851, PG. 117; O.R.) [DORIS SENIOR]

WILLIAM M. PACE, JR. & CYNTHIA A. PACE CALL 1.13 ACRE (VOL. 2219, PG. 993; O.R.)

WILLIAM M. PACE, JR. & CYNTHIA ANN PACE
 CALL 1.135 ACRE (VOL. 1747, PG. 354; O.R.) (VOL. 383, PG. 427; D.R.)

NOTES:
 1) ALL SURVEY WORK DEPICTED HEREON IS REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL BEARINGS AND COORDINATES LISTED ARE SURFACE AND CAN BE BROUGHT TO GRID BY APPLYING A COMBINED PROJECT SCALE FACTOR = 0.999869895.
 2) PROPERTY DESCRIPTION PREPARED BY THIS OFFICE ON EVEN DATE.
 3) SURVEY WORK PREPARED WITHOUT BENEFIT OF CURRENT TITLE REPORT. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.



NOT TO SCALE

FOUND 1/2" IRON ROD (EAST - 62.5')

FOUND 1/2" IRON ROD (EAST - 1.3')

KNIGHT ROAD (EXISTING 60' R.O.W.; 62.5' WIDE AS OCCUPIED)

PARTITION OF THE HENRY WATTS ESTATE 125.4 ACRE TRACT

WATTS PLANTATION ROAD

12

P.O.B. TRACT No. 12:
 N: 13,757,143.35'
 E: 3,078,936.83'
 STA. 69+23.07; 32.53' LT.

FOUND 2" IRON PIPE FOR SOUTHEAST CORNER OF PARTITION OF HENRY WATTS ESTATE 125.4 ACRE TRACT (CAUSE No. 18,953 - VOL. W. PGS. 432-439; DISTRICT COURT MINUTES; COPY IN VOL. 1957, PG. 1621; O.R.)

PARCEL PLAT
 SHOWING

TRACT No. 12
KNIGHT ROAD

CITY OF MISSOURI CITY,
 FORT BEND COUNTY, TEXAS

PARCEL VICINITY MAP **PAGE 3 OF 4**

RECORD OWNER	EXISTING PROPERTY DESCRIPTION	TOTAL TAKING AREA
WILLIAM M. PACE, JR. & CYNTHIA ANN PACE	1.13 ACRE TRACT CALL 1.135 ACRE TRACT (VOL. 1747, PG. 354; O.R.) (LOT SIX - VOL 383, PG. 427; D.R.)	0.036 ACRE (1,569 S.F.) (7.47' WIDE)

KALUZA INC

Consulting Engineers & Surveyors

Engineering Firm No. F-1339

Surveying Firm No. 10010000

3014 Avenue I, Rosenberg, Texas 77471

(281) 341-0808 ■ FAX (281) 341-6333

March 13, 2019

Knight Road Tract No. 13

A FIELD NOTE DESCRIPTION of 0.035 acre of Land (1,539 square feet) being dedicated for the widening of the existing right-of-way of Knight Road (from 60 feet wide to 80 feet wide) being a portion of the William M. Pace, Jr., and Cynthia A. Pace call 1.13 acre tract (Volume 2219, Page 993; Official Records of Fort Bend County, Texas) being the Rufus Watts Lot Five of the Partition of the Henry Watts Estate 125.4 Acre Tract (Cause No. 18,953 – Volume W, Pages 432 through 439 of the Fort Bend County District Court Minutes, copy recorded in Volume 1957, Page 1621; Official Records of Fort Bend County, Texas), all being in the Moses Shipman Survey, Abstract No. 86, City of Missouri City, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983 (South Central Zone) and was determined by Global Positioning System methods.

FOR CONNECTION, begin at a five-eighths inch diameter iron rod with plastic cap (Kaluza) found for the northeast corner of an original call 0.976 acre tract (Mary Watts Jones Lot One - Volume 1851, Page 117; Official Records of Fort Bend County, Texas) and for the northeast corner of said Partition in the northwest corner of an existing 60-foot wide tract of Land for road right-of-way for Knight Road (call 1.5 acre - Volume 151, Page 27; Deed Records of Fort Bend County, Texas); said corner being the southwest corner of an existing 60-foot wide tract of Land for road right-of-way for Knight Road (call 1.36 acre – Volume 150, Page 64; Deed Records of Fort Bend County, Texas) and being the southeast corner of a call 5.485 acre tract of Land for road right-of-way for Fort Bend Parkway (width varies, Part Two – Fort Bend County Clerk's File No. 2004060873); said corner bears North 87 degrees, 23 minutes, 15 seconds East – 1081.25 feet along the northerly line of said Partition from a one-inch inside diameter pinched iron pipe found for the southwest corner of said call 5.485 acre tract and bears North 3 degrees, 8 minutes, 43 seconds West – 1111.82 feet from two-inch inside diameter iron pipe found for the southeast corner of said Partition in the southerly right-of-way line of an existing 60-foot wide tract of Land for road right-of-way for Watts Plantation Road (Volume 1957, Page 1621; Official Records of Fort Bend County, Texas); **THENCE**; South 3 degrees, 8 minutes, 43 seconds East, at 276.00 feet pass a point from which a one-half inch diameter iron rod found for reference bears East – 1.3 foot, in all 642.54 feet along the easterly line of said Partition with the existing westerly right-of-way line of said Knight Road (62.5 feet wide as occupied on the ground) to a point for the southeast corner of a call 1.1018 acre tract (Watts Estate Lot Four – Fort Bend County Clerk's File No. 2017130878); said corner bears North - 5.4 feet and West – 1.7 feet from a five-eighths inch diameter iron rod found for reference; said corner being the northeast corner of said call 1.13 acre tract and being the northeast corner of and **PLACE OF BEGINNING** for this 0.035 acre tract of Land;

- THENCE;** South 3 degrees, 8 minutes, 43 seconds East – 206.00 feet continuing along the easterly line of said Partition with the existing westerly right-of-way line of said Knight Road to a point for the southeast corner of this tract; said corner being the southeast corner of said call 1.13 acre tract and being the northeast corner of a call 1.135 acre tract (Volume 1747, Page 354; Official Records of Fort Bend County, Texas and Lee Oliver Lot Six - Volume 383, Page 427; Deed Records of Fort Bend County, Texas)
- THENCE;** South 87 degrees, 23 minutes, 15 seconds West – 7.47 feet along the southerly line of said call 1.13 acre tract with the northerly line of said call 1.135 acre tract to a five-eighths inch diameter iron rod with plastic cap (labelled "1943 4349 5829", typical) set for the southwest corner of this tract;
- THENCE;** North 3 degrees, 8 minutes, 43 seconds West – 206.00 feet crossing said call 1.13 acre tract along the proposed westerly right-of-way line of said Knight Road to a five-eighths inch diameter iron rod with plastic cap set for the northwest corner of this tract;
- THENCE;** North 87 degrees, 23 minutes, 15 seconds East – 7.47 feet along the northerly line of said call 1.13 acre tract with the southerly line of said call 1.1018 acre tract to the **PLACE OF BEGINNING** and containing 0.035 acre of Land.



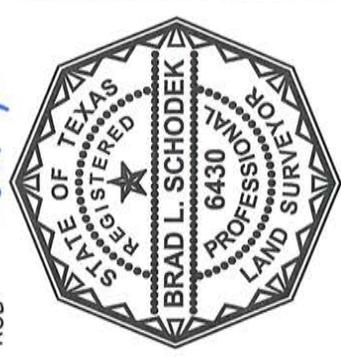
Brad L. Schodek, R.P.L.S. No. 6430



This description prepared in conjunction with survey exhibit by this office of even date.

STATE HIGHWAY 6

Bob Schodek
03/13/19



MARCH 13, 2019

PREPARED BY:
KALUZA INC.
TEXAS LICENSED SURVEYING FIRM No. 10010000
3014 AVENUE I
ROSENBERG, TEXAS 77471
(281) 341-0808
bschodek@kaluzainc.com

P.O.C.: FOUND 5/8" IRON ROD WITH CAP FOR NORTHEAST CORNER OF HENRY WATTS ESTATE PARTITION

FORT BEND COUNTY TOLL ROAD AUTHORITY CALL 5.485 ACRE (PART TWO - F.B.C.C.F. No. 2004060873)

R.O. SENIOR SR. ORIGINAL CALL 0.976 ACRE TRACT (MARY WATTS JONES LOT ONE - VOL. 1851, PG. 117; O.R.)
ELOISA H. COVARRUBIAS & ARVIZO BERNARDO BAZALDUA CALL 1.1018 ACRE (F.B.C.C.F. No. 2017130878)

WILLIAM M. PACE, JR. & CYNTHIA A. PACE
CALL 1.13 ACRE (RUFUS WATTS LOT FIVE - VOL. 2219, PG. 993; O.R.)

WILLIAM M. PACE, JR. & CYNTHIA ANN PACE CALL 1.135 ACRE (VOL. 1747, PG. 354; O.R.) (LEE OLIVER LOT SIX - VOL. 383, PG. 427; D.R.)

NOTES:
1) ALL SURVEY WORK DEPICTED HEREON IS REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL BEARINGS AND COORDINATES LISTED ARE SURFACE AND CAN BE BROUGHT TO GRID BY APPLYING A COMBINED PROJECT SCALE FACTOR = 0.999869895.
2) PROPERTY DESCRIPTION PREPARED BY THIS OFFICE ON EVEN DATE.
3) SURVEY WORK PREPARED WITHOUT BENEFIT OF CURRENT TITLE REPORT. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.

- LEGEND:**
- R.O.W. - RIGHT-OF-WAY
 - VOL. - VOLUME
 - PG. - PAGE
 - D.R. - DEED RECORDS OF FORT BEND COUNTY
 - O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
 - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
 - P.R. - PLAT RECORDS OF FORT BEND COUNTY
 - F.B.C.P. - FORT BEND COUNTY P.O.B. - PLACE OF BEGINNING
 - P.O.C. - PLACE OF CONNECTION
 - S.F. - SQUARE FEET
 - CL - CENTERLINE
 - STA. - STATION
 - LT. - LEFT
 - RT. - RIGHT
 - (S) - SET 5/8" IRON ROD WITH PLASTIC CAP LABELLED "1943 4349 5829"

FORT BEND PARKWAY (60' R.O.W.)

FOUND 1/2" IRON ROD (EAST - 62.5')

FOUND 1/2" IRON ROD (EAST - 1.3')

KNIGHT ROAD (EXISTING 60' R.O.W.; 62.5' WIDE AS OCCUPIED)

P.O.B. TRACT No. 13:
N: 13,757,349.04'
E: 3,078,925.53'
STA. 71+29.07; 32.53' LT. (FOUND 5/8" IRON ROD; 5.4' SOUTH; 1.7' EAST)

13

FOUND 2" IRON PIPE FOR SOUTHEAST CORNER OF PARTITION OF HENRY WATTS ESTATE 125.4 ACRE TRACT (CAUSE No. 18,953 - VOL. W. PGS. 432-439; DISTRICT COURT MINUTES; COPY IN VOL. 1957, PG. 1621; O.R.)



NOT TO SCALE

PARCEL PLAT SHOWING

MOSES SHIPMAN SURVEY - ABSTRACT No. 86

EXISTING PROPERTY DESCRIPTION

1.13 ACRE TRACT
CALL 1.13 ACRE TRACT (RUFUS WATTS LOT FIVE - VOL. 2219, PG. 993; O.R.)

TOTAL TAKING AREA

0.035 ACRE (1,539 S.F.) (7.47' WIDE)

TRACT No. 13
KNIGHT ROAD

CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

PARCEL VICINITY MAP

PAGE 3 OF 4

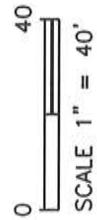
WILLIAM M. PACE, JR.
&
CYNTHIA A. PACE

P.O.C.: FOUND 5/8" IRON ROD WITH CAP (KALUZA) FOR NORTHEAST CORNER OF HENRY WATTS ESTATE PARTITION
 FOUND 1/2" IRON ROD (1.3' EAST)

ELOISA H. COVARRUBIAS & ARVIZU BERNARDO BAZALDUA
 CALL 1.1018 ACRE
 (F.B.C.C.F. No. 2017130878)
 CALL 1.10 ACRE
 (TRACT 2 - WATTS ESTATE LOT FOUR;
 F.B.C.C.F. No. 2005094697)

PARTITION OF THE HENRY WATTS ESTATE
 125.4 ACRE TRACT
 (CAUSE No. 18,953 -
 VOL. W, PGS. 432-439;
 FORT BEND COUNTY
 DISTRICT COURT MINUTES)
 (COPY IN VOL. 1957, PG. 1621; O.R.)

WILLIAM M. PACE, JR.
 & CYNTHIA A. PACE
 CALL 1.13 ACRE
 (RUFUS WATTS LOT FIVE -
 VOL. 2219, PG. 993; O.R.)

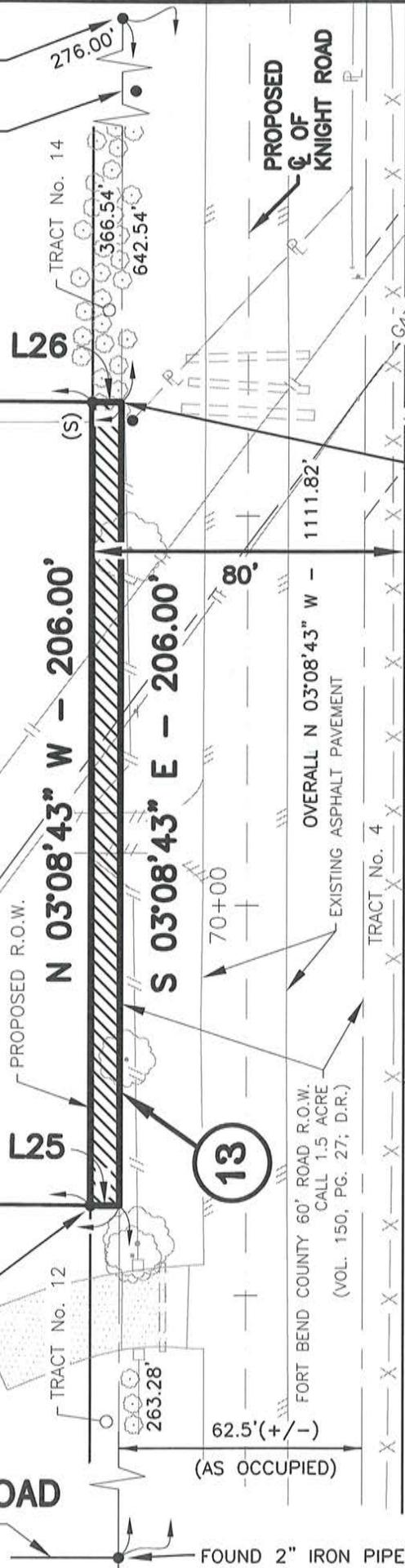


S.M. BRISCOE
 UNDEFINED PIPELINE R.O.W.
 (VOL. 87, PG. 637; D.R.)

S 87°23'15" W - 240.00'
 SET 5/8" IRON ROD WITH CAP
 N: 13,757,143.05'
 E: 3,078,929.37'
 STA. 69+23.18;
 40.00' LT.
 WILLIAM M. PACE, JR.
 & CYNTHIA ANN PACE
 CALL 1.135 ACRE
 (VOL. 1747, PG. 354; O.R.)
 (LEE OLIVER LOT SIX -
 VOL. 383, PG. 427; D.R.)

WATTS PLANTATION ROAD

SOUTH LINE OF 60' ROAD R.O.W.
 (VOL. 1957, PG. 1621; O.R.)



P.O.B. TRACT No. 13:
 N: 13,757,349.04'
 E: 3,078,925.53'
 STA. 71+29.07; 32.53' LT.
 (FOUND 5/8" IRON ROD;
 5.4' SOUTH; 1.7' EAST)

CALL 149.65 ACRE TRACT
 (F.B.C.C.F. No. 2009016997
 & No. 2003059564)

LOT 2, BLOCK 9
 COCHRAN & McCLUER
 LAND COMPANY SUBDIVISION
 (VOL. 51, PG. 307; D.R.)
 (VOL. 58, PG. 75; D.R.)

STATES COASTAL
 GATHERING CRUDE
 (CALL 40' EASEMENT
 VOL. 2042, PG. 567; O.R.)



BlS 03/13/19
 MOSES SHIPMAN
 SURVEY
 ABSTRACT No. 86

LINE	DISTANCE	BEARING
L25	7.47'	S 87°23'15" W
L26	7.47'	N 87°23'15" E

TRACT No. 13
KNIGHT ROAD
 CITY OF MISSOURI CITY,
 FORT BEND COUNTY, TEXAS
 PARCEL DETAIL



Consulting Engineers & Surveyors

Engineering Firm No. F-1339

Surveying Firm No. 10010000

3014 Avenue I, Rosenberg, Texas 77471

(281) 341-0808 ■ FAX (281) 341-6333

March 13, 2019

Knight Road Tract No. 14

A FIELD NOTE DESCRIPTION of 0.034 acre of Land (1,494 square feet) being dedicated for the widening of the existing right-of-way of Knight Road (from 60 feet wide to 80 feet wide) being a portion of the Eloisa H. Covarrubias and Arvizu Bernardo Bazaldua call 1.1018 acre tract (Fort Bend County Clerk's File No. 2017130878) being the Watts Estate Lot Four of the Partition of the Henry Watts Estate 125.4 Acre Tract (Cause No. 18,953 – Volume W, Pages 432 through 439 of the Fort Bend County District Court Minutes, copy recorded in Volume 1957, Page 1621; Official Records of Fort Bend County, Texas), all being in the Moses Shipman Survey, Abstract No. 86, City of Missouri City, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983 (South Central Zone) and was determined by Global Positioning System methods.

FOR CONNECTION, begin at a five-eighths inch diameter iron rod with plastic cap (Kaluza) found for the northeast corner of an original call 0.976 acre tract (Mary Watts Jones Lot One - Volume 1851, Page 117; Official Records of Fort Bend County, Texas) and for the northeast corner of said Partition in the northwest corner of an existing 60-foot wide tract of Land for road right-of-way for Knight Road (call 1.5 acre - Volume 151, Page 27; Deed Records of Fort Bend County, Texas); said corner being the southwest corner of an existing 60-foot wide tract of Land for road right-of-way for Knight Road (call 1.36 acre – Volume 150, Page 64; Deed Records of Fort Bend County, Texas) and being the southeast corner of a call 5.485 acre tract of Land for road right-of-way for Fort Bend Parkway (width varies, Part Two – Fort Bend County Clerk's File No. 2004060873); said corner bears North 87 degrees, 23 minutes, 15 seconds East – 1081.25 feet along the northerly line of said Partition from a one-inch inside diameter pinched iron pipe found for the southwest corner of said call 5.485 acre tract and bears North 3 degrees, 8 minutes, 43 seconds West – 1111.82 feet from two-inch inside diameter iron pipe found for the southeast corner of said Partition in the southerly right-of-way line of an existing 60-foot wide tract of Land for road right-of-way for Watts Plantation Road (Volume 1957, Page 1621; Official Records of Fort Bend County, Texas); **THENCE**; South 3 degrees, 8 minutes, 43 seconds East, at 276.00 feet pass a point from which a one-half inch diameter iron rod found for reference bears East – 1.3 foot, in all 442.54 feet along the easterly line of said Partition with the existing westerly right-of-way line of said Knight Road (62.5 feet wide as occupied on the ground) to a point for the southeast corner of a call 75 foot by 100 foot tract (portion of Bubba Hayes Lot Three – Fort Bend County Clerk's File No. 2005077568); said corner being the northeast corner of said call 1.1018 acre tract and being the northeast corner of and **PLACE OF BEGINNING** for this 0.034 acre tract of Land;

- THENCE;** South 3 degrees, 8 minutes, 43 seconds East – 200.00 feet continuing along the easterly line of said Partition with the existing westerly right-of-way line of said Knight Road to a point for the southeast corner of this tract; said corner being the southeast corner of said call 1.1018 acre tract and being the northeast corner of a call 1.13 acre tract (Rufus Watts Lot Five - Volume 2219, Page 993; Official Records of Fort Bend County, Texas); said corner bears North – 5.4 feet and West – 1.7 feet from a five-eighths inch diameter iron rod found for reference;
- THENCE;** South 87 degrees, 23 minutes, 15 seconds West – 7.47 feet along the southerly line of said call 1.1018 acre tract with the northerly line of said call 1.13 acre tract to a five-eighths inch diameter iron rod with plastic cap (labelled “1943 4349 5829”, typical) set for the southwest corner of this tract;
- THENCE;** North 3 degrees, 8 minutes, 43 seconds West – 200.00 feet crossing said call 1.1018 acre tract along the proposed westerly right-of-way line of said Knight Road to a five-eighths inch diameter iron rod with plastic cap set for the northwest corner of this tract;
- THENCE;** North 87 degrees, 23 minutes, 15 seconds East – 7.47 feet along the northerly line of said call 1.1018 acre tract with the southerly line of said call 75 foot by 100 foot tract to the **PLACE OF BEGINNING** and containing 0.034 acre of Land.



Brad L. Schodek, R.P.L.S. No. 6430



This description prepared in conjunction with survey exhibit by this office of even date.

MARCH 13, 2019

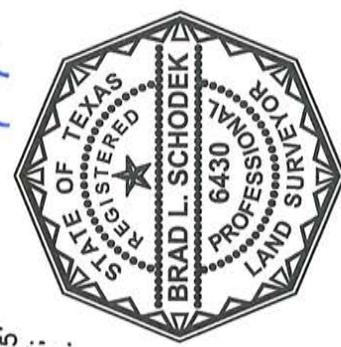
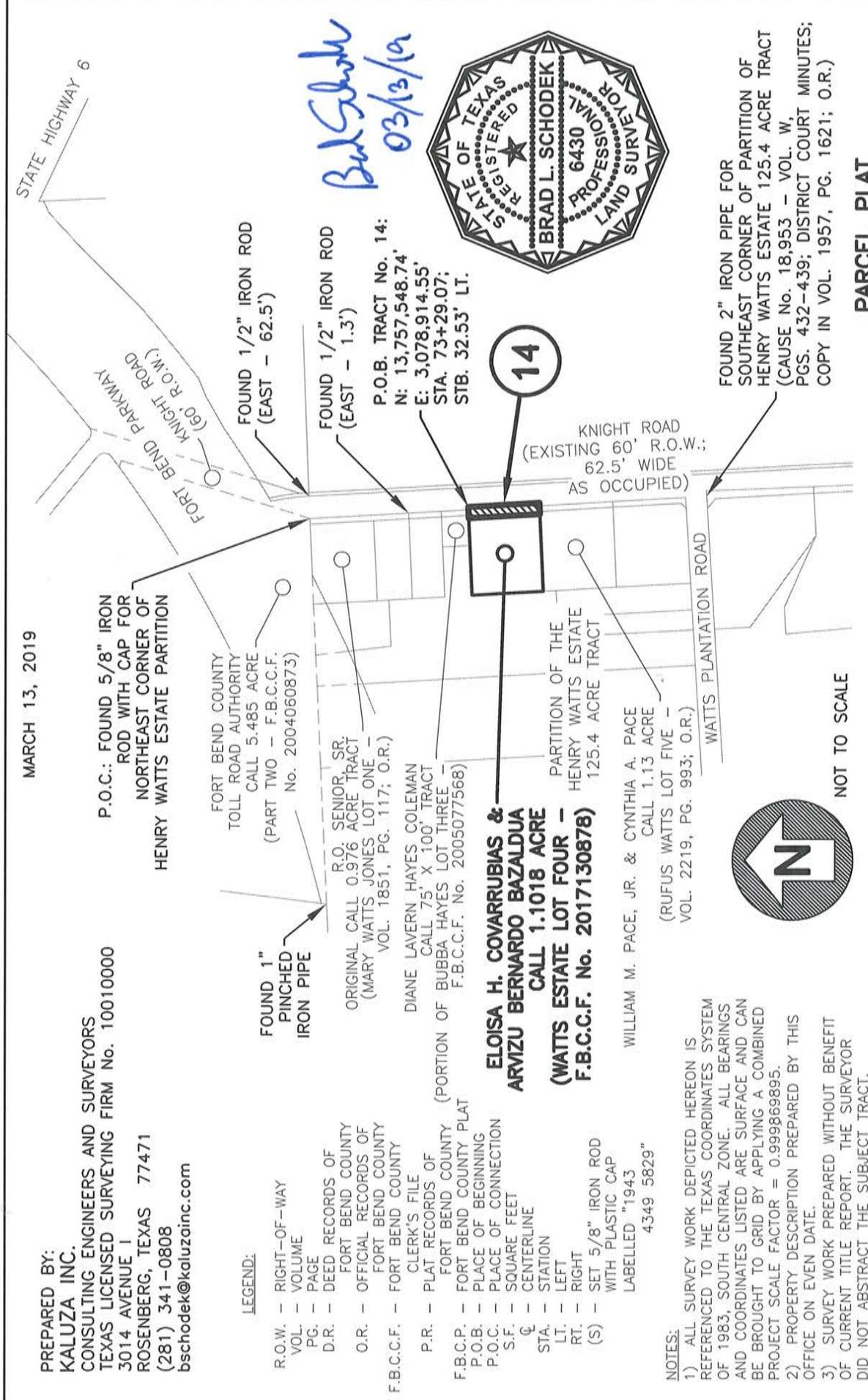
PREPARED BY:
KALUZA INC.
 TEXAS LICENSED SURVEYING FIRM No. 10010000
 3014 AVENUE I
 ROSENBERG, TEXAS 77471
 (281) 341-0808
 bschodek@kaluzainc.com

LEGEND:

- R.O.W. - RIGHT-OF-WAY
- VOL. - VOLUME
- PG. - PAGE
- D.R. - DEED RECORDS OF FORT BEND COUNTY
- O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- P.R. - PLAT RECORDS OF FORT BEND COUNTY
- F.B.C.P. - FORT BEND COUNTY PLAT
- P.O.B. - PLACE OF BEGINNING
- P.O.C. - PLACE OF CONNECTION
- S.F. - SQUARE FEET
- CL - CENTERLINE
- STA. - STATION
- LT. - LEFT
- RT. - RIGHT
- (S) - SET 5/8" IRON ROD WITH PLASTIC CAP LABELLED "1943 4349 5829"

NOTES:

- 1) ALL SURVEY WORK DEPICTED HEREON IS REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL BEARINGS AND COORDINATES LISTED ARE SURFACE AND CAN BE BROUGHT TO GRID BY APPLYING A COMBINED PROJECT SCALE FACTOR = 0.999869895.
- 2) PROPERTY DESCRIPTION PREPARED BY THIS OFFICE ON EVEN DATE.
- 3) SURVEY WORK PREPARED WITHOUT BENEFIT OF CURRENT TITLE REPORT. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.



Brad Schodek
 03/13/19

14

NOT TO SCALE

PARCEL PLAT
 SHOWING

TRACT No. 14
KNIGHT ROAD

CITY OF MISSOURI CITY,
 FORT BEND COUNTY, TEXAS

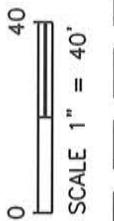
PARCEL VICINITY MAP **PAGE 3 OF 4**

RECORD OWNER	EXISTING PROPERTY DESCRIPTION	TOTAL TAKING AREA
ELOISA H. COVARRUBIAS & ARVIZU BERNARDO BAZALDUA	1.10 ACRE TRACT CALL 1.1018 ACRE TRACT (WATTS ESTATE LOT FOUR - F.B.C.C.F. No. 2017130878)	0.034 ACRE (1,494 S.F.) (7.47' WIDE)

MOSES SHIPMAN SURVEY - ABSTRACT No. 86

P.O.C.: FOUND 5/8" IRON ROD WITH CAP (KALUZA) FOR NORTHEAST CORNER OF HENRY WATTS ESTATE PARTITION

FOUND 1/2" IRON ROD (1.3' EAST)



DIANE LAVERN HAYES COLEMAN
CALL 75' X 100' TRACT
(PORTION OF
BUBBA HAYES LOT THREE -
F.B.C.C.F. No. 2005077568)

232.53'

S 87°23'15" W - 240.00'

PARTITION OF THE HENRY WATTS ESTATE
125.4 ACRE TRACT
(CAUSE No. 18,953 - VOL. W, PGS. 432-439;
FORT BEND COUNTY DISTRICT COURT MINUTES)
(COPY IN VOL. 1957, PG. 162; O.R.)

**ELOISA H. COVARRUBIAS &
ARVIZU BERNARDO BAZALDUA**
CALL 1.1018 ACRE
(WATTS ESTATE LOT FOUR -
F.B.C.C.F. No. 2017130878)
CALL 1.10 ACRE
(TRACT 2; F.B.C.C.F. No. 2005094697)



232.53'

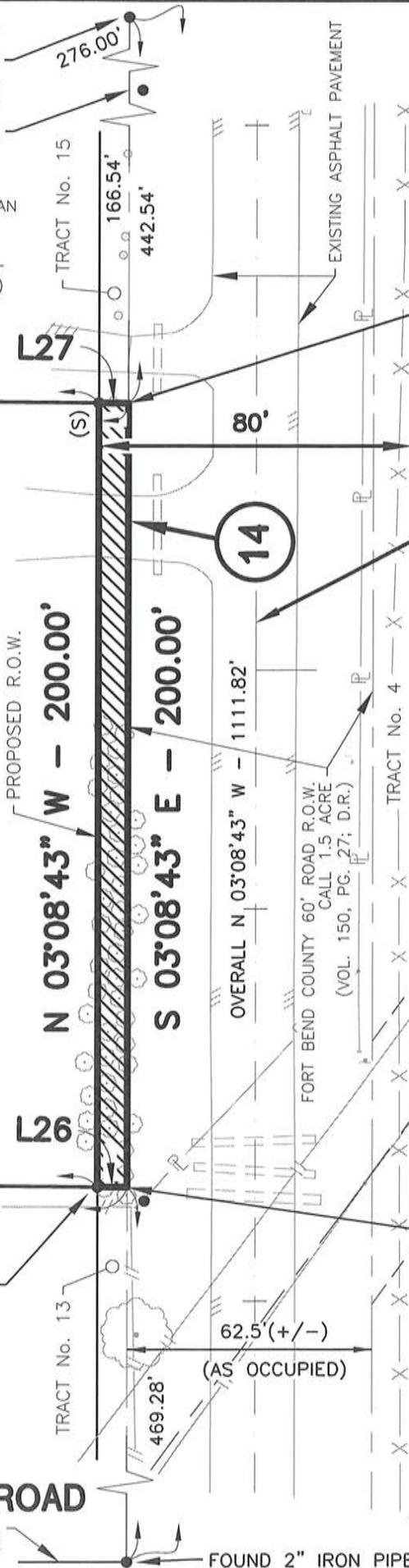
S 87°23'15" W - 240.00'

SET 5/8" IRON ROD WITH CAP
N: 13,757,348.74'
E: 3,078,918.06'
STA. 71+29.18; 40.00' LT.

WILLIAM M. PACE, JR.
& CYNTHIA A. PACE
CALL 1.13 ACRE
(RUFUS WATTS LOT FIVE -
VOL. 2219, PG. 993; O.R.)

WATTS PLANTATION ROAD

SOUTH LINE OF 60' ROAD R.O.W.
(VOL. 1957, PG. 1621; O.R.)



P.O.B. TRACT No. 14:
N: 13,757,548.74'
E: 3,078,914.55'
STA. 73+29.07; 32.53' LT.

PROPOSED
C OF
KNIGHT ROAD

BLS 03/13/19

LOT 1, BLOCK 9
COCHRAN & McCLUER
LAND COMPANY
SUBDIVISION

COASTAL STATES CRUDE
GATHERING COMPANY
40' EASEMENT
VOL. 2042, PG. 567; O.R.)

LOT 2, BLOCK 9
COCHRAN & McCLUER
LAND COMPANY SUBDIVISION
(VOL. 51, PG. 307; D.R.)
(VOL. 58, PG. 75; D.R.)

TRACT No. 14
KNIGHT ROAD
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS
PARCEL DETAIL

LINE	DISTANCE	BEARING
L26	7.47'	S 87°23'15" W
L27	7.47'	N 87°23'15" E

KALUZA INC

Consulting Engineers & Surveyors

Engineering Firm No. F-1339

Surveying Firm No. 10010000

3014 Avenue I, Rosenberg, Texas 77471

(281) 341-0808 ■ FAX (281) 341-6333

March 13, 2019

Knight Road Tract No. 15

A FIELD NOTE DESCRIPTION of 0.013 acre of Land (560 square feet) being dedicated for the widening of the existing right-of-way of Knight Road (from 60 feet wide to 80 feet wide) being a portion of the Diane Lavern Hayes Coleman call 75 foot by 100 foot tract (7,500 square feet - Fort Bend County Clerk's File No. 2005077568) being a portion of the Bubba Hayes Lot Three of the Partition of the Henry Watts Estate 125.4 Acre Tract (Cause No. 18,953 – Volume W, Pages 432 through 439 of the Fort Bend County District Court Minutes, copy recorded in Volume 1957, Page 1621; Official Records of Fort Bend County, Texas), all being in the Moses Shipman Survey, Abstract No. 86, City of Missouri City, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983 (South Central Zone) and was determined by Global Positioning System methods.

FOR CONNECTION, begin at a five-eighths inch diameter iron rod with plastic cap (Kaluza) found for the northeast corner of an original call 0.976 acre tract (Mary Watts Jones Lot One - Volume 1851, Page 117; Official Records of Fort Bend County, Texas) and for the northeast corner of said Partition in the northwest corner of an existing 60-foot wide tract of Land for road right-of-way for Knight Road (call 1.5 acre - Volume 151, Page 27; Deed Records of Fort Bend County, Texas); said corner being the southwest corner of an existing 60-foot wide tract of Land for road right-of-way for Knight Road (call 1.36 acre – Volume 150, Page 64; Deed Records of Fort Bend County, Texas) and being the southeast corner of a call 5.485 acre tract of Land for road right-of-way for Fort Bend Parkway (width varies, Part Two – Fort Bend County Clerk's File No. 2004060873); said corner bears North 87 degrees, 23 minutes, 15 seconds East – 1081.25 feet along the northerly line of said Partition from a one-inch inside diameter pinched iron pipe found for the southwest corner of said call 5.485 acre tract and bears North 3 degrees, 8 minutes, 43 seconds West – 1111.82 feet from two-inch inside diameter iron pipe found for the southeast corner of said Partition in the southerly right-of-way line of an existing 60-foot wide tract of Land for road right-of-way for Watts Plantation Road (Volume 1957, Page 1621; Official Records of Fort Bend County, Texas); **THENCE**; South 3 degrees, 8 minutes, 43 seconds East, at 276.00 feet pass a point from which a one-half inch diameter iron rod found for reference bears East – 1.3 foot, in all 367.54 feet along the easterly line of said Partition with the existing westerly right-of-way line of said Knight Road (62.5 feet wide as occupied on the ground) to a point for the southeast corner of a call 0.5010 acre tract (portion of said Bubba Hayes Lot Three – Fort Bend County Clerk's File No. 2007088297); said corner being the northeast corner of said call 75 foot by 100 foot tract and being the northeast corner of and **PLACE OF BEGINNING** for this 0.013 acre tract of Land;

THENCE; South 3 degrees, 8 minutes, 43 seconds East – 75.00 feet continuing along the easterly line of said Partition with the existing westerly right-of-way line of said Knight Road to a point for the southeast corner of this tract; said corner being the southeast corner of said call 75 foot by 100 foot tract and being the northeast corner of a call 1.1018 acre tract (Watts Estate Lot Four – Fort Bend County Clerk’s File No. 2017130878);

THENCE; South 87 degrees, 23 minutes, 15 seconds West – 7.47 feet along the southerly line of said call 75 foot by 100 foot tract with the northerly line of said call 1.1018 acre tract to a five-eighths inch diameter iron rod with plastic cap (labelled “1943 4349 5829”, typical) set for the southwest corner of this tract;

THENCE; North 3 degrees, 8 minutes, 43 seconds West – 75.00 feet crossing said call 75 foot by 100 foot tract along the proposed westerly right-of-way line of said Knight Road to a five-eighths inch diameter iron rod with plastic cap set for the northwest corner of this tract;

THENCE; North 87 degrees, 23 minutes, 15 seconds East – 7.47 feet along the northerly line of said call 75 foot by 100 foot tract with the southerly line of said call 0.5010 acre tract to the **PLACE OF BEGINNING** and containing 0.013 acre of Land.



Brad L. Schodek, R.P.L.S. No. 6430



This description prepared in conjunction with survey exhibit by this office of even date.

MARCH 13, 2019

PREPARED BY:
KALUZA INC.
CONSULTING ENGINEERS AND SURVEYORS
TEXAS LICENSED SURVEYING FIRM No. 100100000
3014 AVENUE I
ROSENBERG, TEXAS 77471
(281) 341-0808
bschodek@kaluzainc.com

P.O.C.: FOUND 5/8" IRON ROD WITH CAP FOR NORTHEAST CORNER OF HENRY WATTS ESTATE PARTITION

FORT BEND COUNTY TOLL ROAD AUTHORITY CALL 5.485 ACRE (PART TWO - F.B.C.C.F. No. 2004060873)

FOUND 1" PINCHED IRON PIPE

R.O. SENIOR, SR. ORIGINAL CALL 0.976 ACRE TRACT (MARY WATTS JONES LOT ONE - VOL. 1851, PG. 117; O.R.)

ROBERT JACKSON CALL 0.5010 ACRE (F.B.C.C.F. No. 2007088297)

ORIGINAL BUBBA HAYES LOT THREE

DIANE LAVERN HAYES COLEMAN CALL 75' X 100' TRACT (7,500 SQUARE FEET - F.B.C.C.F. No. 2005077568)

ELOISA H. COVARRUBIAS & ARVIZU BERNARDO BAZALDUA CALL 1.1018 ACRE (WATTS ESTATE LOT FOUR - F.B.C.C.F. No. 2017130878)

PARTITION OF THE HENRY WATTS ESTATE 125.4 ACRE TRACT

NOTES:
1) ALL SURVEY WORK DEPICTED HEREON IS REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL BEARINGS AND COORDINATES LISTED ARE SURFACE AND CAN BE BROUGHT TO GRID BY APPLYING A COMBINED PROJECT SCALE FACTOR = 0.999869895.
2) PROPERTY DESCRIPTION PREPARED BY THIS OFFICE ON EVEN DATE.
3) SURVEY WORK PREPARED WITHOUT BENEFIT OF CURRENT TITLE REPORT. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.



NOT TO SCALE

STATE HIGHWAY 6

FORT BEND PARKWAY (60' R.O.W.)

FOUND 1/2" IRON ROD (EAST - 62.5')

FOUND 1/2" IRON ROD (EAST - 1.3')

P.O.B. TRACT No. 15:
N: 13,757,623.63'
E: 3,078,910.44'
STA. 74+04.07;
32.53' LT.

15

KNIGHT ROAD (EXISTING 60' R.O.W.; 62.5' WIDE AS OCCUPIED)

WATTS PLANTATION ROAD

FOUND 2" IRON PIPE FOR SOUTHEAST CORNER OF PARTITION OF HENRY WATTS ESTATE 125.4 ACRE TRACT (CAUSE No. 18,953 - VOL. W. PGS. 432-439; DISTRICT COURT MINUTES; COPY IN VOL. 1957, PG. 1621; O.R.)

PARCEL PLAT

SHOWING

TRACT No. 15
KNIGHT ROAD

CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

PARCEL VICINITY MAP

PAGE 3 OF 4

LEGEND:

- R.O.W. - RIGHT-OF-WAY
- VOL. - VOLUME
- PG. - PAGE
- D.R. - DEED RECORDS OF FORT BEND COUNTY
- O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- P.R. - PLAT RECORDS OF FORT BEND COUNTY
- F.B.C.P. - FORT BEND COUNTY PLAT
- P.O.B. - PLACE OF BEGINNING
- P.O.C. - PLACE OF CONNECTION
- S.F. - SQUARE FEET
- CL - CENTERLINE
- STA. - STATION
- LI. - LEFT
- RT. - RIGHT
- (S) - SET 5/8" IRON ROD WITH PLASTIC CAP LABELLED "1943 4349 5829"

RECORD OWNER	EXISTING PROPERTY DESCRIPTION	TOTAL TAKING AREA
DIANE LAVERN HAYES COLEMAN	MOSES SHIPMAN SURVEY - ABSTRACT No. 86 0.17 ACRE CALL 75' X 100' TRACT (PORTION OF BUBBA HAYES LOT THREE - F.B.C.C.F. No. 2005077568)	0.013 ACRE (560 S.F.) (7.47' WIDE)

P.O.C.: FOUND 5/8" IRON ROD WITH CAP (KALUZA) FOR NORTHEAST CORNER OF HENRY WATTS ESTATE PARTITION

PARTITION OF THE HENRY WATTS ESTATE
125.4 ACRE TRACT
(CAUSE No. 18,953 - VOL. W, PGS. 432-439;
FORT BEND COUNTY DISTRICT COURT MINUTES)
(COPY IN VOL. 1957, PG. 1621; O.R.)

R.O. SENIOR
CALL 0.545 ACRE TRACT
(BERTHA GREEN LOT TWO
VOL. 594, PG. 27; D.R.)

FOUND 1/2" IRON ROD
(1.3' EAST)

ROBERT JACKSON
CALL 0.5010 ACRE
(F.B.C.C.F.
No. 2007088297)
(F.B.C.C.F.
No. 2006000106)

ORIGINAL BUBBA HAYES
LOT THREE

S 87°23'15" W -
100.00'

DIANE LAVERN HAYES COLEMAN
REMAINDER OF LOT THREE
(F.B.C.C.F. No. 2017033605)

DIANE LAVERN
HAYES COLEMAN
CALL 75'x100' TRACT -
(7,500 SQUARE FEET -
F.B.C.C.F.
No. 2005077568)

92.53'
92.53'

PROPOSED
R.O.W.

L29
L28
L30

15

S 87°23'15" W - 100.00'

SET 5/8" IRON ROD WITH CAP
N: 13,757,548.44'
E: 3,078,907.09'
STA. 73+29.18; 40.00' LT.

ELOISA H. COVARRUBIAS &
ARVIZU BERNARDO BAZALDUA
CALL 1.1018 ACRE
(WATTS ESTATE LOT FOUR -
F.B.C.C.F. No. 2017130878)
CALL 1.10 ACRE
(TRACT 2; F.B.C.C.F. No. 2005094697)

TRACT No. 14

669.28'

62.5'(+/-)
(AS OCCUPIED)

FORT BEND COUNTY 60' ROAD R.O.W.
CALL 1.5 ACRE
(VOL. 150, PG. 27; D.R.)

PROPOSED R.O.W.

0-40
SCALE 1" = 40'



PROPOSED
C. OF
KNIGHT ROAD

P.O.B. TRACT No. 15:
N: 13,757,623.63'
E: 3,078,910.44'
STA. 74+04.07; 32.53' LT.

CALL 149.65 ACRE TRACT
(F.B.C.C.F. No. 2009016997
& No. 2003059564)

LOT I, BLOCK 9
COCHRAN & McCLUER
LAND COMPANY
SUBDIVISION
(VOL. 51, PG. 307; D.R.)
(VOL. 58, PG. 75; D.R.)

LINE	DISTANCE	BEARING
L27	7.47'	S 87°23'15" W
L28	75.00'	N 03°08'43" W
L29	7.47'	N 87°23'15" E
L30	75.00'	S 03°08'43" E

BLS 03/13/19

TRACT No. 15
KNIGHT ROAD

CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS
PARCEL DETAIL
PAGE 4 OF 4

MOSES SHIPMAN
SURVEY
ABSTRACT No. 86

WATTS PLANTATION ROAD

SOUTH LINE OF 60' ROAD R.O.W.
(VOL. 1957, PG. 1621; O.R.)

FOUND 2" IRON PIPE

KALUZA INC

Consulting Engineers & Surveyors

Engineering Firm No. F-1339

Surveying Firm No. 10010000

3014 Avenue I, Rosenberg, Texas 77471

(281) 341-0808 ■ FAX (281) 341-6333

March 13, 2019

Knight Road Tract No. 16

A FIELD NOTE DESCRIPTION of 0.016 acre of Land (680 square feet) being dedicated for the widening of the existing right-of-way of Knight Road (from 60 feet wide to 80 feet wide) being a portion of the Robert Jackson call 0.5010 acre tract (Fort Bend County Clerk's File No. 2007088297) being a portion of the Bubba Hayes Lot Three of the Partition of the Henry Watts Estate 125.4 Acre Tract (Cause No. 18,953 – Volume W, Pages 432 through 439 of the Fort Bend County District Court Minutes, copy recorded in Volume 1957, Page 1621; Official Records of Fort Bend County, Texas), all being in the Moses Shipman Survey, Abstract No. 86, City of Missouri City, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983 (South Central Zone) and was determined by Global Positioning System methods.

FOR CONNECTION, begin at a five-eighths inch diameter iron rod with plastic cap (Kaluza) found for the northeast corner of an original call 0.976 acre tract (Mary Watts Jones Lot One - Volume 1851, Page 117; Official Records of Fort Bend County, Texas) and for the northeast corner of said Partition in the northwest corner of an existing 60-foot wide tract of Land for road right-of-way for Knight Road (call 1.5 acre - Volume 151, Page 27; Deed Records of Fort Bend County, Texas); said corner being the southwest corner of an existing 60-foot wide tract of Land for road right-of-way for Knight Road (call 1.36 acre – Volume 150, Page 64; Deed Records of Fort Bend County, Texas) and being the southeast corner of a call 5.485 acre tract of Land for road right-of-way for Fort Bend Parkway (width varies, Part Two – Fort Bend County Clerk's File No. 2004060873); said corner bears North 87 degrees, 23 minutes, 15 seconds East – 1081.25 feet along the northerly line of said Partition from a one-inch inside diameter pinched iron pipe found for the southwest corner of said call 5.485 acre tract and bears North 3 degrees, 8 minutes, 43 seconds West – 1111.82 feet from two-inch inside diameter iron pipe found for the southeast corner of said Partition in the southerly right-of-way line of an existing 60-foot wide tract of Land for road right-of-way for Watts Plantation Road (Volume 1957, Page 1621; Official Records of Fort Bend County, Texas); **THENCE**; South 3 degrees, 8 minutes, 43 seconds East – 276.00 feet along the easterly line of said Partition with the existing westerly right-of-way line of said Knight Road (62.5 feet wide as occupied on the ground) to a point for the southeast corner of a call 0.545 acre tract (Bertha Green Lot Two – Volume 594, Page 27; Deed Records of Fort Bend County, Texas); said corner being the northeast corner of said call 0.5010 acre tract, bears West - 1.3 foot from a one-half inch diameter iron rod found for reference; said corner being the northeast corner of and **PLACE OF BEGINNING** for this 0.016 acre tract of Land;

- THENCE;** South 3 degrees, 8 minutes, 43 seconds East – 91.00 feet continuing along the easterly line of said Partition with the existing westerly right-of-way line of said Knight Road to a point for the southeast corner of this tract; said corner being the southeast corner of said call 0.5010 acre tract and being the northeast corner of a call 75 foot by 100 foot tract (portion of said Bubba Hayes Lot Three – Fort Bend County Clerk’s File No. 2005077568);
- THENCE;** South 87 degrees, 23 minutes, 15 seconds West – 7.47 feet along the southerly line of said call 0.5010 acre tract with the northerly line of said call 75 foot by 100 foot tract to a five-eighths inch diameter iron rod with plastic cap (labelled “1943 4349 5829”, typical) set for the southwest corner of this tract;
- THENCE;** North 3 degrees, 8 minutes, 43 seconds West – 91.00 feet crossing said call 0.5010 acre tract along the proposed westerly right-of-way line of said Knight Road to a five-eighths inch diameter iron rod with plastic cap set for the northwest corner of this tract;
- THENCE;** North 87 degrees, 23 minutes, 15 seconds East – 7.47 feet along the northerly line of said call 0.5010 acre tract with the southerly line of said call 0.545 acre tract to the **PLACE OF BEGINNING** and containing 0.016 acre of Land.

Brad Schodek

Brad L. Schodek, R.P.L.S. No. 6430



This description prepared in conjunction with survey exhibit by this office of even date.

MARCH 13, 2019

P.O.C.: FOUND 5/8" IRON ROD WITH CAP FOR NORTHEAST CORNER OF HENRY WATTS ESTATE PARTITION

PREPARED BY:
KALUZA INC.
 CONSULTING ENGINEERS AND SURVEYORS
 TEXAS LICENSED SURVEYING FIRM No. 10010000
 3014 AVENUE I
 ROSENBERG, TEXAS 77471
 (281) 341-0808
 bschodek@kaluzainc.com

LEGEND:

- R.O.W. - RIGHT-OF-WAY
- VOL. - VOLUME
- PG. - PAGE
- D.R. - DEED RECORDS OF FORT BEND COUNTY
- O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- P.R. - PLAT RECORDS OF FORT BEND COUNTY
- F.B.C.P. - FORT BEND COUNTY PLAT
- P.O.B. - PLACE OF BEGINNING
- P.O.C. - PLACE OF CONNECTION
- S.F. - SQUARE FEET
- CL - CENTERLINE
- STA. - STATION
- LT. - LEFT
- RT. - RIGHT
- (S) - SET 5/8" IRON ROD WITH PLASTIC CAP LABELLED "1943 4349 5829"

FOUND 1" PINCHED IRON PIPE

FOUND 1/2" IRON ROD (EAST - 62.5')

P.O.B. TRACT No. 16:
 N: 13,757,714.49'
 E: 3,078,905.45'
 STA. 74+95.07; 32.53' LT. (FOUND 1/2" IRON ROD - EAST 1.3')

FORT BEND COUNTY TOLL ROAD AUTHORITY CALL 5.485 ACRE (PART TWO - F.B.C.C.F. No. 2004060873)

R.O. SENIOR, SR. ORIGINAL CALL 0.976 ACRE TRACT (MARY WATTS JONES LOT ONE - VOL. 1851, PG. 117; O.R.)

R.O. SENIOR CALL 0.545 ACRE TRACT (BERTHA GREEN LOT TWO - VOL. 594, PG. 27; D.R.)

ORIGINAL BUBBA HAYES LOT THREE

ROBERT JACKSON
 CALL 0.5010 ACRE (F.B.C.C.F. No. 2007086297)

DIANE LAVERN HAYES COLEMAN CALL 75' X 100' TRACT (F.B.C.C.F. No. 2005077568)

PARTITION OF THE HENRY WATTS ESTATE 125.4 ACRE TRACT



Brad Schodek
 03/13/19

16

KNIGHT ROAD (EXISTING 60' R.O.W.; 62.5' WIDE AS OCCUPIED)

FOUND 2" IRON PIPE FOR SOUTHEAST CORNER OF PARTITION OF HENRY WATTS ESTATE 125.4 ACRE TRACT (CAUSE No. 18,953 - VOL. W, PGS. 432-439; DISTRICT COURT MINUTES; COPY IN VOL. 1957, PG. 1621; O.R.)



NOT TO SCALE

PARCEL PLAT
 SHOWING

TRACT No. 16
KNIGHT ROAD

CITY OF MISSOURI CITY,
 FORT BEND COUNTY, TEXAS

PARCEL VICINITY MAP **PAGE 3 OF 4**

- NOTES:**
- 1) ALL SURVEY WORK DEPICTED HEREON IS REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL BEARINGS AND COORDINATES LISTED ARE SURFACE AND CAN BE BROUGHT TO GRID BY APPLYING A COMBINED PROJECT SCALE FACTOR = 0.999869895.
 - 2) PROPERTY DESCRIPTION PREPARED BY THIS OFFICE ON EVEN DATE.
 - 3) SURVEY WORK PREPARED WITHOUT BENEFIT OF CURRENT TITLE REPORT. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.

MOSES SHIPMAN SURVEY - ABSTRACT No. 86	
RECORD OWNER	EXISTING PROPERTY DESCRIPTION
ROBERT JACKSON	0.55 ACRE CALL 0.5010 ACRE TRACT (PORTION OF BUBBA HAYES LOT THREE - F.B.C.C.F. No. 2007086297)
	TOTAL TAKING AREA
	0.016 ACRE (680 S.F.) (7.47' WIDE)

P.O.C.: FOUND 5/8" IRON ROD WITH CAP (KALUZA) FOR NORTHEAST CORNER OF HENRY WATTS ESTATE PARTITION

PARTITION OF THE HENRY WATTS ESTATE
125.4 ACRE TRACT
(CAUSE No. 18,953 - VOL. W, PGS. 432-439;
FORT BEND COUNTY DISTRICT COURT MINUTES)
(COPY IN VOL. 1957, PG. 162; O.R.)

ROBERT JACKSON
CALL 0.5010 ACRE
(F.B.C.C.F. No. 2007088297)
(F.B.C.C.F. No. 2006000106)

DIANE LAVERN HAYES COLEMAN
REMAINDER OF LOT THREE
(F.B.C.C.F. No. 2017033605)

ORIGINAL BUBBA HAYES
LOT THREE
S 87°23'15" W - 240.00'
SET 5/8" IRON ROD WITH CAP
N: 13,757,623.33'
E: 3,078,902.97'
STA. 74+04.18;
40.00' LT.
DIANE LAVERN HAYES COLEMAN
CALL 75'x100' TRACT
(F.B.C.C.F. No. 2005077568)

ELOISA H. COVARRUBIAS &
ARVIZU BERNARDO BAZALDUA
CALL 1.1018 ACRE
(WATTS ESTATE LOT FOUR -
F.B.C.C.F. No. 2017130878)
CALL 1.10 ACRE
(TRACT 2; F.B.C.C.F.
No. 2005094697)

WATTS PLANTATION ROAD

SOUTH LINE OF 60' ROAD R.O.W.
(VOL. 1957, PG. 1621; O.R.)

R.O. SENIOR
CALL 0.545 ACRE TRACT
(BERTHA GREEN LOT TWO -
VOL. 594, PG. 27; D.R.)

TRACT No. 17
276.00'

S 87°23'15" W -
240.00'

232.53'

232.53'

S 87°23'15" W - 240.00'

OVERALL N 03°08'43" W - 1111.82'

62.5'(+/-)
(AS OCCUPIED)

FOUND 2" IRON PIPE

EXISTING ASPHALT PAVEMENT

P.O.B. TRACT No. 16:
N: 13,757,714.49'
E: 3,078,905.45'
STA. 74+95.07; 32.53' LT. -
(FOUND 1/2" IRON ROD -
EAST 1.3')

BLS
9/3/13/19

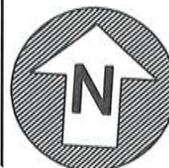
CALL 149.65 ACRE TRACT
(F.B.C.C.F. No. 2009016997
& No. 2003059564)

LOT I, BLOCK 9
COCHRAN & McCLUER
LAND COMPANY
SUBDIVISION
(VOL. 51, PG. 307; D.R.)
(VOL. 58, PG. 75; D.R.)

TRACT No. 16
KNIGHT ROAD
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS
PARCEL DETAIL **PAGE 4 OF 4**

MOSES SHIPMAN
SURVEY
ABSTRACT No. 86

PROPOSED
C OF
KNIGHT ROAD



LINE	DISTANCE	BEARING
L29	7.47'	S 87°23'15" W
L31	91.00'	N 03°08'43" W
L32	7.47'	N 87°23'15" E
L33	91.00'	S 03°08'43" E

KALUZA INC

Consulting Engineers & Surveyors

Engineering Firm No. F-1339

Surveying Firm No. 10010000

3014 Avenue I, Rosenberg, Texas 77471

(281) 341-0808 ■ FAX (281) 341-6333

March 13, 2019

Knight Road Tract No. 17

A FIELD NOTE DESCRIPTION of 0.047 acre of Land (2,062 square feet) being dedicated for the widening of the existing right-of-way of Knight Road (from 60 feet wide to 80 feet wide) being a portion of the R.O. Senior call 0.545 acre tract (Bertha Green Lot Two – Volume 594, Page 27; Deed Records of Fort Bend County, Texas) and a portion of the R.O. Senior original call 0.976 acre tract (Mary Watts Jones Lot One – Volume 1851, Page 117; Official Records of Fort Bend County, Texas), all being in the Partition of the Henry Watts Estate 125.4 Acre Tract (Cause No. 18,953 – Volume W, Pages 432 through 439 of the Fort Bend County District Court Minutes, copy recorded in Volume 1957, Page 1621; Official Records of Fort Bend County, Texas) and being in the Moses Shipman Survey, Abstract No. 86, City of Missouri City, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983 (South Central Zone) and was determined by Global Positioning System methods.

BEGINNING at a five-eighths inch diameter iron rod with plastic cap (Kaluza) found for the northeast corner of said original call 0.976 acre tract and for the northeast corner of said Partition in the northwest corner of an existing 60-foot wide tract of Land for road right-of-way for Knight Road (call 1.5 acre - Volume 151, Page 27; Deed Records of Fort Bend County, Texas); said corner being the southwest corner of an existing 60-foot wide tract of Land for road right-of-way for Knight Road (call 1.36 acre – Volume 150, Page 64; Deed Records of Fort Bend County, Texas) and being the southeast corner of a call 5.485 acre tract of Land for road right-of-way for Fort Bend Parkway (width varies, Part Two – Fort Bend County Clerk's File No. 2004060873); said corner bears North 87 degrees, 23 minutes, 15 seconds East – 1081.25 feet along the northerly line of said Partition from a one-inch inside diameter pinched iron pipe found for the southwest corner of said call 5.485 acre tract and bears North 87 degrees, 23 minutes, 15 seconds East – 159.33 feet along the northerly line of said original call 0.976 acre tract from a five-eighths inch diameter iron rod with plastic cap (LJA) found for the northeast corner of a call 0.034 acre tract of Land for road right-of-way for Fort Bend Parkway (Parcel No. 33-1; Fort Bend County Clerk's File No. 2010127830); said corner bears North 3 degrees, 8 minutes, 43 seconds West – 1111.82 feet from two-inch inside diameter iron pipe found for the southeast corner of said Partition in the southerly right-of-way line of an existing 60-foot wide tract of Land for road right-of-way for Watts Plantation Road (Volume 1957, Page 1621; Official Records of Fort Bend County, Texas); said beginning corner being the northeast corner of this 0.047 acre tract of Land;

- THENCE;** South 3 degrees, 8 minutes, 43 seconds East, at 177.00 feet pass a point for the southeast corner of said original call 0.976 acre tract and for the northeast corner of said call 0.545 acre tract, in all 276.00 feet along the easterly line of said Partition with the existing westerly right-of-way line of said Knight Road (62.5 feet wide as occupied on the ground) to a point for the southeast corner of this tract; said corner being the southeast corner of said call 0.545 acre tract and being the northeast corner of a call 0.5010 acre tract (portion of Bubba Hayes Lot Three – Fort Bend County Clerk’s File No. 2007088297); said corner bears West - 1.3 foot from a one-half inch diameter iron rod found for reference;
- THENCE;** South 87 degrees, 23 minutes, 15 seconds West – 7.47 feet along the southerly line of said call 0.545 acre tract with the northerly line of said call 0.5010 acre tract to a five-eighths inch diameter iron rod with plastic cap (labelled “1943 4349 5829”, typical) set for the southwest corner of this tract;
- THENCE;** North 3 degrees, 8 minutes, 43 seconds West, at 99.00 feet pass a five-eighths inch diameter iron rod with plastic cap set for reference in the northerly line of said call 0.545 acre tract and in the southerly line of said original call 0.976 acre tract, in all 276.00 feet crossing said call 0.545 acre tract and then crossing said original call 0.976 acre tract along the proposed westerly right-of-way line of said Knight Road to a five-eighths inch diameter iron rod with plastic cap set for the northwest corner of this tract;
- THENCE;** North 87 degrees, 23 minutes, 15 seconds East – 7.47 feet along the northerly line of said original call 0.976 acre tract with the southerly line of said call 5.485 acre road right-of-way tract to the **PLACE OF BEGINNING** and containing 0.047 acre of Land.



Brad L. Schodek, R.P.L.S. No. 6430



This description prepared in conjunction with survey exhibit by this office of even date.

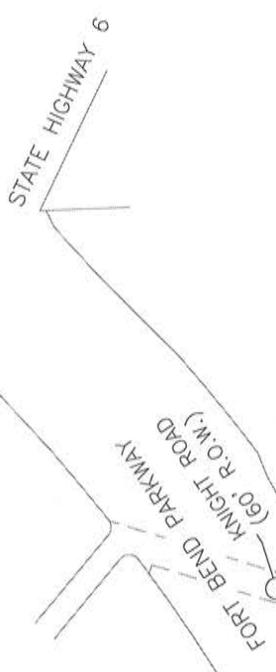
PREPARED BY:
KALUZA INC.
 CONSULTING ENGINEERS AND SURVEYORS
 TEXAS LICENSED SURVEYING FIRM No. 100100000
 3014 AVENUE I
 ROSENBERG, TEXAS 77471
 (281) 341-0808
 bschodek@kaluzainc.com

LEGEND:
 R.O.W. - RIGHT-OF-WAY
 VOL. - VOLUME
 PG. - PAGE
 D.R. - DEED RECORDS OF FORT BEND COUNTY
 O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
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 P.O.B. - PLACE OF BEGINNING
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 S.F. - SQUARE FEET
 C - CENTERLINE
 STA. - STATION
 LT. - LEFT
 RT. - RIGHT
 (S) - SET 5/8" IRON ROD WITH PLASTIC CAP LABELLED "1943 4349 5829"

NOTES:
 1) ALL SURVEY WORK DEPICTED HEREON IS REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL BEARINGS AND COORDINATES LISTED ARE SURFACE AND CAN BE BROUGHT TO GRID BY APPLYING A COMBINED PROJECT SCALE FACTOR = 0.999869895.
 2) PROPERTY DESCRIPTION PREPARED BY THIS OFFICE ON EVEN DATE.
 3) SURVEY WORK PREPARED WITHOUT BENEFIT OF CURRENT TITLE REPORT. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.

P.O.B. TRACT No. 17:
 FOUND 5/8" IRON ROD WITH CAP (KALUZA) FOR NORTHEAST CORNER OF HENRY WATTS ESTATE PARTITION
 N: 13,757,990.07'
 E: 3,078,890.30'
 STA. 77+71.07; 32.53' LT.
 FORT BEND COUNTY TOLL ROAD AUTHORITY
 CALL 5.485 ACRE
 (PART TWO - F.B.C.C.F. No. 2004060873)
 FOUND 5/8" IRON ROD WITH CAP (LJA)
 FORT BEND COUNTY TOLL ROAD AUTHORITY
 CALL 0.034 ACRE
 (PARCEL No. 33-1; No. 2010127830)

FOUND 1" PINCHED IRON PIPE
R.O. SENIOR, SR.
ORIGINAL CALL 0.976 ACRE TRACT (MARY WATTS JONES LOT ONE - VOL. 1851, PG. 117; O.R.)
R.O. SENIOR
CALL 0.545 ACRE TRACT (BERTHA GREEN LOT TWO - VOL. 594, PG. 27; D.R.)
 ROBERT JACKSON
 CALL 0.5010 ACRE
 (F.B.C.C.F. No. 2007088297)



Brad Schodek
02/13/19

FOUND 2" IRON PIPE FOR SOUTHEAST CORNER OF PARTITION OF HENRY WATTS ESTATE 125.4 ACRE TRACT (CAUSE No. 18,953 - VOL. W. PGS. 432-439; DISTRICT COURT MINUTES; COPY IN VOL. 1957, PG. 1621; O.R.)



NOT TO SCALE
 MARCH 13, 2019

PARCEL PLAT
 SHOWING

TRACT No. 17

KNIGHT ROAD

CITY OF MISSOURI CITY,
 FORT BEND COUNTY, TEXAS

PARCEL VICINITY MAP **PAGE 3 OF 4**

RECORD OWNER	EXISTING PROPERTY DESCRIPTION	TOTAL TAKING AREA
R.O. SENIOR (DORIS SENIOR)	1.49 ACRE OVERALL CALL 0.545 ACRE TRACT (VOL. 594, PG. 27; D.R.) & ORIGINAL CALL 0.976 ACRE TRACT (VOL. 1851, PG. 117; O.R.)	0.047 ACRE (2,062 S.F.) (7.47' WIDE)



FORT BEND PARKWAY

FORT BEND COUNTY
TOLL ROAD AUTHORITY
CALL 5.485 ACRE
(PART TWO -
F.B.C.C.F. No. 2004060873)

FOUND 1" PINCHED IRON PIPE

BJS
03/19/14

S 87°23'15" W - 1081.25'

FORT BEND COUNTY
TOLL ROAD AUTHORITY
CALL 0.034 ACRE
(PARCEL No. 33-1;
F.B.C.C.F. No. 2010127830)

FOUND 5/8" IRON ROD WITH CAP (LJA)
**R.O. SENIOR, SR.
ORIGINAL CALL 0.976 ACRE TRACT
(MARY WATTS JONES LOT ONE -
VOL. 1851, PG. 117; O.R.)**

PARTITION OF THE HENRY WATTS ESTATE
125.4 ACRE TRACT
(CAUSE No. 18,983 - VOL. W, PGS. 432-439;
FORT BEND COUNTY DISTRICT COURT MINUTES)
(COPY IN VOL. 1957, PG. 162; O.R.)

**R.O. SENIOR
CALL
0.545 ACRE TRACT
(BERTHA GREEN
LOT TWO -
VOL. 594,
PG. 27; D.R.)**

232.53'

S 87°23'15" W - 240.00'

SET 5/8" IRON ROD WITH CAP
N: 13,757,714.19'
E: 3,078,897.98'
STA. 74+95.18; 40.00' LT.

ROBERT JACKSON
CALL 0.5010 ACRE
(F.B.C.C.F. No. 2007088297)
(F.B.C.C.F. No. 2006000106)

WATTS PLANTATION ROAD

SOUTH LINE OF 60' ROAD R.O.W.
(VOL. 1957, PG. 1621; O.R.)

17

N 03°08'43" W - 276.00'
S 03°08'43" E - 276.00'

FOUND 1/2" IRON ROD
(EAST - 1.3')
FORT BEND COUNTY
CALL 1.5 ACRE
(VOL. 150, PG. 27; D.R.)

62.5'(+/-)
(AS OCCUPIED)

0 40
SCALE 1" = 40'

MOSES SHIPMAN
SURVEY
ABSTRACT No. 86

EXISTING ASPHALT PAVEMENT
PROPOSED R.O.W.

PROPOSED
¢ OF
KNIGHT ROAD

P.O.B. TRACT No. 17:
FOUND 5/8" IRON ROD
WITH CAP (KALUZA)
FOR NORTHEAST CORNER
OF HENRY WATTS ESTATE
PARTITION
N: 13,757,990.07'
E: 3,078,890.30'
STA. 77+71.07; 32.53' LT.

LOT I, BLOCK 9
COCHRAN & McCLUER
LAND COMPANY
SUBDIVISION
(VOL. 51, PG. 307; D.R.)
(VOL. 58, PG. 75; D.R.)

TRACT No. 17 KNIGHT ROAD

CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS
PARCEL DETAIL
PAGE 4 OF 4

LINE	DISTANCE	BEARING
L32	7.47'	S 87°23'15" W
L34	7.47'	N 87°23'15" E

KALUZA INC

Consulting Engineers & Surveyors

Engineering Firm No. F-1339

Surveying Firm No. 10010000

3014 Avenue I, Rosenberg, Texas 77471

(281) 341-0808 ■ FAX (281) 341-6333

March 13, 2019

Knight Road Tract No. 18

A FIELD NOTE DESCRIPTION of 0.025 acre of Land (1,091 square feet) being dedicated for the widening of the existing right-of-way of Knight Road (from 60 feet wide to 80 feet wide) being a portion of the John C. Werner, et al. original call 7.862 acre tract (John C. Werner - Fort Bend County Clerk's File No. 2004060874; John R. Werner - Fort Bend County Clerk's File No. 2005133194; George C. Gross, Jr. and Rebecca L. Gross - Fort Bend County Clerk's File No. 2005133195; Brian K. Gammill and Linda Ruth Gammill - Fort Bend County Clerk's File No. 2005133196) and a portion of the John C. Werner, et al. call 0.0757 acre tract (John C. Werner, John R. Werner, George C. Gross, Jr., Rebecca L. Gross, Brian K. Gammill, and Linda Ruth Gammill - Exchange Deed; Fort Bend County Clerk's File No. 2016002592), all being in the Moses Shipman Survey, Abstract No. 86, City of Missouri City, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983 (South Central Zone) and was determined by Global Positioning System methods.

BEGINNING at a one-half inch diameter iron rod found for the southwest corner of said original call 7.862 acre tract and for the most southerly corner of said call 0.0757 acre tract; said corner being the northeast corner of an existing 60-foot wide tract of Land for road right-of-way for Knight Road (call 1.5 acre - Volume 151, Page 27; Deed Records of Fort Bend County, Texas), being the southeast corner of an existing 60-foot wide tract of Land for road right-of-way for Knight Road (call 1.36 acre - Volume 150, Page 64; Deed Records of Fort Bend County, Texas), and being the northwest corner of a call 149.65 acre tract (Fort Bend County Clerk's File No. 2009016997 and No. 2003059564); said corner bears North 3 degrees, 8 minutes 43 seconds West - 3752.21 feet along the existing easterly right-of-way line of said Knight Road as occupied on the ground (62.5 feet wide at this point) from a five-eighths inch diameter iron rod with plastic cap (Kaluzza) found for the southwest corner of said call 149.65 acre tract, bears South 87 degrees, 47 minutes, 3 seconds West - 1119.89 feet partially along the southerly line of said original call 7.862 acre tract from a one-inch diameter iron rod found (disturbed) for angle point corner in the northerly line of said call 149.65 acre tract, and bears South 17 degrees, 30 minutes, 17 seconds West - 151.00 feet along the former easterly right-of-way line of said Knight Road from a point for the most westerly northwest corner of said original call 7.862 acre tract, for the northeast corner of said call 0.757 acre tract, and for the southwest corner of a call 4.759 acre tract of Land for road right-of-way for Fort Bend Parkway (Part One - Fort Bend County Clerk's File No. 2004060873); said beginning corner being the southwest corner of this 0.025 acre tract of Land;

THENCE; Northwesterly, along a curve to the left, the radius point bears South 87 degrees, 4 minutes, 9 seconds West, with the following curve data:

Radius: 665.00 feet
Delta: 9 degrees, 19 minutes, 11 seconds
Length: 108.17 feet
Tangent: 54.20 feet
Chord: North 7 degrees, 35 minutes, 27 seconds West – 108.05 feet crossing into said call 1.36 acre tract of Land for road right-of-way for Knight Road with the westerly line of said call 0.0757 acre tract to a point for the northwest corner of this tract; said corner being the northwest corner of said call 0.0757 acre tract;

THENCE; Northeasterly, along a non-tangent curve to the left, the radius point bears North 31 degrees, 11 minutes, 26 seconds West, with the following curve data:

Radius: 3750.00 feet
Delta: 0 degrees, 9 minutes, 20 seconds
Length: 10.19 feet
Tangent: 5.09 feet
Chord: North 58 degrees, 43 minutes, 54 seconds East – 10.19 feet along the northerly line of said call 0.0757 acre tract along a projection of the southerly right-of-way line of said Fort Bend Parkway (width varies) to a five-eighths inch diameter iron rod with plastic cap (labelled "1943 4349 5829", typical) set for the northeast corner of this tract;

THENCE; Southeasterly, along a non-tangent curve to the right, the radius point bears South 77 degrees, 14 minutes, 39 seconds West, with the following curve data:

Radius: 675.00 feet
Delta: 9 degrees, 36 minutes, 38 seconds
Length: 113.22 feet
Tangent: 56.74 feet
Chord: South 7 degrees, 57 minutes, 2 seconds East – 113.09 feet crossing said call 0.0757 acre tract and then crossing said original call 7.862 acre tract along the proposed easterly right-of-way line of said Knight Road to a five-eighths inch diameter iron rod with plastic cap set for the southeast corner of this tract; said corner being in the southerly line of said original call 7.862 acre tract and being in the northerly line of said call 149.65 acre tract, bears South 87 degrees, 47 minutes, 34 seconds West – 848.19 feet from a five-eighths inch diameter iron rod found against a three-quarter inch inside diameter iron pipe found for reference;

THENCE; South 87 degrees, 47 minutes, 34 seconds West - 10.08 feet along the southerly line of said original call 7.862 acre tract with the northerly line of said call 149.65 acre tract to the **PLACE OF BEGINNING** and containing 0.025 acre of Land.



Brad L. Schodek, R.P.L.S. No. 6430



This description prepared in conjunction with survey exhibit by this office of even date.

LEGEND:

- R.O.W. - RIGHT-OF-WAY
- VOL. - VOLUME
- PG. - PAGE
- D.R. - DEED RECORDS OF FORT BEND COUNTY
- O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- P.R. - PLAT RECORDS OF FORT BEND COUNTY
- F.B.C.P. - FORT BEND COUNTY PLAT
- P.O.B. - PLACE OF BEGINNING
- P.O.C. - PLACE OF CONNECTION
- S.F. - SQUARE FEET
- CL - CENTERLINE
- STA. - STATION
- LT. - LEFT
- RT. - RIGHT
- (S) - SET 5/8" IRON ROD WITH PLASTIC CAP LABELLED "1943 4349 5829"

P.O.B. TRACT No. 18:
FOUND 1/2" IRON ROD
 N: 13,757,992.43'
 E: 3,078,952.72'
STA. 77+70.00; 29.92' RT.



NOT TO SCALE

PREPARED BY:
KALUZA INC.
 CONSULTING ENGINEERS AND SURVEYORS
 TEXAS LICENSED SURVEYING FIRM No. 10010000
 3014 AVENUE I
 ROSENBERG, TEXAS 77471
 (281) 341-0808
 bschodek@kaluzainc.com

FOUND 5/8" IRON ROD WITH CAP
 (WEST - 62.5')

FOUND 5/8" IRON ROD WITH CAP
 (WEST - 62.5')

KNIGHT ROAD
 (EXISTING 60' R.O.W.;
 62.5' WIDE AS OCCUPIED)

CALL 0.0757 ACRE TRACT
JOHN C. WERNER, JOHN R. WERNER,
GEORGE C. GROSS, JR., REBECCA L. GROSS,
BRIAN K. GAMMILL, & LINDA RUTH GAMMILL
(F.B.C.C.F. No. 2016002592)

CALL 149.65 ACRE TRACT
 JOHN C. WERNER
 (F.B.C.C.F. No. 2009016997 & No. 20030595664)
 JOHN R. WERNER
 (F.B.C.C.F. No. 2005133194)
 GEORGE C. GROSS, JR. & REBECCA L. GROSS
 (F.B.C.C.F. No. 2005133195)
 BRIAN K. GAMMILL & LINDA RUTH GAMMILL
 (F.B.C.C.F. No. 2005133196)

ORIGINAL CALL 7.862 ACRE TRACT
JOHN C. WERNER
(F.B.C.C.F. No. 2004060874)
JOHN R. WERNER
(F.B.C.C.F. No. 2005133194)
GEORGE C. GROSS, JR. & REBECCA L. GROSS
(F.B.C.C.F. No. 2005133195)
BRIAN K. GAMMILL & LINDA RUTH GAMMILL
(F.B.C.C.F. No. 2005133196)

Book Schodek
03/13/19

FOUND 1" IRON ROD (DISTURBED)
 FOUND 5/8" IRON ROD AGAINST 3/4" IRON PIPE (FOUND 5/8" IRON ROD N 2°36'52" E - 6.3')



PARCEL PLAT

MARCH 13, 2019

FOUND 5/8" IRON ROD (SINCE DESTROYED)
 STATE HIGHWAY 6

FORT BEND COUNTY TOLL ROAD AUTHORITY
 CALL 4.759 ACRES (PART ONE)
 F.B.C.C.F. No. 2004060873

FORT BEND COUNTY TOLL ROAD AUTHORITY
 CALL 0.3670 ACRE (PARCEL 2)
 F.B.C.C.F. No. 2016002593

FORT BEND PARKWAY
 (60' R.O.W.)
 KNIGHT ROAD

NOTES:
 1) ALL SURVEY WORK DEPICTED HEREON IS REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL BEARINGS AND COORDINATES LISTED ARE SURFACE AND CAN BE BROUGHT TO GRID BY APPLYING A COMBINED PROJECT SCALE FACTOR = 0.9998669895.
 2) PROPERTY DESCRIPTION PREPARED BY THIS OFFICE ON EVEN DATE.
 3) SURVEY WORK PREPARED WITHOUT BENEFIT OF CURRENT TITLE REPORT. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
 4) SURVEY OF CALL 149.65 ACRE TRACT PREPARED BY THIS OFFICE DATED APRIL 8, 2009, PARTIALLY UPDATED OCTOBER 16, 2014.

RECORD OWNERS JOHN C. WERNER, JOHN R. WERNER, GEORGE C. GROSS, JR., REBECCA L. GROSS, BRIAN K. GAMMILL, & LINDA RUTH GAMMILL	
MOSES SHIPMAN SURVEY - ABSTRACT No. 86 EXISTING PROPERTY DESCRIPTION 7.64 ACRES OVERALL ORIGINAL CALL 7.862 ACRE TRACT (F.B.C.C.F. Nos. 2004060874, 2005133194, 2005133195, & 2005133196) (F.B.C.C.G. & CALL 0.0757 ACRE TRACT (F.B.C.C.F. No. 2016002592)	
TOTAL TAKING AREA 0.025 ACRE (1,091 S.F.) (WIDTH VARIES)	SHOWING TRACT No. 18 KNIGHT ROAD CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS PARCEL VICINITY MAP



PROJECT 13206
KNIGHT ROAD EXTENSION
 FORT BEND PARKWAY TOLLROAD TO MCKEEVER ROAD
 REPLACE EXISTING ROADWAY WITH 2 LANE ASPHALT
 ROAD WITH SHOULDERS INCLUDING BRIDGE OVER
 AMERICAN CANAL TO CONNECT WITH EXSTING
 IMPROVED ROADWAY JUST NORTH OF IRRIGATION
 CANAL AT MCKEEVER ROAD 60' ROW. ALL BUT
 SOUTHERN 1600 FT IN CITY OF MISSOURI CITY

**FORT BEND
 MOBILITY PROJECTS**



AGREEMENT

Section 1. Purpose

The purpose of this Agreement is to outline the funding obligations related to the improvements to the Knight Road Extension.

Section 2. Definitions

- A. **City** means the City of Missouri City, Texas.
- B. **County** means Fort Bend County, Texas.
- C. **Project** means improvements to the Knight Road Extension, being a two-lane asphalt roadway with shoulders from the Fort Bend Parkway, which includes connections to existing roadways, related drainage improvements and associated work and construction of the roadway to McKeever Road.
- D. **Eligible Project Costs** means costs, as determined by County, for engineering design and services related to the completion of Plans, Specifications and Estimates ("PS&E") and construction of roadway improvements, project related drainage facilities, utility and pipeline conflicts, approved traffic control devices, and sidewalks up to five feet (5') wide. Eligible Project Costs shall exclude design and construction costs related to landscaping, irrigation, lighting, hike & bike trails, reconstruction of utilities, except utility conflicts created by the construction of Project elements and similar facilities proposed to be part of the Project.

Section 3. Incorporation of Recitals

The representations, covenants and recitations set forth in the foregoing recitals are material to this Agreement and are incorporated into this Agreement.

Section 4. County Rights and Obligations

- A. County shall have the right to approve the engineer and related consultants selected by the City for the Project.
- B. During the work on the Project, County shall have the right to review all documents, maps, plats, records, photographs, reports and drawings affecting the construction and to inspect the work in progress, provided however, that in conducting such inspections, County shall not interfere with the work in progress. Any deficiencies noted by County shall be brought to the attention of City and the deficiencies shall be promptly addressed by City.
- C. County shall have the right to participate in the final inspection of the Project. At that time, any deficiencies noted by County shall be promptly addressed by City.
- D. The County's sole obligation under this Agreement is to provide the funding for Eligible Project Costs to the City as specified in this Section. The County agrees to pay the City an amount equal to the lesser of the following:

- (1) an amount equal to the City's contribution towards Eligible Project Costs; or
- (2) Fifty Percent (50%) of Eligible Project Costs; or
- (3) \$2,800,000

E. The County is not obligated to expend any further funds above \$2,800,000 on the Project from the 2013 General Obligation Bonds or any other sources of funding, nor shall the County's share of the Project exceed fifty percent (50%) of the cost of Eligible Project Costs or exceed the amount contributed by the City.

F. The County will forward the lesser amount as detailed in Section 4. D., above to the City upon the City's award of the construction contract for the Project. The City will forward to the County a request for payment that includes sufficient detail for the County to review the low bidder submittal. The County will forward payment to the City within 30 days of approval of the construction contract from the City Council and a request from the City for payment.

Section 5. City Obligations

A. The City is responsible for managing the design and overseeing the construction and completion of the Project and complying with the applicable state and federal laws.

B. In the event the City determines the Project lacks feasibility or for any other reason elects to forego its construction, the City shall provide written notice to the County of its decision to forego construction and, refund all amounts provided by County upon thirty (30) days of said notice to the County.

C. The City shall submit reports to the County describing in sufficient detail the progress of the Project. These reports shall be submitted to County at increments agreed to between the parties as appropriate for the various phases of the Project. Reports received by the City from contractors detailing the progress of the Project shall suffice for the requirements of this section, so long as the City has reviewed such reports and confirmed accuracy of the contractor's report.

D. The City will submit the plans for the Project to the County Engineer for review in accordance with the 2013 General Obligation Bond requirements for the Project. During the work on the Project, the County may review the documents, maps, plats, records, photographs, reports, and drawings pertaining to the Project and may inspect the work in progress, provided that it does not interfere with the work.

E. Upon completion of the Project, but no later than 60 days after, the City will furnish the County with a full accounting of the funds expended on the Project and an electronic copy of the record drawings showing the Project as constructed. The County Auditor may review the City's records regarding this Project.

F. If, after completion of Project and the City's receipt of the funds as stated in Section 4, there are funds remaining and/or savings from Project, City shall return such funds to County within 30 days of County acceptance of full accounting required in Section 5.E. above.

Section 6. Liability

The City and County are entitled to the immunities and defenses of the Texas Tort Claims Act.

Section 7. Maintenance

Upon completion of the Project, each party shall maintain that portion of the Project within its own jurisdiction.

Section 8. Limit of Appropriation

A. Prior to the execution of this Agreement, the City has been advised by the County, and the City clearly understands and agrees, such understanding and agreement being of the absolute essence to this Agreement, that the County shall have available the total maximum amount of Fifty Percent (50%) of Eligible Project Costs or \$2,800,000, WHICHEVER AMOUNT IS LESS, specifically allocated to fully discharge any and all liabilities that may be incurred by the County for the Project. Notwithstanding, the total maximum amount available, County shall not be obligated to pay any amount in excess of the amount contributed by the City to the Project.

B. The City does further understand and agree, said understanding and agreement also being of the absolute essence of this Agreement, that the total maximum funding that the City may become entitled to hereunder and the total maximum amount that the County will reimburse the City hereunder will not under any condition, circumstance or interpretation hereof exceed the amount contributed by the City to the Project up to the sum of Fifty Percent (50%) of Eligible Project Costs or \$2,800,000, WHICHEVER AMOUNT IS LESS.

C. Each party paying for the performance of its obligations under this Agreement shall make those payments from current revenues available to that party.

Section 9. Insurance Requirements

City agrees that it will require Contractor's insurance policies name County as well as City as additional insureds on all policies except for Workers' Compensation and Professional Liability. Any such insurance policies shall include at least the following minimum coverage:

A. Worker's Compensation in the amount required by law. The policy shall include the All States Endorsement.

B. Comprehensive General Liability Insurance including contractual liability insurance, \$1,000,000 per occurrence, \$2,000,000 aggregate (defense costs excluded from face amount of policy).

C. Comprehensive Automatic Liability Insurance, including owned, non-owned and hired vehicles used for the Project, with bodily injury and property damage with a combined limit of not less than \$1,000,000 each occurrence.

D. City may require insurance in excess of the amount of coverage set out above, as it deems necessary, in such cases County shall remain an additional insured. City will provide County with proof of insurance within 30 days of City's award of the contract for the Project construction.

Section 10. Assignment

No party hereto shall make, in whole or in part, any assignment of this Agreement or any obligation hereunder without the prior written consent of the other party.

Section 11. No Third Party Beneficiaries

The parties do not intend that any specific third party obtain a right by virtue of the execution or performance of this Agreement.

Section 12. Notices

All notices and communications under this Agreement shall be mailed by certified mail, return receipt requested, or delivered to the following addresses:

County:	Fort Bend County Attn: Robert E. Hebert, County Judge 401 Jackson Street, 1 st Floor Richmond, Texas 77469
With a copy to:	Fort Bend County Engineering Department Attn: Richard Stolleis, P.E., County Engineer 301 Jackson Street Richmond, Texas 77469
City:	City of Missouri City, Texas Attn: City Manager 1522 Texas Parkway Missouri City, Texas 77489

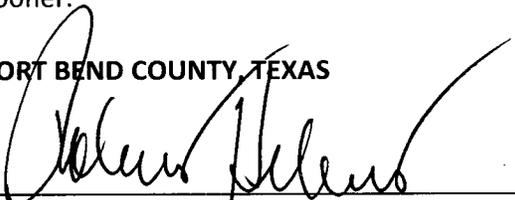
Section 13. Entire Agreement

This Agreement contains the entire agreement between the parties relating to the rights granted and the obligations assumed. Any modifications concerning this instrument shall be of no force or effect, unless a subsequent modification in writing is signed by all parties hereto.

Section 14. Execution

This Agreement has been executed by the City and the County upon and by the authority of their respective governing bodies. This Agreement shall become effective on the date executed by the final party, and remain in effect until September 30, 2020 or until the Project is complete and the obligations under Sections 4 and 5 of this Agreement are fulfilled, whichever is sooner.

FORT BEND COUNTY, TEXAS


Robert E. Hebert, County Judge

CITY OF MISSOURI CITY, TEXAS

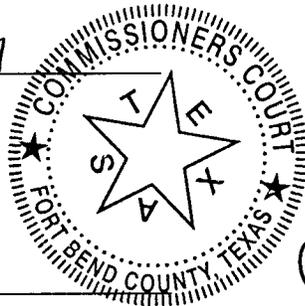

Allen Owen, Mayor

Date 6-6-2017

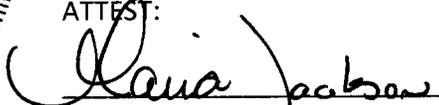
Date: 5-15-2017

ATTEST:

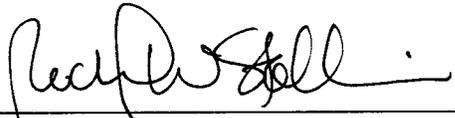

Laura Richard, County Clerk



ATTEST:


Maria Jackson, City Secretary

APPROVED:


Richard W. Stolleis, P.E., County Engineer



AUDITOR'S CERTIFICATE

I hereby certify that funds are available in the amount of \$ 2,800,000⁰⁰ to accomplish and pay the obligation of Fort Bend County under the terms of this Agreement.


Robert Ed Sturdivant, Fort Bend County Auditor



FORT BEND COUNTY, TEXAS PURCHASE ORDER

P.O.NUMBER: 153912

PAGE #: Page 1 of 1

P.O.DATE: 6/21/2017

DELIVERY BY: 6/21/2017

BUYER: Shenae Theriot-Mericle

VENDOR: 17676

CITY OF MISSOURI CITY
1522 TEXAS PARKWAY
MISSOURI CITY TX 77489
KATHY GIRNDT

SHIP TO: ENGINEERING
301 JACKSON STREET 4th FLOOR
RICHMOND TX 77469

BILL TO: COUNTY AUDITOR
301 JACKSON
RICHMOND, TX 77469

DESCRIPTION	QUANTITY	UNIT COST	EXTEND COST
1 KNIGHT ROAD PROJECT N Construction and roadway impro	2,800,000 EA	\$1.00	\$2,800,000.00

Construction and roadway improvements for Knight Road Project No 13206
Approved in CC for an amount not to exceed \$2,800,000 on June 6, 2017

GRAND TOTAL: \$2,800,000.00

ORDINANCE NO. O-11-03

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS,
ADOPTING A TRAFFIC MANAGEMENT PLAN, INCLUDING A
THOROUGHFARE PLAN CONTAINED THEREIN; PROVIDING FOR
REPEAL; AND PROVIDING FOR SEVERABILITY.

* * * * *

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

Section 1. The City Council of the City of Missouri City, Texas, hereby adopts a Traffic Management Plan, including a Thoroughfare Plan contained therein, for the City of Missouri City. A copy of such Traffic Management Plan, including such Thoroughfare Plan contained therein, is attached hereto as Exhibit "A" made a part hereof for all purposes.

Section 2. Repeal. Any ordinance, resolution or any other action taken by City Council of the City of Missouri City, Texas, or any part of an ordinance, resolution or any other action taken by City Council of the City of Missouri City, Texas, in conflict herewith shall be and is hereby repealed only to the extent of such conflict.

Section 3. Severability. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this 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 Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED AND APPROVED on first reading this 18th day of January, 2011.

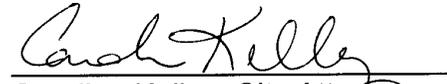
PASSED, APPROVED and ADOPTED on second and final reading this 7th day of February, 2011.



Allen Owen, Mayor

ATTEST:

APPROVED AS TO FORM:


Patrice Fogarty, City Secretary
Caroline Kelley, City Attorney



Traffic Management Plan

Prepared for:

City of Missouri City

Prepared by:

Klotz Associates, Inc.
1160 Dairy Ashford, Suite 500
Houston, Texas 77079
Texas PE Firm Reg. # F-929

In Association with:

Parsons Brinckerhoff
16285 Park Ten Place, Ste. 400
Houston, TX 77084

Updated
January 2011

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 Exhibit 25. Thoroughfare Plan Map

INTRODUCTION

The study presented herein is an update to the previous Traffic Management Plan (TMP) (1) that was finalized in July 2006. This updated study accounts for changes in the roadway network that have occurred between years 2005 and 2008, update of the Missouri City travel demand model, and revisions to previous roadway improvement recommendations. As such, this study makes adjustments for these previous recommendations and presents the analysis based upon these revised roadway improvements. In addition, the Thoroughfare Plan Map was updated to reflect these adjustments. Some information remains unchanged and was not updated as part of this study.

The City of Missouri City has continued to experience extensive growth over the recent years and is poised for substantial growth in the future. Located in Fort Bend County, Missouri City's 2008 estimated population was 65,000 people with an additional 15,000 people living in the city's Extra Territorial Jurisdiction (ETJ). Based on future growth estimates, it is projected that the population of Missouri City would reach over 150,000 people by the year 2025. Fast-growing suburban cities such as Missouri City face tremendous challenges keeping up with transportation infrastructure demands. These infrastructure demands compete for limited funding resources. Hence, a premium is placed on the complete and accurate portrayal of transportation needs, cost of solutions and prioritization of various infrastructure improvements. It is critical that a plan accounting for such growth be developed for this region. For these reasons, the City of Missouri City has determined a need to develop and update the TMP to address traffic congestion and transportation infrastructure improvements for the future. It is widely recognized that a well planned transportation system can greatly benefit the quality of life of its citizens by providing a high level of traffic mobility, reduced vehicular congestion, minimize the impacts on the environment and increase economic development within the community. Missouri City's TMP is an effort towards creating an all encompassing plan that enables the City to adequately plan for the movement of people, goods and services within the City through the year 2025.

STUDY OBJECTIVE

The goal of the TMP is to provide a road map for development of a comprehensive transportation network that the city can use to better manage the existing, interim, and projected transportation related issues as it continues to grow through the year 2025. The TMP is a useful tool that allows Missouri City to plan for the projects that are necessary to enable the transportation network to function properly and at a desired and measurable level of performance.

As a means to achieve this objective, the existing roadways in Missouri City were analyzed to identify deficiencies in the existing transportation network. Based on traffic growth projections and estimates obtained from the City of Missouri City and Houston-Galveston Area Council (H-GAC), a travel demand model, selected by the city, was utilized to initially calibrate the roadway network and simulate existing travel conditions in and around Missouri City. The calibrated network was then used as a basis for analyzing proposed roadway improvements – both widening as well as new roadway connections for the Interim Year (Year 2015) and the Future Year (Year 2025).

As part of this study, the Thoroughfare Plan Map was updated and revised based on projected growth and future economic development. The Revised Thoroughfare Plan Map in addition to the TMP will assist Missouri City in its effort to ensure that a reasonable level of mobility is maintained for its citizens through the year 2025.

STUDY AREA

Missouri City is an incorporated city located southwest of Houston, in Fort Bend County. The City of Missouri City is approximately 31 square miles in size with an estimated population of approximately 65,000 people within the city limits and an additional 15,000 people living in the city's ETJ. The City of Missouri City shares its boundary with the City of Sugar Land on the west, City of Stafford on the north, and City of Houston on the south. There are approximately 508 lane miles of streets maintained by the City. The study area for the TMP, graphically represented in **Exhibit 1**, comprises of an area loosely bounded by SH 288 on the east side, US 59 on the west side, Beltway 8 on the north side, and CR 56 on the south side. Though the central focus of the TMP is Missouri City city limits and its

corresponding ETJ, the study area for the TMP encompassed a region larger than the City and its ETJ. It is necessary to include this larger region in the study area since the major roadways just outside the City's jurisdictional area would have a significant impact on the trips in and out of Missouri City. In addition, drivers whose trips originate within Missouri City access these outlying roadways to reach their destination.

Most of the development that is projected through year 2025 is expected to occur in the southern section of the city. The northern section of the city is mostly developed; therefore, substantial growth in the northern section is not anticipated during this timeframe. However, some growth will occur in specific areas in the northern section such as the Business Park off Gessner Road, which is expected to develop 170 acres for industrial use.

STUDY METHODOLOGY

The methodology utilized in the development of the Missouri City TMP including a brief overview of the various tasks involved is listed below:

- Determined the study area which encompasses a region larger than the City of Missouri City and its corresponding ETJ. The larger region was chosen as trips in and out of Missouri City would be impacted by major roadways outside city limits. Also, the inclusion of a larger study area would reflect a better level of accuracy and results for the analysis in the travel demand model.
- Developed Traffic Analysis Zones (TAZ) that were in greater detail than those determined by Houston-Galveston Area Council (H-GAC) so as to model trip characteristics, proposed development and traffic patterns within the City of Missouri City with greater accuracy and in more detail.
- Conducted data collection to include:
 - Review of Land Use, Zoning and Existing Thoroughfare Plan Map
 - Inventory of existing transportation infrastructure
 - Review of traffic studies pertinent to the study area

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- Collection of Vehicular traffic data, namely Turning Movement Counts (TMC) and 24-hour volumes at various signalized intersections and along roadways respectively.
- Conducted travel demand modeling process to include:
 - Model selection
 - Modeling process
 - Traffic analysis zone (TAZ) components
 - Calibration of model.
- Developed evaluation criteria for the capacity analysis of roadway segments and intersections within the City of Missouri City and its corresponding ETJ.
- Evaluated existing conditions and conducted capacity analysis along various roadway segments and intersections for existing conditions. Analyses were conducted using traffic analysis software such as Synchro, version 6.0 (2), and Highway Capacity Software (HCS2000) (3) respectively.
- Conducted Interim Year (Year 2015) analysis to identify any deficiencies in the roadway system that may arise as a result of extensive proposed development by year 2015. Capacity analysis at various signalized intersections and roadway segments for year 2015 projected conditions was conducted. Based on the results of the analysis, recommendations to improve traffic operations within the city were proposed. These recommended improvements were identified for implementation by year 2015. Preliminary cost estimates for the recommended improvements were developed.
- Conducted Future Year (Year 2025) analysis to identify deficiencies in the roadway system that may arise as a result of significant proposed development between the years 2015 and 2025. Capacity analysis along roadway segments for year 2025 projected conditions was conducted. Based on the results of the analysis, recommendations to improve traffic operations within the city were proposed. These recommended improvements were identified for implementation by year 2025. Preliminary cost estimates for the recommended improvements were developed.



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- Updated Thoroughfare Plan Map currently in use in Missouri City. A Revised Thoroughfare Plan Map that updated roadways currently existing but shown as proposed, and revisions to proposed roadway alignments currently shown on the existing Plan was developed. All recommended improvements developed as part of this study and any proposed roadways identified for construction in the future were included in the Revised Thoroughfare Plan Map.

INVENTORY OF EXISTING CONDITIONS

This section provides a brief summary of the existing conditions, a primary task that was conducted to obtain a good understanding of the transportation infrastructure that currently existed during year 2008 in Missouri City and its corresponding ETJ. Data collection was performed in order to gather all pertinent data with regard to land use – existing and future, inventory of existing roadway network including traffic control devices at major intersections and proposed roadway improvements in the future within the study area. A majority of the pertinent background information was obtained from the Geographic Information Systems (GIS) database provided by the City of Missouri City. Data obtained from the city's GIS system was verified by checking aerial images on-site and by conducting limited windshield surveys in the field. Data verified in the field included roadway and signalized intersection configuration/geometry, traffic signal controller and vehicle detection type.

The Land Use map shown in **Exhibit 2** provides valuable information regarding the existing and proposed usage of land in Missouri City and its corresponding ETJ and includes information regarding existing residential land uses – low, medium and high density, community facilities & areas, neighborhood areas, and sub-regional & regional areas.

Zoning information such as retail, industrial, residential, suburban, community facilities and specific use permit areas in the City of Missouri City is graphically represented in **Exhibit 3**.

Review of several Traffic Impact Analysis (TIA) reports for proposed developments within the City of Missouri City was conducted. Two substantial developments proposed to be built in the vicinity of the study area include Creekstone-Riverstone and Sienna Plantation North. Creekstone-Riverstone TIA (4), prepared in June 2005, analyzes the impact of Creekstone Village, as a part of Riverstone, a Master Planned Community. Creekstone Village is located west of Thompson Ferry Road from Knights Court to Lake Olympia Parkway and an area south of Knights Court. Full build out of Creekstone Village, west of Thompson Ferry Road, is expected to be completed by year 2012 and full build out of the development south of Knights Court is expected to be completed by year 2012.

Sienna Plantation North full build out Traffic Impact Analysis (5) prepared in August 2005 analyzes the impact of Sienna Plantation North; a master planned development located just south of SH 6 that extends south along Sienna Parkway to Bees Passage/McKeever Road. It is anticipated that full build out of Sienna Plantation North may occur in year 2015.

A review of the City of Missouri City Public Infrastructure Design Manual (6) was also conducted. The city's Design Manual is a comprehensive and well written document detailing various design requirements pertaining to roadways including design requirements for driveway & access, roadways, sidewalks & transportation design. All design criteria and guidelines specified in the Design Manual were followed during the development process for determining proposed improvements.

As part of the data collection effort, information pertaining to the type of intersection control, lane configuration and geometry of through and turn lanes along all approaches to signalized intersections within the city was collected. This information was obtained by performing a review of aerial images and limited surveys in the field.

Exhibit 4 graphically represents the location of all the 2008 traffic signals and four-way stop signs within city limits. Currently, a total of 44 signalized intersections exist within the city limits of the City of Missouri City. **Exhibit 5** presents the existing intersection geometry of all the signalized intersections in the City of Missouri City.

Turning Movement Counts (TMC) collected in year 2005 and updated TMC data collected between years 2005 and 2008 were compiled for this study. All available TMC data has been summarized in **Exhibit 6**. 24-hour traffic volumes were gathered at 42 locations in 2008 and are presented in **Exhibit 7**.

TRAVEL DEMAND MODELING

One of the components of defining the roadway needs for Missouri City requires the estimation of traffic conditions over the mid-term and long-term future. Given Missouri City's recent growth as well as the city's expectations of future growth, a process for evaluating needs and solutions which Missouri City could consider for implementation was needed. This growth is relatively rapid in currently less developed areas and slower in mature or nearly fully developed areas. The nature of this growth called for a process that could accommodate these differences.

Acknowledging this, Missouri City chose to make use of the travel demand model data to establish needs and evaluate solutions. Furthermore, Missouri City wanted to utilize the modeling procedures beyond the development of the TMP, incorporating them into its own process for evaluating roadway congestion conditions and determining potential future needs. In this way, the City would be positioned to plan ahead, whether internally or externally through the regional planning process.

MODEL SELECTION

From the outset of the TMP development process in 2005, the City expressed the desire to make use of the H-GAC model, but also desired to enhance the usefulness of the model's results as it pertains to the City of Missouri City itself. It was recommended to first increase the level of TAZ and network detail represented in the H-GAC model for the Missouri City area. Although H-GAC will make this sub-regional additional zone detail a permanent part of the regional travel model, it is an important goal of this project to provide the City with the most direct access to the model and modeling process. Toward this end, the second recommendation was to develop the ability for City of Missouri City personnel to use the model, if desired, to facilitate the development of information needed by City of Missouri City for internal use when working with H-GAC. After a review of potential options, City of Missouri City chose to use CUBE for this study, which is the same computer software that H-GAC had recently purchased and to which H-GAC was in the process of converting its existing models.

The H-GAC regional travel models, after enhancement with additional zone and network detail, were used to develop the travel demand forecasts. These forecasts were used as part of the evaluation of future travel conditions in Missouri City and for evaluation of potential solutions to future mobility and congestion issues. As expressed by the City, one of the goals of the TMP development process was to make use of the H-GAC regional travel models, but to modify them for use in the development of the TMP and beyond. The H-GAC regional travel model, enhanced to include more detail in the Missouri City area, was used to perform the travel demand analysis in support of the development of the TMP.

The first step in the process was to define the area for which increased model detail would be developed. Using the City's land use plan and the transportation system for which projected traffic volumes were desired, the TAZs of the H-GAC regional model were split into smaller TAZs. H-GAC TAZ-level demographic forecasts were then disaggregated to the detailed Missouri City TAZs.

Using the TAZ demographics and network developed for the TMP, the H-GAC travel model was run through application of the trip generation, trip distribution and modal choice steps. Following the mode choice phase, the trip O-D adjustment developed as part of the existing conditions or Base Year validation was performed. The adjusted trip table was then assigned to regional roadway network, with added detail for the study area. Following the daily traffic assignment, the Base Year volume adjustment factors were applied to develop the final traffic assignment volumes.

As part of the 2008 model update, a review of the existing travel demand models was performed. Since the development of the Missouri City model in 2005, a different project involving the development of a sub-regional model for Fort Bend County has been completed. The Fort Bend County model not only includes the City of Missouri City, but the entire county as a region. The Fort Bend County model has been kept up-to-date to reflect current roadway geometric conditions throughout the County. It was determined that the recently updated Fort Bend County model contained a slightly more refined network and included additional detail on TAZs than the Missouri City model, especially in the ETJ. In addition, since the 2005 Missouri City model was developed, H-GAC has completed the

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migration of its regional model to the new computer software and updated the demographics throughout the region. Based on this justification, it was determined that the Fort Bend County model would be used for the TMP update.

During the TMP update, the Fort Bend County model network was in the process of being merged with the H-GAC regional network to accurately reflect roadway configuration in the County. Upon completion of this process, the network was further revised to reflect the most up-to-date roadway network within the City. The demographics data were reviewed and updated to reflect the most recent City-approved land use projects between years 2005 and 2008. The Missouri City model was integrated with the Fort Bend County model and the H-GAC regional model.

TRAFFIC ANALYSIS ZONE COMPONENTS

As mentioned previously, the initial step in the development of the analysis methodology was to define a TAZ structure which served the purpose of increasing the level of detail in the H-GAC travel models for the study area. In order to preserve the ability to move data between the H-GAC regional model process and the Missouri City sub-area model process, it was necessary to preserve the H-GAC zone structure. For this reason, the process for developing the detailed TAZ structure began with the H-GAC TAZs.

Using the H-GAC TAZs and Missouri City land use maps, the H-GAC TAZs were split into smaller TAZs. By using land use information, the development of TAZs with relatively homogenous land-use could be accomplished. The primary goal on zone splitting was to allow for the modeling of roadways for which traffic estimates and forecasts were needed. The secondary goal was to separate, as much as possible, residential and non-residential land uses. Following a period of review and boundary adjustment, a final set of Missouri City TAZs was developed. The updated model further split the TAZs into smaller TAZs in the ETJ. **Exhibit 8** presents a graphic showing the detailed TAZs.

Along with the creation of the TAZs themselves, TAZ-based inputs to the travel modeling process were developed. Primarily, this task involved the development of demographic inputs, but also included the identification of TAZ centroid and centroid connectors for the

modeling networks. H-GAC TAZ-based demographic data was split among the TMP TAZs based upon land use data provided by the City. In this way, the H-GAC population-oriented data was disaggregated to residential land use areas and H-GAC employment-based data was disaggregated to non-residential land use areas.

CALIBRATION OF MODEL

Using 2008 as the Base Year for model calibration, the H-GAC modeling procedures were applied and calibrated against available traffic counts in the study area. The refined Fort Bend County Model 2008 network was merged together with the H-GAC regional network to accurately reflect the true roadway configuration within the County. Starting from this base model, the H-GAC network was reviewed and revised to reflect the most up-to-date roadway network within Missouri City.

Using the refined base year demographic data and network as mentioned above, the H-GAC regional travel model was run through the applications of the trip generation and trip distribution data to generate the regional trip Origin-Destination (O-D) table. The study area polygon was used to create the Missouri City subarea network and trip tables. The calibration for the base year model used the methodology called "Screenline Analysis". Screenline analysis is a common tool used in the calibration of trip assignment models. The screenline is an imaginary line across which all the traffic flows can be counted and summed. The purpose of screenline analysis was to compare the results of the traffic assignment with traffic count data. This technique provided a convenient means of examining major travel trends and removes the discrepancies that are inherent in model generated volumes on individual street segments.

In the calibration process, all links crossed by a screenline form a group for which the total directional ground traffic counts and the total directional assigned volumes are calculated. The ratio of the two sums was used as an indicator for determining the overall conformity of the trip assignment results with the traffic count data for each screenline location. As presented in **Table 1**, all model traffic volumes for the screenlines in this study are above 90%. This indicates that the model traffic volumes are relatively close to existing traffic

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counts. The comparison between existing and model traffic volumes indicates that the model results are reasonable and that existing volumes are being replicated.

Table 1. Screenline Analysis

Screenline	In Flow	In Count	In Ratio	Out Flow	Out Count	Out Ratio	Tot Flow	Tot Count	Tot Ratio
EW-1	49,073	50,387	97%	47,212	48,880	97%	96,285	99,267	97%
EW-2	37,486	38,588	97%	36,411	39,196	93%	73,897	77,784	95%
EW-3	20,446	22,073	93%	20,213	21,798	93%	40,659	43,871	93%
NS-1	55,527	58,304	95%	52,600	57,880	91%	108,127	116,184	93%

SELECTION & ANALYSIS OF IMPROVEMENTS

This section provides a summary of the analysis of existing and proposed conditions for Missouri City including assumptions and evaluation criteria for conducting the capacity analysis for roadway segments throughout the City. The existing conditions analysis was conducted by evaluating the existing traffic volumes for various roadway segments within the study area using HCS2000. The results of the existing conditions analyses provide a good understanding of the existing state of traffic conditions and serve as a benchmark or basis for comparison of existing conditions versus the future projected year traffic conditions. The travel demand model, which was calibrated based on existing traffic data, was utilized to estimate traffic volumes for the year 2015 based on anticipated growth and development through year 2015. This condition forms the basis for the Interim Year analysis. Any deficiencies observed in the roadway system within Missouri City were analyzed further and improvements to alleviate the deficiencies were developed. These proposed improvements were coded in the travel demand model and the results derived from the model were analyzed in detail using HCS2000 so as to determine the effectiveness of each improvement. Lastly, a similar procedure was applied to form the basis for the Future Year analysis and to develop proposed improvements that would need to be in place by year 2025.

ANALYSIS ASSUMPTIONS

For the analysis of roadway segments, various assumptions were made and the data were input into HCS2000. A few assumptions made with regard to roadway segments include a directional distribution factor of 0.5, a peak hour factor of 0.9, adjusted saturation flow rate of 1800 passenger cars per hour of green per lane (pcphgpl), a green ratio (g/C) of 0.5, an arrival type of 3, and amount of percent turns from exclusive lanes as 20 percent. All these assumptions were based on the Highway Capacity Manual (HCM 2000) (7) and default values specified in the HCM 2000 were used.

EVALUATION CRITERIA

Traffic analysis software, HCS2000, was used to analyze the roadway network in the City of Missouri City and its corresponding ETJ. Measures of Effectiveness (MoEs) such as LOS and delay were utilized to evaluate existing and proposed conditions. LOS refers to the operational conditions within a traffic stream and the perception by motorists in terms of delay, freedom to maneuver, traffic interruptions, comfort, convenience, and safety. There are six LOS capacity conditions. These are designated from "A" to "F," with "A" representing a free-flow optimal condition and "F" representing a congested forced flow condition.

Arterial LOS is based on average through-vehicle travel speed for the segment or for the entire street under consideration. Travel speed is the basic service measure for urban streets. The average travel speed is computed from the running times on the urban street and the control delay of through movements at signalized intersections. **Table 2** summarizes the arterial LOS based on the urban street class and average travel speed.

Table 2. Arterial LOS by Roadway Classification

Urban Street Class	I	II	III	IV
Range of Free Flow Speed (FFS)	55 to 45 mi/h	45 to 35 mi/h	35 to 30 mi/h	35 to 25 mi/h
Typical FFS	50 mi/h	40 mi/h	35 mi/h	30 mi/h
LOS	Average Travel Speed (mi/h)			
A	>42	>35	>30	>25
B	>34-42	>28-35	>24-30	>19-25
C	>27-34	>22-28	>18-24	>13-19
D	>21-27	>17-22	>14-18	>9-13
E	>16-21	>13-17	>10-14	>7-9
F	< 16	<13	<10	<7

The LOS for urban streets is influenced both by the number of signals per mile and by the intersection control delay. Inappropriate signal timing, poor progression, and increasing traffic flow can degrade the LOS substantially. Streets with medium-to-high signal densities

(i.e. more than two signals per mile) are more susceptible to these factors, and poor LOS might be observed even before significant problems occur. On the other hand, longer urban street segments comprising of heavily loaded intersections can provide reasonably good LOS, although an individual signalized intersection might be operating at a lower level.

EXISTING CONDITIONS (YEAR 2008) ANALYSIS

The existing conditions analysis of roadways in Missouri City was conducted using the 2008 traffic volumes and HCS2000. **Exhibit 9** presents the results of the arterial analysis. The results indicate that a majority of the roadways within Missouri City currently operate at a LOS D or better. Roadway segments that were observed to be LOS E are listed below:

- Texas Parkway (FM 2234) between Buffalo Run and Court Road,
- Texas Parkway (FM 2234) between Court Road and Cartwright,
- SH 6 between Dulles and Murphy Road (FM 1092), and
- Murphy Road (FM 1092) between Cartwright and SH 6.

INTERIM YEAR (YEAR 2015) ANALYSIS

The H-GAC-based demographic forecasts for households and employment within the TMP study area are anticipated to grow substantially between year 2008 and year 2015. In particular, households are forecasted to grow from 82,300 households in 2008 to 109,100 in 2015 as shown in **Table 3**. Employment opportunities are also expected to rise from 72,000 in 2008 to approximately 122,300 jobs in 2015.

Table 3. Demographic Summary for Study Area – Year 2008 to 2015

	2008	2015
Total Households	82,300	109,100
Total Employment	72,000	122,300

Exhibit 10 illustrates the percent of growth in total households in the study area between years 2008 and 2015. The number of households in the study area is forecasted to increase by over 30 percent during the seven year time frame. The areas that reflect the

greatest increase in number of households between years 2008 and 2015 are in the southern sections of the study area.

Exhibit 11 illustrates the percent of growth in employment in the study area between years 2008 and 2015. Employment in the study area increases by almost 31 percent between year 2008 and year 2015. Significant employment increases from 2008 to 2015 are expected in the southern and eastern portions of the study area. The majority of these employment opportunities in 2015 will be office and retail with some sections of the study area expecting growth in industrial employment specifically in the northern section in the vicinity of Gessner Road.

Based on the travel demand model, the predicted Vehicle Miles of Travel (VMT) as shown in **Table 4** is expected to grow 10% in the study area between year 2008 and year 2015. These values underscore the challenges of maintaining acceptable LOS in the study area.

Table 4. Model Estimated VMT – Years 2008 to 2015

Analysis Year	VMT
2008	5,724,400
2015	6,325,300

The Interim Year E+C network condition represents the existing (E) roadway network with the addition of one project already planned or “committed” (C) to be constructed within the study area. This network condition provides a good indication of how the city’s roadway system will perform if the expected development occurs but no roadway improvements are constructed, with the exception of one planned project, between years 2008 and 2015. Also, for modeling purposes, the “committed” project was assumed to be in place by year 2015. A brief description of the “committed” project included in the Interim Year E+C network is provided as follows:

Oil Field Road Widening

This project improves Oil Field Road between SH 6 and University Boulevard from two lanes to four lanes within the City Limits (at Thompson Ferry Road) and from two lanes to a four lane divided boulevard from City Limits to University Boulevard. Oil Field Road and Lake

Olympia Parkway combine to form a major east-west arterial in the City of Missouri City. These roadways provide connectivity to Fort Bend Parkway to the east and University Boulevard near the west city limits.

The “committed” project listed above and the proposed growth anticipated to occur by year 2015 (including the full build out of Riverstone and Sienna Plantation) was input into the travel demand model. The output obtained from the travel demand model included the estimated traffic volumes along various roadways, shown in **Exhibit 12**.

Various roadway segments within the study area were analyzed using HCS2000 and the resulting LOS along these roadways was determined. **Exhibit 13** indicates the LOS along various roadways for the Interim Year E+C network condition. These LOS results provide the basis for identifying improvement projects beyond the planned or “committed” projects that need to be in place by year 2015.

INTERIM YEAR (YEAR 2015) PROPOSED IMPROVEMENTS

Based on engineering judgment and feasibility, numerous roadway improvements were developed, which were then input into the model. Several iterations with combinations of these improvements were analyzed and a list of recommended improvements that would need to be in place by year 2015 was developed. Listed below is a brief description of each recommended project. **Exhibit 14** provides a graphical representation of all the proposed roadway improvements for year 2015.

P1 through P3 Murphy Road (FM 1092)

As part of the updated TMP, the Murphy Road (FM 1092) corridor (P1 thru P3) was identified as a corridor of interest. Special attention was placed on this corridor with respect to vehicular volumes, growth patterns, and area demographics. This corridor was re-analyzed to determine whether roadway improvements indicated in the previous TMP were still justified. Given the analysis results, it was determined that to ensure acceptable roadway operations, both the roadway and intersection improvements are necessary. If the intersections are improved and the corresponding roadway improvements are not

completed, then there will be a general bottlenecking effect on the roadway segments between each of the intersections. This will create roadway operational deficiencies.

P1. Murphy Road (FM 1092) Widening from Lexington Boulevard to Cartwright Road

This project consists of widening Murphy Road (FM 1092) from a four lane roadway with a continuous two-way left turn lane to a six-lane roadway with a median from Lexington Boulevard to Cartwright Road. This 1.26 mile segment of Murphy Road would be the first phase of a three phase project to widen Murphy Road from US 90A to SH 6. The preferred cross-section is a six-lane divided section and turn lanes at most intersections. This widening project will be necessary to meet the projected traffic demand that is expected to occur on this major arterial by year 2015. Murphy Road is a major north-south route for vehicles accessing US 90A to the north and SH 6 to the south. Because of the significant development planned along University Boulevard south of SH 6 by year 2015, Murphy Road will be a major commuter route during the peak hours. The capacity improvement of this segment will enhance mobility and provide improved access to other roadways such as Cartwright Road, Fifth Street, and Lexington Boulevard. In addition to widening this roadway, different access management techniques that would aid traffic flow should be considered for implementation. As Murphy Road (FM 1092) is a state highway, completion of this project will require coordination with TxDOT.

P2. Murphy Road (FM 1092) Widening from Cartwright Road to SH 6

This project consists of widening Murphy Road (FM 1092) from a four lane roadway with a two-way-left-turn-lane to six lanes with a median between Cartwright Road to SH 6. This 1.19 mile segment represents phase two of a three phase project to widen Murphy Road from US 90A to SH 6. This arterial is a major north-south route for vehicles accessing US 90A to the north and SH 6 to the south. Traffic volumes on Murphy Road will continue to increase as development occurs south of SH 6. Widening of this section will provide improved traffic access to Cartwright Road and SH 6. Murphy Road (FM 1092) widening will be a TxDOT project thereby requiring coordination with TxDOT.

P3. Murphy Road (FM 1092) Widening from US 90A to Lexington Boulevard

This project consists of widening a 1.28 mile segment of Murphy Road (FM 1092) from US 90A to Lexington Boulevard. The roadway will be widened from four lanes with a two-way-left-turn-lane to six lanes with a median. This project would be the final phase of a three phase project to widen Murphy Road from US 90A to SH 6. Murphy Road is a major north-south arterial for vehicles accessing US 90A to the north and SH 6 to the south. Traffic volumes are expected to increase along Murphy Road as development occurs south of SH 6 by year 2015. The majority of this roadway segment is within the jurisdiction of the City of Stafford. Since Murphy Road (FM 1092) widening will be a TxDOT project, coordination and planning will be required with TxDOT as well as the City of Stafford and Fort Bend County.

P4. Texas Parkway (FM 2234) Widening from Cartwright Road to Fort Bend Parkway

Texas Parkway/McHard Road (FM 2234) will be widened in two phases. The first phase will widen 1.35 miles of roadway from Cartwright Road to Fort Bend Parkway. The preferred cross-section is five lanes including four travel lanes and a two-way center left turn lane. Texas Parkway is a major arterial road and combined with Cartwright Road provides east-west travel through the study area. Critical access to the Fort Bend Parkway and FM 521 will be enhanced with the completion of this widening project. Texas Parkway at Fort Bend Parkway serves as the primary access to Sam Houston Tollway (Beltway 8). This project will be necessary to accommodate the growth in traffic expected by year 2015. Since Texas Parkway (FM 2234) is a state highway, coordination with TxDOT will be required. Also, a portion of this project is within Fort Bend County jurisdiction; therefore, project coordination will also be required with Fort Bend County.

P5. McHard Road (FM 2234) Widening from Fort Bend Parkway to FM 521

This project will be the second phase of a two phase widening project on Texas Parkway/McHard Road (FM 2234). This second phase will consist of widening 4.58 miles of McHard Road from Fort Bend Parkway to FM 521. This widening will include a five-lane cross-section with four travel lanes and a continuous two-way left turn lane. East-west mobility will be enhanced by the improved capacity of this roadway segment; thus improving the east-west traffic flow within the study area. Coordination with TxDOT will be required because McHard Road (FM 2234) is a state roadway. In addition, a portion of this project is

within Fort Bend County jurisdiction; therefore, project coordination will be required with Fort Bend County.

P6. Sienna Parkway Extension from Waters Lake Boulevard to FM 521

As the City of Missouri City's growth expands south, the need for the extension of Sienna Parkway will become increasingly important. The Sienna Parkway extension project, approximately 4.8 miles long, would extend Sienna Parkway from its existing terminus just south of Waters Lake Boulevard south and then east to intersect FM 521. The cross-section necessary to meet the traffic demand by year 2015 would be a four-lane, divided roadway. Currently, Sienna Parkway ends just south of Waters Lake Boulevard resulting in a single access point to the Sienna Plantation subdivision. The extension project will improve traffic access to Sienna Plantation, which will enhance traffic operations and emergency response in the area. Development is projected for the area south of Sienna Plantation North and west of FM 521. Sienna Parkway will serve as a major arterial for residents of Sienna Plantation, Sienna Plantation North and the future development to the south. The Sienna Parkway extension relieves SH 6 in the study area and provides an alternative route for commuters via FM 521 and SH 288. Since FM 521 is a state highway, coordination will be required with TxDOT for the intersection of Sienna Parkway and FM 521. Also, this project is within Fort Bend County jurisdiction. Therefore, project coordination will be required with Fort Bend County, and will be heavily influenced by local developers.

P7. Sienna Ranch Road Extension from Sienna Springs Boulevard to just west of Ranch Lane

This project was originally proposed as a roadway extension project from SH 6 to just west of Sienna Parkway; however, a portion of the project was constructed in 2008. The newly constructed roadway segment was built with a four-lane cross section and a median. The remainder of the project, Sienna Springs to just west of Ranch Lane, has not been constructed yet. The recommended cross-section would extend the existing Sienna Ranch Road cross-section, which is a four-lane, median-divided roadway. Sienna Ranch Road will function as a major arterial route and run parallel to Sienna Parkway. This project will be developer driven and is part of Sienna Plantation North. In addition, a portion of this project

is within Fort Bend County jurisdiction and coordination will be required with Fort Bend County.

P8. Sienna Springs Boulevard Extension from Sienna Ranch Road to University Boulevard

This project consists of extending Sienna Springs Boulevard northwest from the existing terminus in Sienna Plantation North near the proposed Sienna Ranch Road to intersect the proposed alignment of University Boulevard in the planned Riverstone development. This 2.5 mile extension project is proposed to continue with the existing cross-section of a four-lane, median-divided roadway. As the south and southwest area of the City's jurisdiction is developed, this project will be needed to accommodate the projected traffic demand. The northwest-southeast alignment of Sienna Springs Boulevard is a planned major arterial which provides an alternative to SH 6. The roadway functions as a relief route to SH 6 by connecting Sienna Parkway to University Boulevard. This project will be driven by development in Riverstone and Sienna Plantation North. Portions of this roadway will be in the City of Sugar Land and Fort Bend County's jurisdiction; therefore coordination with the City of Sugar Land and Fort Bend County will be required.

P9. University Boulevard Extension from Oil Field Road to US 59

This project consists of extending the four-lane, median-divided University Boulevard from its existing terminus, near Oil Field Road, west to the City of Sugar Land and aligning with the existing University Boulevard south of US 59. This major arterial will improve the east-west connectivity between the City of Missouri City and the City of Sugar Land, which would enhance traffic circulation and mobility within the study area. With the development of the planned Riverstone subdivision on the southwest side of SH 6, University Boulevard will function as the primary access between US 59 in Sugar Land and SH 6 in Missouri City. The majority of the 4.6 mile extension project would be in the City of Sugar Land's jurisdiction. Project coordination and planning will be required with the City of Sugar Land and Fort Bend County.

As part of this project, Oil Field Road just west of the intersection of University Boulevard and Oil Field Road/Lake Olympia Parkway, will be terminated with a cul-de-sac. Riverstone

development is planning several new roadways within this area, namely University Boulevard and Sienna Springs Boulevard. With this new roadway network in place, Oil Field Road will no longer function as a major collector. This project would be developer driven.

P10. Trammel-Fresno Road Widening from Vicksburg Boulevard to FM 521

This improvement will widen Trammel-Fresno Road from a two-lane to a four-lane divided roadway from east of Vicksburg Boulevard to FM 521. Trammel-Fresno Road serves as a minor arterial for through vehicles accessing FM 521 including access to Hightower High School. This 4.0 mile long widening project will improve east-west travel along Trammel-Fresno Road while relieving portions of SH 6. This roadway widening should help to accommodate the expected traffic on Trammel-Fresno Road by year 2015. Because a portion of this roadway is outside Missouri City's jurisdiction, project coordination and planning will be required with Fort Bend County.

P11. Waters Lake Boulevard Extension from existing terminus to south of Sienna Parkway

This project consists of extending the four-lane, median-divided minor arterial of Waters Lake Boulevard south to intersect Sienna Parkway and continue south. The extension project will be 1.6 miles long. Because of the significant projected traffic traveling on Sienna Parkway by year 2015 due to the expected developments south of Sienna Plantation, an arterial would provide connectivity to and improve traffic flow on Sienna Parkway. Also, this project is within Fort Bend County jurisdiction; therefore, project coordination will be required with Fort Bend County.

P12. Independence Boulevard Widening and Realignment from Acampo Place to Staffordshire Road

This project consists of widening 1.4 miles of Independence Boulevard from two lanes to four lanes from Acampo Place at Lexington Subdivision to Moore Road and from the Gulf Coast Water Canal crossing to Staffordshire Road. The widening and realignment of this major arterial will improve east-west travel through the City of Missouri City.

P13. FM 521 Widening from Trammel Fresno to Harris County Line

This TxDOT project consists of widening a 3.0-mile section of FM 521 from two to four lanes from the irrigation canal north of Trammel Fresno to the Harris County Line. Widening of FM 521 provides additional capacity along FM 521 and would help Missouri City commuters with an alternate north-south route on the eastern side of the city.

P14. Lake Olympia Parkway Widening from Village Brook Drive to Fort Bend Parkway

This project includes widening 1.0 miles of roadway from two to four lanes starting at the existing four-lane, median-divided section, which is just east of Village Brook Drive, to the Fort Bend Parkway. The Lake Olympia Parkway widening will construct the remaining half of the four-lane, divided roadway. The planned widening of Lake Olympia Parkway to the Fort Bend Parkway should improve east-west travel in the center of Missouri City. Lake Olympia Parkway serves as a major east-west arterial and provides access at one of the few access points along the Fort Bend Parkway. The widening of this roadway section will enhance connectivity of the roadway network and improve east-west mobility within Missouri City. This project will be developer driven.

P15. US 90A at Texas Parkway (FM 2234)/S. Gessner Road Interchange

This TxDOT project will provide a depressed section for Texas Parkway (FM 2234)/S. Gessner Road at US 90A. The mainlanes of Texas Parkway will be depressed and the Frontage Roads will be at-grade. This project will enhance the north-south access to and from Missouri City.

P16. Vicksburg Boulevard Extension from Aldridge Drive to Lake Olympia Parkway

This project will extend the existing four-lane, divided Vicksburg Boulevard from Aldridge Drive north to intersect Lake Olympia Parkway. By connecting Vicksburg Boulevard to Lake Olympia Parkway in the near future, traffic can access the Fort Bend Parkway via Lake Olympia Parkway as an alternative to SH 6. This project will be developer driven as development occurs in the area.

For purposes of analysis in the travel demand model, the recommended improvements were added to the year 2015 E+C network thus developing the year 2015 E+C+I network. Traffic volumes obtained from the travel demand model for year 2015 E+C+I network were

analyzed using HCS2000 to determine the effect of the proposed roadway improvements on the traffic operations of each roadway in the system. **Exhibit 15** provides a graphical representation of the roadway LOS for year 2015 E+C+I network.

Due to the positive impact of the proposed roadway improvements, a majority of the roadways in the study area analyzed are expected to perform at a LOS D or better. However, three roadways are still expected to perform at LOS E by year 2015. These roadways are listed below:

- Murphy Road (FM 1092) between Cartwright and SH 6,
- SH 6 between Dulles Avenue and Murphy Road (FM 1092), and
- Texas Parkway (FM 2234) between Buffalo Run and Court Road.

FUTURE YEAR (YEAR 2025) ANALYSIS

The H-GAC-based demographic forecasts for households and employment within the study area are anticipated to grow substantially between years 2008 to 2025. In particular, households are forecasted to grow from 82,300 households in year 2008 to 133,700 in year 2025 as shown in **Table 5**. Employment opportunities are also expected to rise from 72,000 in year 2008 to approximately 169,200 jobs in year 2025.

Table 5. Demographics Summary in the Study Area – Year 2008 to 2025

	2008	2015	2025
Total Households	82,300	109,100	133,700
Total Employment	72,000	122,300	169,200

The number of households in the study area is forecasted to increase by 38 percent over the seventeen year time frame. The areas that reflect the greatest increase in number of households between years 2008 and 2025 are in the southern sections of the study area. The household increase forecasted between years 2015 and 2025 is less dramatic than in the prior 7-year period but still substantial. The household growth in the southern sections

of the study area projected to be in the two highest income groupings. **Exhibit 16** illustrates the percent of growth in total households in the study area between years 2015 to 2025.

Employment in the study area increases by almost 57 percent over the seventeen year study period. As with households, employment growth in the period 2015 to 2025 is less than in the prior period. **Exhibit 17** illustrates the percent of growth in employment in the study area between years 2015 and 2025.

Missouri City study area Vehicle Miles Traveled (VMT) predicted by the model, shown in **Table 6**, is expected to increase 61% between the years 2015 and 2025. This increase in VMT indicates that there is a need to identify those projects that should be completed between years 2015 and 2025.

Table 6. Model Estimated VMT – Years 2008 to 2025

Analysis Year	VMT
2008	5,724,400
2015	6,325,300
2025	10,174,400

For the Future Year (Year 2025) analysis, it was assumed that all improvements recommended by this study for the Interim Year will be implemented and in place by year 2015. Planned roadway improvement projects scheduled for construction between years 2015 and 2025 and controlled by other jurisdictions were considered “committed” projects for purposes of the travel demand modeling process. Also, for modeling purposes, these “committed” projects were assumed to be in place by year 2025. A brief description of each “committed” project included in the Future Year E+C network is provided below.

Dulles Avenue Widening

This project would widen Dulles Avenue between US 90A and SH 6 from four to six lanes. These improvements are expected to be in place by year 2025. While this roadway is not in Missouri City’s jurisdiction, the additional north-south roadway capacity will be beneficial to the Missouri City roadway network.

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Fort Bend Parkway (SH 122) Construction

This project consists of an extension of Fort Bend Parkway (SH 122) between SH 6 and Sienna Parkway. A four-lane section of controlled access facility is proposed to be constructed by year 2025. The extension of the proposed section would provide access beyond SH 6 where the Toll Road currently ends. As the design of this roadway section is at a preliminary stage, the alignment was based on the recommended alternative currently being considered.

Staffordshire Road Widening and Realignment

This project will widen Staffordshire Road between US 90A and Texas Parkway (FM 2234) from two to four lanes. Staffordshire Road is proposed to be realigned with Court Road and follow the Court Road alignment to intersect with Texas Parkway. It is anticipated that this project will be constructed by the City of Stafford.

The committed projects listed above were input into the travel demand model. Projected growth between years 2015 and 2025 was applied to the Future Year E+C roadway network. The output obtained from the travel demand model includes the projected 24-hour traffic volumes as shown in **Exhibit 18** along various roadways for the year 2025.

These roadway segments were analyzed using HCS 2000 and the resulting LOS along these roadways was determined. **Exhibit 19** indicates the LOS along various roadways for the year 2025 E+C network condition. The lack of any proposed improvements to the roadway infrastructure between the year 2015 and year 2025 will cause a significant drop in the LOS along several roadways as compared to year 2015 projected conditions.

FUTURE YEAR (YEAR 2025) PROPOSED IMPROVEMENTS

The Future Year evaluation followed the same approach used to determine proposed roadway improvements for the Interim Year. Various alternatives were modeled and a list of recommended improvements that would need to be in place by year 2025 was developed. **Exhibit 20** provides a graphical representation of all the recommended improvements to be in place by year 2025. Listed below is a brief summary of each recommended project.

P17. Texas Parkway (FM 2234) Widening from US 90A to Lexington Boulevard

As part of the TMP update, this corridor was identified as a corridor of interest. The proposed roadway improvements were further analyzed to determine if they were necessary. Given the anticipated vehicular volumes, it was determined that the recommended improvements are still necessary. Texas Parkway (FM 2234) would be widened from four lane roadway with a two-way-left-turn-lane to six lanes with a median in two phases between US 90A and Cartwright Road. This first phase would widen Texas Parkway between US 90A and Lexington Boulevard, a section 1.5 miles long. Texas Parkway is major north-south arterial which provides connections to US 90A on the north and Cartwright Road on the south. The additional capacity gained from this widening project would be necessary to accommodate the traffic demand projected for Texas Parkway by year 2025. Because Texas Parkway (FM 2234) is a state highway, this project will require coordination with TxDOT.

P18. Texas Parkway (FM 2234) Widening from Lexington Boulevard to Cartwright Road

This 1.3 mile project is the second phase of a two-phase project to widen Texas Parkway (FM 2234) from US 90A to Cartwright Road. This project would widen Texas Parkway between Lexington Boulevard and Cartwright Road from a four lane roadway with a two-way-left-turn-lane to six lanes with a median. Texas Parkway (FM 2234) is a state roadway which will require coordination with TxDOT.

P19. SH 6 Widening from US 59 to Murphy Road (FM 1092)

SH 6 should be widened through the City of Missouri City to help alleviate traffic congestion projected by year 2025. Widening of SH 6 from US 59 to Murphy Road (FM 1092) could be accomplished in three phases and would improve roadway capacity through the intersections of Dulles Avenue, Murphy Road, Lake Olympia Parkway, Sienna Parkway, Fort Bend Parkway, and FM 521. The first phase of this 4.22 mile project would be to widen the segment from US 59 to Murphy Road (FM 1092) from six travel lanes to eight travel lanes. The preferred cross-section would be an eight-lane, median-divided roadway. Due to the traffic volumes anticipated to use this roadway, further study to determine if controlled access lanes can be proposed along this roadway should be studied. In addition, a

feasibility study should be conducted in order to determine if grade separation at major intersections along SH 6 is necessary. Right-of-way will be a major factor for consideration of this project. This project will require coordination with TxDOT and the City of Sugar Land.

P20. SH 6 Widening from Murphy Road (FM 1092) to Fort Bend Parkway

This 4.53 mile project would be the second phase of an overall project to widen SH 6 from Dulles Avenue to FM 521. SH 6 would be widened to an eight-lane, median-divided cross-section from Lake Olympia Parkway to Fort Bend Parkway. To meet the projected traffic demand by year 2025, this widening project will be necessary. Right-of-way will be a major factor for consideration of this project. SH 6 is a state roadway, which will require coordination with TxDOT.

P21. SH 6 Widening from Fort Bend Parkway to FM 521

The final phase of the overall SH 6 project would widen SH 6 from Fort Bend Parkway to FM 521. The cross-section would be an eight-lane, median-divided roadway. It is expected that this 3.16 mile widening will be needed by year 2025 to improve traffic flow along SH 6. As SH 6 is a state highway, this project will require coordination with TxDOT. Right-of-way will be a major factor for consideration of this project. In addition, as the project limits are within Fort Bend County jurisdiction; project coordination with Fort Bend County will also be required.

P22. Major Arterial from Sienna Parkway to Grand Parkway (SH 99)

By year 2025, development in the area of Sienna Parkway, namely all of Sienna Plantation, is projected to be fully built out. Also, the Grand Parkway (SH 99) is expected to be constructed by year 2025. A major arterial connecting Sienna Parkway and Grand Parkway would be essential to traffic mobility in the southern portion of the study area. The 4.3 mile project consists of the construction of a four-lane, median-divided roadway from Sienna Parkway and Grand Parkway. Project coordination and planning will be required with Fort Bend County and TxDOT. This project would be developer driven.

P23. Knight Road Extension from near Watts Plantation Road to near McKeever Road

Knight Road was identified as a corridor of interest during the TMP update. Even with the proposed improvements to Sienna Ranch Road, Sienna Parkway and Siena Springs

Boulevard, the extension of Knight Road is a necessary improvement. Knight Road will serve as an alternative route to Sienna Parkway; thus, helping mitigate traffic congestion along this corridor. The Knight Road extension project will extend the existing roadway from its terminus south of Watts Plantation Road to its terminus north of McKeever Road. The 0.8 mile two-lane roadway will provide an important connection between McKeever Road and Fort Bend Parkway and SH 6. Given the traffic growth that is projected south of SH 6 by year 2025, this extension will be needed to provide a north-south alternative to Sienna Parkway.

P24. Extension of Watts Plantation between Knight Road and SH 6

Significant traffic growth south of SH 6 is expected by year 2025. To help accommodate this growth, the extension of Watts Plantation as a two-lane roadway between Knight Road and SH 6, is proposed. This 0.9 mile project would provide better connectivity between Watts Plantation Road, Knight Road and SH 6.

P25. McKeever Road Widening and Realignment from Sienna Parkway to SH 6

This project consists of widening McKeever Road from two lanes to four lanes between Sienna Parkway and SH 6 and realigning McKeever Road to intersect SH 6 at S. Post Oak Boulevard. The widening and realignment project will be 3.9 miles long. The realignment of McKeever Road at SH 6 will provide a much safer intersection that is adequately spaced from the intersection of FM 521 and SH 6. In south Missouri City, there is a need for an east-west thoroughfare to relieve the east-west traffic on Sienna Parkway. The widening and realignment of McKeever Road will encourage east-west travel from Sienna Parkway to SH 6, and will aid in improving SH 6 and Sienna Parkway in the future. Since a portion of this roadway is outside the City's jurisdiction, project coordination and planning will be required with Fort Bend County.

P26. Fort Bend Parkway Extension from Sienna Parkway to SH 99

This project consists of an extension of Fort Bend Parkway between Sienna Parkway and SH 99. A four-lane section of controlled access facility is proposed to be constructed by year 2025. The extension of the proposed section would provide access to SH 99 from Sienna Parkway.

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For purposes of the analysis in the travel demand model, the recommended improvements were added to the year 2025 E+C network thus developing the year 2025 E+C+I network. Traffic volumes obtained from the travel demand model for year 2025 E+C+I network were analyzed using HCS2000 to determine the effect of the proposed roadway improvements on the traffic operations of each roadway in the system.

Exhibit 21 provides a graphical representation of the Roadway LOS for year 2025 E+C+I network. Results of the roadway LOS analysis indicate that there is a positive impact of the proposed roadway improvements on the traffic operations. A majority of the roadways in the study area analyzed were expected to perform at a LOS D or better. However, two roadways are expected to still perform at LOS E in year 2025. These roadways are listed below:

- Murphy Road (FM 1092) between Cartwright Road and SH 6, and
- Texas Parkway (FM 2234) between Buffalo Run and Cartwright Road.

INTERSECTION ANALYSIS & PROPOSED IMPROVEMENTS

The majority of the intersection analysis results presented in this section are based upon the analysis scenarios performed during the completion of the previous TMP. However, additional traffic operational analysis was conducted for several intersections that have been proposed for signalization. These intersections are Murphy Road (FM 1092) at Raoul Wallenberg Lane, SH 6 at Watts Plantation Road, and SH 6 at Creekmont Drive. Also, results from the State Highway 6 Corridor Access Management Plan (9) and the SH 6 Intersections Analysis (10) applicable to the TMP have been included.

For purposes of conducting traffic operational analysis of various intersections, geometric conditions and TMCs within the study area were input into the micro-computer based traffic model, Synchro, Version 6.0. A detailed operational analysis was undertaken to evaluate each intersection's peak hour capacity and Level of Service (LOS). Synchro follows procedures developed in the HCM 2000. For the analysis of signalized intersections, various assumptions were made and input in Synchro. Based on review of traffic signal timing field books, it was determined that the cycle length used for a majority of the signalized intersections within the city was 100 seconds. Hence, the Cycle length was

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coded as 100 seconds at all the signalized intersections within the city for the existing conditions analysis. As this study is a planning level study, actuated operation of all signalized intersections was assumed and signal timing splits were optimized using Synchro's signal timing optimization procedure. The peak hour factor (K factor) was assumed to be 0.08.

Measures of Effectiveness (MoEs) such as intersection delay and LOS associated with this delay were utilized to evaluate existing and proposed conditions. The intersection delay is the average control delay for the signalized intersection and is calculated by taking a volumes-weighted average of all approach delays. A more detailed description of LOS for a signalized intersection is provided below:

LOS A describes operations with very low delay, up to 10 seconds per vehicle. This level of service occurs when progression is extremely favorable and most vehicles arrive during the green light. Most vehicles do not stop at all and short cycle lengths may also contribute to low delay.

LOS B describes operations with delay greater than 10 and up to 20 seconds per vehicle. This level generally occurs with good progression, short cycle lengths, or both. More vehicles stop than with LOS A, causing higher levels of average delay.

LOS C describes operations with delay greater than 20 and up to 35 seconds per vehicle. These higher delays may result from fair progression, longer cycle lengths, or both. Individual cycle failures may begin to appear at this level, or all vehicles may not pass through on one cycle. The number of vehicles stopping is significant at this level, though many still pass through the intersection without stopping.

LOS D describes operations with delay greater than 35 and up to 55 seconds per vehicle. At level D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high volume to capacity (v/c) ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.

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LOS E describes operations with control delay greater than 55 and up to 80 seconds per vehicle. This level is considered by many agencies to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths, and high v/c ratios. Individual cycle failures are frequent occurrences.

LOS F describes operations with control delay in excess of 80 seconds per vehicle. This level, considered to be unacceptable to most drivers, often occurs with over saturation, that is, when arrival flow rates exceed the capacity of the intersection. Poor progression and long cycle lengths may also be major contributing factors.

The general criteria associated with each LOS reported for signalized intersections are presented in **Table 7**.

Table 7. LOS Criteria for Signalized Intersections

Level of Service (LOS)	Delay Range for Signalized Intersections (sec/veh)
A	<10
B	>10 and <20
C	>20 and <35
D	>35 and <55
E	>55 and <80
F	>80

Traffic data for existing conditions including existing lane configuration, intersection geometry, and turning movement counts were input into Synchro to analyze the existing traffic operations of various signalized intersections within the study area. Each intersection was individually analyzed to determine if any deficiencies, from a traffic operations perspective, exists at these intersections. The intersection analysis was conducted for the worst-case scenario. Traffic volumes for AM and PM peak hours were compared and the existing condition with greater traffic volumes was used as the case for the analysis. Analysis of existing conditions indicates that all signals with the exception of three signalized

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intersections operate at a LOS of C or better. Listed below are the three signals that operate at LOS D.

- Texas Parkway (FM 2234) at Buffalo Run,
- Texas Parkway (FM 2234) at Cartwright Road, and
- Murphy Road (FM 1092) at Cartwright Road.

The capacity analysis for Murphy Road (FM 1092) at Raoul Wallenberg Lane, SH 6 at Watts Plantation Road, and SH 6 at Creekmont Drive was conducted assuming signalized at these intersections. The intersections are currently stop controlled on the minor street but are anticipated to be signalized in the near term. As part of the capacity analysis for the intersection of Murphy Road (FM 1092) at Raoul Wallenberg Lane, access management for the corridor along Murphy Road (FM 1092) from Raoul Wallenberg Lane to SH 6 was reviewed. Access management is typically considered necessary when traffic volumes exceed an ADT of 20,000. The 2008 ADT for this corridor is 24,500 which exceeds the threshold. The traffic volume combined with the density of driveways, warrants further study for access management improvements along Murphy Road (FM 1092).

Information from the State Highway 6 Corridor Access Management Plan and the SH 6 Signalized Intersections Analysis was incorporated into this TMP. The State Highway 6 Corridor Access Management Plan included the section of SH 6 through Missouri City. This study recommended raised medians and median openings along SH 6 in Missouri City and these improvements are scheduled for letting by 2011. The SH 6 Signalized Intersections Analysis report identified and addressed any traffic-related problems at the signalized intersections that may result due to restrictions caused by the Access Management project. These studies recommend left-turn lanes, medians, signal timing/intersection improvements and the addition of future signals at SH 6 at Lake Shore Harbor and SH 6 at Sienna Christus. These studies also recommend northbound and southbound left-turn lanes at the intersections of SH 6 at Lake Olympia Parkway and SH 6 at Lake Shore Harbor, along with a westbound right-turn lane at SH 6 and Sienna Parkway.

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As part of the SH 6 Signalized Intersections Analysis, analysis was completed for all signalized intersections along SH 6. Listed below are the signalized intersections that operate at LOS D or worse for at least one of the peak hours.

- SH 6 at Murphy Road (FM 1092),
- SH 6 at Lake Olympia Parkway, and
- SH 6 at Sienna Parkway.

Exhibit 22 provides LOS information for existing conditions at selected signalized intersections in Missouri City.

As presented in the previous TMP, projected TMCs obtained from the travel demand model for the Interim Year E+C network were input in Synchro to analyze various signalized intersections and identify deficiencies at these intersections. In addition, the projected TMCs for the intersections along SH 6 from the SH 6 Signalized Intersection Analysis and for the proposed signalized intersections of Murphy Road (FM 1092) at Raoul Wallenberg Lane, SH 6 at Watts Plantation Road, and SH 6 at Creekmont Drive were analyzed as part of the TMP update. **Table 8** provides information on the LOS for each approach at select intersections that are anticipated to operate at a poor LOS by the year 2015. Based on the deficiencies identified, various improvements were proposed for implementation by year 2015. **Table 9** provides a brief description and **Exhibit 23** shows a graphical representation of these proposed improvements. **Exhibit 24** shows the LOS results for the intersection analysis assuming that the proposed improvements are in place.

It is important to note the LOS at the intersection of Murphy Road with SH 6 by year 2015 was projected to be LOS F. Due to the high volume of vehicles traversing this intersection, further study to evaluate the feasibility of grade separation at this intersection should be conducted.

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Table 8. Approach LOS at Select Signalized Intersections

	Approach LOS*			
	Northbound	Southbound	Eastbound	Westbound
Texas at Buffalo Run	-	-	F	F
Texas at Court Road	-	-	E	-
Texas at Cartwright Road	-	E	-	-
Murphy Road at Lexington Boulevard	F	F	F	F
Murphy Road at 5th Street	E	-	-	-
Murphy Road at Cartwright Road	F	E	F	F
Murphy Road at El Dorado	F	F	E	E
SH 6 at Colonial Lakes	-	E	-	-
SH 6 at Lake Olympia Parkway	-	F	-	-
SH 6 at Murphy Road	F	F	E	F
SH 6 at Sienna Parkway	-	-	F	-

**Only the approaches with LOS E or F are shown*

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Table 9. Proposed Intersection Improvements – Year 2015

Intersection	Improvement
Texas at Buffalo Run	Re-Stripe WB Buffalo Run to include 2 left turn only lanes and one shared through-right lane
Texas at Independence	Addition of one NB right turn lane on Texas Parkway
Texas at Court Road	Addition of one EB left turn lane on Court Road
Texas at Cartwright Road	Addition of one SB through lane on Texas Parkway
Texas at Turtle Creek	Addition of one EB and one WB through lane on Texas Parkway*
Murphy at Lexington Boulevard	Addition of one NB and one SB through lane on Murphy Road*
Murphy at 5th Street	Addition of one EB right turn lane on Lexington
	Addition of one NB and one SB through lane on Murphy Road*
	Addition of one NB and one SB through lane on Murphy Road*
Murphy at Cartwright Road	Addition of one NB and one SB through lane on Murphy Road
	Addition of channelized NB right turn lane w/ Acceleration lane
	Addition of channelized WB right turn lane w/ Acceleration lane
Murphy at El Dorado	Addition of one NB and one SB through lane on Murphy Road*
Murphy at Township	Install Traffic Signal and one NB and one SB through lane on Murphy Road*
Murphy at Hampton	Addition of one NB and one SB through lane on Murphy Road*
	Addition of one SB left turn only lane on Murphy Road*
Murphy at SH 6	Addition of channelized WB right turn lane w/ Acceleration Lane on SH 6
	Conduct Feasibility Study to evaluate grade separation
SH 6 at Lake Olympia Parkway	Addition of one WB right turn lane on Lake Olympia
SH 6 at Glenn Lakes Lane	Addition of WB left turn lane and channelized right turn lane on Glenn Lakes Ln.
SH 6 at Lake Shore Harbor	Addition of one NB and one SB left-turn lanes on SH 6
	Install Traffic Signal
SH 6 at Sienna Parkway	Addition of NB to dual left-turn lanes, right turn lane
SH 6 at Sienna Ranch Road	Install Traffic Signal
SH 6 at Sienna Christus	Install Traffic Signal
Sienna Parkway at Trammel Fresno	Addition of NB and SB left turn lanes on Sienna Parkway
	Addition of WB left turn lane on Trammel Fresno
Sienna Parkway at Sienna Springs	Addition of NB left turn lane on Sienna Parkway
	Addition of SB right turn lane on Sienna Parkway
Sienna Parkway at Watts Plantation	Addition of NB and SB left turn lanes on Sienna Parkway
	Addition of SB right turn lanes on Sienna Parkway
	Addition of SB right turn lane on Sienna Parkway
	Addition of WB left turn lane on Watts Plantation
Sienna Parkway at Sienna Ranch Road	Addition of NB dual left turn lane on Sienna Parkway
	Addition of channelized EB right turn lane w/ Acceleration lane on Sienna Ranch Road
Sienna Parkway at Bees Passage	Addition of NB and SB left turn lanes on Sienna Parkway
Sienna Parkway at Scanlin Trace	Addition of NB and SB left turn lanes on Sienna Parkway
Sienna Parkway at Waters Lake Boulevard (S)	Addition of EB left turn lane on Sienna Parkway
US 90A at Texas Parkway (FM 2234) Interchange	Depress Texas Parkway

* Arterial Widening Project



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Intersection improvements are extremely critical to improve or maintain the level of service observed at signalized intersections along a heavily traveled corridor. The capital cost for constructing these improvements along various approaches to an intersection are relatively low compared to the cost of widening a roadway or constructing a new roadway. These improvements greatly assist in improving traffic flow through an intersection as they typically form the bottleneck along a corridor. Intersection improvements listed in the TMP should be conducted in the 2-5 year timeframe.

SUMMARY OF RECOMMENDATIONS

The travel demand model for Missouri City has been updated during this study. In addition, Missouri City's roadway network and TAZ detail has been updated and included in H-GAC's regional model. Using this travel demand model, various proposed improvements were developed and analyzed for the Interim Year (Year 2015) and Future Year (Year 2025). This section summarizes recommended improvements, costs, and other useful traffic management strategies. The Revised Thoroughfare Plan Map is also provided in this section.

An implementation plan that will provide a framework and strategy for the successful implementation of the recommended projects identified in the TMP should be developed. Project prioritization is an important step that is aimed at assisting the City of Missouri City to focus on projects that are presently in different phases; namely, planning, development, funding and implementation phases and whose benefits are most effective to its citizens. Comparison of recommended projects will be performed to prioritize these projects and develop an implementation sequence. Priority lists for the projects to be completed by the year 2015 and by the year 2025 will be presented in the implementation plan.

RECOMMENDED IMPROVEMENTS

Table 10 and **Table 11** provide a listing of the recommended projects, the limits of each of these projects, and the estimated cost of each project to be completed by years 2015 and 2025, respectively. As this is a planning study, it is important to note that the cost estimates for these projects are preliminary. Engineering costs were estimated and are included in the project cost estimate. The cost of right-of-way (ROW) acquisition, any utility relocation or other such costs are preliminary. Further study to confirm the alignment shown and research to determine the adequacy of existing ROW and determination of need for utility relocation would be necessary during preliminary engineering process of each project.

Proposed improvements to existing traffic signals were developed in the previous TMP based on anticipation of congestion at intersections by year 2015. Projected traffic volumes estimated by the travel demand model were utilized to analyze year 2015 traffic conditions.

TRAFFIC MANAGEMENT PLAN

Table 10. Summary of Proposed Improvements – Year 2015

Project Number	Project	Project Limits		Length (miles)	Improvement	Cost Estimate
		From	To			
P1	Murphy Road (FM 1092) Widening	Lexington Boulevard	Cartwright Road	1.3	Widen 4 to 6 lanes	\$10,100,000
P2	Murphy Road (FM 1092) Widening	Cartwright Road	SH 6	1.2	Widen 4 to 6 lanes	\$9,610,000
P3	Murphy Road (FM 1092) Widening	US 90A	Lexington Boulevard	1.3	Widen 4 to 6 lanes	\$10,100,000
P4	Texas Parkway (FM 2234) Widening	Cartwright Road	Fort Bend Parkway	1.4	Widen 2 to 4 lanes	\$11,300,000
P5	McHard Road (FM 2234) Widening	Fort Bend Parkway	FM 521	4.6	Widen 2 to 4 lanes	\$36,700,000
P6	Sienna Parkway Extension	Waters Lake Boulevard	FM 521	4.8	Extend 4 lane roadway	\$14,650,000
P7	Sienna Ranch Road Extension	Sienna Springs	West of Ranch Lane	1.2	Extend 4 lane roadway	\$3,950,000
P8	Sienna Springs Boulevard Extension	Sienna Ranch Road	University Boulevard	2.5	Extend 4 lane roadway	\$8,000,000
P9	University Boulevard Extension	Oil Field Road	US 59	4.6	Extend 4 lane roadway	\$23,000,000
P10	Trammel-Fresno Road Widening	Vicksburg Boulevard	FM 521	4.0	Widen 2 to 4 lanes	\$18,397,000
P11	Waters Lake Boulevard Extension	Existing Terminus	Sienna Parkway	1.6	Extend 4 lane roadway	\$5,550,000
P12	Independence Boulevard Widening and Realignment	Acampo Place	Staffordshire Road	1.4	Widen 2 to 4 lanes	\$6,700,000
P13	FM 521 Widening	Trammel Fresno	Harris County Line	3.0	Widen 2 to 4 lanes	\$21,800,000
P14	Lake Olympia Parkway Widening	Village Brook Drive	Fort Bend Parkway	1.0	Widen 2 to 4 lanes	\$3,660,000
P15	US 90A at Texas Parkway (FM 2234) Interchange	N/A	N/A	N/A	Depress Texas Parkway	\$28,500,000
P16	Vicksburg Boulevard Extension	Aldrige Drive	Lake Olympia Parkway	0.6	Extend 4 lane roadway	\$1,950,000

TRAFFIC MANAGEMENT PLAN

Table 11. Summary of Proposed Improvements – Year 2025

Project Number	Project	Project Limits		Length (miles)	Improvement	Cost Estimate
		From	To			
P17	Texas Parkway (FM 2234) Widening	US 90A	Lexington Boulevard	1.5	Widen 4 to 6 lanes	\$11,350,000
P18	Texas Parkway (FM 2234) Widening	Lexington Boulevard	Cartwright Road	1.3	Widen 4 to 6 lanes	\$9,550,000
P19	SH 6 Widening	US 59	Murphy Road (FM 1092)	4.2	Widen 6 to 8 lanes	\$39,000,000
P20	SH 6 Widening	Murphy Road (FM 1092)	Fort Bend Parkway	4.5	Widen 6 to 8 lanes	\$20,800,000
P21	SH 6 Widening	Fort Bend Parkway	FM 521	3.2	Widen 6 to 8 lanes	\$14,750,000
P22	Major Arterial Construction	Sienna Parkway	Grand Parkway (SH 99)	4.3	Construct 4 lane roadway	\$18,900,000
P23	Knight Road Extension	Watts Plantation	McKeever Road	0.8	Extend 2 lane roadway	\$4,400,000
P24	Watts Plantation Extension	Knight Road	SH 6	0.9	Extend 2 lane roadway	\$4,550,000
P25	McKeever Widening/Realignment	Sienna Parkway	SH 6	3.9	Widen 2 to 4 lanes/ Realignment	\$19,300,000
P26	Fort Bend Parkway Extension	Sienna Parkway	SH 99	-	Construct 4 lane roadway	N/A

TRAFFIC MANAGEMENT PLAN

The cost for constructing these intersection improvements are shown in **Table 12**. As this is a planning study, the estimated costs shown are preliminary.

Table 12. Preliminary Cost Estimate for Proposed Intersection Improvements

Intersection	Cost Estimate
Texas at Buffalo Run	\$5,000.00
Texas at Independence	\$25,000.00
Texas at Court Road	\$25,000.00
Texas at Cartwright Road	\$105,000.00
Murphy at SH 6	\$150,000.00
SH 6 at Glenn Lakes Lane	\$50,000.00
SH 6 at Lake Olympia Parkway	\$25,000.00
SH 6 at Lake Shore Harbor	\$425,000.00
SH 6 at Sienna Christus	\$150,000.00
SH 6 at Sienna Parkway	\$135,000.00
Sienna Parkway at Trammel Fresno**	\$50,000.00
Sienna Parkway at Sienna Springs**	\$25,000.00
Sienna Parkway at Watts Plantation**	\$50,000.00
Sienna Parkway at Sienna Ranch Road**	\$50,000.00
Sienna Parkway at Bees Passage**	\$50,000.00
Sienna Parkway at Scanlin Trace**	\$50,000.00
Sienna Parkway at Waters Lake Boulevard (N)**	\$50,000.00
Sienna Parkway at Waters Lake Boulevard (S)**	\$50,000.00

** Assumes a fully actuated traffic signal in place.

INTELLIGENT TRANSPORTATION SYSTEMS (ITS) PLAN

In addition to widening and constructing new roadways within the City of Missouri City, it is critical that various other strategies be identified for implementation so that managed traffic flow can be achieved throughout the city. Due to ROW and budgetary constraints associated with construction, it may be beneficial to instead develop other methods to efficiently manage traffic along congested roadways. Such strategies include adaptive signal control using vehicular detection and ITS infrastructure such as Closed Circuit Television (CCTV) cameras, Dynamic Message Signs (DMS), and the establishment of a Traffic Management Center (TMC) for managing traffic flow, responding to incidents in an efficient manner, and to re-route traffic if necessary.

There are numerous benefits to ITS. Various studies have shown that arterial management systems can reduce peak period travel time between 5 to 11% and reduce fuel consumption by 2 to 13%. In addition, it improves traffic safety and reduces driver frustration levels. ITS also provides real-time information to the commuters assisting them to make informed decisions about travel routes and travel times to their destinations. ITS improvements, by itself, cannot replace construction of new roadways or widening of existing roadways to improve traffic flow, but can definitely help by providing a means to manage traffic congestion thus postponing projects that would otherwise have to be constructed on an immediate basis.

Ultimate connection to Houston TranStar is a long-term strategy of the ITS plan. In addition, future connection and integration with the City of Sugar Land's ITS as well as other nearby cities should be explored to set up a regional ITS system. The City of Missouri City should follow the guidelines specified in the Houston Region ITS Strategic Plan (8) during planning and implementation of ITS. This plan ensures that the regional ITS architecture stays consistent with the National ITS Architecture. By conforming to the Houston Region ITS Strategic Plan, the City of Missouri City's ITS will have the ability for seamless integration into the regional ITS.

An ITS plan for future implementation of ITS devices throughout the City was developed in the previous TMP. Since then, the City of Missouri City has prepared an ITS Five-Year

Operations Plan (11). The Five-Year Operations Plan is a detailed plan and should be adequate to guide the implementation of ITS in Missouri City.

TRAFFIC MANAGEMENT STRATEGIES

Several strategies, in addition to ITS implementation, that are useful in managing traffic include traffic signal timing optimization, access management, traffic calming, and travel demand management. The City of Missouri City has implemented several traffic signal optimization projects and has developed and adopted access management criteria and traffic calming techniques specified in the City of Missouri City Public Infrastructure Design Manual. These strategies should continue to be implemented as development occurs.

Studies have indicated that signal re-timing or signal timing optimization can be the most effective strategy to reduce traffic delays and maintain smooth traffic operations. The Institute of Transportation Engineers (ITE) estimates travel time reduction from signal re-timing to range from 8% to 25%. Furthermore, traffic signal timing improvements also reduce stops, fuel consumption, and emissions. In combination with implementation and operation of ITS, signal synchronization along major corridors to improve traffic flow should be performed routinely (i.e., at least every two years as traffic conditions warrant).

The City's Design Manual provides access management criteria, traffic impact analysis (TIA) requirements, and traffic calming guidelines for development within the City of Missouri City jurisdiction. These traffic management strategies are based on sound traffic engineering principles. As congestion continues to increase, good access management and TIA improvements will enhance traffic flow and safety along major thoroughfares in Missouri City. The traffic calming techniques encouraged by the Design Manual will help reduce cut-through traffic and improve safety on local streets. It is recommended that the City of Missouri City continue to implement Design Manual requirements for a safer, more efficient, future roadway system.

Other studies have indicated that approximately 5% reduction in trips can be realized due to various travel demand management (TDM) strategies implemented city-wide. TDM examples include rideshare programs such as carpooling and vanpools, the use of flextime,

TRAFFIC MANAGEMENT PLAN

telecommuting, or staggered work hours to spread out the peak traffic demand. TDM strategies can help reduce or eliminate trips; thereby reducing the traffic volume on city roadways. For purposes of this study, a reduction in trips was not assumed as a conservative approach was taken to determine future traffic demand. However, as TDM provides a good cost-effective method to improve traffic flow, the City of Missouri City should promote applicable TDM measures for implementation.

THOROUGHFARE PLAN MAP UPDATE

The Thoroughfare Plan Map was updated to reflect current conditions and proposed improvements. The Revised Thoroughfare Plan Map, shown in **Exhibit 25**, includes:

- Update of any roadways that are currently existing but shown as proposed,
- Revisions to proposed roadway alignments currently shown on the Thoroughfare Plan Map,
- Any recommended improvements developed as part of this study,
- Any future roadways potentially required beyond the year 2025, and
- Any revisions to functional classification of roadways.

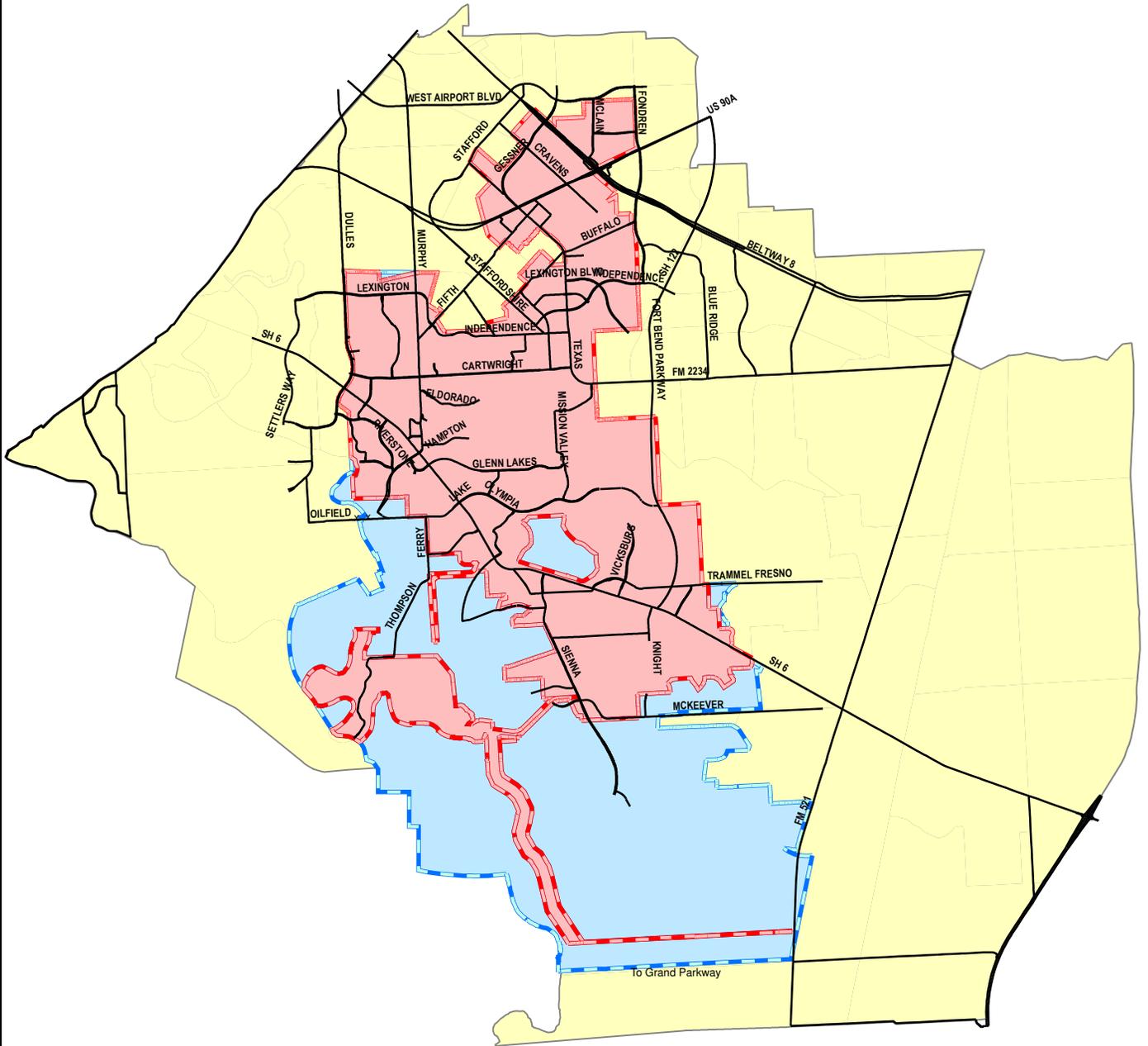
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10. SH 6 Signalized Intersections Analysis, City of Missouri City, Klotz Associates, Inc., Houston, TX, 2009.
11. City of Missouri City Intelligent Transportation Systems (ITS) 5-Year Operations Plan, Traffic Engineers, Inc., Houston, TX, 2008.



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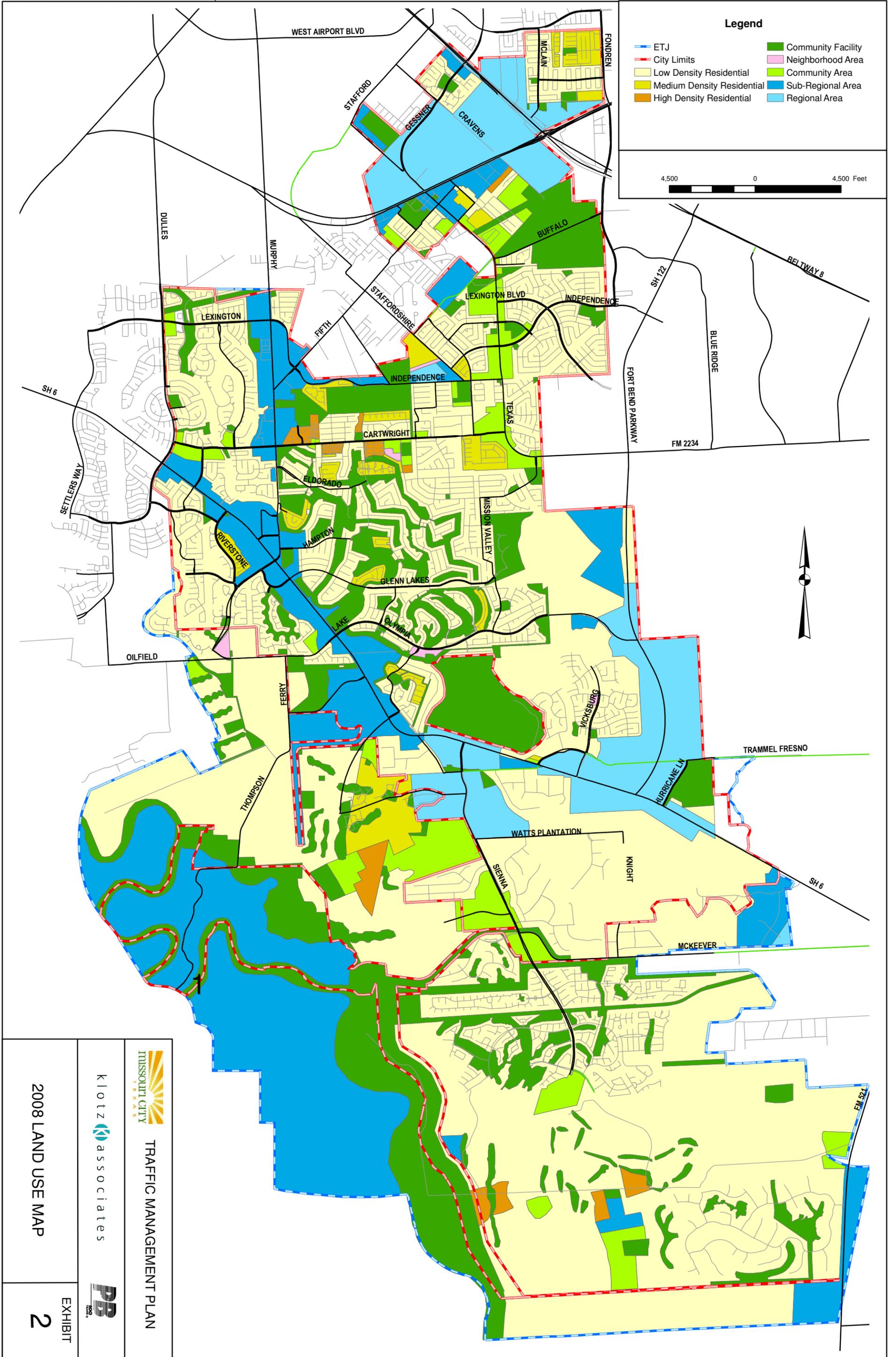
EXHIBITS



- Legend**
- ETJ
 - City Limits



 MISSOURI CITY TEXAS	
TRAFFIC MANAGEMENT PLAN	
klotz  associates	
	
STUDY AREA	EXHIBIT 1



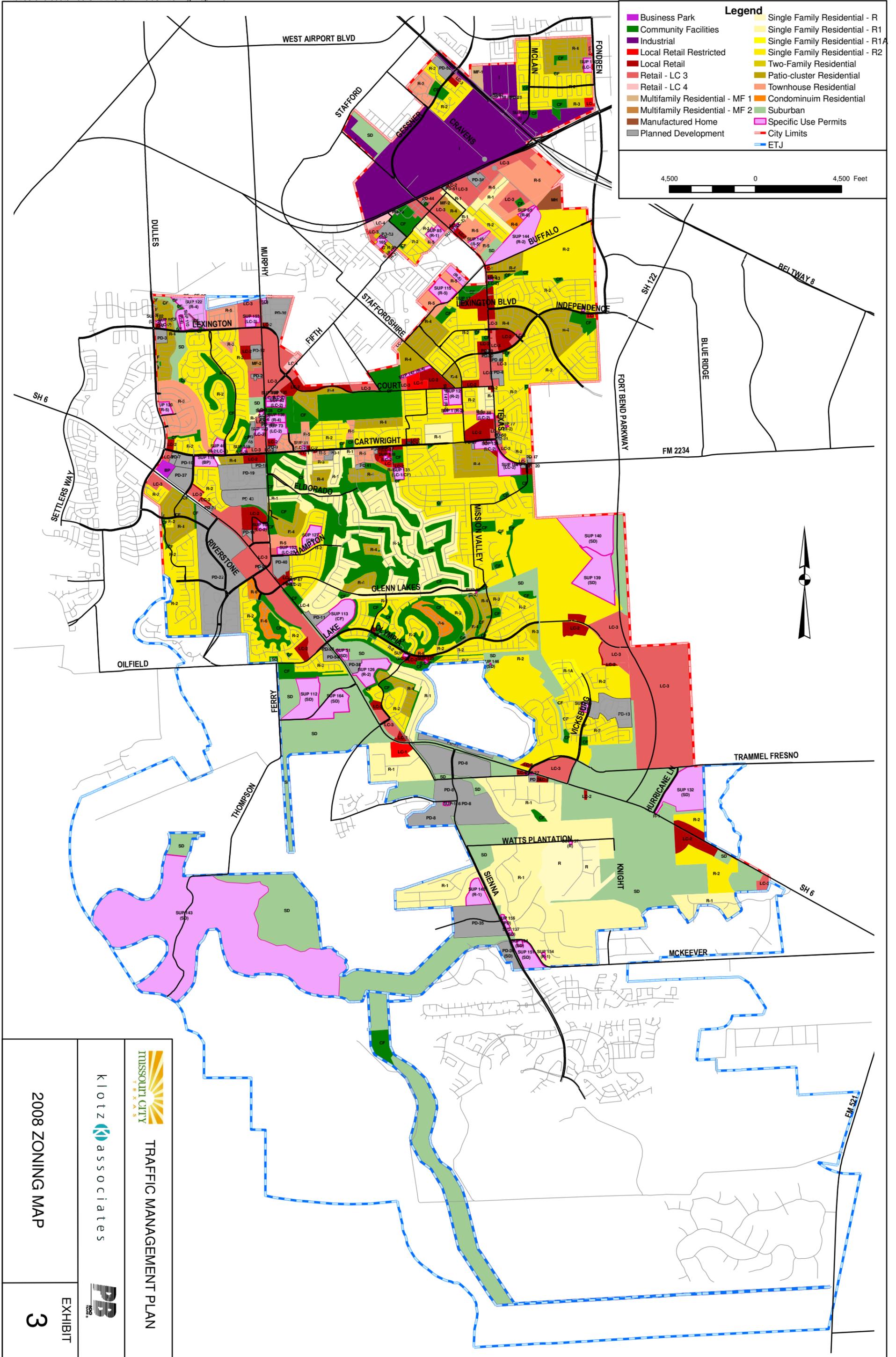
Legend

ETJ	Community Facility
City Limits	Neighborhood Area
Low Density Residential	Community Area
Medium Density Residential	Sub-Regional Area
High Density Residential	Regional Area

4,500 0 4,500 Feet



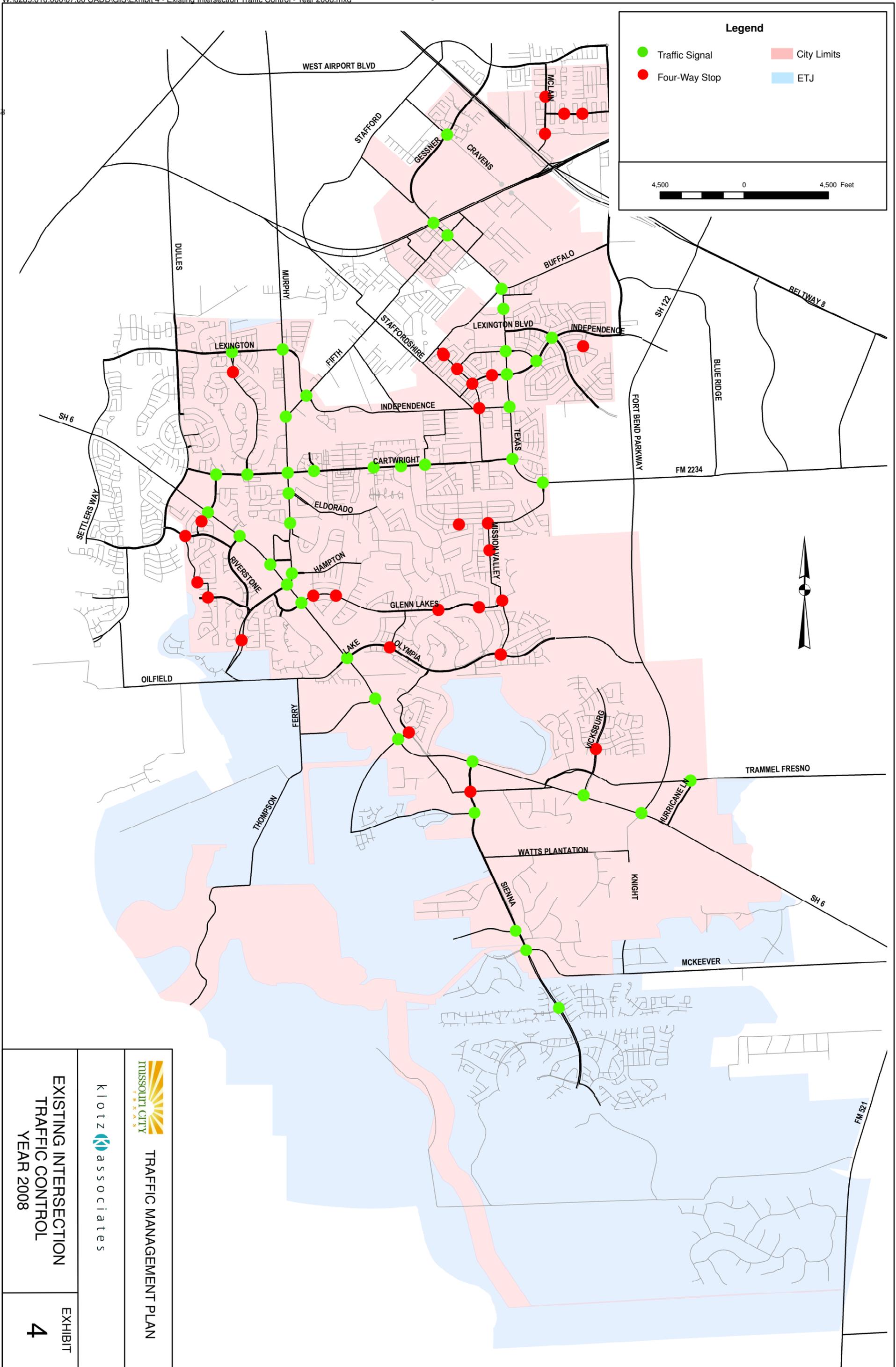
2008 LAND USE MAP	EXHIBIT	2



- Legend**
- Business Park
 - Community Facilities
 - Industrial
 - Local Retail Restricted
 - Local Retail
 - Retail - LC 3
 - Retail - LC 4
 - Multifamily Residential - MF 1
 - Multifamily Residential - MF 2
 - Manufactured Home
 - Planned Development
 - Single Family Residential - R
 - Single Family Residential - R1
 - Single Family Residential - R1A
 - Single Family Residential - R2
 - Two-Family Residential
 - Patio-cluster Residential
 - Townhouse Residential
 - Condominium Residential
 - Suburban
 - Specific Use Permits
 - City Limits
 - ETJ



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 Klotz associates	 PP
2008 ZONING MAP	EXHIBIT 3



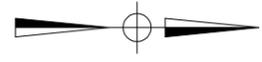
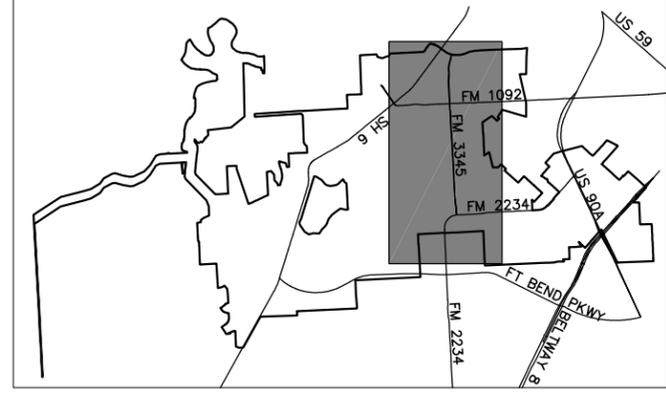
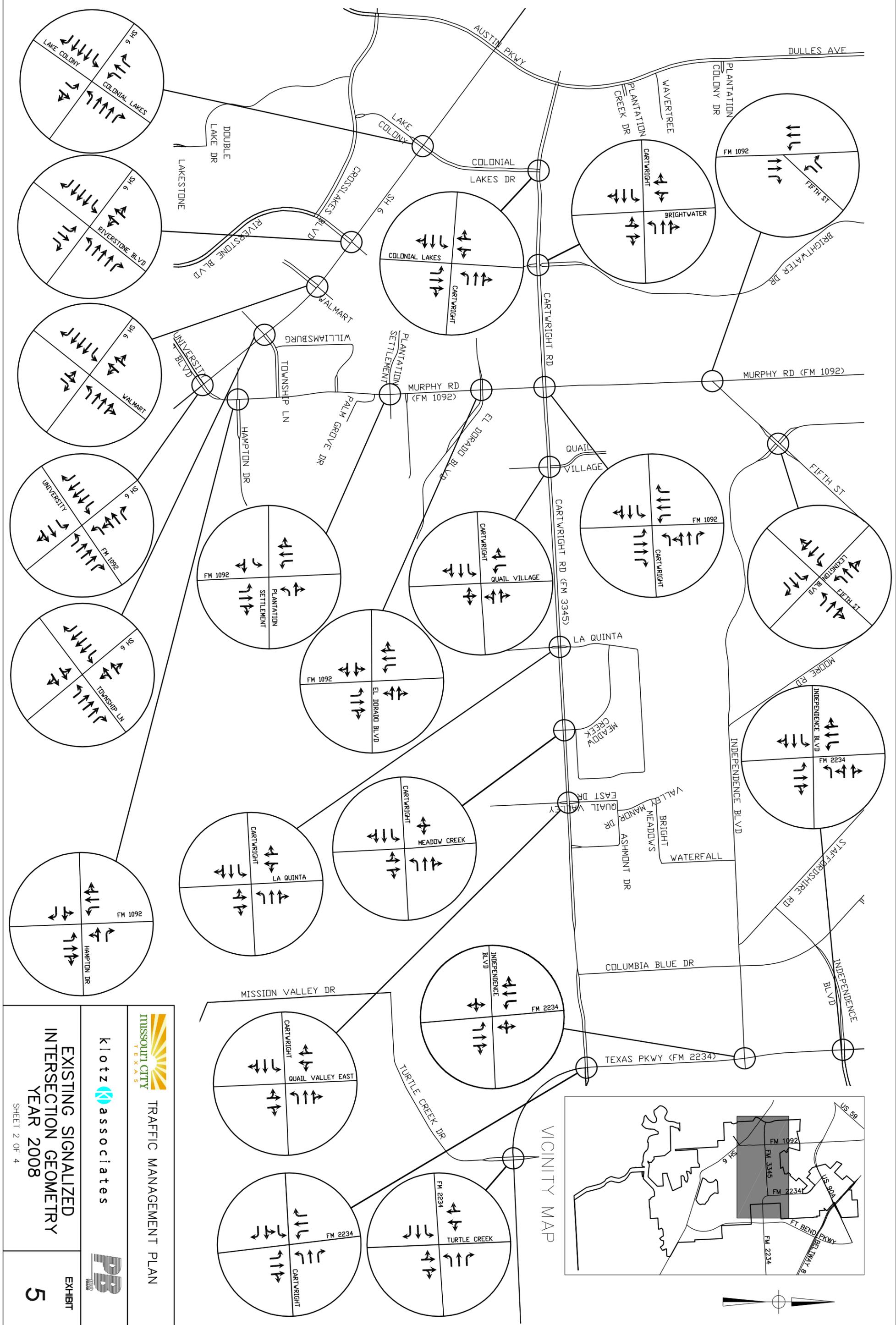
Legend

- Traffic Signal
- Four-Way Stop
- City Limits
- ETJ

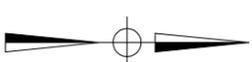
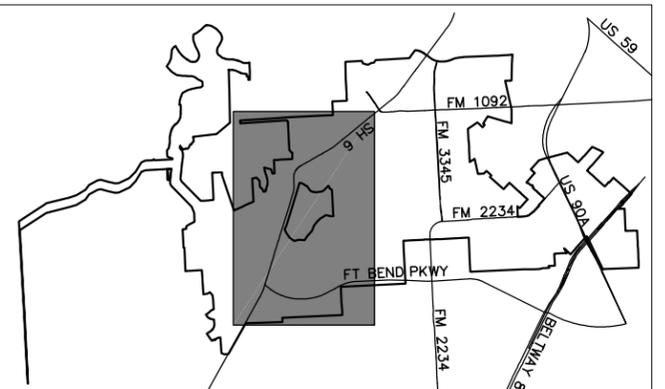
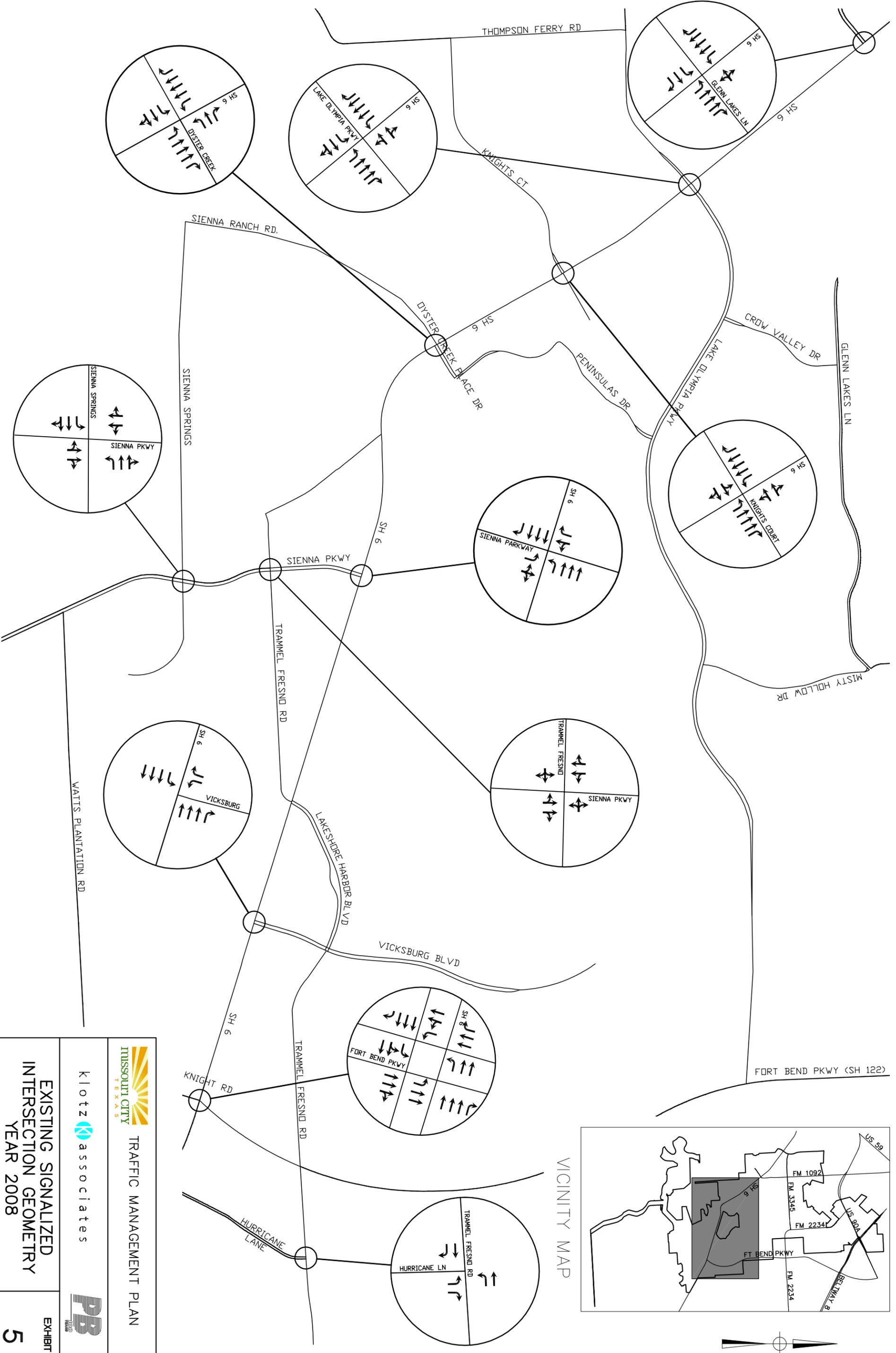
4,500 0 4,500 Feet

 <p>MISSOURI CITY TEXAS</p>	<p>TRAFFIC MANAGEMENT PLAN</p>
 <p>klotz associates</p>	
<p>EXISTING INTERSECTION TRAFFIC CONTROL YEAR 2008</p>	<p>EXHIBIT 4</p>

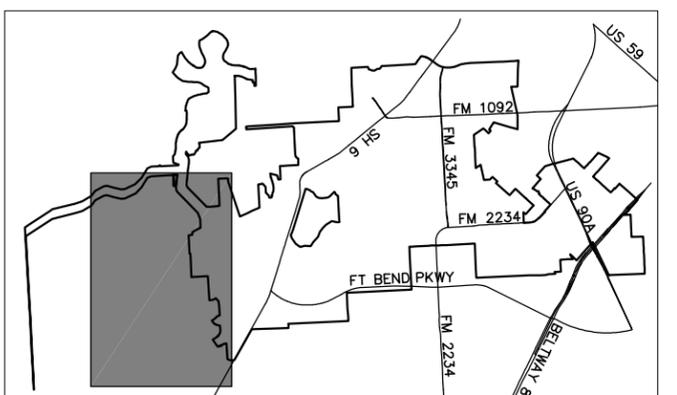
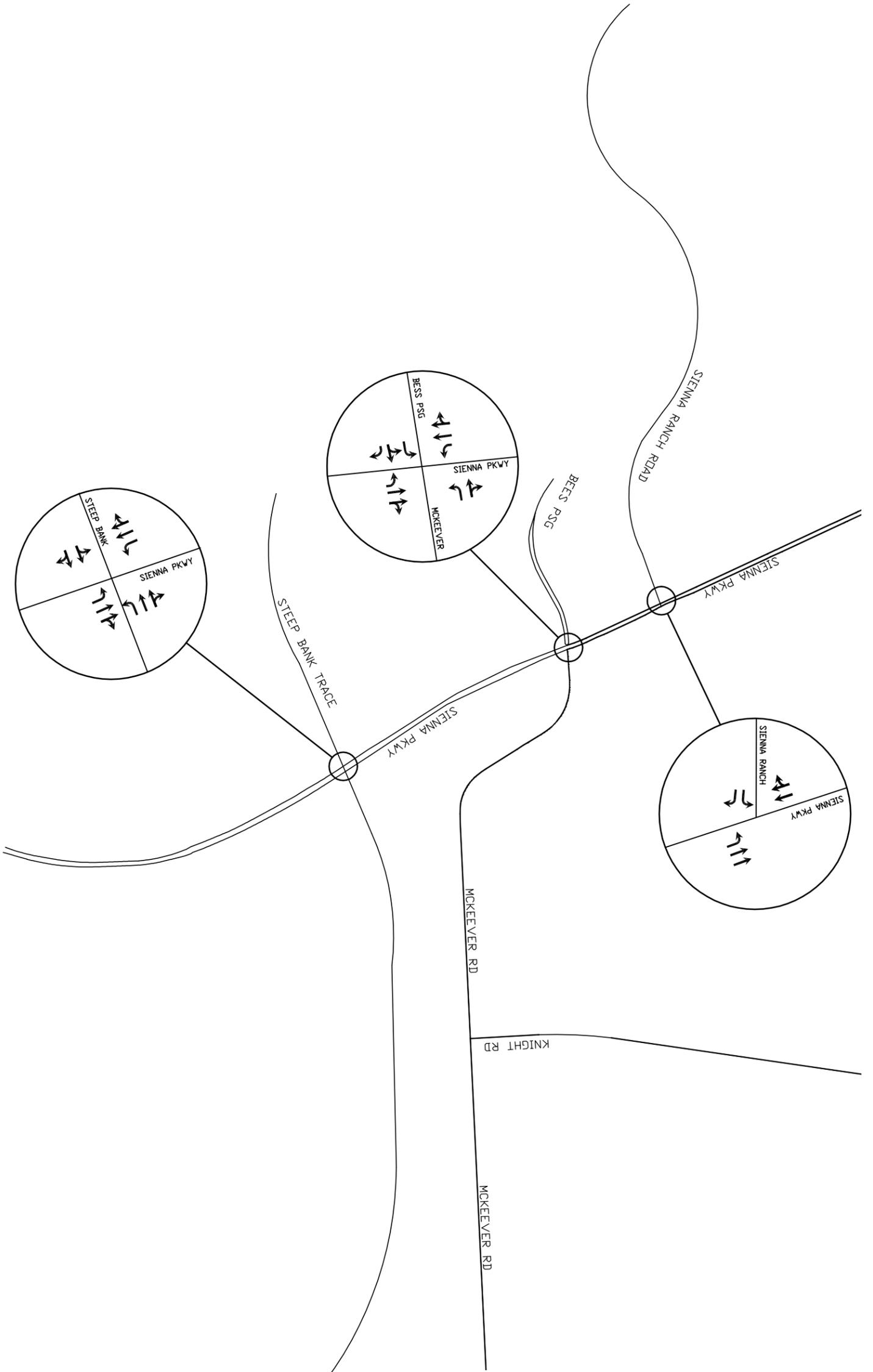
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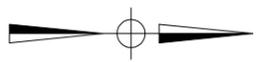
		TRAFFIC MANAGEMENT PLAN		EXHIBIT
				5
EXISTING SIGNALIZED INTERSECTION GEOMETRY			YEAR 2008	
SHEET 2 OF 4			5	



	TRAFFIC MANAGEMENT PLAN
	k o t z associates
	EXHIBIT
EXISTING SIGNALIZED INTERSECTION GEOMETRY YEAR 2008	5
SHEET 3 OF 4	



VICINITY MAP



TRAFFIC MANAGEMENT PLAN

K | o | t | z associates

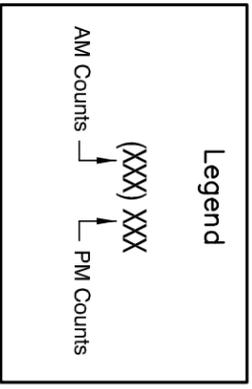
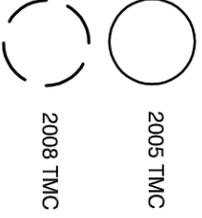
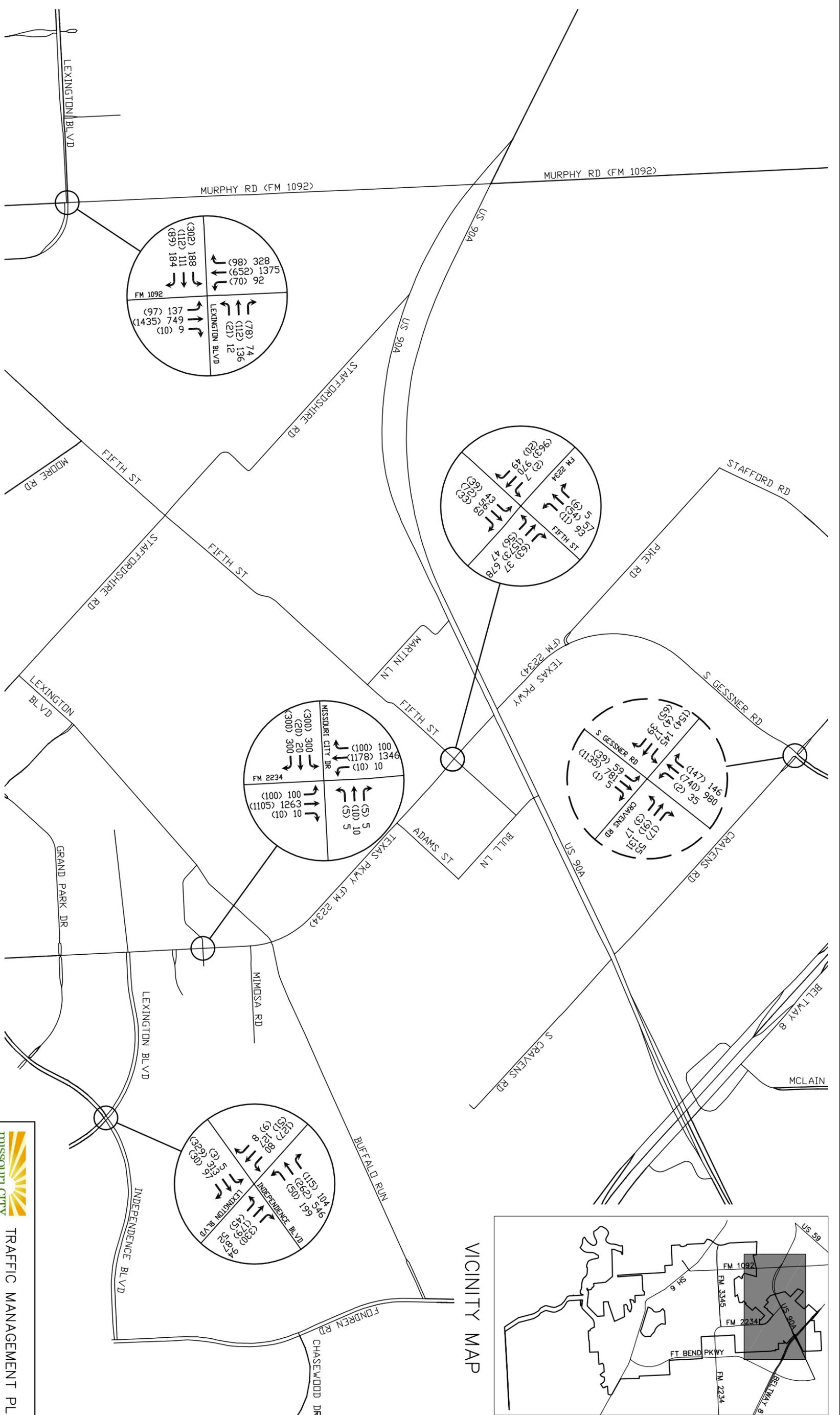


EXISTING SIGNALIZED
INTERSECTION GEOMETRY
YEAR 2008

EXHIBIT

5

SHEET 4 OF 4



MISSOURI CITY TEXAS

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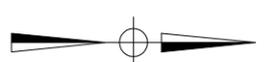
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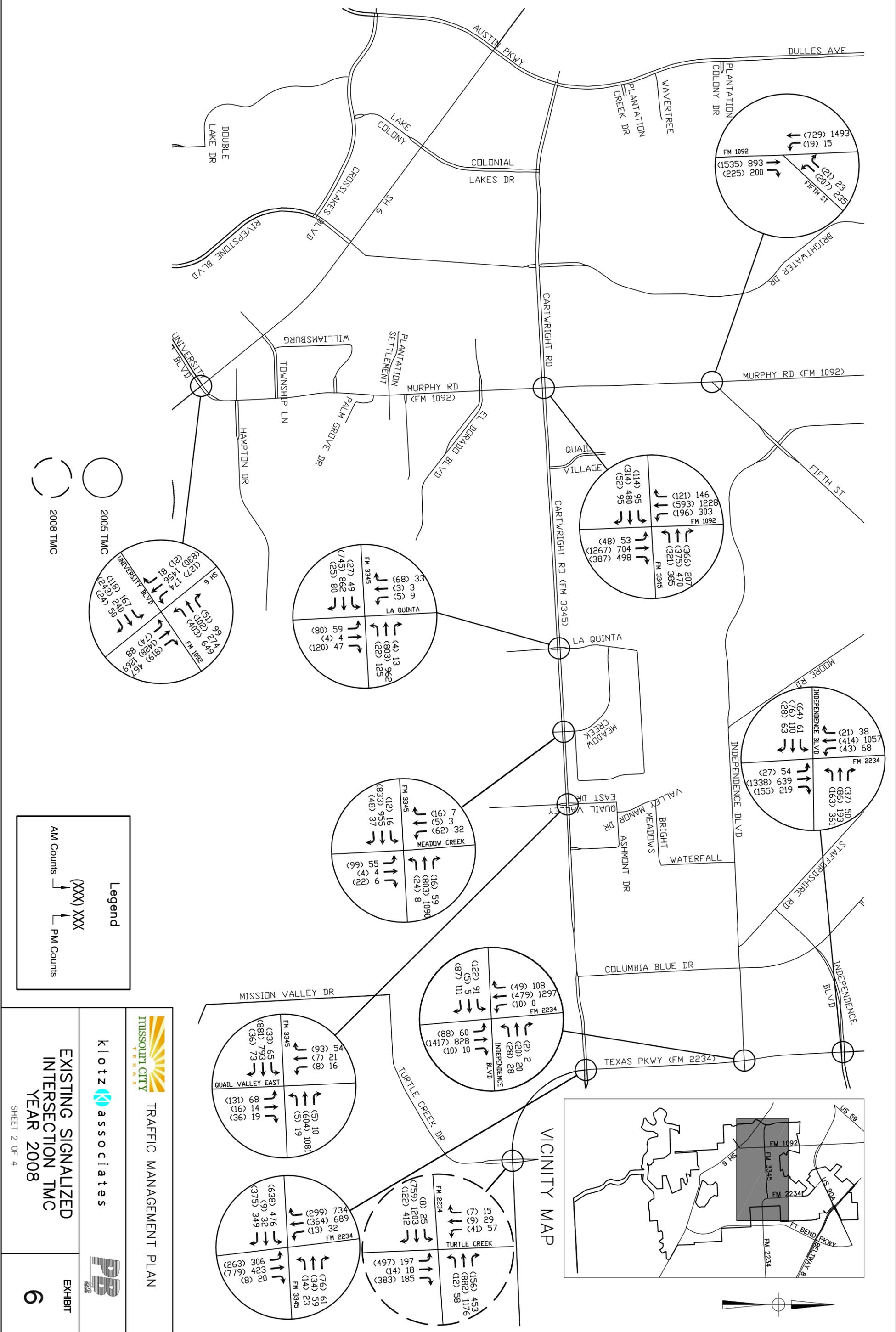
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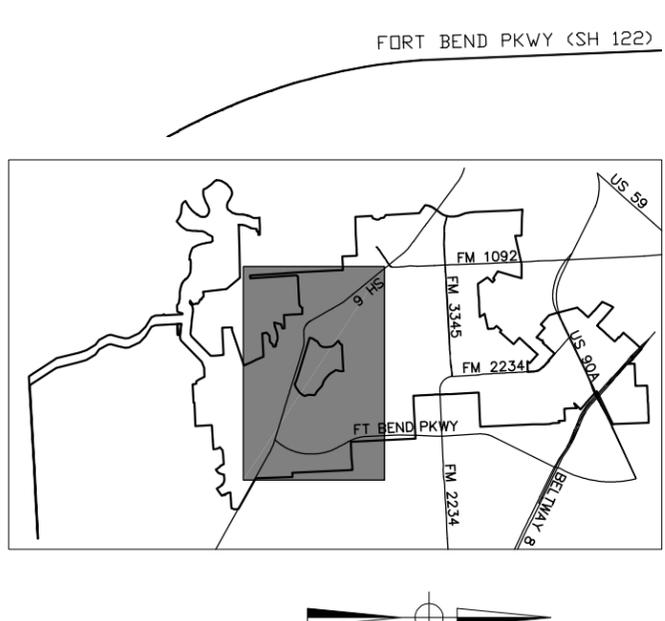
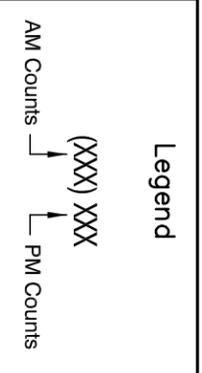
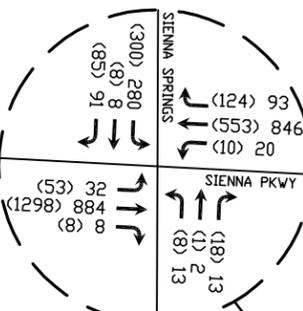
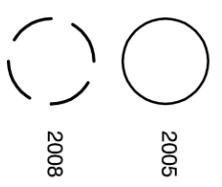
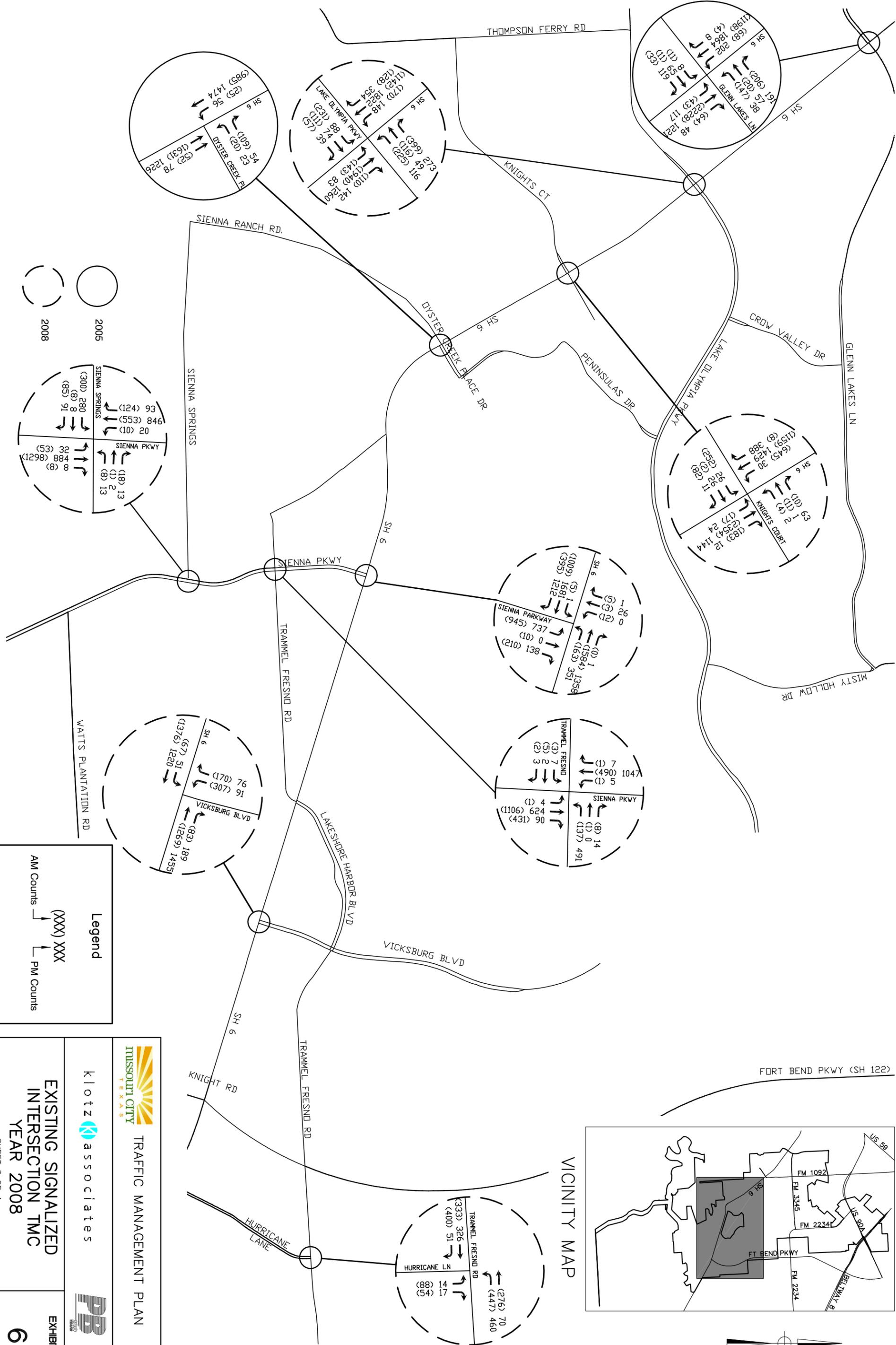
EXHIBIT 6

SHEET 1 OF 4





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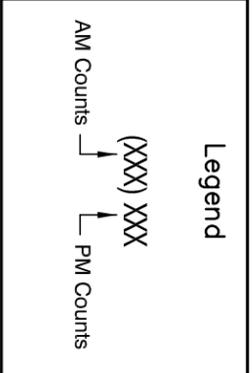
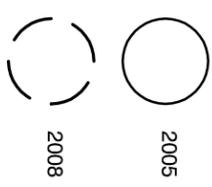
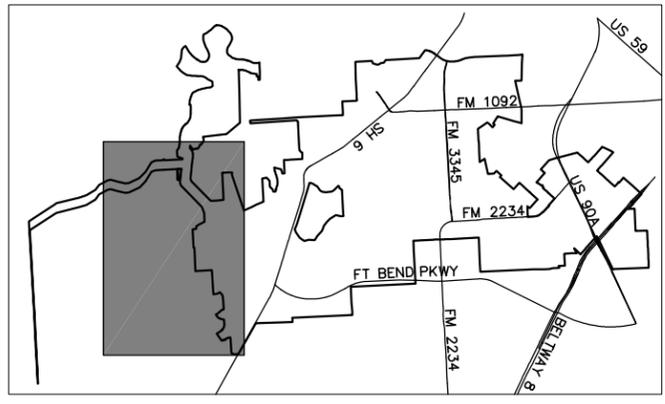
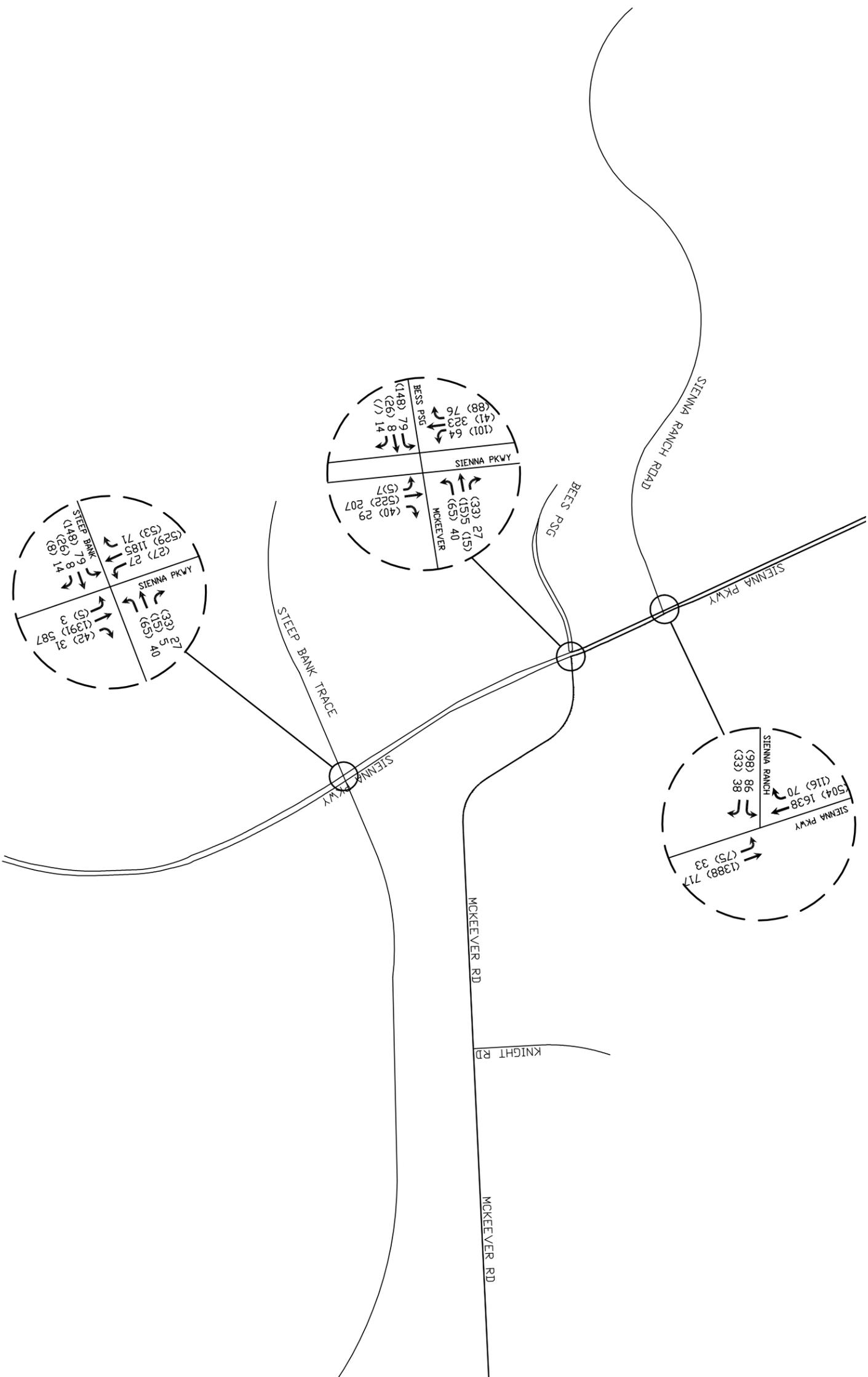
TRAFFIC MANAGEMENT PLAN

K o t z a s s o c i a t e s

EXISTING SIGNALIZED INTERSECTION TMC YEAR 2008

SHEET 3 OF 4

EXHIBIT 6



MISSOURI CITY TEXAS
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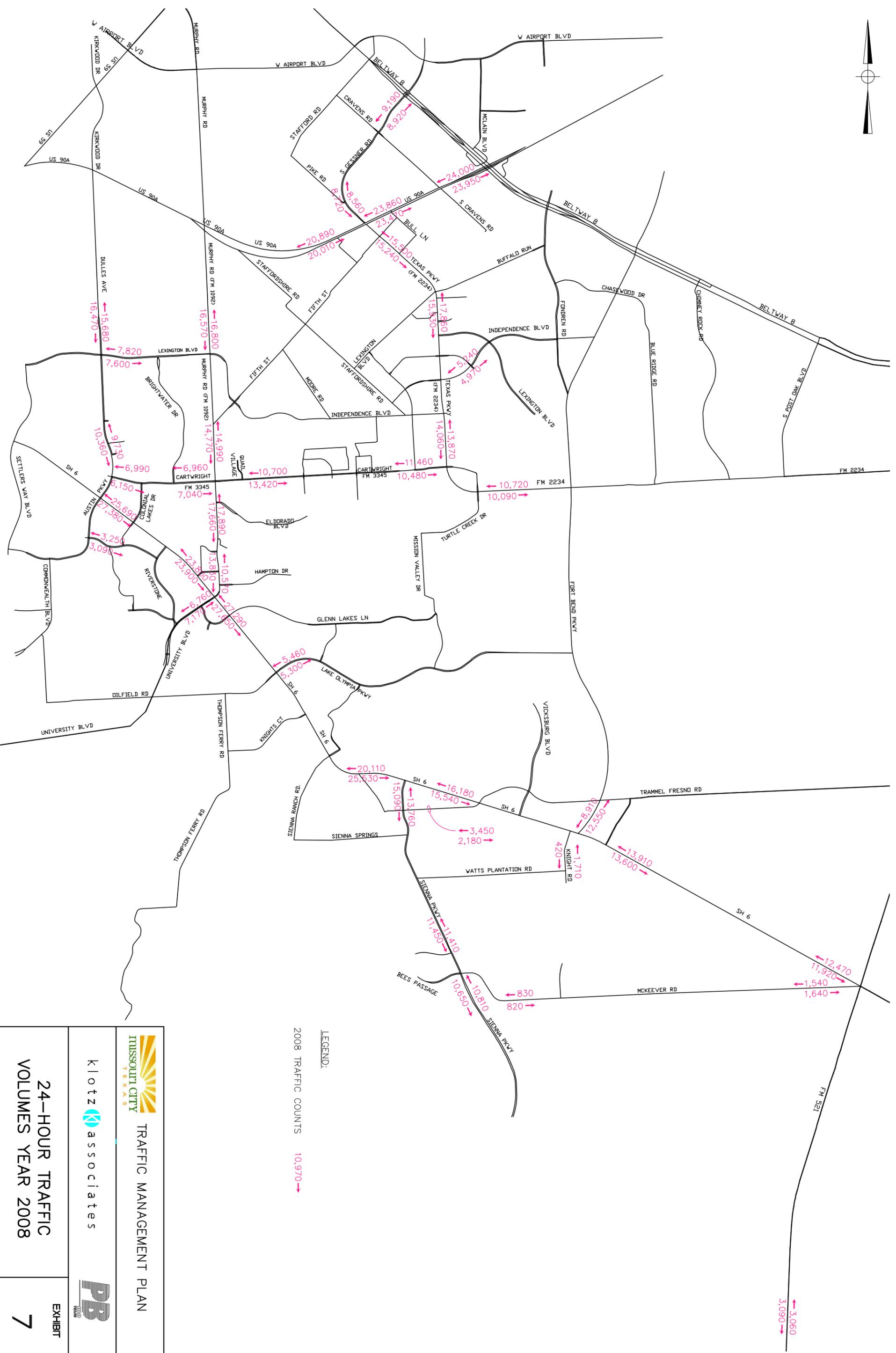
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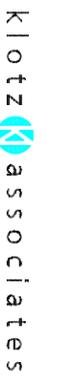
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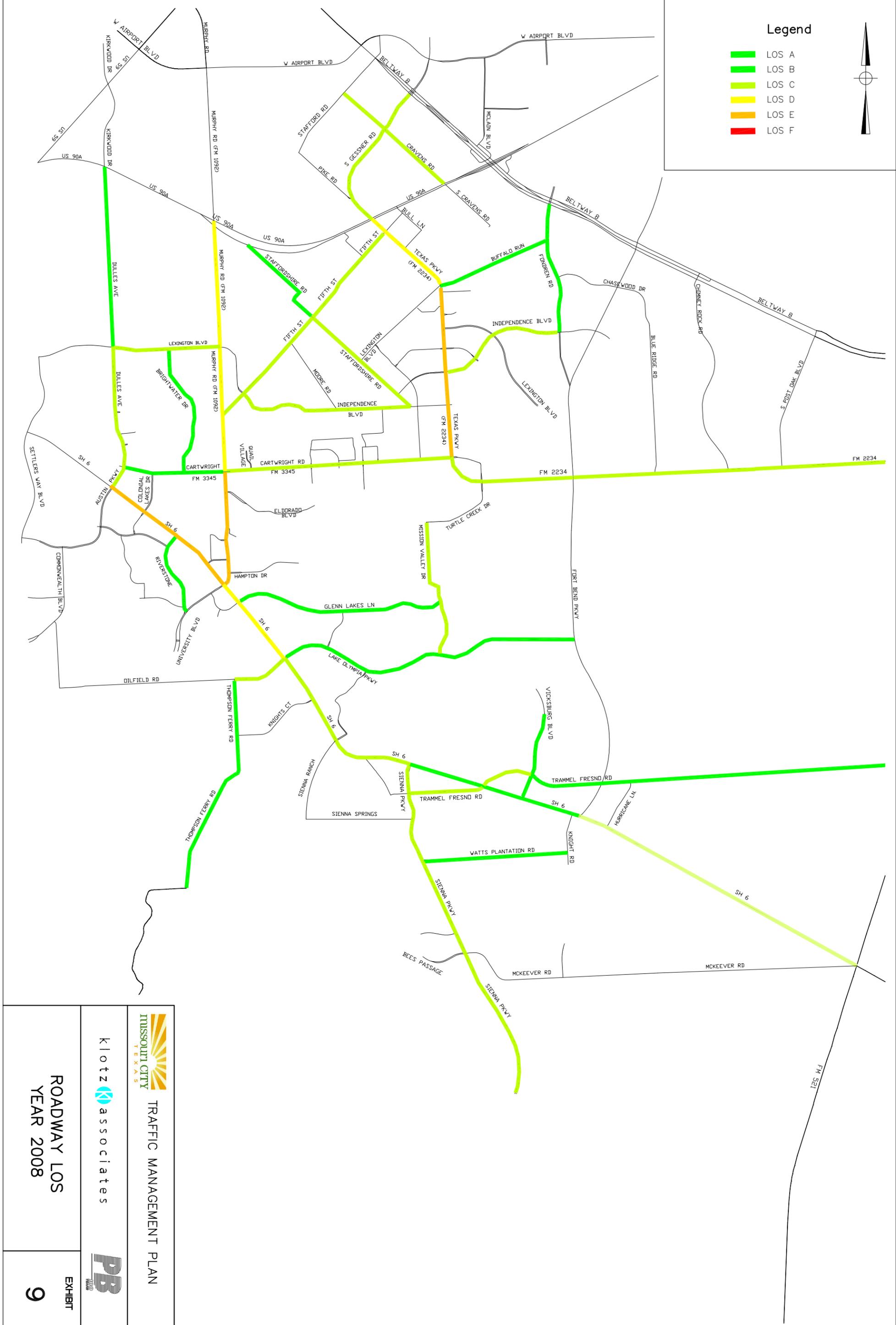
EXHIBIT 6



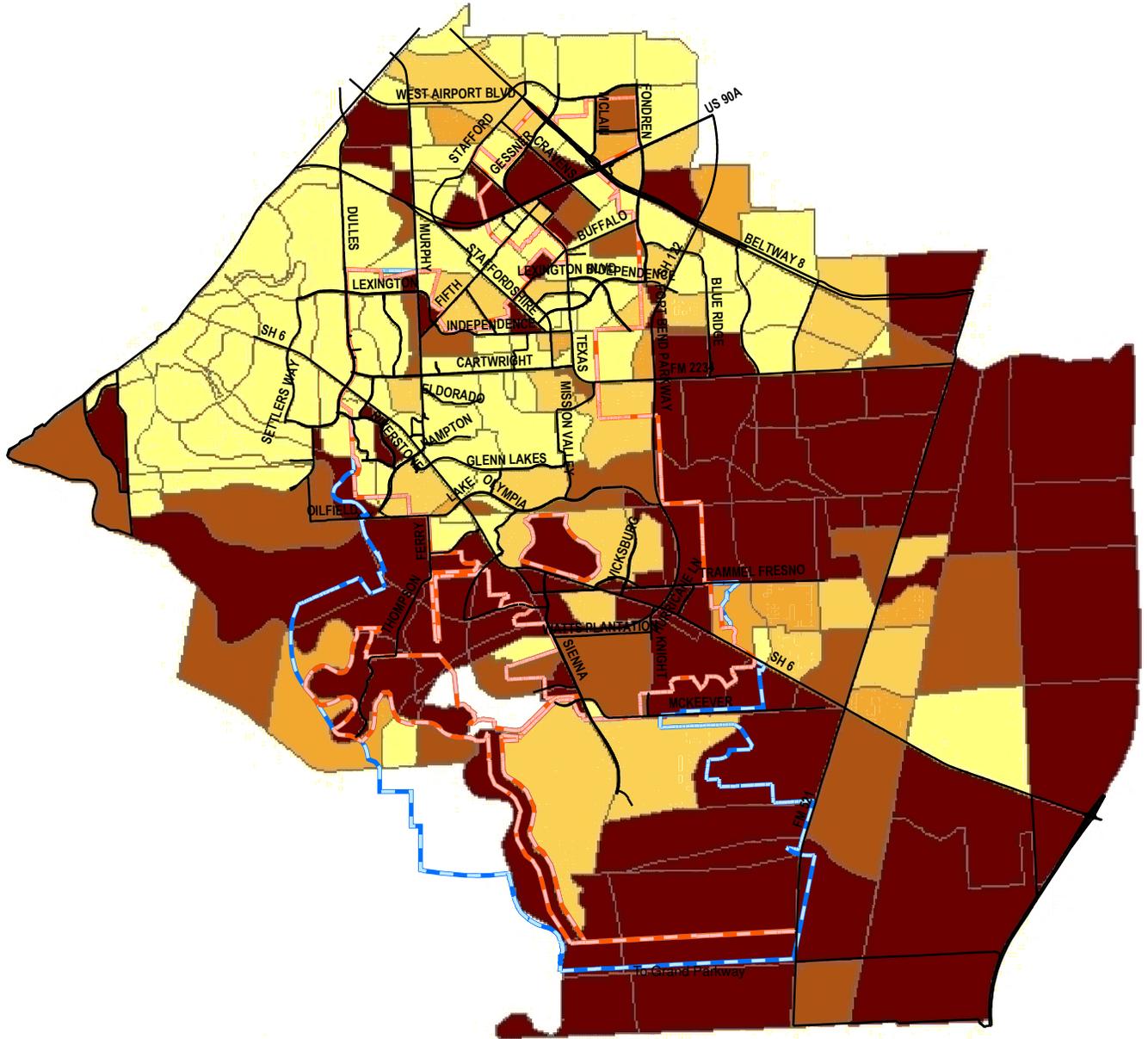
LEGEND:
2008 TRAFFIC COUNTS 10,970 →

	TRAFFIC MANAGEMENT PLAN
	
24-HOUR TRAFFIC VOLUMES YEAR 2008	
EXHIBIT 7	

← 3,060
→ 3,090



 <p>MISSOURI CITY TEXAS</p>	<p>TRAFFIC MANAGEMENT PLAN</p>
<p>K o t z associates</p>	 <p>PB 1009</p>
<p>ROADWAY LOS YEAR 2008</p>	<p>EXHIBIT 9</p>



Legend

Percent Growth (Year 2008-2015)

- < 10%
- 10 - 25%
- 25 - 40%
- 40 - 65%
- > 65%



TRAFFIC MANAGEMENT PLAN

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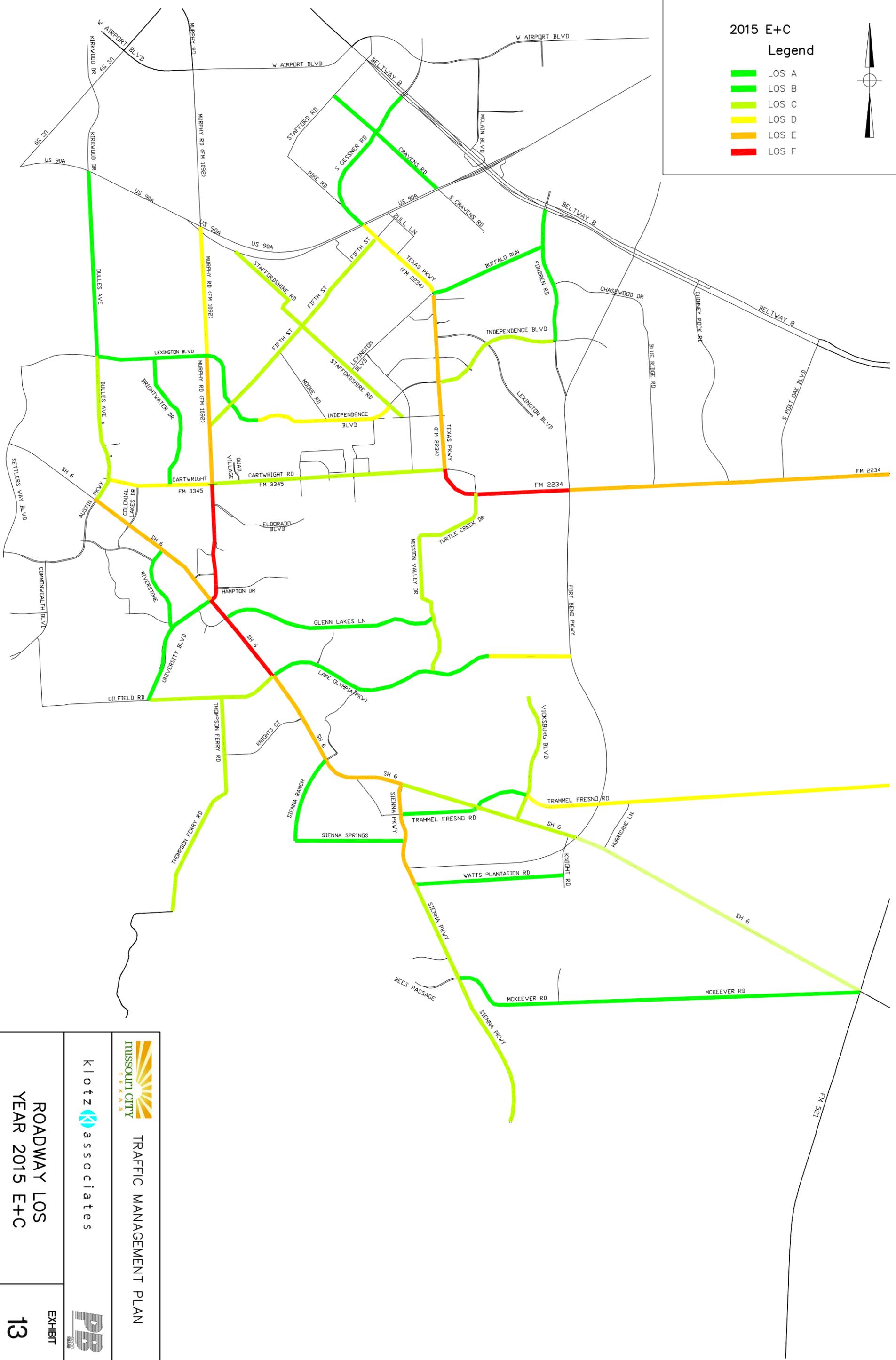
**HOUSEHOLD GROWTH
(Year 2008-2015)**

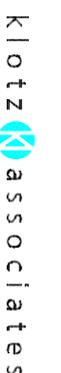
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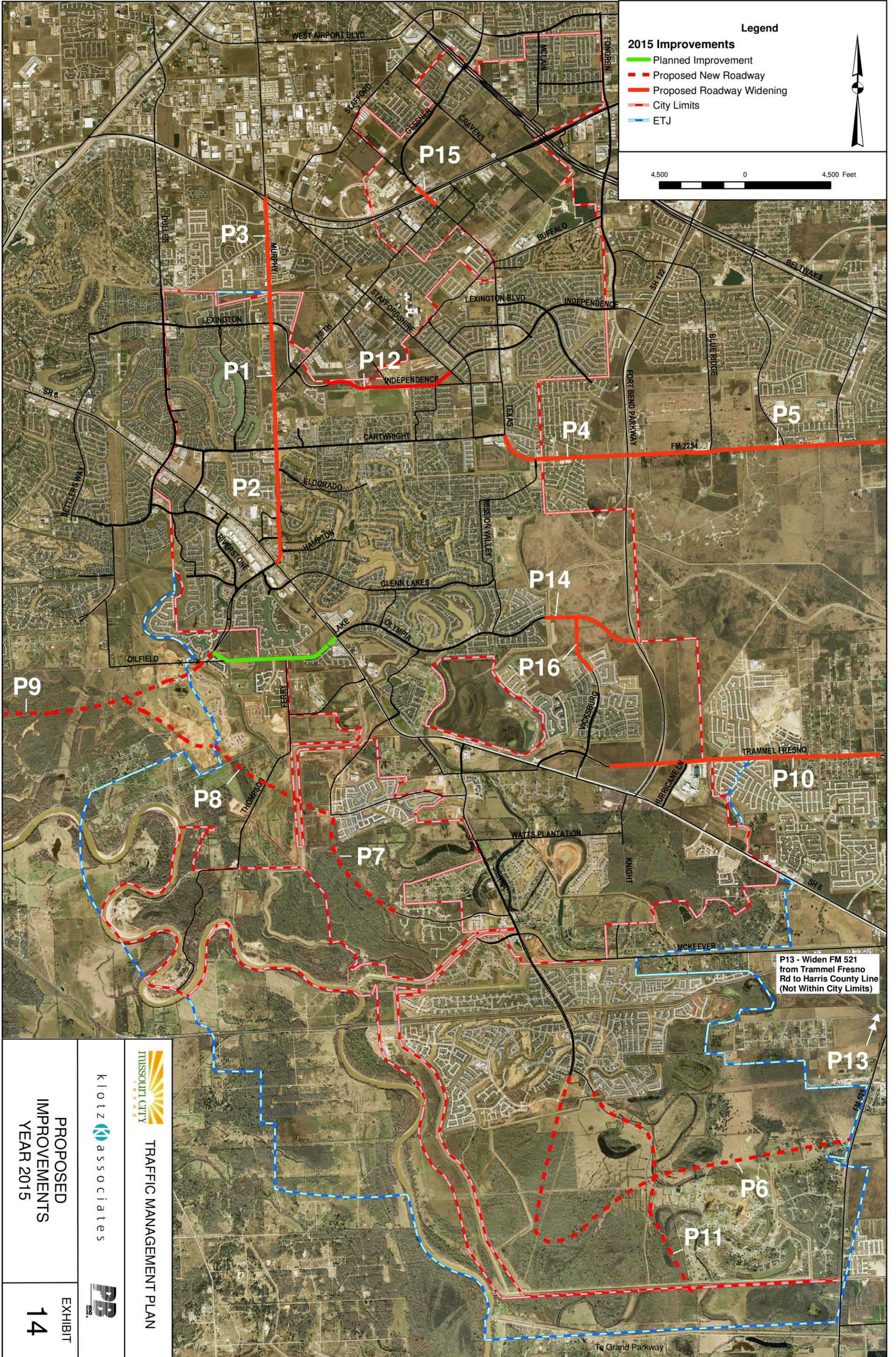
10

2015 E+C
Legend

- LOS A
- LOS B
- LOS C
- LOS D
- LOS E
- LOS F



 <p>MISSOURI CITY TEXAS</p>	<p>TRAFFIC MANAGEMENT PLAN</p>
 <p>Klotz associates</p>	 <p>PB</p>
<p>ROADWAY LOS YEAR 2015 E+C</p>	<p>EXHIBIT 13</p>



Legend

- Planned Improvement
- Proposed New Roadway
- Proposed Roadway Widening
- City Limits
- ETJ

4,500 0 4,500 Feet

P13 - Widen FM 521 from Trammel Fresno Rd to Harris County Line (Not Within City Limits)

MISSOURI CITY TEXAS

TRAFFIC MANAGEMENT PLAN

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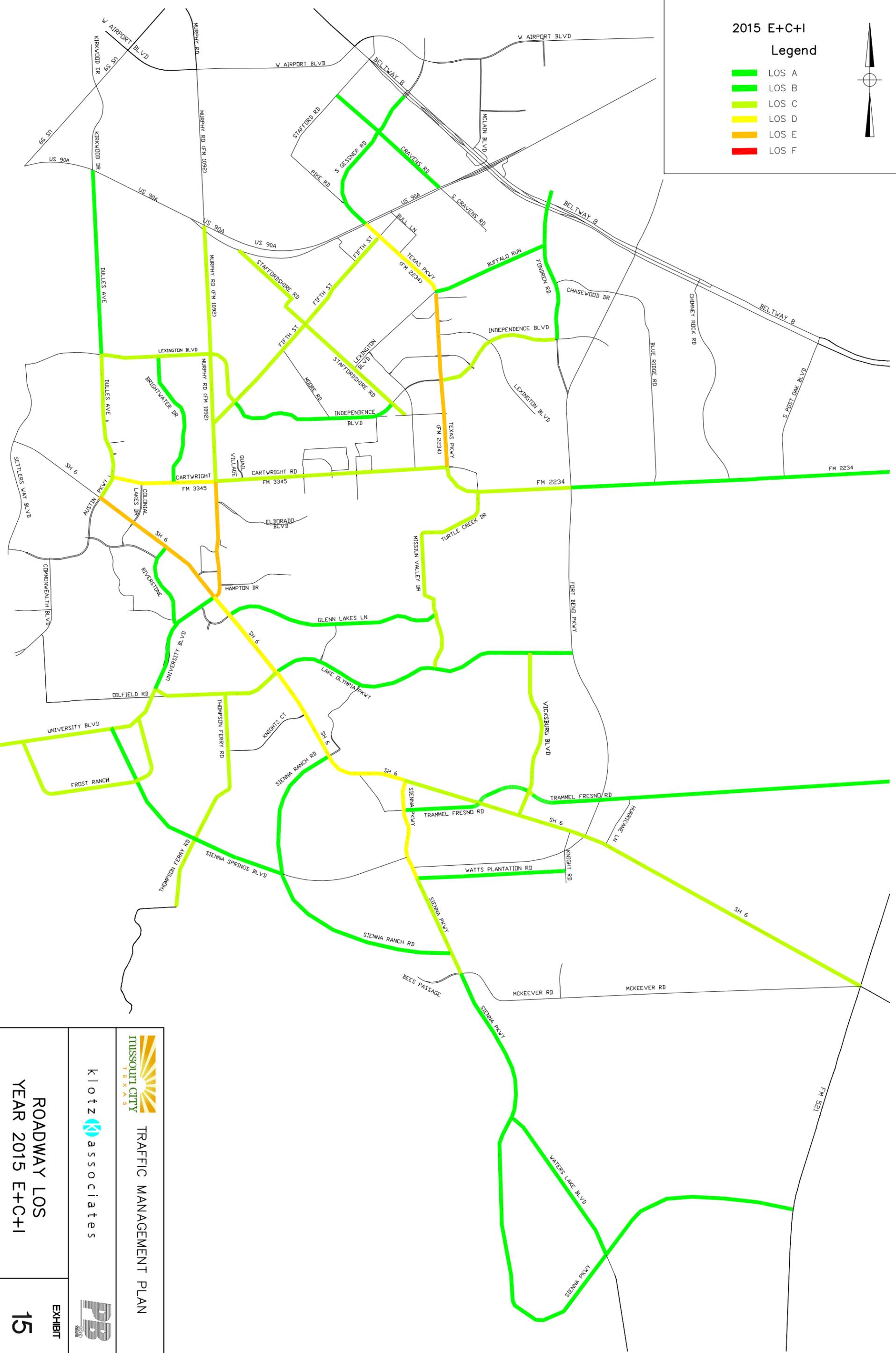
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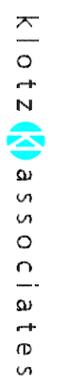
EXHIBIT 14

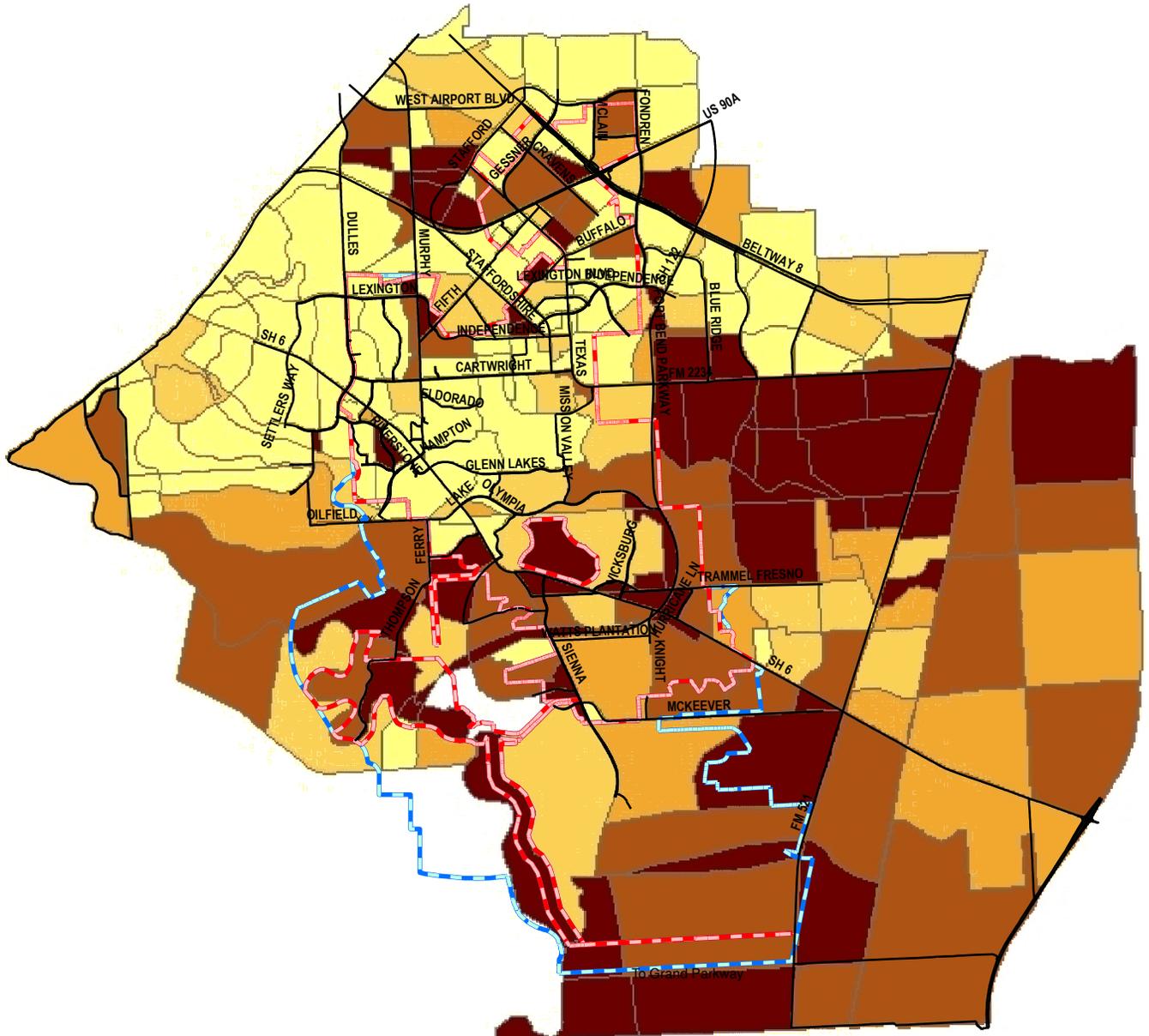
2015 E+C+I

Legend

- LOS A
- LOS B
- LOS C
- LOS D
- LOS E
- LOS F



 <p>MISSOURI CITY TEXAS</p>	<p>TRAFFIC MANAGEMENT PLAN</p>
 <p>Klotz Associates</p>	 <p>PB</p>
<p>ROADWAY LOS YEAR 2015 E+C+I</p>	<p>EXHIBIT 15</p>



Legend

Percent Growth (Year 2015-2025)

- < 10%
- 10 - 25%
- 25 - 40%
- 40 - 65%
- > 65%



TRAFFIC MANAGEMENT PLAN

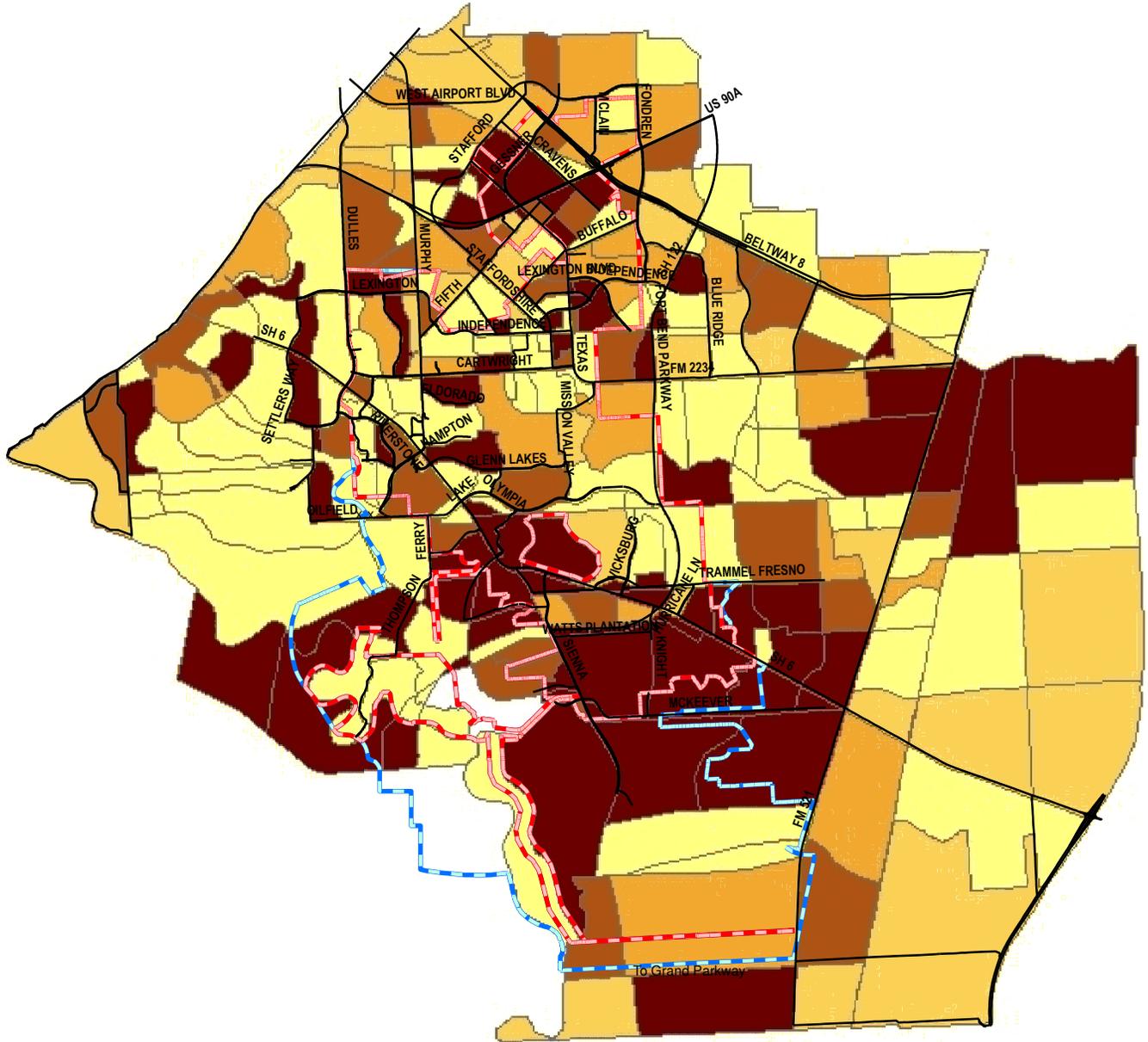
klotz associates



**HOUSEHOLD GROWTH
(Year 2015-2025)**

EXHIBIT

16



Legend

Percent Growth (Year 2015-2025)

- < 10%
- 10 - 25%
- 25 - 40%
- 40 - 65%
- > 65%



TRAFFIC MANAGEMENT PLAN

klotz associates



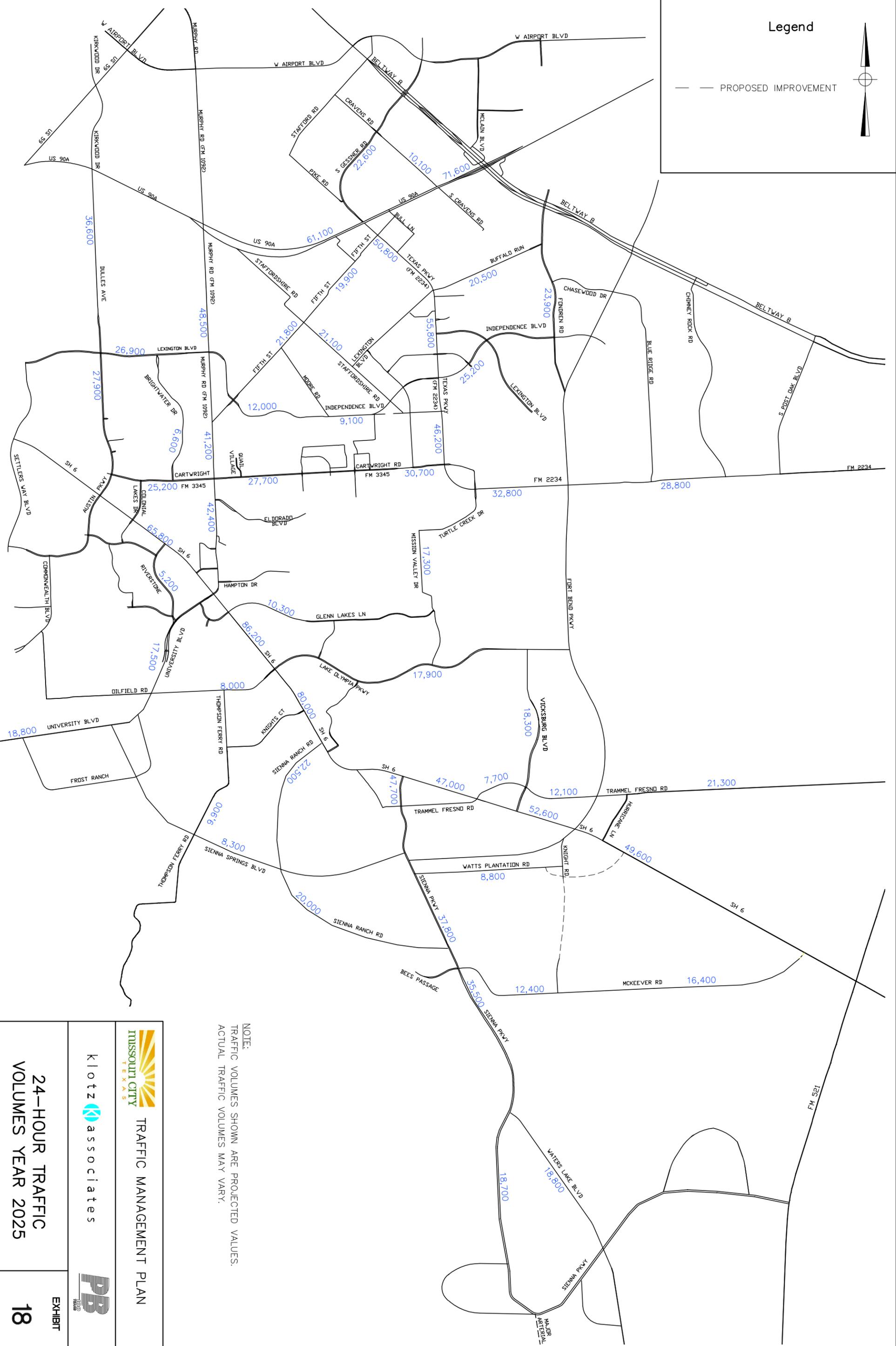
**EMPLOYMENT GROWTH
(Year 2015-2025)**

EXHIBIT

17

Legend

— — PROPOSED IMPROVEMENT



NOTE:
TRAFFIC VOLUMES SHOWN ARE PROJECTED VALUES.
ACTUAL TRAFFIC VOLUMES MAY VARY.



TRAFFIC MANAGEMENT PLAN

K o t z a s s o c i a t e s

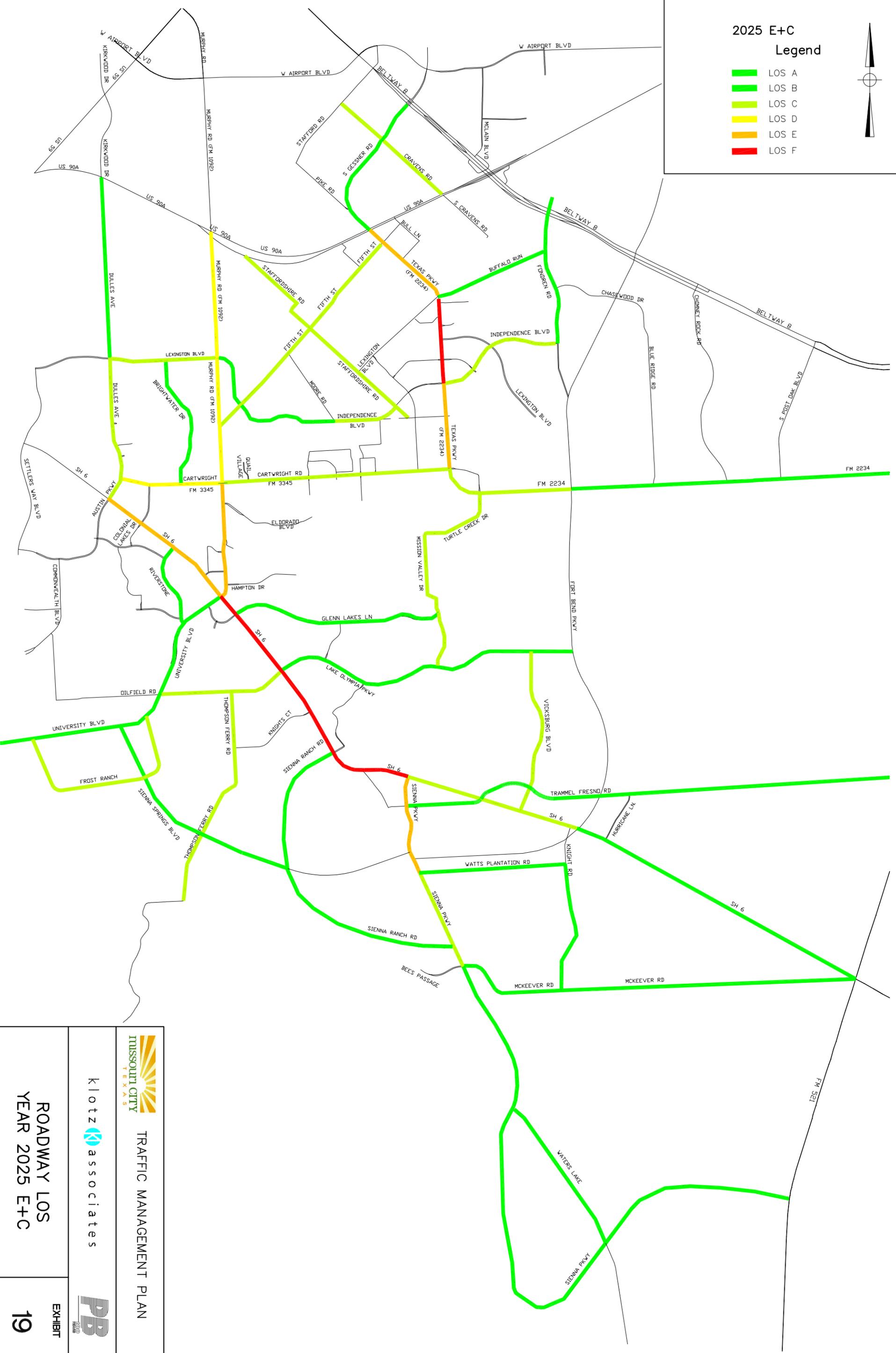


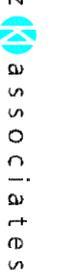
24-HOUR TRAFFIC
VOLUMES YEAR 2025

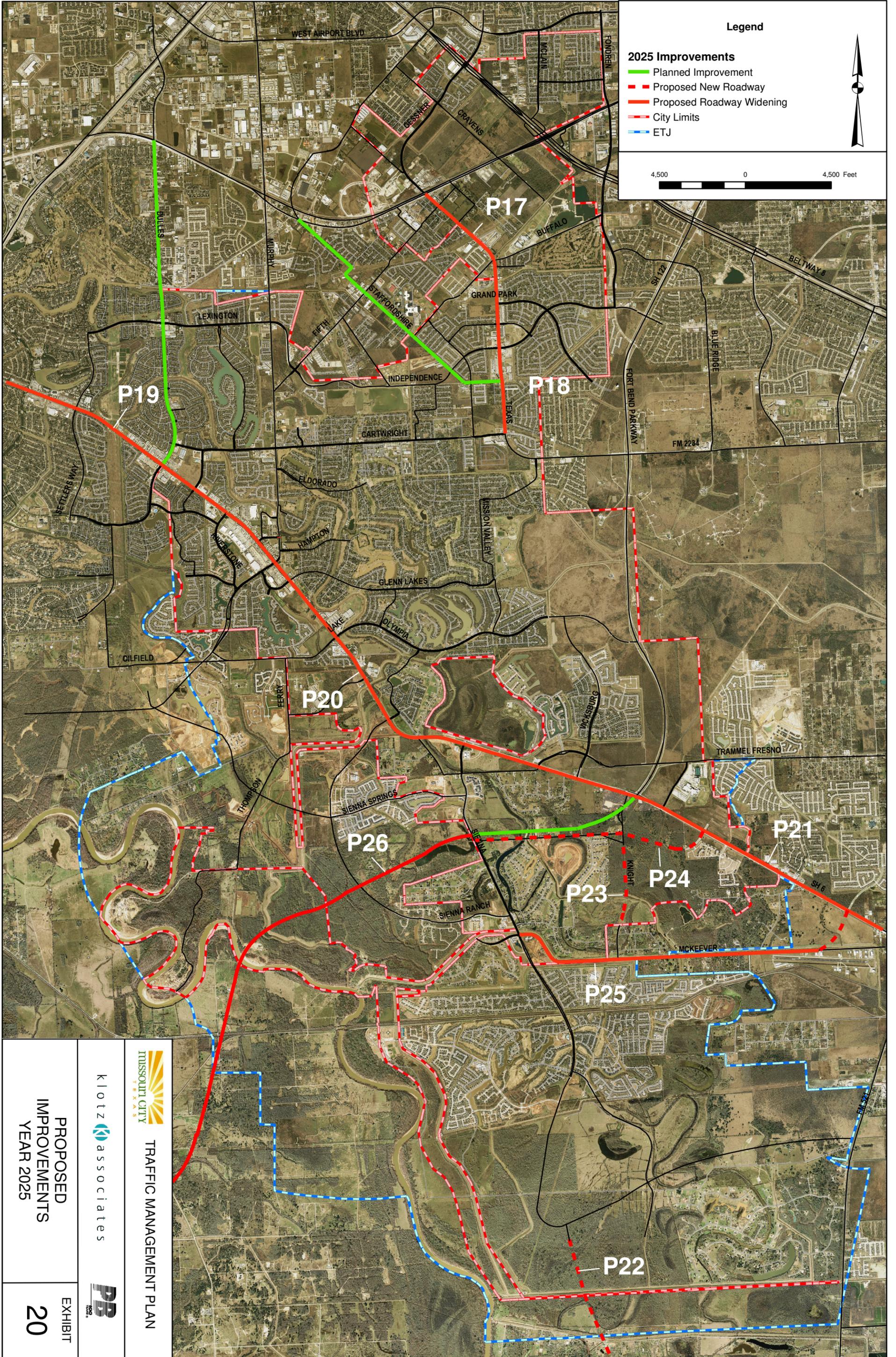
EXHIBIT
18

2025 E+C
Legend

- █ LOS A
- █ LOS B
- █ LOS C
- █ LOS D
- █ LOS E
- █ LOS F



 MISSOURI CITY TEXAS	TRAFFIC MANAGEMENT PLAN
 klotz associates	 PRB
ROADWAY LOS YEAR 2025 E+C	EXHIBIT 19



Legend

- 2025 Improvements
- Planned Improvement
- Proposed New Roadway
- Proposed Roadway Widening
- City Limits
- ETJ

4,500 0 4,500 Feet

MISSOURI CITY TEXAS
TRAFFIC MANAGEMENT PLAN

Klotz associates

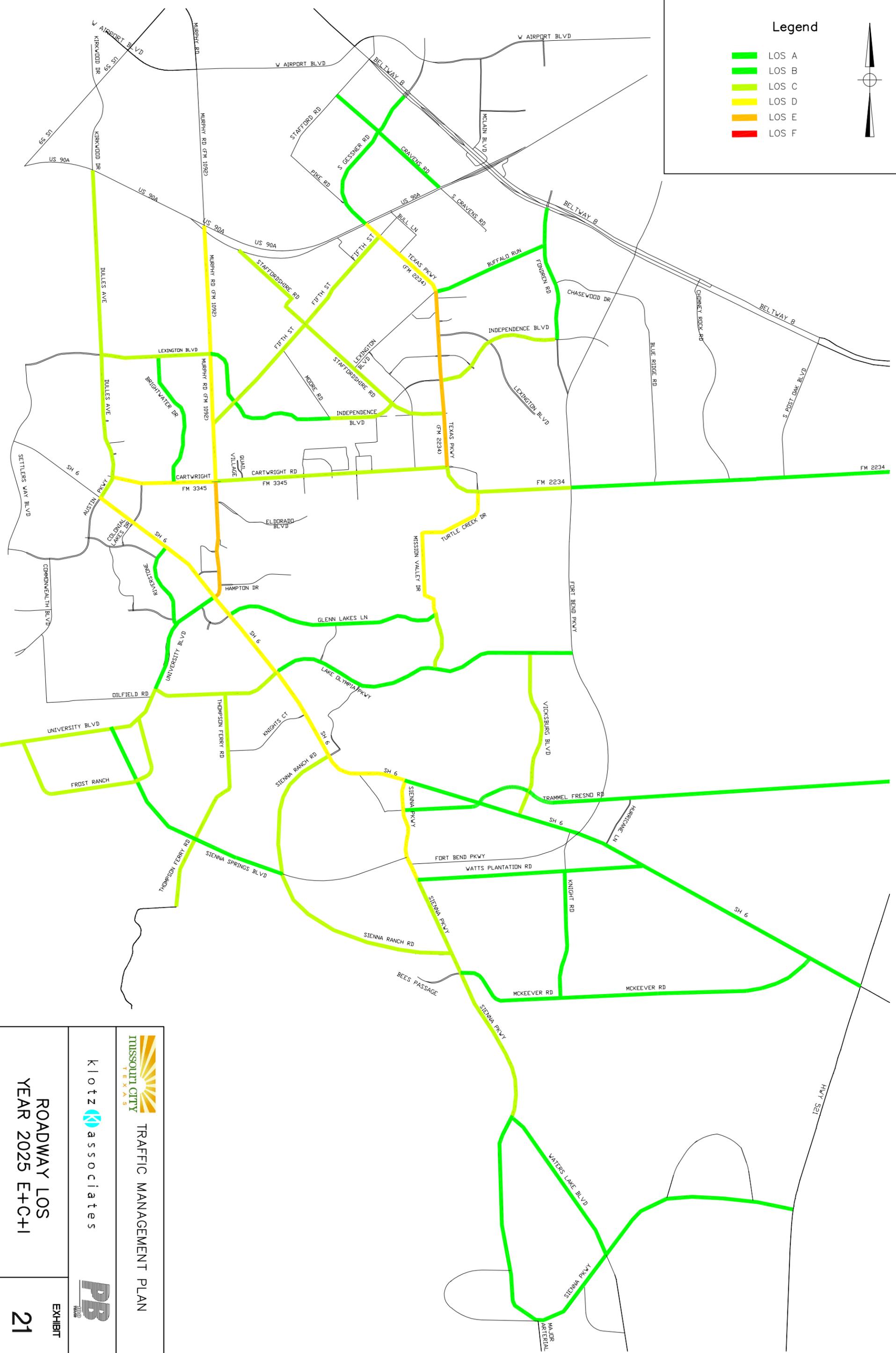


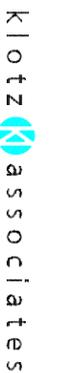
PROPOSED IMPROVEMENTS YEAR 2025

EXHIBIT 20

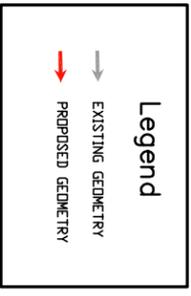
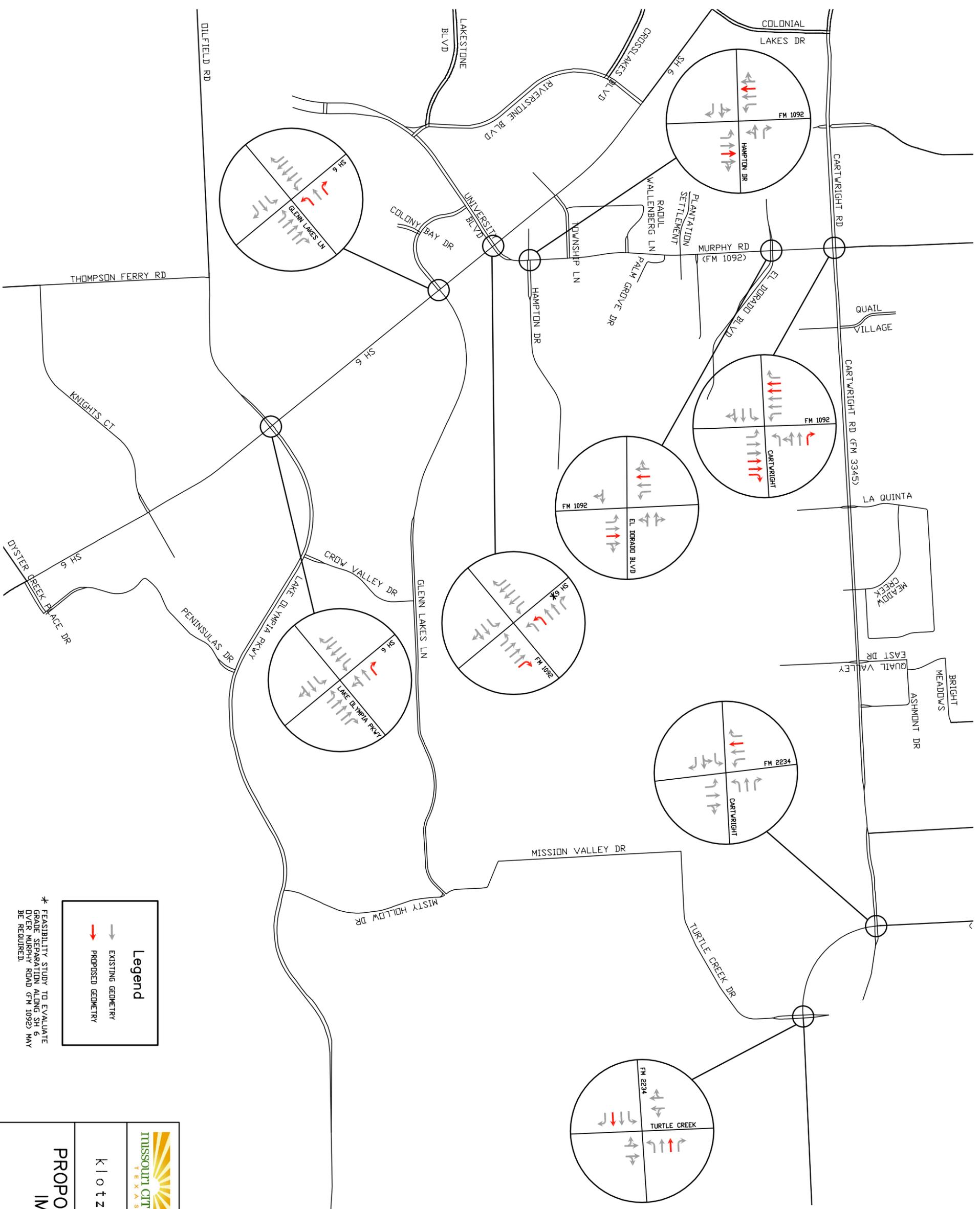
Legend

- █ LOS A
- █ LOS B
- █ LOS C
- █ LOS D
- █ LOS E
- █ LOS F

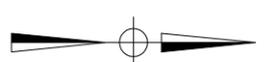
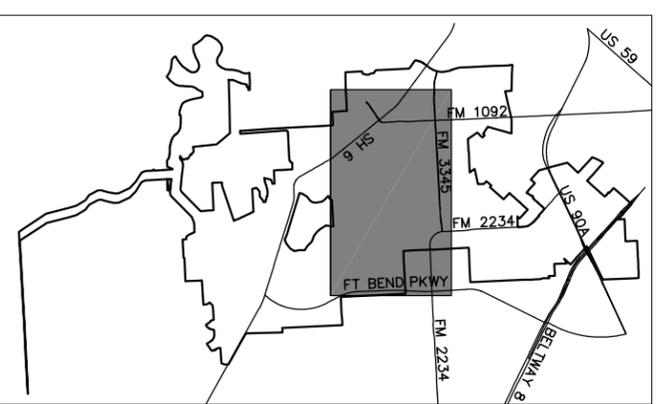


 MISSOURI CITY TEXAS	TRAFFIC MANAGEMENT PLAN
 Kotz Associates	 PB
ROADWAY LOS YEAR 2025 E+C+I	EXHIBIT 21

W:\0285.010.000\07.00 CADD\EXHIBITS\Sept. 2010 Revisions\2015 Intersection Improvements_EXHIBIT 23.dwg Sep 13 2010



* FEASIBILITY STUDY TO EVALUATE GRADE SEPARATION ALONG SH 6 OVER MURPHY ROAD (FM 1092) MAY BE REQUIRED.



TRAFFIC MANAGEMENT PLAN

K o t z associates

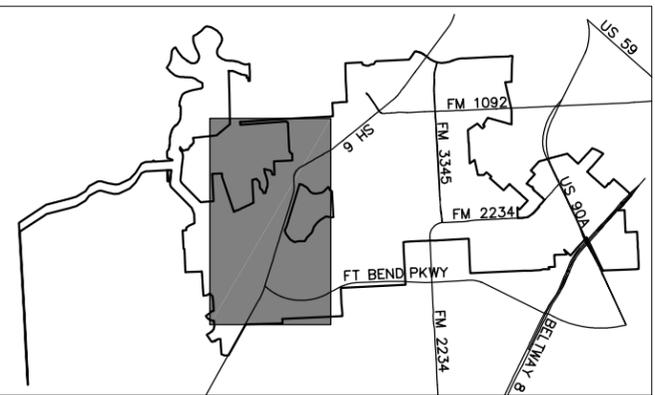
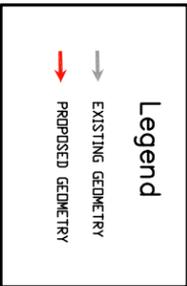
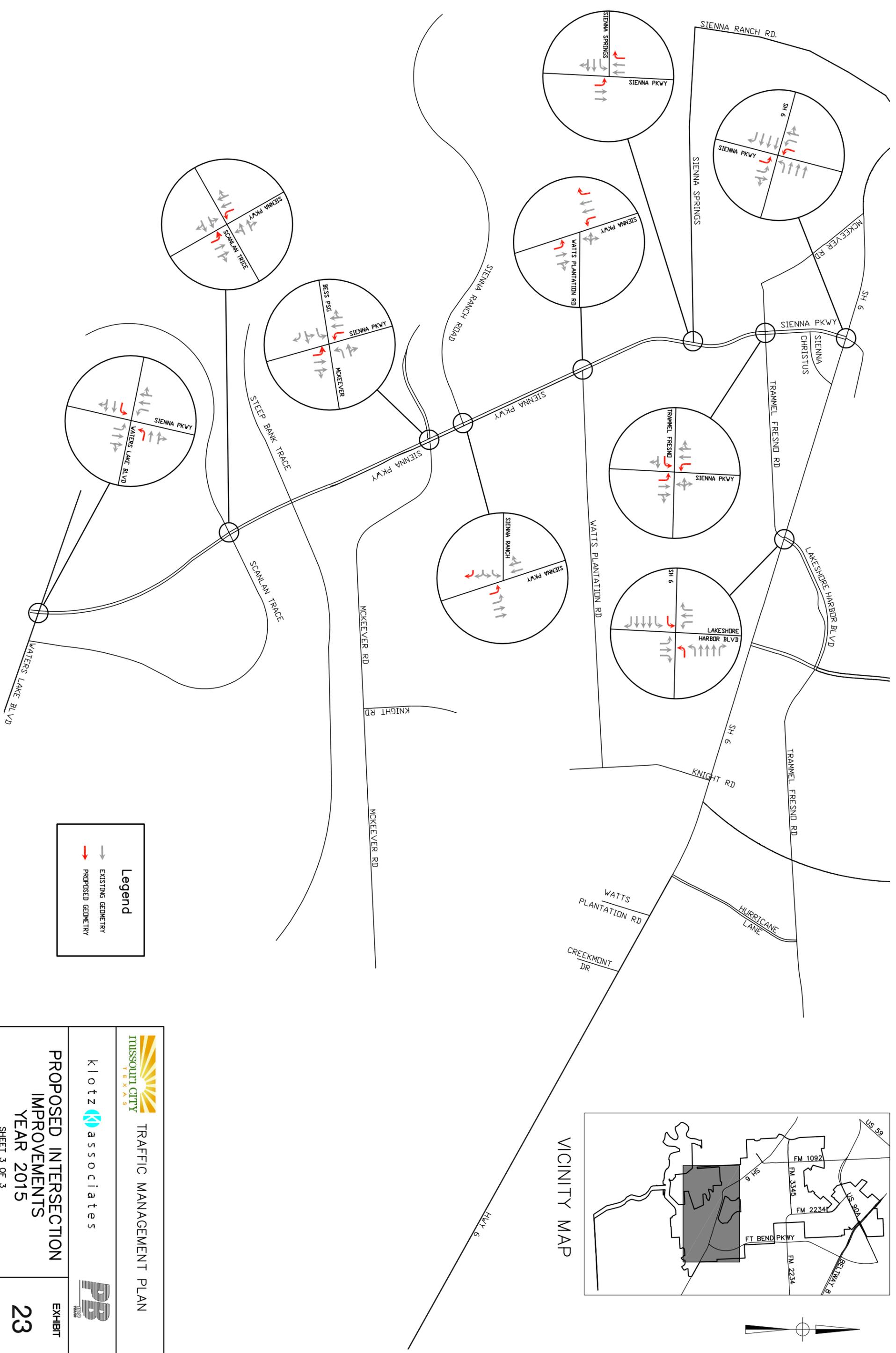


PROPOSED INTERSECTION IMPROVEMENTS

YEAR 2015

SHEET 2 OF 3

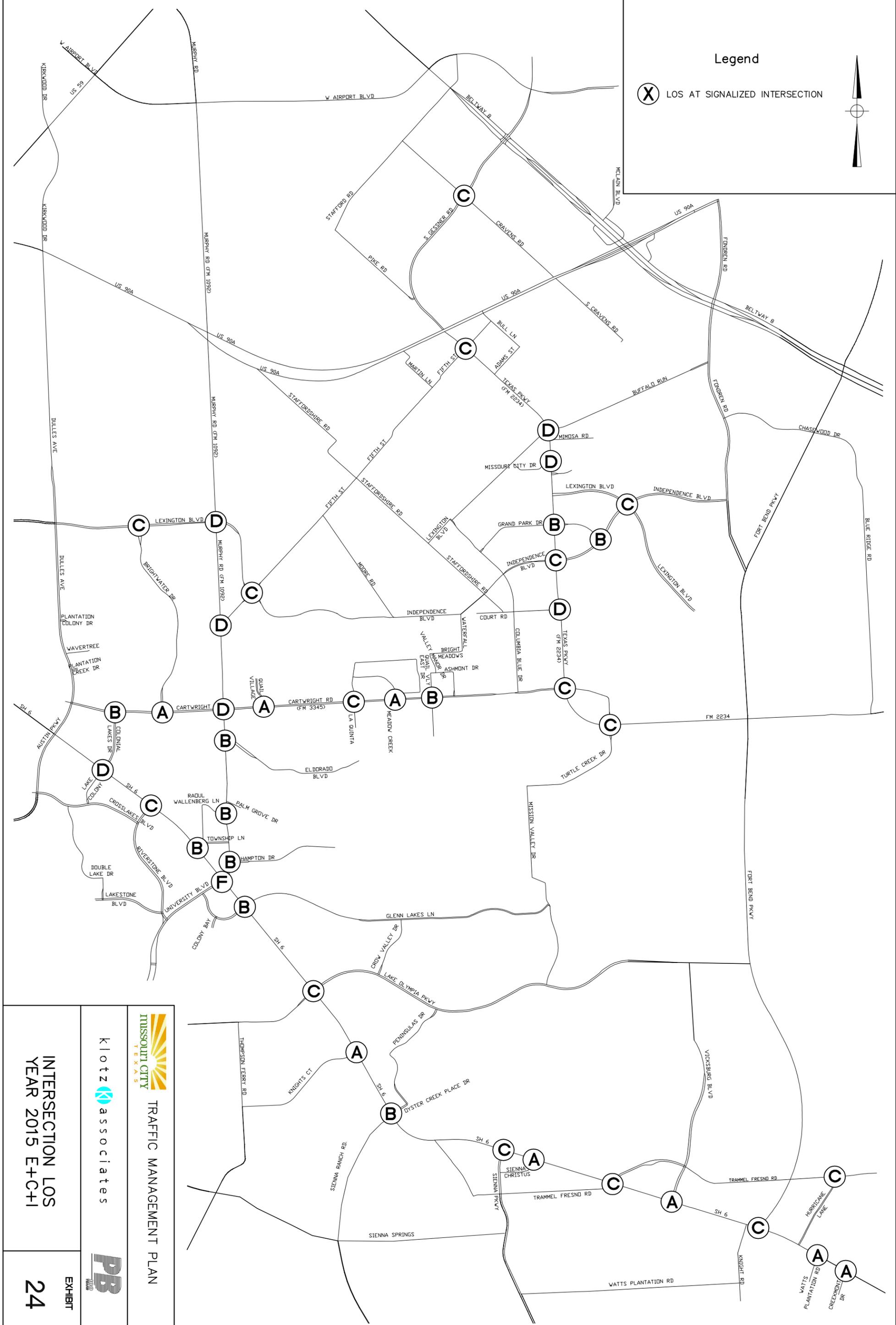
EXHIBIT 23

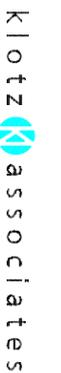


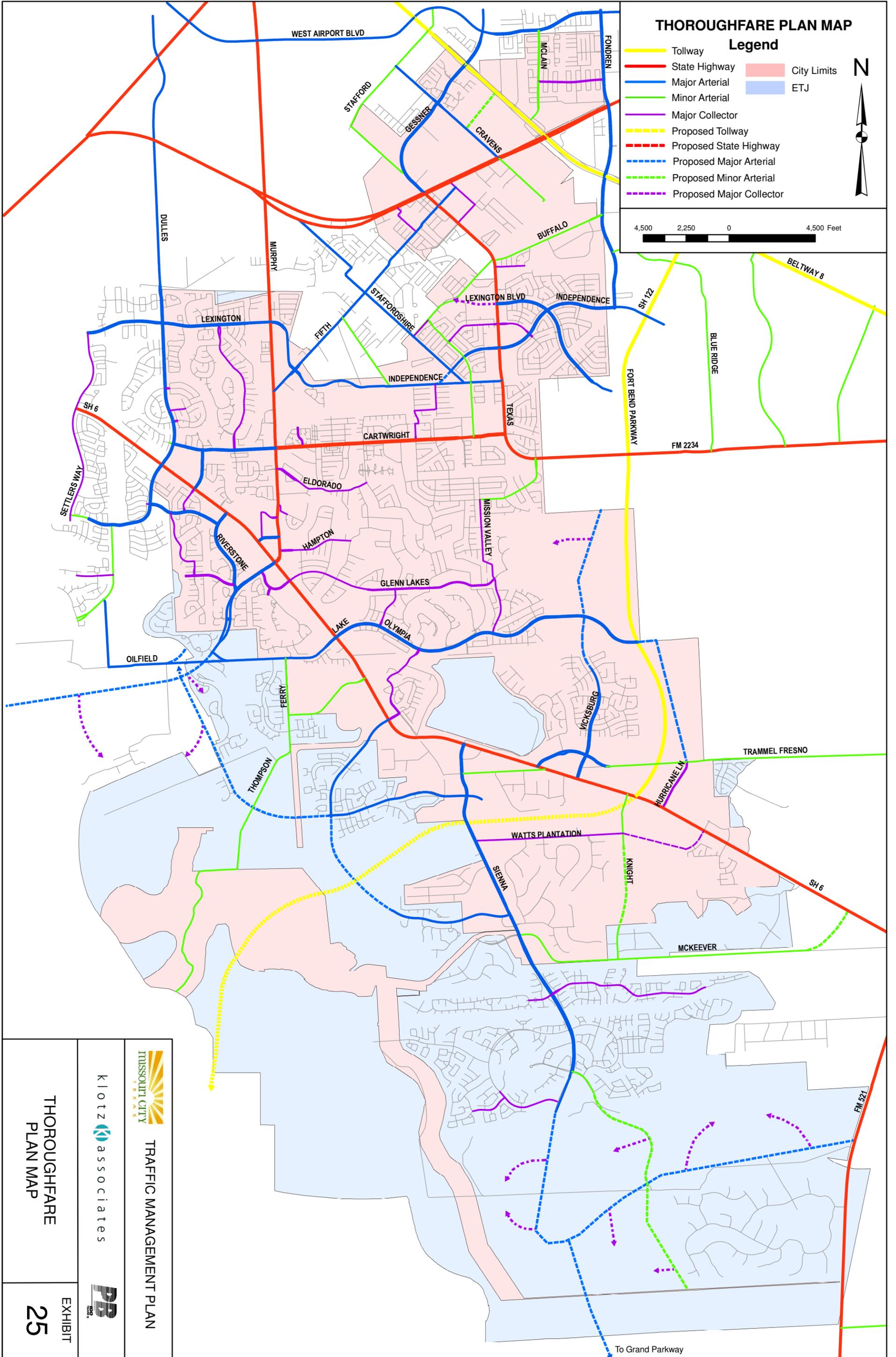
	TRAFFIC MANAGEMENT PLAN
	PROPOSED INTERSECTION IMPROVEMENTS YEAR 2015 SHEET 3 OF 3
EXHIBIT 23	

Legend

(X) LOS AT SIGNALIZED INTERSECTION



 MISSOURI CITY TEXAS	TRAFFIC MANAGEMENT PLAN
	 Kotz Associates
INTERSECTION LOS YEAR 2015 E+C+I	 EXHIBIT 24



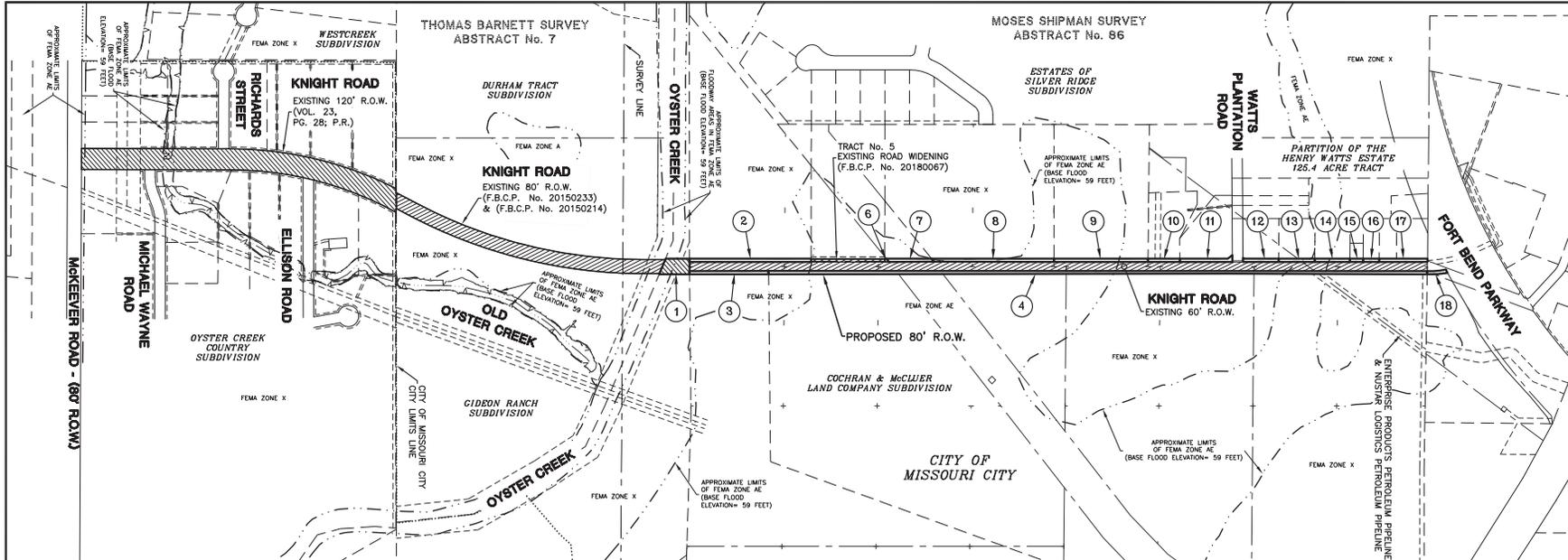
MISSOURI CITY TEXAS
TRAFFIC MANAGEMENT PLAN

Klotz associates

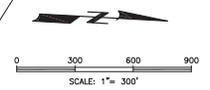


THOROUGHFARE PLAN MAP

EXHIBIT 25



TRACT	OWNER NAME	EXISTING PARCEL (ACREAGE)	EXISTING AREA (SQUARE FEET)	TOTAL TAKING AREA (ACREAGE)	TOTAL TAKING AREA (SQUARE FEET)	REMINDER (ACREAGE)	PROPERTY ADDRESS	RECORDING INFORMATION & NOTES
1	LARRY B. BRIGGS & ALFRED L. DEATON III	54.84	2,388,970	0.285	12,418	54.56	VACANT	
2	LARRY B. BRIGGS & ALFRED L. DEATON III	15.48	674,185	0.160	6,973	15.32	VACANT	
3	LARRY B. BRIGGS & ALFRED L. DEATON III	68.2	2,970,060	0.104	4,509	68.1	VACANT	
4	JOHN C. WERNER, JOHN R. WERNER, GEORGE C. GROSS, JR., REBECCA L. GROSS, BRIAN K. GAMMILL, & LINDA RUTH GAMMILL	149.649	6,518,706	0.868	37,816	148.78	VACANT	
5	CITY OF MISSOURI CITY	0.098	---	---	---	---	---	EXISTING ROAD R.O.W. - FORT BEND COUNTY PLAT No. 20180067
6	LARRY B. BRIGGS & ALFRED L. DEATON III	0.006	273	0.004	172	0.002	VACANT	
7	ALFRED L. DEATON III & LARRY B. BRIGGS	1.09	47,487	0.060	2,609	1.03	VACANT	
8	LARRY B. BRIGGS & ALFRED L. DEATON III	16.14	702,998	0.161	7,022	15.98	VACANT	
9	ING REAL ESTATE INVESTMENT LLC	9.66	420,646	0.126	5,496	9.53	VACANT	
10	GAC KNIGHTS, LLC	2.00	87,113	0.043	1,853	1.96	4118 KNIGHT RD, FRESNO	
11	CHING-RONG WU & LI-MING	2.01	87,627	0.078	3,401	1.93	4102 KNIGHT RD, FRESNO	
12	WILLIAM M. PACE, JR. & CYNTHIA ANN PACE	1.13	49,245	0.036	1,569	1.09	3506 WATTS PLANTATION RD MISSOURI CITY	
13	WILLIAM M. PACE, JR. & CYNTHIA A. PACE	1.13	49,438	0.035	1,539	1.10	3506 WATTS PLANTATION RD MISSOURI CITY	
14	ELOISA H. COVARRUBIAS & ARYCU BERNARDO BAZALDUA	1.10	47,998	0.034	1,494	1.07	VACANT	
15	DIANE LAVERN HAYES COLEMAN	0.17	47,998	0.013	560	0.16	4018 KNIGHT RD, FRESNO	
16	ROBERT JACKSON	0.50	21,839	0.016	680	0.48	4014 KNIGHT RD, FRESNO	
17	R.O. SENIOR (DORIS SENIOR)	1.49	64,736	0.047	2,062	1.44	4002 KNIGHT RD, FRESNO	
18	JOHN C. WERNER, JOHN R. WERNER, GEORGE C. GROSS, JR., REBECCA L. GROSS, BRIAN K. GAMMILL, & LINDA RUTH GAMMILL	7.64	332,831	0.025	1,091	7.61	VACANT	



- LEGEND:**
- R.O.W. - RIGHT-OF-WAY
 - VOL. - VOLUME
 - PG. - PAGE
 - D.R. - DEED RECORDS OF FORT BEND COUNTY
 - O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
 - P.R. - PLAT RECORDS OF FORT BEND COUNTY
 - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE No.
 - ④ - RIGHT-OF-WAY ACQUISITION TRACT
 - - - - - LIMITS OF FEMA FLOODPLAIN

FLOODPLAIN REFERENCE:

AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS (MAP No. 48157C0295L, MAP REVISED APRIL 2, 2014), IT APPEARS THAT A PORTION OF THIS PROJECT LIES WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, A PORTION OF THIS PROJECT LIES WITHIN ZONE AE - BASE FLOOD ELEVATIONS DETERMINED, AND A PORTION OF THIS PROJECT LIES WITHIN FLOODWAY

NO.	DATE	REVISIONS	APP.

KNIGHT ROAD
EXTENSION
CITY OF MISSOURI CITY
FORT BEND COUNTY, TEXAS

BASELINE & R.O.W.
CONTROL PLAN
RIGHT-OF-WAY
PARCEL ACQUISITION
VICINITY MAP

KALUZA
INC
CONSULTING ENGINEERS & SURVEYORS
ENGINEERING FIRM No. F-1339
SURVEYING FIRM No. 10010000
3014 AVENUE I, HOUSTON, TX 77471
PH:281-341-0808 FAX:281-341-6333

SHEET No.
3

SCALE: HORIZ. - 1"=300' DRAWN BY: LG
VERT. - APP. BY: KRK
DATE: JUNE, 2018 PROJECT No. FBR15-001

File Name: \\s:\projects\2015\FBR15-001 - Knight Rd. Extension\Drawings\Survey\control.dwg
 User: jlg@kaluza.com
 Date: 2018-06-20 9:32:42 AM
 Plot: 2018-06-20 9:32:42 AM



**CITY COUNCIL
AGENDA ITEM COVER MEMO**

January 21, 2020

To: Mayor and City Council
Agenda Item: 11(b) Fire SAFER Grant
Submitted by: Eugene Campbell, Jr, Fire Chief

SYNOPSIS

The Fire department is seeking to apply for funding via FEMA's Staffing for Adequate Fire and Emergency Response (SAFER) grant. This grant will allow Missouri City to receive direct funding to assist MCF&RS by increasing the number of trained, "front line" firefighters available.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live

BACKGROUND

The SAFER grant is a 3-year grant cost-share grant that will cover a portion of the salary and benefits during the performance period. Funds can only be used for new firefighters.

The grant covers 75% of payroll cost (salary and benefits) of the firefighter first and second year and 35 percent the 3rd year. The maximum amount of funds you can receive in year 1 and 2 is 75,000 and 35,000 in year 3 per firefighter. The above cost share percentages, are from the previous 2 years grant (FY 17 and 18) the FY 19 guidance has not been released yet.

This grant will be used to supplement the salary of 12 firefighters for Missouri City.

BUDGET/FISCAL ANALYSIS

Funding Source	Account Number	Project Code/Name	FY 2021 Funds Budgeted	FY 2021 Funds Available	Amount Requested**
General Fund Year 1	101-51***-15-136	Salary & benefits			544,696
General Fund Year 2	101-51***-15-136	Salary & benefits			561,036
General Fund Year 3	101-51***-15-136	Salary & benefits			261,817

*The amounts are only estimates based on current rates

**This is a FY 2021 budget request.

Purchasing Review: N/A
Financial/Budget Review: Bertha P. Alexander, Budget & Financial Reporting Manager

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Resolution

STAFF'S RECOMMENDATION

Staff recommends approval

Director Approval: Eugene Campbell, Jr, Chief

**Assistant City Manager/
City Manager Approval:** Bill Atkinson

RESOLUTION NO. R-20-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, AUTHORIZING THE SUBMISSION OF A STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT APPLICATION TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY THROUGH THE ASSISTANCE TO FIREFIGHTERS PROGRAM; AND CONTAINING OTHER PROVISIONS RELATED THERETO.

* * * * *

WHEREAS, the Federal Emergency Management Agency (FEMA) established the Assistance to Firefighters Grant Program (AFGP) to enhance the safety of the public and firefighters with respect to fire-related hazards by providing direct financial assistance to eligible fire departments; and

WHEREAS, FEMA has funded AFGP with \$345 million to support Staffing for Adequate Fire and Emergency Response Grants (SAFER) to provide funding directly to fire departments to assist in increasing the number of fire fighters to help communities meet industry minimum standards and attain 24-hour staffing to provide adequate protection from fire and fire-related hazards, and to fulfill traditional missions of fire departments; and

WHEREAS, the City of Missouri City, Texas (City) desires to apply for the Hiring of Firefighters Activity SAFER-grant for financial assistance to help the fire department hire new firefighters or change the status of part-time or paid-on-call firefighters to full-time firefighters, which will provide three-year grants to assist the fire department by paying a portion of the salaries and benefits of the SAFER-funded positions; and

WHEREAS, the City Council of the City of Missouri City, Texas (City Council) finds it in the best interest of the residents of the City to hire new firefighters or change the status of part-time or paid-on-call firefighters to full-time firefighters; and

WHEREAS, the City Council of the City of Missouri City desires to provide supplementary funds for such new positions; and

WHEREAS, the City Council desires to authorize staff to submit an application to the AFGP for the Hiring of Firefighters Activity SAFER-grant; and

WHEREAS, the City Council desires to designate the city manager as the City's authorized official for the purpose of submitting such application and designate the Emergency Management Coordinator of the City of Missouri City, Texas as City's authorized project manager; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. That the facts and recitals set forth in the preamble of this Resolution are hereby found to be true and correct and are in all things incorporated herein and made a part hereof.

Section 2. That the City Council of the City of Missouri City, Texas (City Council) authorizes the submission of a Hiring of Firefighters Activity SAFER grant application through the Federal Emergency Management Agency's Assistance to Firefighters Grant Program.

Section 3. That the City Council hereby designates the city manager as the City of Missouri City's (City) authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the City.

Section 4. The City Council hereby designates the Emergency Management Coordinator of the City of Missouri City, Texas as the City's authorized project manager in relation to the grant.

PASSED, APPROVED and ADOPTED this 21 day of January, 2020.

Yolanda Ford
Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Jackson
City Secretary

E. Joyce Iyamu
City Attorney



CITY COUNCIL AGENDA ITEM COVER MEMO

January 21, 2020

To: Mayor and City Council
Agenda Item: 11(c) Consider and take action on a resolution authorizing the publication of notice of intention to issue certificates of obligation
Submitted by: Allena Portis, Director of Financial Services

SYNOPSIS

Approval of this resolution will authorize the City Secretary to publish the attached notice of intention to issue certificates of obligation. This notice is required in order to issue the Series 2020 Certificates of Obligation.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Maintain a financially sound City
- Create a great place to live

BACKGROUND

State law provides that the city may issue certificates of obligation after notice has been published 45 days in advance. The law states: "If before the date tentatively set for the authorization of the issuance of the certificates or if before the authorization the municipal secretary or the county clerk if the issuer is a county, receives a petition signed by at least five percent of the qualified voters of the issuer protesting the issuance of the certificates, the issuer may not authorize the issuance of the certificates unless the issuance is approved at an election ordered, held and conducted in the manner provided for bond elections under Chapter 1251, Government Code."

The notice of intent includes authorization for up to \$11,000,000 to include a sufficient margin in excess of the required funding to cover the costs of the sale as well as any changes in the market conditions. Based upon current projections prepared by the City's financial advisory firm, Hilltop Securities, we expect the final certificate issue to provide \$11,000,000 in City project funds. The funding list is composed of tax supported and self-supporting projects with debt payments funded by ad valorem tax revenue and a subordinate pledge of waterworks and sewer system revenues. Per discussions at the January City Council retreat, the projects to be funded with this debt issue include the second floor administration build out for Fire Station #6, the pumper for Fire Station #6, and match for Fort Bend County mobility bond projects.

In accordance with Local Government Code 271.049, the notice will be published once a week for two consecutive weeks in a newspaper of general circulation. In addition to the newspaper publication, the notice will be maintained on the city's website for at least 45 days prior to the date tentatively set for the passage of the ordinance authorizing the issuance of the certificates, which is scheduled for the March 16, 2020 City Council meeting. The certificates are scheduled to be issued on April 16, 2020.

BUDGET/FISCAL ANALYSIS

Funding Source	Account Numbers	Project Number/Name	FY20 Funds Budgeted	FY20 Funds Available	Amount Requested
N/A					

Purchasing Review: N/A

Financial/Budget Review: N/A

SUPPORTING MATERIALS

1. Proposed Resolution and Notice
2. Project List

STAFF'S RECOMMENDATION

Staff recommends authorizing the publication of the attached notice of intent.

Director Approval: Allena Portis, Director of Financial Services

City Manager Approval: Anthony J. Snipes, City Manager

RESOLUTION NO. R-20-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, AUTHORIZING THE PUBLICATION OF THE NOTICE OF INTENTION TO ISSUE CITY OF MISSOURI CITY, TEXAS CERTIFICATES OF OBLIGATION IN A PRINCIPAL AMOUNT NOT TO EXCEED \$11,000,000 FOR THE CONSTRUCTION OF PUBLIC WORKS AND ANY ITEMS RELATED THERETO AND FOR THE PAYMENT OF CONTRACTUAL OBLIGATIONS FOR PROFESSIONAL SERVICES; AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT RELATING TO SUCH CERTIFICATES; AND CONTAINING OTHER PROVISIONS RELATING THERETO.

WHEREAS, the City Council (the "City Council") of the City of Missouri City, Texas (the "City"), is authorized to issue certificates of obligation to pay contractual obligations to be incurred for the construction of public works, any items related thereto, and for the payment of contractual obligations for professional services pursuant to Subchapter C of Chapter 271, Texas Local Government Code, as amended; and

WHEREAS, the City Council has determined that it is in the best interest of the City and otherwise desirable to issue certificates of obligation in a principal amount not to exceed \$11,000,000 (the "Certificates of Obligation") for the construction of public works, more specifically, the construction of utility infrastructure, and any items related thereto, and for the payment of contractual obligations for professional services incurred in connection with the construction of such public works; and

WHEREAS, pursuant to Section 271.049 of the Texas Local Government Code, prior to the issuance of the Certificates of Obligation, the City is required to publish notice of its intention to issue the Certificates of Obligation (the "Notice") in a newspaper of general circulation in the City stating (i) the time and place the City Council tentatively proposes to pass the ordinance authorizing the issuance of the Certificates of Obligation, (ii) the maximum amount of Certificates of Obligation proposed to be issued, (iii) the purpose for which the Certificates of Obligation are to be issued; (iv) the manner in which the Council proposes to pay for the Certificates of Obligation; (v) the following: (A) the then-current principal of all outstanding debt obligations of the issuer; (B) the then-current combined principal and interest required to pay all outstanding debt obligations of the issuer on time and in full, which may be based on the issuer's expectations relative to the interest due on any variable rate debt obligations; (C) the maximum principal amount of the certificates to be authorized; and (D) the estimated combined principal and interest required to pay the certificates to be authorized on time and in full; (vi) the estimated interest rate for the certificates to be authorized of that the maximum interest rate for the certificates may not exceed the maximum legal interest rate; and (vii) the maximum maturity date of the certificates to be authorized.

WHEREAS, for purposes of providing for the sale of the Certificates of Obligation, the City Council intends to authorize the preparation of a Preliminary Official Statement (the "Preliminary Official Statement") to be used in the public offering of the Certificates of Obligation; and

WHEREAS, the City Council has been presented with and has examined the proposed form of the Notice and finds that the form and substance thereof are satisfactory, and that the recitals and findings contained therein are true, correct and complete; now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, THAT:

Section 1. The facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section 2. Attached hereto and marked "Exhibit A" is a copy of the Notice, the form and substance of which are hereby adopted and approved.

Section 3. The Mayor or the City Secretary shall cause the Notice to be published, in substantially the form attached hereto, (i) in a newspaper, as described in Section 2051.044, Texas Government Code, of general circulation in the City for two consecutive weeks with the date of first publication to be before the 45th day before the date tentatively set for the passage of the ordinance authorizing the issuance of the Certificates of Obligation; and (ii) continuously on the City's website for at least 45 days before the date tentatively set for the passage of the ordinance authorizing the issuance of the Certificates of Obligation.

Section 4. The City Council hereby approves the preparation and distribution by the City's financial advisor to prospective purchasers of the Certificates of Obligation of the Preliminary Official Statement, as the same may be completed, modified, or supplemented with the approval of the Mayor or other authorized officers and agents of the City.

Section 5. The Mayor, City Secretary and other officers and agents of the City are hereby authorized and directed to do any and all things necessary or desirable to carry out the provisions of this Resolution.

PASSED, APPROVED and ADOPTED this 21st day of January, 2020.

Yolanda Ford, Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Jackson, City Secretary

E. Joyce Iyamu, City Attorney

EXHIBIT A
NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION

NOTICE IS HEREBY GIVEN that the City Council of the City of Missouri City, Texas (the "City") will meet at its regular meeting place in the City Council Chamber at City Hall, 1522 Texas Parkway, Missouri City, Texas at 7:00 p.m. on the 16th day of March, 2020, which is the time and place tentatively set for the passage of an ordinance and such other action as may be deemed necessary to authorize the issuance of the City's certificates of obligation, payable from ad valorem taxation and a limited (in an amount not to exceed \$10,000) subordinate pledge of certain revenues of the waterworks and sewer system of the City, in the maximum aggregate principal amount of \$11,000,000 bearing interest at any rate or rates, not to exceed the maximum interest rate now or hereafter authorized by law, as shall be determined within the discretion of the City Council at the time of issuance and maturing over a period of years not to exceed forty (40) years from the date thereof, for the purpose of evidencing the indebtedness of the City to pay all or any part of the contractual obligations to be incurred for the purpose of (1) the construction of public works, more specifically, the construction of utility infrastructure, and any items related thereto, and (2) professional services incurred in connection with item (1).

The City proposes to provide for the payment of such certificates of obligation from the levy and collection of ad valorem taxes in the City as provided by law and from a pledge of limited surplus revenues of the City's waterworks and sewer system, remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve, and other requirements in connection with all of the City's revenue bonds or other obligations (now or hereafter outstanding), which are payable from all or any part of the net revenues of the City's waterworks and sewer system. The certificates of obligation are to be issued, and this notice is given, under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271, as amended ("Chapter 271").

Pursuant to Chapter 271, notice is further given of the following information:

Current principal of all outstanding debt obligations of the issuer	\$164,780,000
Current combined principal and interest required to pay all outstanding debt obligations of the issuer on time and in full, which may be based on the issuer's expectations relative to the interest due on any variable rate debt obligations	\$221,584,261
Maximum principal amount of the certificates to be authorized	\$11,000,000
Estimated combined principal and interest required to pay the certificates to be authorized on time and in full	\$12,594,052
Estimated interest rate for the certificates to be authorized of that the maximum interest rate for the certificates may not exceed the	4.50%

maximum legal interest rate	
Maximum maturity date of the certificates to be authorized	06/15/2040

The resolution designating certain outstanding debt obligations of the City as self-supporting for purposes of Chapter 271 is available upon request to the City at the address noted above.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE CITY, this 21st day of January, 2020.

Maria Jackson, City Secretary
City of Missouri City, Texas



**Council Agenda Item
January 21, 2020**

12. CITY COUNCIL ANNOUNCEMENTS

Discussion, review, and possible action regarding a meeting or activity of one or more of the following entities (each entity refers to a City of Missouri City entity unless otherwise indicated):

Charter Review Commission, Community Development Advisory Committee, Construction Board of Adjustments, Electrical Board, Parks Board, Planning and Zoning Commission, Tax Increment Reinvestment Zone Boards, Fort Bend Chamber of Commerce, Houston-Galveston Area Council, Fort Bend Regional Council, Texas Municipal League, Fort Bend County, Harris County, Gulf Coast Building and Construction Trades Council, Mayor's Youth Commission, Finances and Services Committee, Fort Bend Leadership Forum, Fort Bend County Drainage District, Economic Development Committee, Missouri City Parks Foundation, Missouri City Police and Fire Auxiliary, Livable Community Committee, Texas Parkway Alliance, High Performance Organization Committee, Missouri City Juneteenth Celebration Foundation, Fort Bend County Mayor and Council Association, METRO, Planning, Development and Infrastructure Committee, Fort Bend Independent School District, Greater Fort Bend Economic Development Coalition, Transportation Policy Council, Community Development Advisory Committee, Veterans Memorial Committee, Missouri City Recreation and Leisure Local Government Corporation, Missouri City Development Authority, and the Greater Houston Partnership and Emergency Management updates.

13. CLOSED EXECUTIVE SESSION

The City Council may go into Executive Session regarding any item posted on the Agenda as authorized by Title 5, Chapter 551 of the Texas Government Code.

14. RECONVENE

Reconvene into Regular Session and Consider Action, if any, on items discussed in Executive Session.

15. ADJOURN
