CITY OF FAIR OAKS RANCH
CITY COUNCIL MEETING

Thursday, February 5, 2026 at 6:30 PM
Public Safety Training Room, Police Station, 7286 Dietz Elkhorn Rd Fair Oaks Ranch
Live Stream: https://www.youtube.com/channel/UCDqRvLvReqxrh1lbajwshKA/live

AGENDA

OPEN MEETING

1. Roll Call- Declaration of a Quorum
2. Pledge of Allegiance

CITIZENS and GUEST FORUM

To address the City Council, please sign the Attendance Roster located on the table at the entrance in the foyer of the Public Safety Training Room. In accordance with the Open Meetings Act, Council or Committee may not discuss or take action on any item which has not been posted on the agenda. Speakers shall limit their comments to five (5) minutes each.

3. Citizens to be heard

PRESENTATIONS

4. School Resource Officer Day

   Gregory C. Maxton, Mayor

5. Government Communicators Day

   Gregory C. Maxton, Mayor

CONSENT AGENDA

All of the following items are considered to be routine by the City Council, there will be no separate discussion on these items and will be enacted with one motion. Items may be removed by any Council or Committee Member by making such request prior to a motion and vote.

6. Approval of the January 15, 2026 Regular City Council meeting minutes

   Amanda Valdez, TRMC, Deputy City Secretary

7. Approval of the January 21, 2026 Special City Council meeting minutes

   Amanda Valdez, TRMC, Deputy City Secretary

8. Approval of a resolution ordering a General Election to be held May 2, 2026, for the election of Council Member Place 2 and Place 6; to authorize the election to be held as a joint election, and to authorize the City Manager to execute all documents in connection therewith

   Amanda Valdez, TRMC, Deputy City Secretary

9. Approval of the cancellation of the February 19, 2026 City Council meeting

   Amanda Valdez, TRMC, Deputy City Secretary

10. Approval of a resolution authorizing the execution of an agreement with Aetos Construction, LLC for the Front Gate Left Turn Lane Improvements Project

    Clayton Hoelscher, Procurement Manager

CONSIDERATION/DISCUSSION ITEMS

11. Consideration and possible action approving the second reading of an ordinance of the City Council of the City of Fair Oaks Ranch, Texas, amending the Fair Oaks Ranch Code of Ordinances Chapter 12 Traffic and Vehicles, Article 12.01 General Provisions, Section 12.01.003 Prima Facia Speed Limit by reducing the maximum speed limit on No Le Hace to 25 miles per hour

    Carole Vanzant, CPM, ICMA-CM, Assistant City Manager
    Ruben Olvera, Council Member, Place 3

12. Consideration and possible action approving the Post Oak Subdivision Phase I Tree Removal and Preservation Plan

    Aithne Loeblich, Environmental Program Manager

13. Consideration and possible action approving the Post Oak Subdivision Phase I Preliminary Plat, establishing a total of 65 lots, from the applicant and property owner Far Project SPV, LPC

    Jessica Relucio, ENV SP, City Planner

14. Consideration and possible action approving a resolution authorizing the execution of a Professional Services Agreement with Valley View Consulting, L.L.C. for Investment Advisory Services, expenditure of the required funds, and execution of all applicable documents by the City Manager

    Summer Fleming, CGFO, Director of Finance

15. Consideration and possible action approving a resolution amending the City of Fair Oaks Ranch Personnel Policies

    Joanna Merrill, PSHRA-SCP, Director of Human Resources

16. Consideration and possible action approving a resolution amending the City of Fair Oaks Ranch Personnel Policies

    Joanna Merrill, PSHRA-SCP, Director of Human Resources

17. Consideration and possible action approving a resolution amending the City of Fair Oaks Ranch Personnel Policies

Joanna Merrill, PSHRA-SCP, Director of Human Resources

18. Consideration and possible action approving a resolution approving the Kendall County Appraisal District's proposal to renovate and expand its current office building

Scott Huizenga, ICMA-CM, City Manager
Nelia Zapata, RPA, CCA, Chief Appraiser, Kendall County Appraisal District

WORKSHOP

19. Proposed amendments to the City of Fair Oaks Ranch Code of Ordinances, Chapter 3 Building Regulations, Article 3.01 General Provisions, Section 3.01.018 Driveways Passing Through Drainage Channel

Lee Muniz, P.E., CFM, Engineering Manager

REPORTS FROM STAFF/COMMITTEES

20. Financial and Investment Report for the Quarter Ended December 31, 2025

Summer Fleming, CGFO, Director of Finance

REQUESTS AND ANNOUNCEMENTS

21. Announcements and reports by Mayor and Council
22. Announcements by the City Manager
23. Requests by Mayor and Council Members that items be placed on a future City Council agenda

ADJOURNMENT

Signature of Agenda Approval:

s/ Gregory C. Maxton
Gregory C. Maxton, Mayor

I, Amanda Valdez, TRMC, Deputy City Secretary, certify that the above Notice of Meeting was posted on the outside bulletin board at the Fair Oaks Ranch City Hall, 7286 Dietz Elkhorn, Fair Oaks Ranch, Texas, and on the Citys website www.fairoaksranchtx.org, both places being convenient and readily accessible to the general public at all times.

As per Texas Government Code 551.045, said Notice was posted by January 30, 2026 and remained so posted continuously for at least 3 business days before said meeting was convened. A quorum of various boards, committees, and commissions may attend the City Council meeting.

The Fair Oaks Ranch Police Station is wheelchair accessible at the front main entrance of the building from the parking lot. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary's office at (210) 698-0900. Braille is not available. The City Council reserves the right to convene into Executive Session at any time regarding an issue on the agenda for which it is legally permissible; pursuant to Texas Government Code Chapter 551. Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

PROCLAMATION
City of Fair Oaks Ranch

WHEREAS, the National Association of School Resource Officers (NASRO) is dedicated to making schools and children safer by providing the highest-quality training to school-based law enforcement officers; and

WHEREAS, school resource officers (SROs) bridge gaps between youth and law enforcement and embrace a triad concept of school policing, serving in informal counseling, education, and law enforcement roles to support students and communities they serve; and,

WHEREAS, by training law enforcement officers to counsel, educate, and protect school communities, the men and women of NASRO continuously lead by example and promote a positive image of law enforcement to school children and school communities; and,

WHEREAS, SRO programs across the globe are founded as collaborative efforts by police agencies, law enforcement officers, educators, students, parents, and communities to create safe learning environments, provide valuable resources to school staff members, foster positive relationships with students and develop strategies to resolve problems that affect youth with the goal of protecting all children, so they can reach their fullest potential; and,

WHEREAS, school resource officers are valuable and essential members of the education community and deserve unwavering respect and support from the public in the pursuit of keeping schools and students safe.

NOW, THEREFORE, I, Gregory C. Maxton, Mayor of the City of Fair Oaks Ranch, do recognize February 15, 2026, as School Resource Officer Appreciation Day, and further extend appreciation to our School Resource Officers and to all School Resource Officers for the vital services they perform and their exemplary dedication to the communities they represent.

WITNESS MY HAND AND SEAL THIS 5th DAY OF FEBRUARY 2026.

_____
Gregory C. Maxton, Mayor

_____
Amanda Valdez, TRMC
Deputy City Secretary

PROCLAMATION
City of Fair Oaks Ranch

WHEREAS, the role of government communication professionals is to inform, educate, and engage their communities; and

WHEREAS, effective communication creates transparency in government operations, which in turn builds trust with residents; and

WHEREAS, government communication professionals provide timely and accurate information that educates the public and builds awareness of government operations, ensuring residents are fully informed of actions throughout the City and able to contribute meaningfully to critical decisions; and

WHEREAS, strong communications in government is essential to the foundational element of living in a democracy where citizens have a right for their voices to be heard and be involved in the decisions of their government; and

WHEREAS, the City of Fair Oaks Ranch is proud to recognize Casey Parker for his efforts as the City's Multimedia Communications Officer, and to acknowledge all government communicators for their professionalism, dedication, and service.

NOW, THEREFORE, I, Gregory C. Maxton, Mayor of the City of Fair Oaks Ranch, Texas, do hereby proclaim **February 20, 2026**, as

GOVERNMENT COMMUNICATORS DAY

in the City of Fair Oaks Ranch, Texas, and encourage all residents to recognize and thank Casey Parker for his dedication to ensuring the City of Fair Oaks Ranch maintains effective, transparent, and impactful communication strategies.

WITNESS MY HAND AND SEAL THIS 5TH DAY OF FEBRUARY 2026.

_____
Gregory C. Maxton, Mayor

_____
Amanda Valdez, TRMC
Deputy City Secretary

CITY OF FAIR OAKS RANCH
CITY COUNCIL MEETING

Thursday, January 15, 2026 at 6:30 PM
Public Safety Training Room, Police Station, 7286 Dietz Elkhorn Rd Fair Oaks Ranch
Live Stream: https://www.youtube.com/channel/UCDqRvLvReqxrh1lbajwshKA/live

MINUTES

OPEN MEETING

1. **Roll Call- Declaration of a Quorum**

Council Present: Mayor Maxton and Council Members: Stroup, Rhoden, Olvera, Pearson, Parker and Swarek

With a quorum present, the meeting was called to order at 6:30 PM.

2. **Pledge of Allegiance** – The Pledge of Allegiance was recited in unison.

CITIZENS and GUEST FORUM

3. **Citizens to be heard** – No citizens signed up to speak

CONSENT AGENDA

4. **Approval of the December 4, 2025 Regular City Council meeting minutes**
5. **Approval of the second reading of an ordinance amending the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026**
6. **Approval of a resolution authorizing the execution of a Multiple-Use Agreement and Supplemental Agreement with the Texas Department of Transportation (TxDOT) for the installation and operation of automated license plate recognition (ALPR) cameras within TxDOT right-of-way**

MOTION: Made by Council Member Rhoden, seconded by Council Member Stroup, to approve the Consent Agenda.

VOTE: 7 - 0; Motion Passed.

CONSIDERATION/DISCUSSION ITEMS

7. **Consideration and possible action on the first reading of an ordinance of the City Council of the City of Fair Oaks Ranch, Texas, amending the Fair Oaks Ranch Code of Ordinances Chapter 12 Traffic and Vehicles, Article 12.01 General Provisions, Section 12.01.003 Prima Facia Speed Limit by reducing the maximum speed limit on No Le Hace to 25 miles per hour**

MOTION: Made by Council Member Olvera, seconded by Council Member Stroup, to approve the first reading of an ordinance amending the Fair Oaks Ranch Code of Ordinances Chapter 12 Traffic and Vehicles, Article 12.01 General Provisions, Section 12.01.003 Prima Facia Speed Limit by reducing the maximum speed limit on No Le Hace to 25 miles per hour.

VOTE: 5 - 2; Motion Passed. Council Members Rhoden and Parker voted Nay

8. **Consideration and possible action approving a resolution authorizing the execution of a work authorization with Ardurra Group, Inc. for engineering services in support of the Rolling Acres Trail Reconstruction Project**

MOTION: Made by Council Member Swarek, seconded by Council Member Parker, to approve a resolution authorizing the execution of a work authorization with Ardurra Group, Inc. for engineering services in support of the Rolling Acres Trail Reconstruction Project for $490,797, expenditure of the required funds, and execution of all applicable documents by the City Manager.

VOTE: 7 - 0; Motion Passed.

9. **Consideration and possible action approving a resolution authorizing the execution of a work authorization with Pape-Dawson Consulting Engineers, LLC for engineering services for the Dietz Elkhorn Water Line Project**

MOTION: Made by Council Member Rhoden, seconded by Council Member Pearson, to approve a resolution authorizing the execution of a work authorization with Pape-Dawson Consulting Engineers, LLC for engineering services in support of the Dietz Elkhorn Water Line Project, expenditure of the required funds up to $117,606.75, and execution of all applicable documents by the City Manager.

VOTE: 7 - 0; Motion Passed.

WORKSHOP

10. **2026 Strategic Plan Update**

Assistant City Manager Jim Williams presented an update to the City Council on the upcoming Strategic Plan initiative, including the project methodology, schedule, and engagement approach. He reported that the City is nearing completion of the Initiation phase of the project. Mr. Williams advised that engagement and discovery activities are scheduled for January 20–21, 2026, and will include stakeholder meetings, employee focus groups, two public open houses, a steering committee work session, and a City Council kick-off work session. He also provided a preview of an online engagement webpage, which is scheduled to be published on the City's website on the morning of January 16, 2026.

11. **Compensation and Classification Study — Proposed Personnel Policy Changes**

Joanna Merrill, PSHRA-SCP, Director of Human Resources

Director of Human Resources Joanna Merrill led a workshop with City Council on proposed personnel policy changes. She reviewed proposed amendments to Chapter 1, General Policies, including establishing a three- to five-year classification and compensation study cycle and aligning salary placement and adjustment decisions, with cost-of-living adjustments approved annually by Council through the budget process. Proposed amendments also included adding a Paid Parental Leave Program of up to six weeks for eligible employees in Chapter 8, Leave, and establishing a Tuition Reimbursement Program in Chapter 17, Professional Development, providing reimbursement of up to $2,500 per semester or $5,000 annually for eligible, job-related coursework.

City Council requested the inclusion of a prorated repayment provision if an employee separates within 36 months of reimbursement and that each reimbursement be subject to a separate agreement. Staff will prepare three resolutions for Council consideration at the February 5, 2026, council meeting.

REPORTS FROM STAFF/COMMITTEES

12. **Upcoming 2026 Elections**

City Secretary Christina Picioccio presented information to City Council regarding the City's general election as well as the primary elections. Council will consider canceling the February 19, 2026, meeting at their next regular meeting, as the Police Department Training Room will serve as a polling location during that time. City Council requested that any action related to canceling the May 21, 2026, meeting be deferred until confirmation of a potential primary runoff and directed staff to explore alternative meeting locations or rescheduling the meeting to May 28, 2026, if necessary.

REQUESTS AND ANNOUNCEMENTS

13. **Announcements and reports by Mayor and Council**

Council Member Stroup wished her parents a happy birthday.

Mayor Maxton announced that the City will host strategic planning open house sessions for residents on January 20, 2026, from 1:00–3:00 p.m. and 7:00–9:00 p.m. He encouraged residents to attend at their convenience during the open-house format and to participate in the planning process. The Mayor also reminded residents of the State of the City Address scheduled for January 29, 2026, at Spring Creek United Methodist Church. Doors will open at 5:00 p.m., with the program beginning at 6:30 p.m., and the event will provide an opportunity to report on the City's accomplishments over the past year. Lastly, Mayor Maxton announced that City offices will be closed on Monday, January 19, 2026, in observance of Martin Luther King, Jr. Day.

14. **Announcements by the City Manager**

None.

15. **Requests by Mayor and Council Members that items be placed on a future City Council agenda**

None.

CONVENE INTO EXECUTIVE SESSION

City Council did not convene into closed session.

RECONVENE INTO OPEN SESSION

N/A

ADJOURNMENT

Mayor Maxton adjourned the meeting at 8:12 PM.

_____
Gregory C. Maxton, Mayor

ATTEST:

_____
Amanda Valdez, TRMC
Deputy City Secretary

CITY OF FAIR OAKS RANCH
SPECIAL CITY COUNCIL MEETING

Wednesday, January 21, 2026 at 5:30 PM
Public Safety Training Room, Police Station, 7286 Dietz Elkhorn Rd, Fair Oaks Ranch
Live Stream: https://www.youtube.com/channel/UCDqRvLvReqxrh1lbajwshKA/live

MINUTES

OPEN MEETING

1. **Roll Call- Declaration of a Quorum**

Council Present: Mayor Maxton and Council Members: Rhoden, Olvera, Pearson, Parker and Swarek

Council Absent: Council Member Stroup

With a quorum present, the meeting was called to order at 5:32 PM

2. **Pledge of Allegiance** – The Pledge of Allegiance was recited in unison.

CITIZENS and GUEST FORUM

3. **Citizens to be heard** – No citizens signed up to speak

PURPOSE OF SPECIAL MEETING

4. **Strategic Planning Workshop**

Patrick Ibarra of The Mejorando Group led a workshop with City Council regarding the City's Strategic Action Plan. Council was briefed on the project timeline, reviewed data collected to date, and provided feedback. Mr. Ibarra confirmed that Council did not wish to amend the City's vision or mission statements and reaffirmed the existing strategic pillars. Council will receive periodic updates prior to presentation of the draft plan in April, with a goal of adoption in May.

ADJOURNMENT

Mayor Maxton adjourned the meeting at 6:52 PM.

_____

Gregory C. Maxton, Mayor

ATTEST:

_____

Amanda Valdez, TRMC
Deputy City Secretary

CITY COUNCIL CONSENT ITEM
CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC:	Approval of a resolution ordering a General Election to be held May 2, 2026, for the election of Council Member Place 2 and Place 6; to authorize the election to be held as a joint election, and to authorize the City Manager to execute all documents in connection therewith
DATE:	February 5, 2026
DEPARTMENT:	City Secretary
PRESENTED BY:	Amanda Valdez, TRMC, Deputy City Secretary

INTRODUCTION / BACKGROUND:
The Texas Election Code mandates that the City Council order an election no later than the 78th day before Election Day, which is February 13, 2026, for the upcoming May 2, 2026, election. This year, Council Places 2 and 6 are up for reelection. Consistent with recent practice, the City will contract with Kendall County to administer the election. Attached for your consideration are the resolution **(Attachment A)** and the Joint Election Agreement **(Attachment B)**.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:
Affords the citizens the opportunity to elect their local government officials and complies with State Election Code and City Charter.

LONGTERN FINANCIAL & BUDGETARY IMPACT:
$32,000 is budgeted for the May election.

LEGAL ANALYSIS:
Approved as to form.

RECOMMENDATION / PROPOSED MOTION:
I move to approve a resolution ordering a General Election to be held May 2, 2026 for the election of Council Member Place 2 and Place 6; to authorize the election to be held as a joint election, and to authorize the City Manager to execute all documents in connection therewith.

A RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS, CALLING FOR A GENERAL ELECTION TO BE HELD ON MAY 2, 2026 FOR THE ELECTION OF CERTAIN CITY OFFICERS; PROVIDING PROCEDURES AND DEADLINES FOR THE FILING OF CANDIDATE APPLICATIONS TO BE PLACED ON THE BALLOT; FOR THE LOCATION AND TIME FOR EARLY VOTING; AUTHORIZING CONTRACTS WITH THE ELECTION ADMINISTRATOR OF KENDALL COUNTY, TEXAS TO CONDUCT THE ELECTIONS; AUTHORIZING THE ELECTIONS TO BE HELD AS A JOINT ELECTION; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS IN CONNECTION THEREWITH ON BEHALF OF THE CITY OF FAIR OAKS RANCH; AND PROVIDING FOR NOTICE OF SAID ELECTIONS TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the laws of the State of Texas provide that on May 2, 2026, there shall be a general election for municipal officers; and

WHEREAS, the City of Fair Oaks Ranch is a Home Rule municipality located in Bexar County, Comal County, and Kendall County, adopted as authorized by Article XI, Section 5, of the Texas Constitution; and

WHEREAS, Section 4.01 of the City's Charter requires the City of Fair Oaks Ranch to conduct an election for city officers annually on an authorized uniform election date; and

WHEREAS, pursuant to Chapter 3 of the Texas Election Code, the City Council of the City of Fair Oaks Ranch, Texas hereby calls for the above general election for municipal officers and hereby sets forth the procedures and requirements for the conduct of said election as prescribed by the Texas Election Code; and

WHEREAS, pursuant to Chapter 271 of the Texas Election Code, the City will contract with the Kendall County Elections Administrator to conduct this election.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS:

SECTION 1. The City of Fair Oaks Ranch hereby orders a Municipal General Election to be held on May 2, 2026, an authorized uniform election date, for the purpose of:

a. Electing Council Members Place 2 and Place 6.

   i. The Council Members elected to Place 2 and 6 shall serve a term of three years, with their terms terminating in 2029, or when their successors are duly elected;

   ii. That at said election each of the aforementioned named City Council positions shall be voted upon separately and that the candidate receiving the majority votes for each said City Council position shall be elected to that office;

   iii. That qualified persons desiring to be candidates in the aforementioned City Council Places shall file applications for candidacy with the City Secretary beginning at 8 AM on the 14th day of January and not later than 5:00 PM on the 13th day of February, 2026.

SECTION 2. All qualified voters of the City of Fair Oaks Ranch shall be entitled to vote in said election.

SECTION 3. Early voting in said elections shall be conducted during the early voting period designated as April 20 through April 28, 2026. The Kendall County Election Administrator is hereby charged with the duty of conducting early voting in said election, as required by law. Applications for ballot by mail shall be mailed to:

Staci L. Decker, REO, Elections Administrator
Kendall County Elections
221 Fawn Valley Dr., STE 100
Boerne, TX 78006
Office Number: 830-331-8701

https://www.co.kendall.tx.us/211/Elections

SECTION 4. The main early polling place for the holding of said election shall be at the Kendall County Courthouse Annex, 221 Fawn Valley, Boerne, Texas. Early voting will also be conducted in the Public Safety Training Room of the City of Fair Oaks Ranch Police Department, 7286 Dietz Elkhorn, Fair Oaks Ranch, Texas 78006. The following dates and times apply to both locations; and the entire City of Fair Oaks Ranch, Texas, for the purpose of holding said election shall be and constitute one Municipal election precinct.

Mon. April 20.....8:00 AM to 6:00 PM
Tues April 21.....Holiday
Wed. April 22 – Fri. April 24.....8:00 AM to 6:00 PM
Sat. April 25.....10:00 AM to 4:00 PM
Sun. April 26.....Closed
Mon. April 27 – Tue. April 28.....7:00 AM to 7:00 PM

SECTION 5. The polling place on Election Day shall be open from 7:00 AM to 7:00 PM. The election day polling place by personal appearance shall be at the Kendall County Courthouse Annex, 221 Fawn Valley, Boerne, Texas 78006 and the City of Fair Oaks Ranch Police Station, Public Safety Training Room, 7286 Dietz Elkhorn, Fair Oaks Ranch, TX 78015.

SECTION 6. Pursuant to Section 61.012, Texas Election Code, as amended, the City shall provide at least one accessible voting system in each polling place used in the election. Such voting system shall comply with Texas and federal laws establishing the requirement for voting systems that permit voters with physical disabilities to cast a secret ballot. Touch screen machines may be used for early voting and Election Day voting by personal appearance. Certain early voting may be conducted by mail. The Elections Administrator shall also utilize a Central Counting Station (the "**Station**") as provided by Section 127.001, et seq., Texas Election Code, as amended. Kendall County Election Administrator Staci L. Decker, serving as the Elections Official Manager and Presiding Judge of the Stations, will appoint the Election Judges and Station Clerks for each Station

location, and will establish a written plan for the orderly operation of the Station locations in accordance with the provisions of the Texas Election Code. The Elections Administrator will appoint the Tabulation Supervisors which will also serve as the Programmers for the Stations. Lastly, the Elections Administrator will publish notice and conduct testing on the automatic tabulation equipment relating to the Stations and conduct instruction for the officials and clerks for the Stations in accordance with the provisions of the Texas Election Code. Voting by Mail ballot and Provisional Voting shall be done on paper ballot.

SECTION 7. The City Secretary shall serve as the election officer of the May 2, 2026, General Election of the City of Fair Oaks Ranch as required and authorized by law.

SECTION 8. The City Secretary is hereby authorized and directed to post notice of said election, in both English and Spanish, on a bulletin board used for posting notices of the City Council meetings of the City of Fair Oaks Ranch at 7286 Dietz Elkhorn, City of Fair Oaks Ranch, Texas (the polling places for the holding of said election) not later than the twenty-first (21) day before Election Day. Said notice shall remain posted through the end of Election Day.

SECTION 9. The City Secretary is further authorized and directed to cause notice of said election to be published in a newspaper of general circulation in the City of Fair Oaks Ranch at least once, not earlier than the thirtieth (30th) day nor later than the tenth (10th) day before Election Day.

SECTION 10. The City Secretary shall send a copy of the notice of said election to the County Clerk and Voter Registrar of Bexar, Comal, and Kendall County no later than the 60th day before Election Day.

SECTION 11. The Council authorizes the City Manager to negotiate and enter into one or more joint election agreements with other governmental organizations in accordance with the provisions of the Texas Election Code in such form as shall be approved by the City Manager, or his/her designee, and the City Attorney.

SECTION 12. The Council authorizes the City Manager to negotiate and enter into contracts with the Elections Administrator to conduct the elections in accordance with the provisions of the Texas Election Code in such form as shall be approved by the City Manager and the City Attorney.

SECTION 13. That the recitals contained in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

SECTION 14. If any provision of this resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this resolution would have been enacted without such invalid provision.

SECTION 15. That it is officially found, determined, and declared that the meeting at which this resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 16. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this resolution are hereby repealed to the extent of such conflict, and the provisions of this resolution shall be and remain controlling as to the matters resolved herein.

SECTION 17. This resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 18. This resolution shall be in force and effect from and after its final passage, and it is so resolved.

APPROVED on this the 5th day of February 2026.

_____
Gregory C. Maxton, Mayor

ATTEST:

_____
Amanda Valdez, TRMC
Deputy City Secretary

APPROVED AS TO FORM:

_____
Denton Navarro Rodriquez Bernal Santee & Zech P.C., City Attorney

EXHIBIT A

JOINT ELECTION AGREEMENT

between **Kendall County** and the following Local Political Subdivision (LPS):

Boerne Independent School District
Comfort Independent School District
City of Boerne
City of Fair Oaks Ranch
Cow Creek Groundwater Conservation District

This Agreement is entered into by and between the Kendall County Elections Administrator "ADMINISTRATOR" and the entities of Kendall County, and Blanco Independent School District. They may be referred to, individually, as an "Entity" or, collectively, as the "Entities," acting by and through their duly appointed and qualified representatives, pursuant to Texas Election Code Section 271.002(a).

It is agreed that the Entities will hold an election on **Saturday, May 2nd, 2026** (the "Joint Election") under the following terms and conditions:

I.

Each Entity shall share the expense of the Main Early Voting and Election Day polling locations consisting of on-site voting equipment, payroll of election workers, and other costs common to each Entities election, as applicable to the specific Entity and agreed upon by the election services contract. Each Entity understands they will appear on a joint ballot and use joint forms and election materials, which will better serve the voters.

II.

The Entities agree that the Kendall County Elections Administrator, Staci L. Decker, will serve as the Early Voting Clerk and the Central Count Station Manager for the **May 2nd, 2026** election.

III.

The Entities agree that a single ballot, containing all the measures and offices to be voted on at a particular polling place, shall be used in this Joint Election.

IV.

Each Entity is responsible for giving notice of their election pursuant to Section 4.003 of the Texas Election Code.

V.

ADMINISTRATOR will tabulate the ballots and provide each entity a Certification of Election Results along with the returns of the election.

VI.

Each Entity will be responsible for canvassing its respective precinct returns for the Joint Election.

VII.

If an Entity cancels its election pursuant to section 2.053 of the election code, that Entity shall promptly notify ADMINISTRATOR. Cancellation of an Entities election shall not void this agreement for any remaining Entity conducting an election on **Saturday, May 2nd, 2026**.

VIII.

The undersigned persons are the duly authorized signatories of their Entities, and their signatures represent acceptance of the terms and conditions of this Agreement, as passed and approved by their respective governing bodies.

IX.

This Agreement may be executed in two or more counterparts. Together the counterparts shall be deemed an executed original instrument. An original signed copy of this agreement shall be provided to each entity who enters into contract with ADMINISTRATOR.

IN TESTIMONY HEREOF, this agreement, its multiple originals all of equal force, has been executed on behalf of the parties hereto as follows, to-wit:

(1) It has on the _____ day of _____, 2026 been executed on behalf of Kendall County by the County Judge and the Elections Administrator pursuant to the Texas Election Code so authorizing;

(2) It has on the _____ day of _____, 2026 been executed on behalf of the City of Fair Oaks Ranch by its Presiding Officer or authorized representative, pursuant to an action by the City Council of the City of Fair Oaks Ranch.

ATTEST: KENDALL COUNTY

_____ By _____
Denise Maxwell, County Clerk Shane Stolarczyk, County Judge

ATTEST: CITY OF FAIR OAKS RANCH

_____ By _____
Amanda Valdez, Deputy City Secretary Scott M. Huizenga, City Manager

CONTRACTING OFFICER APPROVED AS TO FORM:

_____ By _____
Staci L. Decker, Elections Administrator Jennifer O'Steen, General Counsel

Exhibit B

May 2nd, 2026 Joint General and Special Election
(Estimate of Election Expenses)

Estimate of Election Expenses	Additional Info	Election Summary	City of Boerne	City of Fair Oaks Ranch	Boerne ISD	Comfort ISD	Cow Creek
Section A. Estimated Cost of Election							
Ballot printing costs		$1,000.00	$200.00	$200.00	$200.00	$200.00	$200.00
Electronic Voting Systems Programming		$8,500.00	$1,700.00	$1,700.00	$1,700.00	$1,700.00	$1,700.00
Coding	$4,000.00						
Audio	$3,500.00						
Layout	$1,000.00						
Publication of Notices	(Public Test/EV/ED)	$1,500.00	$300.00	$300.00	$300.00	$300.00	$300.00
SUPPLIES: Election Kits	42 x $50	$200.00	$40.00	$40.00	$40.00	$40.00	$40.00
SUPPLIES: Ballot By Mail		$1,000.00	$200.00	$200.00	$200.00	$200.00	$200.00
SUPPLIES: Ballot Activation Cards		$4,000.00	$800.00	$800.00	$800.00	$800.00	$800.00
Transportation of Equipment and Supplies	(UHAUL & Gas Re-fill)	$250.00	$50.00	$50.00	$50.00	$50.00	$50.00
COMMUNICATION: Hotspots	4 x $32	$128.00	$25.60	$25.60	$25.60	$25.60	$25.60
Polling Place Rental		n/a	n/a	n/a	n/a	n/a	n/a
Postage	(Mail Media to ES&S)	$150.00	$30.00	$30.00	$30.00	$30.00	$30.00
	SUBTOTAL	**$16,728.00**	**$3,345.60**	**$3,345.60**	**$3,345.60**	**$3,345.60**	**$3,345.60**
Section B. Early Voting Workers							
Main Early Voting Site	**MAIN EV**						
****TUESDAY IS CLOSED**** Mon - Fri (8am-6pm)	6 x 40hrs x $13	$3,120.00	$624.00	$624.00	$624.00	$624.00	$624.00
Sat (10am-4pm)	6 x 6hrs x $13	$468.00	$93.60	$93.60	$93.60	$93.60	$93.60
Sun (--am---pm)	CLOSED	n/a	n/a	n/a	n/a	n/a	n/a
Mon - Fri (7am-7pm)	6 x 50hrs x $13	$3,900.00	$780.00	$780.00	$780.00	$780.00	$780.00
Branch Early Voting Site	**BRANCH EV**						
****TUESDAY IS CLOSED**** Mon - Fri (8am-6pm)	4 x 44hrs x $13	$2,288.00	n/a	$1,144.00	$1,144.00	n/a	n/a
Sat (10am-4pm)	4 x 7hrs x $13	$364.00	n/a	$182.00	$182.00	n/a	n/a
Sun (--am---pm)	CLOSED	n/a	n/a	n/a	n/a	n/a	n/a
Mon - Fri (7am-7pm)	4 x 55hrs x $13	$2,860.00	n/a	$1,430.00	$1,430.00	n/a	n/a
Branch Early Voting Judge	1 x 80hrs x $15	$1,200.00	n/a	$600.00	$600.00	n/a	n/a
Branch Early Voting Judge (Overtime)	1 x 26hrs x $22.50	$585.00	n/a	$292.50	$292.50	n/a	n/a
	SUBTOTAL	**$14,785.00**	**$1,497.60**	**$5,146.10**	**$5,146.10**	**$1,497.60**	**$1,497.60**

Exhibit B

May 2nd, 2026 Joint General and Special Election
(Estimate of Election Expenses)

Estimate of Election Expenses	Additional Info	Election Summary	City of Boerne	City of Fair Oaks Ranch	Boerne ISD	Comfort ISD	Cow Creek
Section C. Election Day Workers							
Election Day Judges & Clerks							
Vote Center # 1 (City Hall)	2 x 15 x $15 / 4 x 15 x $13	$1,230.00	$246.00	$246.00	$246.00	$246.00	$246.00
Vote Center # 2 (Fair Oaks Ranch)	2 x 15 x $15 / 4 x 15 x $13	$1,230.00	$246.00	$246.00	$246.00	$246.00	$246.00
Vote Center # 3 (Comfort Baptist Church)	2 x 15 x $15 / 4 x 15 x $13	$1,230.00	$246.00	$246.00	$246.00	$246.00	$246.00
DELIVERY FEE - Presiding/Alternate Judges	4 x $25	$100.00	$20.00	$20.00	$20.00	$20.00	$20.00
Early Voting Ballot Board Personnel							
Judges	4 x 5hrs x $15	$300.00	$60.00	$60.00	$60.00	$60.00	$60.00
Clerks	4 x 5hrs x $13	$260.00	$52.00	$52.00	$52.00	$52.00	$52.00
Central Count Station Personnel							
Judges	4 x 6hrs x $15	$360.00	$72.00	$72.00	$72.00	$72.00	$72.00
Clerks	6 x 4hrs x $13	$312.00	$62.40	$62.40	$62.40	$62.40	$62.40
Provisional and Late Ballot Board Personnel							
Judges	2 x 2hr x $15	$60.00	$12.00	$12.00	$12.00	$12.00	$12.00
Clerks	2 x 2hr x $13	$52.00	$10.40	$10.40	$10.40	$10.40	$10.40
Tech Support / County Employees Miscellaneuous							
Vendor Site Support	(ES&S)	n/a	n/a	n/a	n/a	n/a	n/a
Election Day Site Support Personnel	1 x 15 x $18	$270.00	$54.00	$54.00	$54.00	$54.00	$54.00
Chief Deputy Elections Administrator *Beyond 40 hrs*	Rate: $44.11 x 30hrs	$1,323.30	$264.66	$264.66	$264.66	$264.66	$264.66
Deputy Elections Administrator *Beyond 40 hrs*	Rate: $36.62 x 30hrs	$1,098.60	$219.72	$219.72	$219.72	$219.72	$219.72
Deputy Elections Administrator *Beyond 40 hrs*	Rate: $35.19 x 30hrs	$1,055.70	$211.14	$211.14	$211.14	$211.14	$211.14
Reimburse County for Mileage for personal vehicle use		$250.00	$50.00	$50.00	$50.00	$50.00	$50.00
Training - Election Workers							
Early Voting Personnel	30 x $30	$900.00	$180.00	$180.00	$180.00	$180.00	$180.00
Election Day Personnel	20 x $30	$600.00	$120.00	$120.00	$120.00	$120.00	$120.00
	SUBTOTAL	**$10,631.60**	**$2,126.32**	**$2,126.32**	**$2,126.32**	**$2,126.32**	**$2,126.32**
	Sections A-C Total	**$42,144.60**	**$6,969.52**	**$10,618.02**	**$10,618.02**	**$6,969.52**	**$6,969.52**
Section D. Administrative Fee							
Elections Services Contract Administrative Fee	(Election Total x 10%)	$4,214.46	$696.95	$1,061.80	$1,061.80	$696.95	$696.95

May 2nd, 2026 Joint General and Special Election
(Estimate of Election Expenses)

Exhibit B

Estimate of Election Expenses	Additional Info	Election Summary	City of Boerne	City of Fair Oaks Ranch	Boerne ISD	Comfort ISD	Cow Creek
	SUBTOTAL	**$4,214.46**	**$696.95**	**$1,061.80**	**$1,061.80**	**$696.95**	**$696.95**
Section D Rental of Electronic Voting Equipment							
Early Voting (Main Location)	ExpressVotes/DS200	$6,168.00	$1,233.60	$1,233.60	$1,233.60	$1,233.60	$1,233.60
Early Voting (Branch Location)	ExpressVotes/DS200	$6,168.00	$1,233.60	$1,233.60	$1,233.60	$1,233.60	$1,233.60
Election Day (Vote Center 1)	ExpressVotes/DS200	$771.00	$154.20	$154.20	$154.20	$154.20	$154.20
Election Day (Vote Center 2)	ExpressVotes/DS200	$771.00	$154.20	$154.20	$154.20	$154.20	$154.20
Election Day (Vote Center 3)	ExpressVotes/DS200	$771.00	$154.20	$154.20	$154.20	$154.20	$154.20
	SUBTOTAL	**$14,649.00**	**$2,929.80**	**$2,929.80**	**$2,929.80**	**$2,929.80**	**$2,929.80**
TOTAL ESTIMATED COST OF ELECTION:		**$61,008.06**	**$10,596.27**	**$14,609.62**	**$14,609.62**	**$10,596.27**	**$10,596.27**

JOINT ELECTION

(Elección Conjunta)

May 2, 2026

(2 de mayo de 2026)

Early Voting Locations:

(Lugares de Votación Anticipada)

MAIN LOCATION: **Kendall County Courthouse Annex**
221 Fawn Valley Drive Boerne, Texas 78006

BRANCH LOCATION: **City of Fair Oaks Ranch Police Department**
**** (Public Safety Training Room) ****
7286 Dietz Elkhorn, Fair Oaks Ranch, Texas 78015

THE HOURS AND DATES OF EARLY VOTING WILL BE:
(LAS HORAS Y FECHAS DE VOTACION ADELANTADA SERAN:)

April 20, 2026 (Monday) ..... ***(20 de abril de 2026) (Lunes)***	**8:00am - 6:00pm**
April 21, 2026 (Tuesday) ..... ***(21 de abril de 2026) (Martes)***	**CLOSED (Holiday)** *(cerrada)*
April 22, 2026 (Wednesday) ..... ***(22 de abril de 2026) (Miercoles)***	**8:00am - 6:00pm**
April 23, 2026 (Thursday) ..... ***(23 de abril de 2026) (Jueves)***	**8:00am - 6:00pm**
April 24, 2026 (Friday) ..... ***(24 de abril de 2026) (Viernes)***	**8:00am - 6:00pm**
April 25, 2025 (Saturday)..... ***(25 de abril de 2025) (Sabado)***	**10:00am - 4:00pm**
April 26, 2025 (Sunday)..... ***(26 de abril de 2025) (Domingo)***	**CLOSED** *(cerrada)*
April 27, 2026 (Monday) ..... ***(27 de abril de 2026) (Lunes)***	**7:00am - 7:00pm**
April 28, 2026 (Tuesday) ..... ***(28 de abril de 2026) (Martes)***	**7:00am - 7:00pm**

CITY COUNCIL CONSENT ITEM
CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC:	Approval of the cancellation of the February 19, 2026 City Council meeting
DATE:	February 5, 2026
DEPARTMENT:	City Secretary
PRESENTED BY:	Amanda Valdez, TRMC, Deputy City Secretary

INTRODUCTION / BACKGROUND:
At the January 15, 2026, City Council meeting, City Council directed staff to return at the February 5, 2026, City Council meeting with an agenda item to consider canceling the February 19, 2026, City Council meeting due to potential conflicts with the Primary early voting calendar.

Rule 4 of the City Council Rules of Procedure (Ordinance 2024-21) provides that City Council shall meet in regular session on the first and third Thursdays of each calendar month, beginning at 6:30 PM, in the Fair Oaks Ranch Council Chambers or other appropriately posted location. By majority vote, City Council may reschedule or cancel any regular meeting in a manner consistent with the Open Meetings Act and other applicable requirements.

The City's Home Rule Charter requires City Council to hold at least one regular meeting per month at City Hall or another location designated by City Council. This requirement will be satisfied by the regularly scheduled meeting on February 5, 2026.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:
Canceling the February 19, 2026 City Council meeting avoids conflicts with the Primary early voting period and supports residents' ability to participate in the election process.

LONGTERN FINANCIAL & BUDGETARY IMPACT:
N/A

LEGAL ANALYSIS:
N/A

RECOMMENDATION / PROPOSED MOTION:
I move to cancel the February 19, 2026 City Council Meeting.

CITY COUNCIL CONSENT ITEM
CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC:	Approval of a resolution authorizing the execution of an agreement with Aetos Construction, LLC for the Front Gate Left Turn Lane Improvements Project
DATE:	February 5, 2026
DEPARTMENT:	Finance
PRESENTED BY:	Clayton Hoelscher, Procurement Manager

INTRODUCTION / BACKGROUND:

On July 18, 2024, the City Council approved the creation of the Fair Oaks Ranch Transportation Safety Advisory Committee (TSAC). TSAC's purpose is to support the City Council in maintaining the community's quality of life through a citizen–government partnership that promotes safe and secure public roads and walkways.

On February 6, 2025, TSAC unanimously recommended several safety improvements at the intersection of Fair Oaks Parkway and Front Gate, including traffic-calming measures, enhanced signage, relocation of the stop bar at the Front Gate entrance, and consideration of a traffic study.

At the February 20, 2025 City Council meeting, City Council concurred with these recommendations and directed city staff to monitor the area and evaluate the feasibility of constructing a dedicated eastbound left-turn lane from Fair Oaks Parkway onto Front Gate without widening the Parkway. Following analysis, staff determined that a dedicated eastbound left-turn lane could not be constructed without widening Fair Oaks Parkway.

On September 4, 2025, a workshop was held with City Council, during which a hybrid left-turn lane was identified as the preferred option based on cost, safety and operational improvement. A preliminary cost estimate of $90,000 was presented, and City Council directed staff to proceed with the project. The hybrid left-turn lane may be extended in the future to create a full left-turn lane if further improvements are deemed necessary.

In response to concerns raised during the workshop, staff made a minor design adjustment to improve operations and safety. The current plan **(Exhibit B)** adds approximately two feet of pavement to the median and one foot to the outside shoulder while realigning the lanes. This adjustment improves turning movements, sight distance, and clearance for motorists exiting Front Gate onto eastbound Fair Oaks Parkway.

In December 2025, proposals were solicited in accordance with Texas Local Government Code Chapter 252. Unit-price proposals based on fixed quantities were received, resulting in three proposals submitted on January 7, 2026. Two of the three proposals were below

the $90,000 estimate. Following evaluation, staff selected Aetos Construction, LLC. The total construction cost is $87,128.61.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:

- Supports Priority 3.4 of the Strategic Action Plan to Enhance and Ensure Continuity of Reliable Roadway Improvement
- Demonstrates responsiveness to resident and traffic safety concerns and TSAC recommendations
- Complies with procurement requirements

LONGTERN FINANCIAL & BUDGETARY IMPACT:
The construction contract totals $87,128.61. Due to the limited scope and size of the project, no contingency is proposed. The transfer of appropriations may be completed administratively and does not require formal City Council approval of a budget amendment at this time.

LEGAL ANALYSIS:
Resolution approved as to form. The City's standard Construction Agreement is being utilized for this project.

RECOMMENDATION / PROPOSED MOTION:
I move to approve a resolution authorizing the execution of an agreement with Aetos Construction for the Front Gate Left Turn Lane Improvements Project, expenditure of the required funds, and execution of all applicable documents by the City Manager.

A RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR THE FRONT GATE LEFT TURN LANE IMPROVEMENTS PROJECT, EXPENDITURE OF THE REQUIRED FUNDS, AND EXECUTION OF ALL APPLICABLE DOCUMENTS BY THE CITY MANAGER

WHEREAS, On July 18, 2024, the City Council approved the creation of the Fair Oaks Ranch Transportation Safety Advisory Committee (TSAC) to provide recommendations related to roadway safety, and

WHEREAS, On February 6, 2025, TSAC recommended safety improvements at the intersection of Fair Oaks Parkway and Front Gate, and

WHEREAS, on February 20, 2025, City Council concurred with those recommendations and, following further evaluation, determined on September 4, 2025, that a hybrid left-turn lane was the preferred option, and

WHEREAS, proposals were received in accordance with the Texas Local Government Code Chapter 252 and Aetos Construction, LLC was selected, and

WHEREAS, the cost for construction is $87,128.61, and

WHEREAS, the City Council of the City of Fair Oaks Ranch hereby finds it necessary and appropriate to authorize the execution of an agreement with Aetos Construction, LLC **(Exhibit A).**

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS:

Section 1 The City Council hereby authorizes the City Manager to execute an agreement with Aetos Construction, LLC for the construction of the Front Gate Left Turn Lane Improvements Project, to expend required funds up to $87,128.61, and to execute any and all applicable documents to effectuate this resolution.

Section 2. That the recitals contained in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this resolution for all purposes and are adopted as a part of the judgment and findings of the Council.

Section3. If any provision of this resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this resolution would have been enacted without such invalid provision.

Section 4. That it is officially found, determined, and declared that the meeting at which this resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 5. All resolutions or parts thereof, which are in conflict or inconsistent with any provision of this resolution are hereby repealed to the extent of such conflict, and the provision of this resolution shall be and remain controlling as to the matters resolved herein.

Section 6. This resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 7. This resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED, APPROVED, and ADOPTED on this 5th day of February 2026.

_____

Gregory C. Maxton, Mayor

ATTEST:

_____

Amanda Valdez, TRMC
Deputy City Secretary

APPROVED AS TO FORM:

_____

Denton Navarro Rodriguez Bernal Santee & Zech P.C., City Attorney

CITY OF FAIR OAKS RANCH
CONSTRUCTION AGREEMENT

THE STATE OF TEXAS §
§
KENDALL COUNTY §

This Construction Agreement ("Agreement") is made and entered by and between the City of Fair Oaks Ranch, Texas, (the "City") a Texas municipality, and Aetos Construction, LLC.

Section 1. Duration. This Agreement shall become effective upon the date of the final signature affixed hereto and shall remain in effect until satisfactory completion of the Scope of Work unless terminated as provided for in this Agreement.

Section 2. Scope of Work.

(A) Contractor shall perform the Work as more particularly described in the Scope of Work attached hereto as Exhibit "A". The work as described in the Scope of Work constitutes the "Project".

(B) The Quality of Work provided under this Agreement shall be of the level of quality performed by Contractors regularly rendering this type of service.

(C) The Contractor shall perform its Work for the Project in compliance with all statutory, regulatory and contractual requirements now or hereafter in effect as may be applicable to the rights and obligations set forth in the Agreement.

(D) The Contractor may rely upon the accuracy of reports and surveys provided to it by the City except when defects should have been apparent to a reasonably competent Contractor or when it has actual notice of any defects in the reports and surveys.

Section 3. Compensation.

(A) The Contractor shall be paid in the manner set forth in Exhibit "A" and as provided herein.

(B) *Billing Period*: The Contractor may submit monthly, or less frequently, an invoice for payment based on the estimated completion of the described tasks and approved work schedule. Subject to Chapter 2251, Texas Government Code (the "Prompt Payment Act"), payment is due within thirty (30) days of the City's receipt of the Contractor's invoice. Interest on overdue payments shall be calculated in accordance with the Prompt Payment Act.

(C) *Reimbursable Expenses*: Any and all reimbursable expenses related to the Project shall be included in the scope of Work (Exhibit A) and accounted for in the total contract amount.

Section 4. Time of Completion.

The prompt completion of the Work under the Scope of Work relates is critical to the City. Unnecessary delays in providing Work under a Scope of Work shall be grounds for dismissal of the Contractor and termination of this Agreement without any or further liability to the City other than a prorated payment for necessary, timely, and conforming work done by Contractor prior to the time of termination. The Project shall be completed for inspection and acceptance by the City on or before 30 calendar days after written Notice to Proceed.

Section 5. Insurance.

Before commencing work under this Agreement, Contractor shall obtain and maintain the liability insurance provided for below throughout the term of the Project plus an additional two years. Contractor shall provide evidence of such insurance to the City. Such documentation shall meet the requirements noted in Exhibit B.

Contractor shall maintain the following limits and types of insurance:

Workers Compensation Insurance: Contractor shall carry and maintain during the term of this Agreement, workers compensation and employers' liability insurance meeting the requirements of the State of Texas on all the Contractor's employees carrying out the work involved in this contract.

General Liability Insurance: Contractor shall carry and maintain during the term of this Agreement, general liability insurance on a per occurrence basis with limits of liability not less than $1,000,000 for each occurrence and for fire damage. For Bodily Injury and Property Damage, coverage shall be no less than $1,000,000. As a minimum, coverage for Premises, Operations, Products and Completed Operations shall be $2,000,000. This coverage shall protect the public or any person from injury or property damages sustained by reason of the Contractor or its employees carrying out the work involved in this Agreement. The general aggregate shall be no less than $2,000,000.

Automobile Liability Insurance: Contractor shall carry and maintain during the term of this Agreement, automobile liability insurance with either a combined limit of at least $1,000,000 per occurrence for bodily injury and property damage or split limits of at least $1,000,000 for bodily injury per person per occurrence and $1,000,000 for property damage per occurrence. Coverage shall include all owned, hired, and non-owned motor vehicles used in the performance of this contract by the Contractor or its employees.

Subcontractor: In the case of any work sublet, the Contractor shall require subcontractor and independent contractors working under the direction of either the Contractor or a

subcontractor to carry and maintain the same workers compensation and liability insurance required of the Contractor.

Qualifying Insurance: The insurance required by this Agreement shall be written by non-assessable insurance company licensed to do business in the State of Texas and currently rated "B+" or better by the A.M. Best Companies. All policies shall be written on a “per occurrence basis” and not a “claims made” form.

Evidence of such insurance shall be attached as Exhibit “C”.

Section 6. Miscellaneous Provisions.

(A) *Subletting*. The Contractor shall not sublet or transfer any portion of the work under this Agreement, or any Scope of Work issued pursuant to this Agreement unless specifically approved in writing by the City, which approval shall not be unreasonably withheld. Subcontractors shall comply with all provisions of this Agreement and the applicable Scope of Work. The approval or acquiescence of the City in the subletting of any work shall not relieve the Contractor of any responsibility for work done by such subcontractor.

(B) *Compliance with Laws.* The Contractor shall comply with all federal, state and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts, administrative, or regulatory bodies in any matter affecting the performance of this Agreement, including, without limitation, worker’s compensation laws, minimum and maximum salary and wage statutes and regulations, and licensing laws and regulations. When required, the Contractor shall furnish the City with satisfactory proof of compliance.

(C) *Independent Contractor*. Contractor acknowledges that Contractor is an independent contractor of the City and is not an employee, agent, official or representative of the City. Contractor shall not represent, either expressly or through implication, that Contractor is an employee, agent, official or representative of the City. Income taxes, self-employment taxes, social security taxes and the like are the sole responsibility of the Contractor.

(D) *Non-Collusion*. Contractor represents and warrants that Contractor has not given, made, promised or paid, nor offered to give, make, promise or pay any gift, bonus, commission, money or other consideration to any person as an inducement to or in order to obtain the work to be provided to the City under this Agreement. Contractor further agrees that Contractor shall not accept any gift, bonus, commission, money, or other consideration from any person (other than from the City pursuant to this Agreement) for any of the Work performed by Contractor under or related to this Agreement. If any such gift, bonus, commission, money, or other consideration is received by or offered to Contractor, Contractor shall immediately report that fact to the City and, at the sole option of the City, the City may elect to accept the consideration for itself or to take the value of such consideration as a credit against the compensation otherwise owing to Contractor under or pursuant to this Agreement.

(E) *Force Majeure*. If the performance of any covenant or obligation to be performed hereunder by any party is delayed as a result of circumstances which are beyond the reasonable control of such party (which circumstances may include, without limitation, pending litigation, acts of God, war, acts of civil disobedience, fire or other casualty, shortage of materials, adverse weather conditions [such as, by way of illustration and not of limitation, severe rain storms or below freezing temperatures, or tornados] labor action, strikes or similar acts, moratoriums or regulations or actions by governmental authorities), the time for such performance shall be extended by the amount of time of such delay, but no longer than the amount of time reasonably occasioned by the delay. The party claiming delay of performance as a result of any of the foregoing force majeure events shall deliver written notice of the commencement of any such delay resulting from such force majeure event not later than seven (7) days after the claiming party becomes aware of the same, and if the claiming party fails to so notify the other party of the occurrence of a force majeure event causing such delay and the other party shall not otherwise be aware of such force majeure event, the claiming party shall not be entitled to avail itself of the provisions for the extension of performance contained in this subsection.

(F) In the case of any conflicts between the terms of this Agreement and wording contained within the Scope of Work, this Agreement shall govern. The Scope of Work is intended to detail the technical scope of Work, fee schedule, and contract time only and shall not dictate Agreement terms.

Section 7. <u>Termination</u>.

(A) This Agreement may be terminated:

(1) By the mutual agreement and consent of both Contractor and City;

(2) By either party, upon the failure of the other party to fulfill its obligations as set forth in either this Agreement or a Scope of Work issued under this Agreement;

(3) By the City, immediately upon notice in writing to the Contractor, as consequence of the failure of Contractor to perform the Work contemplated by this Agreement in a timely or satisfactory manner;

(4) By the City, at will and without cause upon not less than thirty (30) days written notice to the Contractor.

(B) If the City terminates this Agreement pursuant to subsection 7(A)(2) or (3), above, the Contractor shall not be entitled to any fees or reimbursable expenses other than the fees and reimbursable expenses then due and payable as of the time of termination and only then for those Work that have been timely and adequately performed by the Contractor considering the actual costs incurred by the Contractor in performing work to date of termination, the value of the work that is nonetheless usable to the City, the cost to the City of employing another Contractor to complete the work required and the time required to do so, and other factors that affect the value to the City of the work performed

at time of termination. In the event of termination not the fault of the Contractor, the Contractor shall be compensated for all basic, special, and additional Work actually performed prior to termination, together with any reimbursable expenses then due.

Section 8. Indemnification. Contractor agrees to indemnify and hold the City of Fair Oaks Ranch, Texas and all of its present, future and former agents, employees, officials and representatives harmless in their official, individual and representative capacities from any and all claims, demands, causes of action, judgments, liens and expenses (including attorney's fees, whether contractual or statutory), costs and damages (whether common law or statutory), costs and damages (whether common law or statutory, and whether actual, punitive, consequential or incidental), of any conceivable character, for injuries to persons (including death) or to property (both real and personal) created by, arising from or in any manner relating to the Work or goods performed or provided by Contractor – expressly including those arising through strict liability or under the constitutions of the United States.

Section 9. Notices. Any notice required or desired to be given from one party to the other party to this Agreement shall be in writing and shall be given and shall be deemed to have been served and received (whether actually received or not) if (i) delivered in person to the address set forth below; (ii) deposited in an official depository under the regular care and custody of the United States Postal Service located within the confines of the United States of America and sent by certified mail, return receipt requested, and addressed to such party at the address hereinafter specified; or (iii) delivered to such party by courier receipted delivery. Either party may designate another address within the confines of the continental United States of America for notice, but until written notice of such change is actually received by the other party, the last address of such party designated for notice shall remain such party's address for notice.

Section 10. No Assignment. Neither party shall have the right to assign that party's interest in this Agreement without the prior written consent of the other party.

Section 11. Severability. If any term or provision of this Agreement is held to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining terms or provisions of this Agreement shall not be affected thereby, and in lieu of each such illegal, invalid or unenforceable term or provision, there shall be added automatically to this Agreement a legal, valid or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid or unenforceable.

Section 12. Waiver. Either City or the Contractor shall have the right to waive any requirement contained in this Agreement that is intended for the waiving party's benefit, but, except as otherwise provided herein, such waiver shall be effective only if in writing executed by the party for whose benefit such requirement is intended. No waiver of any breach or violation of any term of this Agreement shall be deemed or construed to constitute a waiver of any other breach or violation, whether concurrent or subsequent, and whether of the same or of a different type of breach or violation.

Section 13. Governing Law; Venue. This Agreement and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Agreement are performable in Kendall County, Texas such that exclusive venue for any action arising out of this Agreement shall be in Kendall County, Texas.

Section 14. Paragraph Headings; Construction. The paragraph headings contained in this Agreement are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof. Both parties have participated in the negotiation and preparation of this Agreement and this Agreement shall not be construed either more or less strongly against or for either party.

Section 15. Binding Effect. Except as limited herein, the terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, devisees, personal and legal representatives, successors and assigns.

Section 16. Gender. Within this Agreement, words of any gender shall be held and construed to include any other gender, and words in the singular number shall be held and construed to include the plural, unless the context otherwise requires.

Section 17. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.

Section 18. Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

Section 19. Entire Agreement. It is understood and agreed that this Agreement contains the entire agreement between the parties and supersedes any and all prior agreements, arrangements or understandings between the parties relating to the subject matter. No oral understandings, statements, promises or inducements contrary to the terms of this Agreement exist. This Agreement cannot be changed or terminated orally.

Section 20. Relationship of Parties. Nothing contained in this Agreement shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent or of partnership or of joint venture or of any association whatsoever between the parties, it being expressly understood and agreed that no provision contained in this Agreement nor any act or acts of the parties hereto shall be deemed to create any relationship between the parties other than the relationship of independent parties contracting with each other solely for the purpose of effecting the provisions of this Agreement.

Section 21. Right To Audit. City shall have the right to examine and audit the books and records of Contractor with regards to the work described in Exhibit A, or any subsequent changes, at any reasonable time. Such books and records will be maintained

in accordance with generally accepted principles of accounting and will be adequate to enable determination of: (1) the substantiation and accuracy of any payments required to be made under this Agreement; and (2) compliance with the provisions of this Agreement.

22. Dispute Resolution. In accordance with the provisions of Subchapter I, Chapter 271, TEX. LOCAL GOV'T CODE, the parties agree that, prior to instituting any lawsuit or other proceeding arising from a dispute under this agreement, the parties will first attempt to resolve the dispute by taking the following steps: (1) A written notice substantially describing the nature of the dispute shall be delivered by the dissatisfied party to the other party, which notice shall request a written response to be delivered to the dissatisfied party not less than 5 days after receipt of the notice of dispute. (2) If the response does not reasonably resolve the dispute, in the opinion of the dissatisfied party, the dissatisfied party shall give notice to that effect to the other party whereupon each party shall appoint a person having authority over the activities of the respective parties who shall promptly meet, in person, in an effort to resolve the dispute. (3) If those persons cannot or do not resolve the dispute, then the parties shall each appoint a person from the highest tier of managerial responsibility within each respective party, who shall then promptly meet, in person, in an effort to resolve the dispute.

23. Disclosure of Business Relationships/Affiliations; Conflict of Interest Questionnaire. Contractor represents that it is in compliance with the applicable filing and disclosure requirements of Chapter 176 of the Texas Local Government Code.

24. Boycott Israel. The City may not enter into a contract with a company for goods and services unless the contract contains a written verification from the company; (i) it does not Boycott Israel; and (ii) will not Boycott Israel during the term of the contract. (Texas government code chapter 2270) by entering this agreement, Professional verifies that it does not Boycott Israel, and agrees that during the term of the agreement will not Boycott Israel as that term is defined in the Texas Government Code Section 808.001, as amended.

25. Energy Company Boycotts. Contractor represents and warrants that: (1) it does not, and will not for the duration of the contract, boycott energy companies or (2) the verification required by Section 2274.002 of the Texas Government Code does not apply to the contract. If circumstances relevant to this provision change during the course of the contract, Contractor shall promptly notify City.

26. Firearm Entities and Trade Association Discrimination. Contractor verifies that: (1) it does not, and will not for the duration of the contract, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association or (2) the verification required by Section 2274.002 of the Texas Government Code does not apply to the contract. If circumstances relevant to this provision change during the course of the contract, Contractor shall promptly notify City.

27. Sales Tax. The City qualifies as an exempt agency under the Texas Limited Sales, Excise and Use Tax Act (the "Tax Act") and is not subject to any State or City sales taxes on materials incorporated into the project. Labor used in the performance of this contract is also not subject to State or City sales taxes. The City will provide an exemption certificate to the Contractor. The Contractor must have a sales tax permit issued by the Comptroller of Public Accounts and shall issue a resale certificate complying with the Tax Act, as amended, when purchasing said materials. The Contractor is responsible for any sales taxes applicable to equipment purchases, rentals, leases, consumable supplies which are not incorporated into the services to be provided under this Contract, tangible personal property purchased for use in the performance of this Contract and not completely consumed, or other taxable services used to perform this Contract, or other taxes required by law in connection with this Contract.

28. Compliance with Laws, Charter, Ordinances. Contractor, its agents, employees and subcontractors must comply with all applicable federal and state laws, the ordinances of the City of Fair Oaks Ranch, and with all applicable rules and regulations promulgated by local, state and national boards, bureaus and agencies. Contractor must obtain all necessary permits, bonds and licenses that are required in completing the work contracted for in this agreement.

29. Liquidated Damages. Contractor hereby acknowledges that the award of the contract includes the requirement to timely commence the work on the Project in accordance with the fully executed Contract. Contractor hereby further agrees to pay to City as liquidated damages the applicable sum quoted below, for each calendar day in excess of the time set forth for completion of the Project. Time of completion is of the essence for the Project.

For each day that any work shall remain uncompleted after the time specified in the Contract, or the increased time granted by the City, or as equitably increased by additional work or materials ordered after the Contract is executed, the sum per day given in the following schedule, unless otherwise specified in the special provisions, shall be deducted from the monies due from the City:

AMOUNT OF CONTRACT	AMOUNT OF LIQUIDATED DAMAGES
Less than $25,000.00	$100.00 Per Day
$25,000.00 to $99,999.99	$150.00 Per Day
$100,000.00 to $499,999.99	$200.00 Per Day
$500,000.00 to $1,000,000.00	$250.00 Per Day
More than $1,000,000.00 (sliding scale)	$350 Per Day first 30 days; $400 Per Day 31-60 days; $500 Per Day 90 days and beyond

The sum of money thus deducted for such delay, failure or non-completion is not to be considered as a penalty, but shall be deemed, taken and treated as reasonable liquidated damages, per day that the default shall continue after the time stipulated in the Contract for completing the work. The said amounts are fixed and agreed upon because of the impracticability and extreme difficulty of fixing and ascertaining the actual damages that the City in such event would sustain; and said amounts are agreed to be the amounts of damages which the City would sustain and which shall be retained from the monies due, or that may become due, under the Contract; and if said monies be insufficient to cover the amount owing, then the surety shall pay any additional amounts due. Notwithstanding the foregoing, in the event that the actual damages incurred by the City exceed the amount of liquidated damages, the City shall be entitled to recover its actual damages.

30. Warranty

The Contractor shall provide a warranty covering defect of material and workmanship for one calendar year following final completion of the Project.

31. Retainage

For each progress payment made prior to Final Completion of the Work, the City may withhold retainage in the amount of 10%. Retainage will be released upon achievement of Final Completion and acceptance by the City.

EXECUTED on _____.

CITY:

By:_____

Name: Scott M. Huizenga

Title: City Manager

CONTRACTOR:

By:_____

Name: _____

Title:_____

ADDRESS FOR NOTICE:

CITY

City of Fair Oaks Ranch
Attn: Scott M. Huizenga
7286 Dietz Elkhorn
Fair Oaks Ranch, TX 78015

CONTRACTOR

Aetos Construction, LLC
20403 Encino Ledge # 591411
San Antonio, TX 78259

Exhibit “A”

SCOPE OF SERVICES

Fair Oaks Pkwy at Front Gate
Estimate
from AETOS CONSTRUCTION LLC

ITEM CODE	DESCRIPTION	UNIT	QUANTITY	UNIT BID PRICE	TOTAL
	BARRICADES				
502-7001	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	2.00	$ 1,622.70	$ 3,245.40
503-7001	PORTABLE CHANGEABLE MESSAGE SIGN	DAY	14.00	$ 248.98	$ 3,485.72
505-7001	TMA (STATIONARY)	DAY	19.00	$ 352.41	$ 6,695.79
	ROADWAY				
100-7010	PREP ROW (TREE PRUNE AND TRIM)	STA	3.00	$ 822.17	$ 2,466.51
104-7016	REMOV CONC (CURB)	LF	11.00	$ 8.22	$ 90.42
110-7001	EXCAV (ROADWAY)	CY	26.00	$ 157.46	$ 4,093.96
132-7003	EMBANK (FNL)(OC)(TY B)	CY	13.00	$ 169.48	$ 2,203.24
216-7001	PROOF ROLLING	HR	12.00	$ 58.18	$ 698.16
341-7001	D-GR HMA TY-B PG64-22	TON	60	$ 308.31	$ 18,498.60
341-7056	D-GR HMA TY-D PG76-22	TON	18.00	$ 537.90	$ 9,682.20
3007-7001	BONDING COURSE (@0.20 GAL/SY)	GAL	21.00	$ 12.02	$ 252.42
480-7001	CLEAN EXIST CULVERTS	EA	1.00	$ 1,803.00	$ 1,803.00
	SIGNING, PAVEMENT MARKINGS AND SW3P				
161-7001	COMPOST MANUF TOPSOIL (2")	SY	748.00	$ 3.01	$ 2,251.48
164-7012	DRILL SEED (PERM_URBAN_CLAY)	SY	748.00	$ 1.80	$ 1,346.40
168-7001	VEGETATIVE WATERING	TGL	12.00	$ 240.40	$ 2,884.80
506-7004	ROCK FILTER DAMS (INSTALL) (TY 4)	LF	30.00	$ 36.06	$ 1,081.80
506-7011	ROCK FILTER DAMS (REMOVE)	LF	30.00	$ 6.01	$ 180.30
506-7020	CONSTRUCTION EXITS (INSTALL) (TY 1)	SY	112.00	$ 24.04	$ 2,692.48
506-7024	CONSTRUCTION EXITS (REMOVE)	SY	112.00	$ 4.81	$ 538.72
644-7001	IN SM RD SN SUP&AM TY10BWG(1)SA(P)	EA	2.00	$ 1,161.94	$ 2,323.88
644-7026	IN SM RD SN SUP&AM TYS80(1)SA(P-BM)	EA	1.00	$ 1,529.03	$ 1,529.03
644-7073	REMOVE SM RD SN SUP&AM	EA	1.00	$ 550.46	$ 550.46
666-7018	REFL PAV MRK TY I (W)8"(DOT)(100MIL)	LF	12.00	$ 12.24	$ 146.88
666-7024	REFL PAV MRK TY I (W)8"(SLD)(100MIL)	LF	68.00	$ 6.12	$ 416.16
666-7042	REFL PAV MRK TY I (W)(ARROW)(100MIL)	EA	1.00	$ 550.46	$ 550.46
666-7066	REFL PAV MRK TY I (W)(WORD)(100MIL)	EA	1.00	$ 672.77	$ 672.77
666-7123	REFL PAV MRK TY I (Y)24"(SLD)(100MIL)	LF	69.00	$ 18.34	$ 1,265.46
666-7346	PAVEMENT SLER 4"	LF	970.00	$ 0.12	$ 116.40
666-7348	PAVEMENT SLER 8"	LF	80.00	$ 0.24	$ 19.20
666-7352	PAVEMENT SLER 24"	LF	69.00	$ 0.48	$ 33.12
666-7353	PAVEMENT SLER (ARROW)	EA	1.00	$ 30.05	$ 30.05
666-7354	PAVEMENT SLER (WORD)	EA	1.00	$ 30.05	$ 30.05
666-7405	REFL PAV MRK TY I (W)4"(SLD)(100MIL)	LF	507.00	$ 3.33	$ 1,688.31
666-7417	REFL PAV MRK TY I (Y)4"(SLD)(100MIL)	LF	463.00	$ 3.33	$ 1,541.79
672-7002	REFL PAV MRKR TY I-C	EA	4.00	$ 26.59	$ 106.36
672-7004	REFL PAV MRKR TY II-A-A	EA	27.00	$ 26.59	$ 717.93
672-7006	REFL PAV MRKR TY II-C-R	EA	26.00	$ 26.59	$ 691.34
677-7001	ELIM EXT PM & MRKS (4")	LF	1,012.00	$ 2.33	$ 2,357.96
678-7001	PAV SURF PREP FOR MRK (4")	LF	970.00	$ 0.12	$ 116.40
678-7004	PAV SURF PREP FOR MRK (8")	LF	80.00	$ 0.24	$ 19.20
678-7008	PAV SURF PREP FOR MRK (24")	LF	69.00	$ 0.48	$ 33.12
678-7009	PAV SURF PREP FOR MRK (ARROW)	EA	1.00	$ 30.05	$ 30.05
678-7016	PAV SURF PREP FOR MRK (WORD)	EA	1.00	$ 30.05	$ 30.05
				TOTAL	**$ 79,207.83**
				MOBILIZATION	**$ 7,920.78**
				GRAND TOTAL	**$ 87,128.61**

Exhibit "B"

REQUIREMENTS FOR ALL INSURANCE DOCUMENTS

The Contractor shall comply with each and every condition contained herein. The Contractor shall provide and maintain the minimum insurance coverage set forth below during the term of its agreement with the City. Any Subcontractor(s) hired by the Contractor shall maintain insurance coverage equal to that required of the Contractor. It is the responsibility of the Contractor to assure compliance with this provision. The City of Fair Oaks Ranch accepts no responsibility arising from the conduct, or lack of conduct, of the Subcontractor.

INSTRUCTIONS FOR COMPLETION OF INSURANCE DOCUMENT

With reference to the foregoing insurance requirements, Contractor shall specifically endorse applicable insurance policies as follows:

1. The City of Fair Oaks Ranch shall be named as an additional insured with respect to General Liability and Automobile Liability **on a separate endorsement**.
2. A waiver of subrogation in favor of The City of Fair Oaks Ranch shall be contained in the Workers Compensation and all liability policies and must be provided **on a separate endorsement.**
3. All insurance policies shall be endorsed to the effect that The City of Fair Oaks Ranch will receive at least thirty (30) days written notice prior to cancellation or non-renewal of the insurance.
4. All insurance policies, which name The City of Fair Oaks Ranch as an additional insured, must be endorsed to read as primary and non-contributory coverage regardless of the application of other insurance.
5. **Chapter 1811 of the Texas Insurance Code, Senate Bill 425 82(R) of 2011, states that the above endorsements cannot be on the certificate of insurance. Separate endorsements must be provided for each of the above.**
6. All insurance policies shall be endorsed to require the insurer to immediately notify The City of Fair Oaks Ranch of any material change in the insurance coverage.
7. All liability policies shall contain no cross-liability exclusions or insured versus insured restrictions.
8. Required limits may be satisfied by any combination of primary and umbrella liability insurances.
9. Contractor may maintain reasonable and customary deductibles, subject to approval by The City of Fair Oaks Ranch.
10. Insurance must be purchased from insurers having a minimum AmBest rating of B+.
11. All insurance must be written on forms filed with and approved by the Texas Department of Insurance. (ACORD 25 2010/05). Coverage must be written on an occurrence form.
12. Contractual Liability must be maintained covering the Contractors obligations contained in the contract. Certificates of Insurance shall be prepared and executed by the insurance company or its authorized agent and shall contain provisions

representing and warranting all endorsements and insurance coverages according to requirements and instructions contained herein.

13. Upon request, Contractor shall furnish The City of Fair Oaks Ranch with certified copies of all insurance policies.
14. A valid certificate of insurance verifying each of the coverages required above shall be issued directly to the City of Fair Oaks Ranch within ten (10) business days after contract award and prior to starting any work by the successful Contractor's insurance agent of record or insurance company. Also, prior to the start of any work and at the same time that the Certificate of Insurance is issued and sent to the City of Fair Oaks Ranch, all required endorsements identified in sections A, B, C and D, above shall be sent to the City of Fair Oaks Ranch. The certificate of insurance and endorsements shall be sent to:

City of Fair Oaks Ranch
Attn: Clayton Hoelscher, Procurement Manager
Email: choelscher@fairoaksranchtx.org
7286 Dietz Elkhorn
Fair Oaks Ranch, Texas 78015

Exhibit “C”

EVIDENCE OF INSURANCE

Exhibit B

FRONT GATE LEFT TURN LANE IMPROVEMENTS

LIMITS: 0.35 MILES NORTHEAST OF IH-10 FRONTAGE RD TO FRONT GATE

NET LENGTH OF ROADWAY	=	508.37 FT	0.096 MI
NET LENGTH OF PROJECT	=	508.37 FT	0.096 MI

FOR WORK CONSISTING OF ROADWAY, SIGNING AND PAVEMENT MARKINGS IMPROVEMENTS.

INDEX OF SHEETS

GENERAL
1 TITLE SHEET
2 EXISTING & PROPOSED TYPICAL SECTIONS
3 GENERAL NOTES
4 SUMMARY OF QUANTITIES

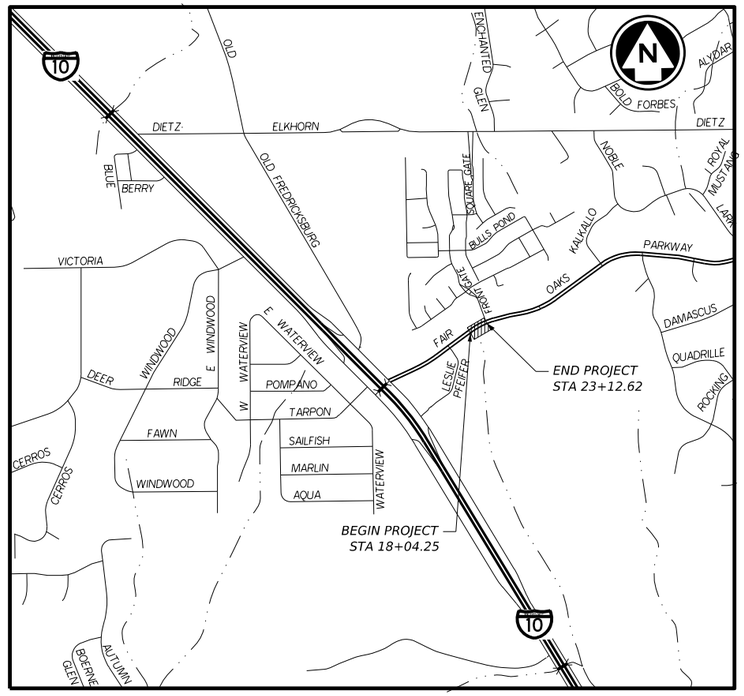
TRAFFIC CONTROL PLAN
5 TRAFFIC CONTROL PLAN NARRATIVE SEQUENCE OF WORK
6 TRAFFIC CONTROL PLAN NARRATIVE TYPICAL SECTIONS

TRAFFIC CONTROL PLAN STANDARDS
7-18 BC (1)-03 THRU BC (12)-03
19 TCP (1-1)-18
20 TCP (1-3)-18
21 TREATMENT FOR VARIOUS EDGE CONDITIONS

ROADWAY DETAILS
22 HORIZONTAL ALIGNMENT DATA SHEET
23 ROADWAY & REMOVAL LAYOUT

SIGNING PAVEMENT MARKINGS & SW3P DETAILS
24 SIGNING, PAVEMENT MARKINGS & SW3P LAYOUT

SIGNING,PAVEMENT MARKINGS & SW3P STANDARDS
25 TSR(4)-13
26 SMD(GEN)-08
27 SMD(SLIP-2)-08
28 PM(1)-22
29 PM(2)-22
30 PM(3)-22

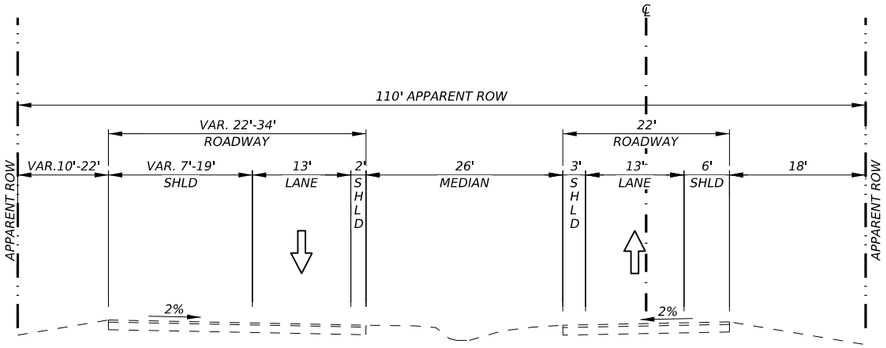


LOCATION MAP
N.T.S

STATE OF TEXAS
AUSTIN PORLIER
129945
LICENSED PROFESSIONAL ENGINEER

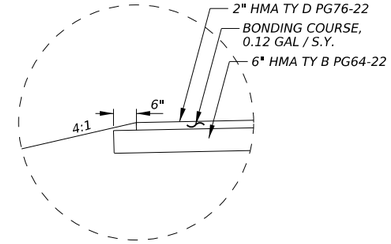
12/5/2025

LEGACY ENGINEERING GROUP
Legacy Engineering Group, PLLC
7800 W Interstate 10, Ste. 830, San Antonio, Texas 78230, 210.660.1960
TBPE Firm Registration No. 20623



EXISTING TYPICAL SECTION

STA 19+79.51 TO 20+72.14 ℄



DETAIL "A"

N.T.S

PROPOSED TYPICAL SECTION

STA 19+49.35 TO 20+67.22 ℄

STATE OF TEXAS
AUSTIN PORLIER
129945
LICENSED PROFESSIONAL ENGINEER

12/5/2025

LEGACY ENGINEERING GROUP
Legacy Engineering Group, PLLC
7800 W Interstate 10, Ste. 830, San Antonio, Texas 78230, 210.660.1960
TBPE Firm Registration No. 20623

FRONT GATE LEFT TURN LANE IMPROVEMENTS EXISTING AND PROPOSED TYPICAL SECTIONS

N.T.S. SHEET 1 OF 1

FED.RD. DIV.NO.	PROJECT NO.		SHEET
6	-		2
STATE	DIST.	COUNTY	
TEXAS	SAT	BEXAR	
CONT.	SECT.	JOB	HIGHWAY NO.
-	-	-	FAIR OAKS PKWY

11:57:31 AM
12/5/2025
Legacy Engineering Group
P:\DESIGN_PROJECTS\CFOR_FRONTGATE_LTLV4 - Design\Plan Set\01 General\CFOR_FRONTGATE_TYPICAL SECTIONS.dgn

1. GENERAL

(1) Traffic must be handled throughout the project during construction. The contractor is responsible for providing a safe and comfortable passage for vehicular and pedestrian traffic with minimal inconvenience to the public, as shown in the plans or as directed/approved by the engineer.

(2) The contractor may propose/recommend modifications to the sequence of work for consideration by the engineer. Any major recommended modification by the contractor shall include any changes to the various bid items, impact to traffic, effect of overall project in time and cost, etc. If this proposal is implemented, the contractor will be responsible for developing detailed plan sheets to be sealed by a licensed professional engineer for inclusion with the change order. The contractor cannot proceed with any construction operations based on a revised phase/sequence unless written approval is obtained from the engineer. If at any time during construction the contractor's proposed plan of operation for handling traffic does not provide for safe and comfortable movement, the contractor will immediately change their operation to correct the unsatisfactory condition.

(3) Do not store any construction material or equipment at any location that will constitute a hazard and will endanger traffic.

(4) The contractor will provide advance notification to the engineer of impending / upcoming lane closures for all temporary and / or permanent lane, ramp, connector, frontage, shoulder, etc. closures or detours.

(5) Access to adjoining property must be maintained at all times.

(6) Temporary drainage is the responsibility of the contractor.

(7) Contact the Engineer or the City when construction operations are within 400 feet of a signalized intersection to determine/verify the location of loop detectors, conduit, ground-boxes, etc. Repair or replace any signal equipment damaged by construction operations. The method of repair or replacement shall be pre-approved and inspected. Depending on the type and extent of the damage, the Engineer reserves the right to perform the repair or replacement work and the Contractor will be billed for this work. City of Fair Oaks Ranch: (210) 698-0900

(8) In accordance with the Underground Facility Damage Prevention Act (One Call Bill) the phone number for a utility locator is 811. It is the Contractor's responsibility to plan for utility locators as needed.

(9) The contractor shall locate all utilities prior to beginning construction by contacting the local utility companies and/or utilizing the local one-call system. Any damage done to existing utilities (that are to remain in place) during construction operations will be the contractor's responsibility and repaired at the contractor's expense.

(10) The existing features shown on these plans are those noted in the field and those taken from record drawings. There is no guarantee that all features (above and below ground) are shown on the plans. It is the contractor's responsibility to verify all existing features prior to bidding the project.

(11) Any quantities provided on these plans are for general reference purposes only. The contractor is responsible for determining the quantities require for construction.

(12) The contractor will be held solely responsible for damage to adjacent properties and new construction in place during the construction phases of this project. Any disturbed improvements shall be replaced in kind at the contractor's expense.

2. SAFETY

(1) The contractor will provide, construct and maintain barricades and signs in accordance with state Standards. Any signs required that are not detailed in the standard sheets shall be in Conformance with the "Texas manual on uniform traffic control devices for streets and highways" And the "standard highway sign designs for Texas."

(2) Barricades and warning signs shall be placed as indicated on the plans. This shall be considered the minimum required to provide for the safety of traffic during construction. The contractor shall provide and maintain other such barricades and signs deemed necessary by the engineer or as directed by field conditions, to provide for the passage of traffic in safety at all times.

(3) The contractor shall keep the roadway clean and free of dirt or other materials during hauling Operations. If the contractor does not maintain a clean roadway, they shall cease all construction operations, when directed by the engineer, to clean the roadway to the satisfaction of the engineer.

3. HAULING EQUIPMENT

(1) The use of rubber-tired equipment will be required for moving dirt or other materials along or across pavemented surfaces. Where the contractor desires to move any equipment not licensed for operation on public highways, on or across pavement. They shall protect the pavement from damage as directed / approved by the engineer.

(2) Throughout construction operations, the contractor will be required to conduct their hauling operations in a manner such that vehicles will not haul over previously recompacted subgrade or compacted base material, except in short sections for dumping manipulations.

4. FINAL CLEAN UP

Upon completion of the work and before final acceptance and final payment is made, the contractor shall clear and remove from the site all surplus and discarded materials and debris of every kind and leave the entire project in a smooth, neat and sightly condition.

5. PAYMENT

--Item 168--
Apply vegetative watering as needed to supplement natural rainfall during the vegetation establishment period. Plan quantity of irrigation water is based on the application of a total of 1.3 gal of water each week for each sq. yd. of area that is sodded or seeded. Establishment time is estimated to be 12 weeks for both sod and permanent seed mixes. Temporary seeding will require less time for establishment. Provide a schedule and coordinate watering cycles and rates per cycle with the Engineer. Obtain approval if the quantity of water to be applied is expected to exceed the plan quantity. Adjust the amount of water applied with each cycle and the number of cycles each wk. according to actual site conditions. Drought or other conditions, as determined by the Engineer, may require the application of supplemental irrigation during hours other than normal working hours.

--Item 502--

In addition to providing a Contractor's Responsible Person and a phone number for emergency contact, have an employee available to respond on the project for emergencies and for taking corrective measures within 2 hours or within a reasonable time frame as specified by the Engineer.

Treat the pavement drop-offs as shown in the TCP.

Avoid placing stockpiles, equipment, and other construction materials within the roadway's horizontal clear zone or at any location that will constitute a hazard and will endanger traffic. If a stockpile is placed within the clear zone, address in accordance with the TMUTCD.

Access to adjoining property must be maintained at all times.

Cover permanent signs if not used. This is subsidiary to Item 502.

All barricades, signs, and flaggers shall be subsidiary to item 502 barricades, signs and traffic handling.

--Item 506--
The Storm Water Pollution Prevention Plan (SWP3) consists of temporary erosion control measures needed and provided for under this Item. If physical conditions encountered at the job site require necessary controls, items for temporary sediment control devices have been included in the plans. An Inspector will perform a regularly scheduled SW3P inspection every 7 calendar days if erosion control measures are installed.

All erosion and sediment control devices will be paid for under item 506 temporary erosion, sedimentation, and environmental controls.

--Item 644--
The wedge anchor system shown on State Standard Sheet SMD (TWT) is not allowed.

Triangular Slipbase Systems with set screws are not allowed.

All other work and materials shall be subsidiary to the various bid items unless otherwise indicated in the plans.

STATE OF TEXAS
AUSTIN PORLIER
129945
LICENSED
PROFESSIONAL ENGINEER

12/5/2025

LEGACY ENGINEERING GROUP

Legacy Engineering Group, PLLC
7800 W Interstate 10, Ste. 830, San Antonio, Texas 78230, 210.660.1960
TBPE Firm Registration No. 20623

FRONT GATE LEFT TURN LANE IMPROVEMENTS

GENERAL NOTES

SHEET 1 OF 1

FED.RD. DIV.NO.	PROJECT NO.		SHEET
6	-		3
STATE	DIST.	COUNTY	
TEXAS	SAT	BEXAR	
CONT.	SECT.	JOB	HIGHWAY NO.
-	-	-	FAIR OAKS PKWY

11:57:32 AM
12/5/2025
Legacy Engineering Group
P:\DESIGN_PROJECTS\CFOR_FRONTGATE_LTL\4 - Design\Plan Set\01 General\CFOR_FRONTGATE_GENERAL_NOTES_01.dgn

SUMMARY OF TCP ITEMS				
		0502 7001	0503 7001	0505 7001
PLAN SHEET NO.	STATION TO STATION	BARRICADES, SIGNS AND TRAFFIC HANDLING	PORTABLE CHANGEABLE MESSAGE SIGN	TMA (STATIONARY)
		MO	DAY	DAY
PROJECT TOTALS	BEGIN TO END	2	14	19

SUMMARY OF ROADWAY ITEMS										
		0100 7010	0104 7016	0110 7001	0132 7003	0216 7001	0341 7001	0341 7056	0480 7001	3007 7001
PLAN SHEET NO.	STATION TO STATION	PREP ROW (TREE PRUNE AND TRIM)	REMOV CONC (CURB)	EXCAV (ROADWAY)	EMBANK (FNL)(OC)(TY B)	PROOF ROLLING	D-GR HMA TY-B PG64-22	D-GR HMA TY-D PG76-22	CLEAN EXIST CULVERTS	BONDING COURSE
		STA	LF	CY	CY	HR	TON	TON	EA	GAL
23	BEGIN TO END	3	11	26	13	12	60	18	1	21
PROJECT TOTALS		3	11	26	13	12	60	18	1	21

SUMMARY OF SIGNING, PAVEMENT MARKINGS, AND SW3P ITEMS																
		0161 7001	0164 7012	0168 7001	0506 7004	0506 7011	0506 7020	0506 7024	0644 7001	0644 7026	0644 7073	0666 7018	0666 7024	0666 7042	0666 7066	0666 7123
PLAN SHEET NO.	STATION TO STATION	COMPOST MANUF TOPSOIL (2")	DRILL SEED (PERM_URBAN_ CLAY)	VEGETATIVE WATERING	ROCK FILTER DAMS (INSTALL) (TY 4)	ROCK FILTER DAMS (REMOVE)	CONSTRUCTION EXITS (INSTALL) (TY 1)	CONSTRUCTION EXITS (REMOVE)	IN SM RD SN SUP&AM TY10BWG(1)SA(P)	IN SM RD SN SUP&AM TYS80(1)SA(P-BM)	REMOVE SM RD SN SUP&AM	REFL PAV MRK TY I (W)8"(DOT)(100MIL)	REFL PAV MRK TY I (W)8"(SLD)(100MIL)	REFL PAV MRK TY I (W)(ARROW)(100MIL)	REFL PAV MRK TY I (W)(WORD)(100MIL)	REFL PAV MRK TY I (Y)24"(SLD)(100MIL)
		SY	SY	TGL	LF	LF	SY	SY	EA	EA	EA	LF	LF	EA	EA	LF
24	BEGIN TO END	748	748	12	30	30	112	112	2	1	1	12	68	1	1	69
PROJECT TOTALS		748	748	12	30	30	112	112	2	1	1	12	68	1	1	69

SUMMARY OF SIGNING, PAVEMENT MARKINGS, AND SW3P ITEMS																
		0666 7346	0666 7348	0666 7352	0666 7353	0666 7354	0666 7405	0666 7417	0672 7002	0672 7004	0672 7006	0677 7001	0678 7001	0678 7004	0678 7008	0678 7009	0678 7016
PLAN SHEET NO.	STATION TO STATION	PAVEMENT SLER 4"	PAVEMENT SLER 8"	PAVEMENT SLER 24"	PAVEMENT SLER (ARROW)	PAVEMENT SLER (WORD)	REFL PAV MRK TY I (W)4"(SLD)(100MIL)	REFL PAV MRK TY I (Y)4"(SLD)(100MIL)	REFL PAV MRKR TY I-C	REFL PAV MRKR TY II-A-A	REFL PAV MRKR TY II-C-R	ELIM EXT PM & MRKS (4")	PAV SURF PREP FOR MRK (4")	PAV SURF PREP FOR MRK (8")	PAV SURF PREP FOR MRK (24")	PAV SURF PREP FOR MRK (ARROW)	PAV SURF PREP FOR MRK (WORD)
		LF	LF	LF	EA	EA	LF	LF	EA	EA	EA	LF	LF	LF	LF	EA	EA
24	BEGIN TO END	970	80	69	1	1	507	463	4	27	26	1012	970	80	69	1	1
PROJECT TOTALS		970	80	69	1	1	507	463	4	27	26	1012	970	80	69	1	1

LEGACY ENGINEERING GROUP
Legacy Engineering Group, PLLC
7800 W Interstate 10, Ste. 830, San Antonio, Texas 78230, 210.660.1960
TBPE Firm Registration No. 20623

FRONT GATE LEFT TURN LANE IMPROVEMENTS

SUMMARY OF QUANTITIES

FED.RD. DIV.NO.	PROJECT NO.		SHEET
6	-		4
STATE	DIST.	COUNTY	
TEXAS	SAT	BEXAR	
CONT.	SECT.	JOB	HIGHWAY NO.
-	-	-	FAIR OAKS PKWY

11:57:34 AM
12/5/2025
Legacy Engineering Group
P:\DESIGN_PROJECTS\CFOR_FRONTGATE_LTL\4 - Design\Plan Set\01 General\CFOR_FRONTGATE_SUMMARY.dgn

TRAFFIC CONTROL PLAN SEQUENCE OF WORK

(1) BEFORE THE COMMENCEMENT OF EACH PHASE, INSTALL ADVANCED WARNING SIGNS, TEMPORARY SIGNS AND BARRICADES AS SHOWN ON THE PLANS AND/OR AS DIRECTED/APPROVED BY THE ENGINEER.

(2) DROP OFF CONDITIONS OF GREATER THAN 2" MUST HAVE A 3:1 SLOPE AT THE END OF EACH DAY

(3) FOR CROSSOVER CLOSURE, USE R11-2 "ROAD CLOSED" SIGNS AND DRUMS SPACED AT 20 FEET

(4) FOR ADVANCED WARNING SIGNS ALONG WESTBOUND FAIR OAKS RANCH PARKWAY USE CW20-1D "ROAD WORK AHEAD" AT PROPER SIGN SPACING. DURING PHASE 2 ADD A R3-2 SIGN AT PROPER SPACING.

(5) ALONG WESTBOUND FAIR OAKS RANCH PAKRWAY USE G20-2 "END ROAD WORK" SIGN AT PROPER SIGN SPACING PAST WORK ZONE.

(6) CONTRACTOR IS TO PROVIDE 1 WEEK ADVANCED NOTICE OF CONSTRUCTION USING PORTABLE CHANGEABLE MESSAGE SIGNS

(7) THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE REQUIREMENTS OF ITEM 7, "LEGAL RELATIONS AND RESPONSIBILITIES OT THE PUBLIC" AND ITEM 502, "BARRICADES, SIGNS AND TRAFFIC HANDLING" OF THE STANDARD SPECIFICIATIONS, AND TO THE GENERAL NOTES.

(8) THIS PROJECT WILL BE CONSTRUCTED IN (2) PHASES. A BRIEF DESCRIPTION OF EACH PHASE IS AS FOLLOWS:

PHASE 1: CONSTRUCT EASTBOUND OUTSIDE SHOULDER WIDENING (STA 19+20.47 TO STA 21+95.89 CL FAIR OAKS PKWY)

THE INTENT OF THIS PHASE IS TO WIDEN THE OUTSIDE SHOULDER ALONG EASTBOUND FAIR OAKS RANCH PARKWAY. THE CONTRACTOR SHALL CLOSE THE OUTSIDE SHOULDER OF EASTBOUND FAIR OAKS RANCH PARKWAY. BEFORE OPENING TO TRAFFIC DURING NON-WORKING HOURS, PROVIDE A 3:1 SLOPE ALONG ALL DROP-OFFS.

1. SET UP TRAFFIC CONTROL FOR DAILY OUTSIDE SHOULDER CLOSURE PER TCP (1-3)-18 AND TCP TYPICALS
2. INSTALL SW3P ITEMS
3. SAWCUT EXISTING PAVEMENT AS SHOWN ON ROADWAY LAYOUT
4. EXCAVATE, RE-GRADE, AND COMPACT SUBGRADE
5. PLACE 6" TY B HMA
6. INSTALL BONDING COURSE
7. PLACE 2" TY D HMA
8. INSTALL PERMANENT SIGNING
9. REMOVE SW3P ITEMS
10. INSTALL TOPSOIL AND PERMANENT SEEDING

PHASE 2: CONSTRUCT EASTBOUND FAIR OAKS RANCH PARKWAY LEFT TURN LANE (STA 18+44.51 TO STA 20+68.72 CL FAIR OAKS PKWY)

THE INTENT OF THIS PHASE IS TO CONSTRUCT A PROPOSED LEFT TURN LANE BY WIDENING THE INSIDE SHOULDER OF EASTBOUND FAIR OAKS PKWY AT FRONT GATE. THE CONTRACTOR SHALL CLOSE THE INSIDE SHOULDER OF EASTBOUND FAIR OAKS RANCH PARKWAY AND CROSSOVER AT FRONT GATE DURING WORKING HOURS. BEFORE OPENING TO TRAFFIC DURING NON-WORKING HOURS, PROVIDE A 3:1 SLOPE ALONG ALL DROP-OFFS.

1. SET UP TRAFFIC CONTROL FOR DAILY INSIDE SHOULDER CLOSURE PER TCP (1-3)-18 AND TCP TYPICALS
2. INSTALL SW3P ITEMS
3. PERFORM TREE PRUNE AND TRIM PER ROADWAY LAYOUT
4. CLEAN EXISTING CULVERT AND REGRADE DITCH BOTTOM PER ROADWAY LAYOUT
5. SAWCUT EXISTING PAVEMENT AS SHOWN ON ROADWAY LAYOUT
6. REMOVE CONCRETE CURB
7. EXCAVATE, RE-GRADE, AND COMPACT SUBGRADE
8. PLACE 6" TY B HMA
9. INSTALL BONDING COURSE
10. PLACE 2" TY D HMA
11. INSTALL PERMANENT SIGNING ALONG INSIDE SHOULDER WIDENING
12. REMOVE AND INSTALL PERMANENT SIGNING ALONG SOUTHBOUND FRONT GATE USING TCP (1-1)-18
13. REMOVE SW3P ITEMS
14. INSTALL TOPSOIL AND PERMANENT SEEDING
15. ELIMINATE EXISTING PAVEMENT MARKINGS AND INSTALL PERMANENT PAVEMENT MARKINGS USING TCP (1-3)-18
16. PERFORM FINAL CLEAN-UP

STATE OF TEXAS
AUSTIN PORLIER
129945
LICENSED PROFESSIONAL ENGINEER

12/5/2025

LEGACY ENGINEERING GROUP
Legacy Engineering Group, PLLC
7800 W Interstate 10, Ste. 830, San Antonio, Texas 78230, 210.660.1960
TBPE Firm Registration No. 20623

FRONT GATE LEFT TURN LANE IMPROVEMENTS

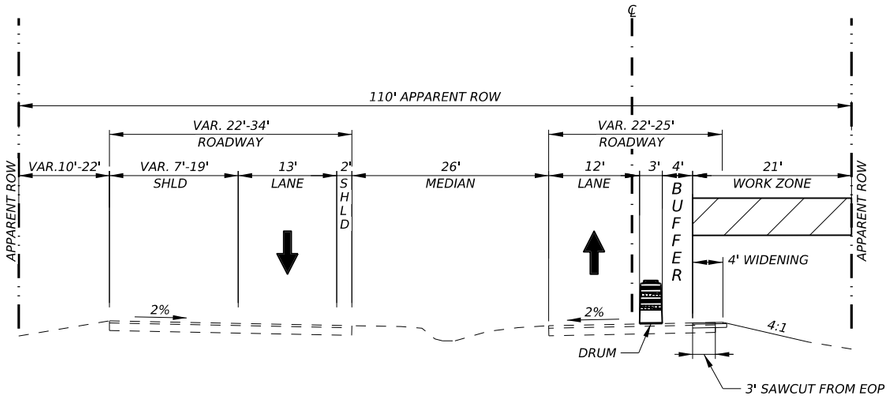
TRAFFIC CONTROL PLAN SEQUENCE OF WORK

FED.RD. DIV.NO.	PROJECT NO.		SHEET
6	-		5
STATE	DIST.	COUNTY	
TEXAS	SAT	BEXAR	
CONT.	SECT.	JOB	HIGHWAY NO.
XXXX	XX	XXX	FAIR OAKS PKWY

11:57:37 AM
12/5/2025
Legacy Engineering Group
P:\DESIGN_PROJECTS\CFOR_FRONTGATE_LTL\4 - Design\Plan Set\02 TCP\CFOR_FRONTGATE_TCP_NARRATIVE.dgn

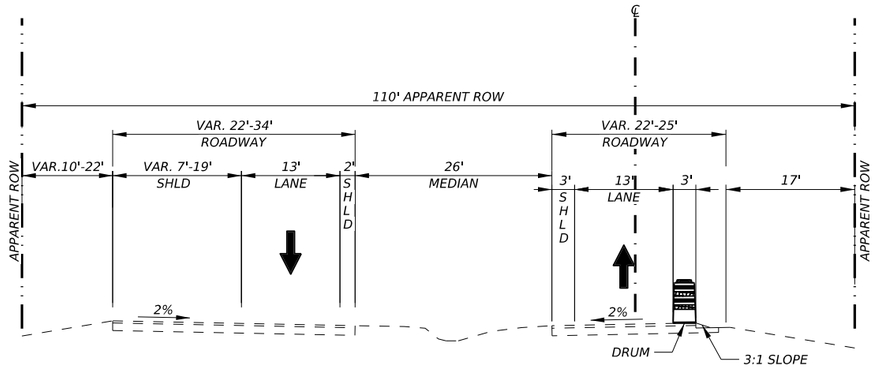
LEGEND

- DIRECTION OF TRAFFIC FLOW
- CONSTRUCTION THIS PHASE/STEP
- CONSTRUCTED PREVIOUS PHASE/STEP
- CONSTRUCTED CONCRETE MEDIAN PREVIOUS PHASE/STEP



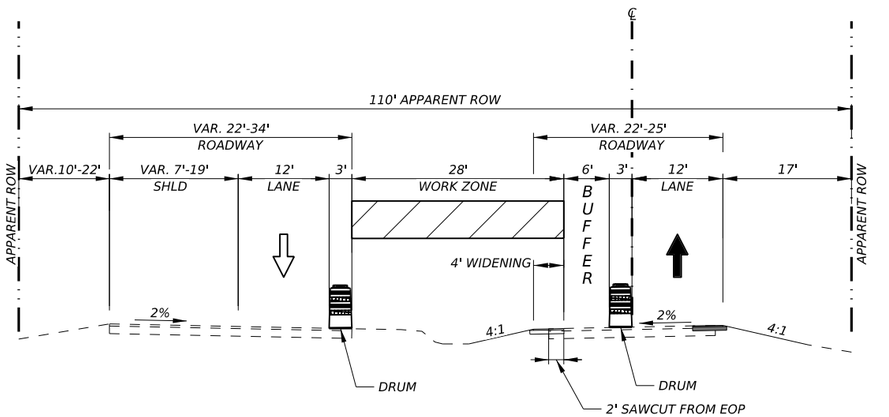
PHASE 1 TYPICAL SECTION (WORKING HOURS)

STA 19+20.47 TO STA 21+95.89 CL



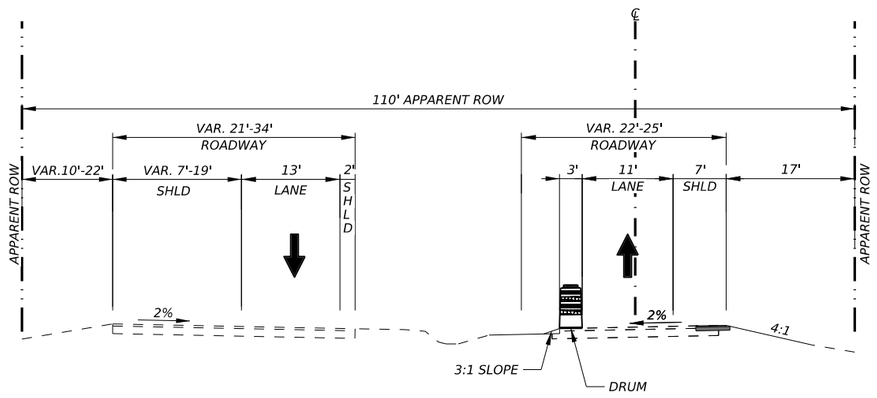
PHASE 1 TYPICAL SECTION (NON-WORKING HOURS)

STA 19+20.47 TO STA 21+95.89 CL



PHASE 2 TYPICAL SECTION (WORKING HOURS)

STA 18+44.51 TO STA 20+68.72 CL



PHASE 2 TYPICAL SECTION (NON-WORKING HOURS)

STA 18+44.51 TO STA 20+68.72 CL

STATE OF TEXAS
AUSTIN PORLIER
129945
LICENSED PROFESSIONAL ENGINEER

12/5/2025

LEGACY ENGINEERING GROUP

Legacy Engineering Group, PLLC
7800 W Interstate 10, Ste. 830, San Antonio, Texas 78230, 210.660.1960
TBPE Firm Registration No. 20623

FRONT GATE LEFT TURN LANE IMPROVEMENTS

TRAFFIC CONTROL PLAN TYPICAL SECTIONS

N.T.S. SHEET 1 OF 1

FED.RD. DIV.NO.	PROJECT NO.		SHEET
6	-		6
STATE	DIST.	COUNTY	
TEXAS	SAT	BEXAR	
CONT.	SECT.	JOB	HIGHWAY NO.
XXXX	XX	XXX	FAIR OAKS PKWY

11:57:41 AM
12/5/2025
Legacy Engineering Group
P:\DESIGN_PROJECTS\CFOR_FRONTGATE_LTLN_4 - Design\Plan Set\02 TCP\TCP Typicals - TCP Typicals.dgn

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE: 12/5/2025 11:57:44 AM
FILE: P:\DESIGN_PROJECTS\CFOR_FRONTGATE_LTL\4 - Design\Plan Set\02 TCP\Standards\bc-21.dgn

BARRICADE AND CONSTRUCTION (BC) STANDARD SHEETS GENERAL NOTES:

1. The Barricade and Construction Standard Sheets (BC sheets) are intended to show typical examples for placement of temporary traffic control devices, construction pavement markings, and typical work zone signs. The information contained in these sheets meet or exceed the requirements shown in the "Texas Manual on Uniform Traffic Control Devices" (TMUTCD).

2. The development and design of the Traffic Control Plan (TCP)is the responsibility of the Engineer.

3. The Contractor may propose changes to the TCP that are signed and sealed by a licensed professional engineer for approval. The Engineer may develop, sign and seal Contractor proposed changes.

4. The Contractor is responsible for installing and maintaining the traffic control devices as shown in the plans. The Contractor may not move or change the approximate location of any device without the approval of the Engineer.

5. Geometric design of lane shifts and detours should, when possible, meet the applicable design criteria contained in manuals such as the American Association of State Highway and Transportation Officials (AASHTO), "A Policy on Geometric Design of Highways and Streets," the TxDOT "Roadway Design Manual" or engineering judgment.

6. When projects abut, the Engineer(s) may omit the END ROAD WORK, TRAFFIC FINES DOUBLE, and other advance warning signs if the signing would be redundant and the work areas appear continuous to the motorists. If the adjacent project is completed first, the Contractor shall erect the necessary warning signs as shown on these sheets, the TCP sheets or as directed by the Engineer. The BEGIN ROAD WORK NEXT X MILES sign shall be revised to show appropriate work zone distance.

7. The Engineer may require duplicate warning signs on the median side of divided highways where median width will permit and traffic volumes justify the signing.

8. All signs shall be constructed in accordance with the details found in the "Standard Highway Sign Designs for Texas," latest edition. Sign details not shown in this manual shall be shown in the plans or the Engineer shall provide a detail to the Contractor before the sign is manufactured.

9. The temporary traffic control devices shown in the illustrations of the BC sheets are examples. As necessary, the Engineer will determine the most appropriate traffic control devices to be used.

10. Where highway construction or maintenance work is being undertaken, other than mobile operations as defined by the Texas Manual on Uniform Traffic Control Devices, CSJ limit signs are required. CSJ limit signs are shown on BC(2). The OBEY WARNING SIGNS STATE LAW sign, STAY ALERT TALK OR TEXT LATER and the WORK ZONE TRAFFIC FINES DOUBLE sign with plaque shall be erected in advance of the CSJ limits. The BEGIN ROAD WORK NEXT X MILES, CONTRACTOR and END ROAD WORK signs shall be erected at or near the CSJ limits. For mobile operations, CSJ limit signs are not required.

11. Traffic control devices should be in place only while work is actually in progress or a definite need exists.

12. The Engineer has the final decision on the location of all traffic control devices.

13. Inactive equipment and work vehicles, including workers' private vehicles must be parked away from travel lanes. They should be as close to the right-of-way line as possible, or located behind a barrier or guardrail, or as approved by the Engineer.

WORKER SAFETY NOTES:

1. Workers on foot who are exposed to traffic or to construction equipment within the right-of-way shall wear high-visibility safety apparel meeting the requirements of ISEA "American National Standard for High-Visibility Apparel," or equivalent revisions, and labeled as ANSI 107-2004 standard performance for Class 2 or 3 risk exposure. Class 3 garments should be considered for high traffic volume work areas or night time work.

2. Except in emergency situations, flagger stations shall be illuminated when flagging is used at night.

COMPLIANT WORKZONE TRAFFIC CONTROL DEVICES

1. Only pre-qualified products shall be used. The "Compliant Work Zone Traffic Control Devices List" (CWZTCD) describes pre-qualified products and their sources.

2. Work zone traffic control devices shall be compliant with the Manual for Assessing safety Hardware (MASH).

THE DOCUMENTS BELOW CAN BE FOUND ON-LINE AT http://www.txdot.gov
COMPLIANT WORK ZONE TRAFFIC CONTROL DEVICES LIST (CWZTCD)
DEPARTMENTAL MATERIAL SPECIFICATIONS (DMS)
MATERIAL PRODUCER LIST (MPL)
ROADWAY DESIGN MANUAL - SEE "MANUALS (ONLINE MANUALS)"
STANDARD HIGHWAY SIGN DESIGNS FOR TEXAS (SHSD)
TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD)
TRAFFIC ENGINEERING STANDARD SHEETS

Texas Department of Transportation

Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION GENERAL NOTES AND REQUIREMENTS

BC(1)-21

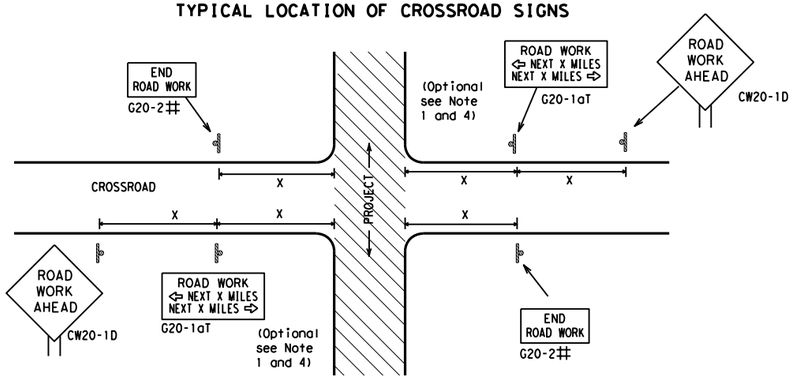
FILE: bc-21.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT November 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS	-	-	-	FAIR OAKS PKWY
4-03 7-13	DIST	COUNTY		SHEET NO.
9-07 8-14	-	BEXAR		7
5-10 5-21				

95

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE: 12/5/2025 11:57:44 AM
FILE: P:\DESIGN_PROJECTS\CFOR_FRONTGATE_LTLV4 - Design\Plan Set\02 TCP\Standards\bc-21.dgn

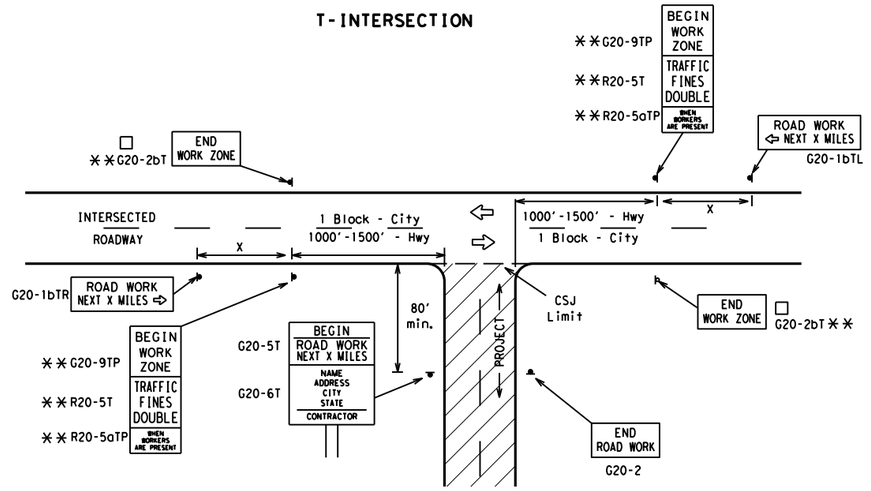
TYPICAL LOCATION OF CROSSROAD SIGNS



May be mounted on back of "ROAD WORK AHEAD"(CW20-1D) sign with approval of Engineer. (See note 2 below)

1. The typical minimum signing on a crossroad approach should be a "ROAD WORK AHEAD" (CW20-1D)sign and a (G20-2) "END ROAD WORK" sign, unless noted otherwise in plans.
2. The Engineer may use the reduced size 36" x 36" ROAD WORK AHEAD (CW20-1D) sign mounted back to back with the reduced size 36" x 18" "END ROAD WORK"(G20-2) sign on low volume crossroads (see Note 4 under "Typical Construction Warning Sign Size and Spacing"). See the "Standard Highway Sign Designs for Texas" manual for sign details. The Engineer may omit the advance warning signs on low volume crossroads. The Engineer will determine whether a road is low volume as per TMUTCD Part 5. This information shall be shown in the plans.
3. Based on existing field conditions, the Engineer/Inspector may require additional signs such as FLAGGER AHEAD, LOOSE GRAVEL, or other appropriate signs. When additional signs are required, these signs will be considered part of the minimum requirements. The Engineer/Inspector will determine the proper location and spacing of any sign not shown on the BC sheets, Traffic Control Plan sheets or the Work Zone Standard Sheets.
4. The "ROAD WORK NEXT X MILES"(G20-1aT)sign shall be required at high volume crossroads to advise motorists of the length of construction in either direction from the intersection. The Engineer will determine whether a roadway is considered high volume.
5. Additional traffic control devices may be shown elsewhere in the plans for higher volume crossroads.
6. When work occurs in the intersection area, appropriate traffic control devices, as shown elsewhere in the plans or as determined by the Engineer/Inspector, shall be in place.

T-INTERSECTION



CSJ LIMITS AT T-INTERSECTION

1. The Engineer will determine the types and location of any additional traffic control devices, such as a flagger and accompanying signs, or other signs, that should be used when work is being performed at or near an intersection.
2. If construction closes the road at a T-intersection, the Contractor shall place the "CONTRACTOR NAME"(G20-6T) sign behind the Type 3 Barricades for the road closure (see BC(10) also). The "ROAD WORK NEXT X MILES" left arrow(G20-1bTL) and "ROAD WORK NEXT X MILES" right arrow (G20-1bTR)" signs shall be replaced by the detour signing called for in the plans.

TYPICAL CONSTRUCTION WARNING SIGN SIZE AND SPACING[1,5,6]

SIZE

Sign Number or Series	Conventional Road	Expressway/ Freeway
CW20[4] CW21 CW22 CW23 CW25	48" x 48"	48" x 48"
CW1, CW2, CW7, CW8, CW9, CW11, CW14	36" x 36"	48" x 48"
CW3, CW4, CW5, CW6, CW8-3, CW10, CW12	48" x 48"	48" x 48"

SPACING

Posted Speed	Sign △ Spacing "X"
MPH	Feet (Apprx.)
30	120
35	160
40	240
45	320
50	400
55	500[2]
60	600[2]
65	700[2]
70	800[2]
75	900[2]
80	1000[2]
*	*[3]

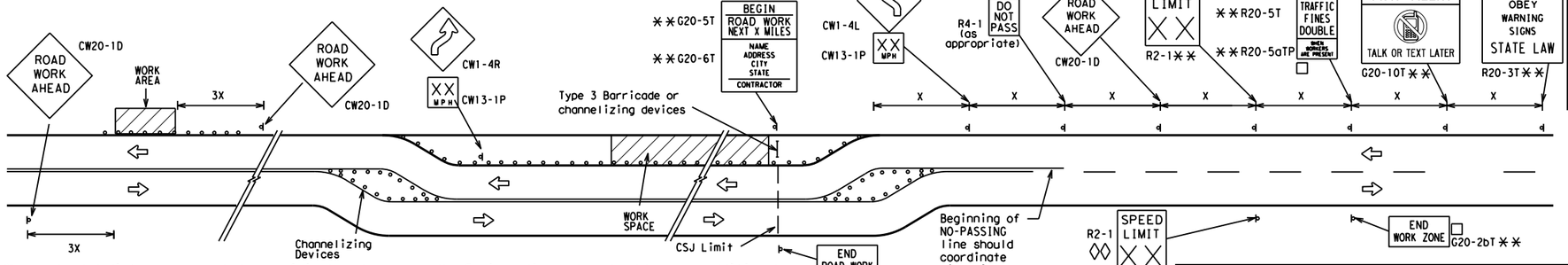
* For typical sign spacings on divided highways, expressways and freeways, see Part 6 of the "Texas Manual on Uniform Traffic Control Devices" (TMUTCD) typical application diagrams or TCP Standard Sheets.

△ Minimum distance from work area to first Advance Warning sign nearest the work area and/or distance between each additional sign.

GENERAL NOTES

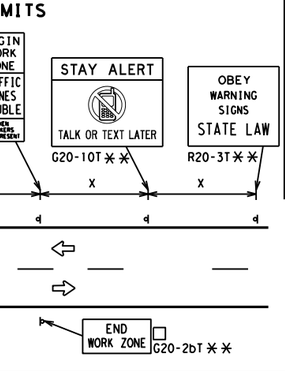
1. Special or larger size signs may be used as necessary.
2. Distance between signs should be increased as required to have 1500 feet advance warning.
3. Distance between signs should be increased as required to have 1/2 mile or more advance warning.
4. 36" x 36" "ROAD WORK AHEAD" (CW20-1D)signs may be used on low volume crossroads at the discretion of the Engineer as per TMUTCD Part 5. See Note 2 under "Typical Location of Crossroad Signs".
5. Only diamond shaped warning sign sizes are indicated.
6. See sign size listing in "TMUTCD", Sign Appendix or the "Standard Highway Sign Designs for Texas" manual for complete list of available sign design sizes.

WORK AREAS IN MULTIPLE LOCATIONS WITHIN CSJ LIMITS

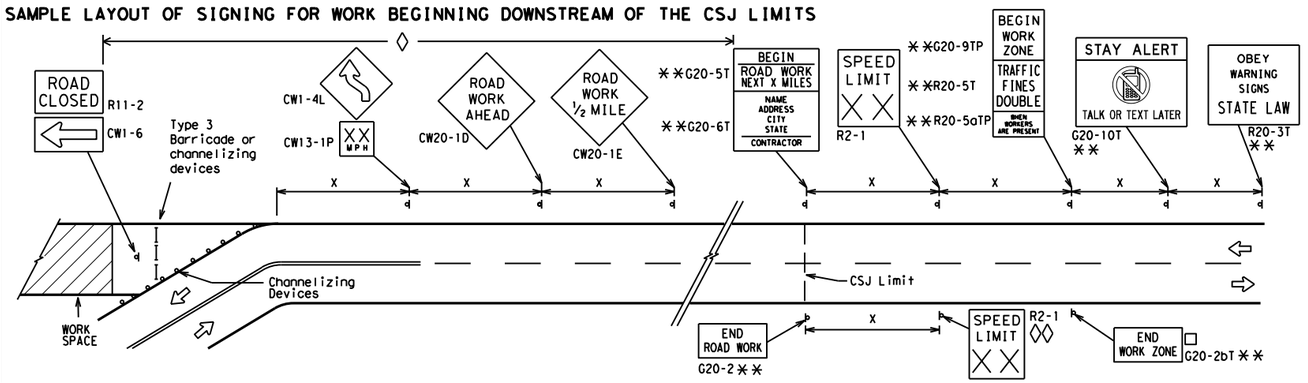


When extended distances occur between minimal work spaces, the Engineer/Inspector should ensure additional "ROAD WORK AHEAD"(CW20-1D)signs are placed in advance of these work areas to remind drivers they are still within the project limits. See the applicable TCP sheets for exact location and spacing of signs and channelizing devices.

SAMPLE LAYOUT OF SIGNING FOR WORK BEGINNING AT THE CSJ LIMITS



SAMPLE LAYOUT OF SIGNING FOR WORK BEGINNING DOWNSTREAM OF THE CSJ LIMITS



NOTES

The Contractor shall determine the appropriate distance to be placed on the G20-1 series signs and "BEGIN ROAD WORK NEXT X MILES"(G20-5T)sign for each specific project. This distance shall replace the "X" and shall be rounded to the nearest whole mile with the approval of the Engineer. No decimals shall be used.

□ The "BEGIN WORK ZONE"(G20-9TP) and "END WORK ZONE" (G20-2bT) shall be used as shown on the sample layout when advance signs are required outside the CSJ Limits. They inform the motorist of entering or leaving a part of the work zone lying outside the CSJ Limits where traffic fines may double if workers are present.

** CSJ limit signing is required for highway construction and maintenance work, with the exception of mobile operations.

◊ Area for placement of "ROAD WORK AHEAD" (CW20-1D)sign and other signs or devices as called for on the Traffic Control Plan.

◊◊ Contractor will install a regulatory speed limit sign at the end of the work zone.

LEGEND

⟼	Type 3 Barricade
○ ○ ○	Channelizing Devices
▬	Sign
X	See Typical Construction Warning Sign Size and Spacing chart or the TMUTCD for sign spacing requirements.

Texas Department of Transportation

Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION PROJECT LIMIT

BC(2)-21

FILE: bc-21.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
© TxDOT November 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS	-	-	-	FAIR OAKS PKWY
9-07 8-14	DIST	COUNTY		SHEET NO.
7-13 5-21	-	BEXAR		8

96

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

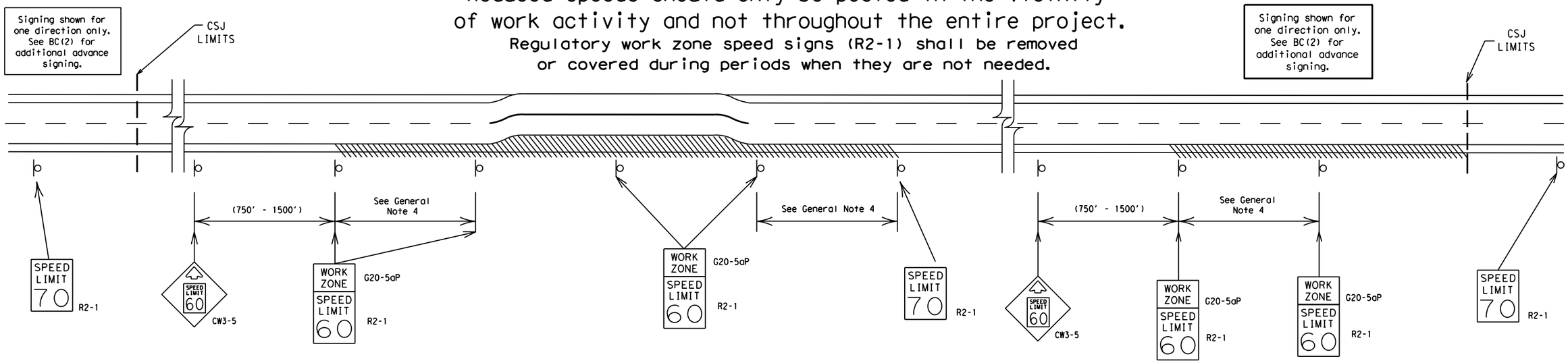
DATE: 12/5/2025 11:57:44 AM
FILE: P:\DESIGN_PROJECTS\CFOR_FRONTGATE_LTL\4 - Design\Plan Set\02 TCP\Standards\bc-21.dgn

TYPICAL APPLICATION OF WORK ZONE SPEED LIMIT SIGNS

Work zone speed limits shall be regulatory, established in accordance with the "Procedures for Establishing Speed Zones," and approved by the Texas Transportation Commission, or by City Ordinance when within Incorporated City Limits.

Reduced speeds should only be posted in the vicinity of work activity and not throughout the entire project.

Regulatory work zone speed signs (R2-1) shall be removed or covered during periods when they are not needed.



GUIDANCE FOR USE:

LONG/INTERMEDIATE TERM WORK ZONE SPEED LIMITS

This type of work zone speed limit should be included on the design of the traffic control plans when restricted geometrics with a lower design speed are present in the work zone and modification of the geometrics to a higher design speed is not feasible.

Long/Intermediate Term Work Zone Speed Limit signs, when approved as described above, should be posted and visible to the motorist when work activity is present. Work activity may also be defined as a change in the roadway that requires a reduced speed for motorists to safely negotiate the work area, including:

a) rough road or damaged pavement surface
b) substantial alteration of roadway geometrics (diversions)
c) construction detours
d) grade
e) width
f) other conditions readily apparent to the driver

As long as any of these conditions exist, the work zone speed limit signs should remain in place.

SHORT TERM WORK ZONE SPEED LIMITS

This type of work zone speed limit may be included on the design of the traffic control plans when workers or equipment are not behind concrete barrier, when work activity is within 10 feet of the traveled way or actually in the traveled way.

Short Term Work Zone Speed Limit signs should be posted and visible to the motorists only when work activity is present. When work activity is not present, signs shall be removed or covered.
(See Removing or Covering on BC(4)).

GENERAL NOTES

1. Regulatory work zone speed limits should be used only for sections of construction projects where speed control is of major importance.
2. Regulatory work zone speed limit signs shall be placed on supports at a 7 foot minimum mounting height.
3. Speed zone signs are illustrated for one direction of travel and are normally posted for each direction of travel.
4. Frequency of work zone speed limit signs should be:
   40 mph and greater 0.2 to 2 miles
   35 mph and less 0.2 to 1 mile
5. Regulatory speed limit signs shall have black legend and border on a white reflective background (See "Reflective Sheeting" on BC(4)).
6. Fabrication, erection and maintenance of the"ADVANCE SPEED LIMIT"(CW3-5)sign, "WORK ZONE"(G20-5aP) plaque and the "SPEED LIMIT"(R2-1)signs shall not be paid for directly, but shall be considered subsidiary to Item 502.
7. Turning signs from view, laying signs over or down will not be allowed, unless as otherwise noted under "REMOVING OR COVERING" on BC(4).
8. Techniques that may help reduce traffic speeds include but are not limited to:
   A. Law enforcement.
   B. Flagger stationed next to sign.
   C. Portable changeable message sign (PCMS).
   D. Low-power (drone) radar transmitter.
   E. Speed monitor trailers or signs.
9. Speeds shown on details above are for illustration only. Work Zone Speed Limits should only be posted as approved for each project.
10. For more specific guidance concerning the type of work, work zone conditions and factors impacting allowable regulatory construction speed zone reduction see TxDOT form #1204 in the TxDOT e-form system.

Texas Department of Transportation | Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION WORK ZONE SPEED LIMIT

BC(3)-21

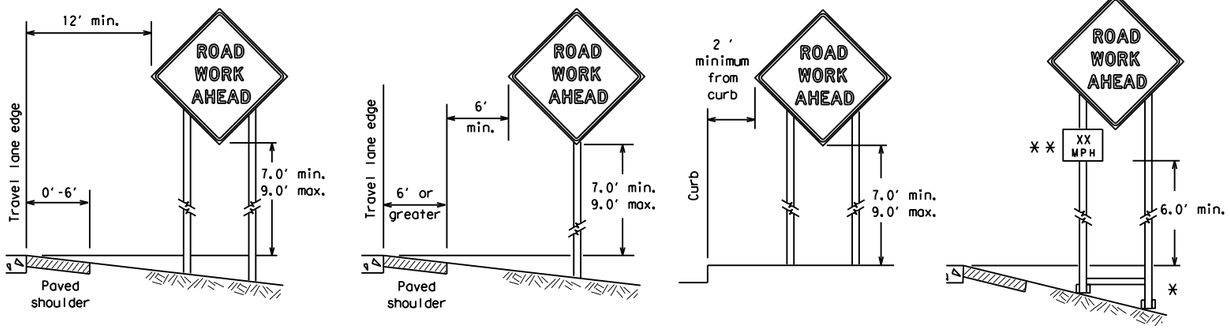
FILE: bc-21.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT November 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS	-	-	-	FAIR OAKS PKWY
9-07 8-14	DIST	COUNTY		SHEET NO.
7-13 5-21	-	BEXAR		9

97

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE: 12/5/2025 11:57:44 AM
FILE: P:\DESIGN_PROJECTS\CFOR_FRONTGATE_LTL\4 - Design\Plan Set\02 TCP\Standards\bc-21.dgn

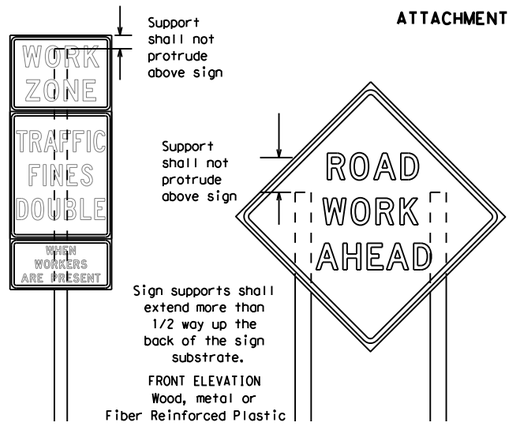
TYPICAL MINIMUM CLEARANCES FOR LONG TERM AND INTERMEDIATE TERM SIGNS

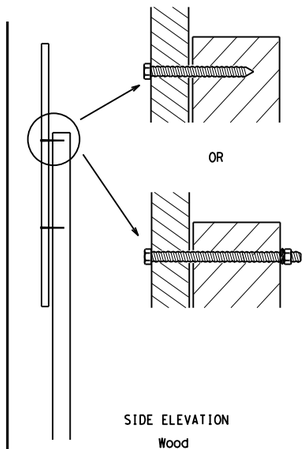


* When placing skid supports on unlevel ground, the leg post lengths must be adjusted so the sign appears straight and plumb. Objects shall NOT be placed under skids as a means of leveling.

** When plaques are placed on dual-leg supports, they should be attached to the upright nearest the travel lane. Supplemental plaques (advisory or distance) should not cover the surface of the parent sign.

ATTACHMENT FOR SIGN SUPPORTS





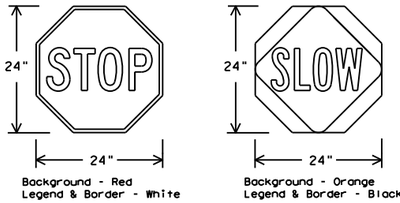
Attachment to wooden supports will be by bolts and nuts or screws. Use TxDOT's or manufacturer's recommended procedures for attaching sign substrates to other types of sign supports

Nails shall NOT be allowed. Each sign shall be attached directly to the sign support. Multiple signs shall not be joined or spliced by any means. Wood supports shall not be extended or repaired by splicing or other means.

Splicing embedded perforated square metal tubing in order to extend post height will only be allowed when the splice is made using four bolts, two above and two below the spice point. Splice must be located entirely behind the sign substrate, not near the base of the support. Splice insert lengths should be at least 5 times nominal post size, centered on the splice and of at least the same gauge material.

STOP/SLOW PADDLES

1. STOP/SLOW paddles are the primary method to control traffic by flaggers. The STOP/SLOW paddle size should be 24" x 24".
2. STOP/SLOW paddles shall be retroreflectorized when used at night.
3. STOP/SLOW paddles may be attached to a staff with a minimum length of 6' to the bottom of the sign.
4. Any lights incorporated into the STOP or SLOW paddle faces shall only be as specifically described in Section 6E.03 Hand Signaling Devices in the TMUTCD.



SHEETING REQUIREMENTS (WHEN USED AT NIGHT)		
USAGE	COLOR	SIGN FACE MATERIAL
BACKGROUND	RED	TYPE B OR C SHEETING
BACKGROUND	ORANGE	TYPE B_{FL} OR C_{FL} SHEETING
LEGEND & BORDER	WHITE	TYPE B OR C SHEETING
LEGEND & BORDER	BLACK	ACRYLIC NON-REFLECTIVE FILM

CONTRACTOR REQUIREMENTS FOR MAINTAINING PERMANENT SIGNS WITHIN THE PROJECT LIMITS

1. Permanent signs are used to give notice of traffic laws or regulations, call attention to conditions that are potentially hazardous to traffic operations, show route designations, destinations, directions, distances, services, points of interest, and other geographical, recreational, specific service (LOGO), or cultural information. Drivers proceeding through a work zone need the same, if not better route guidance as normally installed on a roadway without construction.
2. When permanent regulatory or warning signs conflict with work zone conditions, remove or cover the permanent signs until the permanent sign message matches the roadway condition. For details for covering large guide signs see the TS-CD standard.
3. When existing permanent signs are moved and relocated due to construction purposes, they shall be visible to motorists at all times.
4. If existing signs are to be relocated on their original supports, they shall be installed on crashworthy bases as shown on the SMD Standard sheets. The signs shall meet the required mounting heights shown on the BC Sheets or the SMD Standards. This work should be paid for under the appropriate pay item for relocating existing signs.
5. If permanent signs are to be removed and relocated using temporary supports, the Contractor shall use crashworthy supports as shown on the BC standard sheets, TLRS standard sheets or the CWZTCD list. The signs shall meet the required mounting heights shown on the BC, or the SMD standard sheets during construction. This work should be paid for under the appropriate pay item for relocating existing signs.
6. Any sign or traffic control device that is struck or damaged by the Contractor or his/her construction equipment shall be replaced as soon as possible by the Contractor to ensure proper guidance for the motorists. This will be subsidiary to Item 502.

GENERAL NOTES FOR WORK ZONE SIGNS

1. Contractor shall install and maintain signs in a straight and plumb condition and/or as directed by the Engineer.
2. Wooden sign posts shall be painted white.
3. Barricades shall NOT be used as sign supports.
4. All signs shall be installed in accordance with the plans or as directed by the Engineer. Signs shall be used to regulate, warn, and guide the traveling public safely through the work zone.
5. The Contractor may furnish either the sign design shown in the plans or in the "Standard Highway Sign Designs for Texas" (SHSD). The Engineer/Inspector may require the Contractor to furnish other work zone signs that are shown in the TMUTCD but may have been omitted from the plans. Any variation in the plans shall be documented by written agreement between the Engineer and the Contractor's Responsible Person. All changes must be documented in writing before being implemented. This can include documenting the changes in the Inspector's TxDOT diary and having both the Inspector and Contractor initial and date the agreed upon changes.
6. The Contractor shall furnish sign supports listed in the "Compliant Work Zone Traffic Control Device List" (CWZTCD) for small roadside signs. Supports for temporary large roadside signs shall meet the requirements detailed on the Temporary Large Roadside Signs (TLRS) standard sheets. The Contractor shall install the sign support in accordance with the manufacturer's recommendations. If there is a question regarding installation procedures, the Contractor shall furnish the Engineer a copy of the manufacturer's installation recommendations so the Engineer can verify the correct procedures are being followed.
7. The Contractor is responsible for installing signs on approved supports and replacing signs with damaged or cracked substrates and/or damaged or marred reflective sheeting as directed by the Engineer/Inspector.
8. Identification markings may be shown only on the back of the sign substrate. The maximum height of letters and/or company logos used for identification shall be 1 inch.
9. The Contractor shall replace damaged wood posts. New or damaged wood sign posts shall not be spliced.

DURATION OF WORK (as defined by the "Texas Manual on Uniform Traffic Control Devices" Part 6)

1. The types of sign supports, sign mounting height, the size of signs, and the type of sign substrates can vary based on the type of work being performed. The Engineer is responsible for selecting the appropriate size sign for the type of work being performed. The Contractor is responsible for ensuring the sign support, sign mounting height and substrate meets manufacturer's recommendations in regard to crashworthiness and duration of work requirements.
   a. Long-term stationary - work that occupies a location more than 3 days.
   b. Intermediate-term stationary - work that occupies a location more than one daylight period up to 3 days, or nighttime work lasting more than one hour.
   c. Short-term stationary - daytime work that occupies a location for more than 1 hour in a single daylight period.
   d. Short, duration - work that occupies a location up to 1 hour.
   e. Mobile - work that moves continuously or intermittently (stopping for up to approximately 15 minutes.)

SIGN MOUNTING HEIGHT

1. The bottom of Long-term/Intermediate-term signs shall be at least 7 feet, but not more than 9 feet, above the paved surface, except as shown for supplemental plaques mounted below other signs.
2. The bottom of Short-term/Short Duration signs shall be a minimum of 1 foot above the pavement surface but no more than 2 feet above the ground.
3. Long-term/Intermediate-term Signs may be used in lieu of Short-term/Short Duration signing.
4. Short-term/Short Duration signs shall be used only during daylight and shall be removed at the end of the workday or raised to appropriate Long-term/Intermediate sign height.
5. Regulatory signs shall be mounted at least 7 feet, but not more than 9 feet, above the paved surface regardless of work duration.

SIZE OF SIGNS

1. The Contractor shall furnish the sign sizes shown on BC (2) unless otherwise shown in the plans or as directed by the Engineer.

SIGN SUBSTRATES

1. The Contractor shall ensure the sign substrate is installed in accordance with the manufacturer's recommendations for the type of sign support that is being used. The CWZTCD lists each substrate that can be used on the different types and models of sign supports.
2. "Mesh" type materials are NOT an approved sign substrate, regardless of the tightness of the weave.
3. All wooden individual sign panels fabricated from 2 or more pieces shall have one or more plywood cleat, 1/2" thick by 6" wide, fastened to the back of the sign and extending fully across the sign. The cleat shall be attached to the back of the sign using wood screws that do not penetrate the face of the sign panel. The screws shall be placed on both sides of the splice and spaced at 6" centers. The Engineer may approve other methods of splicing the sign face.

REFLECTIVE SHEETING

1. All signs shall be retroreflective and constructed of sheeting meeting the color and retro-reflectivity requirements of DMS-8300 for rigid signs or DMS-8310 for roll-up signs. The web address for DMS specifications is shown on BC(1).
2. White sheeting, meeting the requirements of DMS-8300 Type A, shall be used for signs with a white background.
3. Orange sheeting, meeting the requirements of DMS-8300 Type B_{FL} or Type C_{FL}, shall be used for rigid signs with orange backgrounds.

SIGN LETTERS

1. All sign letters and numbers shall be clear, and open rounded type uppercase alphabet letters as approved by the Federal Highway Administration (FHWA) and as published in the "Standard Highway Sign Design for Texas" manual. Signs, letters and numbers shall be of first class workmanship in accordance with Department Standards and Specifications.

REMOVING OR COVERING

1. When sign messages may be confusing or do not apply, the signs shall be removed or completely covered.
2. Long-term stationary or intermediate stationary signs installed on square metal tubing may be turned away from traffic 90 degrees when the sign message is not applicable. This technique may not be used for signs installed in the median of divided highways or near any intersections where the sign may be seen from approaching traffic.
3. Signs installed on wooden skids shall not be turned at 90 degree angles to the roadway. These signs should be removed or completely covered when not required.
4. When signs are covered, the material used shall be opaque, such as heavy mil black plastic, or other materials which will cover the entire sign face and maintain their opaque properties under automobile headlights at night, without damaging the sign sheeting.
5. Burlap shall NOT be used to cover signs.
6. Duct tape or other adhesive material shall NOT be affixed to a sign face.
7. Signs and anchor stubs shall be removed and holes backfilled upon completion of work.

SIGN SUPPORT WEIGHTS

1. Where sign supports require the use of weights to keep from turning over, the use of sandbags with dry, cohesionless sand should be used.
2. The sandbags will be tied shut to keep the sand from spilling and to maintain a constant weight.
3. Rock, concrete, iron, steel or other solid objects shall not be permitted for use as sign support weights.
4. Sandbags should weigh a minimum of 35 lbs and a maximum of 50 lbs.
5. Sandbags shall be made of a durable material that tears upon vehicular impact. Rubber (such as tire inner tubes) shall NOT be used.
6. Rubber ballasts designed for channelizing devices should not be used for ballast on portable sign supports. Sign supports designed and manufactured with rubber bases may be used when shown on the CWZTCD list.
7. Sandbags shall only be placed along or laid over the base supports of the traffic control device and shall not be suspended above ground level or hung with rope, wire, chains or other fasteners. Sandbags shall be placed along the length of the skids to weigh down the sign support.
8. Sandbags shall NOT be placed under the skid and shall not be used to level sign supports placed on slopes.

FLAGS ON SIGNS

1. Flags may be used to draw attention to warning signs. When used, the flag shall be 16 inches square or larger and shall be orange or fluorescent red-orange in color. Flags shall not be allowed to cover any portion of the sign face.

Texas Department of Transportation | Traffic Safety Division Standard

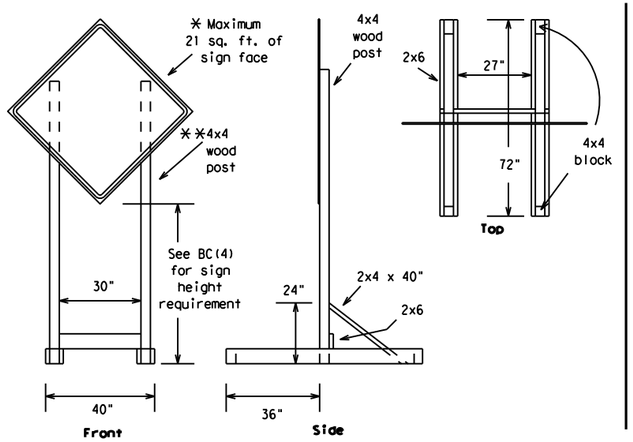
BARRICADE AND CONSTRUCTION TEMPORARY SIGN NOTES

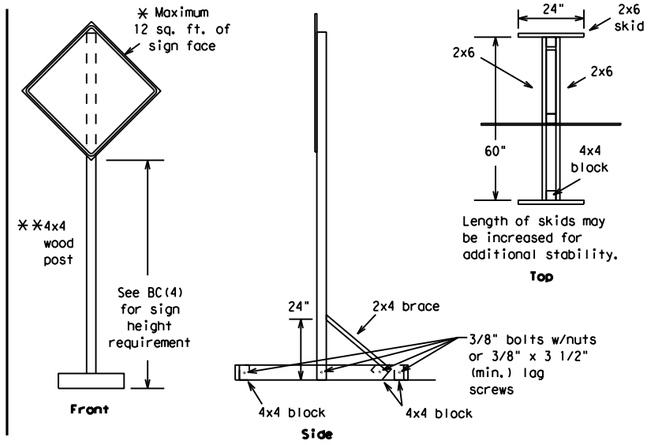
BC(4)-21

FILE: bc-21.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT November 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS	-	-	-	FAIR OAKS PKWY
9-07 8-14	DIST	COUNTY		SHEET NO.
7-13 5-21	-	BEXAR		10

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

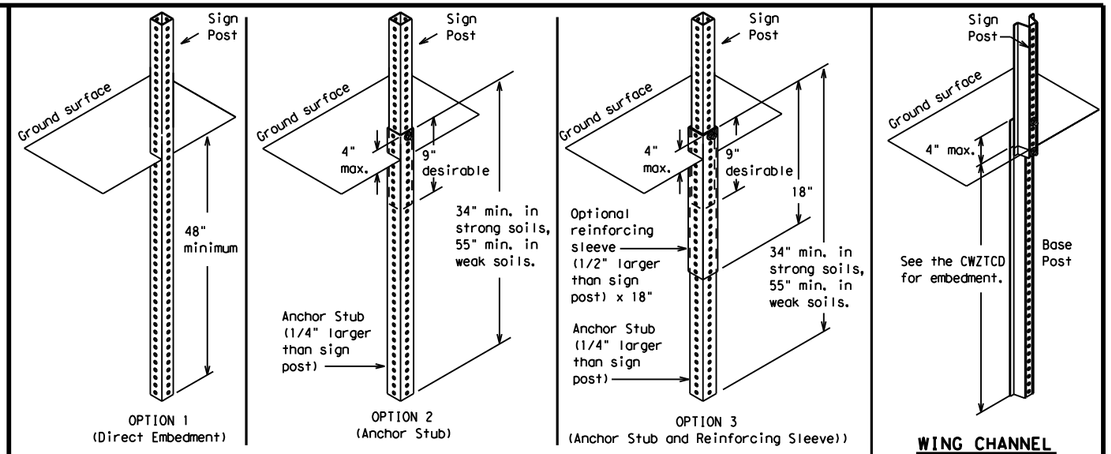
DATE: 12/5/2025 11:57:45 AM
FILE: P:\DESIGN_PROJECTS\CFOR_FRONTGATE_LTL\4 - Design\Plan Set\02 TCP\Standards\bc-21.dgn





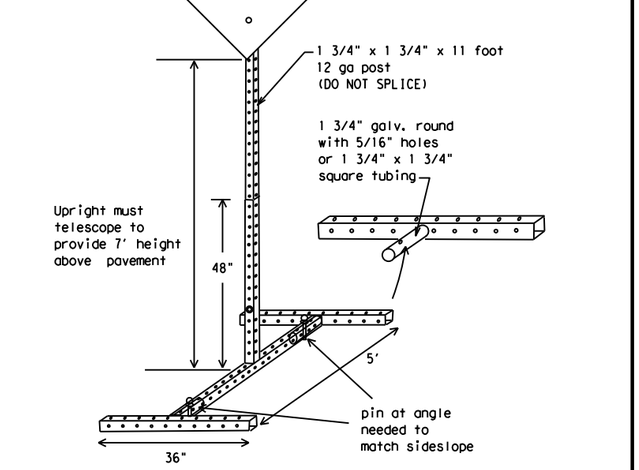
SKID MOUNTED WOOD SIGN SUPPORTS

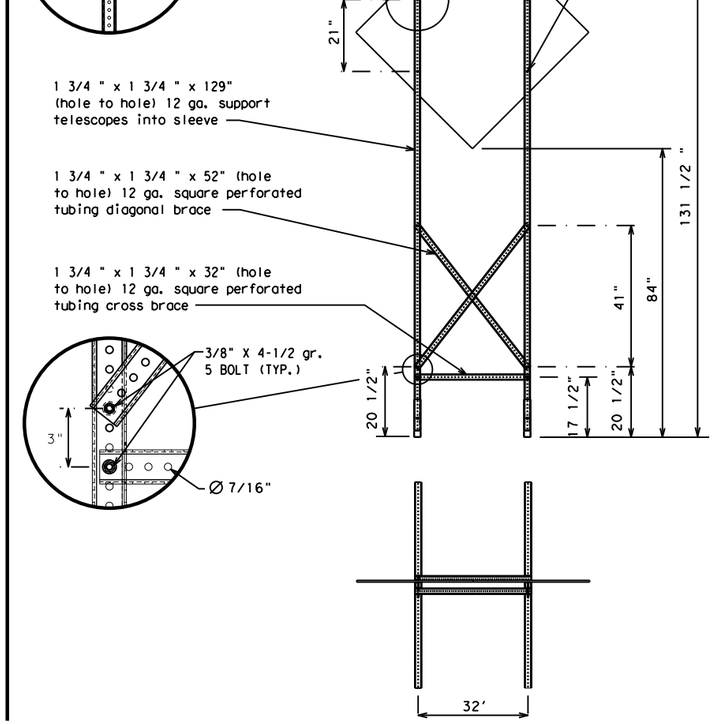
* LONG/INTERMEDIATE TERM STATIONARY - PORTABLE SKID MOUNTED SIGN SUPPORTS

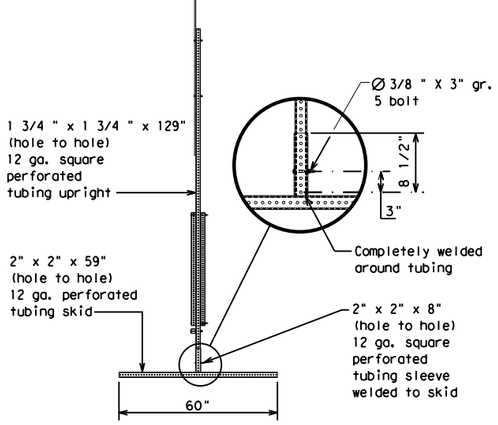


GROUND MOUNTED SIGN SUPPORTS

Refer to the CWZTCD and the manufacturer's installation procedure for each type sign support.
The maximum sign square footage shall adhere to the manufacturer's recommendation.
Two post installations can be used for larger signs.







SKID MOUNTED PERFORATED SQUARE STEEL TUBING SIGN SUPPORTS

* LONG/INTERMEDIATE TERM STATIONARY - PORTABLE SKID MOUNTED SIGN SUPPORTS

WEDGE ANCHORS

Both steel and plastic Wedge Anchor Systems as shown on the SMD Standard Sheets may be used as temporary sign supports for signs up to 10 square feet of sign face. They may be set in concrete or in sturdy soils if approved by the Engineer. (See web address for "Traffic Engineering Standard Sheets" on BC(1)).

OTHER DESIGNS

MORE DETAILS OF APPROVED LONG/INTERMEDIATE AND SHORT TERM SUPPORTS CAN BE FOUND ON THE CWZTCD LIST. SEE BC(1) FOR WEBSITE LOCATION.

GENERAL NOTES

1. Nails may be used in the assembly of wooden sign supports, but 3/8" bolts with nuts or 3/8" x 3 1/2" lag screws must be used on every joint for final connection.
2. No more than 2 sign posts shall be placed within a 7 ft. circle, except for specific materials noted on the CWZTCD List.
3. When project is completed, all sign supports and foundations shall be removed from the project site. This will be considered subsidiary to Item 502.

* See BC(4) for definition of "Work Duration."

** Wood sign posts MUST be one piece. Splicing will NOT be allowed. Posts shall be painted white.

☐ See the CWZTCD for the type of sign substrate that can be used for each approved sign support.

SHEET 5 OF 12

Texas Department of Transportation | Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION TYPICAL SIGN SUPPORT

BC(5)-21

FILE: bc-21.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT November 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS	-	-	-	FAIR OAKS PKWY
9-07 8-14	DIST	COUNTY		SHEET NO.
7-13 5-21	-	BEXAR		11

99

WHEN NOT IN USE, REMOVE THE PCMS FROM THE RIGHT-OF-WAY OR PLACE THE PCMS BEHIND BARRIER OR GUARDRAIL WITH SIGN PANEL TURNED PARALLEL TO TRAFFIC

PORTABLE CHANGEABLE MESSAGE SIGNS

1. The Engineer/Inspector shall approve all messages used on portable changeable message signs (PCMS).
2. Messages on PCMS should contain no more than 8 words (about four to eight characters per word), not including simple words such as "TO," "FOR," "AT," etc.
3. Messages should consist of a single phase, or two phases that alternate. Three-phase messages are not allowed. Each phase of the message should convey a single thought, and must be understood by itself.
4. Use the word "EXIT" to refer to an exit ramp on a freeway; i.e., "EXIT CLOSED." Do not use the term "RAMP."
5. Always use the route or interstate designation (IH, US, SH, FM) along with the number when referring to a roadway.
6. When in use, the bottom of a stationary PCMS message panel should be a minimum 7 feet above the roadway, where possible.
7. The message term "WEEKEND" should be used only if the work is to start on Saturday morning and end by Sunday evening at midnight. Actual days and hours of work should be displayed on the PCMS if work is to begin on Friday evening and/or continue into Monday morning.
8. The Engineer/Inspector may select one of two options which are available for displaying a two-phase message on a PCMS. Each phase may be displayed for either four seconds each or for three seconds each.
9. Do not "flash" messages or words included in a message. The message should be steady burn or continuous while displayed.
10. Do not present redundant information on a two-phase message; i.e., keeping two lines of the message the same and changing the third line.
11. Do not use the word "Danger" in message.
12. Do not display the message "LANES SHIFT LEFT" or "LANES SHIFT RIGHT" on a PCMS. Drivers do not understand the message.
13. Do not display messages that scroll horizontally or vertically across the face of the sign.
14. The following table lists abbreviated words and two-word phrases that are acceptable for use on a PCMS. Both words in a phrase must be displayed together. Words or phrases not on this list should not be abbreviated, unless shown in the TMUTCD.
15. PCMS character height should be at least 18 inches for trailer mounted units. They should be visible from at least 1/2 (.5) mile and the text should be legible from at least 600 feet at night and 800 feet in daylight. Truck mounted units must have a character height of 10 inches and must be legible from at least 400 feet.
16. Each line of text should be centered on the message board rather than left or right justified.
17. If disabled, the PCMS should default to an illegible display that will not alarm motorists and will only be used to alert workers that the PCMS has malfunctioned. A pattern such as a series of horizontal solid bars is appropriate.

WORD OR PHRASE	ABBREVIATION
Access Road	ACCS RD
Alternate	ALT
Avenue	AVE
Best Route	BEST RTE
Boulevard	BLVD
Bridge	BRDG
Cannot	CANT
Center	CTR
Construction Ahead	CONST AHD
CROSSING	XING
Detour Route	DETOUR RTE
Do Not	DONT
East	E
Eastbound	(route) E
Emergency	EMER
Emergency Vehicle	EMER VEH
Entrance, Enter	ENT
Express Lane	EXP LN
Expressway	EXPWY
XXXX Feet	XXXX FT
Fog Ahead	FOG AHD
Freeway	FRWY, FWY
Freeway Blocked	FWY BLKD
Friday	FRI
Hazardous Driving	HAZ DRIVING
Hazardous Material	HAZMAT
High-Occupancy	HOV
Vehicle Highway	HWY
Hour(s)	HR, HRS
Information	INFO
It Is	ITS
Junction	JCT
Left	LFT
Left Lane	LFT LN
Lane Closed	LN CLOSED
Lower Level	LWR LEVEL
Maintenance	MAINT

WORD OR PHRASE	ABBREVIATION
Major	MAJ
Miles	MI
Miles Per Hour	MPH
Minor	MNR
Monday	MON
Normal	NORM
North	N
Northbound	(route) N
Parking	PKING
Road	RD
Right Lane	RT LN
Saturday	SAT
Service Road	SERV RD
Shoulder	SHLDR
Slippery	SLIP
South	S
Southbound	(route) S
Speed	SPD
Street	ST
Sunday	SUN
Telephone	PHONE
Temporary	TEMP
Thursday	THURS
To Downtown	TO DWNTN
Traffic	TRAF
Travelers	TRVLRS
Tuesday	TUES
Time Minutes	TIME MIN
Upper Level	UPR LEVEL
Vehicles (s)	VEH, VEHS
Warning	WARN
Wednesday	WED
Weight Limit	WT LIMIT
West	W
Westbound	(route) W
Wet Pavement	WET PVMT
Will Not	WONT

Roadway designation # IH-number, US-number, SH-number, FM-number

RECOMMENDED PHASES AND FORMATS FOR PCMS MESSAGES DURING ROADWORK ACTIVITIES

(The Engineer may approve other messages not specifically covered here.)

Phase 1: Condition Lists

Road/Lane/Ramp Closure List

- FREEWAY CLOSED X MILE
- FRONTAGE ROAD CLOSED
- ROAD CLOSED AT SH XXX
- SHOULDER CLOSED XXX FT
- ROAD CLSD AT FM XXXX
- RIGHT LN CLOSED XXX FT
- RIGHT X LANES CLOSED
- RIGHT X LANES OPEN
- CENTER LANE CLOSED
- DAYTIME LANE CLOSURES
- NIGHT LANE CLOSURES
- I-XX SOUTH EXIT CLOSED
- VARIOUS LANES CLOSED
- EXIT XXX CLOSED X MILE
- EXIT CLOSED
- RIGHT LN TO BE CLOSED
- MALL DRIVEWAY CLOSED
- X LANES CLOSED TUE - FRI
- XXXXXXXX BLVD CLOSED

Other Condition List

- ROADWORK XXX FT
- ROAD REPAIRS XXXX FT
- FLAGGER XXXX FT
- LANE NARROWS XXXX FT
- RIGHT LN NARROWS XXXX FT
- TWO-WAY TRAFFIC XX MILE
- MERGING TRAFFIC XXXX FT
- CONST TRAFFIC XXX FT
- LOOSE GRAVEL XXXX FT
- UNEVEN LANES XXXX FT
- DETOUR X MILE
- ROUGH ROAD XXXX FT
- ROADWORK PAST SH XXXX
- ROADWORK NEXT FRI-SUN
- BUMP XXXX FT
- US XXX EXIT X MILES
- TRAFFIC SIGNAL XXXX FT
- LANES SHIFT *

* LANES SHIFT in Phase 1 must be used with STAY IN LANE in Phase 2.

Phase 2: Possible Component Lists

Action to Take/Effect on Travel List

- MERGE RIGHT
- FORM X LINES RIGHT
- DETOUR NEXT X EXITS
- USE XXXXX RD EXIT
- USE EXIT XXX
- USE EXIT I-XX NORTH
- STAY ON US XXX SOUTH
- USE I-XX E TO I-XX N
- TRUCKS USE US XXX N
- WATCH FOR TRUCKS
- WATCH FOR TRUCKS
- EXPECT DELAYS
- EXPECT DELAYS
- PREPARE TO STOP
- REDUCE SPEED XXX FT
- END SHOULDER USE
- USE OTHER ROUTES
- WATCH FOR WORKERS
- STAY IN LANE *

Location List

- AT FM XXXX
- BEFORE RAILROAD CROSSING
- NEXT X MILES
- PAST US XXX EXIT
- XXXXXXX TO XXXXXXX
- US XXX TO FM XXXX

Warning List

- SPEED LIMIT XX MPH
- MAXIMUM SPEED XX MPH
- MINIMUM SPEED XX MPH
- ADVISORY SPEED XX MPH
- RIGHT LANE EXIT
- USE CAUTION
- DRIVE SAFELY
- DRIVE WITH CARE

** Advance Notice List

- TUE-FRI XX AM- X PM
- APR XX-XX X PM-X AM
- BEGINS MONDAY
- BEGINS MAY XX
- MAY X-X XX PM - XX AM
- NEXT FRI-SUN
- XX AM TO XX PM
- NEXT TUE AUG XX
- TONIGHT XX PM- XX AM

** See Application Guidelines Note 6.

APPLICATION GUIDELINES

1. Only 1 or 2 phases are to be used on a PCMS.
2. The 1st phase (or both) should be selected from the "Road/Lane/Ramp Closure List" and the "Other Condition List".
3. A 2nd phase can be selected from the "Action to Take/Effect on Travel, Location, General Warning, or Advance Notice Phase Lists".
4. A Location Phase is necessary only if a distance or location is not included in the first phase selected.
5. If two PCMS are used in sequence, they must be separated by a minimum of 1000 ft. Each PCMS shall be limited to two phases, and should be understandable by themselves.
6. For advance notice, when the current date is within seven days of the actual work date, calendar days should be replaced with days of the week. Advance notification should typically be for no more than one week prior to the work.

WORDING ALTERNATIVES

1. The words RIGHT, LEFT and ALL can be interchanged as appropriate.
2. Roadway designations IH, US, SH, FM and LP can be interchanged as appropriate.
3. EAST, WEST, NORTH and SOUTH (or abbreviations E, W, N and S) can be interchanged as appropriate.
4. Highway names and numbers replaced as appropriate.
5. ROAD, HIGHWAY and FREEWAY can be interchanged as needed.
6. AHEAD may be used instead of distances if necessary.
7. FT and MI, MILE and MILES interchanged as appropriate.
8. AT, BEFORE and PAST interchanged as needed.
9. Distances or AHEAD can be eliminated from the message if a location phase is used.

PCMS SIGNS WITHIN THE R.O.W. SHALL BE BEHIND GUARDRAIL OR CONCRETE BARRIER OR SHALL HAVE A MINIMUM OF FOUR (4) PLASTIC DRUMS PLACED PERPENDICULAR TO TRAFFIC ON THE UPSTREAM SIDE OF THE PCMS, WHEN EXPOSED TO ONE DIRECTION OF TRAFFIC. WHEN EXPOSED TO TWO WAY TRAFFIC, THE FOUR DRUMS SHOULD BE PLACED WITH ONE DRUM AT EACH OF THE FOUR CORNERS OF THE UNIT.

FULL MATRIX PCMS SIGNS

1. When Full Matrix PCMS signs are used, the character height and legibility/visibility requirements shall be maintained as listed in Note 15 under "PORTABLE CHANGEABLE MESSAGE SIGNS" above.
2. When symbol signs, such as the "Flagger Symbol"(CW20-7) are represented graphically on the Full Matrix PCMS sign and, with the approval of the Engineer, it shall maintain the legibility/visibility requirement listed above.
3. When symbol signs are represented graphically on the Full Matrix PCMS, they shall only supplement the use of the static sign represented, and shall not substitute for, or replace that sign.
4. A full matrix PCMS may be used to simulate a flashing arrow board provided it meets the visibility, flash rate and dimming requirements on BC(7), for the same size arrow.

Texas Department of Transportation — Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION PORTABLE CHANGEABLE MESSAGE SIGN (PCMS)

BC(6)-21

FILE: bc-21.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT November 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS	-	-	-	FAIR OAKS PKWY
9-07 8-14	DIST	COUNTY		SHEET NO.
7-13 5-21	-	BEXAR		12

100

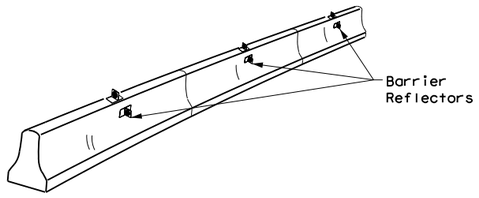
DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE: 12/5/2025 11:57:45 AM
FILE: P:\DESIGN_PROJECTS\CFOR_FRONTGATE_LTL\4 - Design\Plan Set\02 TCP\Standards\bc-21.dgn

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

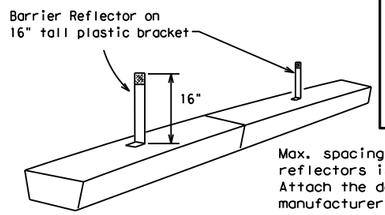
DATE: 12/5/2025 11:57:45 AM
FILE: P:\DESIGN_PROJECTS\CFOR_FRONTGATE_LTL\4 - Design\Plan Set\02 TCP\Standards\bc-21.dgn

1. Barrier Reflectors shall be pre-qualified, and conform to the color and reflectivity requirements of DMS-8600. A list of prequalified Barrier Reflectors can be found at the Material Producer List web address shown on BC(1).
2. Color of Barrier Reflectors shall be as specified in the TMUTCD. The cost of the reflectors shall be considered subsidiary to Item 512.



CONCRETE TRAFFIC BARRIER (CTB)

3. Where traffic is on one side of the CTB, two (2) Barrier Reflectors shall be mounted in approximately the midsection of each section of CTB. An alternate mounting location is uniformly spaced at one end of each CTB. This will allow for attachment of a barrier grapple without damaging the reflector. The Barrier Reflector mounted on the side of the CTB shall be located directly below the reflector mounted on top of the barrier, as shown in the detail above.
4. Where CTB separates two-way traffic, three barrier reflectors shall be mounted on each section of CTB. The reflector unit on top shall have two yellow reflective faces (Bi-Directional)while the reflectors on each side of the barrier shall have one yellow reflective face, as shown in the detail above.
5. When CTB separates traffic traveling in the same direction, no barrier reflectors will be required on top of the CTB.
6. Barrier Reflector units shall be yellow or white in color to match the edgeline being supplemented.
7. Maximum spacing of Barrier Reflectors is forty (40) feet.
8. Pavement markers or temporary flexible-reflective roadway marker tabs shall NOT be used as CTB delineation.
9. Attachment of Barrier Reflectors to CTB shall be per manufacturer's recommendations.
10. Missing or damaged Barrier Reflectors shall be replaced as directed by the Engineer.
11. Single slope barriers shall be delineated as shown on the above detail.

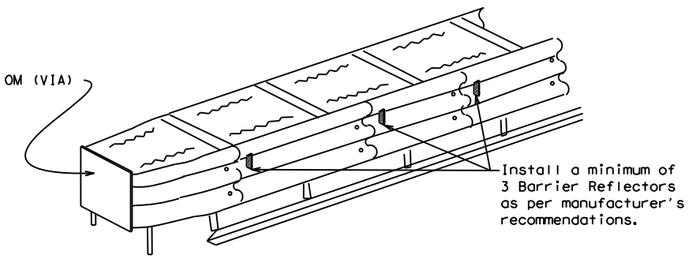


Max. spacing of barrier reflectors is 20 feet. Attach the delineators as per manufacturer's recommendations.

LOW PROFILE CONCRETE BARRIER (LPCB) USED IN WORK ZONES

LPCB is approved for use in work zone locations, where the posted speed is 45mph, or less. See Roadway Standard Sheet LPCB.

LOW PROFILE CONCRETE BARRIER (LPCB)

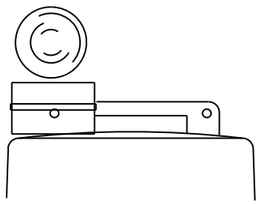


DELINEATION OF END TREATMENTS

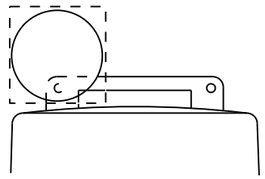
END TREATMENTS FOR CTB'S USED IN WORK ZONES

End treatments used on CTB's in work zones shall meet the apppropriate crashworthy standards as defined in the Manual for Assessing Safety Hardware (MASH). Refer to the CWZTCD List for approved end treatments and manufacturers.

BARRIER REFLECTORS FOR CONCRETE TRAFFIC BARRIER AND ATTENUATORS



Type C Warning Light or approved substitute mounted on a drum adjacent to the travel way.



Warning reflector may be round or square.Must have a yellow reflective surface area of at least 30 square inches

WARNING LIGHTS

1. Warning lights shall meet the requirements of the TMUTCD.
2. Warning lights shall NOT be installed on barricades.
3. Type A-Low Intensity Flashing Warning Lights are commonly used with drums. They are intended to warn of or mark a potentially hazardous area. Their use shall be as indicated on this sheet and/or other sheets of the plans by the designation "FL". The Type A Warning Lights shall not be used with signs manufactured with Type B_{FL} or C_{FL} Sheeting meeting the requirements of Departmental Material Specification DMS-8300.
4. Type-C and Type D 360 degree Steady Burn Lights are intended to be used in a series for delineation to supplement other traffic control devices. Their use shall be as indicated on this sheet and/or other sheets of the plans by the designation "SB".
5. The Engineer/Inspector or the plans shall specify the location and type of warning lights to be installed on the traffic control devices.
6. When required by the Engineer, the Contractor shall furnish a copy of the warning lights certification. The warning light manufacturer will certify the warning lights meet the requirements of the latest ITE Purchase Specifications for Flashing and Steady-Burn Warning Lights.
7. When used to delineate curves, Type-C and Type D Steady Burn Lights should only be placed on the outside of the curve, not the inside.
8. The location of warning lights and warning reflectors on drums shall be as shown elsewhere in the plans.

WARNING LIGHTS MOUNTED ON PLASTIC DRUMS

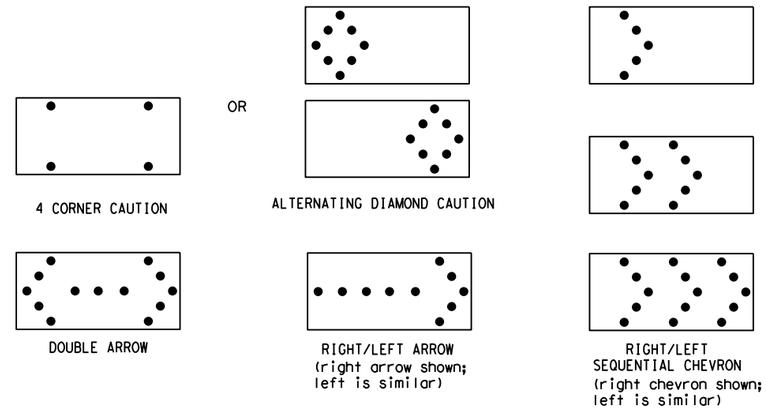
1. Type A flashing warning lights are intended to warn drivers that they are approaching or are in a potentially hazardous area.
2. Type A random flashing warning lights are not intended for delineation and shall not be used in a series.
3. A series of sequential flashing warning lights placed on channelizing devices to form a merging taper may be used for delineation. If used, the successive flashing of the sequential warning lights should occur from the beginning of the taper to the end of the merging taper in order to identify the desired vehicle path. The rate of flashing for each light shall be 65 flashes per minute, plus or minus 10 flashes.
4. Type C and D steady-burn warning lights are intended to be used in a series to delineate the edge of the travel lane on detours, on lane changes, on lane closures, and on other similar conditions.
5. Type A, Type C and Type D warning lights shall be installed at locations as detailed on other sheets in the plans.
6. Warning lights shall not be installed on a drum that has a sign, chevron or vertical panel.
7. The maximum spacing for warning lights on drums should be identical to the channelizing device spacing.

WARNING REFLECTORS MOUNTED ON PLASTIC DRUMS AS A SUBSTITUTE FOR TYPE C (STEADY BURN) WARNING LIGHTS

1. A warning reflector or approved substitute may be mounted on a plastic drum as a substitute for a Type C, steady burn warning light at the discretion of the Contractor unless otherwise noted in the plans.
2. The warning reflector shall be yellow in color and shall be manufactured using a sign substrate approved for use with plastic drums listed on the CWZTCD.
3. The warning reflector shall have a minimum retroreflective surface area (one-side) of 30 square inches.
4. Round reflectors shall be fully reflectorized, including the area where attached to the drum.
5. Square substrates must have a minimum of 30 square inches of reflectorized sheeting. They do not have to be reflectorized where it attaches to the drum.
6. The side of the warning reflector facing approaching traffic shall have sheeting meeting the color and retroreflectivity requirements for DMS 8300-Type B or Type C.
7. When used near two-way traffic, both sides of the warning reflector shall be reflectorized.
8. The warning reflector should be mounted on the side of the handle nearest approaching traffic.
9. The maximum spacing for warning reflectors should be identical to the channelizing device spacing requirements.

Arrow Boards may be located behind channelizing devices in place for a shoulder taper or merging taper, otherwise they shall be delineated with four (4) channelizing devices placed perpendicular to traffic on the upstream side of traffic.

1. The Flashing Arrow Board should be used for all lane closures on multi-lane roadways, or slow moving maintenance or construction activities on the travel lanes.
2. Flashing Arrow Boards should not be used on two-lane, two-way roadways, detours, diversions or work on shoulders unless the "CAUTION" display (see detail below) is used.
3. The Engineer/Inspector shall choose all appropriate signs, barricades and/or other traffic control devices that should be used in conjunction with the Flashing Arrow Board.
4. The Flashing Arrow Board should be able to display the following symbols:



5. The "CAUTION" display consists of four corner lamps flashing simultaneously, or the Alternating Diamond Caution mode as shown.
6. The straight line caution display is NOT ALLOWED.
7. The Flashing Arrow Board shall be capable of minimum 50 percent dimming from rated lamp voltage. The flashing rate of the lamps shall not be less than 25 nor more than 40 flashes per minute.
8. Minimum lamp "on time" shall be approximately 50 percent for the flashing arrow and equal intervals of 25 percent for each sequential phase of the flashing chevron.
9. The sequential arrow display is NOT ALLOWED.
10. The flashing arrow display is the TxDOT standard; however, the sequential chevron display may be used during daylight operations.
11. The Flashing Arrow Board shall be mounted on a vehicle, trailer or other suitable support.
12. A Flashing Arrow Board SHALL NOT BE USED to laterally shift traffic.
13. A full matrix PCMS may be used to simulate a Flashing Arrow Board provided it meets visibility, flash rate and dimming requirements on this sheet for the same size arrow.
14. Minimum mounting height of trailer mounted Arrow Boards should be 7 feet from roadway to bottom of panel.

REQUIREMENTS			
TYPE	MINIMUM SIZE	MINIMUM NUMBER OF PANEL LAMPS	MINIMUM VISIBILITY DISTANCE
B	30 x 60	13	3/4 mile
C	48 x 96	15	1 mile

ATTENTION

Flashing Arrow Boards shall be equipped with automatic dimming devices.

WHEN NOT IN USE, REMOVE THE ARROW BOARD FROM THE RIGHT-OF-WAY OR PLACE THE ARROW BOARD BEHIND CONCRETE TRAFFIC BARRIER OR GUARDRAIL.

FLASHING ARROW BOARDS

TRUCK-MOUNTED ATTENUATORS

1. Truck-mounted attenuators (TMA) used on TxDOT facilities must meet the requirements outlined in the Manual for Assessing Safety Hardware (MASH).
2. Refer to the CWZTCD for the requirements of Level 2 or Level 3 TMAs.
3. Refer to the CWZTCD for a list of approved TMAs.
4. TMAs are required on freeways unless otherwise noted in the plans.
5. A TMA should be used anytime that it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the work performance.
6. The only reason a TMA should not be required is when a work area is spread down the roadway and the work crew is an extended distance from the TMA.

Texas Department of Transportation

Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION ARROW PANEL, REFLECTORS, WARNING LIGHTS & ATTENUATOR

BC(7)-21

FILE: bc-21.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT November 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS	-	-	-	FAIR OAKS PKWY
9-07 8-14	DIST	COUNTY		SHEET NO.
7-13 5-21	-	BEXAR		13

101

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

GENERAL NOTES

1. For long term stationary work zones on freeways, drums shall be used as the primary channelizing device.
2. For intermediate term stationary work zones on freeways, drums should be used as the primary channelizing device but may be replaced in tangent sections by vertical panels, or 42" two-piece cones. In tangent sections, one-piece cones may be used with the approval of the Engineer but only if personnel are present on the project at all times to maintain the cones in proper position and location.
3. For short term stationary work zones on freeways, drums are the preferred channelizing device but may be replaced in tapers, transitions and tangent sections by vertical panels, two-piece cones or one-piece cones as approved by the Engineer.
4. Drums and all related items shall comply with the requirements of the current version of the "Texas Manual on Uniform Traffic Control Devices" (TMUTCD) and the "Compliant Work Zone Traffic Control Devices List" (CWZTCD).
5. Drums, bases, and related materials shall exhibit good workmanship and shall be free from objectionable marks or defects that would adversely affect their appearance or serviceability.
6. The Contractor shall have a maximum of 24 hours to replace any plastic drums identified for replacement by the Engineer/Inspector. The replacement device must be an approved device.

GENERAL DESIGN REQUIREMENTS

Pre-qualified plastic drums shall meet the following requirements:

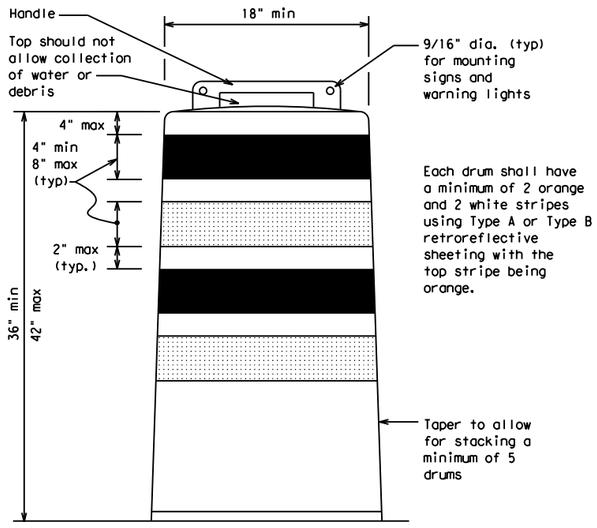
1. Plastic drums shall be a two-piece design; the "body" of the drum shall be the top portion and the "base" shall be the bottom.
2. The body and base shall lock together in such a manner that the body separates from the base when impacted by a vehicle traveling at a speed of 20 MPH or greater but prevents accidental separation due to normal handling and/or air turbulence created by passing vehicles.
3. Plastic drums shall be constructed of lightweight flexible, and deformable materials. The Contractor shall NOT use metal drums or single piece plastic drums as channelization devices or sign supports.
4. Drums shall present a profile that is a minimum of 18 inches in width at the 36 inch height when viewed from any direction. The height of drum unit (body installed on base) shall be a minimum of 36 inches and a maximum of 42 inches.
5. The top of the drum shall have a built-in handle for easy pickup and shall be designed to drain water and not collect debris. The handle shall have a minimum of two widely spaced 9/16 inch diameter holes to allow attachment of a warning light, warning reflector unit or approved compliant sign.
6. The exterior of the drum body shall have a minimum of four alternating orange and white retroreflective circumferential stripes not less than 4 inches nor greater than 8 inches in width. Any non-reflectorized space between any two adjacent stripes shall not exceed 2 inches in width.
7. Bases shall have a maximum width of 36 inches, a maximum height of 4 inches, and a minimum of two footholds of sufficient size to allow base to be held down while separating the drum body from the base.
8. Plastic drums shall be constructed of ultra-violet stabilized, orange, high-density polyethylene (HDPE) or other approved material.
9. Drum body shall have a maximum unballasted weight of 11 lbs.
10. Drum and base shall be marked with manufacturer's name and model number.

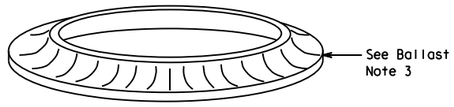
RETROREFLECTIVE SHEETING

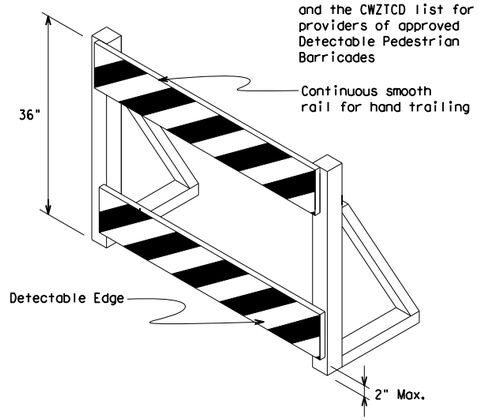
1. The stripes used on drums shall be constructed of sheeting meeting the color and retroreflectivity requirements of Departmental Materials Specification DMS-8300, "Sign Face Materials," Type A or Type B reflective sheeting shall be supplied unless otherwise specified in the plans.
2. The sheeting shall be suitable for use on and shall adhere to the drum surface such that, upon vehicular impact, the sheeting shall remain adhered in-place and exhibit no delaminating, cracking, or loss of retroreflectivity other than that loss due to abrasion of the sheeting surface.

BALLAST

1. Unballasted bases shall be large enough to hold up to 50 lbs. of sand. This base, when filled with the ballast material, should weigh between 35 lbs (minimum) and 50 lbs (maximum). The ballast may be sand in one to three sandbags separate from the base, sand in a sand-filled plastic base, or other ballasting devices as approved by the Engineer. Stacking of sandbags will be allowed, however height of sandbags above pavement surface may not exceed 12 inches.
2. Bases with built-in ballast shall weigh between 40 lbs. and 50 lbs. Built-in ballast can be constructed of an integral crumb rubber base or a solid rubber base.
3. Recycled truck tire sidewalls may be used for ballast on drums approved for this type of ballast on the CWZTCD list.
4. The ballast shall not be heavy objects, water, or any material that would become hazardous to motorists, pedestrians, or workers when the drum is struck by a vehicle.
5. When used in regions susceptible to freezing, drums shall have drainage holes in the bottoms so that water will not collect and freeze becoming a hazard when struck by a vehicle.
6. Ballast shall not be placed on top of drums.
7. Adhesives may be used to secure base of drums to pavement.

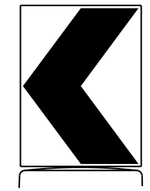




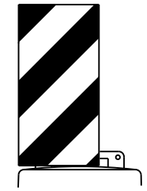


DETECTABLE PEDESTRIAN BARRICADES

1. When existing pedestrian facilities are disrupted, closed, or relocated in a TTC zone, the temporary facilities shall be detectable and include accessibility features consistent with the features present in the existing pedestrian facility. Refer to WZ(BTS-2) for Pedestrian Control requirements for Sidewalk Diversions, Sidewalk Detours and Crosswalk Closures.
2. Where pedestrians with visual disabilities normally use the closed sidewalk, a Detectable Pedestrian Barricade shall be placed across the full width of the closed sidewalk instead of a Type 3 Barricade.
3. Detectable pedestrian barricades similar to the one pictured above, longitudinal channelizing devices, some concrete barriers, and wood or chain link fencing with a continuous detectable edging can satisfactorily delineate a pedestrian path.
4. Tape, rope, or plastic chain strung between devices are not detectable, do not comply with the design standards in the "Americans with Disabilities Act Accessibility Guidelines (ADAAG)" and should not be used as a control for pedestrian movements.
5. Warning lights shall not be attached to detectable pedestrian barricades.
6. Detectable pedestrian barricades should use 8" nominal barricade rails as shown on BC(10) provided that the top rail provides a smooth continuous rail suitable for hand trailing with no splinters, burrs, or sharp edges.



18" x 24" Sign
(Maximum Sign Dimension)
Chevron CW1-8, Opposing Traffic Lane Divider, Driveway sign D70a, Keep Right R4 series or other signs as approved by Engineer



12" x 24"
Vertical Panel
mount with diagonals sloping down towards travel way

Plywood, Aluminum or Metal sign substrates shall NOT be used on plastic drums

SIGNS, CHEVRONS, AND VERTICAL PANELS MOUNTED ON PLASTIC DRUMS

1. Signs used on plastic drums shall be manufactured using substrates listed on the CWZTCD.
2. Chevrons and other work zone signs with an orange background shall be manufactured with Type B_{FL} or Type C_{FL} Orange sheeting meeting the color and retroreflectivity requirements of DMS-8300, "Sign Face Material," unless otherwise specified in the plans.
3. Vertical Panels shall be manufactured with orange and white sheeting meeting the requirements of DMS-8300 Type A or Type B. Diagonal stripes on Vertical Panels shall slope down toward the intended traveled lane.
4. Other sign messages (text or symbolic) may be used as approved by the Engineer. Sign dimensions shall not exceed 18 inches in width or 24 inches in height, except for the R9 series signs discussed in note 8 below.
5. Signs shall be installed using a 1/2 inch bolt (nominal) and nut, two washers, and one locking washer for each connection.
6. Mounting bolts and nuts shall be fully engaged and adequately torqued. Bolts should not extend more than 1/2 inch beyond nuts.
7. Chevrons may be placed on drums on the outside of curves, on merging tapers or on shifting tapers. When used in these locations, they may be placed on every drum or spaced not more than on every third drum. A minimum of three (3) should be used at each location called for in the plans.
8. R9-9, R9-10, R9-11 and R9-11a Sidewalk Closed signs which are 24 inches wide may be mounted on plastic drums, with approval of the Engineer.

Texas Department of Transportation | Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION CHANNELIZING DEVICES

BC(8)-21

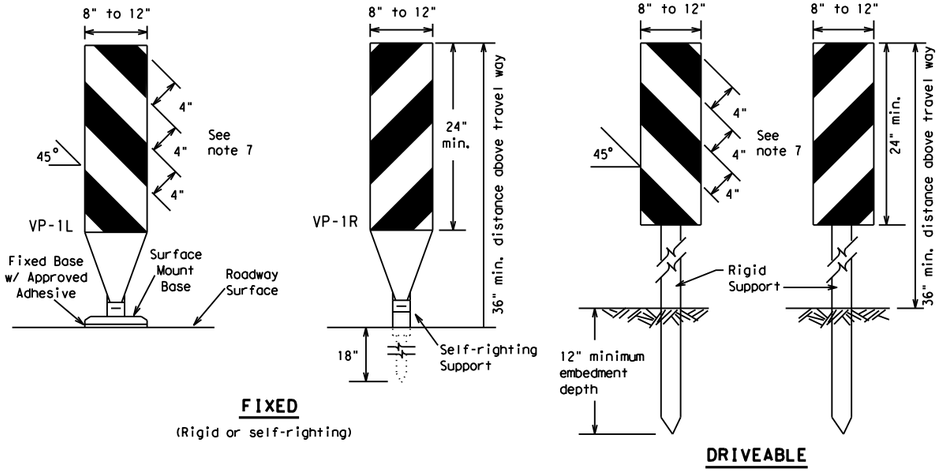
FILE: bc-21.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT November 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS	-	-	-	FAIR OAKS PKWY
4-03 8-14	DIST	COUNTY		SHEET NO.
9-07 5-21	-	BEXAR		14
7-13				

102

DATE: 12/5/2025 11:57:46 AM
FILE: P:\DESIGN_PROJECTS\CFOR_FRONTGATE_LTLX4 - Design\Plan Set\02 TCP\Standards\bc-21.dgn

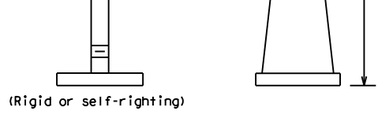
DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE: 12/5/2025 11:57:46 AM
FILE: P:\DESIGN_PROJECTS\CFOR_FRONTGATE_LTL\4 - Design\Plan Set\02 TCP\Standards\bc-21.dgn



FIXED
(Rigid or self-righting)

DRIVEABLE

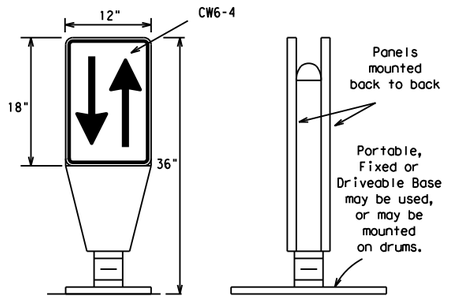


(Rigid or self-righting)

PORTABLE

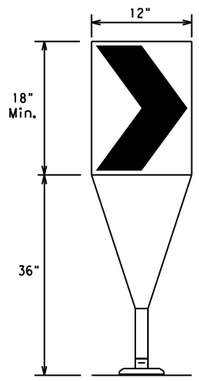
VERTICAL PANELS (VPs)

1. Vertical Panels (VP's) are normally used to channelize traffic or divide opposing lanes of traffic.
2. VP's may be used in daytime or nighttime situations. They may be used at the edge of shoulder drop-offs and other areas such as lane transitions where positive daytime and nighttime delineation is required. The Engineer/Inspector shall refer to the Roadway Design Manual for additional requirements on the use VP's for drop-offs.
3. VP's should be mounted back to back if used at the edge of cuts adjacent to two-way two lane roadways. Stripes are to be reflective orange and reflective white and should always slope downward toward the travel lane.
4. VP's used on expressways and freeways or other high speed roadways, may have more than 270 square inches of retroreflective area facing traffic.
5. Self-righting supports are available with portable base. See "Compliant Work Zone Traffic Control Devices List" (CWZTCD).
6. Sheeting for the VP's shall be retroreflective Type A or Type B conforming to Departmental Material Specification DMS-8300, unless noted otherwise.
7. Where the height of reflective material on the vertical panel is 36 inches or greater, a panel stripe of 6 inches shall be used.



1. Opposing Traffic Lane Dividers (OTLD) are delineation devices designed to convert a normal one-way roadway section to two-way operation. OTLD's are used on temporary centerlines. The upward and downward arrows on the sign's face indicate the direction of traffic on either side of the divider. The base is secured to the pavement with an adhesive or rubber weight to minimize movement caused by a vehicle impact or wind gust.
2. The OTLD may be used in combination with 42" cones or VPs.
3. Spacing between the OTLD shall not exceed 500 feet. 42" cones or VPs placed between the OTLD's should not exceed 100 foot spacing.
4. The OTLD shall be orange with a black non-reflective legend. Sheeting for the OTLD shall be retroreflective Type B_{FL} or Type C_{FL} conforming to Departmental Material Specification DMS-8300, unless noted otherwise. The legend shall meet the requirements of DMS-8300.

OPPOSING TRAFFIC LANE DIVIDERS (OTLD)



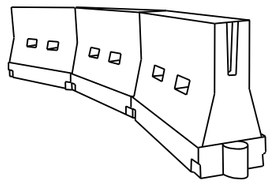
Fixed Base w/ Approved Adhesive (Driveable Base, or Flexible Support can be used)

1. The chevron shall be a vertical rectangle with a minimum size of 12 by 18 inches.
2. Chevrons are intended to give notice of a sharp change of alignment with the direction of travel and provide additional emphasis and guidance for vehicle operators with regard to changes in horizontal alignment of the roadway.
3. Chevrons, when used, shall be erected on the outside of a sharp curve or turn, or on the far side of an intersection. They shall be in line with and at right angles to approaching traffic. Spacing should be such that the motorist always has three in view, until the change in alignment eliminates its need.
4. To be effective, the chevron should be visible for at least 500 feet.
5. Chevrons shall be orange with a black nonreflective legend. Sheeting for the chevron shall be retroreflective Type B_{FL} or Type C_{FL} conforming to Departmental Material Specification DMS-8300, unless noted otherwise. The legend shall meet the requirements of DMS-8300.
6. For Long Term Stationary use on tapers or transitions on freeways and divided highways, self-righting chevrons may be used to supplement plastic drums but not to replace plastic drums.

CHEVRONS

GENERAL NOTES

1. Work Zone channelizing devices illustrated on this sheet may be installed in close proximity to traffic and are suitable for use on high or low speed roadways. The Engineer/Inspector shall ensure that spacing and placement is uniform and in accordance with the "Texas Manual on Uniform Traffic Control Devices" (TMUTCD).
2. Channelizing devices shown on this sheet may have a driveable, fixed or portable base. The requirement for self-righting channelizing devices must be specified in the General Notes or other plan sheets.
3. Channelizing devices on self-righting supports should be used in work zone areas where channelizing devices are frequently impacted by errant vehicles or vehicle related wind gusts making alignment of the channelizing devices difficult to maintain. Locations of these devices shall be detailed elsewhere in the plans. These devices shall conform to the TMUTCD and the "Compliant Work Zone Traffic Control Devices List" (CWZTCD).
4. The Contractor shall maintain devices in a clean condition and replace damaged, nonreflective, faded, or broken devices and bases as required by the Engineer/Inspector. The Contractor shall be required to maintain proper device spacing and alignment.
5. Portable bases shall be fabricated from virgin and/or recycled rubber. The portable bases shall weigh a minimum of 30 lbs.
6. Pavement surfaces shall be prepared in a manner that ensures proper bonding between the adhesives, the fixed mount bases and the pavement surface. Adhesives shall be prepared and applied according to the manufacturer's recommendations.
7. The installation and removal of channelizing devices shall not cause detrimental effects to the final pavement surfaces, including pavement surface discoloration or surface integrity. Driveable bases shall not be permitted on final pavement surfaces. The Engineer/Inspector shall approve all application and removal procedures of fixed bases.



LONGITUDINAL CHANNELIZING DEVICES (LCD)

1. LCDs are crashworthy, lightweight, deformable devices that are highly visible, have good target value and can be connected together. They are not designed to contain or redirect a vehicle on impact.
2. LCDs may be used instead of a line of cones or drums.
3. LCDs shall be placed in accordance to application and installation requirements specific to the device, and used only when shown on the CWZTCD list.
4. LCDs should not be used to provide positive protection for obstacles, pedestrians or workers.
5. LCDs shall be supplemented with retroreflective delineation as required for temporary barriers on BC(7) when placed roughly parallel to the travel lanes.
6. LCDs used as barricades placed perpendicular to traffic should have at least one row of reflective sheeting meeting the requirements for barricade rails as shown on BC(10). Place reflective sheeting near the top of the LCD along the full length of the device.

WATER BALLASTED SYSTEMS USED AS BARRIERS

1. Water ballasted systems used as barriers shall not be used solely to channelize road users, but also to protect the work space per the appropriate Manual for Assessing Safety Hardware (MASH) crashworthiness requirements based on roadway speed and barrier application.
2. Water ballasted systems used to channelize vehicular traffic shall be supplemented with retroreflective delineation or channelizing devices to improve daytime/nighttime visibility. They may also be supplemented with pavement markings.
3. Water ballasted systems used as barriers shall be placed in accordance to application and installation requirements specific to the device, and used only when shown on the CWZTCD list.
4. Water ballasted systems used as barriers should not be used for a merging taper except in low speed (less than 45 MPH) urban areas. When used on a taper in a low speed urban area, the taper shall be delineated and the taper length should be designed to optimize road user operations considering the available geometric conditions.
5. When water ballasted systems used as barriers have blunt ends exposed to traffic, they should be attenuated as per manufacturer recommendations or flared to a point outside the clear zone.

If used to channelize pedestrians, longitudinal channelizing devices or water ballasted systems must have a continuous detectable bottom for users of long canes and the top of the unit shall not be less than 32 inches in height.

HOLLOW OR WATER BALLASTED SYSTEMS USED AS LONGITUDINAL CHANNELIZING DEVICES OR BARRIERS

Posted Speed	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices On a Taper	On a Tangent
30	$L = \frac{WS^2}{60}$	150'	165'	180'	30'	60'
35		205'	225'	245'	35'	70'
40		265'	295'	320'	40'	80'
45	L = WS	450'	495'	540'	45'	90'
50		500'	550'	600'	50'	100'
55		550'	605'	660'	55'	110'
60		600'	660'	720'	60'	120'
65		650'	715'	780'	65'	130'
70		700'	770'	840'	70'	140'
75		750'	825'	900'	75'	150'
80		800'	880'	960'	80'	160'

** Taper lengths have been rounded off.
L=Length of Taper (FT.) W=Width of Offset (FT.)
S=Posted Speed (MPH)

SUGGESTED MAXIMUM SPACING OF CHANNELIZING DEVICES AND MINIMUM DESIRABLE TAPER LENGTHS

SHEET 9 OF 12

Texas Department of Transportation | Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION CHANNELIZING DEVICES

BC(9)-21

FILE: bc-21.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
© TxDOT November 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS	-	-	-	FAIR OAKS PKWY
9-07 8-14	DIST	COUNTY		SHEET NO.
7-13 5-21	-	BEXAR		15

103

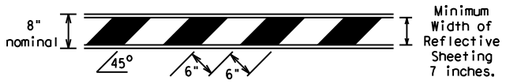
DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE: 12/5/2025 11:57:46 AM
FILE: P:\DESIGN_PROJECTS\CFOR_FRONTGATE_LTL\4 - Design\Plan Set\02 TCP\Standards\bc-21.dgn

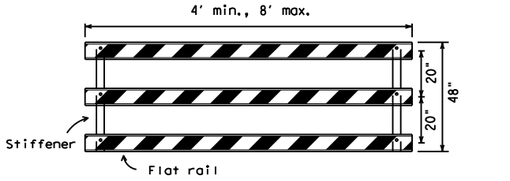
TYPE 3 BARRICADES

1. Refer to the Compliant Work Zone Traffic Control Devices List (CWZTCD) for details of the Type 3 Barricades and a list of all materials used in the construction of Type 3 Barricades.
2. Type 3 Barricades shall be used at each end of construction projects closed to all traffic.
3. Barricades extending across a roadway should have stripes that slope downward in the direction toward which traffic must turn in detouring. When both right and left turns are provided, the chevron striping may slope downward in both directions from the center of the barricade. Where no turns are provided at a closed road, striping should slope downward in both directions toward the center of roadway.
4. Striping of rails, for the right side of the roadway, should slope downward to the left. For the left side of the roadway, striping should slope downward to the right.
5. Identification markings may be shown only on the back of the barricade rails. The maximum height of letters and/or company logos used for identification shall be 1".
6. Barricades shall not be placed parallel to traffic unless an adequate clear zone is provided.
7. Warning lights shall NOT be installed on barricades.
8. Where barricades require the use of weights to keep from turning over, the use of sandbags with dry, cohesionless sand is recommended. The sandbags will be tied shut to keep the sand from spilling and to maintain a constant weight. Sand bags shall not be stacked in a manner that covers any portion of a barricade rails reflective sheeting. Rock, concrete, iron, steel or other solid objects will NOT be permitted. Sandbags should weigh a minimum of 35 lbs and a maximum of 50 lbs. Sandbags shall be made of a durable material that tears upon vehicular impact. Rubber (such as tire inner tubes) shall not be used for sandbags. Sandbags shall only be placed along or upon the base supports of the device and shall not be suspended above ground level or hung with rope, wire, chains or other fasteners.
9. Sheeting for barricades shall be retroreflective Type A or Type B conforming to Departmental Material Specification DMS-8300 unless otherwise noted.

Barricades shall NOT be used as a sign support.



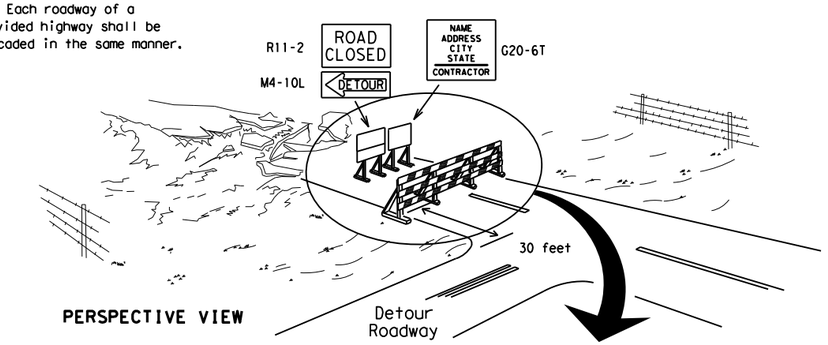
TYPICAL STRIPING DETAIL FOR BARRICADE RAIL



Stiffener may be inside or outside of support, but no more than 2 stiffeners shall be allowed on one barricade.

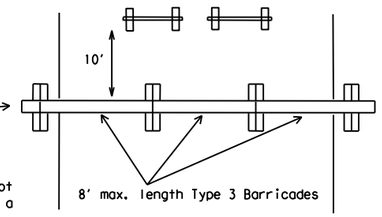
TYPICAL PANEL DETAIL FOR SKID OR POST TYPE BARRICADES

Each roadway of a divided highway shall be barricaded in the same manner.



PERSPECTIVE VIEW

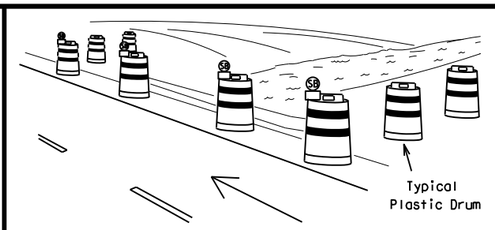
The three rails on Type 3 barricades shall be reflectorized orange and reflective white stripes on one side facing one-way traffic and both sides for two-way traffic.
Barricade striping should slant downward in the direction of detour.



PLAN VIEW

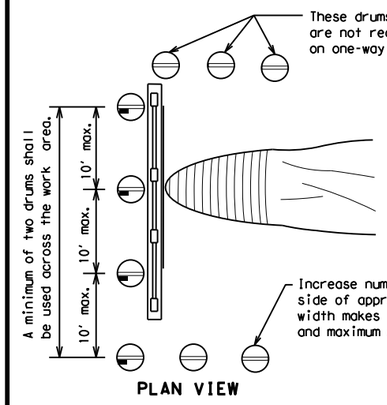
1. Signs should be mounted on independent supports at a 7 foot mounting height in center of roadway. The signs should be a minimum of 10 feet behind Type 3 Barricades.
2. Advance signing shall be as specified elsewhere in the plans.

TYPE 3 BARRICADE (POST AND SKID) TYPICAL APPLICATION



PERSPECTIVE VIEW

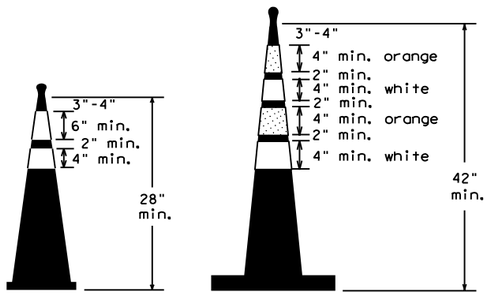
1. Where positive redirectional capability is provided, drums may be omitted.
2. Plastic construction fencing may be used with drums for safety as required in the plans.
3. Vertical Panels on flexible support may be substituted for drums when the shoulder width is less than 4 feet.
4. When the shoulder width is greater than 12 feet, steady-burn lights may be omitted if drums are used.
5. Drums must extend the length of the culvert widening.



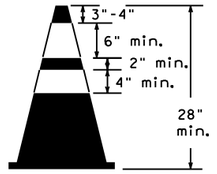
PLAN VIEW

LEGEND	
	Plastic drum
	Plastic drum with steady burn light or yellow warning reflector
SB	Steady burn warning light or yellow warning reflector

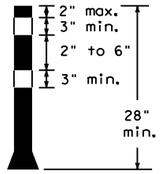
CULVERT WIDENING OR OTHER ISOLATED WORK WITHIN THE PROJECT LIMITS



Two-Piece cones



One-Piece cones

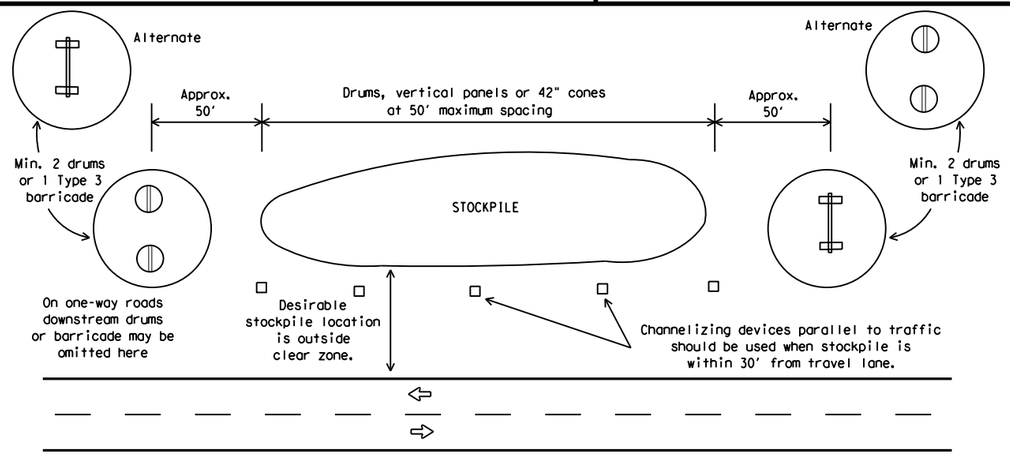


Tubular Marker

28" Cones shall have a minimum weight of 9 1/2 lbs.

42" 2-piece cones shall have a minimum weight of 30 lbs. including base.

1. Traffic cones and tubular markers shall be predominantly orange, and meet the height and weight requirements shown above.
2. One-piece cones have the body and base of the cone molded in one consolidated unit. Two-piece cones have a cone shaped body and a separate rubber base, or ballast, that is added to keep the device upright and in place.
3. Two-piece cones may have a handle or loop extending up to 8" above the minimum height shown, in order to aid in retrieving the device.
4. Cones or tubular markers shall have white or white and orange reflective bands as shown above. The reflective bands shall have a smooth, sealed outer surface and meet the requirements of Departmental Material Specification DMS-8300 Type A or Type B.
5. 28" cones and tubular markers are generally suitable for short duration and short-term stationary work as defined on BC(4). These should not be used for intermediate-term or long-term stationary work unless personnel is on-site to maintain them in their proper upright position.
6. 42" two-piece cones, vertical panels or drums are suitable for all work zone durations.
7. Cones or tubular markers used on each project should be of the same size and shape.



TRAFFIC CONTROL FOR MATERIAL STOCKPILES

SHEET 10 OF 12

Texas Department of Transportation

Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION CHANNELIZING DEVICES

BC(10)-21

FILE: bc-21.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
© TxDOT November 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS	-	-	-	FAIR OAKS PKWY
9-07 8-14	DIST	COUNTY		SHEET NO.
7-13 5-21	-	BEXAR		16

104

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE: 12/5/2025 11:57:47 AM
FILE: P:\DESIGN_PROJECTS\CFOR_FRONTGATE_LTL\4 - Design\Plan Set\02 TCP\Standards\bc-21.dgn

WORK ZONE PAVEMENT MARKINGS

GENERAL

1. The Contractor shall be responsible for maintaining work zone and existing pavement markings, in accordance with the standard specifications and special provisions, on all roadways open to traffic within the CSJ limits unless otherwise stated in the plans.
2. Color, patterns and dimensions shall be in conformance with the "Texas Manual on Uniform Traffic Control Devices" (TMUTCD).
3. Additional supplemental pavement marking details may be found in the plans or specifications.
4. Pavement markings shall be installed in accordance with the TMUTCD and as shown on the plans.
5. When short term markings are required on the plans, short term markings shall conform with the TMUTCD, the plans and details as shown on the Standard Plan Sheet WZ(STPM).
6. When standard pavement markings are not in place and the roadway is opened to traffic, DO NOT PASS signs shall be erected to mark the beginning of the sections where passing is prohibited and PASS WITH CARE signs at the beginning of sections where passing is permitted.
7. All work zone pavement markings shall be installed in accordance with Item 662, "Work Zone Pavement Markings."

RAISED PAVEMENT MARKERS

1. Raised pavement markers are to be placed according to the patterns on BC(12).
2. All raised pavement markers used for work zone markings shall meet the requirements of Item 672, "RAISED PAVEMENT MARKERS" and Departmental Material Specification DMS-4200 or DMS-4300.

PREFABRICATED PAVEMENT MARKINGS

1. Removable prefabricated pavement markings shall meet the requirements of DMS-8241.
2. Non-removable prefabricated pavement markings (foil back) shall meet the requirements of DMS-8240.

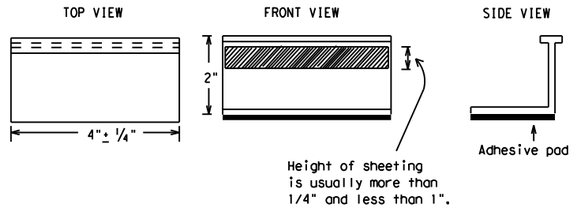
MAINTAINING WORK ZONE PAVEMENT MARKINGS

1. The Contractor will be responsible for maintaining work zone pavement markings within the work limits.
2. Work zone pavement markings shall be inspected in accordance with the frequency and reporting requirements of work zone traffic control device inspections as required by Form 599.
3. The markings should provide a visible reference for a minimum distance of 300 feet during normal daylight hours and 160 feet when illuminated by automobile low-beam headlights at night, unless sight distance is restricted by roadway geometrics.
4. Markings failing to meet this criteria within the first 30 days after placement shall be replaced at the expense of the Contractor as per Specification Item 662.

REMOVAL OF PAVEMENT MARKINGS

1. Pavement markings that are no longer applicable, could create confusion or direct a motorist toward or into the closed portion of the roadway shall be removed or obliterated before the roadway is opened to traffic.
2. The above shall not apply to detours in place for less than three days, where flaggers and/or sufficient channelizing devices are used in lieu of markings to outline the detour route.
3. Pavement markings shall be removed to the fullest extent possible, so as not to leave a discernable marking. This shall be by any method approved by TxDOT Specification Item 677 for "Eliminating Existing Pavement Markings and Markers".
4. The removal of pavement markings may require resurfacing or seal coating portions of the roadway as described in Item 677.
5. Subject to the approval of the Engineer, any method that proves to be successful on a particular type pavement may be used.
6. Blast cleaning may be used but will not be required unless specifically shown in the plans.
7. Over-painting of the markings SHALL NOT BE permitted.
8. Removal of raised pavement markers shall be as directed by the Engineer.
9. Removal of existing pavement markings and markers will be paid for directly in accordance with Item 677, "ELIMINATING EXISTING PAVEMENT MARKINGS AND MARKERS," unless otherwise stated in the plans.
10. Black-out marking tape may be used to cover conflicting existing markings for periods less than two weeks when approved by the Engineer.

Temporary Flexible-Reflective Roadway Marker Tabs



STAPLES OR NAILS SHALL NOT BE USED TO SECURE TEMPORARY FLEXIBLE-REFLECTIVE ROADWAY MARKER TABS TO THE PAVEMENT SURFACE

1. Temporary flexible-reflective roadway marker tabs used as guidemarks shall meet the requirements of DMS-8242.
2. Tabs detailed on this sheet are to be inspected and accepted by the Engineer or designated representative. Sampling and testing is not normally required, however at the option of the Engineer, either "A" or "B" below may be imposed to assure quality before placement on the roadway.
   A. Select five (5) or more tabs at random from each lot or shipment and submit to the Construction Division, Materials and Pavement Section to determine specification compliance.
   B. Select five (5) tabs and perform the following test. Affix five (5) tabs at 24 inch intervals on an asphaltic pavement in a straight line. Using a medium size passenger vehicle or pickup, run over the markers with the front and rear tires at a speed of 35 to 40 miles per hour, four (4) times in each direction. No more than one (1) out of the five (5) reflective surfaces shall be lost or displaced as a result of this test.
3. Small design variances may be noted between tab manufacturers.
4. See Standard Sheet WZ(STPM) for tab placement on new pavements. See Standard Sheet TCP(7-1) for tab placement on seal coat work.

RAISED PAVEMENT MARKERS USED AS GUIDEMARKS

1. Raised pavement markers used as guidemarks shall be from the approved product list, and meet the requirements of DMS-4200.
2. All temporary construction raised pavement markers provided on a project shall be of the same manufacturer.
3. Adhesive for guidemarks shall be bituminous material hot applied or butyl rubber pad for all surfaces, or thermoplastic for concrete surfaces.

Guidemarks shall be designated as:
YELLOW - (two amber reflective surfaces with yellow body).
WHITE - (one silver reflective surface with white body).

DEPARTMENTAL MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
TRAFFIC BUTTONS	DMS-4300
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240
TEMPORARY REMOVABLE, PREFABRICATED PAVEMENT MARKINGS	DMS-8241
TEMPORARY FLEXIBLE, REFLECTIVE ROADWAY MARKER TABS	DMS-8242

A list of prequalified reflective raised pavement markers, non-reflective traffic buttons, roadway marker tabs and other pavement markings can be found at the Material Producer List web address shown on BC(1).

Texas Department of Transportation

Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION PAVEMENT MARKINGS

BC(11)-21

FILE: bc-21.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT February 1998	CONT	SECT	JOB	HIGHWAY
REVISIONS	-	-	-	FAIR OAKS PKWY
2-98 9-07 5-21	DIST	COUNTY		SHEET NO.
1-02 7-13	-	BEXAR		17
11-02 8-14				

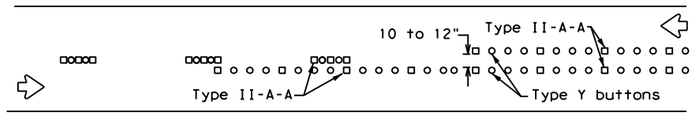
105

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

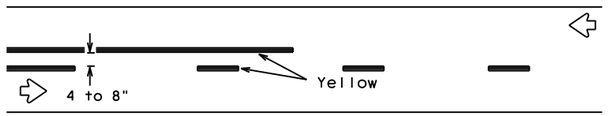
DATE: 12/5/2025 11:57:47 AM
FILE: P:\DESIGN_PROJECTS\CFOR_FRONTGATE_LTL\4 - Design\Plan Set\02 TCP\Standards\bc-21.dgn

PAVEMENT MARKING PATTERNS

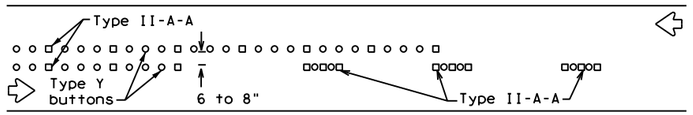
REFLECTORIZED PAVEMENT MARKINGS - PATTERN A



RAISED PAVEMENT MARKERS - PATTERN A



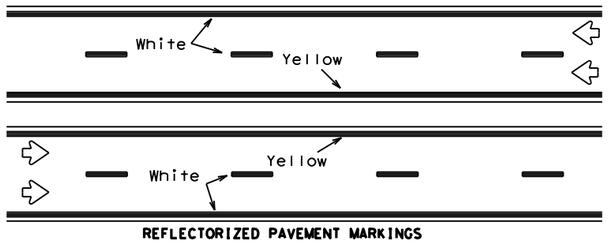
REFLECTORIZED PAVEMENT MARKINGS - PATTERN B



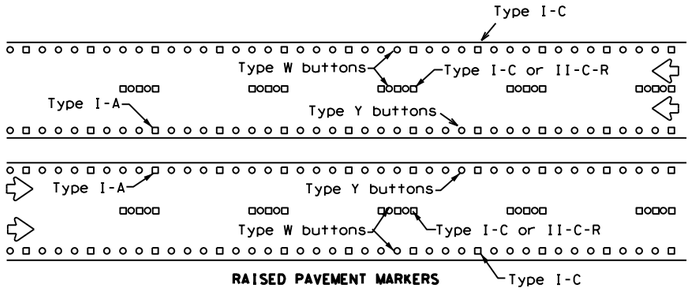
RAISED PAVEMENT MARKERS - PATTERN B

Pattern A is the TXDOT Standard, however Pattern B may be used if approved by the Engineer.
Prefabricated markings may be substituted for reflectorized pavement markings.

CENTER LINE & NO-PASSING ZONE BARRIER LINES FOR TWO-LANE, TWO-WAY HIGHWAYS



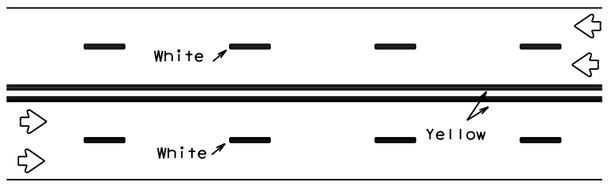
REFLECTORIZED PAVEMENT MARKINGS



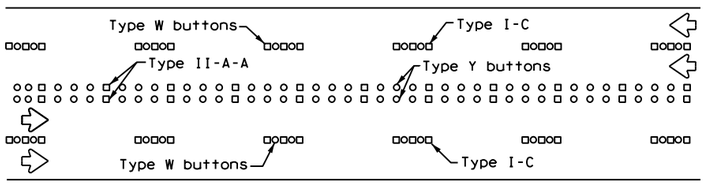
RAISED PAVEMENT MARKERS

Prefabricated markings may be substituted for reflectorized pavement markings.

EDGE & LANE LINES FOR DIVIDED HIGHWAY



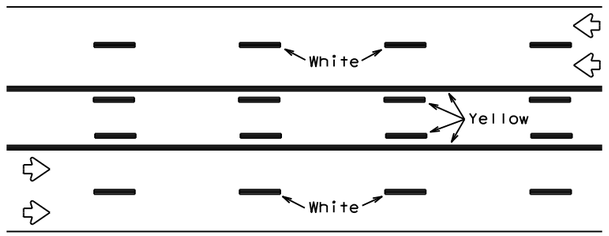
REFLECTORIZED PAVEMENT MARKINGS



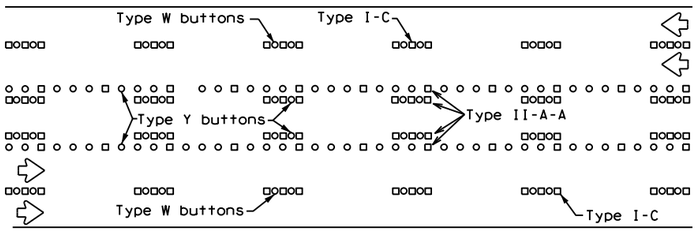
RAISED PAVEMENT MARKERS

Prefabricated markings may be substituted for reflectorized pavement markings.

LANE & CENTER LINES FOR MULTILANE UNDIVIDED HIGHWAYS



REFLECTORIZED PAVEMENT MARKINGS



RAISED PAVEMENT MARKERS

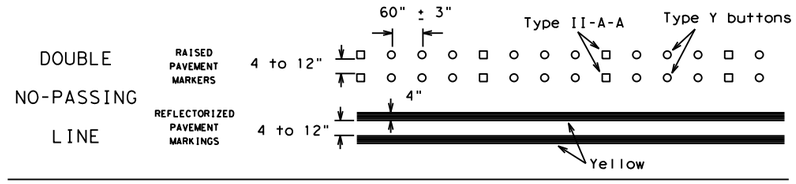
Prefabricated markings may be substituted for reflectorized pavement markings.

TWO-WAY LEFT TURN LANE

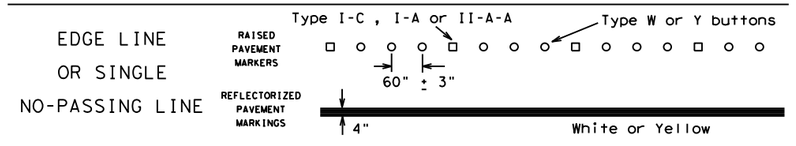
STANDARD WORK ZONE PAVEMENT MARKINGS DETAILS

SOLID LINES

DOUBLE NO-PASSING LINE

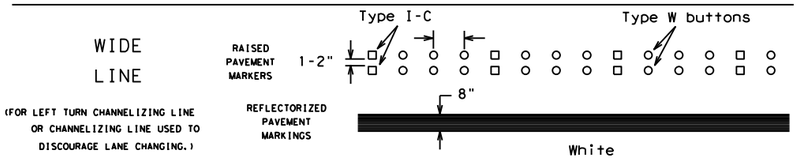


EDGE LINE OR SINGLE NO-PASSING LINE



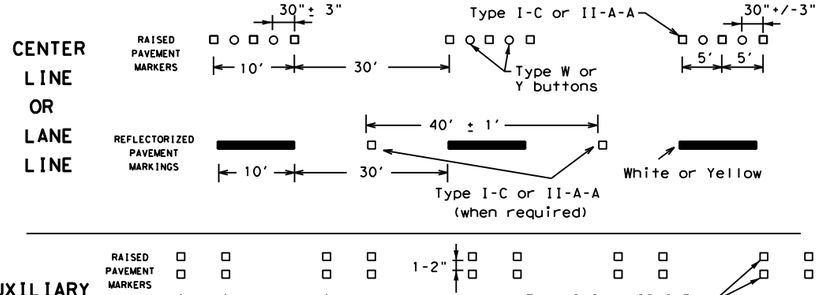
WIDE LINE

(FOR LEFT TURN CHANNELIZING LINE OR CHANNELIZING LINE USED TO DISCOURAGE LANE CHANGING.)

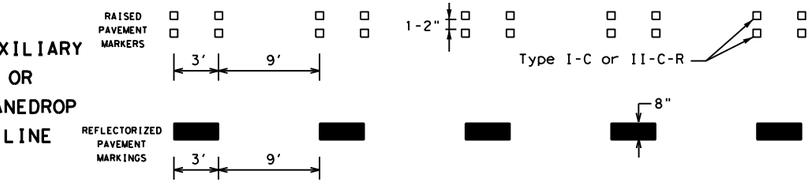


BROKEN LINES

CENTER LINE OR LANE LINE

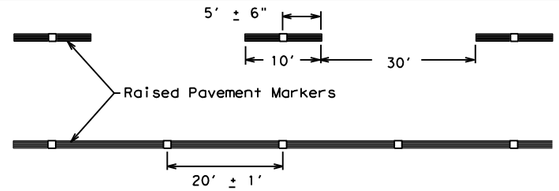


AUXILIARY OR LANEDROP LINE



REMOVABLE MARKINGS WITH RAISED PAVEMENT MARKERS

If raised pavement markers are used to supplement REMOVABLE markings, the markers shall be applied to the top of the tape at the approximate mid length of tape used for broken lines or at 20 foot spacing for solid lines. This allows an easier removal of raised pavement markers and tape.



Centerline only - not to be used on edge lines

Raised pavement markers used as standard pavement markings shall be from the approved products list and meet the requirements of Item 672 "RAISED PAVEMENT MARKERS."

Texas Department of Transportation

Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION PAVEMENT MARKING PATTERNS

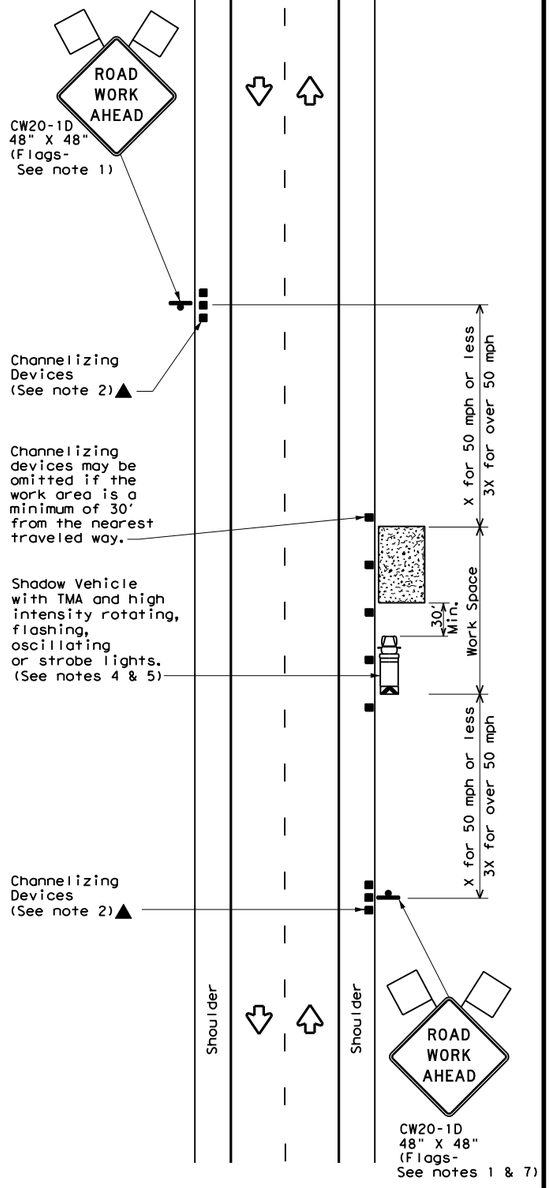
BC(12)-21

FILE: bc-21.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT February 1998	CONT	SECT	JOB	HIGHWAY
REVISIONS	-	-	-	FAIR OAKS PKWY
1-97 9-07 5-21	DIST	COUNTY		SHEET NO.
2-98 7-13	-	BEXAR		18
11-02 8-14				

106

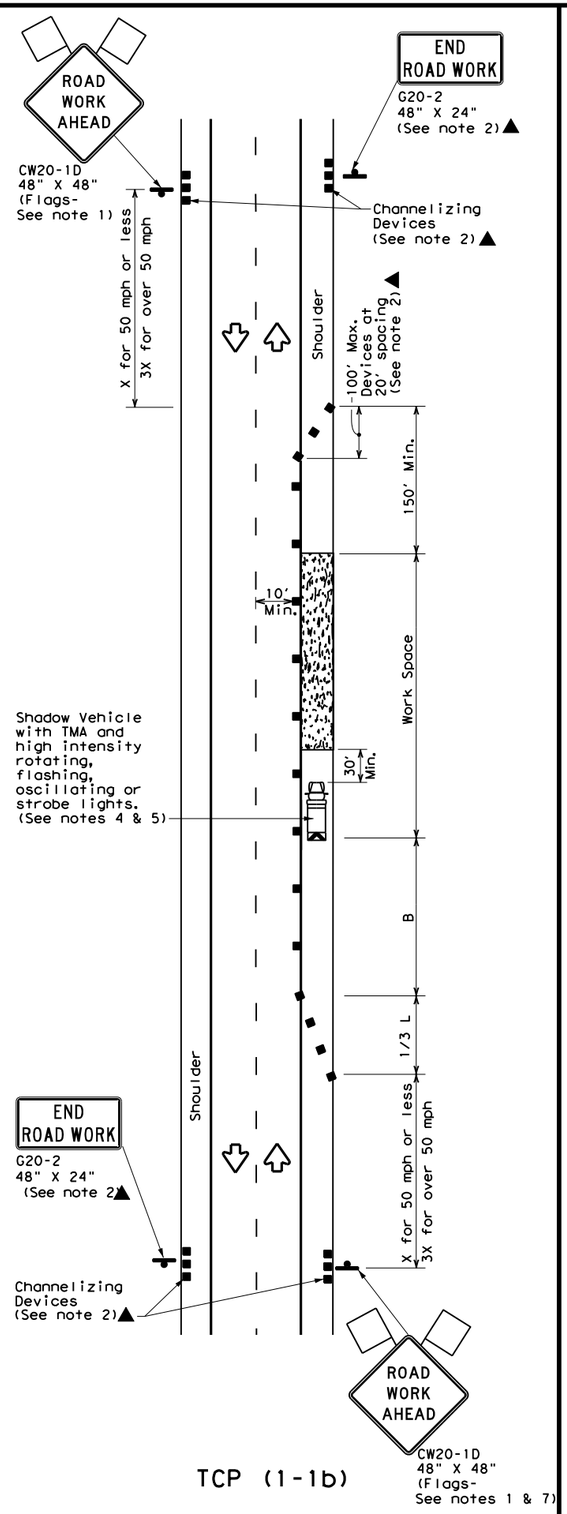
DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE: 12/5/2025 11:57:48 AM
FILE: P:\DESIGN_PROJECTS\CFOR_FRONTGATE_LTL\V4 - Design\Plan Set\02 TCP\Standard\tcp1-1-18.dgn



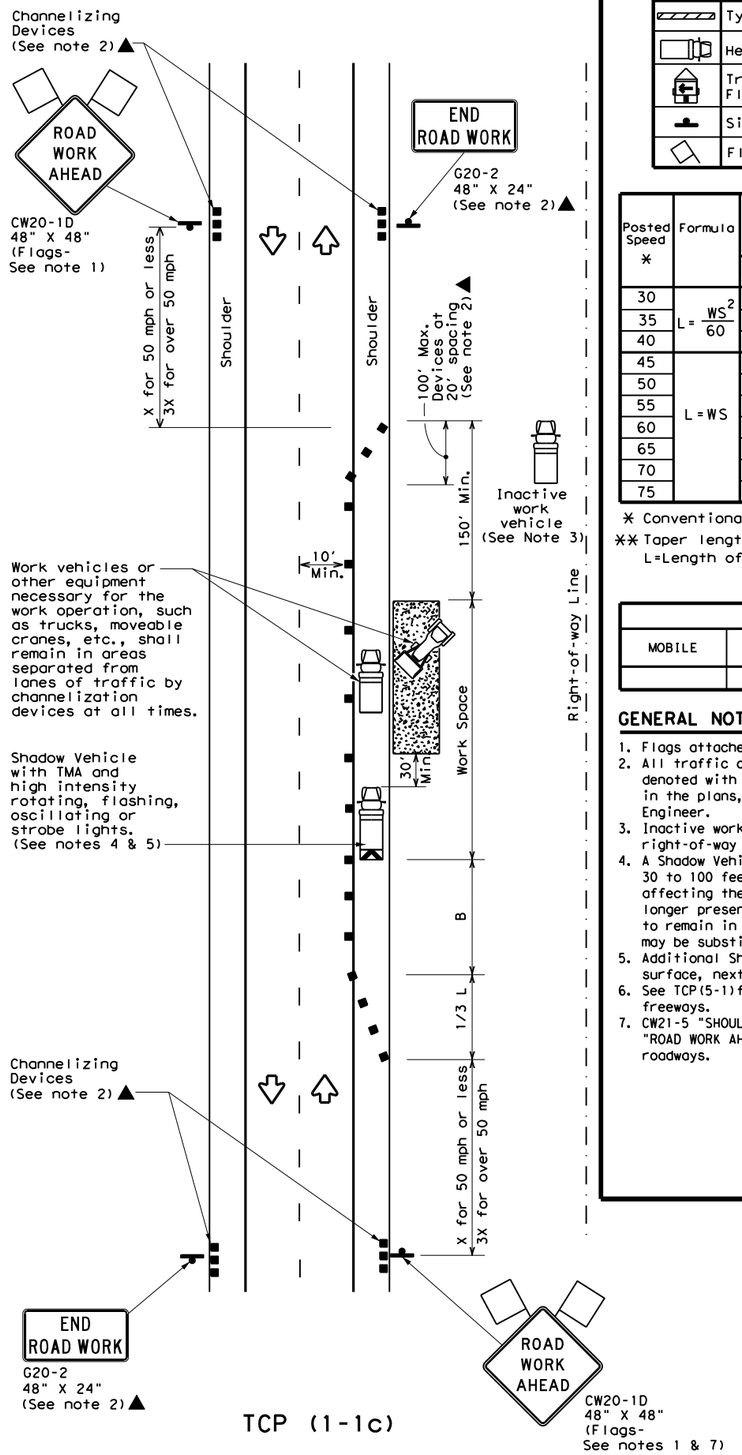
TCP (1-1a)

WORK SPACE NEAR SHOULDER
Conventional Roads



TCP (1-1b)

WORK SPACE ON SHOULDER
Conventional Roads



TCP (1-1c)

WORK VEHICLES ON SHOULDER
Conventional Roads

LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board	M	Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
30	$L=\frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L=WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only

** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

1. Flags attached to signs where shown are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
4. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
5. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
6. See TCP(5-1)for shoulder work on divided highways, expressways and freeways.
7. CW21-5 "SHOULDER WORK" signs may be used in place of CW20-1D "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.

Texas Department of Transportation

Traffic Operations Division Standard

TRAFFIC CONTROL PLAN CONVENTIONAL ROAD SHOULDER WORK

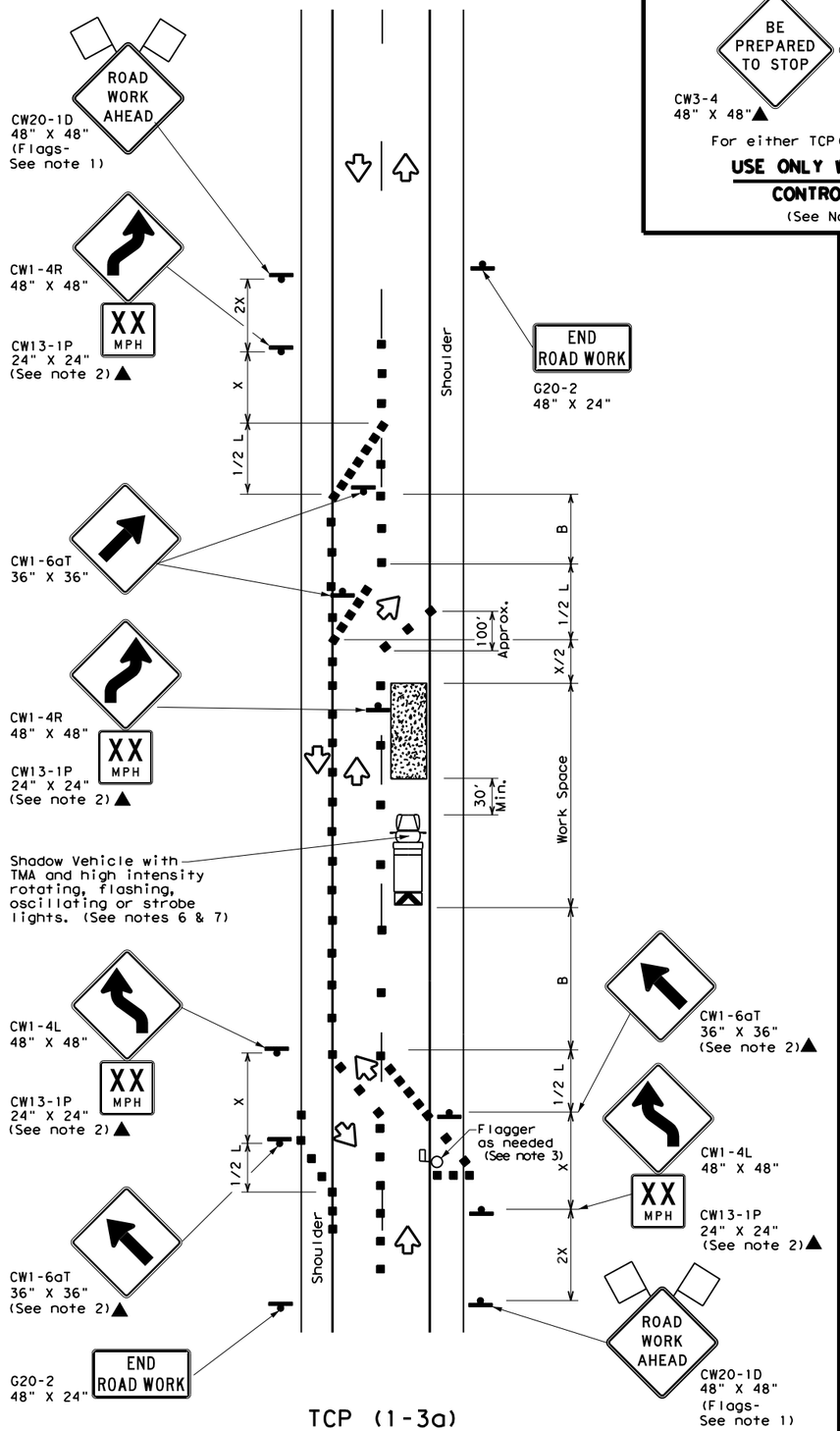
TCP(1-1)-18

FILE: tcp1-1-18.dgn	DN:	CK:	DW:	CK:
© TxDOT December 1985	CONT	SECT	JOB	HIGHWAY
REVISIONS	-	-	-	FAIR OAKS PKWY
2-94 4-98	DIST	COUNTY		SHEET NO.
8-95 2-12	-	BEXAR		19
1-97 2-18				

151

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE: 12/5/2025 11:57:49 AM
FILE: P:\DESIGN_PROJECTS\CFOR_FRONTGATE_LTL\4 - Design\Plan Set\02 TCP\Standard\BSt_tcp1-3-18.dgn



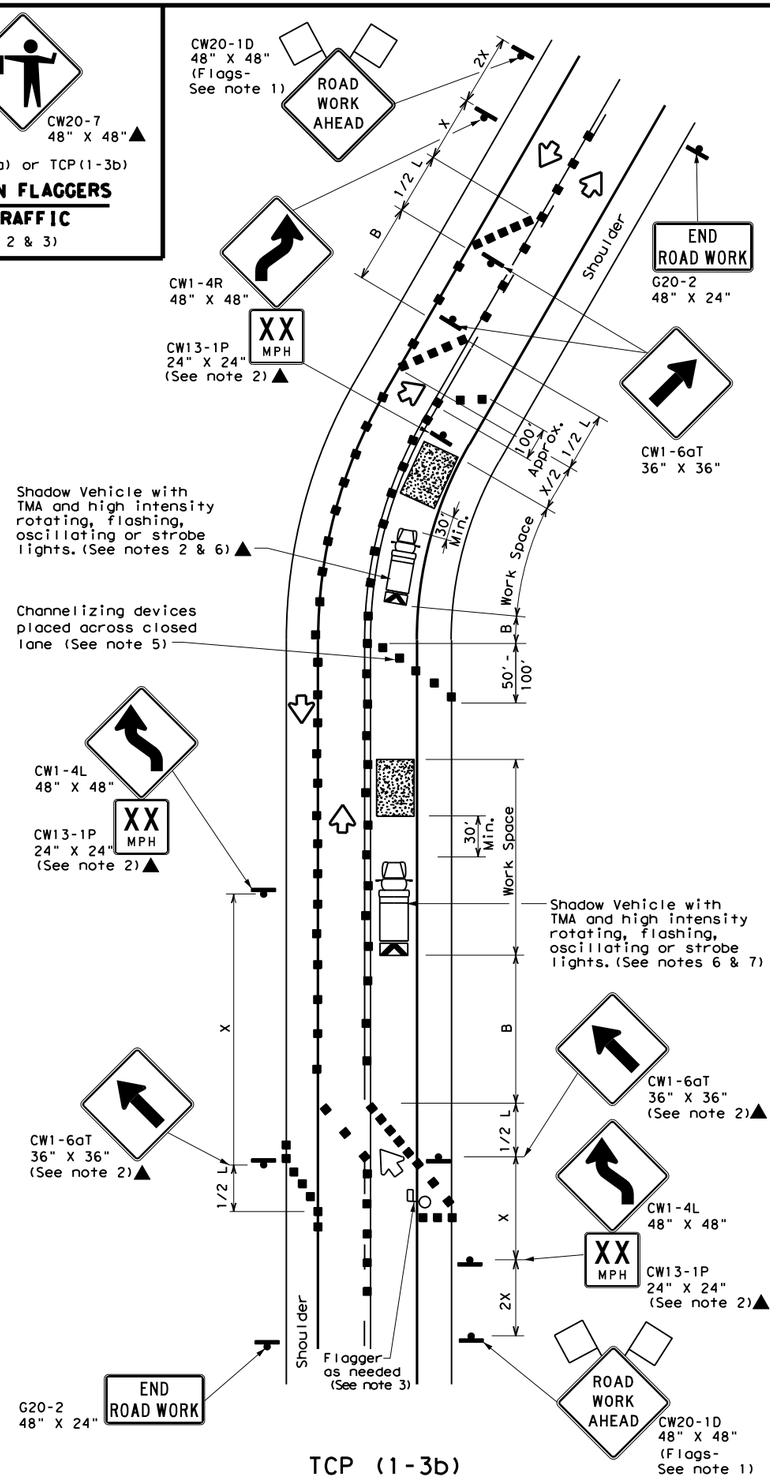
TCP (1-3a)
2-LANE ROADWAY WITH PAVED SHOULDERS

ONE LANE CLOSED
ADEQUATE FIELD OF VIEW

BE PREPARED TO STOP
CW3-4 48" X 48"
CW20-7 48" X 48"

For either TCP(1-3a) or TCP(1-3b)

USE ONLY WHEN FLAGGERS CONTROL TRAFFIC
(See Notes 2 & 3)



TCP (1-3b)
2-LANE ROADWAY WITH PAVED SHOULDERS

ONE LANE CLOSED
INADEQUATE FIELD OF VIEW

LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board	M	Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices: On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
30	$L=\frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L=WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only
** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

1. Flags attached to signs where shown are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. Flagger control should NOT be used unless roadway conditions or heavy traffic volume require additional emphasis to safely control traffic. Additional flaggers may be positioned in advance of traffic queues to alert traffic to reduce speed.
4. DO NOT PASS, PASS WITH CARE and construction regulatory speed zone signs may be installed downstream of the ROAD WORK AHEAD signs.
5. When the work zone is made up of several work spaces, channelizing devices should be placed laterally across the closed lane to re-emphasize closure. Laterally placed channelizing devices should be repeated every 500 to 1000 feet in urban areas and every 1/4 to 1/2 mile in rural areas.
6. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
7. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
8. Where traffic is directed over a yellow centerline, channelizing devices which separate two-way traffic should be spaced on tapers at 20', or 15' if posted speed are 35 mph or slower, and for tangent sections, at 1/2S where S is the speed in mph. This tighter device spacing is intended for the area of conflicting markings not the entire work zone.

Texas Department of Transportation

Traffic Operations Division Standard

TRAFFIC CONTROL PLAN TRAFFIC SHIFTS ON TWO LANE ROADS

TCP(1-3)-18

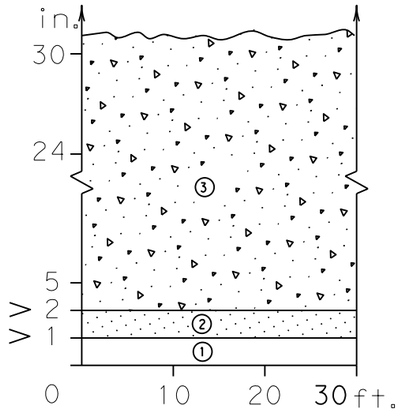
FILE: tcp1-3-18.dgn	DN:	CK:	DW:	CK:
© TxDOT December 1985	CONT	SECT	JOB	HIGHWAY
REVISIONS	-	-	-	FAIR OAKS PKWY
2-94 4-98	DIST	COUNTY		SHEET NO.
8-95 2-12	-	BEXAR		20
1-97 2-18				

153

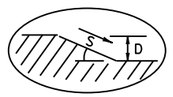
DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

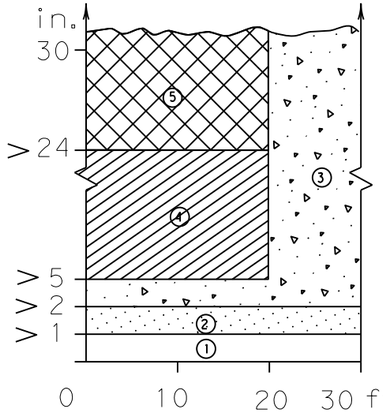
DEFINITION OF TREATMENT ZONES FOR VARIOUS EDGE CONDITIONS

Edge Height (D) in Inches versus Lateral Clearance (Y) in Feet

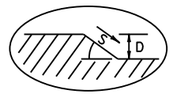


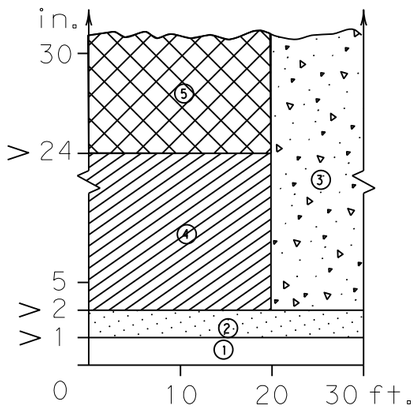
Edge Condition I
S = (3:1) (or flatter)



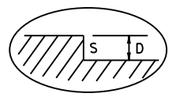


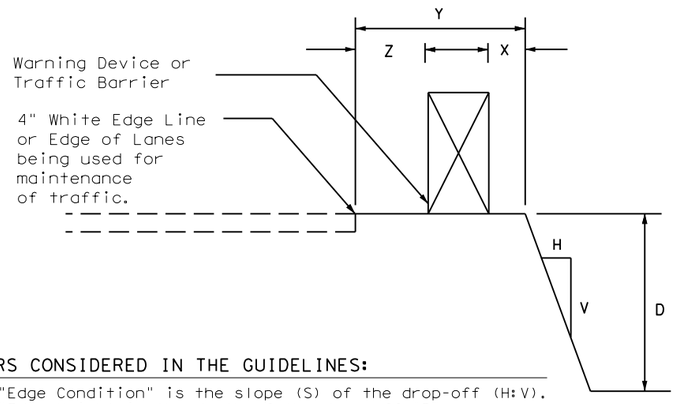
Edge Condition II
S = ((2.99):1) to (1:1)





Edge Condition III
S is steeper than (1:1)





FACTORS CONSIDERED IN THE GUIDELINES:

1. The "Edge Condition" is the slope (S) of the drop-off (H:V). The "Edge Height is the depth of the drop-off "D".

2. Distance "X" is to be the maximum practical under job conditions. Two feet minimum for high speed conditions. Distance "Y" is the lateral clearance from edge of travel lane to edge of dropoff. Distance "Z" does not have a minimum.

3. In addition to the factors considered in the guidelines, each construction zone drop-off situation should be analyzed individually, taking into account other variables, such as: traffic mix, posted speed in the construction zone, horizontal curvature, and the practicality of the treatment options.

4. The conditions for indicating the use of positive or protective barriers are given by Zone-5 and Figure-1. Traffic barriers are primarily applicable for high speed conditions. Urban areas with speeds of 30 mph or less may have a lesser need for signing, delineation, and barriers. Right-angled edges, however, with "D" greater than 2 inches and located within a lateral offset of 6 feet, may indicate a higher level of treatment.

5. If the distance "Y" must be less than 3 feet, the use of a positive barrier may not be feasible. In such a case, consider either: 1) narrowing the lanes to a desired 11 to 12 feet or 10 foot minimum (see CW20-8 sign), or 2) provide an edge slope such as Edge Condition I.

Zone	Treatment Types Guidelines:
①	No treatment
②	CW 8-11 "Uneven Lanes" signs.
③	CW 8-9a Shoulder Drop-Off" or CW 8-11 signs plus vertical panels.
④	CW8-9a or CW 8-11, signs plus drums. Where restricted space precludes the use of drums, use vertical panels. An edge slope to that of the profered Edge Condition I.
⑤	Check indications (Figure-1) for possitive barrier. Where positive barrier is not indicated, the treatment shown above for Zone-4 may be used after consideration of other applicable factors.

Edge Condition Notes:

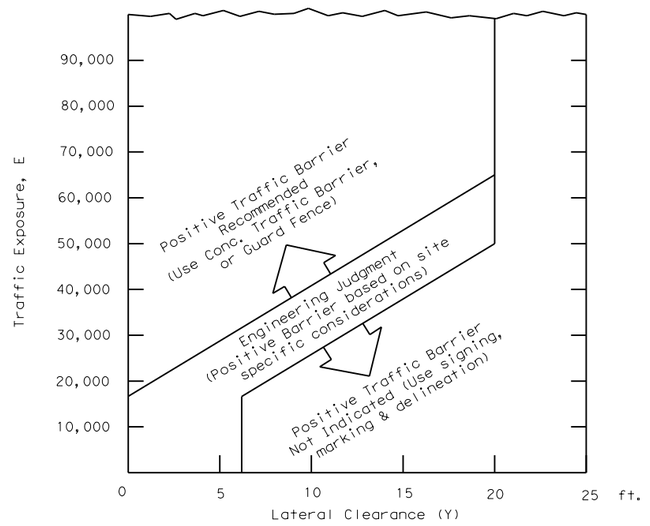
1. Edge Condition I: Most vehicles are able to traverse an edge condition with a slope rate of (3 to 1) or flatter. The slope must be constructed with a compacted material capable of supporting vehicles.

2. Edge Condition II: Most vehicles are able to traverse an edge condition with a slope between (2.99 to 1) and (1 to 1) so long as "D" does not exceed 5 inches. Under-carriage drag on most automobiles will occur when "D" exceeds 6 inches. As "D" exeeds 24 inches, the possibility for rollover is greater in most vehicles.

3. Edge Condition III: When slopes are greater than (1 to 1) and where "D" is greater than 2 inches, a more difficult control factor may exist for some vehicles, if not properly treated. For example, where "D" is greater than 2 inches and up to 24 inches different types of vehicles may experience different steering control at different edge heights. Automobiles might experience more steering control differential when "D" is greater than 2 inches and up to 5 inches. Trucks, particularly those with high loads, have more steering control differential when "D" is greater than 5 inches and up to 24 inches. When "D" exceeds 24 inches, the possibility of rollover is greater for most vehicles.

4. Milling or overlay operations that result in Edge Condition III should not be in place without appropriate warning treatments, and these conditions should not be left in place for extended periods of time.

FIGURE-1: CONDITIONS INDICATING USE OF POSITIVE BARRIER FOR ZONE 5 (▨)



1. E = ADT x T
Where ADT is that portion of the average daily traffic volume traveling within 20 feet (generally two adjacent lanes) of the edge dropoff condition; and, T is the duration time in years of the dropoff condition.

2. Figure-1 provides a practical approach to the use of positive barriers for the protection of vehicles from pavement drop-offs. Other factors, such as the presence of heavy machinery, construction workers, or the mix and volume of traffic may make the use of positive barriers appropriate, even when the edge condition alone may not justify the use of a barrier.

3. An approved end treatment should be provided for any positive barrier end located within the clear zone.

These guidelines apply to temporary traffic control areas or work zones where continuous pavement edges or drop-offs exists parallel and adjacent to a lane used by traffic. The edge conditions may be present between shoulders and travel lanes, between adjacent or opposing travel lanes, or at intermediate points across the width of the paved surface. Due to the variability in construction operations, tolerances in the variables may be allowed by the engineer. These guidelines do not apply to short term operations. These guidelines do not constitute a rigid standard or policy; rather, they are guidance to be used in conjunction with engineering judgement. These guidelines may be updated on the Design Division's on-line manuals.

Engineer's Seal

STATE OF TEXAS
AUSTIN PORLIER
129945
LICENSED
PROFESSIONAL ENGINEER

12/5/2025

Date

Texas Department of Transportation

Traffic Safety Division Standard

TREATMENT FOR VARIOUS EDGE CONDITIONS

FILE: edgecon.dgn	DN:	CK:	DW:	CK:
©TxDOT August 2000	CONT	SECT	JOB	HIGHWAY
REVISIONS	-	-	-	FAIR OAKS PKWY
03-01 08-01 9-21	DIST	COUNTY		SHEET NO.
	-	BEXAR		21

DATE: 12/5/2025 11:57:52 AM
FILE: P:\DESIGN_PROJECTS\CFOR_FRONTGATE_LTL\4 - Design\Plan Set\02 TCP\Standards\edgecon21g.dgn

Alignment Name: BL CL-
Alignment Description:
Alignment Style: Alignment\Baseline

		Station	Northing	Easting
Element: Linear				
POT	(POT)	1000.000	13812075.	2075728.8
PC	(PC)	1784.033	13812534.	2076363.9
Tangential Direction:	N54.104°E			
Tangential Length:	784.033			
Element: Circular				
PC	(PC)	1784.033	13812534.	2076363.9
PI	(PI)	2052.327	13812692.	2076581.3
CC	(CC)		13811562.	2077067.5
PT	(PT)	2311.939	13812741.	2076844.9
Radius:	1200			
Delta:	25.206° Right			
Degree of Curvature (Arc):	4.775°			
Length:	527.907			
Tangent:	268.294			
Chord:	523.66			
Middle Ordinate:	28.913			
External:	29.627			
Back Tangent Direction:	N54.104°E			
Back Radial Direction:	S35.896°E			
Chord Direction:	N66.707°E			
Ahead Radial Direction:	S10.691°E			
Ahead Tangent Direction:	N79.309°E			
Element: Linear				
PT	(PT)	2311.939	13812741.	2076844.9
PC	(PC)	2525.232	13812781.	2077054.5
Tangential Direction:	N79.309°E			
Tangential Length:	213.293			
Element: Circular				
PC	(PC)	2525.232	13812781.	2077054.5
PI	(PI)	2855.920	13812842.	2077379.4
CC	(CC)		13814844.	2076664.9
PCC	(PCC)	3181.221	13813001.	2077669.8
Radius:	2100			
Delta:	17.898° Left			
Degree of Curvature (Arc):	2.728°			
Length:	655.989			
Tangent:	330.688			
Chord:	653.325			
Middle Ordinate:	25.562			
External:	25.877			
Back Tangent Direction:	N79.309°E			
Back Radial Direction:	S10.691°E			
Chord Direction:	N70.360°E			
Ahead Radial Direction:	S28.588°E			
Ahead Tangent Direction:	N61.412°E			
Element: Circular				
PCC	(PCC)	3181.221	13813001.	2077669.8
PI	(PI)	3500.520	13813153.	2077950.2
CC	(CC)		13817391.	2075277.2
PT	(PT)	3818.954	13813341.	2078208.8
Radius:	5000			
Delta:	7.308° Left			
Degree of Curvature (Arc):	1.146°			
Length:	637.733			
Tangent:	319.299			
Chord:	637.3			
Middle Ordinate:	10.164			
External:	10.185			
Back Tangent Direction:	N61.412°E			
Back Radial Direction:	S28.588°E			
Chord Direction:	N57.758°E			
Ahead Radial Direction:	S35.896°E			
Ahead Tangent Direction:	N54.104°E			
Element: Linear				
PT	(PT)	3818.954	13813341.	2078208.8
POT	(POT)	4262.422	13813601.	2078568.1
Tangential Direction:	N54.104°E			
Tangential Length:	443.469			

STATE OF TEXAS
AUSTIN PORLIER
129945
LICENSED
PROFESSIONAL ENGINEER

12/5/2025

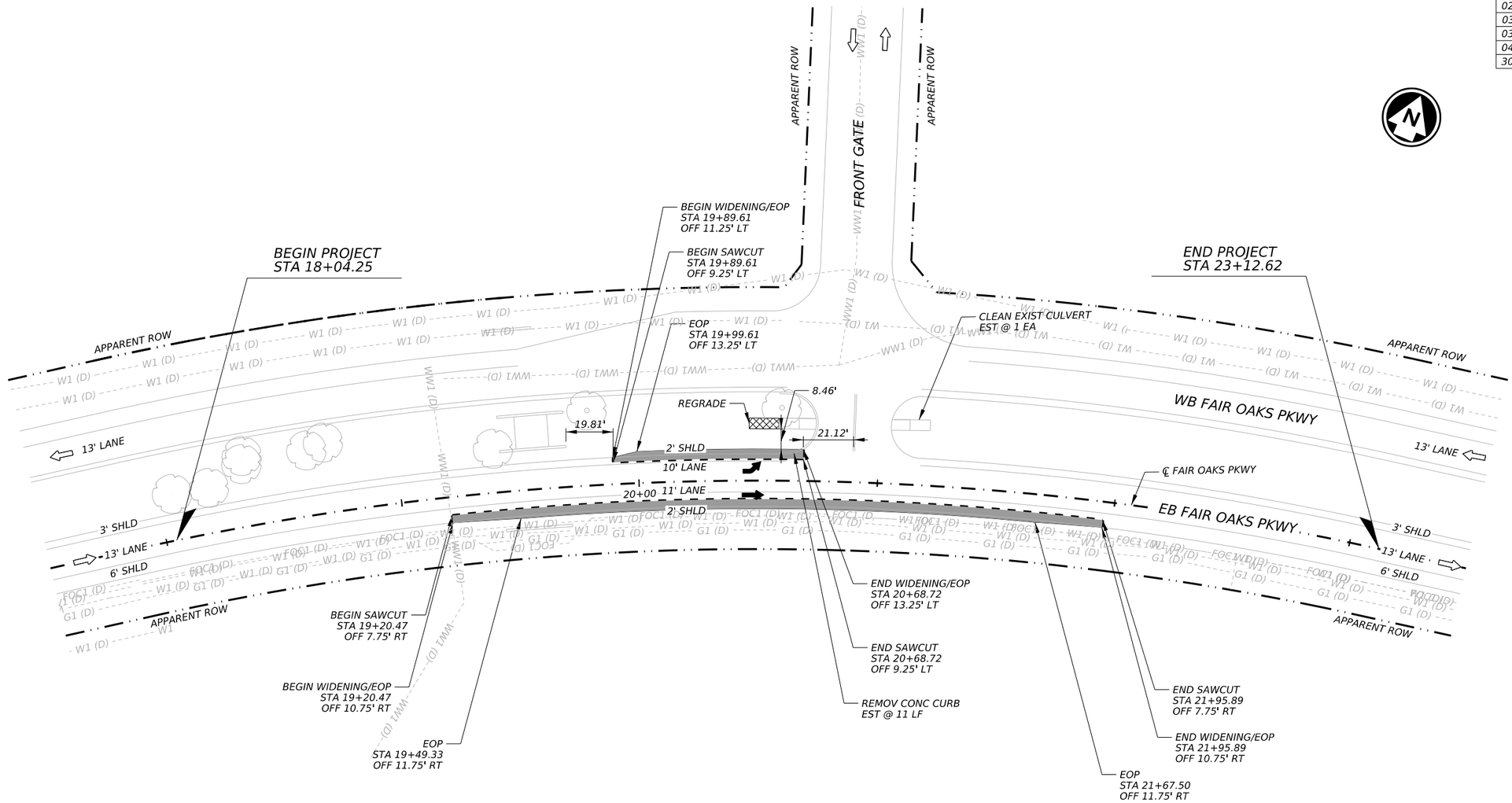
LEGACY ENGINEERING GROUP
Legacy Engineering Group, PLLC
7800 W Interstate 10, Ste. 830, San Antonio, Texas 78230, 210.660.1960
TBPE Firm Registration No. 20623

FRONT GATE LEFT TURN LANE IMPROVEMENTS HORIZONTAL ALIGNMENT DATA SHEET

FED.RD. DIV.NO.	PROJECT NO.		SHEET
6	-		22
STATE	DIST.	COUNTY	
TEXAS	SAT	BEXAR	
CONT.	SECT.	JOB	HIGHWAY NO.
-	-	-	FAIR OAKS PKWY

11:57:55 AM
12/5/2025
Legacy Engineering Group
P:\DESIGN_PROJECTS\CFOR_FRONTGATE_LTLN\4 - Design\Plan Set\03 Roadway\CFOR_FRONTGATE_HALN.dgn

SHEET SUMMARY OF ESTIMATED QUANTITIES			
ITEM#	DESCRIPTION	UNIT	QTY
0100 7010	PREP ROW (TREE PRUNE AND TRIM)	STA	3
0104 7016	REMOV CONC (CURB)	LF	11
0110 7001	EXCAV (ROADWAY)	CY	26
0132 7003	EMBANK (FNL)(OC)(TY B)	CY	13
0216 7001	PROOF ROLLING	HR	12
0341 7001	D-GR HMA TY-B PG64-22	TON	60
0341 7056	D-GR HMA TY-D PG76-22	TON	18
0480 7001	CLEAN EXIST CULVERTS	EA	1
3007 7001	BONDING COURSE	GAL	21



LEGEND

- DIRECTION OF TRAFFIC (EXIST)
- DIRECTION OF TRAFFIC (PROPOSED)
- APPARENT ROW
- SAWCUT
- PROPOSED WIDENING
- REGRADING

NOTES:

1. LOCATION OF UTILITIES ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION.
2. EXCAVATION QUANTITY INCLUDES REGRADING OF EXISTING DITCH FOR POSITIVE DRAINAGE.
3. ITEM 100 PREP ROW (TREE PRUNE AND TRIM) PROVIDED TO TRIM TREES WITHIN MEDIAN OBSTRUCTING SIGHT DISTANCE FOR EASTBOUND ROADWAY. CONTRACTOR TO COORDINATE WITH CITY OF FAIR OAKS FOR DETAILS OF TRIMMING.

0' 25' 50'

SCALE: 1"=50'

STATE OF TEXAS
AUSTIN PORLIER
129945
LICENSED PROFESSIONAL ENGINEER

12/5/2025

LEGACY ENGINEERING GROUP
Legacy Engineering Group, PLLC
7800 W Interstate 10, Ste. 830, San Antonio, Texas 78230, 210.660.1960
TBPE Firm Registration No. 20623

FRONT GATE LEFT TURN LANE IMPROVEMENTS

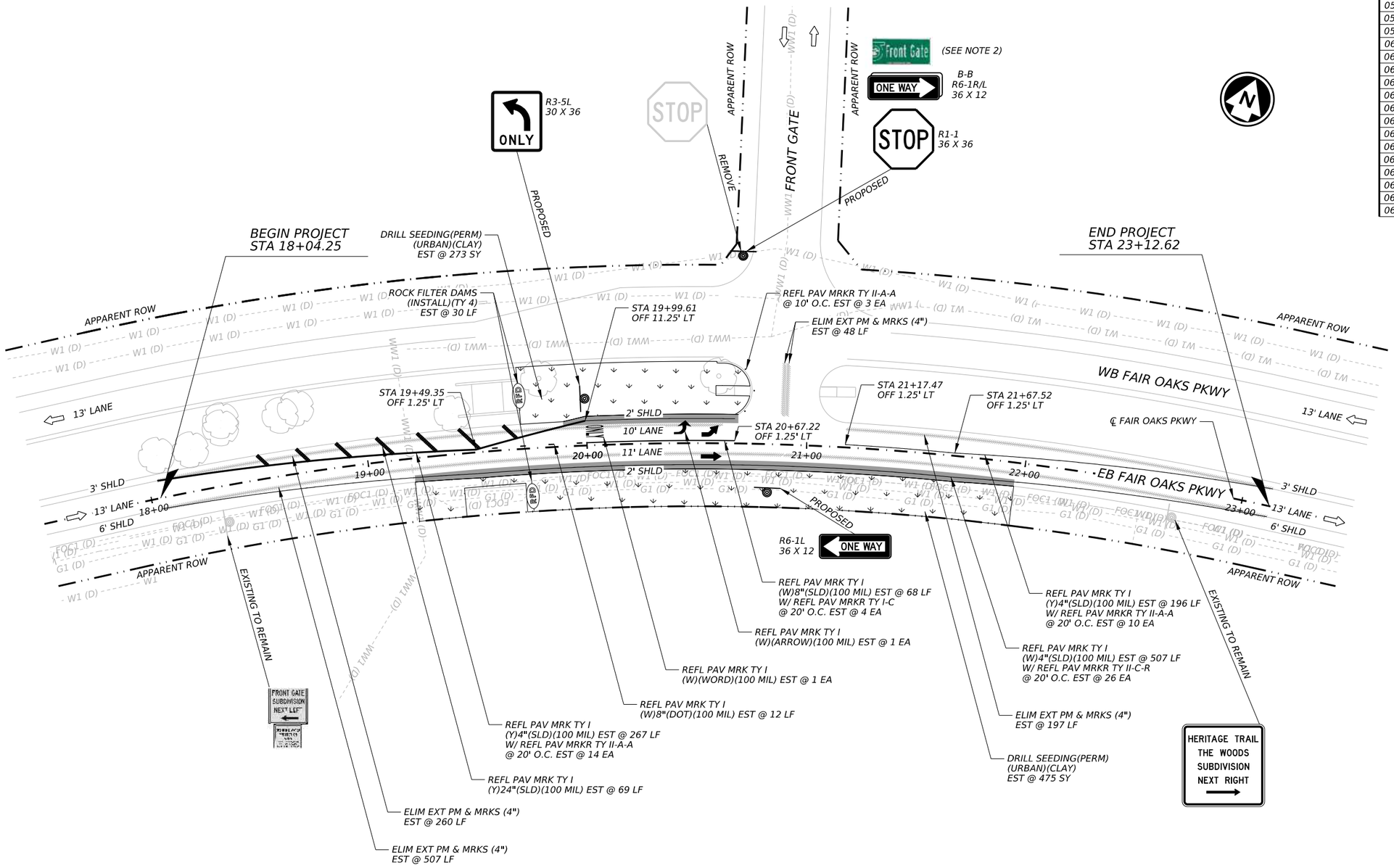
ROADWAY & REMOVAL LAYOUT

SCALE: 1" = 50' SHEET 1 OF 1

FED.RD. DIV.NO.	PROJECT NO.		SHEET
6	-		23
STATE	DIST.	COUNTY	
TEXAS	SAT	BEXAR	
CONT.	SECT.	JOB	HIGHWAY NO.
-	-	-	FAIR OAKS PKWY

11:58:01 AM
12/5/2025
Legacy Engineering Group
P:\DESIGN_PROJECTS\CFOR_FRONTGATE_LTLN4 - Design\Plan Set\03 Roadway\CFOR_FRONTGATE_RDWY01_2.dgn

SHEET SUMMARY OF ESTIMATED QUANTITIES			
ITEM#	DESCRIPTION	UNIT	QTY
0161 7001	COMPOST MANUF TOPSOIL (2")	SY	748
0164 7012	DRILL SEED (PERM_URBAN_CLAY)	SY	748
0168 7001	VEGETATIVE WATERING	TGL	12
0506 7004	ROCK FILTER DAMS (INSTALL) (TY 4)	LF	30
0506 7011	ROCK FILTER DAMS (REMOVE)	LF	30
0506 7020	CONSTRUCTION EXITS (INSTALL) (TY 1)	SY	112
0506 7024	CONSTRUCTION EXITS (REMOVE)	SY	112
0644 7001	IN SM RD SN SUP&AM TY10BWG(1)SA(P)	EA	2
0644 7026	IN SM RD SN SUP&AM TYS80(1)SA(P-BM)	EA	1
0644 7073	REMOVE SM RD SN SUP&AM	EA	1
0666 7018	REFL PAV MRK TY I (W)8"(DOT)(100MIL)	LF	12
0666 7024	REFL PAV MRK TY I (W)8"(SLD)(100MIL)	LF	68
0666 7042	REFL PAV MRK TY I (W)(ARROW)(100MIL)	EA	1
0666 7066	REFL PAV MRK TY I (W)(WORD)(100MIL)	EA	1
0666 7123	REFL PAV MRK TY I (Y)24"(SLD)(100MIL)	LF	69
0666 7405	REFL PAV MRK TY I (W)4"(SLD)(100MIL)	LF	507
0666 7417	REFL PAV MRK TY I (Y)4"(SLD)(100MIL)	LF	463
0672 7002	REFL PAV MRKR TY I-C	EA	4
0672 7004	REFL PAV MRKR TY II-A-A	EA	27
0672 7006	REFL PAV MRKR TY II-C-R	EA	26
0677 7001	ELIM EXT PM & MRKS (4")	LF	1012



LEGEND

- DIRECTION OF TRAFFIC (EXIST)
- DIRECTION OF TRAFFIC (PROPOSED)
- APPARENT ROW
- PROPOSED WIDENING
- ELIM EXISTING PAVEMENT MARKINGS

NOTES:

1. REFER TO PAVEMENT MARKING SUMMARY SHEET FOR PAVEMENT SEALER AND SURFACE PREPARATION QUANTITIES
2. EXISTING STREET NAME TOPPER SHALL BE REMOVED AND RE-INSTALLED ON PROPOSED SIGN ASSEMBLY. STREET NAME TOPPER RE-INSTALLATION SHALL BE SUBSIDIARY TO ITEM 644

STATE OF TEXAS
AUSTIN PORLIER
129945
LICENSED PROFESSIONAL ENGINEER

12/5/2025

LEGACY ENGINEERING GROUP
Legacy Engineering Group, PLLC
7800 W Interstate 10, Ste. 830, San Antonio, Texas 78230, 210.660.1960
TBPE Firm Registration No. 20623

FRONT GATE LEFT TURN LANE IMPROVEMENTS

SIGNING, PAVEMENT MARKINGS & SW3P LAYOUT

SCALE: 1" = 50' SHEET 1 OF 1

FED.RD. DIV.NO.	PROJECT NO.		SHEET
6	-		24
STATE	DIST.	COUNTY	
TEXAS	SAT	BEXAR	
CONT.	SECT.	JOB	HIGHWAY NO.
-	-	-	FAIR OAKS PKWY

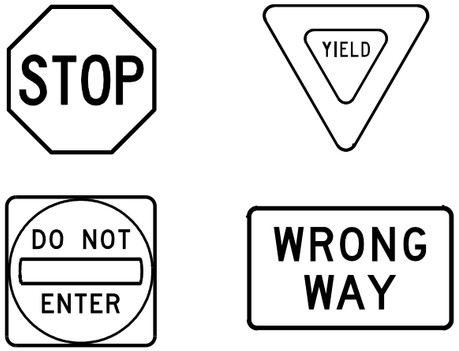
1:50:21 PM
12/5/2025
Legacy Engineering Group
P:\DESIGN_PROJECTS\CFOR_FRONTGATE_LTL\4 - Design\Plan Set\08 Traffic\Pavement Marking\CFOR_FRONTGATE_SPM_SW3P2_01.dgn

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE: 12/5/2025 11:58:06 AM
FILE: P:\DESIGN_PROJECTS\CFOR_FRONTGATE_LTL\4 - Design\Plan Set\08 Traffic\sheets\tsr4-13.dgn

REQUIREMENTS FOR RED BACKGROUND REGULATORY SIGNS

(STOP, YIELD, DO NOT ENTER AND WRONG WAY SIGNS)



REQUIREMENTS FOR FOUR SPECIFIC SIGNS ONLY

SHEETING REQUIREMENTS		
USAGE	COLOR	SIGN FACE MATERIAL
BACKGROUND	RED	TYPE B OR C SHEETING
BACKGROUND	WHITE	TYPE B OR C SHEETING
LEGEND & BORDERS	WHITE	TYPE B OR C SHEETING
LEGEND	RED	TYPE B OR C SHEETING

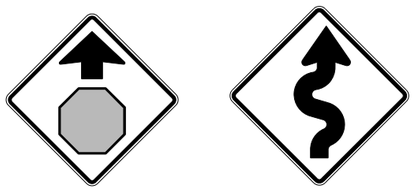
REQUIREMENTS FOR WHITE BACKGROUND REGULATORY SIGNS

(EXCLUDING STOP, YIELD, DO NOT ENTER AND WRONG WAY SIGNS)

TYPICAL EXAMPLES

SHEETING REQUIREMENTS		
USAGE	COLOR	SIGN FACE MATERIAL
BACKGROUND	WHITE	TYPE A SHEETING
BACKGROUND	ALL OTHERS	TYPE B OR C SHEETING
LEGEND, BORDERS AND SYMBOLS	BLACK	ACRYLIC NON-REFLECTIVE FILM
LEGEND, BORDERS AND SYMBOLS	ALL OTHER	TYPE B OR C SHEETING

REQUIREMENTS FOR WARNING SIGNS



TYPICAL EXAMPLES

SHEETING REQUIREMENTS		
USAGE	COLOR	SIGN FACE MATERIAL
BACKGROUND	FLOURESCENT YELLOW	TYPE B_{FL} OR C_{FL} SHEETING
LEGEND & BORDERS	BLACK	ACRYLIC NON-REFLECTIVE FILM
LEGEND & SYMBOLS	ALL OTHER	TYPE B OR C SHEETING

REQUIREMENTS FOR SCHOOL SIGNS

TYPICAL EXAMPLES

SHEETING REQUIREMENTS		
USAGE	COLOR	SIGN FACE MATERIAL
BACKGROUND	WHITE	TYPE A SHEETING
BACKGROUND	FLOURESCENT YELLOW GREEN	TYPE B_{FL} OR C_{FL} SHEETING
LEGEND, BORDERS AND SYMBOLS	BLACK	ACRYLIC NON-REFLECTIVE FILM
SYMBOLS	RED	TYPE B OR C SHEETING

GENERAL NOTES

1. Signs to be furnished shall be as detailed elsewhere in the plans and/or as shown on sign tabulation sheet. Standard sign designs and arrow dimensions can be found in the "Standard Highway Sign Designs for Texas" (SHSD).
2. Sign legend shall use the Federal Highway Administration (FHWA) Standard Highway Alphabets (B, C, D, E, Emod or F).
3. Lateral spacing between letters and numerals shall conform with the SHSD, and any approved changes thereto. Lateral spacing of legend shall provide a balanced appearance when spacing is not shown.
4. Black legend and borders shall be applied by screening process or cut-out acrylic non-reflective black film to background sheeting, or combination thereof.
5. White legend and borders shall be applied by screening process with transparent colored ink, transparent colored overlay film to white background sheeting or cut-out white sheeting to colored background sheeting, or combination thereof.
6. Colored legend shall be applied by screening process with transparent colored ink, transparent colored overlay film or colored sheeting to background sheeting, or combination thereof.
7. Sign substrate shall be any material that meets the Departmental Material Specification requirements of DMS-7110 or approved alternative.
8. Mounting details for roadside mounted signs are shown in the "SMD series" Standard Plan Sheets.

ALUMINUM SIGN BLANKS THICKNESS	
Square Feet	Minimum Thickness
Less than 7.5	0.080
7.5 to 15	0.100
Greater than 15	0.125

DEPARTMENTAL MATERIAL SPECIFICATIONS	
ALUMINUM SIGN BLANKS	DMS-7110
SIGN FACE MATERIALS	DMS-8300

The Standard Highway Sign Designs for Texas (SHSD) can be found at the following website.

http://www.txdot.gov/

Texas Department of Transportation

Traffic Operations Division Standard

TYPICAL SIGN REQUIREMENTS

TSR(4)-13

FILE: tsr4-13.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT October 2003	CONT	SECT	JOB	HIGHWAY
REVISIONS	-	-	-	FAIR OAKS PKWY
12-03 7-13 9-08	DIST	COUNTY		SHEET NO.
	-	BEXAR		25

4

DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE: 12/5/2025 11:58:07 AM
FILE: P:\DESIGN*PROJECTS\CFOR*FRONTGATE*LTL\4 - Design\Plan Set\08 Traffic\Signing\Standards\smdgen (8).dgn

SIGN SUPPORT DESCRIPTIVE CODES

(Descriptive Codes correspond to project estimate and quantities sheets)

SM RD SGN ASSM TY XXXXX(X)XX(X-XXXX)

Post Type

FRP = Fiberglass Reinforced Plastic Pipe (see SMD(FRP))
TWT = Thin-Walled Tubing (see SMD(TWT))
10BWG = 10 BWG Tubing (see SMD(SLIP-1) to (SLIP-3))
S80 = Schedule 80 Pipe (see SMD(SLIP-1) to (SLIP-3))

Number of Posts (1 or 2)

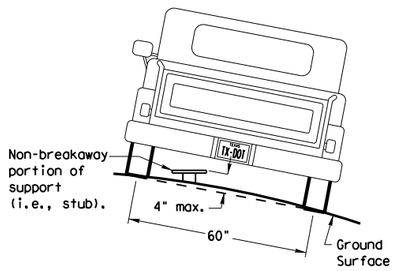
Anchor Type

UA = Universal Anchor - Concreted (see SMD(FRP) and (TWT))
UB = Universal Anchor - Bolted down (see SMD(FRP) and (TWT))
WS = Wedge Anchor Steel - (see SMD(TWT))
WP = Wedge Anchor Plastic (see SMD(TWT))
SA = Slipbase - Concreted (see SMD(SLIP-1) to (SLIP-3))
SB = Slipbase - Bolted Down (see SMD(SLIP-1) to (SLIP-3))

Sign Mounting Designation

P = Prefab. "Plain" (see SMD(SLIP-1) to (SLIP-3), (TWT), (FRP))
T = Prefab. "T" (see SMD(SLIP-1) to (SLIP-3), (TWT))
U = Prefab. "U" (see SMD(SLIP-1) to (SLIP-3))
IF REQUIRED
1EXT or 2EXT = Number of Extensions (see SMD(SLIP-1) to (SLIP-3), (TWT))
BM = Extruded Wind Beam (see SMD(SLIP-1) to (SLIP-3))
WC = 1.12 #/ft Wing Channel (see SMD(SLIP-1) to (SLIP-3))
EXAL = Extruded Aluminum Sign Panels (see SMD(SLIP-1))

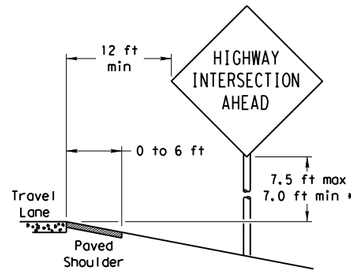
REQUIRED CLEARANCE FOR BREAKAWAY SUPPORT



To avoid vehicle undercarriage snagging, any substantial remains of a breakaway support, when it is broken away, should not project more than 4 inches above a 60-inch chord (i.e., typical space between wheel paths).

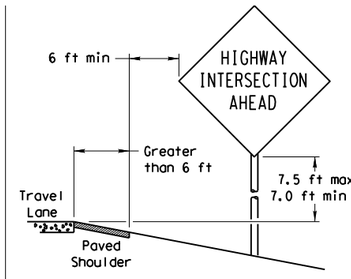
SIGN LOCATION

PAVED SHOULDERS



LESS THAN 6 FT. WIDE

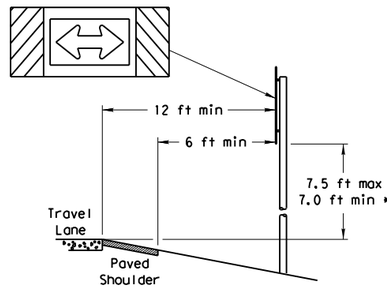
When the shoulder is 6 ft. or less in width, the sign must be placed at least 12 ft. from the edge of the travel lane.



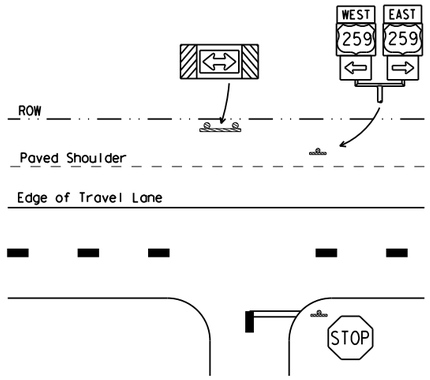
GREATER THAN 6 FT. WIDE

When the shoulder is greater than 6 ft in width, the sign must be placed at least 6 ft. from the edge of the shoulder.

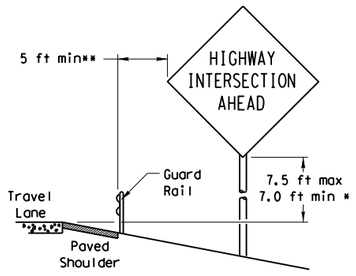
T-INTERSECTION



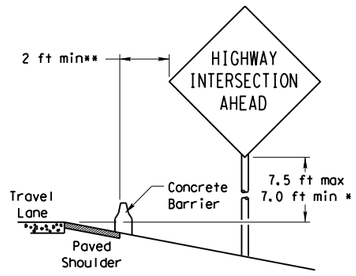
When this sign is needed at the end of a two-lane, two way roadway, the right edge of the sign should be in line with the centerline of the roadway. Place as close to ROW as practical.



BEHIND BARRIER



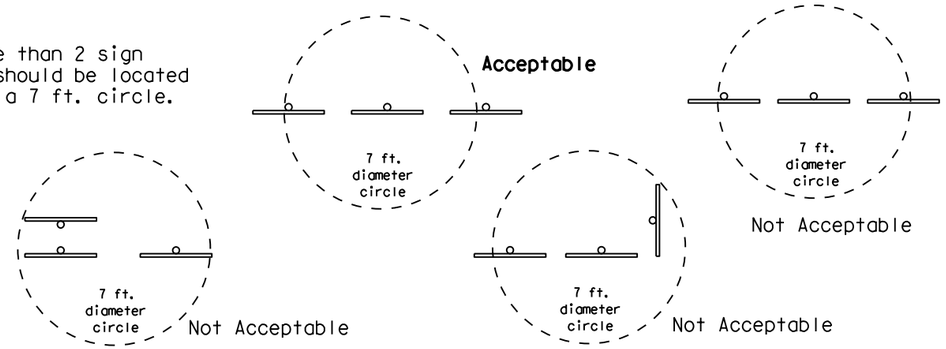
BEHIND GUARDRAIL



BEHIND CONCRETE BARRIER

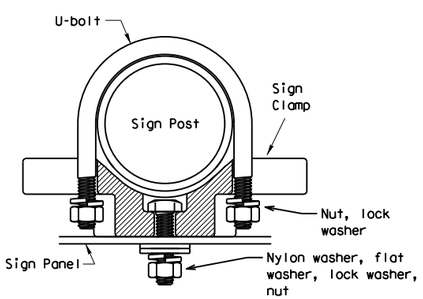
**Sign clearance based on distance required for proper guard rail or concrete barrier performance.

No more than 2 sign posts should be located within a 7 ft. circle.



TYPICAL SIGN ATTACHMENT DETAIL

Single Signs

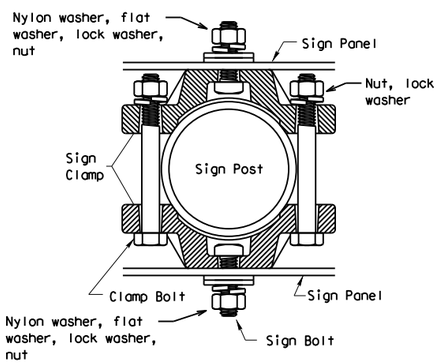


Bolts used to mount sign panels to the clamp are 5/16-18 UNC galvanized square head with nut, nylon washer, flat washer and lock washer. The bolt length is 1 inch for aluminum.

When two sign clamps are used to mount signs back-to-back, use a 5/16-18 UNC galvanized hex head per ASTM A307 with nut and helical-spring lock washer. The approximate bolt lengths for various post sizes and sign clamp types are given in the table at right. The bolt length may need to be adjusted depending upon field conditions.

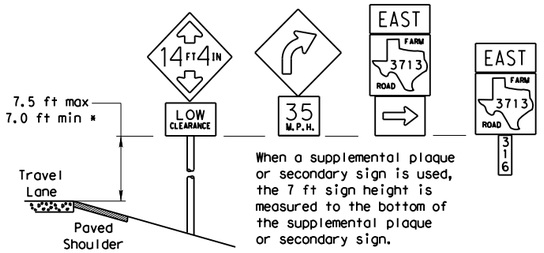
Sign clamps may be either the specific size clamp or the universal clamp.

Back-to-Back Signs



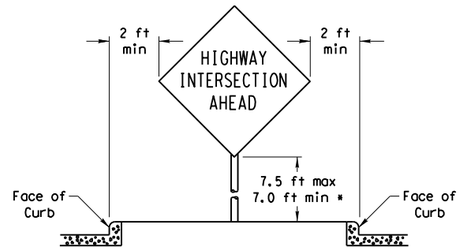
Pipe Diameter	Approximate Bolt Length	
	Specific Clamp	Universal Clamp
2" nominal	3"	3 or 3 1/2"
2 1/2" nominal	3 or 3 1/2"	3 1/2 or 4"
3" nominal	3 1/2 or 4"	4 1/2"

SIGNS WITH PLAQUES



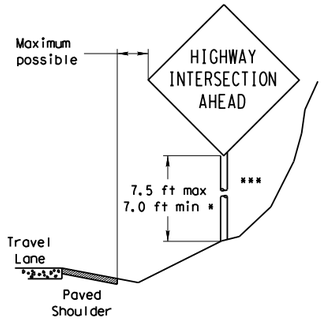
When a supplemental plaque or secondary sign is used, the 7 ft sign height is measured to the bottom of the supplemental plaque or secondary sign.

CURB & GUTTER OR RAISED ISLAND



RESTRICTED RIGHT-OF-WAY

(When 6 ft min. is not possible.)



Right-of-way restrictions may be created by rocks, water, vegetation, forest, buildings, a narrow island, or other factors.

In situations where a lateral restriction prevents the minimum horizontal clearance from the edge of the travel lane, signs should be placed as far from the travel lane as practical.

*** Post may be shorter if protected by guardrail or if Engineer determines the post could not be hit due to extreme slope.

* Signs shall be mounted using the following condition that results in the greatest sign elevation:

(1) a minimum of 7 to a maximum of 7.5 feet above the edge of the travel lane or

(2) a minimum of 7 to a maximum of 7.5 feet above the grade at the base of the support when sign is installed on the backslope.

The maximum values may be increased when directed by the Engineer.

See the Traffic Operations Division website for detailed drawings of sign clamps, Triangular Slipbase System components and Wedge Anchor System components.

The website address is:
http://www.txdot.gov/publications/traffic.htm

Texas Department of Transportation
Traffic Operations Division

SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS GENERAL NOTES & DETAILS

SMD(GEN)-08

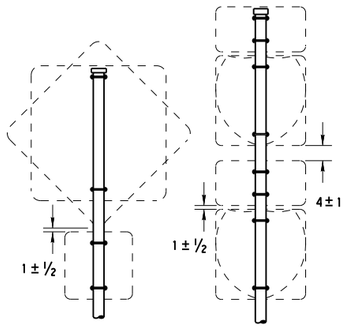
©TxDOT July 2002

REVISIONS	DN: TXDOT	CK: TXDOT	DW: TXDOT	CK: TXDOT
9-08	CONT	SECT	JOB	HIGHWAY
	-	-	-	FAIR OAKS PKWY
	DIST	COUNTY		SHEET NO.
	-	BEXAR		26

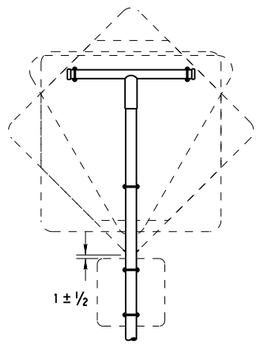
26A

DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

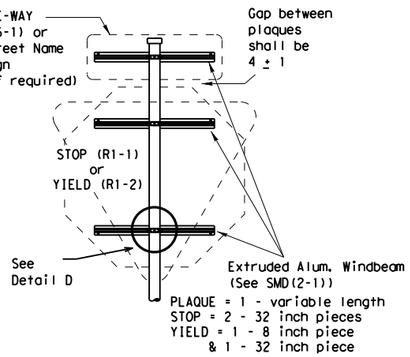
DATE: 12/5/2025 11:58:08 AM
FILE: P:\DESIGN\PROJECTS\CFOR\FRONTGATE\LTL\4 - Design\Plan Set\08 Traffic\Signing\Standards\smds2 (8).dgn



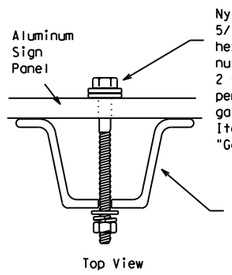
SM RD SGN ASSM TY XXXXX(1)XX(P)



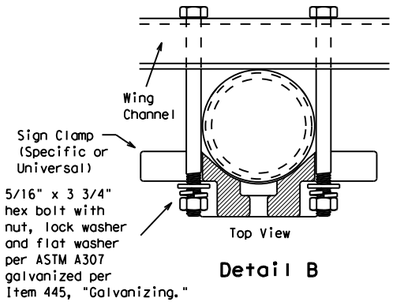
SM RD SGN ASSM TY XXXXX(1)XX(T)



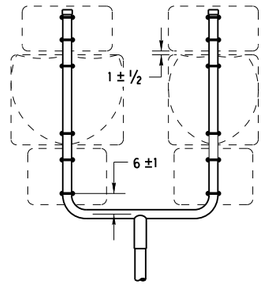
SM RD SGN ASSM TY XXXXX(1)XX(P-BM)



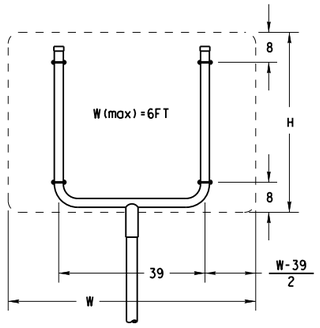
Detail A



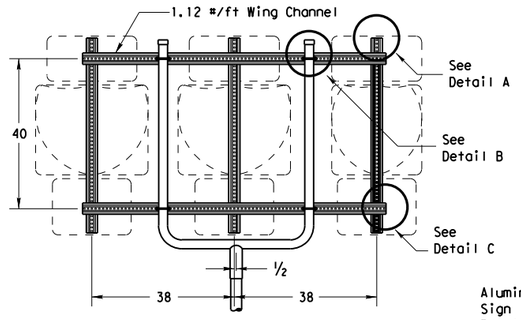
Detail B



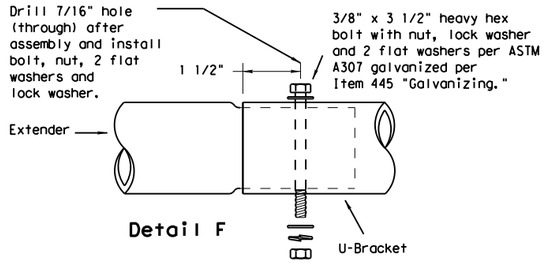
SM RD SGN ASSM TY XXXXX(1)XX(U)



SM RD SGN ASSM TY XXXXX(1)XX(U)

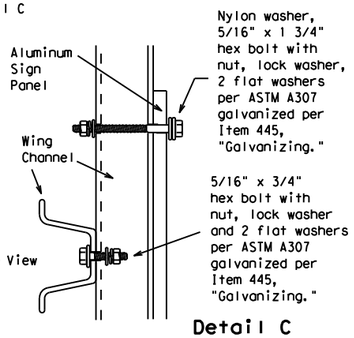


SM RD SGN ASSM TY XXXXX(1)XX(U-WC)
(See Note 11)

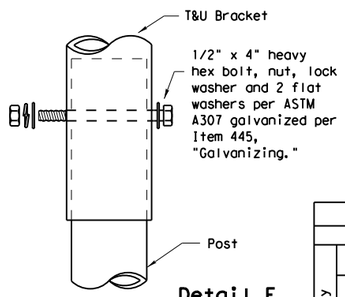


Detail F

Splices shall only be allowed behind the sign substrate.



Detail C



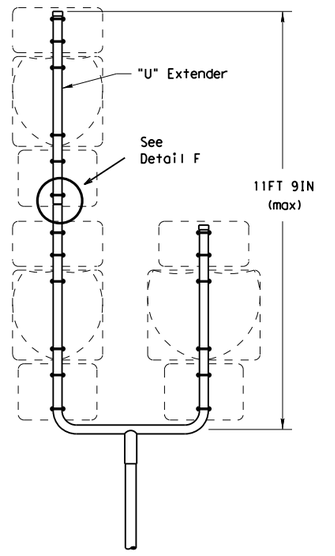
Detail E

GENERAL NOTES:

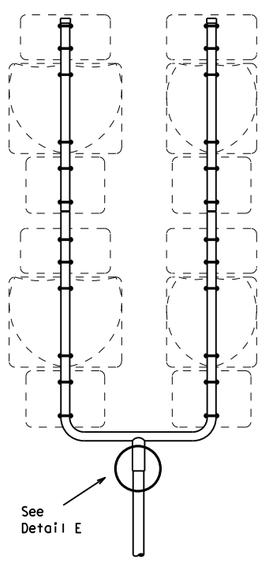
1.

SIGN SUPPORT	# OF POSTS	MAX. SIGN AREA
10 BWG	1	16 SF
10 BWG	2	32 SF
Sch 80	1	32 SF
Sch 80	2	64 SF

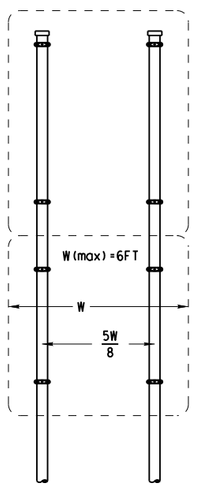
2. The Engineer may require that a Schedule 80 post be used in place of a 10 BWG where a sign height is abnormally high due to a fill slope.
3. Sign supports shall not be spliced except where shown. Sign support posts shall not be spliced.
4. Aluminum sign blanks shall conform to Departmental Material Specifications DMS-7110 and shall have the following minimum thicknesses: 0.080 for signs less than 7.5 sq. ft., 0.100 for signs 7.5 to 15 sq. ft., and 0.125 for signs greater than 15 sq. ft.
5. Signs that require specific supports due to reasons in addition to windloading are indicated on the "REQUIRED SUPPORT" table on this sheet.
6. For horizontal rectangular signs fabricated from flat aluminum, T-brackets are used for signs 24 inches or less in height. U-brackets are used for signs of greater height.
7. When two triangular slipbase supports are used to support a single sign, they shall not be "rigidly" connected to each other except through the sign panel. This will allow each support to act independently when impacted by an errant vehicle.
8. Wing channel shall meet ASTM A 1011 SS Gr 50 and be galvanized per ASTM A 123.
9. Excess pipe, wing channel, or windbeam shall be cut off so that it does not extend beyond the sign panel (i.e., excess support shall not be visible when the sign is viewed from the front.) Repair galvanized coating at cut support ends per Item 445, "Galvanizing."
10. Additional route markers may be added vertically, provided the total sign area does not exceed the maximum allowable amount per Note 1.
11. Additional sign clamp required on the "T-bracket" post for 24 inch height signs. Place the clamp 3 inches above bottom of sign when possible.
12. Post open ends shall be fitted with Friction Caps.
13. Sign blanks shall be the sizes and shapes shown on the plans.



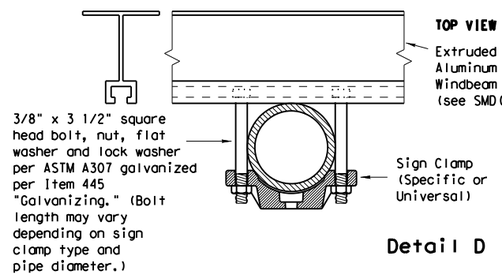
SM RD SGN ASSM TY S80(1)XX(U-1EXT)



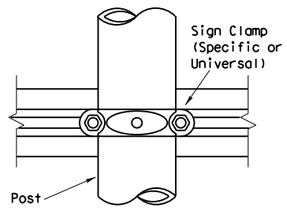
SM RD SGN ASSM TY S80(1)XX(U-2EXT)



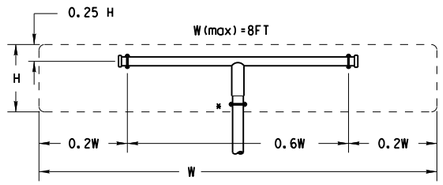
SM RD SGN ASSYM TY XXXXX(2)XX(P)



Detail D



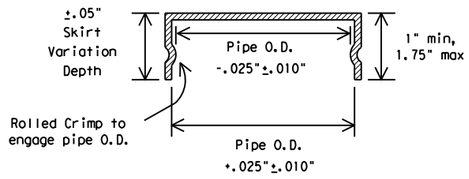
REQUIRED SUPPORT		
	SIGN DESCRIPTION	SUPPORT
Regulatory	48-inch STOP sign (R1-1)	TY 10BWG(1)XX(T) TY 10BWG(1)XX(P-BM)
	60-inch YIELD sign (R1-2)	TY 10BWG(1)XX(T) TY 10BWG(1)XX(P-BM)
	48x16-inch ONE-WAY sign (R6-1)	TY 10BWG(1)XX(T) TY 10BWG(1)XX(P-BM)
	36x48, 48x36, and 48x48-inch signs	TY 10BWG(1)XX(T)
	48x60-inch signs	TY S80(1)XX(T)
Warning	48x48-inch signs (diamond or square)	TY 10BWG(1)XX(T)
	48x60-inch signs	TY S80(1)XX(T)
	48-inch Advance School X-ing sign (S1-1)	TY 10BWG(1)XX(T)
	48-inch School X-ing sign (S2-1)	TY 10BWG(1)XX(T)
	Large Arrow sign (W1-6 & W1-7)	TY 10BWG(1)XX(T)



SM RD SGN ASSM TY XXXXX(1)XX(T)
(* - See Note 12)

All dimensions are in english unless detailed otherwise.

FRICTION CAP DETAIL



Friction caps may be manufactured from hot rolled or cold rolled steel sheets. The minimum sheet metal thickness shall be 24 gauge for all cap sizes.

The rim edges shall be reasonably straight and smooth. Caps shall be sized and formed in such a manner as to produce a drive-on friction fit and have no tendency to rock when seated on the pipe. The depth shall be sufficient to give positive protection against entrance of rainwater. They shall be free of sharp creases or indentations and show no evidence of metal fracture.

Caps shall have an electrodeposited coating of zinc in accordance with the requirements of ASTM B633 Class FE/ZN 8.

Texas Department of Transportation
Traffic Operations Division

SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS TRIANGULAR SLIPBASE SYSTEM

SMD(SLIP-2)-08

©TxDOT July 2002

DN: TXDOT	CK: TXDOT	DW: TXDOT	CK: TXDOT

9-08 REVISIONS

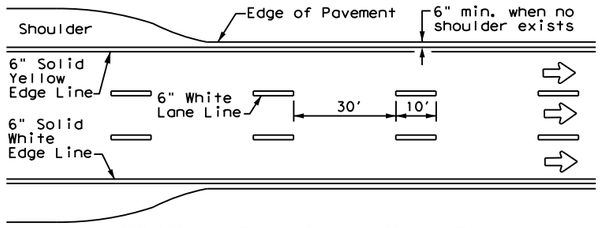
CONT	SECT	JOB	HIGHWAY
-	-	-	FAIR OAKS PKWY

DIST	COUNTY	SHEET NO.
-	BEXAR	27

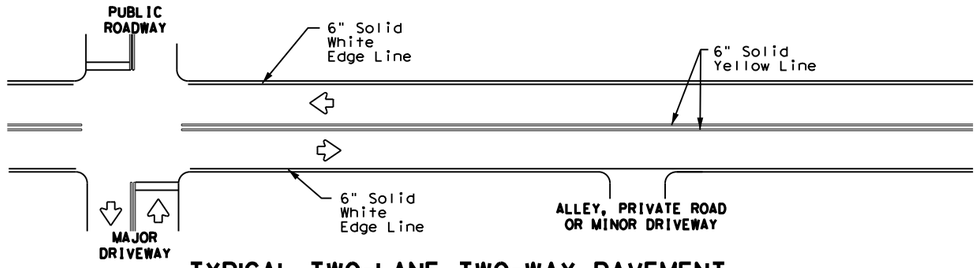
26C

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

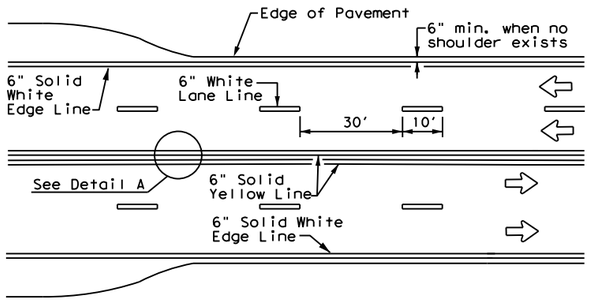
DATE: 12/5/2025 11:58:10 AM
FILE: P:\DESIGN_PROJECTS\CFOR_FRONTGATE_LTL\4 - Design\Plan Set\08 Traffic\Pavement Markings\pm1-22.dgn

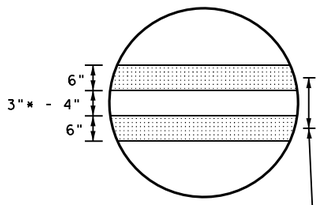


EDGE LINE AND LANE LINES ONE-WAY ROADWAY WITH OR WITHOUT SHOULDERS



TYPICAL TWO-LANE, TWO-WAY PAVEMENT MARKINGS THROUGH INTERSECTIONS





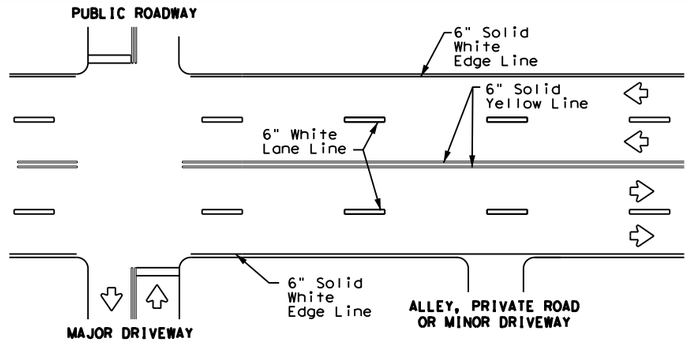
DETAIL "A"

9"** min. - 10" typ.
(18" max. for traveled way greater than 48' only)

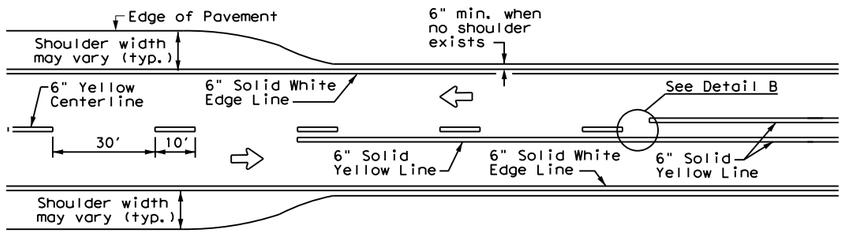
CENTERLINE AND LANE LINES FOUR LANE TWO-WAY ROADWAY WITH OR WITHOUT SHOULDERS

* 2" minimum for restripe projects when approved by the Engineer.

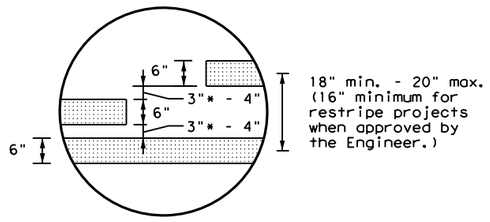
** 8" minimum for restripe projects when approved by the Engineer.



TYPICAL MULTI-LANE, TWO-WAY PAVEMENT MARKINGS THROUGH INTERSECTIONS



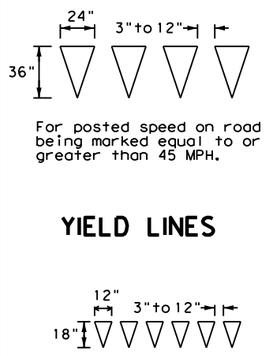
TWO LANE TWO-WAY ROADWAY WITH OR WITHOUT SHOULDERS

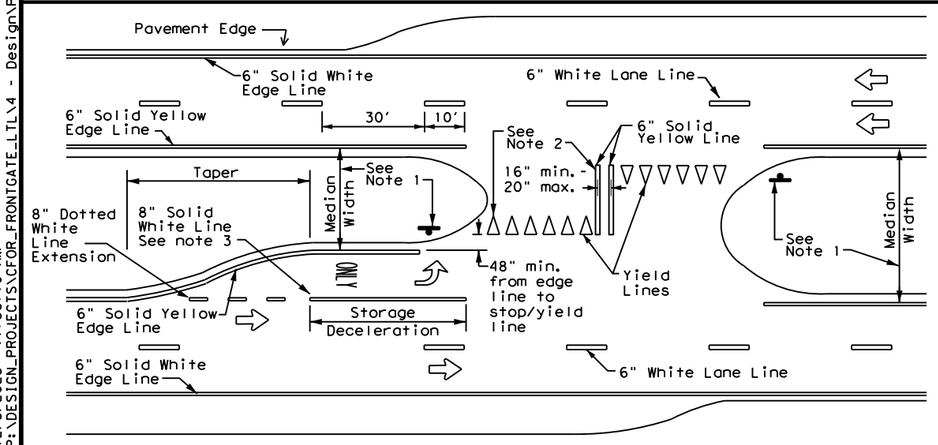


18" min. - 20" max.
(16" minimum for restripe projects when approved by the Engineer.)

DETAIL "B"

* 2" minimum for restripe projects when approved by the Engineer.





FOUR LANE DIVIDED ROADWAY CROSSOVERS

NOTES

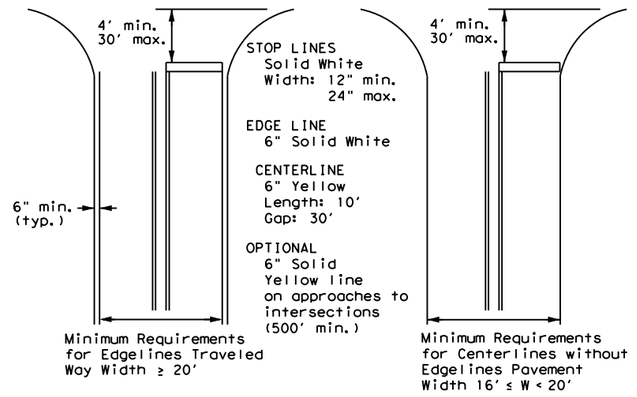
1. Where divided highways are separated by median widths at the median opening itself of 30 feet or more, median openings shall be signed as two separate intersections. Each median opening has two width measurements, with one measurement for each approach. The narrow median width will be the controlling width to determine if signs are required. Yield signs are the typical intersection control. Stop signs and stop bars are optional as determined by the Engineer.
2. Install median striping (double yellow centerlines and stop lines/yield lines) when a 50' or greater median centerline can be placed. Stop lines shall only be used with stop signs. Yield lines shall only be used with yield signs.
3. Length of turn bays, including taper, deceleration, and storage lengths shall be as shown on the plans or as directed by the Engineer.

GENERAL NOTES

1. Edge line striping shall be as shown in the plans or as directed by the Engineer. The edge line should not be placed less than 6 inches from the edge of pavement. This distance may vary due to pavement raveling or other conditions. Edge lines are not required in curb and gutter sections of roadways.
2. The traveled way includes only that portion of the roadway used for vehicular travel. It does not include the parking lanes, sidewalks, berms and shoulders. The traveled ways shall be measured from the center of edge line to the center of edge line of a two lane roadway.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



NOTE: Traveled way is exclusive of shoulder widths. Refer to General Note 2 for additional details.

GUIDE FOR PLACEMENT OF STOP LINES, EDGE LINE & CENTERLINE

Based on Traveled Way and Pavement Widths for Undivided Roadways

Texas Department of Transportation

Traffic Safety Division Standard

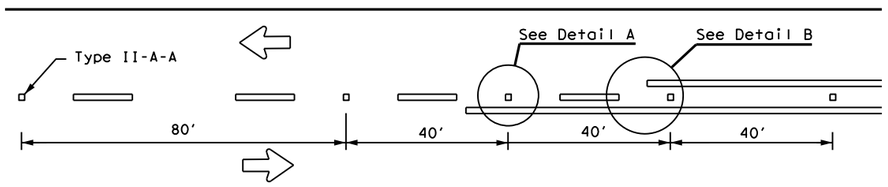
TYPICAL STANDARD PAVEMENT MARKINGS

PM(1)-22

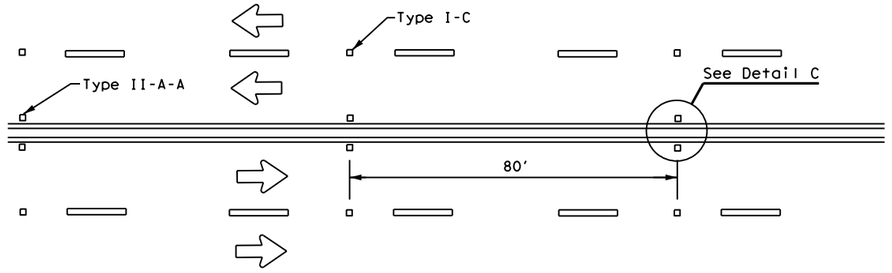
FILE: pm1-22.dgn	DN:	CK:	DW:	CK:
©TxDOT December 2022	CONT	SECT	JOB	HIGHWAY
REVISIONS	-	-	-	FAIR OAKS PKWY
11-78 8-00 6-20	DIST	COUNTY		SHEET NO.
8-95 3-03 12-22	-	BEXAR		28
5-00 2-12				

22A

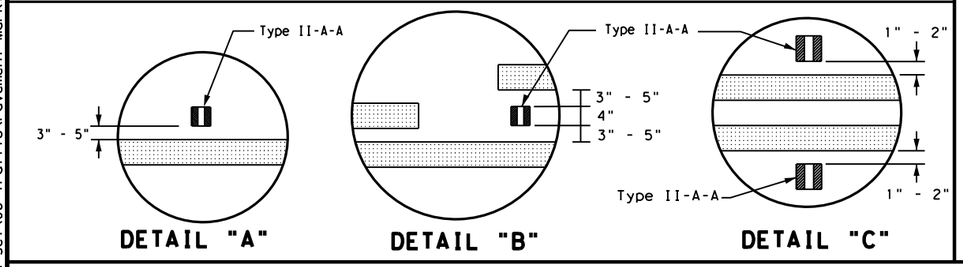
REFLECTIVE RAISED PAVEMENT MARKERS FOR VEHICLE POSITIONING GUIDANCE

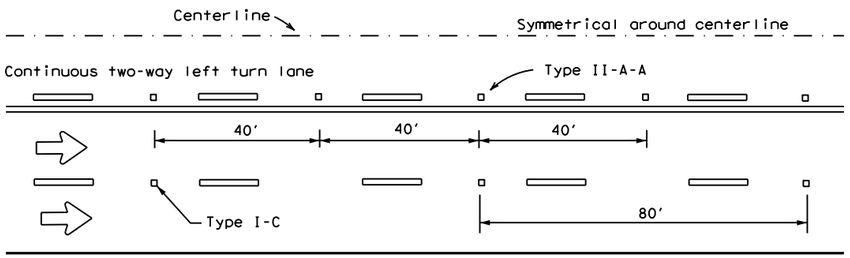


CENTERLINE FOR ALL TWO LANE TWO-WAY ROADWAYS

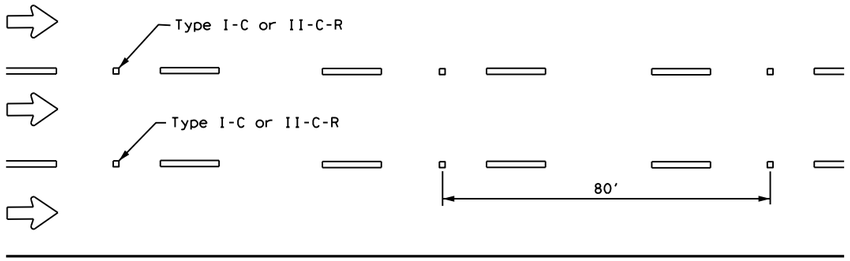


CENTERLINE & LANE LINES FOR FOUR LANE TWO-WAY ROADWAYS





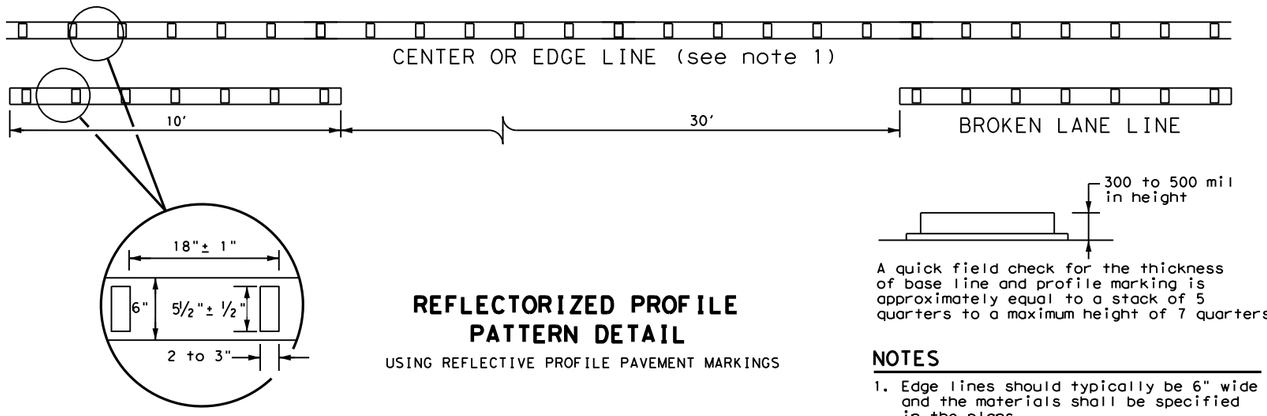
CENTERLINE AND LANE LINES FOR TWO-WAY LEFT TURN LANE



LANE LINES FOR ONE-WAY ROADWAY (NON-FREEWAY FACILITIES)

Raised pavement markers Type II-C-R shall have clear face toward normal traffic and red face toward wrong-way traffic.

See Note 3.



REFLECTORIZED PROFILE PATTERN DETAIL

USING REFLECTIVE PROFILE PAVEMENT MARKINGS

NOTES

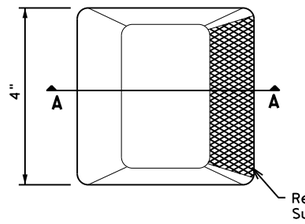
1. Edge lines should typically be 6" wide and the materials shall be specified in the plans.
2. Profile markings shall not be placed on roadways with a posted speed limit of 45 MPH or less.

GENERAL NOTES

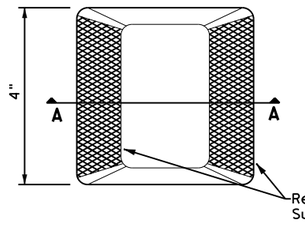
1. All raised pavement markers placed along broken lines shall be placed in line with and midway between the stripes.
2. On concrete pavements, the raised pavement markers should be placed to one side of the longitudinal joints.
3. Use raised pavement marker Type I-C with undivided roadways, flush medians, and two way left turn lanes. Use raised pavement marker Type II-C-R with divided highways and raised medians.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

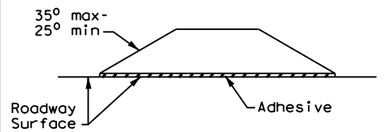
All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



Type I (Top View)



Type II (Top View)



SECTION A

RAISED PAVEMENT MARKERS

Texas Department of Transportation

Traffic Safety Division Standard

POSITION GUIDANCE USING RAISED MARKERS REFLECTORIZED PROFILE MARKINGS PM(2)-22

FILE: pm2-22.dgn	DN:	CK:	DW:	CK:
©TxDOT December 2022	CONT	SECT	JOB	HIGHWAY
REVISIONS	-	-	-	FAIR OAKS PKWY
4-77 8-00 6-20	DIST	COUNTY		SHEET NO.
4-92 2-10 12-22	-	BEXAR		29
5-00 2-12				

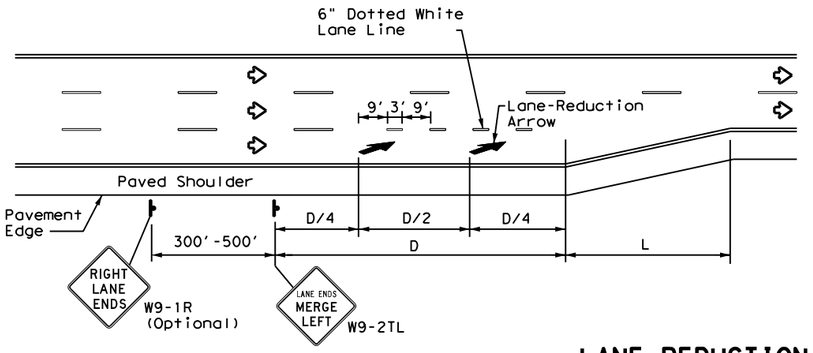
22B

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE: 12/5/2025 11:58:11 AM
FILE: P:\DESIGN_PROJECTS\CFOR_FRONTGATE_LTL\4 - Design\Plan Set\08 Traffic\Pavement Markings\pm2-22.dgn

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE: 12/5/2025 11:58:12 AM
FILE: P:\DESIGN_PROJECTS\CFOR_FRONTGATE_LTL\4 - Design\Plan Set\08 Traffic\Pavement Markings\pm3022_typ_twltl.dgn

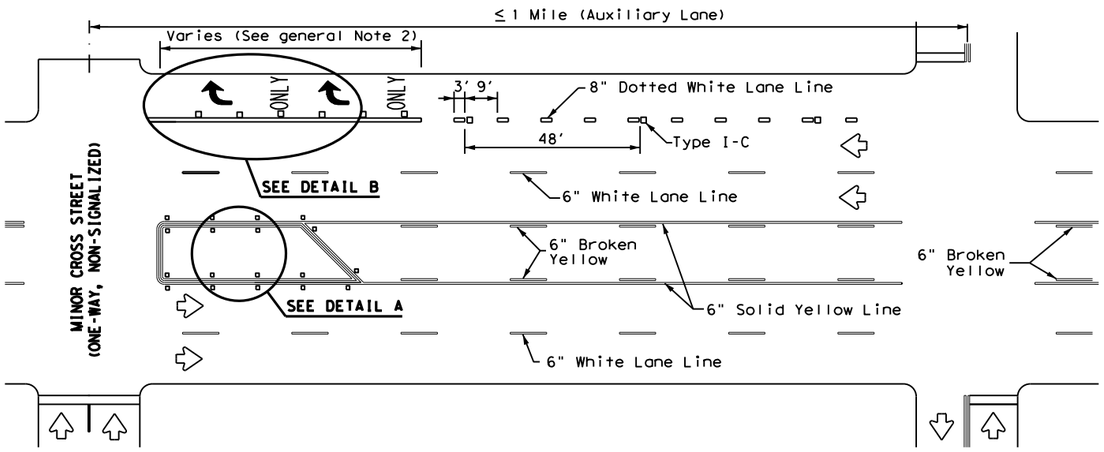


LANE REDUCTION

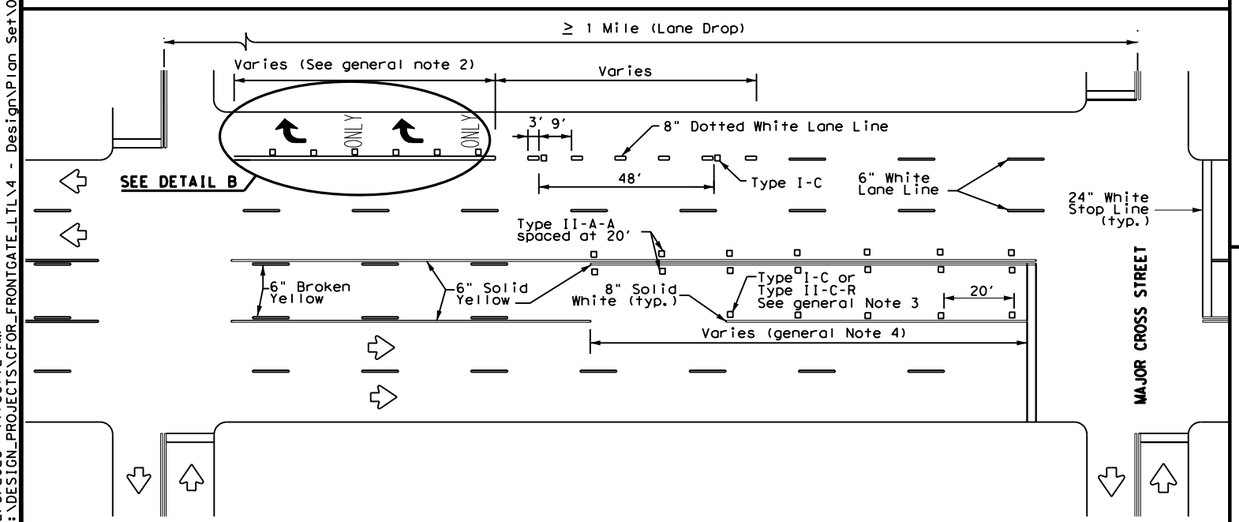
NOTES

1. Lane reduction pavement markings are used where the number of through lanes is reduced because of narrowing of the roadway or because of a section of on-street parking in what would otherwise be a through lane. For Texas Super 2 Passing Lanes, see TS2(PL) standard sheets.
2. On divided highways, an additional RIGHT LANE ENDS (W9-1R) sign may be installed in the median aligned with the W9-1R sign on the right side of the highway.
3. Lane reduction arrows are required for speeds of 45 mph or greater. An optional third lane reduction arrow may be added based on engineering judgement. If used, the optional third lane reduction arrow should be centered between the first and last lane reduction arrows.
4. For lane reductions on Freeways and Expressways, signing shall conform to the TxDOT Freeway Signing Handbook.

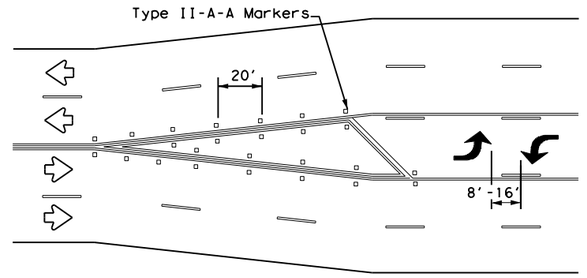
ADVANCED WARNING SIGN DISTANCE (D)		
Posted Speed	D (ft)	L (ft)
30 MPH	460	$L=\frac{WS^2}{60}$
35 MPH	565	
40 MPH	670	
45 MPH	775	L=WS
50 MPH	885	
55 MPH	990	
60 MPH	1,100	
65 MPH	1,200	
70 MPH	1,250	
75 MPH	1,350	



TYPICAL TWLTL AT ONE-WAY STREET AND RIGHT TURN AUXILIARY LANE



TYPICAL TWLTL AT TWO-WAY CROSS STREET AND RIGHT TURN LANE DROP



A two-way left-turn (TWLT) lane-use arrow pavement marking should be used at or just downstream from the beginning of a two-way left-turn lane within a corridor. Repeating the marking after each intersection or dedicated turn bay is not required unless stated elsewhere in the plans.

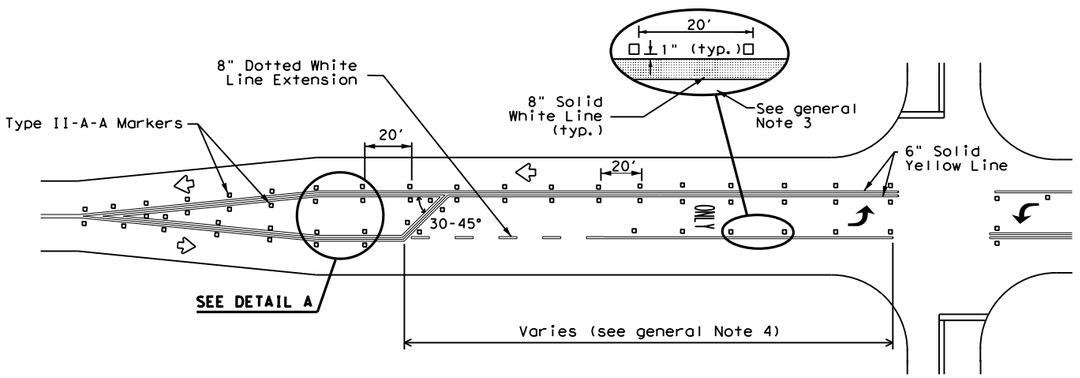
TYPICAL TRANSITION FOR TWLTL AND DIVIDED HIGHWAY

GENERAL NOTES

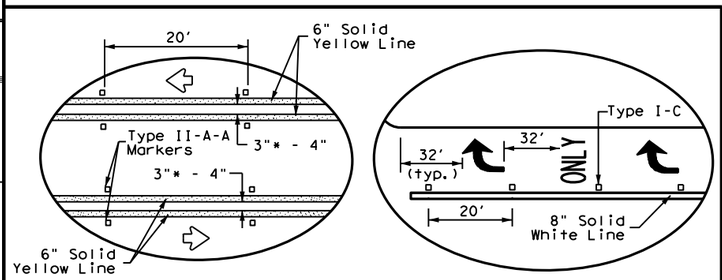
1. Lane use word and arrow markings shall be used where through lanes approaching an intersection become mandatory turn lanes. Lane use word and arrow markings should be used in auxiliary lanes of substantial length. Lane use arrow markings or word and arrow markings may be used in other lanes and turn bays for emphasis. Details for words and arrows are as shown in the Standard Highway Sign Designs for Texas.
2. When lane-use words and arrow markings are used, two sets of arrows should be used if the length of the bay is greater than 180 feet. When a single lane use arrow or word and arrow marking is used for a short turn lane, it should be located at or near the upstream end of the full-width turn lane.
3. Use raised pavement marker Type I-C with undivided highways, flush medians and two way left turn lanes. Use raised pavement marker Type II-C-R with divided highways and raised medians.
4. Length of turn bays, including taper, deceleration, and storage lengths shall be as shown on the plans or as directed by the Engineer. See Chapter 3 of the Roadway Design Manual for additional information on turning lanes or storage lengths.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



TYPICAL TWO-LANE ROADWAY INTERSECTION WITH LEFT TURN BAYS



* 2" minimum allowed for restripe projects when approved by the Engineer.

Texas Department of Transportation

Traffic Safety Division Standard

TWO-WAY LEFT TURN LANES, RURAL LEFT TURN BAYS, AND LANE REDUCTION PAVEMENT MARKINGS

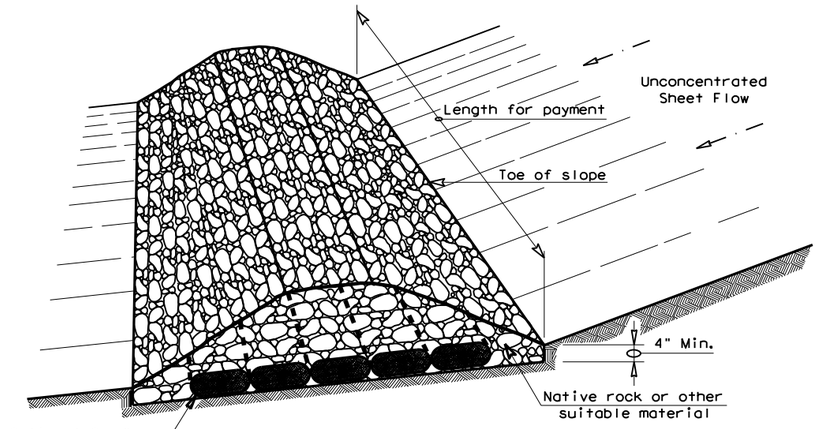
PM(3)-22

FILE: pm3-22.dgn	DN:	CK:	DW:	CK:
© TxDOT December 2022	CONT	SECT	JOB	HIGHWAY
REVISIONS 4-98 3-03 6-20	-	-	-	FAIR OAKS PKWY
5-00 2-10 12-22	DIST	COUNTY		SHEET NO.
8-00 2-12	-	BEXAR		30

22C

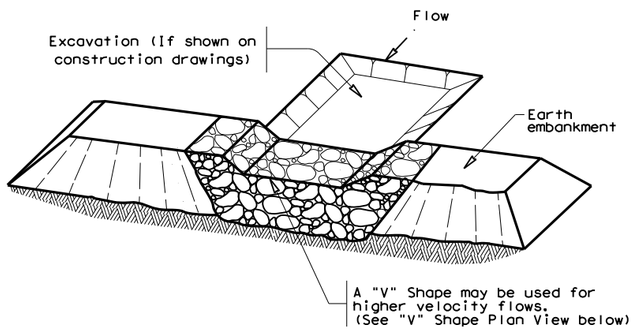
DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE: 12/5/2025
FILE: P:\DESIGN_PROJECTS\CFOR_FRONTGATE_LTL\4 - Design\Plan Set\09 Environmental\Standards\ec216 (4).dgn



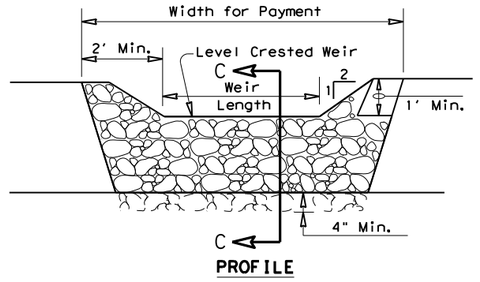
FILTER DAM AT TOE OF SLOPE

RFD1

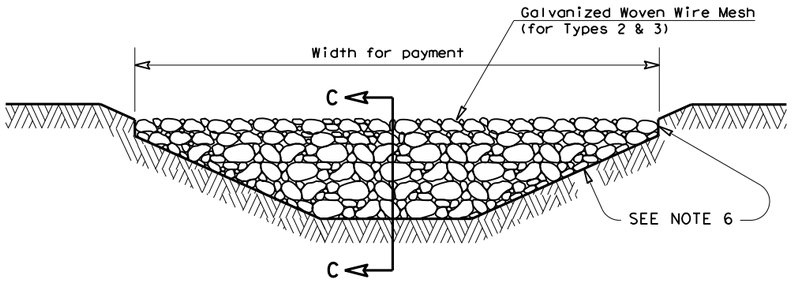


FILTER DAM AT SEDIMENT TRAP

RFD1 — OR — RFD2

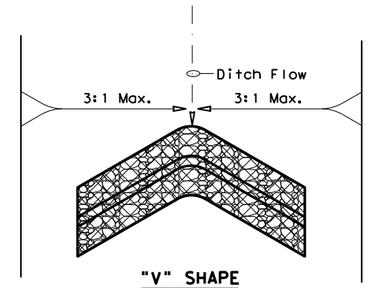


PROFILE



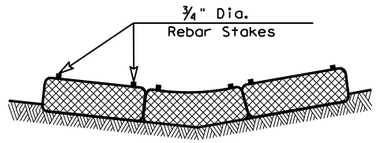
FILTER DAM AT CHANNEL SECTIONS

RFD1 — OR — RFD2 — OR — RFD3

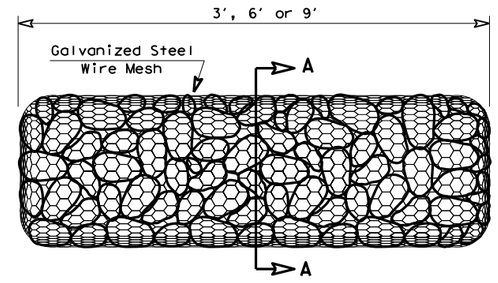


"V" SHAPE
PLAN VIEW

PLAN VIEW

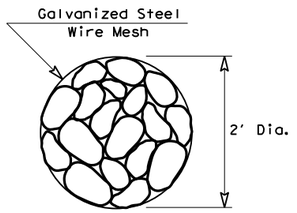


SECTION B-B

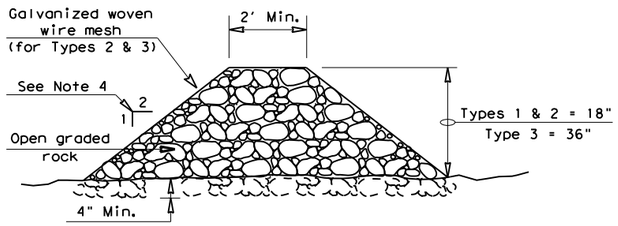


TYPE 4 (SACK GABIONS)

RFD4



SECTION A-A



SECTION C-C

ROCK FILTER DAM USAGE GUIDELINES

Rock Filter Dams should be constructed downstream from disturbed areas to intercept sediment from overland runoff and/or concentrated flow. The dams should be sized to filter a maximum flow through rate of 60 GPM/FT^2 of cross sectional area. A 2 year storm frequency may be used to calculate the flow rate.

Type 1 (18" high with no wire mesh) (3" to 6" aggregate): Type 1 may be used at the toe of slopes, around inlets, in small ditches, and at dike or swale outlets. This type of dam is recommended to control erosion from a drainage area of 5 acres or less. Type 1 may not be used in concentrated high velocity flows (approximently 8 Ft/Sec or more) in which aggregate wash out may occur. Sandbags may be used at the embedded foundation (4" deep min.) for better filtering efficiency of low flows if called for on the plans or directed by the Engineer.

Type 2 (18" high with wire mesh) (3" to 6" aggregate): Type 2 may be used in ditches and at dike or swale outlets.

Type 3 (36" high with wire mesh) (4" to 8" aggregate): Type 3 may be used in stream flow and should be secured to the stream bed.

Type 4 (Sack gabions) (3" to 6" aggregate): Type 4 May be used in ditches and smaller channels to form an erosion control dam.

Type 5: Provide rock filter dams as shown on plans.

GENERAL NOTES

1. If shown on the plans or directed by the Engineer, filter dams should be placed near the toe of slopes where erosion is anticipated, upstream and/or downstream at drainage structures, and in roadway ditches and channels to collect sediment.
2. Materials (aggregate, wire mesh, sandbags, etc.) shall be as indicated by the specification for "Rock Filter Dams for Erosion and Sedimentation Control".
3. The rock filter dam dimensions shall be as indicated on the SW3P plans.
4. Side slopes should be 2:1 or flatter. Dams within the safety zone shall have sideslopes of 6:1 or flatter.
5. Maintain a minimum of 1' between top of rock filter dam weir and top of embankment for filter dams at sediment traps.
6. Filter dams should be embedded a minimum of 4" into existing ground.
7. The sediment trap for ponding of sediment laden runoff shall be of the dimensions shown on the plans.
8. Rock filter dam types 2 & 3 shall be secured with 20 gauge galvanized woven wire mesh with 1" diameter hexagonal openings. The aggregate shall be placed on the mesh to the height & slopes specified. The mesh shall be folded at the upstream side over the aggregate and tightly secured to itself on the downstream side using wire ties or hog rings. For in stream use, the mesh should be secured or staked to the stream bed prior to aggregate placement.
9. Sack Gabions should be staked down with ¾" dia. rebar stakes, and have a double-twisted hexagonal weave with a nominal mesh opening of 2 ½" x 3 ¼"
10. Flow outlet should be onto a stabilized area (vegetation, rock, etc.).
11. The guidelines shown hereon are suggestions only and may be modified by the Engineer.

PLAN SHEET LEGEND

Type 1 Rock Filter Dam	RFD1
Type 2 Rock Filter Dam	RFD2
Type 3 Rock Filter Dam	RFD3
Type 4 Rock Filter Dam	RFD4

Texas Department of Transportation — Design Division Standard

TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES

ROCK FILTER DAMS

EC(2)-16

FILE: ec216	DN: TxDOT	CK: KM	DW: VP	DN/CK: LS
© TxDOT: JULY 2016	CONT	SECT	JOB	HIGHWAY
REVISIONS	-	-	-	FAIR OAKS PKWY
	DIST	COUNTY		SHEET NO.
	-	BEXAR		31

CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC:	Consideration and possible action approving the second reading of an ordinance of the City Council of the City of Fair Oaks Ranch, Texas, amending the Fair Oaks Ranch Code of Ordinances Chapter 12 Traffic and Vehicles, Article 12.01 General Provisions, Section 12.01.003 Prima Facia Speed Limit by reducing the maximum speed limit on No Le Hace to 25 miles per hour
DATE:	February 5, 2026
DEPARTMENT:	City Council
PRESENTED BY:	Carole Vanzant, CPM, ICMA-CM, Assistant City Manager Ruben Olvera, Council Member, Place 3

INTRODUCTION / BACKGROUND:
On January 15, the City Council approved the first reading of an ordinance reducing the speed limit on No Le Hace to 25 mph. The following summarizes the Transportation Safety Advisory Committee (TSAC) and City Council meeting actions from February 26 – November 20, 2025.

February 26 TSAC Meeting
TSAC reviewed a resident request to reduce the speed limit on No Le Hace due to vehicle volume and speeds, blind curves, area residents being young families and elderly, and the road being used as a cut through to and from Fair Oaks Parkway and Dietz Elkhorn Road. The requestor's recommendations included reducing the speed limit, adding speed bumps at the blind curves, and replacing the existing yield sign with a three-way stop at the intersection of No Le Hace and Sumpter. At the meeting, staff noted no reported collisions due to excessive speed, and that reducing the speed limit to 25 mph could be a City Council action upon determination that the current speed limit is unsafe or unreasonable. **TSAC actions:**

1. A motion to recommend lowering the speed limit on No Le Hace to 25 mph passed (4-1).
2. A motion to recommend replacing the yield sign at Sumpter with a stop sign failed (2-3).
3. No motion was made to place speed bumps at the blind curves.

March 20 City Council Workshop
During the workshop, staff provided an aerial view of No Le Hace and the City's Transportation Map depicting the road designation as a local street. Staff noted the submitter and one area resident spoke at the meeting in support of the speed limit reduction. The City Council directed staff to present an ordinance to lower the speed limit

to 25 mph on No Le Hace between Dietz Elkhorn Road and Fair Oaks Parkway due to road curves and cut through traffic.

April 17 City Council Meeting

The first reading of an ordinance to reduce the No Le Hace speed limit was removed from the Consent Agenda for discussion. **City Council actions:**

1. A motion to reduce the maximum speed limit on No Le Hace between Fair Oaks Parkway and Dietz Elkhorn Road to 25 mph failed (3-4).
2. A motion to return the submittal to TSAC for area citizen feedback and for a speed limit study passed (6-1).

August 6 TSAC Meeting

1. One area resident spoke suggesting that traffic enforcement could be increased rather than a speed reduction.
2. Staff presented a radar placement map.
3. Staff presented the results of the citizen survey. Fifty-three were distributed with twenty responses received. Of those responses, seventeen supported reducing the speed limit to 25 mph, two were strongly opposed, and one was neutral.
4. Staff presented the findings of the collected radar data. Summary:

May 13 - 26	
Daily Average Vehicle Count:	
Northbound - 161	Southbound - 124
Total Average Speed:	
Northbound - 20.6 mph	Southbound - 20.3 mph
85th percentile of speed:	
Northbound - 29.3 mph	Southbound - 29.0 mph

July 15–28	
Daily average vehicle count:	
Northbound - 102	Southbound - 86

Total average speed:	
Northbound - 20.5 mph	Southbound - 19.8 mph
85th percentile of speed:	
Northbound - 24.0 mph	Southbound - 24.0 mph

TSAC action: A motion to recommend reducing the speed limit to 25 mph on No Le Hace between Dietz Elkhorn Road and Fair Oaks Parkway due to the 85th percentile of speed recorded from radar feedback signs being under 25 mph and due to most of the survey respondents supporting the reduction of the speed limit to 25 mph failed (3-3). The item did not advance to the City Council due to not receiving an affirmative vote.

October 2 City Council Meeting
City Council Member Ruben Olvera requested an update at a future Council meeting on TSAC's action regarding the No Le Hace speed reduction.

November 20 City Council Meeting
Staff provided a brief presentation summarizing the history and prior TSAC and City Council actions. The City Council directed staff to bring forth an ordinance reducing the speed limit to 25 mph.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:

- Provides for the continued improvement of the residents' quality of life relative to transportation safety
- Provides for a citizen-government partnership
- Complies with the City Council direction of November 20, 2025
- Complies with the City Charter provision for ordinance passage

LONGTERN FINANCIAL & BUDGETARY IMPACT:
$1,250 for the purchase and installation of five speed limit signs

LEGAL ANALYSIS:
Ordinance approved as to form

RECOMMENDATION / PROPOSED MOTION:
I move to approve the second reading of an ordinance amending the Fair Oaks Ranch Code of Ordinances Chapter 12 Traffic and Vehicles, Article 12.01 General Provisions, Section 12.01.003 Prima Facia Speed Limit by reducing the maximum speed limit on No Le Hace to 25 miles per hour.

AN ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS, AMENDING THE FAIR OAKS RANCH CODE OF ORDINANCES CHAPTER 12 TRAFFIC AND VEHICLES, ARTICLE 12.01 GENERAL PROVISIONS, SECTION 12.01.003 PRIMA FACIE SPEED LIMIT BY REDUCING THE MAXIMUM SPEED LIMIT ON NO LE HACE TO 25 MILES PER HOUR; AND PROVIDING FOR REPEALING, SAVINGS, AND SEVERABILITY CLAUSES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Chapter 12, Section 12.01.003 of the City of Fair Oaks Ranch Code of Ordinances provides for the establishment of the maximum, reasonable, and prudent speed limits in the City of Fair Oaks Ranch; and

WHEREAS, in December 2024 the City received a resident request to reduce the speed limit on No Le Hace below the prima facie speed limit; and

WHEREAS, on February 26, 2025, after discussing the request, the Fair Oaks Ranch Transportation Safety Advisory Committee (TSAC) made an affirmative vote to recommend reducing the speed limit on No Le Hace to 25 mph; and

WHEREAS, pursuant to the TSAC Rules of Procedure, after due consideration and an affirmative Committee vote, recommended actions are advanced to City Council for consideration; and

WHEREAS, on April 17th, the City Council referred the consideration item back to TSAC for area resident feedback and radar data; and

WHEREAS, at the August 6th TSAC meeting, after reviewing the resident feedback and radar data, a motion to reduce the speed limit to 25 mph did not receive a majority vote thus the item was not advanced to City Council; and

WHEREAS, after staff's presentation at the City Council November 20th meeting, the Council directed staff to bring forth, at a future meeting, an ordinance reducing the speed limit to 25 mph on No Le Hace; and

WHEREAS, the City Council finds for the safety of city residents the maximum, reasonable, and prudent speed limit on No Le Hace is 25 miles per hour.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS:

Section 1. The Fair Oaks Ranch Code of Ordinances Chapter 12 Traffic and Vehicles, Article 12.01 General Provisions, Section 12.01.003 Prima Facie Speed Limits are hereby amended by reducing the maximum speed limit on No Le Hace to 25 miles per hour as shown in **Exhibit A** of this ordinance.

Section 2. That the recitals contained in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 3. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance be severable, and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared invalid by judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance and the remainder of this ordinance shall be enforced as written.

Section 4. That it is officially found, determined, and declared that the meeting at which this ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 5. The provisions of this ordinance shall be cumulative of all ordinances not repealed by this ordinance and ordinances governing or regulating the same subject matter as that covered herein.

Section 6. If any provision of this ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this ordinance would have been enacted without such invalid provision.

Section 7. All ordinances, or parts thereof, which are in conflict or inconsistent with any provision of this ordinance are hereby repealed to the extent of such conflict, and the provisions of this ordinance shall be and remain controlling as to the matters ordained herein.

Section 8. This ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 9. This ordinance shall take effect immediately from and after its second reading, passage and any publication requirements as may be required by governing law.

PASSED and APPROVED on first reading by the City Council of the City of Fair Oaks Ranch, Texas, on this 15th day of January 2026.

PASSED, APPROVED, and ADOPTED on second and final reading by the City Council of the City of Fair Oaks Ranch, Texas, on this 5th day of February 2026.

_____

Gregory C. Maxton, Mayor

ATTEST:

Amanda Valdez, TRMC
Deputy City Secretary

APPROVED AS TO FORM:

Denton Navarro Rodriguez Bernal Santee & Zech
P.C., City Attorney

EXHIBIT A

Chapter 12 Traffic and Vehicles; Article 12.01 General Provisions; Section 12.01.003 Prima Facie Speed Limit is hereby amended as follows:

[Additions shown as underscore]

(2) 25 mph

No Le Hace

CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC:	Consideration and possible action approving the Post Oak Subdivision Phase I Tree Removal and Preservation Plan
DATE:	February 5, 2026
DEPARTMENT:	Public Works
PRESENTED BY:	Aithne Loeblich, Environmental Program Manager

INTRODUCTION / BACKGROUND:
On December 15, 2025, a preliminary plat and Tree Removal and Preservation Plan (TRPP) for Post Oak Subdivision Phase I was submitted to the Public Works Department by Pape-Dawson Consulting Engineers, LLC., creating 65 lots on 85.827 acres consisting of 60 one-acre minimum single-family residential lots and five greenbelt or drainage easement lots. The development is generally located north of the intersection of Rolling Acres Trail and Ammann Road, and bordered by Ammann Road to the south and west.

The Post Oak development is vested under the City's previous subdivision ordinance. Chapter 10, Article III, Section 6 Tree and Habitat Protection, states: "It shall be unlawful for any person to remove, destroy, or cause the removal or destruction of any tree which is 9 caliper inches in size or larger (protected tree) and which is located on an undeveloped tract of land within the city limits or extraterritorial jurisdiction (ETJ) without submitting a Tree Removal and Preservation Plan with the preliminary plat. City Council approval is required prior to removal of any tree which is 24 caliper inches in size or larger (heritage tree). The tree caliper is to be measured at 4-½ feet above the ground." Additionally, "For new construction on a [an] undeveloped tract, a Tree Removal and Preservation Plan identifying the location, species, caliper and approximate canopy coverage of all healthy trees which are 9 caliper inches in size or larger when measured at 4-½ feet above the ground shall be submitted with the preliminary plat. The plan shall designate all trees proposed for removal and shall describe in detail the measures proposed to protect the remaining trees during the development of the property. The plan shall also reflect that all proposed tree removal will be done in accordance with the Oak-wilt prevention ordinance of the City."

Furthermore, the Post Oak Subdivision Development Agreement (DA) includes additional tree mitigation requirements to maintain both tree cover and the rural character of the City. Article 3, Section 3.01(b) of the DA states that the Developer shall be bound by a submitted and approved tree plan reflecting:

a. Mitigation of one 2.5 caliper inch tree for every 18–24-inch tree removed.
b. Addressing tree islands within designated right-of-way(s).
c. Removal of trees 24 caliper inches and larger will require the mitigation of three 2.5 caliper inch trees for each tree removed (this is in accordance with Chapter 10

Subdivision Regulations).

d. Any minor amendments to the tree plan shall be approved administratively.

The previously submitted Tree Removal and Preservation Plan identified the following healthy heritage trees to be removed:
#1506 – 25.5” Live Oak – To Be Removed
#1508 – 27.5” Live Oak – To Be Removed
#1630 – 27” Live Oak – To Be Removed
#1632 – 25” Live Oak – To Be Removed
#1636 –29” Live Oak – To Be Removed
#1677 – 27.5” Live Oak – To Be Removed
#1679 – 25” Live Oak – To Be Removed
#1685 – 38.5” Live Oak – To Be Removed
#1686 – 29” Live Oak – To Be Removed
#1688 – 36.5” Live Oak – To Be Removed
#1692 – 26.5” Live Oak – To Be Removed
#1971 – 36.5” Live Oak – To Be Removed
#5861 – 30” Live Oak – To Be Removed
#5863 – 32.5” Live Oak – To Be Removed
#5879 – 27” Live Oak – To Be Removed
#5881 – 25.5” Live Oak – To Be Removed
#5886 – 26.5" Live Oak – To Be Removed
#5887 – 25” Live Oak – To Be Removed
#7051 – 24” Live Oak – To Be Removed
#7093 – 26.5” Live Oak – To Be Removed
#7153 – 33” Live Oak – To Be Removed
#7155 – 28” Live Oak – To Be Removed
#7158 – 27.5” Live Oak – To Be Removed
#7256 – 24” Live Oak – To Be Removed
#9793 – 28.5” Live Oak – To Be Removed
#9797 – 26” Live Oak – To Be Removed
#9802 – 29” Live Oak – To Be Removed
#9807 – 25” Live Oak – To Be Removed
#9808 – 26.5” Live Oak – To Be Removed
#9815 – 24” Live Oak – To Be Removed
#9836 – 29.5” Live Oak – To Be Removed
#9855 – 26.5" Live Oak – To Be Removed
#9872 – 25” Live Oak – To Be Removed
#9885 – 30.5” Live Oak – To Be Removed
#9886 – 25.5” Live Oak – To Be Removed
#9887 – 29” Live Oak – To Be Removed
#9903 – 29” Live Oak – To Be Removed
#9904 – 35” Live Oak – To Be Removed
#9930 – 24” Live Oak – To Be Removed
#9931 – 29” Live Oak – To Be Removed
#9959 – 29.5” Live Oak – To Be Removed
#9983 – 25” Live Oak – To Be Removed

Under the previous TRPP, a total of 55 heritage trees that are 24 caliper inches in size or larger were marked to be removed and 93 protected trees that are between 18–24 caliper inches were marked to be removed.

At the January 8, 2026, Planning and Zoning Commission meeting, staff presented the TRPP; and, after thorough review and discussion, the Commission recommended approval of the TRPP subject to further investigation by the developer to reduce the number of trees removed, especially regarding heritage trees.

The developer has since worked to address the Commission's motion and has submitted an amended TRPP (Exhibit A) in an effort to maximize the number of heritage and protected trees to be preserved through design adjustments, Pape-Dawson has made the following changes to preserve an additional 13 heritage trees and a net of 10 additional protected trees (12 additional preserved and two additional removed).

The following heritage trees will now be saved:
#1607 – 29.5” Live Oak – Preserved
#1691 – 24.5” Live Oak – Preserved
#1693 – 27” Live Oak – Preserved
#2350 – 32” Live Oak – Preserved
#2364 – 28” Live Oak – Preserved
#7108 – 26” Live Oak – Preserved
#7134 – 31.5” Live Oak – Preserved
#7141 – 28” Live Oak – Preserved
#7142 – 27” Live Oak – Preserved
#7146 – 27.5” Live Oak – Preserved
#9784 – 26.5” Live Oak – Preserved
#9895 – 27.5” Live Oak – Preserved
#9896 – 25” Live Oak – Preserved

A total of 42 heritage trees that are 24 caliper inches in size or larger are marked to be removed, down from 55. Therefore, the developer must plan 126 trees (minimum 2.5 caliper inch) to meet Subdivision Regulations mitigation requirements. In addition, 83 protected trees that are between 18–24 caliper inches were marked to be removed, down from 93. Therefore, the developer must plant 83 trees (minimum 2.5 caliper inch) to meet DA mitigation requirements, as noted on the TRPP, (Exhibit A: Sheet T1.00 Tree Survey Summary Table).

The developer must plant a total of 209 trees (minimum 2.5 caliper inch) to meet both heritage and protected tree mitigation requirements, as noted on the TRPP, (Exhibit A: Sheet T1.00). Notes on the TRPP state that four trees shall be planted per lot on 64 lots to meet tree mitigation requirements, which provides 256 trees (minimum 2.5 caliper inch) to be planted, yielding an surplus in mitigation of 47 trees. Staff has reviewed this amended TRPP and found it acceptable because it exceeds the minimum tree mitigation requirements. The amended plan follows the Subdivision Regulations and the Development Agreement; and the developer has managed to save an additional 13 heritage trees and a

net total of 10 protected trees.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:

1. All protected and heritage trees to be removed that have been identified on the TRPP are solely located within right of ways, utility or drainage easements meeting the requirements of Chapter 10, Article III, Section 6 (D) of the previous subdivision ordinance.
2. The developer has met the requirement of replanting one 2.5 caliper inch tree for every tree between 18 caliper inches up to 24 caliper inches and three 2.5 caliper inch trees for every 24 caliper inch or larger tree marked to be removed in accordance with the Development Agreement, Article 3, Section 3.01 (b).
3. The developer plans to plant 4 trees per lot on 64 lots for a total of 256 trees, yielding excess mitigation efforts of 47 trees.

LONGTERN FINANCIAL & BUDGETARY IMPACT:
N/A

LEGAL ANALYSIS:
Sec. 212.009 (b-2) of the Texas Local Government Code sets the following guidelines for approval of a plan.

Sec. 212.009. APPROVAL PROCEDURE: INITIAL APPROVAL.

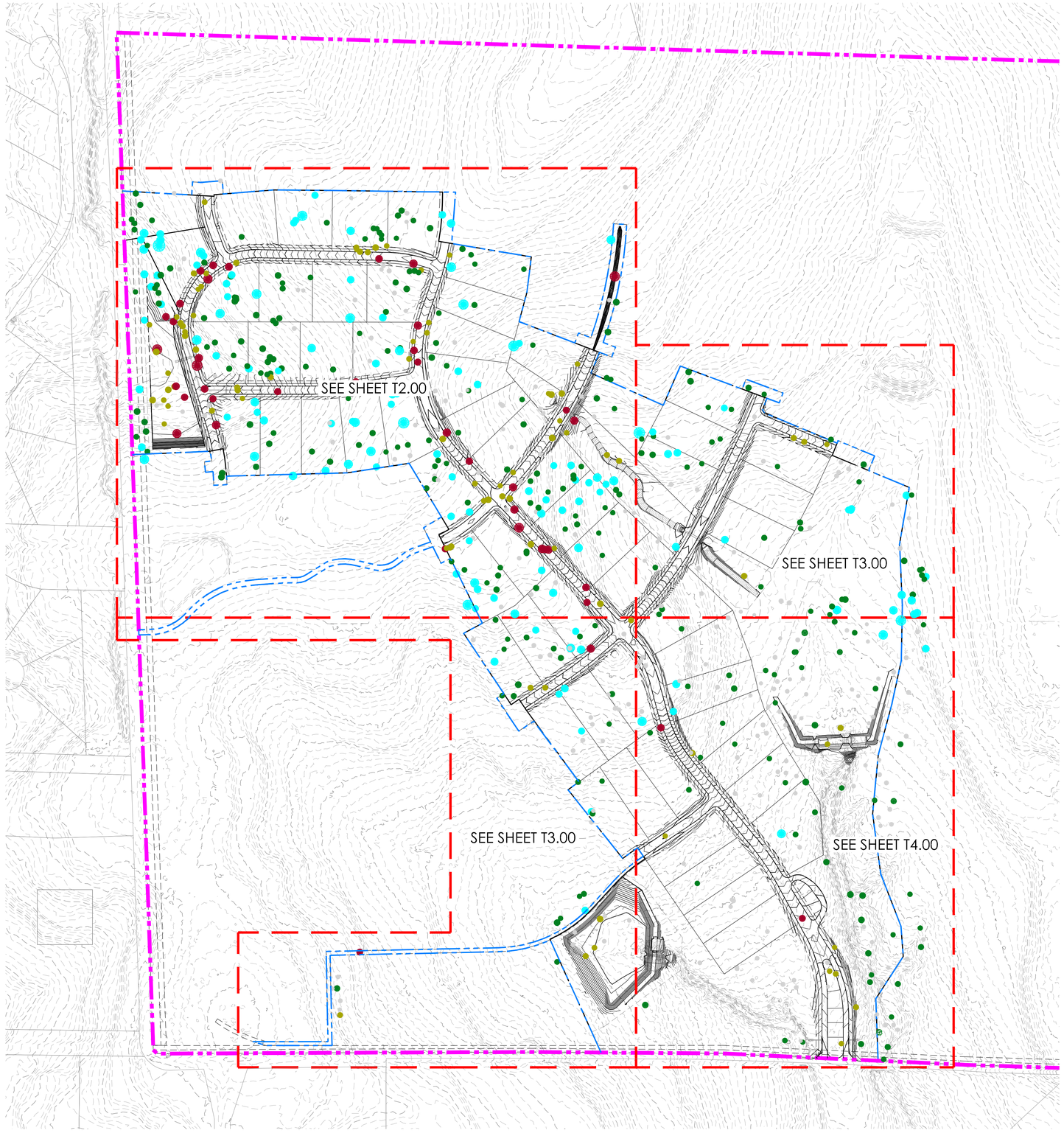
(a) The municipal authority responsible for approving plats shall approve, approve with conditions, or disapprove a plan or plat within 30 days after the date the plan or plat is filed. A plan or plat is approved by the municipal authority unless it is disapproved within that period and in accordance with Section 212.0091.

(b) If an ordinance requires that a plan or plat be approved by the governing body of the municipality in addition to the planning commission, the governing body shall approve, approve with conditions, or disapprove the plan or plat within 30 days after the date the plan or plat is approved by the planning commission or is approved by the inaction of the commission. A plan or plat is approved by the governing body unless it is disapproved within that period and in accordance with Section 212.0091.

RECOMMENDATION / PROPOSED MOTION:
Staff have reviewed the Post Oak Subdivision Phase I Tree Removal and Preservation Plan and recommends approval based on compliance with the City's previous subdivision ordinance Chapter 10, Article III, Section 6 and the Post Oak Subdivision Development Agreement.

Motion: I move to approve the Post Oak Subdivision Phase I Tree Removal and Preservation Plan.

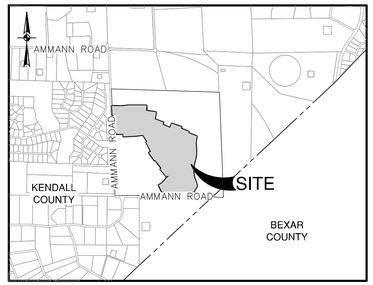
EXHIBITS:
Exhibit A - Amended Post Oak Subdivision Phase 1 Tree Removal and Preservation Plan
Exhibit B - Post Oak Subdivision Phase 1 Aerial Site Map Showing Right of Ways, Drainage and Open Green Spaces



TREE SURVEY SUMMARY				
CLASSIFICATION	TOTAL TREES (#)	REMOVED (#)	SAVED (#)	REQUIRED MITIGATION (# 2.5" TREES)
PROTECTED	336	83	253	83
HERITAGE	168	42	126	126
TOTAL	504	125	379	209

MITIGATION SUMMARY
256 ~ 2.5" DBH TREES SHALL BE PLANTED WITHIN UNIT 1 LOTS IN TOTAL WITH 4 TREES PLANTED PER LOT ON 64 LOTS.

CANOPY SUMMARY
PHASE 1 CANOPY=±56.66 ACRES



LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 200'
0' 200' 400' 600'

LEGEND
- EXEMPT TREES (UNDER 18" OR DEAD)
- PROTECTED TREES REMOVED
- HERITAGE TREES REMOVED
- HERITAGE TREES SAVED
- PROTECTED TREES SAVED
- POST OAK SUBDIVISION BOUNDARY
- PROJECT LIMITS
- MATCH LINE

GENERAL NOTES

NOTES:
1. PROJECT IS SUBJECT TO THE POST OAK DEVELOPMENT AGREEMENT
2. 100% OF TREES 18" TO 24" DBH (PROTECTED CLASS) WITHIN THE TREE SURVEY AREA SHALL BE MITIGATED AT A RATIO OF ONE 2.5" DBH TREE PLANTED FOR EVERY ONE PROTECTED TREE REMOVED
3. 100% OF TREES 24" DBH AND LARGER (HERITAGE CLASS) WITHIN THE TREE SURVEY AREA SHALL BE MITIGATED AT A RATIO OF THREE 2.5" DBH TREES PLANTED FOR EVERY ONE PROTECTED TREE REMOVED
4. TREES LOCATED OUTSIDE THE LIMITS OF THE TREE SURVEY WILL REMAIN UNDISTURBED. THE ONLY TREES ALLOWED TO BE REMOVED ARE THE TREES LABELED IN THIS PLAN.
5. SITE VEGETATION DESCRIPTION: VEGETATION ON THE SITE RANGES FROM OPEN AREAS TO DENSELY VEGETATED AREAS, INCLUDING BRUSH, MESQUITE, CEDAR, OAKS AND ELMS.
6. VEGETATION SHOWN AS NEITHER PRESERVED NOR REMOVED IS ASSUMED TO BE OF INSIGNIFICANT SIZE.
7. TREES PLANTED FOR MITIGATION SHALL BE A MINIMUM OF 2.5" DBH.
8. EXEMPT TREES DEAD OR TREES UNDER 18" ARE NOT MITIGATED, IF REMOVED, AND MAY BE REMOVED IF WITHIN THE CONSTRUCTION LIMITS.

TREE PRESERVATION NOTES

1. ALL EXISTING TREES DENOTED ON THIS PLAN TO BE PRESERVED AS SHOWN AND PROTECTED AT THE ROOT PROTECTED ZONE (RPZ). THE RPZ SHALL BE DETERMINED BY TREE SIZE (RECOMMENDED 1' RADIUS FROM TRUNK FOR EVERY 1" DIAMETER OF TRUNK AT 4.5' FROM GROUND) WITH A MINIMUM 5' DIAMETER FROM THE TRUNK.
2. A (CHAIN LINK OR ORANGE MESH FENCE) BARRIER AROUND THE RPZ SHALL BE ERECTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.
3. RPZ SHALL BE SUSTAINED IN A NATURAL STATE AND SHALL BE FREE FROM VEHICULAR OR MECHANICAL TRAFFIC; NO FILL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED INSIDE THE PROTECTIVE ZONE.
4. THE RPZ SHALL BE COVERED WITH MULCH TO REDUCE MOISTURE STRESS.
5. ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY. ALL WOUNDS TO TREES WILL BE PAINTED WITH PRUNING PAINT OR SPRAY PAINT WITHIN 30 MINUTES AFTER DAMAGE. ROOTS EXPOSED DURING CONSTRUCTION OPERATIONS WILL BE CUT CLEANLY.
6. THE PROPOSED FINISHED GRADE AND ELEVATION OF LAND WITHIN THE ROOT PROTECTION ZONE OF ANY TREES TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN 3". WELLING AND RETAINING METHODS ARE ALLOWED OUTSIDE THE RPZ.
7. THE RPZ SHALL REMAIN PERVIOUS, I.E. GROUNDCOVER OR TURF AT COMPLETION OF LANDSCAPE DESIGN.

NO.	REVISION	DATE

This document is released for INTERIM REVIEW purposes ONLY under the authorization of Matthew Geistweidt, P.E. #118861 on 1/5/26. This document is not to be used for CONSTRUCTION.

PAPE-DAWSON
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

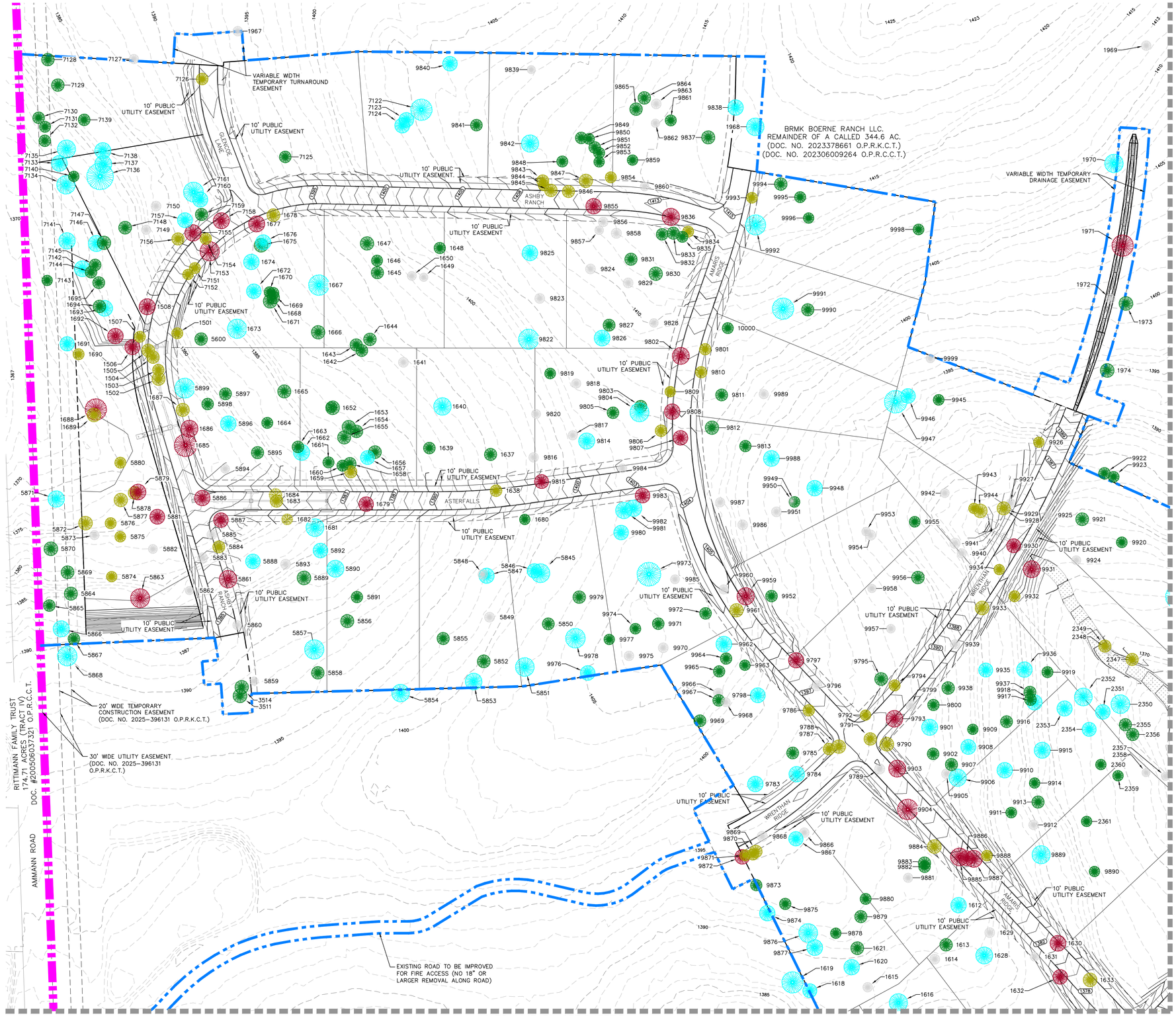
POST OAK PHASE 1
CITY OF FAIR OAKS RANCH, TEXAS
TREE PRESERVATION PLAN OVERALL MAP

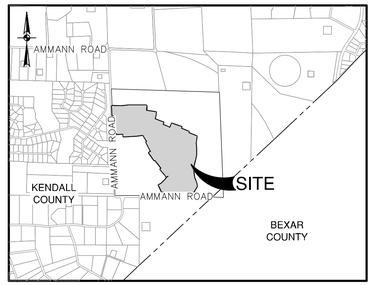
PLAT NO. N/A
JOB NO. 13903-02
DATE JANUARY 2026
DESIGNER DL
CHECKED WH DRAWN SR
SHEET T1.00

Date: January 15, 2026, 2:22 PM - User ID: dburrows
File: P:\13903\03\02\Design\Civil\Trees\Master Tree Plan 13903302.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.

Exhibit A - Amended Post Oak Subdivision Phase 1 Tree Removal and Preservation Plan





LOCATION MAP

NOT-TO-SCALE

SCALE: 1"= 80'

0' 80' 160' 240'

LEGEND

- EXEMPT TREES (UNDER 18" OR DEAD)
- PROTECTED TREES REMOVED
- HERITAGE TREES REMOVED
- HERITAGE TREES SAVED
- PROTECTED TREES SAVED
- POST OAK SUBDIVISION BOUNDARY
- PROJECT LIMITS
- MATCH LINE
- 905 EXISTING ELEVATION CONTOUR
- (914) PROPOSED ELEVATION CONTOUR

NO.	REVISION	DATE

This document is released for INTERIM REVIEW purposes ONLY under the authorization of Matthew Geistweidt, P.E. #118861 on 1/5/26. This document is not to be used for CONSTRUCTION.

PAPE-DAWSON
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

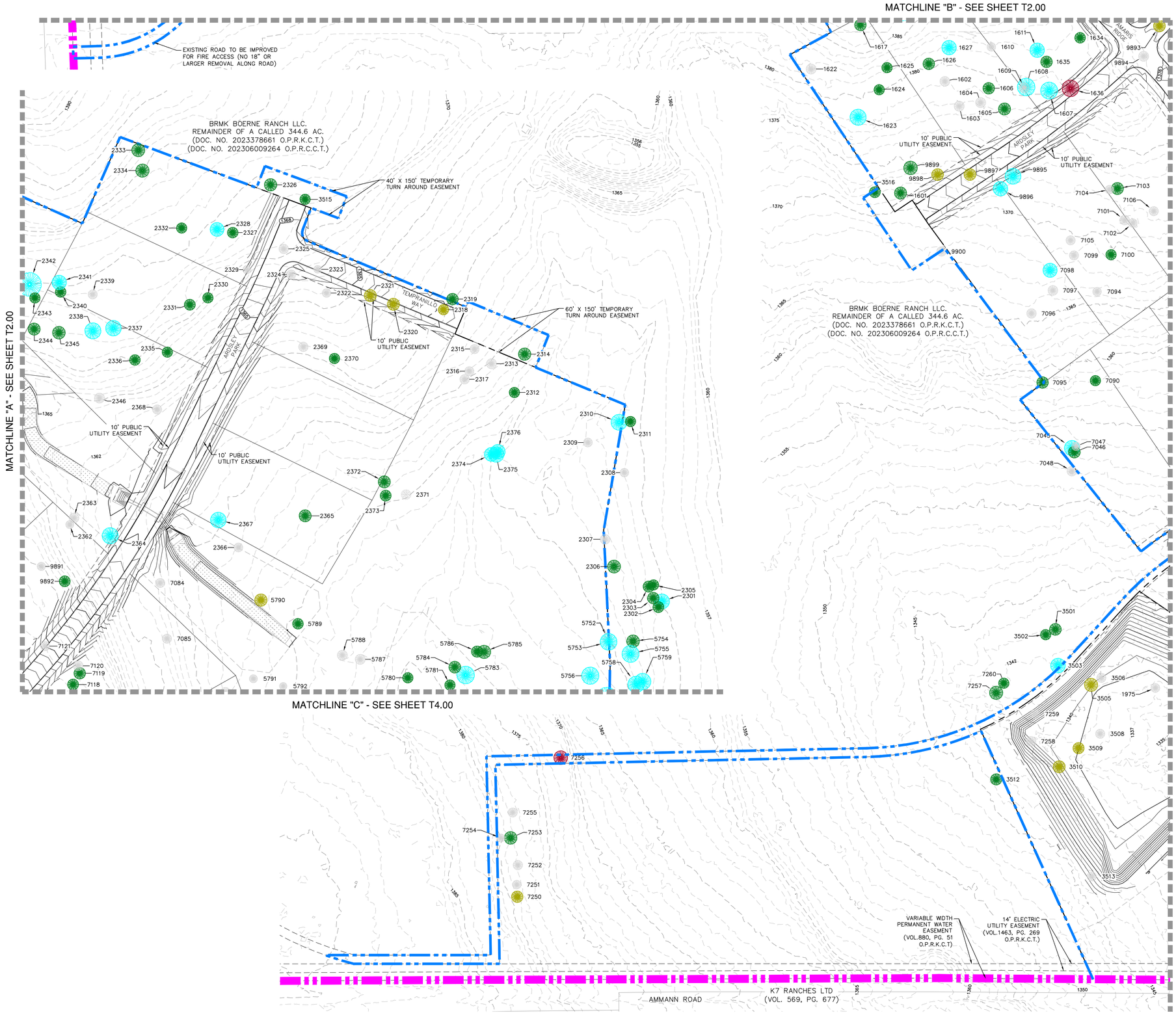
POST OAK PHASE 1
CITY OF FAIR OAKS RANCH, TEXAS
TREE PRESERVATION PLAN

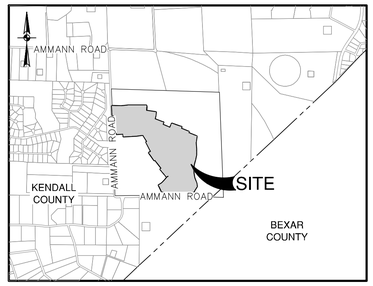
PLAT NO.	N/A
JOB NO.	13903-02
DATE	JANUARY 2026
DESIGNER	DL
CHECKED	WH DRAWN SR
SHEET	T2.00

Date: January 15, 2026, 2:22 PM — User ID: dburrows
File: P:\13903\02\Design\Civil\Trees\Master Tree Plan 13903302.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.

Exhibit A - Amended Post Oak Subdivision Phase 1 Tree Removal and Preservation Plan





LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 80'
0' 80' 160' 240'

LEGEND

- EXEMPT TREES (UNDER 18" OR DEAD)
- PROTECTED TREES REMOVED
- HERITAGE TREES REMOVED
- HERITAGE TREES SAVED
- PROTECTED TREES SAVED
- POST OAK SUBDIVISION BOUNDARY
- PROJECT LIMITS
- MATCH LINE
- 905 EXISTING ELEVATION CONTOUR
- 914 PROPOSED ELEVATION CONTOUR

NO.	REVISION	DATE

This document is released for INTERIM REVIEW purposes ONLY under the authorization of Matthew Geistweidt, P.E. #118861 on 1/5/26. This document is not to be used for CONSTRUCTION.

PAPE-DAWSON
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

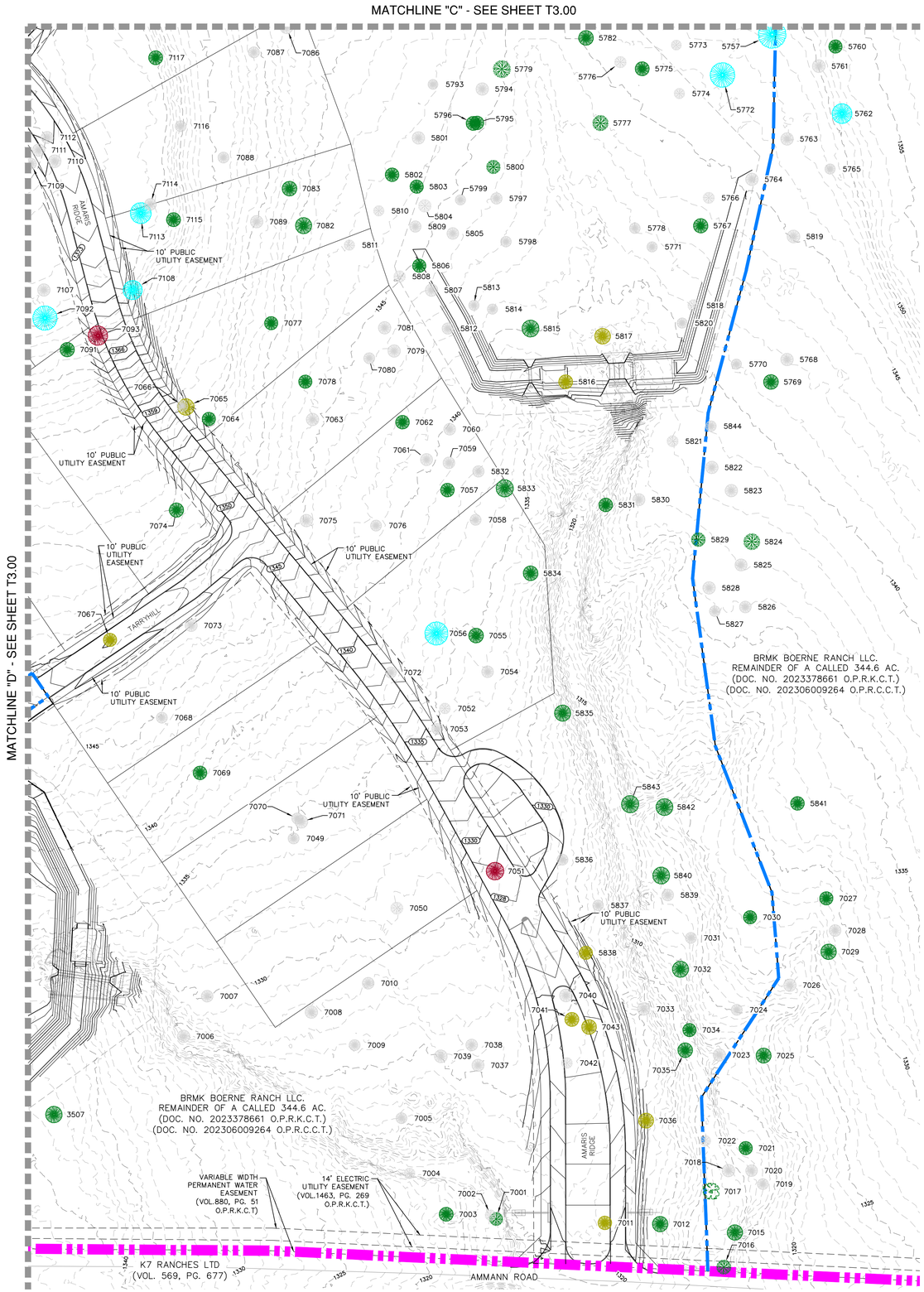
POST OAK PHASE 1
CITY OF FAIR OAKS RANCH, TEXAS

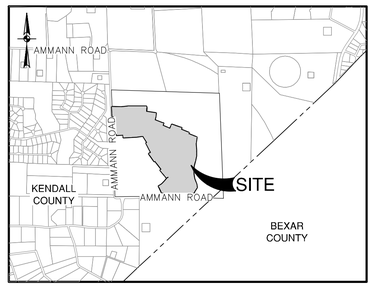
TREE PRESERVATION PLAN

PLAT NO. N/A
JOB NO. 13903-02
DATE JANUARY 2026
DESIGNER DL
CHECKED WH DRAWN SR
SHEET T3.00

Date: January 15, 2026, 2:23 PM – User ID: dburrows
File: P:\1393\03\02\Design\Civil\Trees\Master Tree Plan 1390302.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.





LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 80'
0' 80' 160' 240'

LEGEND

- EXEMPT TREES (UNDER 18" OR DEAD)
- PROTECTED TREES REMOVED
- HERITAGE TREES REMOVED
- HERITAGE TREES SAVED
- PROTECTED TREES SAVED
- POST OAK SUBDIVISION BOUNDARY
- PROJECT LIMITS
- MATCH LINE
- 905 EXISTING ELEVATION CONTOUR
- (914) PROPOSED ELEVATION CONTOUR

NO.	REVISION	DATE

This document is released for INTERIM REVIEW purposes ONLY under the authorization of Matthew Geistweidt, P.E. #118861 on 1/5/26. This document is not to be used for CONSTRUCTION.

PAPE-DAWSON
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

POST OAK PHASE 1
CITY OF FAIR OAKS RANCH, TEXAS
TREE PRESERVATION PLAN

PLAT NO. N/A
JOB NO. 13903-02
DATE JANUARY 2026
DESIGNER DL
CHECKED WH DRAWN SR
SHEET T4.00

Date: January 15, 2026, 2:23 PM – User ID: dburrows
File: P:\1393\03\02\Design\Civil\Trees\Master Tree Plan 1390302.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.

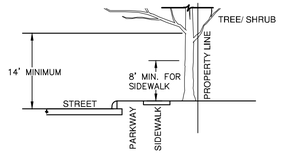
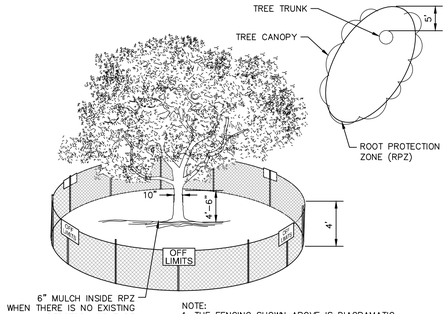


FIGURE NO. 2

A MINIMUM BRANCH CLEARANCE OF 14 FEET ABOVE STREET ELEVATION MUST BE MAINTAINED FROM THE PROPERTY LINE TO THE CURB LINE AS PRESCRIBED BY PROJECT MANAGER.

BRANCH CLEARANCE DETAIL

NOT TO SCALE

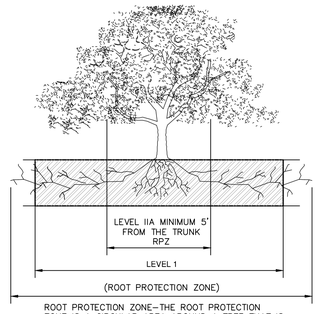


NOTE:
1. THE FENCING SHOWN ABOVE IS DIAGRAMATIC ONLY, WILL CONFORM TO THE DRIP LINE AND IS LIMITED TO PROJECT BOUNDARY.

2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECS.

TREE PROTECTION ZONE

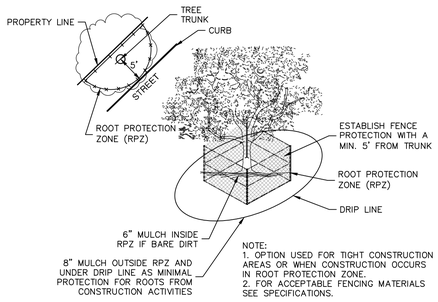
NOT TO SCALE



ROOT PROTECTION ZONE—THE ROOT PROTECTION ZONE IS A CIRCULAR AREA AROUND A TREE THAT IS BASED ON THE DIAMETER OF THE TREE. EACH 1 INCH DIAMETER OF THE TREE EQUALS 1 FOOT RADIUS FOR ROOT PROTECTION ZONE.

ELEVATION

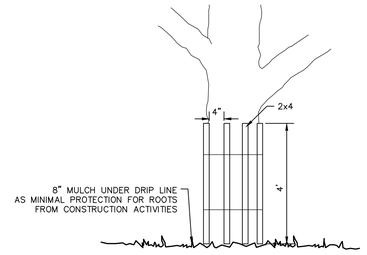
NOT TO SCALE



NOTE:
1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

LEVEL II A FENCE PROTECTION

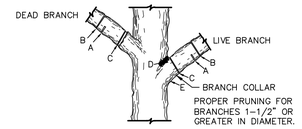
NOT TO SCALE



NOTE:
WRAP TREE TRUCK WITH 2"X4" STUDS AND ROPE OR BAND IN PLACE AS NEEDED TO PROTECT TREES IN WORK AREAS.

LEVEL II B FENCE PROTECTION

NOT TO SCALE



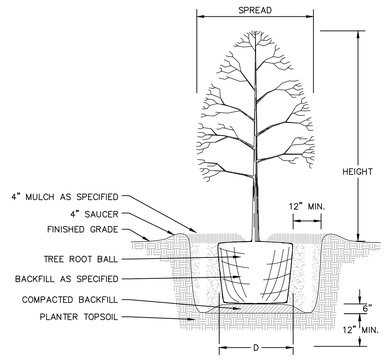
NOTE:
DO NOT CUT FROM D TO E.

A. FIRST CUT – TO PREVENT THE BARK FROM BEING PEELED WHEN THE BRANCH FALLS.
B. SECOND CUT – TO REDUCE THE WEIGHT OF BRANCH.
C. FINAL CUT – ALLOW FOR HEALING COLLAR BUT NO STUBS

FOR OAKS ONLY:
PAINT ALL WOUNDS OR CUTS WITH PRUNING PAINT OR SPRAY PAINT WITHIN 30 MIN TO PREVENT THE SPREAD OF OAK WILT.

BRANCH PRUNING

NOT TO SCALE



NEW TREE PLANTING DETAIL

NOT TO SCALE

NOTE:
MEMBERS OF THE RED OAK GROUP (QUERCUS SECTION LOBATAE) SHALL NOT BE NEWLY PLANTED IN THE CITY DUE TO THEIR HIGH SUSCEPTIBILITY TO OAK WILT. THIS INCLUDES, BUT IS NOT LIMITED TO, TEXAS RED OAK OR SPANISH OAK (QUERCUS BUCKLEY); SHUMARD OAK (QUERCUS SHUMARDII); AND BLACKJACK OAK (QUERCUS MARILANDICA). INFORMATION ON RECOMMENDED TREE PLANTINGS CAN BE FOUND ON THE CITY OF FAIR OAKS RANCH WEBSITE.

NO.	REVISION	DATE

This document is released for INTERIM REVIEW purposes ONLY under the authorization of Matthew Geistweidt, P.E. #118861 on 1/5/26. This document is not to be used for CONSTRUCTION.

PAPE-DAWSON
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

POST OAK PHASE 1
CITY OF FAIR OAKS RANCH, TEXAS

MASTER TREE DETAILS

PLAT NO. N/A
JOB NO. 13903-02
DATE JANUARY 2026
DESIGNER DL
CHECKED WH DRAWN SR
SHEET T5.00

Date: January 15, 2026, 2:23 PM – User ID: dburrows
File: P:\139\03\02\Design\Civil\Trees\Master Tree Plan 1390302.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.

Exhibit A - Amended Post Oak Subdivision Phase 1 Tree Removal and Preservation Plan

HERITAGE & REMOVED TREE TABLE

POINTS							
POINT #	NORTHING	EASTING	SPECIES	SIZE	MULTI-TRUNK	SIZE CLASS	CONDITION
1506	13832777.84	2087485.48	LOAK	25.5	N	Heritage	REMOVED
1508	13832846.21	2087510.63	LOAK	27.5	N	Heritage	REMOVED
1630	13831770.17	2089050.27	LOAK	27	N	Heritage	REMOVED
1632	13831713.34	2089054.05	LOAK	25	N	Heritage	REMOVED
1636	13831538.06	2089068.19	LOAK	29	N	Heritage	REMOVED
1677	13832986.27	2087695.66	LOAK	27.5	N	Heritage	REMOVED
1679	13832512.60	2087880.75	LOAK	25	Y 18X14.5	Heritage	REMOVED
1685	13832612.02	2087575.45	LOAK	38.5	N	Heritage	REMOVED
1686	13832640.11	2087582.07	LOAK	29	N	Heritage	REMOVED
1688	13832672.60	2087423.76	LOAK	36.5	Y 20.5X20X12	Heritage	REMOVED
1692	13832796.65	2087456.88	LOAK	26.5	Y 23X7	Heritage	REMOVED
1971	13832949.59	2089159.48	LOAK	36.5	N	Heritage	REMOVED
5861	13832385.68	2087647.31	LOAK	30	Y 25X10	Heritage	REMOVED
5863	13832353.57	2087498.65	LOAK	32.5	N	Heritage	REMOVED
5879	13832533.03	2087495.14	LOAK	27	N	Heritage	REMOVED
5881	13832491.25	2087527.72	LOAK	25.5	N	Heritage	REMOVED
5886	13832522.90	2087603.74	LOAK	26.5	N	Heritage	REMOVED
5887	13832485.62	2087635.27	LOAK	25	N	Heritage	REMOVED
7051	13830514.93	2089870.48	LOAK	24	N	Heritage	REMOVED
7093	13831238.01	2089334.35	LOAK	26.5	Y 19X8X7	Heritage	REMOVED
7153	13832940.14	2087616.23	LOAK	33	N	Heritage	REMOVED
7155	13832971.03	2087588.04	LOAK	28	N	Heritage	REMOVED
7158	13832991.62	2087635.96	LOAK	27.5	N	Heritage	REMOVED
7256	13830387.05	2088192.08	LOAK	24	N	Heritage	REMOVED
9793	13832149.72	2088773.73	LOAK	28.5	N	Heritage	REMOVED
9797	13832248.57	2088607.54	LOAK	26	N	Heritage	REMOVED
9802	13832763.18	2088412.62	LOAK	29	Y 23X12	Heritage	REMOVED
9807	13832624.64	2088412.20	LOAK	25	N	Heritage	REMOVED
9808	13832669.00	2088398.06	LOAK	26.5	N	Heritage	REMOVED
9815	13832550.75	2088177.23	LOAK	24	N	Heritage	REMOVED
9836	13832998.12	2088395.78	LOAK	29.5	Y 23.5X12	Heritage	REMOVED
9855	13833016.20	2088265.27	LOAK	26.5	Y 18X17	Heritage	REMOVED
9872	13831916.28	2088516.46	LOAK	25	Y 15X13X7	Heritage	REMOVED
9885	13831916.14	2088883.64	LOAK	30.5	N	Heritage	REMOVED
9886	13831914.01	2088895.33	LOAK	25.5	N	Heritage	REMOVED
9887	13831912.93	2088907.98	LOAK	29	Y 20X18.5	Heritage	REMOVED
9903	13832065.40	2088778.46	LOAK	29	Y 13X12X10.5X10	Heritage	REMOVED
9904	13831996.43	2088796.19	LOAK	35	Y 22X14X12.5	Heritage	REMOVED
9930	13832442.18	2088975.29	LOAK	24	Y 18.5X11.5	Heritage	REMOVED
9931	13832402.49	2089005.72	LOAK	29	N	Heritage	REMOVED
9959	13832356.79	2088522.22	LOAK	29.5	N	Heritage	REMOVED
9983	13832526.94	2088347.98	LOAK	25	N	Heritage	REMOVED
HERITAGE REMOVED TREE TOTAL=42							

HERITAGE & SAVED TREE TABLE

POINTS							
POINT #	NORTHING	EASTING	SPECIES	SIZE	MULTI-TRUNK	SIZE CLASS	CONDITION
1607	13831534.22	2089031.54	LOAK	29.5	Y 10X10.5X10X9.5X9.5	Heritage	SAVED
1608	13831540.41	2088992.13	LOAK	30.5	Y 14.5X13.5X10X9	Heritage	SAVED
1611	13831603.63	2089011.06	LOAK	25	Y 14X11.5X10.5	Heritage	SAVED
1612	13831834.58	2088882.14	LOAK	26.5	Y 21X11.5	Heritage	SAVED
1616	13831669.66	2088780.38	LOAK	31	Y 18X9X7X6X4	Heritage	SAVED
1618	13831689.93	2088630.70	LOAK	24	Y 10.5X10.5X9X8	Heritage	SAVED
1619	13831704.08	2088601.47	LOAK	36.5	Y 14X13X12.5X12X8	Heritage	SAVED
1620	13831729.82	2088701.44	LOAK	26.5	Y 20X13	Heritage	SAVED
1623	13831488.32	2088703.19	LOAK	28	N	Heritage	SAVED
1627	13831608.11	2088859.58	LOAK	25	N	Heritage	SAVED
1628	13831749.57	2088925.52	LOAK	29	Y 17.5X13X10	Heritage	SAVED
1640	13832677.71	2088009.70	LOAK	30	N	Heritage	SAVED
1657	13832591.28	2087883.04	LOAK	24	N	Heritage	SAVED
1662	13832600.03	2087771.50	LOAK	27.5	Y 20X15.5	Heritage	SAVED
1667	13832882.85	2087800.82	LOAK	35	Y 24.5X12.5X9	Heritage	SAVED
1672	13832872.50	2087690.85	LOAK	25	N	Heritage	SAVED
1673	13832809.03	2087662.58	LOAK	33	Y 23X20	Heritage	SAVED
1674	13832922.00	2087686.72	LOAK	26.5	Y 22.5X8	Heritage	SAVED
1676	13832955.05	2087706.75	LOAK	26	N	Heritage	SAVED
1681	13832472.84	2087794.18	LOAK	30.5	Y 24X13	Heritage	SAVED
1691	13832783.62	2087375.25	LOAK	24.5	Y 17X15.5	Heritage	SAVED
1693	13832843.60	2087438.82	LOAK	27	N	Heritage	SAVED
1968	13833150.43	2088538.40	LOAK	30	N	Heritage	SAVED
1970	13833088.47	2089144.84	LOAK	31.5	Y 23.5X16.5	Heritage	SAVED
2301	13831810.85	2090339.31	LOAK	26	N	Heritage	SAVED
2310	13832119.01	2090265.45	LOAK	27.5	Y 19X17.5	Heritage	SAVED
2328	13832450.69	2089574.65	BJO	24	Y 17X14	Heritage	SAVED
2337	13832280.82	2089396.59	LOAK	27	N	Heritage	SAVED
2338	13832276.24	2089361.27	LOAK	28	N	Heritage	SAVED
2341	13832359.51	2089303.36	LOAK	25	N	Heritage	SAVED
2342	13832356.20	2089252.38	LOAK	41	Y 24X21X13	Heritage	SAVED
2350	13832174.42	2089155.63	LOAK	32	N	Heritage	SAVED
2351	13832161.30	2089125.95	LOAK	25	N	Heritage	SAVED
2352	13832186.59	2089093.01	LOAK	30.5	Y 25X11	Heritage	SAVED
2353	13832167.08	2089061.29	LOAK	26	N	Heritage	SAVED
2354	13832131.80	2089102.89	LOAK	24	N	Heritage	SAVED
2364	13831923.95	2089391.00	LOAK	28	N	Heritage	SAVED
2367	13831950.94	2089576.78	LOAK	27	N	Heritage	SAVED
2374	13832063.85	2090046.04	LOAK	24	N	Heritage	SAVED
2375	13832063.54	2090054.55	LOAK	26.5	N	Heritage	SAVED
2376	13832068.48	2090057.44	LOAK	25	N	Heritage	SAVED
3503	13830545.51	2089046.79	LOAK	25.5	N	Heritage	SAVED
5753	13831741.47	2090247.56	LOAK	29	N	Heritage	SAVED
5755	13831720.68	2090285.26	LOAK	29.5	Y 21.5X16.5	Heritage	SAVED
5756	13831683.23	2090216.01	LOAK	30	N	Heritage	SAVED
5757	13831644.58	2090244.55	LOAK	37.5	Y 13.5X13X13X11.5X11	Heritage	SAVED
5758	13831668.22	2090294.83	LOAK	28.5	N	Heritage	SAVED
5759	13831673.17	2090306.14	LOAK	28.5	Y 23.5X10.5	Heritage	SAVED
5762	13831537.70	2090338.85	LOAK	27	N	Heritage	SAVED
5772	13831589.88	2090177.51	LOAK	33.5	Y 23.5X20	Heritage	SAVED
5783	13831684.41	2090001.87	LOAK	30.5	N	Heritage	SAVED
5845	13832395.83	2088175.26	LOAK	32.2	Y 17.2X16.5X13.5	Heritage	SAVED
5846	13832399.83	2088164.98	LOAK	24.5	N	Heritage	SAVED
5847	13832391.50	2088084.25	LOAK	26	N	Heritage	SAVED
5851	13832237.19	2088148.96	LOAK	32	Y 17X15.5X14.5	Heritage	SAVED
5853	13832212.69	2088062.46	LOAK	28.5	N	Heritage	SAVED
5854	13832193.08	2087938.88	LOAK	30	N	Heritage	SAVED
5857	13832266.91	2087793.05	LOAK	33	N	Heritage	SAVED
5866	13832301.79	2087365.24	LOAK	27.5	N	Heritage	SAVED
5868	13832255.58	2087375.46	ROAK	33.5	Y 16X14X10.5X10.5	Heritage	SAVED
5871	13832521.18	2087356.77	LOAK	28	Y 19.5X17.5	Heritage	SAVED
5888	13832415.84	2087689.32	LOAK	25	N	Heritage	SAVED
5890	13832403.34	2087828.75	LOAK	29	Y 20.5X17	Heritage	SAVED
5892	13832434.13	2087803.47	LOAK	25	N	Heritage	SAVED
5896	13832648.58	2087647.70	LOAK	26.5	N	Heritage	SAVED
5899	13832708.63	2087574.28	LOAK	34	N	Heritage	SAVED
7045	13830919.44	2089070.90	LOAK	26.5	N	Heritage	SAVED
7056	13830835.79	2089791.39	LOAK	31.5	Y 22.5X18	Heritage	SAVED
7092	13831261.64	2089262.92	LOAK	33	Y 24X18	Heritage	SAVED
7098	13831225.16	2089033.16	LOAK	24.5	Y 14X12.5X8.5	Heritage	SAVED
7108	13831299.45	2089381.41	LOAK	26	N	Heritage	SAVED
7113	13831403.35	2089392.31	LOAK	28.5	Y 15X15X12	Heritage	SAVED
7122	13833179.32	2087974.14	LOAK	36.5	N	Heritage	SAVED
7123	13833162.21	2087948.80	LOAK	25	N	Heritage	SAVED
7124	13833152.57	2087941.75	LOAK	25.5	N	Heritage	SAVED
7133	13833088.61	2087362.17	LOAK	27	N	Heritage	SAVED
7134	13833052.28	2087373.29	LOAK	31.5	N	Heritage	SAVED
7135	13833112.81	2087374.17	LOAK	31	N	Heritage	SAVED
7136	13833066.68	2087430.97	LOAK	45.5	Y 31X29	Heritage	SAVED
7137	13833087.40	2087436.35	LOAK	29	N	Heritage	SAVED

HERITAGE & SAVED TREE TABLE

POINTS							
POINT #	NORTHING	EASTING	SPECIES	SIZE	MULTI-TRUNK	SIZE CLASS	CONDITION
7138	13833110.11	2087435.58	ROAK	27.5	Y 19X17	Heritage	SAVED
7141	13832957.59	2087375.00	LOAK	28	N	Heritage	SAVED
7142	13832910.53	2087400.92	LOAK	27	N	Heritage	SAVED
7146	13832953.11	2087424.70	LOAK	27.5	N	Heritage	SAVED
7157	13832992.56	2087574.45	LOAK	25.5	N	Heritage	SAVED
7160	13833027.50	2087600.15	LOAK	26	N	Heritage	SAVED
7161	13833040.05	2087588.84	LOAK	34	N	Heritage	SAVED
9783	13832039.43	2088538.58	LOAK	26.5	N	Heritage	SAVED
9784	13832055.98	2088608.53	LOAK	26.5	N	Heritage	SAVED
9798	13832189.44	2088542.75	LOAK	25.5	Y 13.5X12.5X11.5	Heritage	SAVED
9804	13832667.84	2088342.71	LOAK	32.5	N	Heritage	SAVED
9814	13832619.23	2088253.49	LOAK	27.5	Y 18.5X18	Heritage	SAVED
9822	13832791.28	2088155.51	LOAK	34.5	Y 26X17.5	Heritage	SAVED
9825	13832937.15	2088157.64	LOAK	26.5	Y 14.5X14.5X10	Heritage	SAVED
9826	13832793.31	2088279.65	LOAK	27	Y 11.5X11X10.5X10	Heritage	SAVED
9838	13833182.99	2088505.17	LOAK	26.5	N	Heritage	SAVED
9840	13833257.17	2088022.40	LOAK	25	N	Heritage	SAVED
9842	13833122.15	2088157.78	LOAK	29.5	N	Heritage	SAVED
9867	13831946.82	2088607.17	LOAK	24.5	N	Heritage	SAVED
9874	13831821.05	2088558.84	LOAK	26.5	N	Heritage	SAVED
9876	13831787.59	2088627.92	LOAK	32	N	Heritage	SAVED
9877	13831762.84	2088639.01	LOAK	27	N	Heritage	SAVED
9889	13831919.86	2089021.67	ROAK	31	N	Heritage	SAVED
9895	13831386.86	2088969.49	LOAK	27.5	N	Heritage	SAVED
9896	13831365.45	2088947.92	LOAK	25	N	Heritage	SAVED
9901	13832135.28	2088833.35	LOAK	27.5	N	Heritage	SAVED
9906	13832050.09	2088880.56	LOAK	29.5	N	Heritage	SAVED
9908	13832102.08	2088898.60	LOAK	25.5	Y 18X15.5	Heritage	SAVED
9910	13832062.72	2088960.19	LOAK	26.5	Y 20.5X12	Heritage	SAVED
9915	13832096.50	2089023.59	LOAK	27.5	Y 18.5X18.5	Heritage	SAVED
9917	13832177.40	2089010.48	LOAK	26	N	Heritage	SAVED
9935	13832232.12	2088928.03	LOAK	24	N	Heritage	SAVED
9936	13832232.88	2088993.46	LOAK	26.5	Y 18.5X16.5	Heritage	SAVED
9946	13832695.45	2088796.72	LOAK	25	N	Heritage	SAVED
9947	13832685.63	2088775.83	LOAK	38.5	Y 26.5X24.5	Heritage	SAVED
9948	13832539.53	2088638.87	LOAK	26.5	N	Heritage	SAVED
9962	13832275.79	2088485.40	LOAK	27	Y 15.5X14X9	Heritage	SAVED
9973	13832394.12	2088358.69	LOAK	40.5	N	Heritage	SAVED
9976	13832227.10	2088255.25	LOAK	25	N	Heritage	SAVED
9978	13832285.91	2088234.48	LOAK	33.5	N	Heritage	SAVED
9980	13832464.53	2088311.72	LOAK	25	Y 11X11X9X8.5	Heritage	SAVED
9981	13832501.84	2088316.21	LOAK	28	N	Heritage	SAVED
9982	13832505.55	2088332.68	LOAK	28	N	Heritage	SAVED
9988	13832589.76	2088565.76	LOAK	27	N	Heritage	SAVED
9991	13832842.96	2088585.46	LOAK	36.5	Y 15.5X15X14.5X12.5	Heritage	SAVED
9992	13832984.56	2088539.06	LOAK	34.5	Y 29.5X10.5	Heritage	SAVED
HERITAGE SAVED TREE TOTAL=126							

SPECIES KEY	
SHORTENED	FULL NAME
BJO	BLACK JACK OAK
CELM	CEDAR ELM
GB	GUM BUMELIA
LOAK	LIVE OAK
PCN	PECAN
POAK	POST OAK
ROAK	RED OAK

NO.	REVISION	DATE

This document is released for INTERIM REVIEW purposes ONLY under the authorization of Matthew Geistweidt, P.E. #118861 on 1/5/26. This document is not to be used for CONSTRUCTION.

PAPE-DAWSON
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

POST OAK PHASE 1
CITY OF FAIR OAKS RANCH, TEXAS

MASTER TREE INVENTORY

PLAT NO. N/A
JOB NO. 13903-02
DATE JANUARY 2026
DESIGNER DL
CHECKED WH DRAWN SR
SHEET T6.00

Date: January 15, 2026, 2:23 PM - User ID: dburrows
File: P:\13903\03\02\Design\Civil\Trees\Master Tree Plan 13903.02.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.

Exhibit A - Amended Post Oak Subdivision Phase 1 Tree Removal and Preservation Plan

PROTECTED & REMOVED TREE TABLE

POINTS							
POINT #	NORTHING	EASTING	SPECIES	SIZE	MULTI-TRUNK	SIZE CLASS	CONDITION
1501	13832801.35	2087561.47	LOAK	19	Y 13X12.5	Protected	REMOVED
1502	13832724.38	2087529.76	LOAK	22.5	N	Protected	REMOVED
1503	13832739.43	2087529.38	LOAK	19.5	N	Protected	REMOVED
1504	13832761.01	2087520.45	LOAK	21.5	N	Protected	REMOVED
1505	13832772.40	2087512.45	LOAK	22	N	Protected	REMOVED
1507	13832795.46	2087498.18	LOAK	19	Y 12.5X7X6.5	Protected	REMOVED
1633	13831708.27	2089104.45	LOAK	23.5	Y 14X11X8.5	Protected	REMOVED
1638	13832535.28	2088100.37	LOAK	20	N	Protected	REMOVED
1659	13832567.15	2087854.72	LOAK	21	N	Protected	REMOVED
1678	13833001.10	2087723.98	LOAK	22	Y 15X14.5	Protected	REMOVED
1682	13832486.85	2087747.19	CELM	19	N	Protected	REMOVED
1683	13832517.86	2087729.16	LOAK	21.5	N	Protected	REMOVED
1684	13832528.12	2087727.57	CELM	22.5	N	Protected	REMOVED
1687	13832671.89	2087570.73	LOAK	22.5	Y 17.5X10	Protected	REMOVED
1689	13832663.30	2087420.69	LOAK	23.5	Y 17.5X12	Protected	REMOVED
1690	13832765.95	2087394.62	LOAK	19	N	Protected	REMOVED
2318	13832312.60	2089963.80	LOAK	18	N	Protected	REMOVED
2320	13832322.02	2089877.75	LOAK	21	N	Protected	REMOVED
2321	13832336.95	2089838.00	LOAK	21	N	Protected	REMOVED
2347	13832250.02	2089175.58	LOAK	21	N	Protected	REMOVED
2349	13832272.56	2089129.49	LOAK	21	Y 9X8X8X8	Protected	REMOVED
3505	13830512.28	2089103.64	LOAK	23	N	Protected	REMOVED
3509	13830403.43	2089082.12	LOAK	19.5	N	Protected	REMOVED
3510	13830371.44	2089048.83	LOAK	21	N	Protected	REMOVED
5790	13831813.27	2089650.02	LOAK	21.5	N	Protected	REMOVED
5816	13831175.60	2089965.85	POAK	19	Y 13.5X11.5	Protected	REMOVED
5817	13831237.13	2090015.67	ROAK	21.5	Y 11.5X10X10	Protected	REMOVED
5838	13830404.60	2089993.06	LOAK	18	Y 12X12	Protected	REMOVED
5872	13832480.40	2087406.37	LOAK	23.5	N	Protected	REMOVED
5874	13832390.03	2087450.60	LOAK	18	Y 12.5X11	Protected	REMOVED
5875	13832457.52	2087465.09	LOAK	18.5	N	Protected	REMOVED
5876	13832480.37	2087448.82	LOAK	19	Y 13X12	Protected	REMOVED
5877	13832519.53	2087465.97	LOAK	23	N	Protected	REMOVED
5878	13832531.53	2087489.37	LOAK	22	N	Protected	REMOVED
5880	13832582.64	2087465.26	LOAK	19	N	Protected	REMOVED
5884	13832440.30	2087631.66	LOAK	20.5	Y 14.5X12	Protected	REMOVED
7011	13830039.99	2090018.72	POAK	18.5	Y 10X9X8	Protected	REMOVED
7036	13830178.06	2090074.38	POAK	20.5	Y 11.5X10.5X8	Protected	REMOVED
7041	13830314.70	2089974.19	LOAK	19	N	Protected	REMOVED
7043	13830304.48	2089997.42	LOAK	20	Y 16X8	Protected	REMOVED
7065	13831141.59	2089453.22	LOAK	22.5	Y 16X13	Protected	REMOVED
7067	13830827.14	2089350.84	LOAK	18	Y 10X9.5X7	Protected	REMOVED
7126	13833231.21	2087603.56	LOAK	20	N	Protected	REMOVED
7151	13832911.59	2087591.17	LOAK	19	N	Protected	REMOVED
7152	13832900.77	2087579.52	LOAK	18	N	Protected	REMOVED
7154	13832961.28	2087609.53	LOAK	19.5	N	Protected	REMOVED
7156	13832960.89	2087562.67	LOAK	21	N	Protected	REMOVED
7250	13830147.93	2088117.41	LOAK	20	N	Protected	REMOVED
9786	13832163.98	2088628.97	LOAK	19.5	Y 9.5X9X6X5.5	Protected	REMOVED
9787	13832098.52	2088663.19	LOAK	20	N	Protected	REMOVED
9788	13832102.61	2088679.74	LOAK	23	Y 11X9.5X8X6.5	Protected	REMOVED
9790	13832106.66	2088760.84	LOAK	23.5	N	Protected	REMOVED
9791	13832115.60	2088732.91	LOAK	21.5	N	Protected	REMOVED
9792	13832155.87	2088724.85	LOAK	18	N	Protected	REMOVED
9794	13832206.12	2088774.05	LOAK	19	N	Protected	REMOVED
9801	13832774.41	2088453.79	LOAK	19.5	Y 13X8X5	Protected	REMOVED
9806	13832636.58	2088379.21	LOAK	20	Y 14.5X11	Protected	REMOVED
9809	13832702.66	2088394.70	LOAK	18	N	Protected	REMOVED
9810	13832735.58	2088447.06	LOAK	19.5	N	Protected	REMOVED
9834	13832973.24	2088425.03	LOAK	19	N	Protected	REMOVED
9843	13833059.18	2088179.24	LOAK	20.5	N	Protected	REMOVED
9844	13833051.55	2088180.84	LOAK	18.5	N	Protected	REMOVED
9845	13833042.93	2088193.06	LOAK	21.5	Y 17X9.5	Protected	REMOVED
9846	13833041.10	2088222.72	LOAK	21	N	Protected	REMOVED
9847	13833059.03	2088252.17	LOAK	23	N	Protected	REMOVED
9854	13833065.03	2088294.32	LOAK	19	N	Protected	REMOVED
9869	13831925.38	2088539.45	LOAK	21.5	Y 15.5X12	Protected	REMOVED
9870	13831920.49	2088534.49	LOAK	19.5	Y 13.5X12.5	Protected	REMOVED
9871	13831919.00	2088521.56	LOAK	19	Y 13X12	Protected	REMOVED
9884	13831933.63	2088841.16	POAK	23.5	N	Protected	REMOVED
9888	13831918.32	20889.30.02	LOAK	18.5	N	Protected	REMOVED
9893	13831645.38	2089221.15	LOAK	20.5	N	Protected	REMOVED
9897	13831389.87	2088895.44	LOAK	20.5	N	Protected	REMOVED
9898	13831389.72	2088839.84	LOAK	20.5	N	Protected	REMOVED
9926	13832617.18	2089017.82	LOAK	18	Y 12.5X11.5	Protected	REMOVED
9929	13832505.41	2088958.30	LOAK	22.5	N	Protected	REMOVED
9932	13832356.85	2088976.68	LOAK	19	Y 14X10.5	Protected	REMOVED
9933	13832337.03	2088921.92	LOAK	23.5	N	Protected	REMOVED
9934	13832401.94	2088950.86	LOAK	18	N	Protected	REMOVED
9943	13832505.33	2088908.05	LOAK	18	Y 10X9.5X7	Protected	REMOVED
9944	13832501.11	2088918.85	LOAK	23.5	Y 10.5X10X8.5X7.5	Protected	REMOVED
9961	13832333.10	2088506.73	LOAK	23	Y 13.5X10X9.5	Protected	REMOVED
9993	13833030.50	2088532.89	LOAK	18.5	N	Protected	REMOVED
PROTECTED REMOVED TREE TOTAL=83							

PROTECTED & SAVED TREE TABLE

POINTS							
POINT #	NORTHING	EASTING	SPECIES	SIZE	MULTI-TRUNK	SIZE CLASS	CONDITION
1601	13831358.06	2088776.18	LOAK	21	N	Protected	SAVED
1605	13831502.56	2088954.88	LOAK	21	Y 15.5X11.5	Protected	SAVED
1606	13831538.15	2088927.73	LOAK	20	Y 15.5X9.5	Protected	SAVED
1613	13831767.58	2088861.08	ROAK	21.5	Y 16X11	Protected	SAVED
1617	13831647.08	2088707.19	LOAK	20	Y 16.5X7	Protected	SAVED
1621	13831761.84	2088710.91	LOAK	22	N	Protected	SAVED
1624	13831535.65	2088739.46	LOAK	18	Y 10X8.5X7.5	Protected	SAVED
1625	13831573.64	2088752.92	LOAK	18	N	Protected	SAVED
1626	13831580.25	2088824.73	LOAK	20	N	Protected	SAVED
1634	13831625.00	2089084.79	LOAK	18.5	Y 12.5X12	Protected	SAVED
1635	13831583.68	2089027.10	LOAK	20	Y 11.5X9X8.5	Protected	SAVED
1637	13832596.55	2088091.02	LOAK	21	Y 14.5X13	Protected	SAVED
1639	13832607.35	2087987.59	LOAK	20	N	Protected	SAVED
1642	13832772.25	2087873.31	LOAK	20.5	N	Protected	SAVED
1643	13832781.73	2087863.91	LOAK	21	N	Protected	SAVED
1644	13832791.08	2087887.11	LOAK	21.5	N	Protected	SAVED
1645	13832903.88	2087899.76	LOAK	21	N	Protected	SAVED
1646	13832924.21	2087899.21	LOAK	19	N	Protected	SAVED
1647	13832953.33	2087882.21	LOAK	23	Y 15.5X15.5	Protected	SAVED
1648	13832945.53	2088005.18	LOAK	19.5	Y 14X11	Protected	SAVED
1651	13832676.28	2087822.22	CELM	19	N	Protected	SAVED
1652	13832675.48	2087824.04	LOAK	23.5	N	Protected	SAVED
1653	13832642.77	2087851.38	LOAK	23	N	Protected	SAVED
1654	13832635.49	2087864.33	LOAK	21.5	N	Protected	SAVED
1655	13832625.28	2087843.58	LOAK	22.5	N	Protected	SAVED
1656	13832600.47	2087895.60	LOAK	22	N	Protected	SAVED
1658	13832581.18	2087853.29	LOAK	21	N	Protected	SAVED
1660	13832577.61	2087840.72	LOAK	19	N	Protected	SAVED
1661	13832583.14	2087817.09	LOAK	19	N	Protected	SAVED
1663	13832609.32	2087765.45	LOAK	20	N	Protected	SAVED
1664	13832649.90	2087713.62	LOAK	19	N	Protected	SAVED
1665	13832703.09	2087742.35	LOAK	22.5	Y 11.5X11.5X11	Protected	SAVED
1666	13832803.06	2087799.59	LOAK	23	N	Protected	SAVED
1668	13832861.91	2087723.71	LOAK	21.5	N	Protected	SAVED
1669	13832869.45	2087723.59	LOAK	19.5	N	Protected	SAVED
1670	13832871.22	2087717.13	LOAK	18	N	Protected	SAVED
1671	13832855.53	2087718.47	LOAK	23.5	N	Protected	SAVED
1675	13832950.20	2087703.16	LOAK	23.5	N	Protected	SAVED
1680	13832486.69	2088148.87	LOAK	18	Y 13.5X9.5	Protected	SAVED
1694	13832846.79	2087429.93	LOAK	21.5	N	Protected	SAVED
1695	13832886.96	2087428.71	BJO	20.5	N	Protected	SAVED
1973	13832851.76	2089165.03	LOAK	23.5	Y 14X10.5X9	Protected	SAVED
1974	13832738.56	20891.33.41	LOAK	23.5	N	Protected	SAVED
2302	13831801.13	2090333.17	LOAK	19	N	Protected	SAVED
2303	13831816.66	2090324.32	LOAK	20	N	Protected	SAVED
2304	13831836.47	2090316.53	LOAK	19.5	N	Protected	SAVED
2305	13831839.30	2090324.79	LOAK	18	N	Protected	SAVED
2306	13831870.90	2090256.93	LOAK	22.5	Y 15.5X14	Protected	SAVED
2311	13832120.36	2090285.20	LOAK	18	N	Protected	SAVED
2312	13832170.21	2090085.69	LOAK	18	N	Protected	SAVED
2314	13832236.22	2090103.27	BJO	21.5	Y 11X11X10	Protected	SAVED
2319	13832330.84	2089979.22	LOAK	20	N	Protected	SAVED
2326	13832527.41	2089666.60	LOAK	21.5	Y 16X11	Protected	SAVED
2327	13832445.23	2089601.57	BJO	18.5	N	Protected	SAVED
2330	13832333.04	2089558.96	LOAK	18	N	Protected	SAVED
2331	13832321.22	2089527.87	LOAK	19	N	Protected	SAVED
2332	13832453.05	2089513.84	LOAK	18	Y 12X12	Protected	SAVED
2333	13832586.92	2089439.26	LOAK	22.5	N	Protected	SAVED
2334	13832551.84	2089446.46	LOAK	23	Y 13.5X12X7	Protected	SAVED
2335	13832239.64	2089489.25	LOAK	18	Y 12X12	Protected	SAVED
2336	13832226.09	2089433.54	LOAK	18.5	Y 13X11	Protected	SAVED
2340	13832343.17	2089305.82	LOAK	18.5	N	Protected	SAVED
2343	13832332.87	2089261.61	LOAK	18	N	Protected	SAVED
2344	13832279.31	2089260.31	LOAK	21	N	Protected	SAVED
2345	13832273.09	2089302.84	LOAK	22	N	Protected	SAVED
2355	13832139.67	2089164.10	LOAK	21	N	Protected	SAVED
2356	13832123.08	2089176.48	LOAK	21	Y 16X10	Protected	SAVED
2359	13832053.42	2089151.68	LOAK	18	N	Protected	SAVED
2360	13832072.27	2089122.65	LOAK	18	Y 12X12	Protected	SAVED
2361	13831976.18	2089098.57	LOAK	18	Y 14X8	Protected	SAVED
2365	13831958.15	2089726.08	LOAK	21	N	Protected	SAVED
2370	13832228.72	2089776.42	LOAK	18	N	Protected	SAVED
2372	13832016.56	2089862.10	LOAK	21	N	Protected	SAVED
2373	13831992.86	2089864.48	LOAK	19	N	Protected	SAVED
3501	13830607.64	2089042.30	LOAK	20.5	N	Protected	SAVED
3502	13830598.54	2089025.66	LOAK	18	N	Protected	SAVED
3507	13830186.26	2089275.01	LOAK	22.5	Y 11X8.5X7.5X7.5	Protected	SAVED
3511	13832188.51	2087667.47	LOAK	23.5	N	Protected	SAVED
3512	13830349.72	2088940.62	LOAK	19.5	N	Protected	SAVED
3514	13832203.17	2087670.39	LOAK	23	N	Protected	SAVED
3515	13832502.43	2089725.94	LOAK	18	N	Protected	SAVED
3516	13831359.54	2088732.02	LOAK	19	N	Protected	SAVED
5600	13832791.64	2087601.76	LOAK	21.5	N	Protected	SAVED
5754	13831742.45	2090289.60	LOAK	22	N	Protected	SAVED
5760	13831628.28	2090330.02	LOAK	18	Y 12X12	Protected	SAVED
5767	13831386.25	2090148.09	POAK	19.5	Y 13.5X12.5	Protected	SAVED
5769	13831175.39	2090242.94	LOAK	20	N	Protected	SAVED
5775	13831598.23	2090069.11	LOAK	19	N	Protected	SAVED
5777	13831524.93	2090012.77	CELM	21	N	Protected	SAVED
5779	13831597.78	2089879.71	CELM	23.5	Y 11X10.5X7.5X7	Protected	SAVED

PROTECTED & SAVED TREE TABLE

POINTS							
POINT #	NORTHING	EASTING	SPECIES	SIZE	MULTI-TRUNK	SIZE CLASS	CONDITION
5780	13831679.59	2089902.56	LOAK	18	Y 12.5X11	Protected	SAVED
5781	13831667.14	2089974.96	LOAK	18	N	Protected	SAVED
5782	13831639.92	2089993.27	LOAK	20	N	Protected	SAVED
5784	13831697.87	2089983.27	LOAK	20.5	Y 14X13	Protected	SAVED
5785	13831724.14	2090033.59	LOAK	23	N	Protected	SAVED
5786	13831724.62	2090021.49	LOAK	19.5	N	Protected	SAVED
5789	13831772.49	2089713.69	LOAK	18.5	Y 13.5X10	Protected	SAVED
5795	13831525.17	2089846.13	LOAK	18.5	N	Protected	SAVED
5796	13831524.42	2089841.00	LOAK	19	N	Protected	SAVED
5800	13831465.68	2089868.25	CELM	18.5	Y 10X9.5X7.5	Protected	SAVED
5802	13831455.13	2089731.51	BJO	18.5	N	Protected	SAVED
5803	13831439.12	2089764.70	BJO	18	Y 12.5X11.5	Protected	SAVED
5806	13831332.32	2089768.15	POAK	18	Y 12.5X11	Protected	SAVED
5815	13831247.51	2089918.36	BJO	23	Y 12X11X11	Protected	SAVED
5824	13830959.73	2090217.10	CELM	22	Y 11X9X8X5.5	Protected	SAVED
5829	13830962.53	2090144.86	CELM	19	Y 12.5X8X5	Protected	SAVED
5831	13831009.35	2090019.90	ROAK	18.5	N	Protected	SAVED
5833	13831031.73	2089883.61	BJO	23.5	N	Protected	SAVED
5834	13830917.09	2089918.49	LOAK	20	N	Protected	SAVED
5835	13830728.25	2089961.74	ROAK	22	Y 16X12	Protected	SAVED
5840	13830509.01	2090094.78	POAK	23	N	Protected	SAVED
5841	13830606.36	2090278.76	POAK	18.5	Y 12.5X12	Protected	SAVED
5842	13830601.40	2090099.13	ROAK	23	N	Protected	SAVED
5843	13830605.33	2090052.84	ROAK	23.5	Y 16.5X14.5	Protected	SAVED
5850	13832310.15	2088188.68	LOAK	20.5	N	Protected	SAVED
5852	13832246.81	2088079.52	LOAK	22	N	Protected	SAVED
5855	13832285.38	2088010.90	LOAK	21	N	Protected	SAVED
5856	13832314.84	2087848.84	LOAK	22.5	Y 15.5X14	Protected	SAVED
5858	13832227.42	2087799.02	LOAK	21.5	N	Protected	SAVED
5864	13832361.24	2087381.62	BJO	22.5	N	Protected	SAVED
5865	13832341.08	2087345.13	LOAK	20	N	Protected	SAVED
5867	13832284.75	2087386.70	ROAK	20	N	Protected	SAVED
5869	13832397.39	2087375.99	LOAK	22	N	Protected	SAVED
5870	13832437.15	2087347.78	LOAK	23.5	N	Protected	SAVED
5889	13832387.77	2087775.65	LOAK	23.5	N	Protected	SAVED
5891	13832355.49	2087865.19	LOAK	19.5	N	Protected	SAVED
5895	13832599.62	2087697.15	LOAK	21	Y 14X14	Protected	SAVED
5897	13832699.09	2087642.99	LOAK	20.5	Y 14X13.5	Protected	SAVED
5898	13832681.76	2087612.79	LOAK	20	Y 14X12.5	Protected	SAVED
7001	13830045.29	2089872.03	CELM	18	Y 12X12	Protected	SAVED
7003	13830051.64	2089804.53	LOAK	19	N	Protected	SAVED
7012	13830038.36	2090093.34	BJO	21	Y 11X10X10	Protected	SAVED
7015	13830027.04	2090194.29	LOAK	21	N	Protected	SAVED
7016	13829980.26	2090179.35	CELM	19.5	Y 10X10X9	Protected	SAVED
7017	13830082.39	2090162.39	PCN	21.5	N	Protected	SAVED
7021	13830140.96	2090208.85	BJO	18	Y 12.5X11	Protected	SAVED
7025	13830265.89	2090233.03	LOAK	20.5	Y 17X7	Protected	SAVED
7027	13830478.14	2090317.68	BJO	18	N	Protected	SAVED
7029	13830406.03	2090320.74	LOAK	21	N	Protected	SAVED
7030	13830452.67	2090214.71	LOAK	18	N	Protected	SAVED
7032	13830382.47	2090120.78	POAK	22	Y 12X11X9	Protected	SAVED
7034	13830300.38	2090132.94	ROAK	18	N	Protected	SAVED
7035	13830273.14	2090127.20	ROAK	20	Y 14X12	Protected	SAVED
7046	13830912.55	2089074.99	LOAK	20.5	Y 14.5X12	Protected	SAVED
7055	13830832.98	2089844.87	LOAK	20	Y 14X12	Protected	SAVED
7057	13831029.41	2089806.25	LOAK	18.5	Y 13X11	Protected	SAVED
7062	13831121.06	2089745.60	POAK	18.5	Y 13X11	Protected	SAVED
7064	13831125.49	2089484.14	LOAK	18	Y 13.5X9	Protected	SAVED
7069	13830647.60	2089472.23	LOAK	18.5	Y 13X11	Protected	SAVED
7074	13831002.38	2089440.42	LOAK	19.5	Y 14X11	Protected	SAVED
7077	13831254.75	2089568.31	LOAK	18	N	Protected	SAVED
7078	13831175.82	2089614.43	LOAK	18	N	Protected	SAVED
7082	13831386.46	2089612.05	LOAK	22	N	Protected	SAVED
7083	13831436.39	2089593.04	LOAK	20	N	Protected	SAVED
7090	13831035.39	2089111.13	LOAK	18	N	Protected	SAVED
7091	13831219.01	2089293.03	LOAK	19.5	N	Protected	SAVED
7095	13831032.21	2089020.29	LOAK	20	Y 14X12	Protected	SAVED
7100	13831251.97	2089137.99	LOAK	18	N	Protected	SAVED
7103	13831365.79	2089148.96	LOAK	21	Y 14X14	Protected	SAVED
7115	13831394.54	2089436.44	LOAK	19	Y 14X10	Protected	SAVED
7117	13831613.14	2089412.40	LOAK	19	N	Protected	SAVED
7118	13831668.03	2089327.16	LOAK	19	N	Protected	SAVED
7119	13831687.39	2089338.60	LOAK	20	N	Protected	SAVED
7125	13833099.50	2087743.97	LOAK	20	N	Protected	SAVED
7128	13833264.04	2087342.74	LOAK	21.5	N	Protected	SAVED
7129	13833220.93	2087359.56	LOAK	21.5	Y 18.5X6	Protected	SAVED
7130	13833165.68	2087327.08	LOAK	20	N	Protected	SAVED
7131	13833150.40	2087337.88	LOAK	19	N	Protected	SAVED
7132	13833126.83	2087337.56	LOAK	20	N	Protected	SAVED
7139	13833162.20	2087404.10	LOAK	20	N	Protected	SAVED
7140	13833066.61	2087386.56	LOAK	18	N	Protected	SAVED
7143	13832890.72	2087341.55	LOAK	18	N	Protected	SAVED
7144	13832904.66	2087415.76	LOAK	20	N	Protected	SAVED
7145	13832916.96	2087422.68	LOAK	20	N	Protected	SAVED
7147	13832954.31	2087437.56	LOAK	23	N	Protected	SAVED
7148	13832979.93	2087473.31	LOAK	22	N	Protected	SAVED
7159	13833002.21	2087602.40	LOAK	21	N	Protected	SAVED
7253	13830249.15	2088105.93	LOAK	22	N	Protected	SAVED
7257	13830498.63	2088940.48	LOAK	23	N	Protected	SAVED
7260	13830515.12	2088953.65	LOAK	18	N	Protected	SAVED

PROTECTED & SAVED TREE TABLE

POINTS							
POINT #	NORTHING	EASTING	SPECIES	SIZE	MULTI-TRUNK	SIZE CLASS	CONDITION
9785	13832091.86	2088601.69	LOAK	20.5	N	Protected	SAVED
9795	13832216.89	2088751.31	LOAK	22	N	Protected	SAVED
9800	13832173.03	2088839.57	LOAK	19.5	Y 14X11	Protected	SAVED
9803	13832677.72	2088344.87	LOAK	21	Y 15X12	Protected	SAVED
9805	13832667.05	2088297.97	LOAK	20	Y 12.5X8X7	Protected	SAVED
9811	13832697.13	2088481.62	LOAK	20.5	Y 14.5X12	Protected	SAVED
9812	13832641.82	2088465.21	LOAK	23	N	Protected	SAVED
9813	13832610.69	2088521.74	LOAK	19.5	Y 13X13	Protected	SAVED
9819	13832733.43	2088191.73	LOAK	18.5	N	Protected	SAVED
9827	13832815.17	2088291.37	LOAK	20.5	Y 15X11	Protected	SAVED
9830	13832902.04	2088370.26	LOAK	23	N	Protected	SAVED
9831	13832926.54	2088328.35	LOAK	21	N	Protected	SAVED
9832	13832968.67	2088381.07	LOAK	20	N	Protected	SAVED
9833	13832970.64	2088399.94	LOAK	21	N	Protected	SAVED
9835	13832964.38	2088415.21	LOAK	19	N	Protected	SAVED
9837	13833132.52	2088458.98	LOAK	22.5	Y 19.5X6	Protected	SAVED
9841	13833153.26	2088067.16	LOAK	20	Y 14X12.5	Protected	SAVED
9848	13833091.83	2088212.27	LOAK	19	N	Protected	SAVED
9849	13833131.67	2088244.31	LOAK	20	N	Protected	SAVED
9850	13833130.01	2088257.47	LOAK	18.5	N	Protected	SAVED
9851	13833115.54	2088267.10	LOAK	20	N	Protected	SAVED
9852	13833106.30	2088274.53	LOAK	19	N	Protected	SAVED
9853	13833091.12	2088274.52	LOAK	18	N	Protected	SAVED
9859	13833094.20	2088330.97	LOAK	18	N	Protected	SAVED
9861	13833161.23	2088395.63	LOAK	19	N	Protected	SAVED
9864	13833199.28	2088350.93	LOAK	21.5	Y 17.5X4.5X4	Protected	SAVED
9865	13833180.26	2088336.96	LOAK	21.5	Y 15X7.5X6	Protected	SAVED
9873	13831868.40	2088540.17	LOAK	19.5	Y 14X11	Protected	SAVED
9875	13831836.75	2088589.14	LOAK	19.5	N	Protected	SAVED
9878	13831787.17	2088674.59	LOAK	18	Y 13.5X9.5	Protected	SAVED
9879	13831815.23	2088716.96	LOAK	21	N	Protected	SAVED
9880	13831845.17	2088725.04	LOAK	19	Y 14.5X9.5	Protected	SAVED
9882	13831899.58	2088824.60	POAK	20	Y 13.5X13	Protected	SAVED
9883	13831905.85	2088824.60	POAK	21	Y 12X10X8.5	Protected	SAVED
9890	13831891.50	2089111.90	LOAK	18	Y 8.5X7.5X6.5X5	Protected	SAVED
9892	13831845.60	2089312.89	BJO	19	Y 13X12.5	Protected	SAVED
9899	13831401.20	2088793.31	LOAK	23.5	N	Protected	SAVED
9902	13832090.42	2088839.10	LOAK	20	N	Protected	SAVED
9907	13832072.30	2088870.12	LOAK	21	Y 15.5X11.5	Protected	SAVED
9909	13832131.85	2088906.19	LOAK	18	N	Protected	SAVED
9911	13831991.09	2088971.16	LOAK	18.5	N	Protected	SAVED
9913	13832008.93	2089016.47	LOAK	21	N	Protected	SAVED
9914	13832041.04	2089010.66	LOAK	18	N	Protected	SAVED
9916	13832144.80	2088963.28	LOAK	20.5	N	Protected	SAVED
9918	13832181.97	2089003.62	LOAK	20	N	Protected	SAVED
9919	13832228.55	2089032.33	LOAK	19	N	Protected	SAVED
9920	13832448.01	2089158.07	LOAK	18.5	Y 12.5X12.5	Protected	SAVED
9921	13832487.02	2089091.07	LOAK	22	N	Protected	SAVED
9922	13832564.61	2089128.72	LOAK	20	N	Protected	SAVED
9923	13832558.73	2089144.30	LOAK	18.5	N	Protected	SAVED
9937	13832194.65	2089002.77	LOAK	20.5	Y 17.5X6	Protected	SAVED
9938	13832201.71	2088864.51	LOAK	21.5	Y 16.5X10.5	Protected	SAVED
9945	13832688.83	2088848.52	LOAK	18.5	Y 14X9	Protected	SAVED
9949	13832516.29	2088604.76	LOAK	18.5	Y 14X9.5	Protected	SAVED
9952	13832357.11	2088565.92	LOAK	20	N	Protected	SAVED
9955	13832482.71	2088808.00	LOAK	18.5	N	Protected	SAVED
9956	13832388.40	2088813.39	LOAK	21.5	N	Protected	SAVED
9963	13832240.22	2088520.88	LOAK	18	Y 13.5X9.5	Protected	SAVED
9964	13832251.49	2088489.20	LOAK	19.5	N	Protected	SAVED
9965	13832229.82	2088477.40	LOAK	19.5	Y 10.5X9.5X9	Protected	SAVED
9967	13832180.83	2088476.65	LOAK	20	Y 10.5X10X9	Protected	SAVED
9969	13832146.26	2088444.87	LOAK	20.5	Y 14X13.5	Protected	SAVED
9971	13832310.43	2088374.51	LOAK	20	Y 13.5X13.5	Protected	SAVED
9972	13832327.87	2088454.50	LOAK	20	N	Protected	SAVED
9974	13832301.96	2088335.85	LOAK	18.5	N	Protected	SAVED
9977	13832283.82	2088291.67	LOAK	18	Y 13X10	Protected	SAVED
9979	13832355.32	2088240

Exhibit A - Amended Post Oak Subdivision Phase 1 Tree Removal and Preservation Plan

NOT PROTECTED TREE TABLE

POINTS

POINT #	NORTHING	EASTING	SPECIES	SIZE	MULTI-TRUNK	SIZE CLASS
1602	13831550.09	2088852.34	LOAK	17	N	Not Protected
1603	13831507.37	2088876.91	LOAK	17.5	N	Not Protected
1604	13831513.57	2088913.84	LOAK	17.5	Y 12X11	Not Protected
1609	13831539.15	2088988.75	LOAK	17.5	Y 12X11.5	Not Protected
1610	13831609.35	2088932.27	LOAK	15	Y 11X8.5	Not Protected
1614	13831743.32	2088841.92	LOAK	17	Y 9X9X7	Not Protected
1615	13831695.84	2088728.52	LOAK	16.5	Y 11X11	Not Protected
1622	13831571.22	2088622.47	LOAK	17.5	Y 12X11.5	Not Protected
1629	13831788.15	2088934.82	LOAK	17	Y 9X8.5X8	Not Protected
1631	13831747.43	2089010.72	LOAK	15	Y 11X8	Not Protected
1641	13832752.27	2087943.69	LOAK	17	N	Not Protected
1649	13832896.06	2087978.03	LOAK	14.5	Y 10.5X8	Not Protected
1650	13832898.29	2087957.93	LOAK	15.5	Y 11X9.5	Not Protected
1967	13833312.12	2087663.69	LOAK	16.5	Y 8X7X5X5	Not Protected
1969	13833287.63	2089199.30	LOAK	16.5	Y 12X9.5	Not Protected
1972	13832859.62	2089138.65	LOAK	16	Y 11X10	Not Protected
1975	13830506.94	2089214.16	LOAK	15.5	Y 9X7X6.5	Not Protected
2307	13831917.74	2090241.44	LOAK	17	N	Not Protected
2308	13832032.42	2090274.67	LOAK	15	N	Not Protected
2309	13832084.23	2090211.98	LOAK	15.5	N	Not Protected
2313	13832219.73	2090046.27	LOAK	17.5	Y 12X11	Not Protected
2315	13832244.92	2090017.17	LOAK	16	N	Not Protected
2316	13832206.80	2090008.14	LOAK	16	N	Not Protected
2317	13832192.96	2090000.15	LOAK	16.5	N	Not Protected
2322	13832341.35	2089762.76	LOAK	15	N	Not Protected
2323	13832382.12	2089747.47	LOAK	13.5	N	Not Protected
2324	13832373.08	2089702.11	LOAK	16	Y 11X10	Not Protected
2325	13832417.16	2089689.24	BJO	16.5	N	Not Protected
2329	13832381.46	2089625.94	LOAK	14.5	N	Not Protected
2339	13832338.89	2089360.92	LOAK	16	N	Not Protected
2346	13832160.63	2089372.54	LOAK	17.5	N	Not Protected
2348	13832267.78	2089132.72	LOAK	17	N	Not Protected
2357	13832052.49	2089231.91	LOAK	14.5	N	Not Protected
2358	13832058.65	2089198.91	BJO	14	N	Not Protected
2362	13831943.07	2089321.50	LOAK	14	N	Not Protected
2363	13831954.47	2089328.83	LOAK	17	Y 14X6.5	Not Protected
2366	13831903.74	2089611.31	LOAK	15.5	N	Not Protected
2368	13832141.03	2089471.67	LOAK	16	N	Not Protected
2369	13832248.79	2089722.95	LOAK	16.5	N	Not Protected
2371	13831994.68	2089899.50	CELM	17.5	N	Not Protected
3506	13830524.27	2089121.29	LOAK	16	N	Not Protected
3508	13830428.17	2089119.36	LOAK	16	Y 12.5X7	Not Protected
3513	13830182.87	2089104.75	ROAK	16	Y 11.5X9	Not Protected
5752	13831747.65	2090245.23	CELM	17.5	N	Not Protected
5761	13831601.84	2090307.48	LOAK	17.5	Y 12X11.5	Not Protected
5763	13831503.47	2090264.71	LOAK	17	Y 9.5X9X6.5	Not Protected
5764	13831448.95	2090217.21	LOAK	17	N	Not Protected
5765	13831462.90	2090322.71	LOAK	14	N	Not Protected
5766	13831423.99	2090158.99	CELM	15.5	Y 10.5X10	Not Protected
5768	13831205.66	2090264.63	POAK	17	N	Not Protected
5770	13831199.44	2090196.28	POAK	14	N	Not Protected
5771	13831357.77	2090082.49	LOAK	14	N	Not Protected
5773	13831630.25	2090115.19	CELM	14	N	Not Protected
5774	13831564.82	2090119.36	CELM	14.5	N	Not Protected
5776	13831607.21	2090039.68	CELM	16	N	Not Protected
5778	13831382.99	2090059.24	LOAK	14.5	N	Not Protected
5787	13831711.34	2089820.68	LOAK	17.5	N	Not Protected
5788	13831718.40	2089790.02	LOAK	17.5	Y 12.5X10	Not Protected
5791	13831677.93	2089637.13	LOAK	14	N	Not Protected
5792	13831665.22	2089688.37	LOAK	13	N	Not Protected
5793	13831577.12	2089786.72	LOAK	13.5	Y 9X9	Not Protected
5794	13831570.88	2089853.21	POAK	17	N	Not Protected
5797	13831423.20	2089872.42	POAK	15.5	N	Not Protected
5798	13831364.84	2089885.24	POAK	14.5	N	Not Protected
5799	13831421.21	2089823.76	POAK	14	N	Not Protected
5801	13831504.92	2089767.11	POAK	17	N	Not Protected
5804	13831413.15	2089775.69	CELM	17.5	Y 14X7	Not Protected
5805	13831375.86	2089813.47	BJO	16	N	Not Protected
5807	13831299.35	2089784.78	POAK	17	Y 12X10.5	Not Protected
5808	13831317.72	2089741.66	CELM	16	Y 8.5X8X7	Not Protected
5809	13831385.22	2089762.96	LOAK	15.5	N	Not Protected
5810	13831406.41	2089713.61	CELM	14.5	N	Not Protected
5811	13831360.15	2089673.90	CELM	14.5	Y 11X7.5	Not Protected
5812	13831247.55	2089806.67	POAK	15.5	Y 11X9.5	Not Protected
5813	13831278.88	2089841.97	POAK	14	N	Not Protected
5814	13831273.74	2089867.01	POAK	14	N	Not Protected
5818	13831278.54	2090138.75	CELM	16.5	Y 12.5X8	Not Protected
5819	13831371.77	2090273.38	LOAK	17.5	N	Not Protected
5820	13831254.94	2090123.10	LOAK	14	N	Not Protected
5821	13831095.39	2090110.18	CELM	15.5	Y 13.5X4	Not Protected
5822	13831059.99	2090163.18	POAK	17	N	Not Protected
5823	13831028.64	2090189.47	BJO	17	Y 12X10	Not Protected
5825	13830928.34	2090202.50	BJO	16.5	N	Not Protected
5826	13830871.56	2090208.38	BJO	16	N	Not Protected
5827	13830865.93	2090167.09	LOAK	14.5	N	Not Protected
5828	13830897.35	2090159.41	POAK	17	Y 12X10.5	Not Protected
5830	13831016.43	2090064.67	LOAK	16.5	N	Not Protected
5832	13831054.60	2089848.06	BJO	15.5	N	Not Protected
5836	13830530.42	2089961.54	LOAK	15	Y 10X10	Not Protected
5837	13830468.66	2090009.60	LOAK	14.5	N	Not Protected

NOT PROTECTED TREE TABLE

POINTS

POINT #	NORTHING	EASTING	SPECIES	SIZE	MULTI-TRUNK	SIZE CLASS
5839	13830482.68	2090103.63	POAK	16	N	Not Protected
5844	13831115.76	2090161.90	LOAK	14.5	N	Not Protected
5848	13832393.77	2088077.90	LOAK	16.5	N	Not Protected
5849	13832321.37	2088089.33	LOAK	17	N	Not Protected
5859	13832213.39	2087691.19	LOAK	14.5	N	Not Protected
5860	13832308.11	2087662.84	LOAK	15.5	N	Not Protected
5862	13832366.49	2087581.92	LOAK	14.5	N	Not Protected
5873	13832460.20	2087421.42	LOAK	16	N	Not Protected
5882	13832436.74	2087520.22	LOAK	15.5	Y 10.5X10	Not Protected
5883	13832421.93	2087604.27	LOAK	17	N	Not Protected
5885	13832461.14	2087619.98	LOAK	17	N	Not Protected
5893	13832411.03	2087744.56	LOAK	17	Y 12.5X9.5	Not Protected
5894	13832572.19	2087642.35	LOAK	15	N	Not Protected
7002	13830050.33	2089864.43	CELM	15	Y 12X6	Not Protected
7004	13830106.90	2089755.08	CELM	15	N	Not Protected
7005	13830181.40	2089744.21	LOAK	15	N	Not Protected
7006	13830291.82	2089450.07	LOAK	17	N	Not Protected
7007	13830346.08	2089481.92	LOAK	16	N	Not Protected
7008	13830324.54	2089622.59	LOAK	17	N	Not Protected
7009	13830280.03	2089681.00	LOAK	15	N	Not Protected
7010	13830363.62	2089699.31	LOAK	16	Y 12X8.5	Not Protected
7018	13830110.56	2090185.54	LOAK	17	N	Not Protected
7019	13830092.37	2090231.99	LOAK	15	N	Not Protected
7020	13830110.52	2090216.79	BJO	16	Y 11X10	Not Protected
7022	13830150.91	2090154.31	CELM	15	N	Not Protected
7023	13830266.72	2090173.26	ROAK	17	Y 12X10	Not Protected
7024	13830327.67	2090196.82	LOAK	15	N	Not Protected
7026	13830360.88	2090268.51	LOAK	17	Y 13X8	Not Protected
7028	13830434.72	2090329.56	POAK	16	Y 11X10	Not Protected
7031	13830424.77	2090134.93	BJO	15	N	Not Protected
7033	13830328.77	2090071.08	ROAK	17	N	Not Protected
7037	13830252.77	2089847.48	LOAK	16.5	Y 11.5X10	Not Protected
7038	13830280.22	2089838.95	LOAK	16	N	Not Protected
7039	13830264.91	2089797.21	LOAK	17.5	N	Not Protected
7040	13830347.11	2089966.21	LOAK	17.5	N	Not Protected
7042	13830255.92	2089967.60	CELM	15	N	Not Protected
7047	13830922.58	2089077.79	LOAK	15	N	Not Protected
7048	13830879.84	2089070.71	LOAK	17	Y 12X10	Not Protected
7049	13830559.04	2089598.61	LOAK	15	N	Not Protected
7050	13830464.87	2089737.93	CELM	17	N	Not Protected
7052	13830734.59	2089802.86	CELM	15	N	Not Protected
7053	13830706.94	2089792.58	BJO	15	N	Not Protected
7054	13830784.14	2089860.42	LOAK	16	Y 11X10	Not Protected
7058	13830989.29	2089844.23	POAK	15	N	Not Protected
7059	13831066.22	2089808.23	POAK	16	N	Not Protected
7060	13831111.56	2089809.22	BJO	16	N	Not Protected
7061	13831070.57	2089778.04	LOAK	16.5	Y 11.5X10	Not Protected
7063	13831124.71	2089624.11	LOAK	17	N	Not Protected
7066	13831142.99	2089448.50	LOAK	15	N	Not Protected
7068	13830722.17	2089420.73	LOAK	15	N	Not Protected
7070	13830586.08	2089603.54	LOAK	15	N	Not Protected
7071	13830581.63	2089609.09	LOAK	17.5	Y 13X9	Not Protected
7072	13830783.08	2089729.79	LOAK	15	N	Not Protected
7073	13830846.58	2089460.30	LOAK	16.5	Y 11.5X10	Not Protected
7075	13830988.19	2089615.78	LOAK	17	N	Not Protected
7076	13830981.47	2089709.85	LOAK	15	N	Not Protected
7079	13831217.17	2089734.32	ROAK	17	N	Not Protected
7080	13831207.39	2089700.68	POAK	15	N	Not Protected
7081	13831248.50	2089721.42	POAK	17	N	Not Protected
7084	13831842.68	2089477.00	LOAK	16	N	Not Protected
7085	13831746.82	2089488.53	LOAK	16	Y 11X10	Not Protected
7086	13831654.34	2089589.03	LOAK	17.5	Y 12.5X10	Not Protected
7087	13831620.47	2089544.96	LOAK	15	N	Not Protected
7088	13831478.41	2089503.94	LOAK	15	N	Not Protected
7089	13831391.77	2089548.74	LOAK	17	N	Not Protected
7094	13831188.40	2089113.99	LOAK	15	N	Not Protected
7096	13831150.97	2089001.24	LOAK	16.5	Y 12X9	Not Protected
7097	13831190.57	2089038.05	LOAK	17	Y 12X10	Not Protected
7099	13831250.67	2089074.27	LOAK	16	N	Not Protected
7101	13831311.52	2089161.45	LOAK	17	N	Not Protected
7102	13831306.41	2089175.59	LOAK	15	N	Not Protected
7104	13831364.01	2089135.31	LOAK	15	N	Not Protected
7105	13831276.66	2089068.50	LOAK	16	Y 11X10	Not Protected
7106	13831326.86	2089211.49	LOAK	16	Y 11X10	Not Protected
7107	13831299.54	2089261.48	LOAK	17	Y 12X10	Not Protected
7109	13831470.02	2089244.04	LOAK	15	N	Not Protected
7110	13831473.36	2089275.99	LOAK	17.5	N	Not Protected
7111	13831488.45	2089254.49	LOAK	17	N	Not Protected
7112	13831505.50	2089266.02	LOAK	16.5	N	Not Protected
7114	13831415.14	2089405.28	LOAK	16	N	Not Protected
7116	13831520.75	2089446.14	LOAK	15	N	Not Protected
7120	13831700.29	2089335.97	LOAK	17	N	Not Protected
7121	13831733.99	2089279.21	LOAK	16	N	Not Protected
7127	13833265.07	2087488.13	LOAK	16	N	Not Protected
7149	13832976.41	2087508.80	LOAK	16	N	Not Protected
7150	13833016.40	2087525.57	BJO	17	N	Not Protected
7251	13830168.70	2088116.51	LOAK	15	N	Not Protected
7252	13830202.29	2088118.40	LOAK	16.5	Y 12X9	Not Protected
7254	13830248.95	2088089.14	LOAK	14	N	Not Protected
7255	13830292.79	2088109.56	LOAK	16	N	Not Protected

NOT PROTECTED TREE TABLE

POINTS

POINT #	NORTHING	EASTING	SPECIES	SIZE	MULTI-TRUNK	SIZE CLASS
7258	13830415.05	2089000.55	LOAK	17	Y 12X10	Not Protected
7259	13830462.02	2089007.39	LOAK	16	N	Not Protected
9789	13832064.81	2088748.79	LOAK	17.5	Y 12X11	Not Protected
9796	13832205.59	2088642.49	LOAK	17.5	N	Not Protected
9799	13832171.51	2088801.99	LOAK	17.5	Y 12X11.5	Not Protected
9816	13832591.64	2088163.77	LOAK	16.5	Y 10X7X6.5	Not Protected
9817	13832628.89	2088229.87	LOAK	16	Y 11.5X9.5	Not Protected
9818	13832716.47	2088235.82	LOAK	16	N	Not Protected
9820	13832664.94	2088168.03	LOAK	15.5	Y 11X9	Not Protected
9823	13832860.34	2088174.15	LOAK	17	Y 12X10	Not Protected
9824	13832910.12	2088259.91	LOAK	17	N	Not Protected
9828	13832818.88	2088367.07	LOAK	15	N	Not Protected
9829	13832886.56	2088323.58	LOAK	17	N	Not Protected
9839	13833247.14	2088159.78	LOAK	14	Y 10.5X7.5	Not Protected
9856	13832989.68	2088281.43	LOAK	16.5	Y 9X9X6	Not Protected
9857	13832975.55	2088274.61	LOAK	15	N	Not Protected
9858	13832970.43	2088303.68	LOAK	17.5	N	Not Protected
9860	13833049.36	2088351.33	LOAK	15	N	Not Protected
9862	13833156.46	2088369.69	LOAK	14.5	Y 8X7X6.5	Not Protected
9863	13833189.13	2088371.05	LOAK	17	N	Not Protected
9866	13831957.18	2088621.30	LOAK	16.5	Y 11X11	Not Protected
9868	13831950.92	2088550.36	LOAK	17.5	N	Not Protected
9881	13831880.84	2088796.84	POAK	16	Y 11.5X9	Not Protected
9891	13831871.20	2089272.59	LOAK	14.5	Y 11X7	Not Protected
9894	13831593.19	2089194.00	LOAK	17.5	N	Not Protected
9900	13831257.58	2088846.54	LOAK	16.5	Y 11X11	Not Protected
9905	13832056.74	2088861.76	LOAK	17	N	Not Protected
9912	13831970.38	2089008.84	LOAK	16.5	Y 11.5X10.5	Not Protected
9924	13832417.69	2089081.11	LOAK	15.5	Y 10.5X10.5	Not Protected
9925	13832493.96	2089033.03	LOAK	15	N	Not Protected
9927	13832513.81	2088970.19	LOAK	15.5	N	Not Protected
9928	13832501.55	2088963.29	GB	8	N	Not Protected
9939	13832275.65	2088876.18	LOAK	16	N	Not Protected
9940	13832429.32	2088887.57	LOAK	16	Y 9X8.5X5.5	Not Protected
9941	13832446.26	2088876.08	LOAK	17.5	Y 10X9.5X5.5	Not Protected
9942	13832531.18	2088858.79	LOAK	15.5	N	Not Protected
9950	13832517.73	2088600.65	CDR	14.5	Y 12X5	Not Protected
9951	13832499.53	2088574.30	LOAK	17	Y 9X8.5X8	Not Protected
9953	13832466.13	2088725.86	LOAK	15	N	Not Protected
9954	13832460.08	2088733.32	LOAK	17.5	N	Not Protected
9957	13832301.93	2088767.70	LOAK	15	N	Not Protected
9958	13832370.07	2088735.67	LOAK	14.5	N	Not Protected
9960	13832368.39	2088484.92	LOAK	16	N	Not Protected
9966	13832193.31	2088475.83	LOAK	16	Y 12.5X7.5	Not Protected
9968	13832177.72	2088488.56	LOAK	15.5	Y 12X7	Not Protected
9970	13832269.70	2088382.85	LOAK	17	N	Not Protected
9975	13832256.02	2088324.96	LOAK	16.5	Y 10X7X6.5	Not Protected
9984	13832573.09	2088314.10	LOAK	15	N	Not Protected
9985	13832385.50	2088402.78	LOAK	15.5	N	Not Protected
9986	13832477.55	2088517.17	LOAK	17	Y 12X10.5	Not Protected
9987	13832515.62	2088479.09	LOAK	16	Y 12.5X7.5	Not Protected
9989	13832698.51	2088552.79	LOAK	16	N	Not Protected
9999	13832758.88	2088834.55	LOAK	15	N	Not Protected

NOT PROTECTED TREE TOTAL=233

SPECIES KEY	
SHORTENED	FULL NAME
BJO	BLACK JACK OAK
CELM	CEDAR ELM
GB	GUM BUMELIA
LOAK	LIVE OAK
PCN	PECAN
POAK	POST OAK
ROAK	RED OAK

NO.	REVISION	DATE

This document is released for INTERIM REVIEW purposes ONLY under the authorization of Matthew Geistweidt, P.E. #118861 on 1/5/26. This document is not to be used for CONSTRUCTION.

PAPE-DAWSON
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

POST OAK PHASE 1
CITY OF FAIR OAKS RANCH, TEXAS
MASTER TREE INVENTORY

PLAT NO. N/A
JOB NO. 13903-02
DATE JANUARY 2026
DESIGNER DL
CHECKED WH DRAWN SR
SHEET T6.02

Date: January 15, 2026, 2:23 PM - User ID: dburrows
File: P:\139\03\02\Design\Civil\Trees\Master Tree Plan 1390302.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.

Exhibit B - Post Oak Subdivision Phase I Aerial Site Map Showing Right of Ways, Drainage and Open Green Spaces

Post Oak Subdivision Phase I

Tree Removal and Preservation Plan (TRPP)
February 5, 2026

Aithne Loeblich
Environmental Program Manager

Introduction

- December 15, 2025, a preliminary plat and Tree Removal and Preservation Plan establishing Post Oak Subdivision Phase I was submitted to the Public Works Department by Pape-Dawson
  - Consists of:
    - 60 single family residential 1-acre lots
    - 5 lots green space for drainage areas

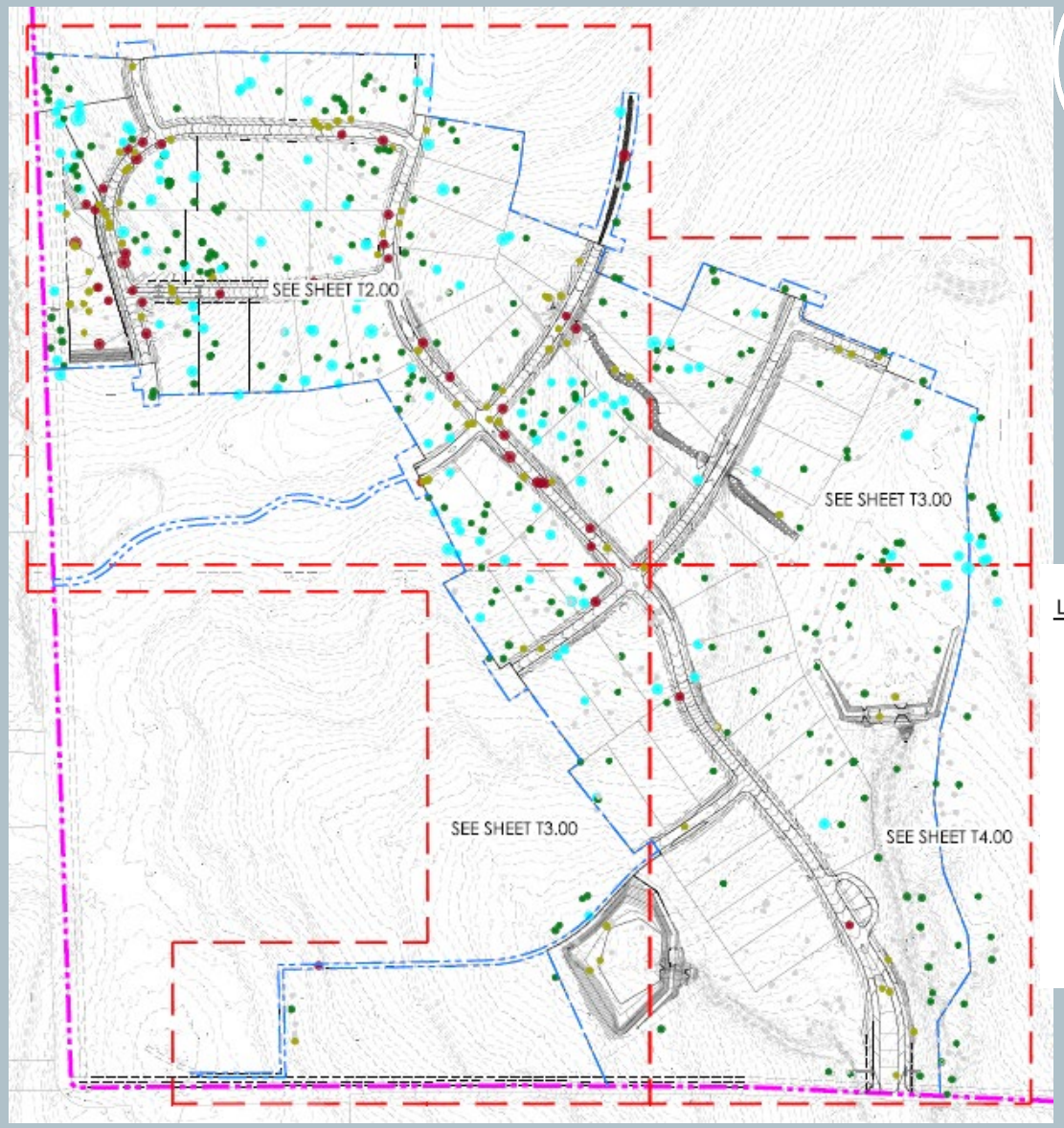


Exhibit B

Post Oak Subdivision Phase I Aerial Site Map showing:

- Right-of-Ways in gray
- Open space in green
- Drainage in blue slashes

Old Ch. 10 Subdivision Regulations

Article III, Section 6 Tree and Habitat Protection:

- "Unlawful for any person to remove, destroy, or cause the removal or destruction of any tree which is 9 caliper inches in size or larger (protected tree) and which is located on an undeveloped tract of land within the city limits or extraterritorial jurisdiction (ETJ) without submitting a Tree Removal and Preservation Plan with the preliminary plat."
- And, "For new construction on a [an] undeveloped tract, a Tree Removal and Preservation Plan identifying the location, species, caliper and approximate canopy coverage of all healthy trees which are 9 caliper inches in size or larger when measured at 4-½ feet above the ground shall be submitted with the preliminary plat."

Development Agreement (DA)

Additional tree mitigation requirements

- Developer shall be bound by a submitted and approved tree plan reflecting:
  a) Mitigation of one 2.5 caliper inch tree for every caliper 18-inch — 24-inch tree removed
  b) Addressing tree islands within designated right-of-way(s)
  c) Removal of trees 24 caliper inches and larger will require the mitigation of three 2.5 caliper inch trees for each tree removed (this is in accordance with Chapter 10 Subdivision Regulations)
  d) Any minor amendments to the tree plan shall be approved administratively

Heritage Trees To Be Removed

3:1 Ratio for # of 2.5" Trees To Be Replanted

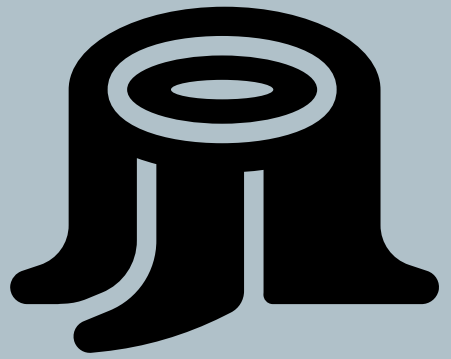
Tree #	Species	Tree Size (dia")
1506	Live Oak	25.5
1508	Live Oak	27.5
1607	Live Oak	29.5
1630	Live Oak	27
1632	Live Oak	25
1636	Live Oak	29
1677	Live Oak	27.5
1679	Live Oak	25
1685	Live Oak	38.5
1686	Live Oak	29
1688	Live Oak	36.5
1691	Live Oak	24.5
1692	Live Oak	26.5
1693	Live Oak	27
1971	Live Oak	36.5
2350	Live Oak	32
2364	Live Oak	28

Tree #	Species	Tree Size (dia")
5861	Live Oak	30
5863	Live Oak	32.5
5879	Live Oak	27
5881	Live Oak	25.5
5886	Live Oak	26.5
5887	Live Oak	25
7051	Live Oak	24
7093	Live Oak	26.5
7108	Live Oak	26
7134	Live Oak	31.5
7141	Live Oak	28
7142	Live Oak	27
7146	Live Oak	27.5
7153	Live Oak	33
7155	Live Oak	28
7158	Live Oak	27.5
7256	Live Oak	24

Tree #	Species	Tree Size (dia")
9784	Live Oak	26.5
9793	Live Oak	28.5
9797	Live Oak	26
9802	Live Oak	29
9807	Live Oak	25
9808	Live Oak	26.5
9815	Live Oak	24
9836	Live Oak	29.5
9855	Live Oak	26.5
9872	Live Oak	25
9885	Live Oak	30.5
9886	Live Oak	25.5
9887	Live Oak	29
9895	Live Oak	27.5
9896	Live Oak	25
9903	Live Oak	29
9904	Live Oak	35

Tree #	Species	Tree Size (dia")
9930	Live Oak	24
9931	Live Oak	29
9959	Live Oak	29.5
9983	Live Oak	25

* Bolded trees in blue have now been amended from removed to be saved



Protected Trees To Be Removed

1:1 Ratio for # of 2.5" Trees To Be Replanted

Tree #	Species	Tree Size (dia")
1501	Live Oak	19
1502	Live Oak	22.5
1503	Live Oak	19.5
1504	Live Oak	21.5
1505	Live Oak	22
1507	Live Oak	19
1633	Live Oak	23.5
1634	Live Oak	18.5
1638	Live Oak	20
1659	Live Oak	21
1682	Cedar Elm	19
1683	Live Oak	21.5
1684	Cedar Elm	22.5
1687	Live Oak	22.5
1689	Live Oak	23.5
1690	Live Oak	19
1694	Live Oak	21.5

Tree #	Species	Tree Size (dia")
1695	Blackjack Oak	20.5
2318	Live Oak	18
2320	Live Oak	21
2321	Live Oak	21
2347	Live Oak	21
2349	Live Oak	21
3505	Live Oak	23
3509	Live Oak	19.5
3510	Live Oak	21
5790	Live Oak	21.5
5816	Post Oak	19
5817	Red Oak	21.5
5838	Live Oak	18
5872	Live Oak	23.5
5874	Live Oak	18
5875	Live Oak	18.5
5876	Live Oak	19
5877	Live Oak	23

Tree #	Species	Tree Size (dia")
5878	Live Oak	22
5880	Live Oak	19
5884	Live Oak	20.5
7011	Post Oak	18.5
7036	Post Oak	20.5
7041	Live Oak	19
7043	Live Oak	20
7064	Live Oak	18
7065	Live Oak	22.5
7067	Live Oak	18
7126	Live Oak	20
7144	Live Oak	20
7145	Live Oak	20
7147	Live Oak	23
7148	Live Oak	22
7151	Live Oak	19
7152	Live Oak	18
7154	Live Oak	19.5

Protected Trees To Be Removed

1:1 Ratio for # of 2.5" Trees To Be Replanted

Tree #	Species	Tree Size (dia")
7156	Live Oak	21
7250	Live Oak	20
9786	Live Oak	19.5
9787	Live Oak	20
9788	Live Oak	23
9790	Live Oak	23.5
9791	Live Oak	21.5
9792	Live Oak	18
9794	Live Oak	19
9801	Live Oak	19.5
9806	Live Oak	20
9809	Live Oak	18
9810	Live Oak	19.5
9812	**Live Oak**	**23**
9834	Live Oak	19
9843	Live Oak	20.5
9844	Live Oak	18.5

Tree #	Species	Tree Size (dia")
9845	Live Oak	21.5
9846	Live Oak	21
9847	Live Oak	23
9854	Live Oak	19
9869	Live Oak	21.5
9870	Live Oak	19.5
9871	Live Oak	19
9884	Post Oak	23.5
9893	Live Oak	20.5
9897	Live Oak	20.5
9898	Live Oak	20.5
9926	Live Oak	18
9929	Live Oak	22.5
9932	Live Oak	19
9933	Live Oak	23.5
9934	Live Oak	18
9943	Live Oak	18

Tree #	Species	Tree Size (dia")
9944	Live Oak	23.5
9961	Live Oak	23
9963	**Live Oak**	**18**
9972	**Live Oak**	**20**
9993	Live Oak	18.5
10000	**Live Oak**	**19**

Bolded trees in blue have now been amended from removed to be saved

* Trees in red with an asterisk have been changed to be removed

Grand Totals

Type of Tree To Be Removed	Total # of Trees	Mitigation Ratio	# Trees To Be Replanted
Heritage	42	3:1	126
Protected	83	1:1	83
Grand Totals	125		209

Notes on the TRPP state 4 trees shall be planted per lot on 64 lots which provides 256 trees which yields a surplus of 47 mitigation trees

Staff Recommendation

- Staff has reviewed the Post Oak Subdivision Phase 1 TRPP and recommends approval based on conformance with the City's previous subdivision ordinance Article III, Section 6 and the Development Agreement

CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC:	Consideration and possible action approving the Post Oak Subdivision Phase I Preliminary Plat, establishing a total of 65 lots, from the applicant and property owner Far Project SPV, LPC
DATE:	February 5, 2026
DEPARTMENT:	Public Works & Engineering
PRESENTED BY:	Jessica Relucio, ENV SP, City Planner

INTRODUCTION / BACKGROUND:
In December 2025, staff received a Preliminary Plat application from Pape-Dawson Consulting Engineers, LLC, on behalf of the property owner, Far Project SPV, LP, for Post Oak Subdivision Phase I creating 65 lots on 85.827 acres consisting of 60 one-acre minimum single-family residential lots and five (5) greenbelt or drainage easement lots. The development is generally located north of the intersection of Rolling Acres Trail and Ammann Road, and bordered by Ammann Road to the south and west.

In alignment with the approved Development Agreement dated August 2025, this is the first of four phases for the approximately 344-acre Post Oak subdivision. The Agreement states that the development standards at the conception of the Agreement — Chapter 10 Subdivision Regulations — shall apply. Additional standards included in Article 3, Section 3.02(a) of the Agreement, also apply:

- Minimum lot frontages of 120 feet; cul-de-sacs and knuckle-sacs with a minimum lot frontage of 100 feet.
- Owner shall comply with the City of Fair Oaks Ranch Unified Development Code, Section 9.7 Drainage and Erosion Control Standards with the exception of 9.7 (1)(d) which shall apply as follows:Downstream impacts of increased impervious area resulting from development will be mitigated through detention and/or green infrastructure. Peak runoff control will be provided for the 100-year, 10-year, and 2-year storms such that post-development flows from the subject project meet or are less than pre-development flows as determined by a drainage study.

In September 2025, the City Council approved the future land use map (FLUM) amendment and zoning designation as Neighborhood Residential (NR), which requires a minimum lot size of one acre. The development has a Public Improvement District (PID) to finance public infrastructure and improvements within the property, including roads, utilities, drainage, parks, sidewalks, landscaping, lighting, and other infrastructure. A comprehensive overview was provided by staff at the City Council meeting in July 2025. The City will provide water service, and lots will use on-site septic systems.

On January 8, 2026, the Planning and Zoning Commission considered the Preliminary Plat for Phase I including conditional requirements listed in the section titled Recommendation/Proposed Motion. P&Z recommended approval to City Council.

Pursuant to Texas Local Government Code Chapter 212 and the Unified Development Code (UDC) Chapters 2 and 3, City Council shall approve, approve with conditions, or disapprove the preliminary plat within 30 days after the date the preliminary plat is approved by the Planning and Zoning Commission. After approval, the applicant will prepare and submit construction plans and a Final Plat Application.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:

1. The City complies with state statutes and the City's UDC relative to platting.
2. Aligns with Priority 2.1 of the Strategic Action Plan in managing the physical development of the City in accordance with the Comprehensive Plan.
3. The benefits to the citizens have been contributed in the following ways:
    a. The approved amended development agreement dated August 2025 reflects a significant reduction in lots from the original agreement of 635 to 227, enables the preservation of geological and drainage features on site, and reduces future demands on the City's water supply and transportation infrastructure.
    b. Meets the approved amended Concept Plan.
    c. Abides to the zoning regulations for Neighborhood Residential — one (1) acre minimum lot size.
    d. Abides to the Future Land Use Map regulations for Neighborhood Residential — one (1) acre minimum lot size.

LONGTERN FINANCIAL & BUDGETARY IMPACT:
N / A

LEGAL ANALYSIS:
All applicable regulations for the preliminary plat have been met.

RECOMMENDATION / PROPOSED MOTION:
I move to approve the Preliminary Plat for Post Oak Subdivision Phase I with the following conditions:

1. The developer shall correct the Mayor's signature block to include "Subdivision" to state "Post Oak Subdivision Phase 1" on sheets 2-7.
2. The developer shall edit GENERAL NOTES and remove "Private streets" from note 1 on sheet 1 since there are no private streets.
3. The developer shall revise Blk 7 Lot 6 street frontage length of about 98 feet to meet the minimum required of 120 feet. Please address accordingly on sheet 2.
4. The developer shall label lot 21 as "Greenbelt" and designate the location of the detention pond as a "Drainage Easement." Lot 21 is still missing a label on sheets 3, 4, and 5.
5. The developer shall address all comments and obtain approval of the Stormwater

Management Plan from the Engineering Manager.

6. State under a new section “Temporary Easements” or under “General Notes” that “Temporary easement shown hereon is granted for construction and related purposes, such as drainage easements, and shall terminate upon completion of construction and acceptance of improvements. Upon termination of the temporary easement, the easement area shall be restored to a condition reasonably similar to its pre-construction state.” Then, remove the reference to Document No., under the Legends Table on each sheet.

EXHIBITS:

Exhibit A — Location Map
Exhibit B — Subject Property Aerial Map
Exhibit C — Post Oak Concept Plan
Exhibit D — Universal Application, Specific Application (Preliminary Plat), and the Preliminary Plat

Exhibit A

JOB NO. 13903-02
DATE NOVEMBER 2025
DESIGNER DL
CHECKED WH DRAWN JG
SHEET EX 1

POST OAK PHASE 1

KENDALL COUNTY, TEXAS

LOCATION MAP

PAPE-DAWSON
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

Date: October 3, 2025, 2:41 PM — User ID: julian.garcia
File: \\pape-dawson.com\sat-pd\139\03\02\Design\Exhibits\SWMP

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Exhibit B

AERIAL MAP

Post Oak
Subdivision
418 Ammann Rd
Fair Oaks Ranch, TX 78015
Kendall County

Subject Property
City ETJ & Limits

July 2025

1" ≈ 12,000'

The City of Fair Oaks Ranch (COFOR) does not guarantee the accuracy, adequacy, completeness, or usefulness of any information. COFOR does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS Data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. GIS data is derived from public records that are constantly undergoing revision. Under no circumstances should GIS products be used for final design purposes. COFOR provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

Exhibit C

Concept Plan

PHASE #	LOT COUNT
1	60
2	56
3	49
4	62
TOTAL	227

POST OAK
SUBDIVISION
PHASING EXHIBIT

FAIR OAKS RANCH, TEXAS

SCALE: 1" = 200'

0' 200' 400' 600'

PAPE-DAWSON

2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

Date: July 11, 2025, 11:10 AM – User ID: eespronkz
File: P:\759\03\00\Design\Exhibits\Phasing Only_250729.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED. Imagery © 2024,CNES/Airbus DS,Maxar Technologies,USDA Farm Service Agency.

City of Fair Oaks Ranch

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015
PH: (210) 698-0900.FAX: (210) 698-3565. awade@fairoaksranchtx.org www.fairoaksranchtx.org

UNIVERSAL APPLICATION (FORM UA)

All applications must be submitted with:
(1) A complete **Universal Application** form (2 pages), and
(2) A complete **Specific Application Form** with all materials listed in the checklist for the specific application.
The City staff is available to assist you in person at City Hall or over the phone at (210) 698-0900.

DEVELOPMENT INFORMATION

Project Name/Address/Location: Post Oak Phase I Acreage: 101.74
Brief Description of Project: Single Family Development with large acre lots
Is property platted? ☐ No ☑ Yes Subdivision name: Post Oak Phase I No. of Lots: 60
Recordation #: N/A Parcel(s) Tax ID#: 11782
Existing Use: Vacant woodland area Proposed Use: Single family development
Current Zoning: Rural Residential Proposed Zoning: Neighborhood Residential District
Occupancy Type: Abandoned Sq. Ft: N/A Bed #: N/A Bath #: N/A Car Garage #: N/A
Water System ☐ Well ☑ Public Flood Zone: ☐ Yes ☑ No Sewer System: ☑ Septic ☐ Public

PROPERTY OWNER INFORMATION

Owner: Far Project SPV, LPC Contact Name: Scott Teeter
Address: 11 Lynn Batts Lane, Suite 100 City/State/ZIP: San Antonio, TX 78218
Phone: 210-828-6131 Email: scott@bitterblue.com

APPLICANT INFORMATION

Applicant/Developer: Far Project SPV, LPC Contact Name: Scott Teeter
Address: 11 Lynn Batts Lane, Suite 100 City/State/ZIP: San Antonio, TX 78218
Phone: 210-828-6131 Email: scott@bitterblue.com

KEY CONTACT INFORMATION

Name of the Individual: Pape-Dawson Contact Name: Matt Geistweidt
Address: 2000 NW Loop 410 City/State/ZIP: San Antonio, TX 78213
Phone: 210-375-9000 E-mail: MGeistweidt@pape-dawson.com

Signature: _____ Date: 12/12/2025

Print Name: Scott Teeter

(Signed letter of authorization required if the application is signed by someone other than the property owner)

***********OFFICE USE ONLY************

DATE REC'D: December 12, 2025 BY: Jessica Reluciø

FEES PAID: $3,850 APPROVED BY: Jessica Reluciø

DATE APPROVED: Application approved on DEcember 23, 2025

APPLICATION/PERMIT NO: PP25-01 EXP DATE: December 23 2026,

Applications shall be processed based on the City's official submission dates. When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda.

SPECIFIC APPLICATION FORM (S1-S25). Please check the appropriate type below:

Land Use Policy Related

(Section 3.9 of the UDC)

- ☐ Annexation* - Form S1
- ☐ Comprehensive Plan Amendment (Text)
- ☐ Unified Development Code (UDC) Text Amendment
- ☐ Rezoning/ FLUM amendment* - Form S2
- ☐ Special Use Permit* - Form S3
- ☐ Planned Unit Development (PUD)* - Form S4
- ☐ Development Agreement
- ☐ Conservation Development Alternative* (CDA) (Section 4.8) – Form S5

Subdivision and Property Development Related

(Section 3.8 of the UDC)

- ☐ Amending Plat* – Form S6
- ☐ Minor Plat* – Form S7
- ☐ Development Plat* – Form S8
- ☐ Concept Plan** – Form S9
- ■ Preliminary Plat* – Form S10
- ☐ Final Plat* – Form S11
- ☐ Replat* – Form S12
- ☐ Construction Plans* – Form S13
- ☐ Vacating Plat
- ☐ Plat Extension

Site Development Related

(Section 3.9 of the UDC)

- ☐ Vested Rights Verification Letter (Refer to UDC Section 4.2 (3)
- ☐ Zoning Verification Letter
- ☐ Written Interpretation of the UDC
- ☐ Temporary Use Permit*– Form S14
- ☐ Special Exception*– Form S15
- ☐ Site Development Permit* (Site Plan Review) – Form S16
- ☐ Floodplain Development Permit*– Form S17
- ☐ Stormwater Permit* – Form S18
- ☐ Certificate of Design Compliance* – Form S19

Appeal of an Administrative Decision

☐ Zoning ☐ Others

Variance

☐ Policy ☐ Judicial* –Form S20

- ☐ Sign Special Exception/Appeal to an Administrative Decision
- ☐ Administrative Exception
- ☐ Permit for Repair of Non-Conforming Use/Building
- ☐ Letter of Regulatory Compliance
- ☐ On-Site Sewage Facility Permit (OSSF)
- ☐ Certificate of Occupancy (CO)* – Form S21
- ☐ Relief from Signage Regulations
- ☐ Group Living Operation License* – Form S22
- ☐ Grading/Clearing Permit – Form S23

Miscellaneous Permits

- ☐ Appeal of Denial of Sign Permit
- ☐ Master/ Common Signage Plan* – Form S24
- ☐ Right-of-Way Construction* – Form S25

Building Permits Related

For the following permits, please visit: http://fairoaksranchtx.org/77/Building-Codes

Commercial

New/Remodel/Addition

Residential

New Home

Remodels/Additions

Detached Buildings

Others

Fence

Solar Panels

Swimming Pools

Backflow Device/Irrigation System

Signs

Master/ Common Signage Plan

Water Heater or Water Softener

Miscellaneous

*These types of applications require additional information as listed in the Specific Application Form.
** The Concept Plan is required for PUD and CDA, and for Rezoning if included in a previously approved Concept Plan.

Application Checklist for all Applications

- ■ Universal Application Form (Form UA).
- ■ Items listed in the checklist for the Specific Application Form (Form S#) [1]. (Please make sure the boxes are checked)
- ☐ Application Processing Fees and other application fees.
- ☐ Letter of intent explaining the request in detail and reason for the request.
- ☐ Signed Letter of Authorization required if the application is signed by someone other than the property owner.
- ☐ Site plan and shapefile drawings (if applicable) for the property
- ■ Location map clearly indicating the site in relation to adjacent streets and other landmarks
- ■ A copy of proof of ownership (recorded property deed or current year tax statements)

[1]For items that are duplicated in the specific type of application, only one copy is required.

City of Fair Oaks Ranch

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900 FAX: (210) 698-3565 awade@fairoaksranchtx.org www.fairoaksranchtx.org

S10 SPECIFIC APPLICATION FORM - PRELIMINARY PLAT

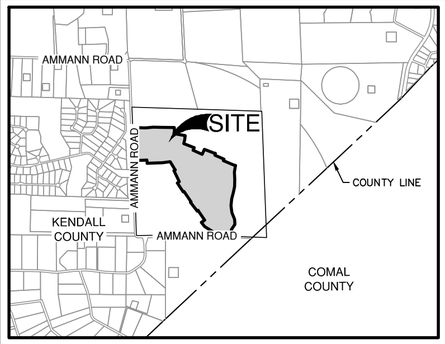
Section 3.8 (4) of the Unified Development Code

All documents shall be sent via email or through ShareSync/FTP file. The following steps must be completed, and the items must be submitted for the application to be deemed complete and processed:

- ■ A completed Universal Application and checklist signed by the owner/s of the property.
- ■ Payment of all other applicable fees (see Schedule of Fees).
- ■ An accurate metes and bounds description of the subject property (or other suitable legal description).
- ■ Location/vicinity map showing the location and boundaries of the subject parcel. Indicate scale or not to scale (NTS) and provide north arrow.
- ☐ Tax certificate/s showing that all taxes owing to the State, County, School District, City and/or any other political subdivision have been paid in full to date.
- ■ Pre-Application Conference prior to application submittal.
- ■ Approved copy of a Concept Plan or other approved plats, if applicable.
- ■ Concept plan approval (if required).
- ☐ A title report.
- ☐ A complete sets of construction plans (plan views) to be submitted after Preliminary Plat approval and prior to submittal of a Final Plat application.
- ■ A copy of proposed plat.
- ■ A copy of all existing recorded plats pertaining to the preliminary plat.
- ☐ Basic engineering information, if deemed necessary by the City.
- ■ Letter of Certification from each utility provider servicing this area ~~(CPS~~, PEC, ~~SAWS~~, ~~Time Warner~~, ~~Grey Forest, GBRA~~, Spectrum, etc.) or proof that these have been requested.
- ■ Letter from USPS and other service providers to ensure the name of the proposed subdivision and streets, or any of the physical features, (such as streets, parks, etc.) must not be so similar to the names of any similar features in the county or in any incorporated town or city therein. Streets, which are a continuation of any existing street, shall take the name of the existing street.
- ■ Drainage/Stormwater plan, if any grade changes.
- ■ Tree Plan designating all trees proposed for removal or preservation and describing the measures proposed to protect remaining trees during development as per Unified Development Code Section 8.8. Tree Plan needs to be approved prior to Preliminary Plat approval.
- ▣ Acknowledgment that the applicant or representative will attend all Planning and Zoning Commission meetings, City Council meetings, and any other applicable meetings where this request is discussed.

Additional Requirements. The City Manager (or designee) may, from time to time, identify additional requirements for a complete application that are not contained within but are consistent with the application contents and standards set forth in the UDC and state statutes.

Exhibit D



LOCATION MAP

MAPSCO MAP GRID: 123X1
NOT-TO-SCALE

FIRE FLOW:

THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF FAIR OAKS RANCH AND THE FIRE DEPARTMENT FIRE MARSHAL.

DRAINAGE EASEMENT:

DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES

(THE "DRAINAGE SYSTEM")

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATION, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE. ESTABLISH OR CHANGE STREAM, CULVERTS, WATER GAPS, AND PROTECTING RAILS. THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM, AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTION OR REPAIRING THE DRAINAGE SYSTEM.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTIONS IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN IT'S NATURAL STATE OR AS CHANGED BY THE CITY.

1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
2. THE UTILITY SHALL MAKE COMMERCIALLY EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE UTILITY WILL AT ALL TIMES AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM. RESTORE THE PROPERTY THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE UTILITY USUAL AND CUSTOMARY PRACTICES.
3. THE MAINTENANCE OF THE TURF, GRASSES, AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILTY OF THE PROPERTY OWNER.

IMPACT FEE ASSESSMENT:

WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

UTILITY EASEMENT:

UTILITIES INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS, AND/OR APPURTENANCES THERETO (THE UTILITIES)

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATION, MAINTAINING, REPAIRING, AND REMOVING THE UTILITIES. THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
2. THE UTILITY SHALL MAKE COMMERCIALLY EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE UTILITY WILL AT ALL TIMES AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM. RESTORE THE PROPERTY THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE UTILITY USUAL AND CUSTOMARY PRACTICES.
3. THE MAINTENANCE OF THE TURF, GRASSES, AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILTY OF THE PROPERTY OWNER OR PROPERTY OWNER ASSOCIATION.

SURVEYOR NOTES:

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH ½" DIAMETER IRON RODS (UNLESS OTHERWISE NOTED)
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH ½" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
3. THE BEARINGS, DISTANCE, AREAS AND COORDINATES SHOWN THEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (TX83-SCF), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000015.
4. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

GENERAL NOTES:

1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THE SUBDIVISION OF POST OAK OF THE CITY OF FAIR OAKS RANCH, KENDALL COUNTY, OR COMAL COUNTY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF FAIR OAKS RANCH OR KENDALL COUNTY.
2. FLOODPLAIN VERIFICATION: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANELS: 48259C0420F AND 48259C0450F EFFECTIVE DATE 12/17/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS. FINISHED FLOOR ELEVATIONS ARE SUBJECT TO CHANGE AS A RESULT OF FUTURE RMEA MAP REVISIONS AND/OR AMENDMENTS.
3. THE PROPERTY WITHIN THIS PLAT IS ZONED NEIGHBORHOOD RESIDENTIAL.
4. THE OPEN SPACE REQUIREMENT OF CHAPTER 10 OLD SUBDIVISION REGULATIONS SECTION 7 "PRIVATE OPEN SPACE DEDICATION" HAS BEEN MET FOR THE POST OAK SUBDIVISION.

- TOTAL OPEN SPACE REQUIRED: 2.42 ACRES
- TOTAL OPEN SPACE PROVIDED: 26.716 ACRES

5. THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS (BLOCK 1, LOT 1, BLOCK 6, LOT 4, BLOCK 8, LOT 16, BLOCK 9, LOT 21, BLOCK 13, LOT 1) SHALL BE THE RESPONSIBILITY OF THE POST OAK SUBDIVISION PROPERTY OWNER'S ASSOCIATION OR THEIR ASSIGNS.

THIS PROPERTY LIES WITHIN THE FOLLOWING PUBLIC UTILITY SERVICE AREAS:

ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE
WATER: CITY OF FAIR OAKS RANCH

VESTED RIGHTS NOTE:

THIS SUBDIVISION IS SUBJECT TO THE CITY'S SUBDIVISION ORDINANCE IN EFFECT NOVEMBER 20, 2014 AS AMENDED AND OUTLINED IN THE POST OAK DEVELOPMENT AGREEMENT WHICH GOVERNS DENSITY, LOT SIZES, AND CERTAIN INFRASTRUCTURE STANDARDS.

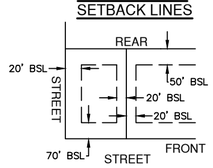
FENCE NOTES:

DRAINAGE EASEMENTS ARE NOT PERMITTED TO BE ENCLOSED BY A FENCE OR GATE, EXCEPT TO CONTAIN A BASIN OR POND IN ACCORDANCE WITH TCEQ. ALL FENCES CROSSING AN EASEMENT WILL HAVE DOUBLE SWING GRATES TO ALLOW READY ACCESS TO THE EASEMENT. THE MINIMUM WIDTH OF THE OPENING WILL BE NO LESS THAN 16 FEET. ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS. FENCE IN A DRAINAGE EASEMENT WILL BE WROUGHT IRON AND HAVE SWING GATES TO ALLOW READY ACCESS TO THE EASEMENT.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	850.00'	007°02'52"	N07°11'25"W	104.49'	104.56'
C2	275.00'	001°19'42"	S04°00'18"W	6.38'	6.38'
C3	1000.00'	008°26'21"	S05°20'36"W	147.16'	147.29'
C4	1600.00'	003°03'08"	S22°27'13"W	85.22'	85.23'
C5	2100.00'	001°05'35"	S20°57'44"W	40.06'	40.06'
C6	15.00'	088°53'35"	S22°56'16"E	21.01'	23.27'
C7	500.00'	023°12'33"	N54°07'43"E	201.16'	202.54'
C8	500.00'	013°02'27"	S49°02'40"W	113.56'	113.80'
C9	550.00'	004°20'30"	S53°24'13"W	41.67'	41.68'
C10	525.00'	004°48'03"	N61°23'37"E	43.98'	43.99'
C11	800.00'	005°49'41"	N13°37'42"W	81.34'	81.37'
C12	300.00'	073°47'41"	S20°21'19"W	360.23'	386.39'
C13	15.00'	078°05'51"	N18°12'14"E	18.90'	20.45'
C14	325.00'	024°11'09"	S08°45'08"E	136.17'	137.19'
C15	275.00'	024°11'09"	S08°45'08"E	115.22'	116.08'
C16	15.00'	087°15'53"	S64°28'38"E	20.70'	22.85'
C17	300.00'	019°21'07"	S81°33'59"W	100.85'	101.33'
C18	500.00'	015°39'38"	N80°55'39"W	136.24'	136.66'
C19	15.00'	094°21'20"	N59°43'30"E	22.00'	24.70'
C20	1000.00'	002°59'03"	N11°03'18"E	52.08'	52.08'
C21	1050.00'	009°32'09"	N14°19'50"E	174.55'	174.75'
C22	525.00'	062°19'59"	S12°04'06"E	543.40'	571.16'
C23	15.00'	092°50'37"	S89°39'24"E	21.73'	24.31'
C24	1550.00'	022°59'39"	N32°25'28"E	617.89'	622.05'
C25	1600.00'	023°08'07"	N32°29'42"E	641.68'	646.06'
C26	15.00'	087°17'49"	S00°24'50"W	20.71'	22.85'
C27	15.00'	092°39'29"	S89°33'52"E	21.70'	24.26'
C28	1600.00'	018°14'38"	N34°59'04"E	507.32'	509.47'
C29	2050.00'	005°26'49"	N23°08'21"E	194.81'	194.88'
C30	15.00'	088°56'23"	S68°08'45"W	21.02'	23.28'
C31	2100.00'	002°11'11"	N24°46'09"E	80.14'	80.14'
C32	1635.00'	018°32'31"	N35°02'54"E	526.81'	529.11'
C33	15.00'	087°28'09"	S00°29'59"W	20.74'	22.90'
C34	405.00'	028°24'53"	N29°01'39"W	198.80'	200.85'
C35	445.00'	024°49'08"	S27°13'46"E	191.26'	192.76'
C36	1105.00'	004°52'15"	N37°12'13"W	93.91'	93.94'
C37	515.00'	032°26'15"	N16°19'27"W	287.68'	291.56'
C38	485.00'	028°47'54"	N14°26'39"W	241.22'	243.77'
C39	1045.00'	010°51'22"	N34°12'39"W	197.70'	198.00'
C40	15.00'	089°59'59"	N84°38'20"W	21.21'	23.56'
C41	125.00'	005°28'54"	N53°06'07"E	11.95'	11.96'
C42	75.00'	005°28'54"	N53°06'07"E	7.17'	7.18'
C43	15.00'	090°00'00"	N05°21'40"E	21.21'	23.56'
C44	505.00'	024°49'08"	N27°13'46"W	217.04'	218.75'
C45	345.00'	028°24'53"	N29°01'39"W	169.35'	171.10'
C46	15.00'	089°25'59"	N87°57'05"W	21.11'	23.41'
C47	1620.00'	009°06'06"	N51°48'01"E	257.07'	257.35'
C48	1570.00'	009°04'40"	N51°48'52"E	248.49'	248.75'
C49	15.00'	090°35'44"	N02°03'47"E	21.32'	23.72'
C50	15.00'	090°00'00"	N88°14'05"W	21.21'	23.56'
C51	575.00'	017°01'44"	N55°16'47"E	170.27'	170.90'
C52	525.00'	017°01'44"	S55°16'47"W	155.46'	156.04'
C53	15.00'	090°00'03"	N01°45'54"E	21.21'	23.56'
C54	575.00'	031°08'17"	S27°39'57"E	308.66'	312.49'
C55	15.00'	086°06'46"	N55°09'11"W	20.48'	22.54'
C56	1025.00'	008°12'34"	N85°53'43"E	146.74'	146.87'
C57	15.00'	106°32'32"	S36°43'44"W	24.04'	27.89'
C58	850.00'	005°49'41"	N13°37'42"W	86.42'	86.46'
C59	25.00'	073°27'28"	S53°16'16"E	29.90'	32.05'
C60	250.00'	107°47'04"	S37°21'00"W	403.96'	470.30'
C61	450.00'	015°39'38"	N80°55'39"W	122.61'	123.00'
C62	15.00'	090°18'07"	N27°56'46"W	21.27'	23.64'
C63	575.00'	022°31'39"	S07°50'05"W	224.62'	226.08'
C64	25.00'	085°13'10"	N39°10'51"E	33.85'	37.18'
C65	975.00'	008°12'34"	N85°53'43"E	139.58'	139.70'
C66	511.50'	013°02'37"	S49°02'45"W	116.19'	116.45'
C67	488.50'	046°15'06"	N65°38'59"E	383.72'	394.34'
C68	577.00'	005°08'01"	S73°08'41"E	51.68'	51.70'
C69	503.50'	046°15'06"	N65°38'59"E	395.50'	406.45'
C70	496.50'	013°02'23"	S49°02'38"W	112.75'	113.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S01°07'26"W	40.62'
L2	S22°36'56"W	50.00'
L3	N55°49'50"E	27.53'
L4	N34°26'36"W	50.00'
L5	S55°49'45"W	27.52'
L6	N54°07'01"E	51.42'
L7	N33°43'55"W	50.00'
L8	S56°16'19"W	36.20'
L9	N79°17'09"E	50.00'
L10	S86°39'33"E	50.00'
L11	S80°26'48"E	50.00'
L12	S69°04'21"E	50.00'
L13	N43°14'05"W	49.06'
L14	S69°35'04"E	50.00'
L15	N43°14'05"W	14.44'
L16	N43°14'05"W	12.90'
L17	N43°14'05"W	50.68'
L18	S26°12'19"E	50.00'
L19	S55°49'50"W	27.50'
L20	N34°26'36"W	15.00'
L21	S55°49'50"W	27.53'

TYPICAL BLDG. SETBACK LINES



NOTE: ALL LOTS HAVE A MINIMUM BUILDING SETBACK AS SHOWN ABOVE.

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED IN THE PREPARATION OF THIS FINAL PLAT AND IN THE DESIGN OF SITE IMPROVEMENT STRUCTURES AND WERE ACCOMPLISHED UNDER MY DIRECT SUPERVISION TO CONFORM TO ALL REQUIREMENTS OF THE KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS.

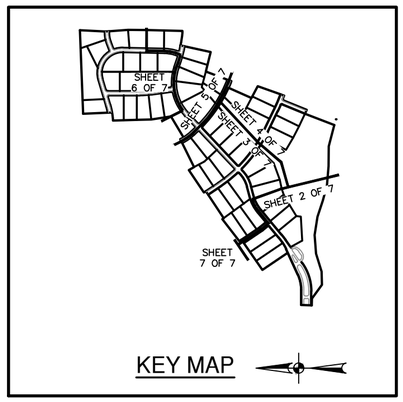
_____
LICENSED PROFESSIONAL ENGINEER
MATTHEW GEISTWEIDT, PE
LICENSE NUMBER 118861

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR



KEY MAP

PRELIMINARY SUBDIVISION PLAT ESTABLISHING POST OAK SUBDIVISION PHASE 1

BEING A TOTAL OF 101.74 ACRES OF LAND OUT OF 344.732 ACRE TRACT OF LAND RECORDED IN VOLUME 137, PAGE 679 OF KENDALL COUNTY, TEXAS OUT OF THE DAVID BRADBURY SURVEY NO. 214, ABSTRACT 33, CITY OF FAIR OAKS RANCH, KENDALL COUNTY, TEXAS ESTABLISHING 60 RESIDENTIAL LOTS, 5 GREEN/OPEN SPACE LOTS (BLOCK 1, LOT 1, BLOCK 6, LOT 4, BLOCK 8, LOT 16, BLOCK 9, LOT 21, BLOCK 13, LOT 1).

SCALE: 1"= 100'
0' 100' 200' 300'

PAPE-DAWSON
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: December 23, 2025

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES, EXCEPT AS IDENTIFIED AS PRIVATE THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER/DEVELOPER: FAR PROJECT SPV, LP
BY: SCOTT TEETER, PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BITTERBLUE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

THIS PLAT OF POST OAK SUBDIVISION PHASE 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HERE BY APPROVED BY SUCH COUNCIL
DATED THIS _____ DAY OF _____, 20_____.

_____
MAYOR

_____
CITY SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

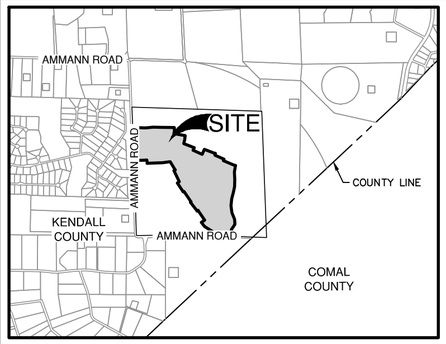
I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, AD 20_____ AT _____ O'CLOCK _____M., IN THE RECORDS OF KENDALL COUNTY, TEXAS, DOCUMENT NO. _____. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____.

_____
COUNTY CLERK, KENDALL COUNTY, TEXAS

POST OAK SUBDIVISION PHASE 1
Civil Job No. 13903-02; Survey Job No. 13903-02

User: Dec. 23, 2025 - 9:33 PM - User ID: jmcdonald
File: P:\13903-02\Design\Civil\Plat\13903002.dwg

Exhibit D



LOCATION MAP

MAPSCO MAP GRID: 123X1
NOT-TO-SCALE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

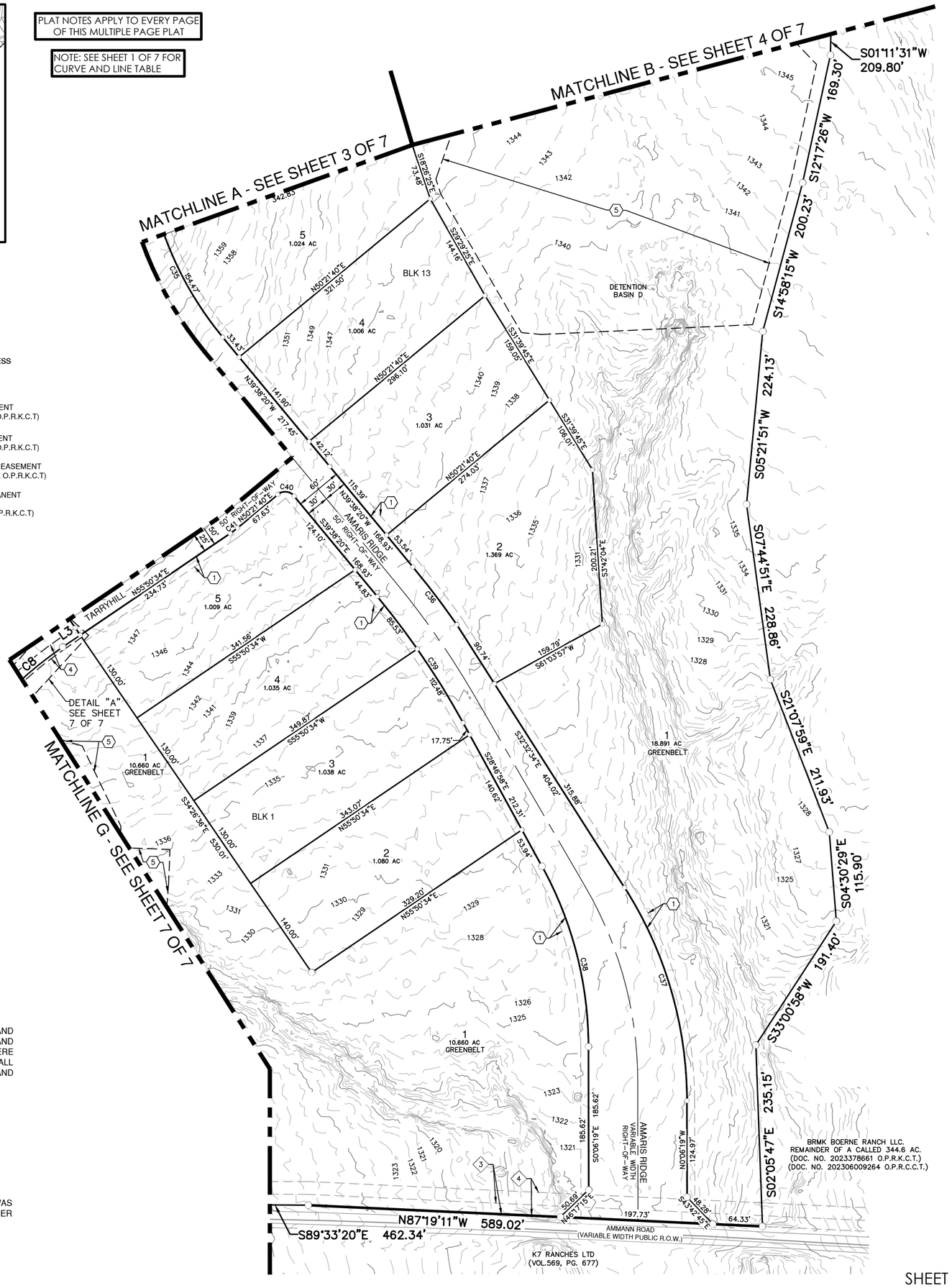
NOTE: SEE SHEET 1 OF 7 FOR CURVE AND LINE TABLE

LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
		ROW	RIGHT-OF-WAY
		NCB	NEW CITY BLOCK
	(SURVEYOR)	●	FOUND IRON ROD (UNLESS NOTED OTHERWISE)
		○	SET 1/2" IRON ROD (PD)
1140	EXISTING CONTOURS		
℄	CENTERLINE		

1. 10' PUBLIC UTILITY EASEMENT
2. OFFSITE PUBLIC ACCESS EASEMENT FOR TEMPORARY TURN AROUND (DOC. NO. _____)
3. OFFSITE DRAINAGE EASEMENT FOR TEMPORARY CHANNEL (DOC. NO. _____)
4. 15' OFFSITE WATER EASEMENT (DOC. NO. _____)
5. VARIABLE WIDTH DRAINAGE EASEMENT (DOC. NO. _____)

1. 30' WIDE UTILITY EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T)
2. 20' WIDE TEMPORARY CONSTRUCTION EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T)
3. 14' ELECTRICAL UTILITY EASEMENT (VOL. 1463, PGS. 269-275, O.P.R.K.C.T)
4. VARIABLE WIDTH PERMANENT WATER EASEMENT (VOL. 880, PGS. 51-63, O.P.R.K.C.T)



PRELIMINARY SUBDIVISION PLAT ESTABLISHING
POST OAK SUBDIVISION
PHASE 1

BEING A TOTAL OF 101.74 ACRES OF LAND OUT OF 344.732 ACRE TRACT OF LAND RECORDED IN VOLUME 137, PAGE 679 OF KENDALL COUNTY, TEXAS OUT OF THE DAVID BRADBURY SURVEY NO. 214, ABSTRACT 33, CITY OF FAIR OAKS RANCH, KENDALL COUNTY, TEXAS ESTABLISHING 60 RESIDENTIAL LOTS, 5 GREEN/OPEN SPACE LOTS (BLOCK 1, LOT 1, BLOCK 6, LOT 4, BLOCK 8, LOT 16, BLOCK 9, LOT 21, BLOCK 13, LOT 1).

SCALE: 1"= 100'
0' 100' 200' 300'

PAPE-DAWSON
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: December 23, 2025

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED IN THE PREPARATION OF THIS FINAL PLAT AND IN THE DESIGN OF SITE IMPROVEMENT STRUCTURES AND WERE ACCOMPLISHED UNDER MY DIRECT SUPERVISION TO CONFORM TO ALL REQUIREMENTS OF THE KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS.

_____
LICENSED PROFESSIONAL ENGINEER
MATTHEW GEISTWEIDT, PE
LICENSE NUMBER 118861

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES, EXCEPT AS IDENTIFIED AS PRIVATE THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER/DEVELOPER: BRMK BOERNE RANCH LLC
BY: SCOTT TEETER, PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BITTERBLUE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

THIS PLAT OF POST OAK PHASE 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HERE BY APPROVED BY SUCH COUNCIL
DATED THIS _____ DAY OF _____, 20_____.

_____
MAYOR

_____
CITY SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

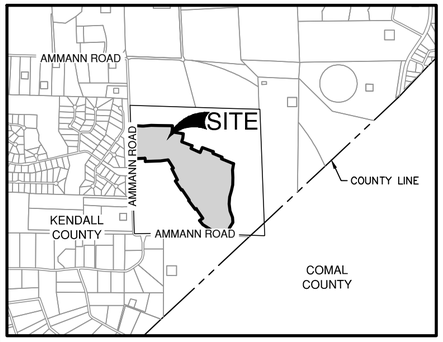
I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, AD 20_____ AT _____ O'CLOCK _____M., IN THE RECORDS OF KENDALL COUNTY, TEXAS, DOCUMENT NO. _____. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____.

_____
COUNTY CLERK, KENDALL COUNTY, TEXAS

POST OAK SUBDIVISION PHASE 1

Civil Job No. 13903-02; Survey Job No. 13903-02

Date: Dec. 22, 2025, 8:03 AM User ID: snodgrass
File: P:\13903\00\Design\Civil\Plat\PH1\13903-2.dwg



LOCATION MAP

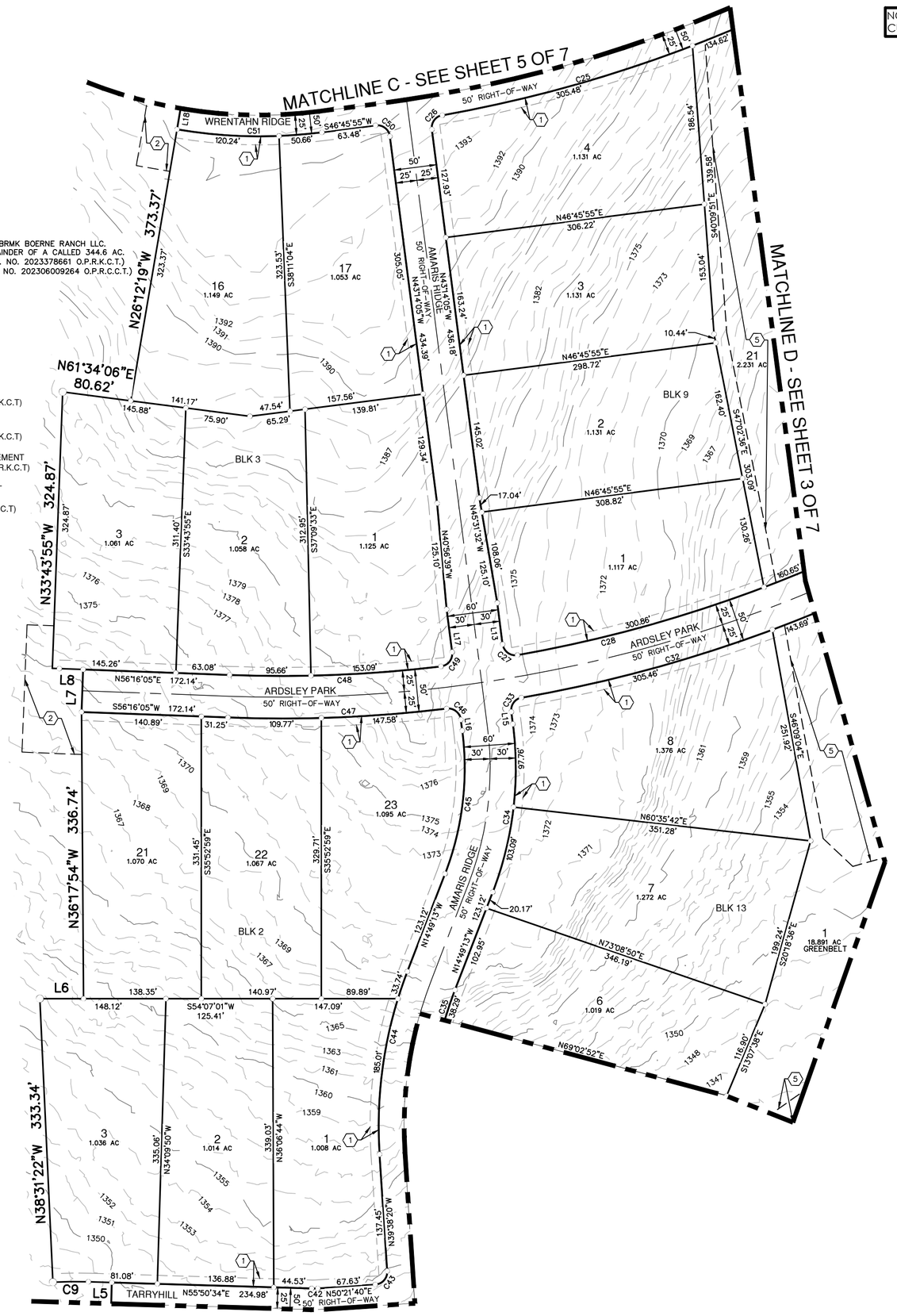
MAPSCO MAP GRID: 123X1
NOT-TO-SCALE

LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
		ROW	RIGHT-OF-WAY
		NCB	NEW CITY BLOCK
(SURVEYOR)		●	FOUND IRON ROD (UNLESS NOTED OTHERWISE)
1140	EXISTING CONTOURS	○	SET 1/2" IRON ROD (PD)
	CENTERLINE		

- (1) 10' PUBLIC UTILITY EASEMENT
- (2) OFFSITE PUBLIC ACCESS EASEMENT FOR TEMPORARY TURN AROUND (DOC. NO. _____)
- (3) OFFSITE DRAINAGE EASEMENT FOR TEMPORARY CHANNEL (DOC. NO. _____)
- (4) 15' OFFSITE WATER EASEMENT (DOC. NO. _____)
- (5) VARIABLE WIDTH DRAINAGE EASEMENT (DOC. NO. _____)

- (1) 30' WIDE UTILITY EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T)
- (2) 20' WIDE TEMPORARY CONSTRUCTION EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T)
- (3) 14' ELECTRICAL UTILITY EASEMENT (VOL. 1463, PGS. 269-275, O.P.R.K.C.T)
- (4) VARIABLE WIDTH PERMANENT WATER EASEMENT (VOL. 880, PGS. 51-63, O.P.R.K.C.T)



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE: SEE SHEET 1 OF 7 FOR CURVE AND LINE TABLE

PRELIMINARY SUBDIVISION PLAT ESTABLISHING POST OAK SUBDIVISION PHASE 1

BEING A TOTAL OF 101.74 ACRES OF LAND OUT OF 344.732 ACRE TRACT OF LAND RECORDED IN VOLUME 137, PAGE 679 OF KENDALL COUNTY, TEXAS OUT OF THE DAVID BRADBURY SURVEY NO. 214, ABSTRACT 33, CITY OF FAIR OAKS RANCH, KENDALL COUNTY, TEXAS ESTABLISHING 60 RESIDENTIAL LOTS, 5 GREEN/OPEN SPACE LOTS (BLOCK 1, LOT 1, BLOCK 6, LOT 4, BLOCK 8, LOT 16, BLOCK 9, LOT 21, BLOCK 13, LOT 1)

Exhibit D

SCALE: 1"= 100'
0' 100' 200' 300'

PAPE-DAWSON
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: December 23, 2025

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED IN THE PREPARATION OF THIS FINAL PLAT AND IN THE DESIGN OF SITE IMPROVEMENT STRUCTURES AND WERE ACCOMPLISHED UNDER MY DIRECT SUPERVISION TO CONFORM TO ALL REQUIREMENTS OF THE KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS.

_____
LICENSED PROFESSIONAL ENGINEER
MATTHEW GEISTWEIDT, PE
LICENSE NUMBER 118861

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES, EXCEPT AS IDENTIFIED AS PRIVATE THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER/DEVELOPER: BRMK BOERNE RANCH LLC
BY: SCOTT TEETER, PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BITTERBLUE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

THIS PLAT OF POST OAK PHASE 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HERE BY APPROVED BY SUCH COUNCIL
DATED THIS _____ DAY OF _____, 20_____.

_____
MAYOR

_____
CITY SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

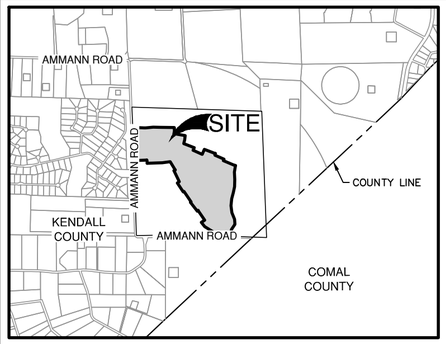
I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, AD 20_____ AT _____ O'CLOCK _____M., IN THE RECORDS OF KENDALL COUNTY, TEXAS, DOCUMENT NO. _____. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____.

_____
COUNTY CLERK, KENDALL COUNTY, TEXAS

POST OAK SUBDIVISION PHASE 1
Civil Job No. 13903-02; Survey Job No. 13903-02

Date: Dec 22, 2025, 8:54 AM — User ID: jmedellin
File: P:\13903\00\02\Design\Civil\PVD\13903002.dwg

Exhibit D



LOCATION MAP

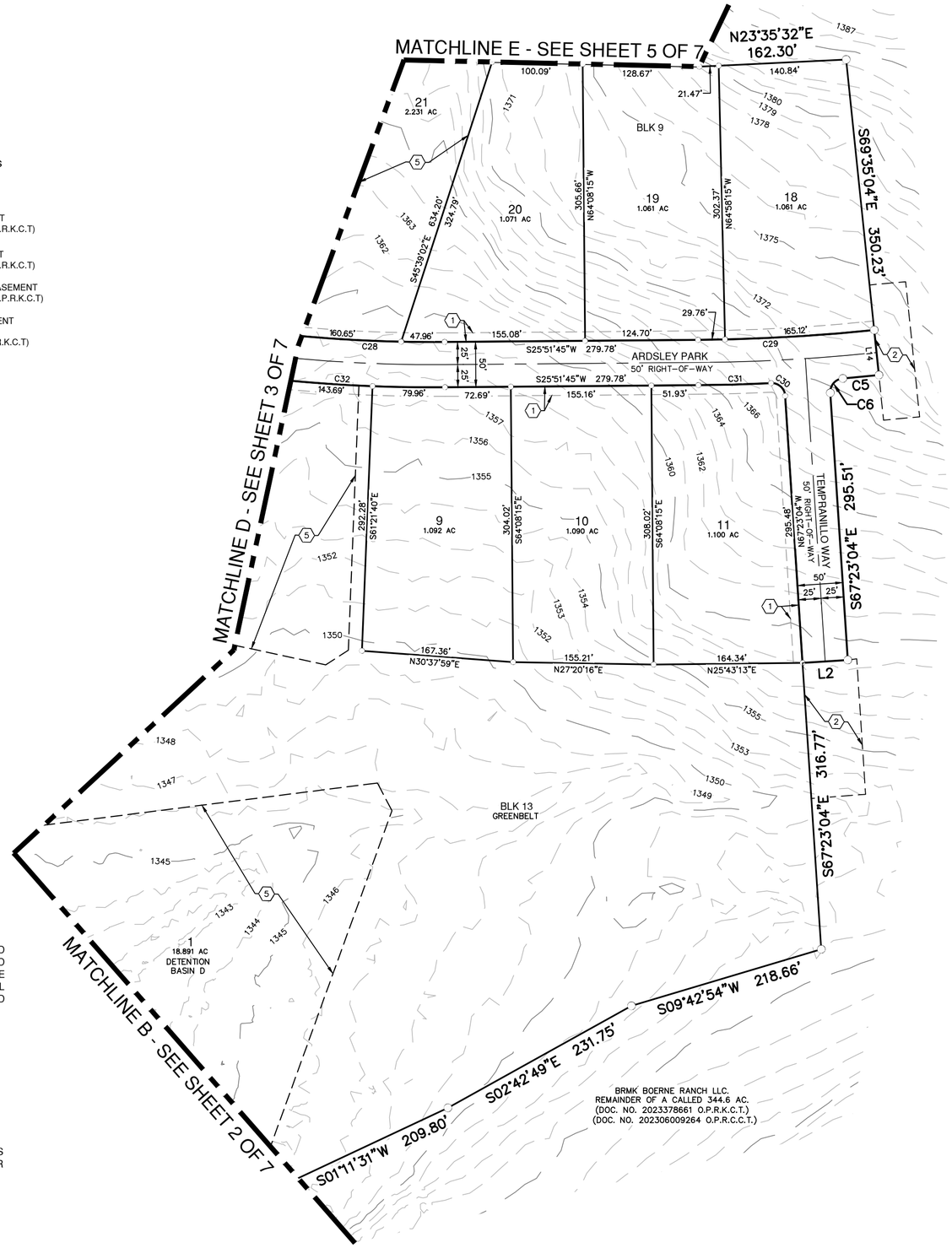
MAPSCO MAP GRID: 123X1
NOT-TO-SCALE

LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
		PG	PAGE(S)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
		NCB	NEW CITY BLOCK
		●	FOUND IRON ROD (UNLESS NOTED OTHERWISE)
(SURVEYOR)		○	SET 1/2" IRON ROD (PD)
1140	EXISTING CONTOURS		
	CENTERLINE		

1. 10' PUBLIC UTILITY EASEMENT
2. OFFSITE PUBLIC ACCESS EASEMENT FOR TEMPORARY TURN AROUND (DOC. NO. _____)
3. OFFSITE DRAINAGE EASEMENT FOR TEMPORARY CHANNEL (DOC. NO. _____)
4. 15' OFFSITE WATER EASEMENT (DOC. NO. _____)
5. VARIABLE WIDTH DRAINAGE EASEMENT (DOC. NO. _____)

1. 30' WIDE UTILITY EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T)
2. 20' WIDE TEMPORARY CONSTRUCTION EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T)
3. 14' ELECTRICAL UTILITY EASEMENT (VOL. 1463, PGS. 269-275, O.P.R.K.C.T)
4. VARIABLE WIDTH PERMANENT WATER EASEMENT (VOL. 880, PGS. 51-63, O.P.R.K.C.T)



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE: SEE SHEET 1 OF 7 FOR CURVE AND LINE TABLE

PRELIMINARY SUBDIVISION PLAT ESTABLISHING POST OAK SUBDIVISION PHASE 1

BEING A TOTAL OF 101.74 ACRES OF LAND OUT OF 344.732 ACRE TRACT OF LAND RECORDED IN VOLUME 137, PAGE 679 OF KENDALL COUNTY, TEXAS OUT OF THE DAVID BRADBURY SURVEY NO. 214, ABSTRACT 33, CITY OF FAIR OAKS RANCH, KENDALL COUNTY, TEXAS ESTABLISHING 60 RESIDENTIAL LOTS, 5 GREEN/OPEN SPACE LOTS (BLOCK 1, LOT 1, BLOCK 6, LOT 4, BLOCK 8, LOT 16, BLOCK 9, LOT 21, BLOCK 13, LOT 1).

SCALE: 1"= 100'

0' 100' 200' 300'

PAPE-DAWSON
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: December 23, 2025

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED IN THE PREPARATION OF THIS FINAL PLAT AND IN THE DESIGN OF SITE IMPROVEMENT STRUCTURES AND WERE ACCOMPLISHED UNDER MY DIRECT SUPERVISION TO CONFORM TO ALL REQUIREMENTS OF THE KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS.

_____
LICENSED PROFESSIONAL ENGINEER
MATTHEW GEISTWEIDT, PE
LICENSE NUMBER 118861

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES, EXCEPT AS IDENTIFIED AS PRIVATE THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER/DEVELOPER: BRMK BOERNE RANCH LLC
BY: SCOTT TEETER, PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BITTERBLUE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

THIS PLAT OF POST OAK PHASE 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HERE BY APPROVED BY SUCH COUNCIL
DATED THIS _____ DAY OF _____, 20_____.

_____
MAYOR

_____
CITY SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

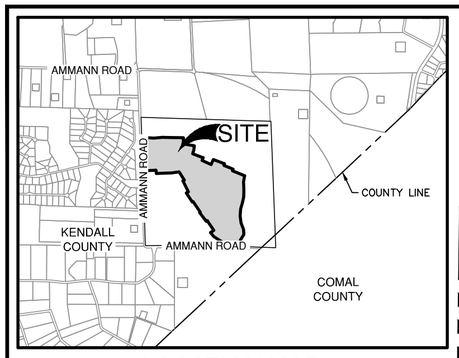
I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, AD 20_____ AT _____ O'CLOCK _____M., IN THE RECORDS OF KENDALL COUNTY, TEXAS, DOCUMENT NO. _____. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____.

_____
COUNTY CLERK, KENDALL COUNTY, TEXAS

POST OAK SUBDIVISION PHASE 1
Civil Job No. 13903-02; Survey Job No. 13903-02

User: Dec. 22, 2025 - 8:57 AM - User ID: anodriguez
File: P:\13903\001\Design\Civil\Plat\PH1\13903-2.dwg

Exhibit D



LOCATION MAP

MAPSCO MAP GRID: 123X1
NOT-TO-SCALE

LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
		ROW	RIGHT-OF-WAY
		NCB	NEW CITY BLOCK
	(SURVEYOR)	●	FOUND IRON ROD (UNLESS NOTED OTHERWISE)
1140	EXISTING CONTOURS	○	SET 1/2" IRON ROD (PD)
	CENTERLINE		

1. 10' PUBLIC UTILITY EASEMENT
2. OFFSITE PUBLIC ACCESS EASEMENT FOR TEMPORARY TURN AROUND (DOC. NO. _____)
3. OFFSITE DRAINAGE EASEMENT FOR TEMPORARY CHANNEL (DOC. NO. _____)
4. 15' OFFSITE WATER EASEMENT (DOC. NO. _____)
5. VARIABLE WIDTH DRAINAGE EASEMENT (DOC. NO. _____)

1. 30' WIDE UTILITY EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T)
2. 20' WIDE TEMPORARY CONSTRUCTION EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T)
3. 14' ELECTRICAL UTILITY EASEMENT (VOL. 1463, PGS. 269-275, O.P.R.K.C.T)
4. VARIABLE WIDTH PERMANENT WATER EASEMENT (VOL. 880, PGS. 51-63, O.P.R.K.C.T)

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED IN THE PREPARATION OF THIS FINAL PLAT AND IN THE DESIGN OF SITE IMPROVEMENT STRUCTURES AND WERE ACCOMPLISHED UNDER MY DIRECT SUPERVISION TO CONFORM TO ALL REQUIREMENTS OF THE KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS.

_____
LICENSED PROFESSIONAL ENGINEER
MATTHEW GEISTWEIDT, PE
LICENSE NUMBER 118861

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE: SEE SHEET 1 OF 7 FOR CURVE AND LINE TABLE

PRELIMINARY SUBDIVISION PLAT ESTABLISHING POST OAK SUBDIVISION PHASE 1

BEING A TOTAL OF 101.74 ACRES OF LAND OUT OF 344.732 ACRE TRACT OF LAND RECORDED IN VOLUME 137, PAGE 679 OF KENDALL COUNTY, TEXAS OUT OF THE DAVID BRADBURY SURVEY NO. 214, ABSTRACT 33, CITY OF FAIR OAKS RANCH, KENDALL COUNTY, TEXAS ESTABLISHING 60 RESIDENTIAL LOTS, 5 GREEN/OPEN SPACE LOTS (BLOCK 1, LOT 1, BLOCK 6, LOT 4, BLOCK 8, LOT 16, BLOCK 9, LOT 21, BLOCK 13, LOT 1).

SCALE: 1"= 100'
0' 100' 200' 300'

PAPE-DAWSON
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: December 23, 2025

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES, EXCEPT AS IDENTIFIED AS PRIVATE THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER/DEVELOPER: BRMK BOERNE RANCH LLC
BY: SCOTT TEETER, PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BITTERBLUE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

THIS PLAT OF POST OAK PHASE 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HERE BY APPROVED BY SUCH COUNCIL
DATED THIS _____ DAY OF _____, 20_____.

_____
MAYOR

_____
CITY SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, AD 20_____ AT _____ O'CLOCK _____M., IN THE RECORDS OF KENDALL COUNTY, TEXAS, DOCUMENT NO. _____. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____.

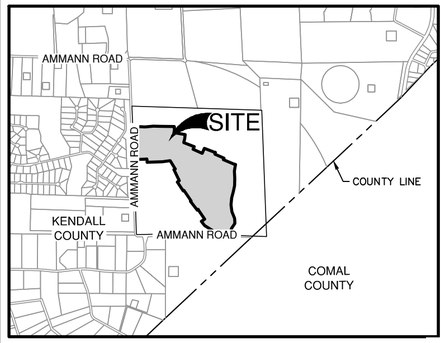
_____
COUNTY CLERK, KENDALL COUNTY, TEXAS

SHEET 5 OF 7

POST OAK SUBDIVISION PHASE 1
Civil Job No. 13903-02; Survey Job No. 13903-02

Date: Dec. 23, 2025, 8:55 AM User ID: snodgrass
File: P:\13903\001\Design\Civil\PH1\139030201.dwg

Exhibit D



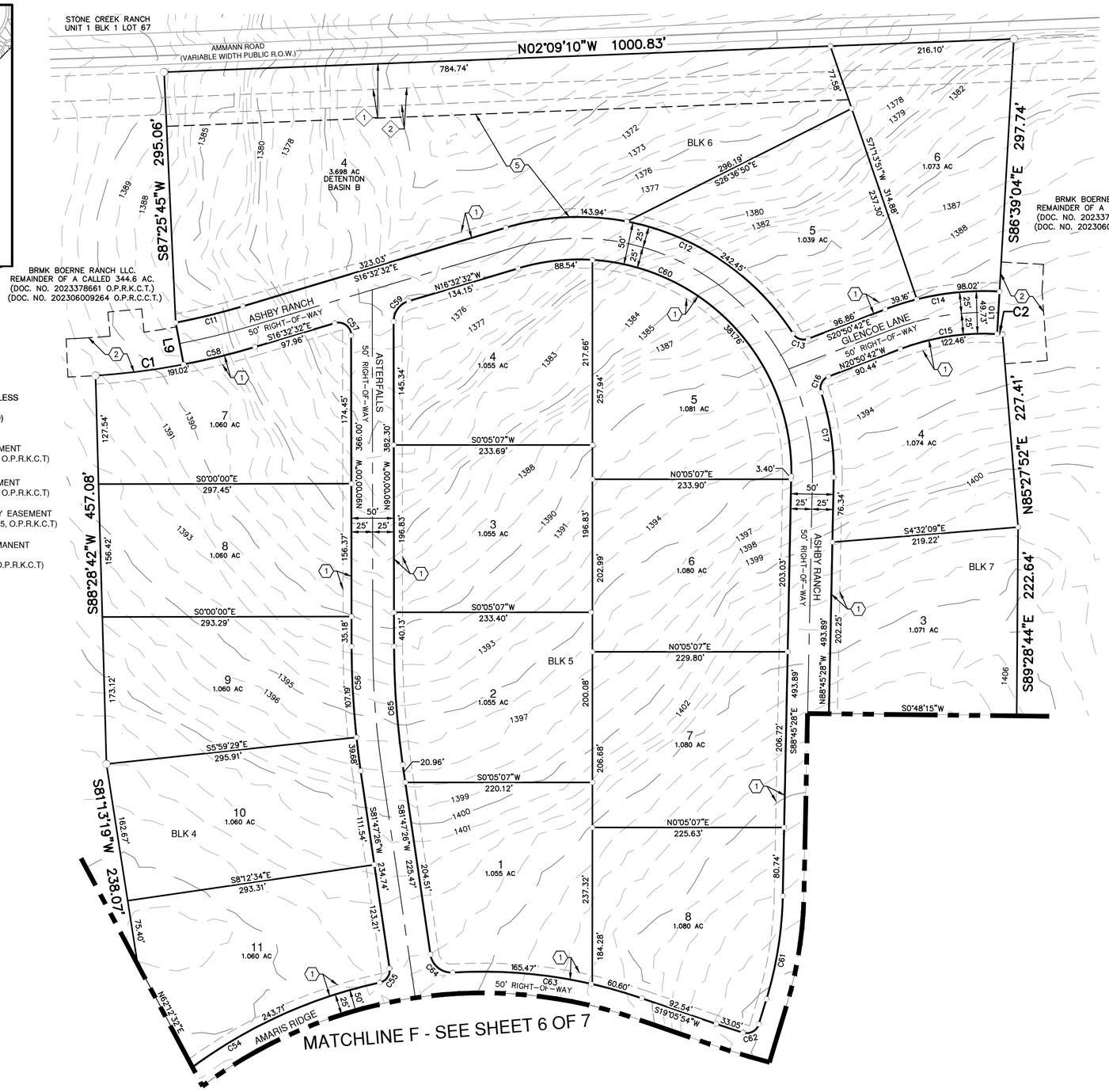
LOCATION MAP

MAPSCO MAP GRID: 123X1
NOT-TO-SCALE

LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
		ROW	RIGHT-OF-WAY
		NCB	NEW CITY BLOCK
(SURVEYOR)		●	FOUND IRON ROD (UNLESS NOTED OTHERWISE)
		○	SET 1/2" IRON ROD (PD)
1140	EXISTING CONTOURS		
	CENTERLINE		

- (1) 10' PUBLIC UTILITY EASEMENT
- (2) OFFSITE PUBLIC ACCESS EASEMENT FOR TEMPORARY TURN AROUND (DOC. NO. _____)
- (3) OFFSITE DRAINAGE EASEMENT FOR TEMPORARY CHANNEL (DOC. NO. _____)
- (4) 15' OFFSITE WATER EASEMENT (DOC. NO. _____)
- (5) VARIABLE WIDTH DRAINAGE EASEMENT (DOC. NO. _____)
- (1) 30' WIDE UTILITY EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T)
- (2) 20' WIDE TEMPORARY CONSTRUCTION EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T)
- (3) 14' ELECTRICAL UTILITY EASEMENT (VOL. 1463, PGS. 269-275, O.P.R.K.C.T)
- (4) VARIABLE WIDTH PERMANENT WATER EASEMENT (VOL. 880, PGS. 51-63, O.P.R.K.C.T)



PRELIMINARY SUBDIVISION PLAT ESTABLISHING POST OAK SUBDIVISION PHASE 1

BEING A TOTAL OF 101.74 ACRES OF LAND OUT OF 344.732 ACRE TRACT OF LAND RECORDED IN VOLUME 137, PAGE 679 OF KENDALL COUNTY, TEXAS OUT OF THE DAVID BRADBURY SURVEY NO. 214, ABSTRACT 33, CITY OF FAIR OAKS RANCH, KENDALL COUNTY, TEXAS ESTABLISHING 60 RESIDENTIAL LOTS, 5 GREEN/OPEN SPACE LOTS (BLOCK 1, LOT 1, BLOCK 6, LOT 4, BLOCK 8, LOT 16, BLOCK 9, LOT 21, BLOCK 13, LOT 1).

SCALE: 1"= 100'
0' 100' 200' 300'

PAPE-DAWSON
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: December 23, 2025

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED IN THE PREPARATION OF THIS FINAL PLAT AND IN THE DESIGN OF SITE IMPROVEMENT STRUCTURES AND WERE ACCOMPLISHED UNDER MY DIRECT SUPERVISION TO CONFORM TO ALL REQUIREMENTS OF THE KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS.

_____
LICENSED PROFESSIONAL ENGINEER
MATTHEW GEISTWEIDT, PE
LICENSE NUMBER 118861

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE: SEE SHEET 1 OF 7 FOR CURVE AND LINE TABLE

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES, EXCEPT AS IDENTIFIED AS PRIVATE THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER/DEVELOPER: BRMK BOERNE RANCH LLC
BY: SCOTT TEETER, PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BITTERBLUE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

THIS PLAT OF POST OAK PHASE 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HERE BY APPROVED BY SUCH COUNCIL
DATED THIS _____ DAY OF _____, 20_____.

_____
MAYOR

_____
CITY SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, AD 20_____ AT _____ O'CLOCK _____M., IN THE RECORDS OF KENDALL COUNTY, TEXAS, DOCUMENT NO. _____. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____.

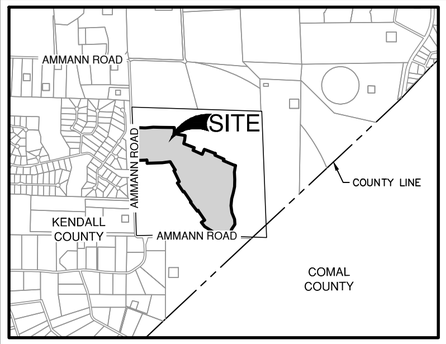
_____
COUNTY CLERK, KENDALL COUNTY, TEXAS

SHEET 6 OF 7

POST OAK SUBDIVISION PHASE 1
Civil Job No. 13903-02; Survey Job No. 13903-02

Date: Dec. 22, 2025, 8:24 AM User ID: brookeh
File: P:\13903\00\Design\Civil\Plat\13903002.dwg

Exhibit D



LOCATION MAP

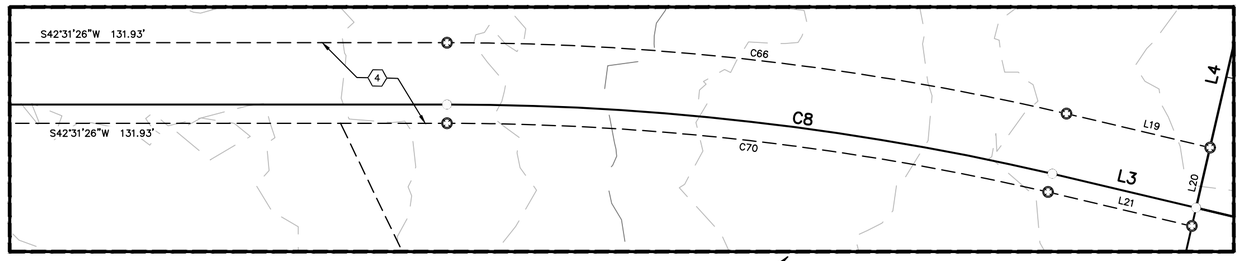
MAPSCO MAP GRID: 123X1
NOT-TO-SCALE

LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
		PG	PAGE(S)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
		NCB	NEW CITY BLOCK
(SURVEYOR)		●	FOUND IRON ROD (UNLESS NOTED OTHERWISE)
1140	EXISTING CONTOURS	○	SET 1/2" IRON ROD (PD)
℄	CENTERLINE		

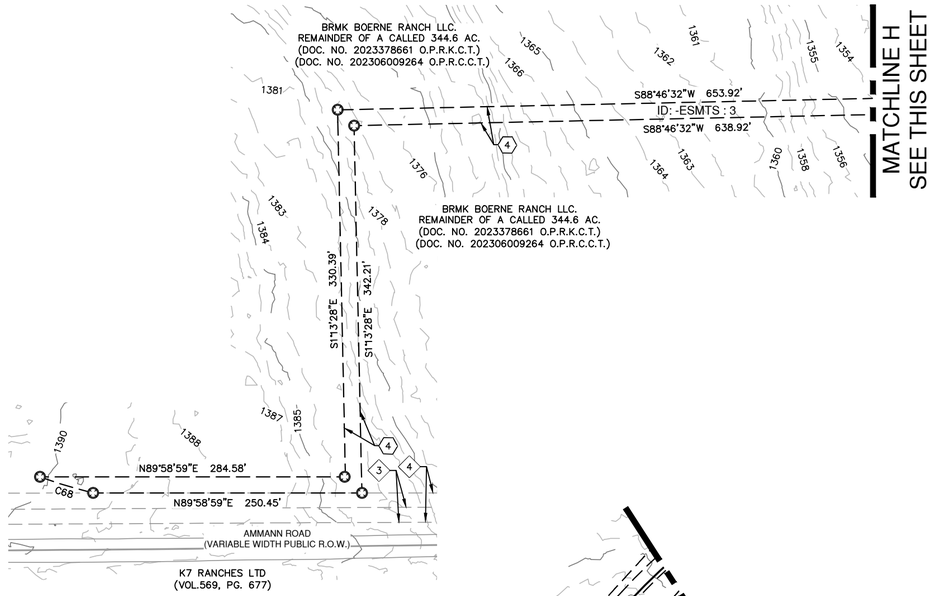
1. 10' PUBLIC UTILITY EASEMENT
2. OFFSITE PUBLIC ACCESS EASEMENT FOR TEMPORARY TURN AROUND (DOC. NO. _____)
3. OFFSITE DRAINAGE EASEMENT FOR TEMPORARY CHANNEL (DOC. NO. _____)
4. 15' OFFSITE WATER EASEMENT (DOC. NO. _____)
5. VARIABLE WIDTH DRAINAGE EASEMENT (DOC. NO. _____)

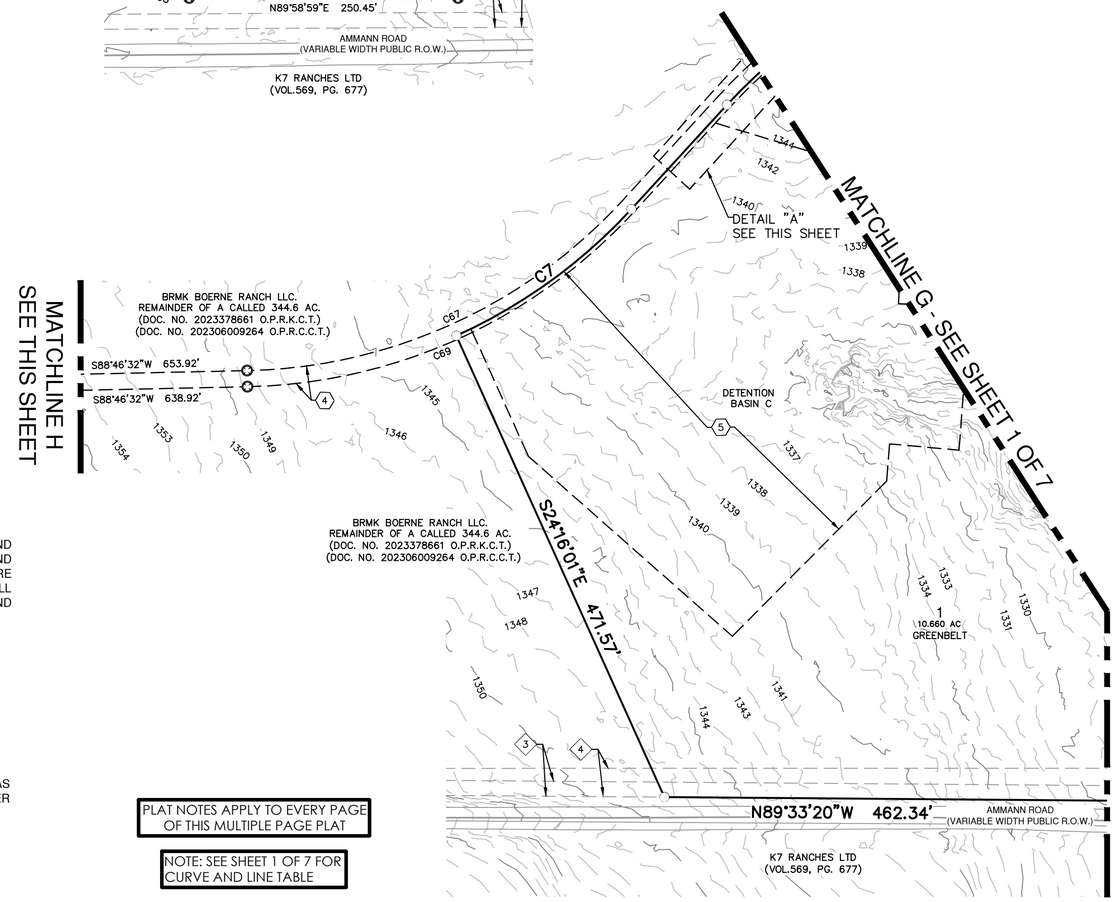
1. 30' WIDE UTILITY EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T)
2. 20' WIDE TEMPORARY CONSTRUCTION EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T)
3. 14' ELECTRICAL UTILITY EASEMENT (VOL. 1463, PGS. 269-275, O.P.R.K.C.T)
4. VARIABLE WIDTH PERMANENT WATER EASEMENT (VOL. 880, PGS. 51-63, O.P.R.K.C.T)



DETAIL "A"

SCALE: 1" = 20'





PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE: SEE SHEET 1 OF 7 FOR CURVE AND LINE TABLE

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED IN THE PREPARATION OF THIS FINAL PLAT AND IN THE DESIGN OF SITE IMPROVEMENT STRUCTURES AND WERE ACCOMPLISHED UNDER MY DIRECT SUPERVISION TO CONFORM TO ALL REQUIREMENTS OF THE KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS.

_____
LICENSED PROFESSIONAL ENGINEER
MATTHEW GEISTWEIDT, PE
LICENSE NUMBER 118861

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY SUBDIVISION PLAT ESTABLISHING POST OAK SUBDIVISION PHASE 1

BEING A TOTAL OF 101.74 ACRES OF LAND OUT OF 344.732 ACRE TRACT OF LAND RECORDED IN VOLUME 137, PAGE 679 OF KENDALL COUNTY, TEXAS OUT OF THE DAVID BRADBURY SURVEY NO. 214, ABSTRACT 33, CITY OF FAIR OAKS RANCH, KENDALL COUNTY, TEXAS ESTABLISHING 60 RESIDENTIAL LOTS, 5 GREEN/OPEN SPACE LOTS (BLOCK 1, LOT 1, BLOCK 6, LOT 4, BLOCK 8, LOT 16, BLOCK 9, LOT 21, BLOCK 13, LOT 1).

SCALE: 1"= 100'
0' 100' 200' 300'

PAPE-DAWSON
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: December 23, 2025

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES, EXCEPT AS IDENTIFIED AS PRIVATE THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER/DEVELOPER: BRMK BOERNE RANCH LLC
BY: SCOTT TEETER, PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BITTERBLUE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

THIS PLAT OF POST OAK PHASE 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HERE BY APPROVED BY SUCH COUNCIL
DATED THIS _____ DAY OF _____, 20_____.

_____
MAYOR

_____
CITY SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, AD 20_____ AT _____ O'CLOCK _____M., IN THE RECORDS OF KENDALL COUNTY, TEXAS, DOCUMENT NO. _____. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____.

_____
COUNTY CLERK, KENDALL COUNTY, TEXAS

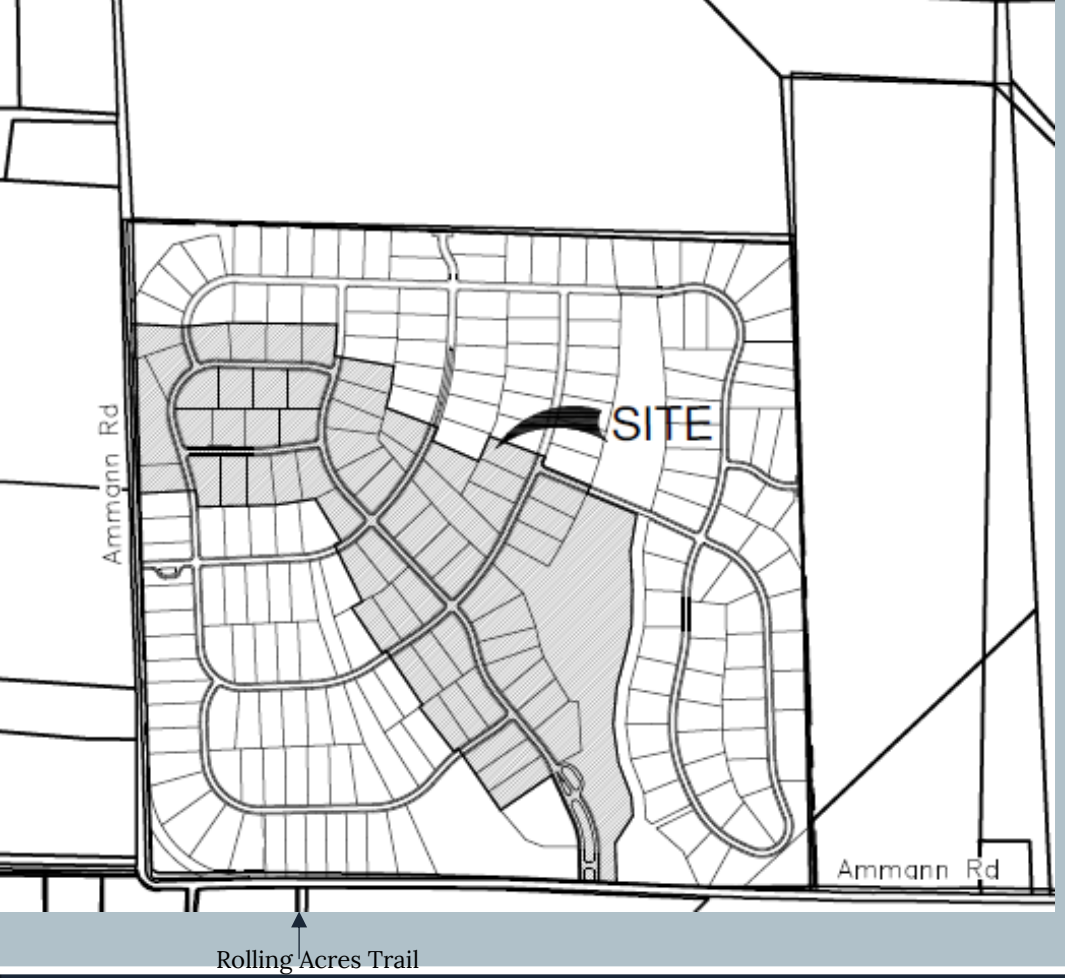
SHEET 7 OF 7

POST OAK SUBDIVISION PHASE 1
Civil Job No. 13903-02; Survey Job No. 13903-02

Date: Dec. 22, 2025, 8:58 AM User ID: snodgrass
File: P:\13903\00\Design\Civil\Plat\13903-02.dwg

City Council
Post Oak Subdivision Phase I Preliminary Plat

February 5, 2026



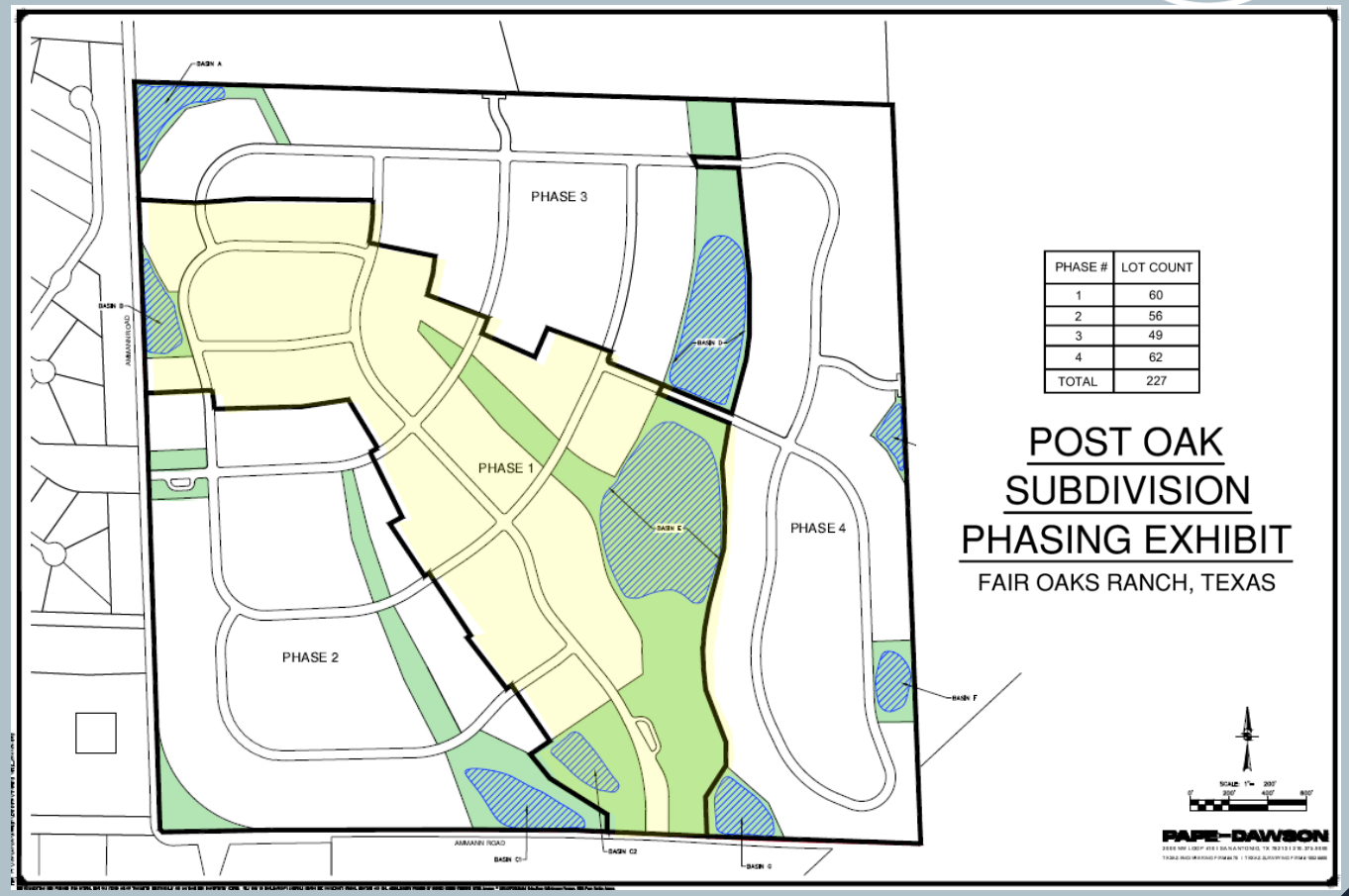
Jessica Relucio, ENV SP

City Planner

Introduction/Background

- Location: North of the intersection of Rolling Acres Trail and Ammann Road
- Zone: Neighborhood Residential (minimum 1-acre single-family lots)
- Public Improvement District (PID)
- One of four phases
- Total Post Oak subdivision is

+/- 344-acres

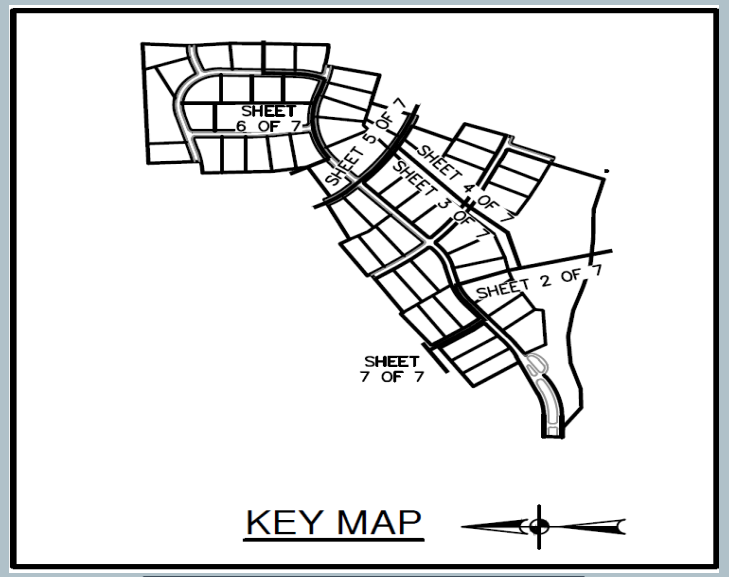


Preliminary Plat Summary

- Development Agreement (August 2025) Incorporates:
  - 2014 Subdivision Chapter 10 regulations
  - Enhanced requirements from the UDC 2025 Amendments:
    - Minimum lot frontages
    - Drainage and Erosion Control Standards
    - Tree mitigation for protected trees >18-inch tree diameter at breast height
- Total of Lots: 65 lots, which include:
  - 60 single-family residential 1-acre lots
  - 5 easement lots – 85.82 acres
- Planning and Zoning Commission:
  - January 8, 2026, recommended approval to City Council

PRELIMINARY SUBDIVISION PLAT
ESTABLISHING
POST OAK SUBDIVISION
PHASE 1

BEING A TOTAL OF 101.74 ACRES OF LAND OUT OF 344.732 ACRE TRACT OF LAND RECORDED IN VOLUM 137, PAGE 679 OF KENDALL COUNTY, TEXAS OUT OF THE DAVID BRADBURY SURVEY NO. 214, ABSTRACT 33, CITY OF FAIR OAKS RANCH, KENDALL COUNTY, TEXAS ESTABLISHING 60 RESIDENTIAL LOTS, 6 GREEN/OPEN SPACE LOTS (BLOCK 1, LOT 1 & 6, BLOCK 6, LOT 4, BLOCK 8, LOT 16, BLOCK 9, LOT 21, BLOCK 13, LOT 1).



PAPE–DAWSON
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800
DATE OF PREPARATION: December 12, 2025

Recommended Motion

Staff recommends the approval of Post Oak Subdivision Phase 1 Preliminary Plat with the following conditions:

1. Developer shall correct the Mayor's signature block to include "Subdivision" to state "Post Oak Subdivision Phase 1" on sheets 2-7
2. Developer shall edit GENERAL NOTES and remove "Private streets" from note 1 on sheet 1 since there are no private streets
3. Developer shall revise Blk 7 Lot 6 street frontage length of about 98 feet, to meet the minimum required of 120 feet. Please address accordingly on sheet 2.
4. Developer shall label lot 21 as "Greenbelt" and designate the location of the detention pond as a "Drainage Easement". Lot 21 is still missing a label on sheets 3, 4, and 5
5. Developer shall address all comments and obtain approval of the Stormwater Management Plan from the Engineering Manager
6. State under a new section "Temporary Easements" or under "General Notes" that "Temporary easement shown hereon is granted for construction and related purposes, such as drainage easements, and shall terminate upon completion of construction and acceptance of improvements. Upon termination of the temporary easement, the easement area shall be restored to a condition reasonably similar to its pre-construction state." Then, remove the reference to Document No., under the Legends Table on each sheet

CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC:	Consideration and possible action approving a resolution authorizing the execution of a Professional Services Agreement with Valley View Consulting, L.L.C. for Investment Advisory Services, expenditure of the required funds, and execution of all applicable documents by the City Manager
DATE:	February 5, 2026
DEPARTMENT:	Finance
PRESENTED BY:	Summer Fleming, CGFO, Director of Finance

INTRODUCTION / BACKGROUND:
The City's investment portfolio is currently invested solely in local government investment pools. While these pools provide safety and liquidity, the Texas Public Funds Investment Act (PFIA) and the City's adopted Investment Policy allow additional investment options that may be appropriate based on market conditions and cash flow needs.

As the City's balances and reserves have grown, there is an opportunity to evaluate authorized investment strategies that could enhance investment earnings while continuing to prioritize safety, liquidity, and PFIA compliance. The City does not have a dedicated investment professional on staff to provide continuous market monitoring, portfolio analysis, and specialized regulatory oversight.

To address this need, the City issued a Request for Proposals for Investment Advisory Services and received nine responses. After evaluating each proposal based on firm experience, team qualifications, project approach, pricing, and reference checks, the Finance Department selected Valley View Consulting, L.L.C. as the most qualified firm.

Valley View Consulting, L.L.C. is an SEC-registered investment advisory firm founded in 1998 that specializes exclusively in providing cash and investment management services to public entities, with a strong focus on Texas local governments subject to the PFIA. The firm is independent and unaffiliated with investment pools, broker-dealers, or financial institutions, allowing it to provide objective, non-discretionary advisory services tailored to each client's specific cash flow and policy requirements. Valley View currently advises more than 70 Texas public entities with over $15 billion in public funds under management and brings more than 200 years of collective public-sector investment experience to its client engagements.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:
Engaging a professional investment advisory firm supports the City's commitment to prudent financial stewardship and strengthens the management of public funds. An

investment advisor provides objective portfolio analysis, ongoing market monitoring, and guidance on authorized investment strategies within PFIA requirements, helping ensure investments remain safe, liquid, and aligned with the City's cash flow needs.

These services enhance financial oversight, reinforce compliance with state law, and support the long-term management and sustainability of City reserves, contributing to overall financial stability and sound governance.

LONGTERN FINANCIAL & BUDGETARY IMPACT:
The Investment Advisory Services Agreement includes an asset-based advisory fee of 0.05% of assets reported in the quarterly investment report. Based on the City's current investment balance of approximately $30 million, the estimated annual advisory fee would be approximately $15,000.

Because the agreement would begin mid-year, the actual cost for the current fiscal year is expected to be approximately one-half of the annual amount, or about $7,500. The current fiscal year budget includes $5,000 for investment advisory services. Staff anticipates that the additional cost can be absorbed through savings in other budget categories and increased investment earnings generated through professional portfolio management. As a result, the agreement is not expected to have a material impact on the City's overall budget.

LEGAL ANALYSIS:
Resolution approved as to form. The City's standard Professional Services Agreement is being utilized for this project.

RECOMMENDATION / PROPOSED MOTION:
I move to approve a resolution authorizing the execution of a Professional Services Agreement with Valley View Consulting, L.L.C. for Investment Advisory Services.

A RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH VALLEY VIEW CONSULTING, L.L.C. FOR INVESTMENT ADVISORY SERVICES, EXPENDITURE OF THE REQUIRED FUNDS, AND EXECUTION OF ALL APPLICABLE DOCUMENTS BY THE CITY MANAGER

WHEREAS, the City Council of the City of Fair Oaks Ranch is responsible for the prudent investment of public funds in accordance with the Texas Public Funds Investment Act (PFIA) and the City's adopted Investment Policy, and

WHEREAS, the City's investment portfolio has historically been invested solely in local government investment pools, while the PFIA and the City's Investment Policy authorize additional investment options that may be appropriate based on market conditions, cash flow needs, and risk tolerance, and

WHEREAS, the City does not have a dedicated investment professional on staff to continuously monitor market conditions, evaluate portfolio strategies, and provide specialized investment advisory services, and

WHEREAS, the City issued a Request for Proposals for Investment Advisory Services and received nine responses, which were evaluated by the Finance Department based on qualifications, experience with public funds, investment approach and overall value, and

WHEREAS, following this evaluation, staff determined that Valley View Consulting, L.L.C. is the most qualified firm to provide investment advisory services to the City; and

WHEREAS, the City Council finds that entering into a Professional Services Agreement for Investment Advisory Services is in the best interest of the City and supports prudent financial management **(Exhibit A)**.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS:

Section 1 The City Council hereby authorizes the City Manager to execute an agreement with Valley View Consulting, L.L.C. for investment advisory services, to expend the required funds, and to execute any and all applicable documents to effectuate this resolution.

Section 2. That the recitals contained in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this resolution for all purposes and are adopted as a part of the judgment and findings of the Council.

Section3. If any provision of this resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this resolution would have been enacted without such invalid provision.

Section 4. That it is officially found, determined, and declared that the meeting at which this resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 5. All resolutions or parts thereof, which are in conflict or inconsistent with any provision of this resolution are hereby repealed to the extent of such conflict, and the provision of this resolution shall be and remain controlling as to the matters resolved herein.

Section 6. This resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 7. This resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED, APPROVED, and ADOPTED on this 5th day of February 2026.

_____

Gregory C. Maxton, Mayor

ATTEST:

_____

Amanda Valdez, TRMC
Deputy City Secretary

APPROVED AS TO FORM:

_____

Denton Navarro Rodriguez Bernal Santee & Zech
P.C., City Attorney

CITY OF FAIR OAKS RANCH
STANDARD PROFESSIONAL SERVICES AGREEMENT

THE STATE OF TEXAS §
§
KENDALL COUNTY §

This Professional Services Agreement ("Agreement") is made and entered by and between the City of Fair Oaks Ranch, Texas, (the "City") a Texas municipality, and Investment Advisory Services ("Professional").

Section 1. Duration. This Agreement shall become effective upon execution by the City and shall remain in effect until satisfactory completion of the Scope of Work unless terminated as provided for in this Agreement.

Section 2. Scope of Work.

(A) Professional shall perform the Services as more particularly described in the Scope of Work attached hereto as Exhibit "A". The work as described in the Scope of Work constitutes the "Project". Unless otherwise provided in the Scope of Work, the anticipated submittal of all Project deliverables is immediately upon completion of the Project.

(B) The Quality of Services provided under this Agreement shall be performed with the professional skill and care ordinarily provided by competent Professionals practicing in the same or similar locality and under the same or similar circumstances and professional license, and as expeditiously as is prudent considering the ordinary professional skill and care of a competent Professional holding the same professional license.

(C) The Professional shall perform its Services for the Project in compliance with all statutory, regulatory and contractual requirements now or hereafter in effect as may be applicable to the rights and obligations set forth in the Agreement.

(D) The Professional may rely upon the accuracy of reports and surveys provided to it by the City except when defects should have been apparent to a reasonably competent professional or when it has actual notice of any defects in the reports and surveys.

Section 3. Compensation.

(A) The Professional shall be paid in the manner set forth in Exhibit "B' and as provided herein.

(B) *Billing Period:* The Professional may submit monthly, or less frequently, an invoice for payment based on the estimated completion of the described tasks and approved work schedule. Subject to Chapter 2251, Texas Government Code (the "Prompt Payment Act"), payment is due within thirty (30) days of the City's receipt of the Professional's invoice. Interest on overdue payments shall be calculated in accordance with the Prompt Payment Act.

(C) *Reimbursable Expenses*: Any and all reimbursable expenses related to the Project shall be included in the scope of services (Exhibit A) and accounted for in the total contract amount in Exhibit "B". If these items are not specifically accounted for in Exhibit A they shall be considered subsidiary to the total contract amount.

Section 4. Changes to the Project Work; Additional Work.

(A) *Changes to Work:* Professional shall make such revisions to any work that has been completed as are necessary to correct any errors or omissions as may appear in such work. If the City finds it necessary to make changes to previously satisfactorily completed work or parts thereof, the Professional shall make such revisions if requested and as directed by the City and such services will be considered as additional work and paid for as specified under following paragraph.

(B) *Additional Work:* The City retains the right to make changes to the Scope of Work at any time by a written order. Work that is clearly not within the general description of the Scope of Work and does not otherwise constitute special services under this Agreement must be approved in writing by the City by supplemental agreement before the additional work is undertaken by the Professional. If the Professional is of the opinion that any work is beyond that contemplated in this Agreement and the Scope of Work governing the project and therefore constitutes additional work, the Professional shall promptly notify the City of that opinion, in writing. If the City agrees that such work does constitute additional work, then the City and the Professional shall execute a supplemental agreement for the additional work and the City shall compensate the Professional for the additional work on the basis of the rates contained in the Scope of Work. If the changes deduct from the extent of the Scope of Work, the contract sum shall be adjusted accordingly. All such changes shall be executed under the conditions of the original Agreement. Any work undertaken by Professional not previously approved as additional work shall be at risk of the Professional.

Section 5. Time of Completion.

The prompt completion of the services under the Scope of Work is critical to the City. Unnecessary delays in providing services under a Scope of Work shall be grounds for dismissal of the Professional and termination of this Agreement without any or further liability

to the City other than a prorated payment for necessary, timely, and conforming work done by Professional prior to the time of termination. The Scope of Work shall provide, in either calendar days or by providing a final date, a time of completion prior to which the Professional shall have completed all tasks and services described in the Scope of Work.

Section 6. Insurance.

Before commencing work under this Agreement, Professional shall obtain and maintain the liability insurance provided for in attached Exhibit C throughout the term of this Agreement and thereafter as required herein.

In addition to the insurance provided for in Exhibit C, Professional shall maintain the following limits and types of insurance:

Professional Liability Insurance: professional errors and omissions liability insurance with limits of liability not less than $1,000,000 per occurrence covering all work performed by the Professional, its employees, sub-contractors, or independent contractors. If this coverage can only be obtained on a “claims made” basis, the certificate of insurance must clearly state coverage is on a “claims made” basis and coverage must remain in effect for at least two years after final payment with the Professional continuing to furnish the City certificates of insurance.

Workers Compensation Insurance: The Professional shall carry and maintain during the term of this Agreement, workers compensation and employers liability insurance meeting the requirements of the State of Texas on all the Professional’s employees carrying out the work involved in this contract.

General Liability Insurance: The Professional shall carry and maintain during the term of this Agreement, general liability insurance on a per occurrence basis with limits of liability not less than $1,000,000 for each occurrence and for fire damage. For Bodily Injury and Property Damage, coverage shall be no less than $1,000,000. As a minimum, coverage for Premises, Operations, Products and Completed Operations shall be $2,000,000. This coverage shall protect the public or any person from injury or property damages sustained by reason of the Professional or its employees carrying out the work involved in this Agreement. The general aggregate shall be no less than $2,000,000.

Automobile Liability Insurance: Professional shall carry and maintain during the term of this Agreement, automobile liability insurance with either a combined limit of at least $1,000,000 per occurrence for bodily injury and property damage or split limits of at least $1,000,000 for bodily injury per person per occurrence and $1,000,000 for property damage per occurrence.

Coverage shall include all owned, hired, and non-owned motor vehicles used in the performance of this contract by the Professional or its employees.

Subcontractor: In the case of any work sublet, the Professional shall require subcontractor and independent contractors working under the direction of either the Professional or a subcontractor to carry and maintain the same workers compensation and liability insurance required of the Professional.

Qualifying Insurance: The insurance required by this Agreement shall be written by non-assessable insurance company licensed to do business in the State of Texas and currently rated "B+" or better by the A.M. Best Companies. All policies shall be written on a “per occurrence basis” and not a “claims made” form.

Evidence of such insurance shall be attached as Exhibit “D”.

Section 7. Miscellaneous Provisions.

(A) *Subletting.* The Professional shall not sublet or transfer any portion of the work under this Agreement or any Scope of Work issued pursuant to this Agreement unless specifically approved in writing by the City, which approval shall not be unreasonably withheld. Subcontractors shall comply with all provisions of this Agreement and the applicable Scope of Work. The approval or acquiescence of the City in the subletting of any work shall not relieve the Professional of any responsibility for work done by such subcontractor.

(B) *Ownership of Documents.* Upon completion or termination of this Agreement, all documents prepared by the Professional or furnished to the Professional by the City shall be delivered to and become the property of the City. All drawings, charts, calculations, plans, specifications and other data, including electronic files and raw data, prepared under or pursuant to this Agreement shall be made available, upon request, to the City without restriction or limitation on the further use of such materials PROVIDED, HOWEVER, THAT SUCH MATERIALS ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY THE CITY OR OTHERS. ANY REUSE WITHOUT PRIOR VERIFICATION OR ADAPTATION BY THE PROFESSIONAL FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE CITY’S SOLE RISK AND WITHOUT LIABILITY TO THE PROFESSIONAL. Where applicable, Professional shall retain all pre-existing proprietary rights in the materials provided to the City but shall grant to the City a non-exclusive, perpetual, royalty-free license to use such proprietary information solely for the purposes for which the information was provided. The Professional may, at Professional’s expense, have copies made of the documents or any other data furnished to the City under or pursuant to this Agreement.

(C) *Professional's Seal.* To the extent that the Professional has a professional seal it shall

placed on all documents and data furnished by the Professional to the City. All work and services provided under this Agreement will be performed in a good and workmanlike fashion and shall conform to the accepted standards and practices of the Professional's industry. The plans, specifications and data provided by Professional shall be adequate and sufficient to enable those performing the actual work to perform the work as and within the time contemplated by the City and Professional. The City acknowledges that Professional has no control over the methods or means of work nor the costs of labor, materials or equipment. Unless otherwise agreed in writing, any estimates of costs by the Professional are for informational purposes only and are not guarantees.

(D) *Compliance with Laws.* The Professional shall comply with all federal, state and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts, administrative, or regulatory bodies in any matter affecting the performance of this Agreement, including, without limitation, worker's compensation laws, minimum and maximum salary and wage statutes and regulations, and licensing laws and regulations. When required, the Professional shall furnish the City with satisfactory proof of compliance.

(E) *Independent Contractor.* Professional acknowledges that Professional is an independent contractor of the City and is not an employee, agent, official or representative of the City. Professional shall not represent, either expressly or through implication, that Professional is an employee, agent, official or representative of the City. Income taxes, self-employment taxes, social security taxes and the like are the sole responsibility of the Professional.

(F) *Non-Collusion.* Professional represents and warrants that Professional has not given, made, promised or paid, nor offered to give, make, promise or pay any gift, bonus, commission, money or other consideration to any person as an inducement to or in order to obtain the work to be provided to the City under this Agreement. Professional further agrees that Professional shall not accept any gift, bonus, commission, money, or other consideration from any person (other than from the City pursuant to this Agreement) for any of the services performed by Professional under or related to this Agreement. If any such gift, bonus, commission, money, or other consideration is received by or offered to Professional, Professional shall immediately report that fact to the City and, at the sole option of the City, the City may elect to accept the consideration for itself or to take the value of such consideration as a credit against the compensation otherwise owing to Professional under or pursuant to this Agreement.

(G) *Force Majeure.* If the performance of any covenant or obligation to be performed hereunder by any party is delayed as a result of circumstances which are beyond the reasonable control of such party (which circumstances may include, without limitation, pending litigation, acts of God, war, acts of civil disobedience, fire or other casualty, shortage of

materials, adverse weather conditions [such as, by way of illustration and not of limitation, severe rain storms or below freezing temperatures, or tornados] labor action, strikes or similar acts, moratoriums or regulations or actions by governmental authorities), the time for such performance shall be extended by the amount of time of such delay, but no longer than the amount of time reasonably occasioned by the delay. The party claiming delay of performance as a result of any of the foregoing force majeure events shall deliver written notice of the commencement of any such delay resulting from such force majeure event not later than seven (7) days after the claiming party becomes aware of the same, and if the claiming party fails to so notify the other party of the occurrence of a force majeure event causing such delay and the other party shall not otherwise be aware of such force majeure event, the claiming party shall not be entitled to avail itself of the provisions for the extension of performance contained in this subsection.

(H) In the case of any conflicts between the terms of this Agreement and wording contained within the Scope of Services, this Agreement shall govern. The Scope of Services is intended to detail the technical scope of services, fee schedule, and contract time only and shall not dictate Agreement terms.

Section 8. Termination.

(A) This Agreement may be terminated:

(1) By the mutual agreement and consent of both Professional and City;

(2) By either party, upon the failure of the other party to fulfill its obligations as set forth in either this Agreement or a Scope of Work issued under this Agreement;

(3) By the City, immediately upon notice in writing to the Professional, as consequence of the failure of Professional to perform the services contemplated by this Agreement in a timely or satisfactory manner;

(4) By the City, at will and without cause upon not less than thirty (30) days written notice to the Professional.

(B) If the City terminates this Agreement pursuant to Section 5 or subsection 8(A)(2) or (3), above, the Professional shall not be entitled to any fees or reimbursable expenses other than the fees and reimbursable expenses then due and payable as of the time of termination and only then for those services that have been timely and adequately performed by the Professional considering the actual costs incurred by the Professional in performing work to date of termination, the value of the work that is nonetheless usable to the City, the cost to the City of employing another Professional to complete the work required and the time required to do so, and other factors that affect the value to the City of the work performed at time of

termination. In the event of termination that is not the fault of the Professional, the Professional shall be compensated for all basic, special, and additional services actually performed prior to termination, together with any reimbursable expenses then due.

Section 9. Indemnification. Professional shall indemnify, defend and hold harmless the City of Fair Oaks Ranch, Texas and its officials, employees and agents (collectively referred to as "Indemnitees") and each of them from and against all loss, costs, penalties, fines, damages, claims, expenses (including reasonable attorney's fees) or liabilities (collectively referred to as "Liabilities") by reason of any injury to or death of any person or damage to or destruction or loss of any property arising out of, resulting from, or in connection with (i) the performance or non-performance of Services contemplated by this Agreement but only to the extent caused by the negligent acts, errors or omissions, intentional torts, intellectual property infringement, or a failure to pay a sub-contractor or supplier committed by Professional or Professional's agent, consultant under contract, or another entity over which Professional exercises control (whether active or passive) of Professional or its employees, agents or sub-contractors (collectively referred to as "Professional") (ii) the failure of Professional to comply with any of the paragraphs herein or the failure of Professional to conform to statutes, ordinances, or other regulations or requirements of any governmental authority, federal, state or local, in connection with the performance of this Agreement. Professional expressly agrees to indemnify and hold harmless the Indemnitees, or any one of them, from and against all liabilities which may be asserted by an employee or former employee of Professional, or any of its sub-contractors, as provided above, for which Professional's liability to such employee or former employee would otherwise be limited to payments under State Workers' Compensation or similar laws. Nothing herein shall require Professional to indemnify, defend, or hold harmless any Indemnitee for the Indemnitee's own negligence or willful misconduct. Any and all indemnity provided for in this Agreement shall survive the expiration of this Agreement and the discharge of all other obligations owed by the parties to each other hereunder and shall apply prospectively not only during the term of this Agreement but thereafter so long as any liability could be asserted in regard to any acts or omissions of Professional in performing Services under this Agreement.

For Professional Liability Claims, Professional shall be liable for reasonable defense costs incurred by Indemnitees but only after final adjudication and to the extent and percent that Professional or Professional's agents are found negligent or otherwise at fault. As used in this Agreement, final adjudication includes any negotiated settlement and release of claims, without limitation as to when a negotiated settlement and release of claims occurs.

Section 10. Notices. Any notice required or desired to be given from one party to the other

party to this Agreement shall be in writing and shall be given and shall be deemed to have been served and received (whether actually received or not) if (i) delivered in person to the address set forth below; (ii) deposited in an official depository under the regular care and custody of the United States Postal Service located within the confines of the United States of America and sent by certified mail, return receipt requested, and addressed to such party at the address hereinafter specified; or (iii) delivered to such party by courier receipted delivery. Either party may designate another address within the confines of the continental United States of America for notice, but until written notice of such change is actually received by the other party, the last address of such party designated for notice shall remain such party's address for notice.

Section 11. No Assignment. Neither party shall have the right to assign that party's interest in this Agreement without the prior written consent of the other party.

Section 12. Severability. If any term or provision of this Agreement is held to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining terms or provisions of this Agreement shall not be affected thereby, and in lieu of each such illegal, invalid or unenforceable term or provision, there shall be added automatically to this Agreement a legal, valid or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid or unenforceable.

Section 13. Waiver. Either City or the Professional shall have the right to waive any requirement contained in this Agreement that is intended for the waiving party's benefit, but, except as otherwise provided herein, such waiver shall be effective only if in writing executed by the party for whose benefit such requirement is intended. No waiver of any breach or violation of any term of this Agreement shall be deemed or construed to constitute a waiver of any other breach or violation, whether concurrent or subsequent, and whether of the same or of a different type of breach or violation.

Section 14. Governing Law; Venue. This Agreement and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Agreement are performable in Kendall County, Texas such that exclusive venue for any action arising out of this Agreement shall be in Kendall County, Texas.

Section 15. Paragraph Headings; Construction. The paragraph headings contained in this Agreement are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof. Both parties have participated in the negotiation and preparation of this Agreement and this Agreement shall not be construed either more or less strongly against or for either party.

Section 16. Binding Effect. Except as limited herein, the terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, devisees, personal and legal representatives, successors and assigns.

Section 17. Gender. Within this Agreement, words of any gender shall be held and construed to include any other gender, and words in the singular number shall be held and construed to include the plural, unless the context otherwise requires.

Section 18. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.

Section 19. Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

Section 20. Entire Agreement. It is understood and agreed that this Agreement contains the entire agreement between the parties and supersedes any and all prior agreements, arrangements or understandings between the parties relating to the subject matter. No oral understandings, statements, promises or inducements contrary to the terms of this Agreement exist. This Agreement cannot be changed or terminated orally.

Section 21. Relationship of Parties. Nothing contained in this Agreement shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent or of partnership or of joint venture or of any association whatsoever between the parties, it being expressly understood and agreed that no provision contained in this Agreement nor any act or acts of the parties hereto shall be deemed to create any relationship between the parties other than the relationship of independent parties contracting with each other solely for the purpose of effecting the provisions of this Agreement.

Section 22. Right To Audit. City shall have the right to examine and audit the books and records of Professional with regards to the work described in Exhibit A, or any subsequent changes, at any reasonable time. Such books and records will be maintained in accordance with generally accepted principles of accounting and will be adequate to enable determination of: (1) the substantiation and accuracy of any payments required to be made under this Agreement; and (2) compliance with the provisions of this Agreement.

23. Dispute Resolution. In accordance with the provisions of Subchapter I, Chapter 271, TEX. LOCAL GOV'T CODE, the parties agree that, prior to instituting any lawsuit or other proceeding arising from a dispute under this agreement, the parties will first attempt to resolve the dispute by taking the following steps: (1) A written notice substantially describing the nature of the dispute shall be delivered by the dissatisfied party to the other party, which

notice shall request a written response to be delivered to the dissatisfied party not less than 5 days after receipt of the notice of dispute. (2) If the response does not reasonably resolve the dispute, in the opinion of the dissatisfied party, the dissatisfied party shall give notice to that effect to the other party whereupon each party shall appoint a person having authority over the activities of the respective parties who shall promptly meet, in person, in an effort to resolve the dispute. (3) If those persons cannot or do not resolve the dispute, then the parties shall each appoint a person from the highest tier of managerial responsibility within each respective party, who shall then promptly meet, in person, in an effort to resolve the dispute.

24. Disclosure of Business Relationships/Affiliations; Conflict of Interest Questionnaire. Professional represents that it is in compliance with the applicable filing and disclosure requirements of Chapter 176 of the Texas Local Government Code.

25. Boycott Israel. The City may not enter into a contract with a company for goods and services unless the contract contains a written verification from the company; (i) it does not Boycott Israel; and (ii) will not Boycott Israel during the term of the contract. (Texas government code chapter 2270) by entering this agreement, Professional verifies that it does not Boycott Israel, and agrees that during the term of the agreement will not Boycott Israel as that term is defined in the Texas Government Code Section 808.001, as amended.

26. Energy Company Boycotts. Professional represents and warrants that: (1) it does not, and will not for the duration of the contract, boycott energy companies or (2) the verification required by Section 2274.002 of the Texas Government Code does not apply to the contract. If circumstances relevant to this provision change during the course of the contract, Professional shall promptly notify City.

27. Firearm Entities and Trade Association Discrimination. Professional verifies that: (1) it does not, and will not for the duration of the contract, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association or (2) the verification required by Section 2274.002 of the Texas Government Code does not apply to the contract. If circumstances relevant to this provision change during the course of the contract, Professional shall promptly notify City.

EXECUTED, by the City on _____.

CITY:	**PROFESSIONAL:**
By:_____	By:_____
Name: Scott M. Huizenga	Name:
Title: City Manager	Title:_____

ADDRESS FOR NOTICE:

CITY	**PROFESSIONAL**
City of Fair Oaks Ranch Attn: City Secretary 7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015	Valley View Consulting, L.L.C. Attn: Richard G. Long, Jr. 2428 Carters Mill Road Huddleston, VA 24104-4003

EXHIBIT A
SCOPE OF SERVICES

This agreement shall be effective for one year from the date of contract execution, with an additional optional one-year renewal.

Tab 3: Project Approach

- **Describe how your firm maintains compliance with the Texas Public Funds Investment Act.**

All Valley View investment advisory service arrangements involve cash and investment services directly related to the needs of the City. As a firm focused on public funds, and primarily Texas public funds, our historical and current experience enhances our focus on suggested strategies for the City. Each team member's resume outlines their unique experiences.

Members of the Valley View investment advisory team have extensive direct, hands-on experience with governmental funds cash and investment management. For example, Johnny Phifer exceeds 30 years within local city governments. Ben Day and Dick Long have over 30 years in the investment markets. Tim Pinon, Adam Ringgenberg, and Orlando Saenz each provide extensive experience from the banking industry. Emily Upshaw, Jamie D. Hobbs, Julie Gerhardt, Oscar Gomez, and Teresa Mendoza individually add many years of direct cash and investment management. Additional team member background information is provided within.

As stated earlier, Valley View was created in 1998 for the purpose of servicing Texas local governments. Valley View's business plan offers a variety of advisory and consulting services exclusively to public entities similar to the City. Focusing on extremely large client portfolios or investment pools are not part of that business plan.

Additionally, Valley View and its professionals perform substantial other consulting activities that include cash and investment-related projects, but do not meet the definition of investment advisory service. These activities have direct beneficial application to the City's service requirements.

Valley View is uniquely experienced with the Texas Public Funds Investment Act (the "PFIA" or the "Act"). Valley View actively pursues relevant forms of continuing education, and our professionals are members of multiple finance and investment-related government entity service groups, including the Government Finance Officers Association of Texas and Government Treasurers' Organization of Texas. We participate in many educational seminars and professional schools and are frequently asked to speak or present specific material for many organizations. We routinely monitor proposed and enacted changes to the Public Funds Investment Act (PFIA) to ensure that our clients implement any amendment that is required by law and any optional change that would be beneficial to their portfolio.

- **Describe how your firm will maintain compliance with the City's Investment Policy.**

With a primary focus on managing Texas public funds, Valley View regularly assists in the development, modification and implementation of investment policies, portfolio strategies and other investment-related services. We consider those functions as essential to the effective fulfillment of our contracts and will work with the City annually in addressing its policy development needs. Members of the Valley View team have reviewed scores of investment policies for Texas entities since the PFIA mandated the document in 1987.

Valley View coordinates annual updates of the City's Investment Policy to ensure that it remains up to date with all legislative and procedural changes.

- **Describe your investment strategy for a municipality.**

Public funds require a different investment approach and fiduciary responsibility to adequately judge appropriate risk/return opportunities. The City has many essential functions to effectively serve its constituents and investing is often considered a secondary activity. Our service objective ensures the level of attention and commitment to effectively manage the City's funds. We believe in the principles stressed by the PFIA and the City's Investment Policy:

- Safety
- Liquidity
- Public Trust
- Yield (risk appropriate)

Public funds investment management is scrutinized more than most other organizations; therefore, Valley View takes great care in assessing and addressing risks on multiple levels to ensure due diligence in minimizing risk exposure. Whether the City invests operating or special project funds, these fundamental considerations and principles will be the same.

Portfolio strategy development or change will be suggested only after thorough analysis and conclusive evidence that the adjustment provides long-term benefit to the City. Interest rate cycle timing and appropriate yield curve positioning provide the most effective and consistent yield enhancement. Valley View's services will include the research and analysis necessary for the City to formulate strategy recommendations, and Valley View will participate in any presentation (formal or informal) designed to gain approval to implement the desired strategy.

Valley View recognizes that portfolio predictability is important for public entities, so we do not utilize speculative strategies. Many investment advisors and broker/dealers encourage the use of callable securities, which speculate on interest rates. These types of securities are not highly dependable and generally do not enhance return over the long-run. Valley View prefers to structure portfolios using fixed rate positions (securities and direct-placed CDs) which have proven to be more reliable and attractive relative to callables and other more risky options.

Operating Funds - For the operating portion of the portfolio, Valley View will:

- Review and recommend modifications to the City's Investment Policy,
- Assist in cash flow forecasting,
- Analyze available products (individual products and pool/fund options) and institutions,
- Interpret market conditions and trends,
- Determine appropriate asset allocations,
- Advise on long-range strategy selection,
- Implement strategy within a competitive pricing environment,

- Prepare appropriate calculations, accruals and reports,
- Provide independent sources for investment market valuations,
- Comply with Investment Policy and state and federal regulations,
- Review procedures and documentation for management procedures and investment alternatives,
- Monitor broker/dealer, custodian, and safekeeping relationships,
- Attend meetings as requested, and
- Educate City staff on pertinent investment topics.

Special and Capital Project Funds – For Special, Capital Project Funds and other unique cash flow funds, our guidance will include:

- Developing and analyzing projected expenditure patterns,
- Estimating expenditure period interest earnings,
- Determining any appropriate Investment Policy changes,
- Developing the *optimum* strategy,
- Reviewing the draw schedule and portfolio performance as the projects progress,
- Identifying potential arbitrage concerns, and
- Implementing any debt service fund investment strategies.

Combining all of these concepts into active portfolio management will enhance portfolio return over the long run. Whether the City invests operating or other funds, the fundamental considerations and principles stressed above will be the same.

- **Describe your procedures for reviewing and managing the City's portfolio. Describe how your firm will add value to the City's portfolio.**

As a PFIA-oriented investment advisor, we believe providing a dependable and stable investment structure is a key objective. Market speculation does not factor into this strategy. Of course, we consider where interest rates might be headed in the short term, but our main focus is maintaining a disciplined approach to protect and preserve assets. This discipline begins with the cash flows of the client.

Maturity Distribution – To demonstrate the value that can be added by strategic allocation of assets along the yield curve, Valley View has collected data going back over three decades. This data provides compelling evidence of the value that can be added by such allocations. Before maturity extensions can be implemented, an analysis of the City's cash flows must be instituted to ensure that adequate safety and liquidity remain at the forefront of the strategy and objectives.

For example, one strategy model compares a rolling portfolio of government security investments to a government security-based local government investment pool. The laddered rolling portfolio has experienced significant average yield advantage over the pool yield. Properly identified and allocated, the City's fund balance could gain advantage from longer, laddered maturities.

Managing Market Risk by Limiting Investment Maturities – Selecting appropriate yield curve positions for fixed income securities must include an analysis of the potential valuation risk of that particular maturity. Market value of security positions will vary from the date of purchase until maturity. Longer-term maturities will be much more volatile than shorter-term positions and an assessment must be made prior to purchase as to whether the potential variance is worth the incremental yield of the longer maturities. The implementation of GASB Statement 31 highlights the potential for market (or fair) value volatility.

One strategy to mitigate the impact of changing market environments is to maintain a disciplined approach of regular security purchases through a variety of market conditions. This discipline generally allows the portfolio to offset unrealized losses with unrealized gains with the strategy objective to reach a net mark-to-market spread that is tighter than that of any individual security.

Adjusting to Market Movements – Those investors that had practiced a disciplined laddering approach for their fixed income portfolios successfully weathered the 2008 and 2020 market disruptions when yields dramatically dropped (and again in 2024!). The lower-level yield curve clouded risk/return-based decision making. However, gradual targeted implementation of portfolio strategy hedged the portfolio against the uncertainty and allowed the portfolio to build towards its optimum long-term yield curve position. At any time, the portfolio's weighted average maturity can be strategically adjusted to anticipate and accommodate economic market movements. Valley View will work with the City to identify the appropriate maturity allocation during any given market environment.

Adding Potential Returns Through Investment Selection – Valley View generally prefers diversified investment portfolios and works with each client to establish the optimal mix. However, most clients want to be nimble and flexible enough to adjust portfolio structure to market opportunities or current market risks.

As an example, prior to 2008, our clients focused on government securities that offered attractive returns relative to the other options. As their risk/return profile and attractiveness changed, we identified significant value in direct-placed Certificates of Deposit ("CD") and other interest-bearing products (Money Market Accounts or "MMA"). With that, we dramatically moved client monies from local government pools and securities into those fully insured or enhanced options. These investments require much greater effort on the part of the investment advisor and have historically not been recommended by other investment advisors (probably because of the additional time to identify potential sources and ensure proper document execution).

Today's shifting markets blend the value of bank deposit products and marketable securities. We are currently utilizing both product types to optimally position each client's portfolio.

As market conditions change, Valley View will again adjust the investment choice and selection process. We recognize that the economic and market conditions over the past few years have been extremely challenging and unique. Most importantly, all cash flow needs should be covered by a diligently practiced laddered approach. Sector selection, while important, becomes a secondary consideration as long as the portfolios invest in instruments allowed by the PFIA and individual client investment policies.

- **Describe how you will communicate with the City and provide or seek guidance.**

Valley View believes steady, direct interaction creates an optimum decision environment. We encourage frequent discussion to communicate market conditions, anticipated trends, City cash needs, available investment options, strategy effectiveness, and policy compliance. Effectively handled, the City's staff and Valley View should function singularly, not as separate organizations.

Valley View understands that each client may have individual preferences for the communication of portfolio information and economic updates. Some clients prefer that we interact with them only when they have maturities or cash to invest, when significant economic events occur that could impact their portfolios, or when it is time to present quarterly reports. Others prefer much more frequent interaction to discuss the current economic climate, portfolio strategy and cash flows. Valley View has and will continue to work with the City to ensure the appropriate amount of interaction for effective portfolio management.

The needs and desires of the City will dictate the optimum schedule for interaction. Routine cash flow analysis, strategy development and investment provider review will require regular interaction with the City's staff. Market cycles and the City's cash flow schedule will largely determine appropriate ongoing interaction. Regular communication (phone, email, virtual meetings, and on-site meetings) will focus on:

- Current cash requirements,
- Specific investment opportunities,
- Market information,
- Appropriate transaction execution levels,
- Transaction settlement status, and
- Investment reporting.

Overall strategic portfolio analysis will include:

- Quarterly strategy/portfolio review and
- Annual performance review.

Major market shifts or portfolio modifications may also require emergency meetings or conference calls to review market trends and appropriately adjust strategies. Valley View is committed to effective and timely response to the City's needs and if additional meetings are necessary, we will be available.

- **Provide samples of the reports that would be provided to the City. Include any software that will be used to calculate yield and performance.**

Valley View will prepare quarterly investment reports in compliance with the PFIA and the City's Investment Policy. We will also prepare monthly accounting reports, if desired. Both reports allow flexibility as to content and format. We will work with the City to ensure acceptable reports

are provided. Generally, the quarterly investment report is designed to comply with the PFIA requirements yet remain succinct enough to communicate managerial-level information.

For the monthly accounting reports, Valley View utilizes Tracker portfolio software, a web-based investment reporting system that affords a high degree of flexibility in content and format of reported information. The monthly accounting reports provide as much detail as required by the City. This information can be produced in PDF reports as well as downloaded into Excel worksheet form. The City can access the data and reports online through the Tracker website.

Both reports allow some flexibility as to content and format. We will work with the City to ensure acceptable reports are provided.

There are no software licensing fees or other charges that would be passed through to the City for software use.

The Tracker portfolio software system utilizes a market standard calculation method. Rate of return is calculated within the system and verified by Valley View no less frequently than at the end of each quarter. Market valuations are typically provided by the custody/safekeeping agent of the client but can be compared to Bloomberg valuations to check for reasonableness.

Sample report and current *Market Outlook* (a monthly economic overview) are attached.

- **Detail if any training will be provided to the City.**

An educated client is a more capable client! Much investment management entails making informed decisions with an uncertain outcome. Valley View's role, as advisor, requires that the City genuinely understand risk/return relationships and actively decide optimum strategies. Effective training and education will allow Valley View the best opportunity to implement solid investment plans and prove added value to the City.

Valley View regularly prepares client-specific analyses and discussion documents for staff and Council education purposes.

- **Include any additional related services not listed in the scope of services that your firm believes will add value.**

Valley View goes above and beyond the traditional investment advisory services and routinely provides other complementary services including:

Primary Depository Selection – Valley View's primary depository selection services usually involve a Request for Proposal ("RFP"), and includes the following, as necessary:

- Analyzing the prior Primary Depository selection process and current operations.
- Developing a calendar of events.
- Defining the acceptable area from which prospective applicants will be considered.
- Establishing the criteria by which the applications will be evaluated.

- Preparing a list of financial institutions that will be sent the RFP.
- Preparing a draft RFP.
- Finalizing the RFP with City staff.
- Assisting with hosting a pre-proposal conference.
- Analyzing responses to determine the best relative value based on the evaluation criteria.
- Meeting to review the results of the proposal analysis.
- Assisting with the presentation for approval of a primary depository.

- **Describe the process for developing benchmarks to be used for evaluating the City's portfolio.**

There are several philosophies on appropriate benchmarks, but for many public entities a simple standard is the preferred measurement device. Many Texas public funds select the return of a LGIP as their benchmark, because it is a publicly available source and because a LGIP is usually the default investment strategy. Selection of a common LGIP as a benchmark would therefore provide an assessment of the incremental yield gained by active portfolio management.

The development of a custom benchmark may be needed to effectively assess management performance. For example, an operating fund that includes short-term obligations and some longer-term investment capacity, a customized benchmark including a percentage of the return of the LGIP and a percentage of the return of two-year U.S. Agency Notes may be appropriate. By designing a benchmark that more accurately depicts the City's portfolio allocation objective, the performance of the portfolio against a similarly allocated benchmark would be an appropriate measurement of success.

When comparing different portfolio performances, it is important to recognize the "risk" differences of the portfolios. Therefore, Valley View will explore all of the options with the City to assure that the optimal and preferred benchmark is selected.

As speculation is prohibited by the PFIA, and clients tend to hold investments full term, weighted average yield to maturity is the most common performance standard.

- **Describe the investment research to be utilized.**

Valley View prides itself on generating independent research for effective risk/return decisions. As the markets and securities evolve, understanding the potential risk/return largely determines portfolio decisions.

For technical information, Valley View utilizes Bloomberg Financial for its robust array of market data and research. Many other sources are additionally used: MuniOS, Treasury.gov, The Bond Buyer, The Wall Street Journal and select local/regional periodicals. This is an active list that routinely evolves with other credible information sources.

Valley View's client-specific approach and flexible implementation expand our risk/return research to all of our client's authorized investment options.

EXHIBIT B
COMPENSATION

Tab 4: Price

- **Provide a price to complete all requested services. As an alternate, include the price to attend quarterly in-person City Council meetings.**

Valley View proposes a tiered annual fee based on average quarter end Book Value as reported in the Quarterly Investment Report. The City may incur financial institution transactional expenses in the execution of its investment strategy. We will assist the City in minimizing all such transactional expenses, or any other normal business expenses that might be incurred by the City, in the management of its funds.

As with all contracts, a mutually agreed upon fee will provide the City with good value for the cost and adequate compensation for our efforts and expertise. **Valley View will negotiate with the City to reach an acceptable contract fee structure.**

Valley View proposes a tiered annual fee based on average quarter end Book Value as reported in the Quarterly Investment Report:

Average Quarter End Book Value	**Annual Fee**
First $50 million	0.050% (5 basis points)
Portfolio Balances above $50 million	0.040% (4 basis points)

With an Estimated Total Portfolio Book Value = $30 million:
Quarterly Fee = $3,750.00
Annual Fee = $15,000.00

Said fee shall be prorated and due and payable at the end of each investment quarter.

Placement Agent fees related to bond proceeds investment in a flexible repurchase agreement or other similar investment contract may be received from the selected provider. Any funds placed under this arrangement would not be included in the contracted investment advisory fees and would be governed by IRS regulations.

When comparing Valley View's contract fees, it is important to consider that investment advisory services is one of very few services where strategy and performance quickly offset any fee differences between providers. The lowest fee provider, with an ineffective strategy, may cost the City substantially more in reduced interest income or increased market risk. As an example, a 0.10% (10 basis point) enhancement on $30 million equates to $30,000 annual interest income. This multiplier is exactly why we focus on better yielding financial institution deposits in today's market.

Valley View is completely independent and does not generate any additional revenue, income, soft dollar, or other form of compensation, either disclosed or undisclosed, related to performing investment advisor services for the City (with the exception of rare, but fully disclosed "flex repo" or similar structured portfolio fees). No transactions will flow through an affiliated trading desk or be subject to additional price mark-up. No investment provider referral fees will be generated. No

deposit broker or placement fees will be received. Every strategy recommendation and transaction will be based solely on fulfilling the City's objectives.

Value-Added – Investment advisory services are the rare opportunity for the City to gain "net value" versus cost for services." Valley View strives to provide value well in excess of cost. We propose competitive fee structures and routinely review market conditions for reduction opportunities. We believe it important to remain cost-effective.

As described throughout this proposal, Valley View provides the additional efforts to assist our clients in developing financial institution relationships that could provide income advantage.

Valley View will attend quarterly investment-related meetings when requested by the City.

EXHIBIT "C"

REQUIREMENTS FOR ALL INSURANCE DOCUMENTS

The Professional shall comply with each and every condition contained herein. The Professional shall provide and maintain the minimum insurance coverage set forth below during the term of its agreement with the City. Any Subcontractor(s) hired by the Professional shall maintain insurance coverage equal to that required of the Professional. It is the responsibility of the Professional to assure compliance with this provision. The City of Fair Oaks Ranch accepts no responsibility arising from the conduct, or lack of conduct, of the Subcontractor.

INSTRUCTIONS FOR COMPLETION OF INSURANCE DOCUMENT

With reference to the foregoing insurance requirements, Professional shall specifically endorse applicable insurance policies as follows:

1. The City of Fair Oaks Ranch shall be named as an additional insured with respect to General Liability and Automobile Liability **on a separate endorsement.**
2. A waiver of subrogation in favor of The City of Fair Oaks Ranch shall be contained in the Workers Compensation and all liability policies and must be provided **on a separate endorsement**.
3. All insurance policies shall be endorsed to the effect that The City of Fair Oaks Ranch will receive at least thirty (30) days written notice prior to cancellation or non-renewal of the insurance.
4. All insurance policies, which name The City of Fair Oaks Ranch as an additional insured, must be endorsed to read as primary and non-contributory coverage regardless of the application of other insurance.
5. **Chapter 1811 of the Texas Insurance Code, Senate Bill 425 82(R) of 2011, states that the above endorsements cannot be on the certificate of insurance. Separate endorsements must be provided for each of the above.**
6. All insurance policies shall be endorsed to require the insurer to immediately notify The City of Fair Oaks Ranch of any material change in the insurance coverage.
7. All liability policies shall contain no cross-liability exclusions or insured versus insured restrictions.
8. Required limits may be satisfied by any combination of primary and umbrella liability insurances.
9. Professional may maintain reasonable and customary deductibles, subject to approval by The City of Fair Oaks Ranch.
10. Insurance must be purchased from insurers having a minimum AmBest rating of B+.
11. All insurance must be written on forms filed with and approved by the Texas Department of Insurance. (ACORD 25 2010/05). Coverage must be written on an occurrence form.

12. Contractual Liability must be maintained covering the Professionals obligations contained in the contract. Certificates of Insurance shall be prepared and executed by the insurance company or its authorized agent and shall contain provisions representing and warranting all endorsements and insurance coverages according to requirements and instructions contained herein.
13. Upon request, Professional shall furnish The City of Fair Oaks Ranch with certified copies of all insurance policies.
14. A valid certificate of insurance verifying each of the coverages required above shall be issued directly to the City of Fair Oaks Ranch within ten (10) business days after contract award and prior to starting any work by the successful Professional's insurance agent of record or insurance company. Also, prior to the start of any work and at the same time that the Certificate of Insurance is issued and sent to the City of Fair Oaks Ranch, all required endorsements identified in sections A, B, C and D, above shall be sent to the City of Fair Oaks Ranch. The certificate of insurance and endorsements shall be sent to:

    City of Fair Oaks Ranch
    emailed to: choelscher@fairoaksranchtx.org
    Attn: Clayton Hoelscher, Procurement Manager
    7286 Dietz Elkhorn
    Fair Oaks Ranch, TX 78015

EXHIBIT “D”

EVIDENCE OF INSURANCE

Investment Advisory Services Agreement

February 5, 2026

Summer Fleming, CGFO

Director of Finance

Why an Investment Advisor Now

- Portfolio currently invested solely in Local Government Investment Pools (LGIPs)
- City investment balances and reserves have grown
- City does not have dedicated in-house investment advisory staff
- Increased need for proactive oversight and customized strategy
- **No change in risk tolerance**
- Focus remains **safety, liquidity, and compliance**

Advisor Selection and Role

- Competitive RFP issued; 9 firms evaluated
- Valley View Consulting selected
  - SEC-registered investment advisor
  - Focus on Texas public funds and PFIA portfolios
- Functions as an extension of City staff

What Changes and What Does Not

What Changes

- Professional market monitoring
- Investment strategy and compliance support
- Independent expertise and oversight

What Does NOT Change

- Council-adopted Investment Policy
- PFIA compliance
- City control of funds
- Safety and liquidity priorities

Cost and Safeguards

- Tiered advisory fee based on assets
- 0.05 percent on balances up to $50 million
- Estimated annual cost: ~$15,000
- Mid-year start reduces current fiscal year cost
- Included in current budget
- Non-discretionary services
- Independent advisor; no commissions or referral fees
- Standard PSA with termination provisions

Staff Recommendation

- Approval of a resolution authorizing the City Manager to execute a Professional Services Agreement with Valley View Consulting, LLC for investment advisory services.

CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC:	Consideration and possible action approving a resolution amending the City of Fair Oaks Ranch Personnel Policies
DATE:	February 5, 2026
DEPARTMENT:	Human Resources
PRESENTED BY:	Joanna Merrill, PSHRA-SCP, Director of Human Resources

INTRODUCTION / BACKGROUND:
In March 2025, the City of Fair Oaks Ranch engaged Evergreen Solutions, LLC to conduct a comprehensive Compensation and Classification Study aimed at modernizing the City's compensation system, strengthening internal equity, enhancing external competitiveness, and supporting long-term workforce sustainability.

Throughout the project, the City Council took deliberate, phased actions to align the City's compensation framework with best practices and prevailing market standards. In April 2025, City Council adopted the benchmark peer organizations that formed the foundation of the analysis. In July, the City Council approved the 50th percentile of the market as the City's target pay placement, balancing competitiveness with fiscal responsibility. In August, the City Council adopted the "Minimum Plus One Step" methodology, establishing a 30-step pay structure with 1.5 percent progression between steps. And, in September, the City Council approved the FY 2025–26 General Government and Public Safety Pay Schedules, formally implementing the first phase of the new compensation structure.

Finally, the City Council adopted the Compensation and Classification Study Final Report and associated exhibits on November 20, 2025. The final report consolidates the findings and outlines recommendations across five key areas: Benefits, Job Classifications, Compensation, Performance Evaluations, and System Administration. Together, these recommendations form a framework designed to maintain a competitive and equitable compensation system while reinforcing the City's values of fiscal responsibility, organizational excellence, and employee development.

This resolution, if adopted, will amend the City's personnel policies. Specifically, this resolution would amend Chapter 1 General Policies to add Section 1.10 Classification and Compensation Administration. The City Council discussed this proposed change at a January 15, 2026, work session. The proposed changes are summarized below and presented as **Exhibit A**, attached.

1. Require the City Manager's Office to conduct a Classification, Compensation, and Benefits Review at least once every three (3) to five (5) years

2. Require salary placement and modification decisions to be made in accordance with the adopted Classification and Compensation Plan

3. Establish a structured approach for Annual Cost-of-Living Adjustments (COLA) based on the Consumer Price Index (CPI-U), Southwest Region, as published by the U.S. Bureau of Labor Statistics, as follows:

- **Administrative Application:** When CPI-U is between 0.0 percent and 3.0 percent, the City Manager may implement a COLA administratively
- **Limited Market Check:** When CPI-U exceeds 3.0 percent but is less than 5.0 percent, the City Manager will validate a proposed COLA through a limited peer market review and notify City Council via memorandum placed on the next City Council agenda
- **Exceptional Review:** When CPI-U is at or exceeds 5.0 percent, the City Manager will bring a consideration item to City Council outlining recommended options

Upon adoption of this resolution, Administration will promptly implement these policy changes across the organization.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:

- Promotes transparency, consistency, and fairness in the City's compensation system.
- Strengthens staffing sustainability and supports long-term workforce development.
- Consistent with Strategic Action Plan Priority 5.1 to Evaluate and Implement Key HR Programs That Promote Organizational Design and Development

LONGTERN FINANCIAL & BUDGETARY IMPACT:
The fiscal impact is minimal. Any costs associated with this item can be absorbed within the existing training budget and through savings generated by current personnel vacancies. No additional appropriations are required.

LEGAL ANALYSIS:
Resolution is approved as to form by the City Attorney's office.

Policy Section 1.10 was reviewed by the City Attorney's office.

RECOMMENDATION / PROPOSED MOTION:
I move to approve a resolution amending the City of Fair Oaks Ranch's Personnel Policies.

A RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS AMENDING THE PERSONNEL POLICIES

WHEREAS, in March 2025 the City engaged Evergreen Solutions, LLC to conduct a Comprehensive Classification, Compensation, and Benefits Study, including employee input and peer market analysis to modernize the City's compensation and classification system, and

WHEREAS, the City Council adopted the Compensation and Classification Study Final Report on November 20, 2025 via Resolution 2025-79, and

WHEREAS, following City Council direction and adoption of the study, staff has brought forward recommended policy updates, and

WHEREAS, the City wishes to amend Chapter 1 General Policies to add Section 1.10 Classification and Compensation Administration, and

WHEREAS, it is in the best interest of the City to adopt the proposed Personnel Policies Manual changes.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS:

Section 1. That the City Council hereby adopts the amended chapter and section to the City of Fair Oaks Ranch Personnel Policies Manual as prescribed in **Exhibit A**.

Section 2. That the recitals contained in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. If any provision of this resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this resolution would have been enacted without such invalid provision.

Section 4. That it is officially found, determined, and declared that the meeting at which this resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 5. All resolutions or parts thereof, which are in conflict or inconsistent with any provision of this resolution are hereby repealed to the extent of such conflict, and the provision of this resolution shall be and remain controlling as to the matters resolved herein.

Section 6. This resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 7. This resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED, APPROVED, and ADOPTED on this 5th day of February 2026.

_____

Gregory C. Maxton, Mayor

ATTEST:

_____

Amanda Valdez, TRMC
Deputy City Secretary

APPROVED AS TO FORM:

_____

Denton Navarro Rodriguez Bernal Santee & Zech P.C., City Attorney

EXHIBIT A

1.00 GENERAL POLICIES

1.01 AUTHORITY

01.01.01 These policies are established by the City Council. Amendments, revisions, or the addition of new policies must be approved by the City Council.

01.01.02 This personnel policy manual replaces and supersedes any and all personnel policies previously adopted, individually or as a set of policies, by the City Council.

01.01.03 The City Manager may adopt administrative procedures that complement these policies for specific operational or personnel issues, so long as the administrative procedures do not conflict with, undermine or diminish these personnel policies.

01.01.04 Department heads may establish procedures for specific personnel issues in their departments, so long as department procedures do not conflict with City Council approved policies. If there is a conflict between a Department procedure and City Council approved policies, the terms of the City Council approved policies shall prevail. Department policies must be reviewed by the Human Resources Director and approved by the City Manager.

1.02 SEVERABILITY

The provisions of these policies are severable. If any provision or part of a policy or procedure is held invalid, illegal, or unenforceable this shall not affect the validity of the remaining provision or parts of the provisions, which shall remain in force and effect. Changes in state or federal law or regulations will supersede these policies and/or departmental policies from the effective date of the law or regulation forward.

1.03 PROMULGATION AND ADMINISTRATION

1.03.01 The City Manager will ensure the implementation, enforcement, and day-to-day administration of City policies. The City Manager may delegate authority to appropriate staff, including Department Heads, to act on City Manager's behalf in the administration of City policies.

1.03.02 With the exception of matters of appointments and other personnel actions reserved to the City Council by statute, final authority, in the form of review and approval, is reserved to the City Manager with regard to all personnel matters and subjects covered by these policies.

1.04 PURPOSE

These policies set forth guidelines for the City and are the primary rules governing employment and operating procedures within the City. The policies contained herein inform employees of the benefits and obligations of employment with the City. They have been prepared and adopted in order to promote consistent, equitable, and effective practices by both employees and supervisors which will result in high quality public service to the citizens of Fair Oaks Ranch.

The Personnel Policies Manual is a general guide, and the provisions of this manual do not alter the at-will employment relationship or constitute an employment agreement, contract, or a guarantee of continued employment. The City of Fair Oaks Ranch reserves the right to change the provisions of this manual at any time and without prior notice. The provisions contained in this manual are applicable to all employees. Any promises which conflict with the provisions of this manual are effective only if in writing and signed by the City Manager.

1.05 DISSEMINATION OF PERSONNEL POLICIES

1.05.01 The Human Resources Department will maintain current and prior approved versions of the manual. A copy of the most recently approved manual will be available to all employees on the City's Intranet site.

1.05.02 At time of hire, new employees will acknowledge they have reviewed the personnel policies manual and return the acknowledgement to the Human Resources Department.

1.06 TERMS SUBJECT TO APPROPRIATION

1.06.01 All terms, conditions, benefits, and provisions outlined in the personnel policies manual are subject to the availability of funds and annual appropriation by the City Council. Nothing in this manual shall be construed as a guarantee of funding or continued financial obligation beyond appropriations made by the City Council.

1.06.02 The City provides a comprehensive benefits package to eligible employees as approved and budgeted for by the City Council. These benefits may include medical, dental, and vision insurance; short- and long-term disability coverage; a Section 125 flexible spending plan for qualified healthcare expenses; contributions to a retirement plan; basic life and accidental death and dismemberment insurance; voluntary life and accidental death and dismemberment insurance; and access to a voluntary 457(b) deferred compensation plan. The Human Resources Department will maintain a current schedule of City-provided benefits on the Intranet portal for employee reference.

1.07 SMOKING AND TOBACCO USE

Smoking, tobacco use, and vaping is prohibited within City facilities and vehicles.

1.08 INSPECTION AND REASONABLE SEARCHES

1.08.01 Employees entering City property will constitute consent by the employee to searches at any time if a reasonable suspicion exists that weapons, alcohol, prohibited drugs, or drug paraphernalia may be found.

1.08.02 The City reserves the right to make searches of employee lockers, offices, cabinets and desks during the course and scope of their employment and while located on City property. Searches will be based on reasonable suspicion of non-compliance with City policies or investigation into misconduct. The use of privately owned padlocks or other locking mechanisms of City property is prohibited. If need be, locks will be provided by the City.

1.08.03 An employee that is found to have unauthorized possession of property or is found in possession of open alcoholic beverage containers, illegal drugs, or illegal drug-related paraphernalia on City property may be subject to disciplinary action.

1.09 WEAPONS BANNED

1.09.01 The City prohibits the carrying or possessing of weapons by any employee who is not a licensed police officer while in City-owned facilities or vehicles. Employees are prohibited from carrying or possessing a weapon while performing City services or while engaged in City business.

1.09.02 Weapons include general categories of guns, knives, explosives and other items of combat that if used could reasonably be expected by the City to inflict harm upon another.

1.10 CLASSIFICATION AND COMPENSATION ADMINISTRATION

1.10.01 Classification, Compensation, and Benefits Review. The City Manager shall ensure that a comprehensive classification, compensation, and benefits study is completed at least once every three (3) to five (5) years. These studies will evaluate internal equity, external market competitiveness, and the overall structure of the City's compensation and benefits programs. The resulting recommendations will inform updates to the City's adopted compensation plan and related administrative directives.

1.10.02 Consistency With Adopted Compensation Plan. All salary placement, pay movement, and related administrative decisions shall be made in accordance with the adopted compensation plan structure and any associated policies or administrative directives. The City Manager shall maintain and update such directives as necessary to ensure consistency, transparency, and equity in pay

administration across departments.

1.10.03 Annual Cost-of-Living Adjustments (COLA). The City will review annual cost-of-living salary and wage adjustments based on the **Consumer Price Index (CPI), Southwest Region**, as published by the U.S. Bureau of Labor Statistics. The following guidelines will apply to annual COLA determinations:

1. Administratively Apply. When the CPI-U indicates a movement of 0.0% to 3.0%, the City Manager may implement the adjustment administratively. A summary table of CPI-U data shall be published as documentation of due diligence.
2. Limited Market Check. When the CPI-U indicates a movement of greater than 3.0% and up to 5.0%, the City Manager shall validate the proposed adjustment through a limited review of peer organizations to confirm market consistency. Prior to implementation, the City manager shall notify City Council via memorandum placed on a Regular City Council meeting agenda.
3. Exceptional Review. When the CPI-U indicates a movement equal to or greater than 5.0%, the City Manager shall prepare a City Council Consideration item detailing a recommended approach, which may include a deferred or phased adjustment.

1.10.04 Authorization of Salary Placement Decisions. The City Manager is authorized to approve employee placement on the salary tables, including determinations for new hire placements, promotions, demotions, reclassifications, or other exceptional placement considerations. All salary placement decisions shall comply with the adopted compensation plan, administrative directives, and applicable laws and regulations.

1.11 SUGGESTED CHANGES

1.11.01 The City may revise, change, or terminate policies or procedures at any time, with or without notice and upon City Council approval.

1.11.02 The City Manager will regularly review these policies and submit any necessary or recommended changes to the City Council for approval. Employees will be provided with notice of approved changes within a reasonable amount of time of City Council adoption.

1.11.03 Employees are encouraged to make constructive suggestions for improvements to these policies or working conditions in writing to the City Manager for consideration.

Personnel Policies Updates

Consideration:

Ch. 1 General Policies

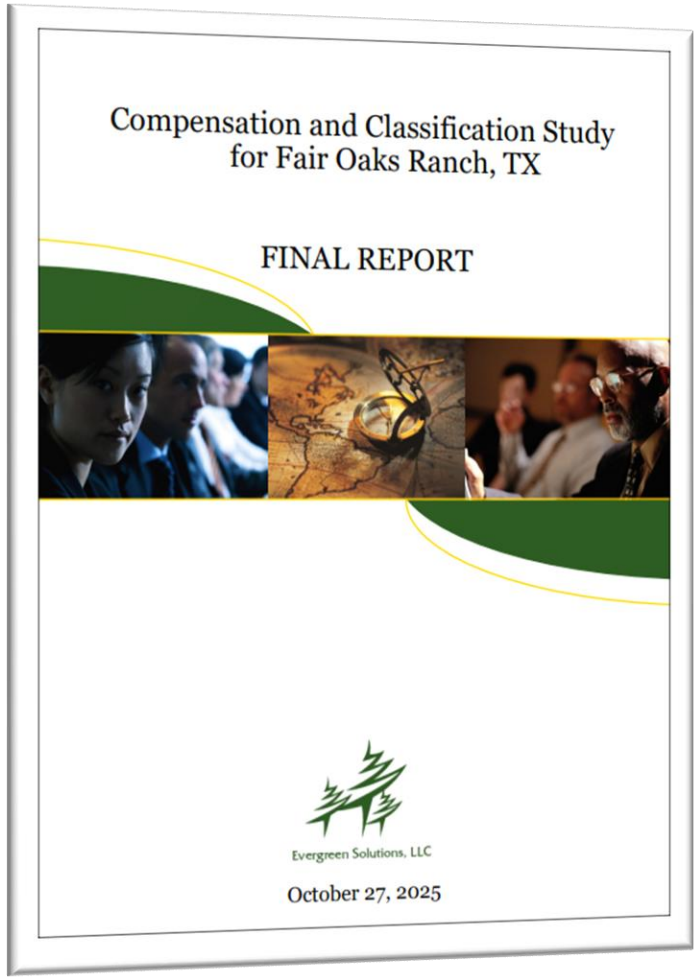
Joanna Merrill, PSHRA-SCP

Human Resources Director

Consideration

1. Ch. 1 General Policies

Background



- Compensation and Classification Study adopted on November 20, 2025
- Framework implemented – policies now catching up
- Current focus: targeted personnel policy updates

Ch. 1 – General Policies

ADD: Classification and Compensation Plan System Administration features

- Plan review every 3-5 years
- Salary placement/modification decisions to be in alignment with Plan
- COLA adjustment procedures

Ch. 1 – General Policies

Recommended COLA adjustment procedure:

Administrative Application	Limited Market Check	Exceptional Review
CPI-U up to 3.0%	CPI-U exceeds 3.0% but less than 5.0%	CPI-U at or exceeds 5.0%
City Manager may implement a COLA administratively	City Manager to validate a proposed COLA; and Notify City Council via memorandum placed on the next City Council agenda	City Manager will bring a consideration item to City Council outlining recommended options.

Questions

CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC:	Consideration and possible action approving a resolution amending the City of Fair Oaks Ranch Personnel Policies
DATE:	February 5, 2026
DEPARTMENT:	Human Resources
PRESENTED BY:	Joanna Merrill, PSHRA-SCP, Director of Human Resources

INTRODUCTION / BACKGROUND:
In March 2025, the City of Fair Oaks Ranch engaged Evergreen Solutions, LLC to conduct a comprehensive Compensation and Classification Study aimed at modernizing the City's compensation system, strengthening internal equity, enhancing external competitiveness, and supporting long-term workforce sustainability.

Throughout the project, the City Council took deliberate, phased actions to align the City's compensation framework with best practices and prevailing market standards. In April 2025, City Council adopted the benchmark peer organizations that formed the foundation of the analysis. In July, the City Council approved the 50th percentile of the market as the City's target pay placement, balancing competitiveness with fiscal responsibility. In August, the City Council adopted the "Minimum Plus One Step" methodology, establishing a 30-step pay structure with 1.5 percent progression between steps. And, in September, the City Council approved the FY 2025–26 General Government and Public Safety Pay Schedules, formally implementing the first phase of the new compensation structure.

Finally, the City Council adopted the Compensation and Classification Study Final Report and associated exhibits on November 20, 2025. The final report consolidates the findings and outlines recommendations across five key areas: Benefits, Job Classifications, Compensation, Performance Evaluations, and System Administration. Together, these recommendations form a framework designed to maintain a competitive and equitable compensation system while reinforcing the City's values of fiscal responsibility, organizational excellence, and employee development.

This resolution, if adopted, will amend the City's personnel policies. Specifically, this resolution would amend Chapter 8 Leave to add Section 8.07 Paid Parental Leave. The City Council discussed this proposed change at a January 15, 2026, work session. The proposed changes are summarized below and presented as **Exhibit A**, attached.

1. Paid Parental Leave would supplement and run concurrently with eligible leave under the Family and Medical Leave Act (FMLA)

2. Provide eligible employees up to six (6) weeks of Paid Parental Leave in connection

with the birth, adoption, or foster care placement of a child. Leave must be associated with an FMLA-qualifying event

3. Allow employees who are not eligible for FMLA to qualify for Paid Parental Leave if they have at least six (6) months of continuous full-time employment with the City

4. Allow each eligible parent to receive up to six (6) weeks of Paid Parental Leave if both parents are employed by the City

Upon adoption of this resolution, Administration will promptly implement these policy changes across the organization.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:

- Promotes transparency, consistency, and fairness in the City's compensation system.
- Strengthens staffing sustainability and supports long-term workforce development.
- Consistent with Strategic Action Plan Priority 5.1 to Evaluate and Implement Key HR Programs That Promote Organizational Design and Development

LONGTERN FINANCIAL & BUDGETARY IMPACT:
The fiscal impact is minimal. Any costs associated with this item can be absorbed within the existing training budget and through savings generated by current personnel vacancies. No additional appropriations are required.

LEGAL ANALYSIS:
Resolution is approved as to form by the City Attorney's office.

Policy Section 8.07 was reviewed by the City Attorney's office.

RECOMMENDATION / PROPOSED MOTION:
I move to approve a resolution amending the City of Fair Oaks Ranch's Personnel Policies.

A RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS AMENDING THE PERSONNEL POLICIES

WHEREAS, in March 2025 the City engaged Evergreen Solutions, LLC to conduct a Comprehensive Classification, Compensation, and Benefits Study, including employee input and peer market analysis to modernize the City's compensation and classification system, and

WHEREAS, the City Council adopted the Compensation and Classification Study Final Report on November 20, 2025, via Resolution 2025-79, and

WHEREAS, following direction and adoption of the study, staff has brought forward recommended policy updates, and

WHEREAS, the City wishes to amend Chapter 8 Leave to add Section 8.07 Paid Parental Leave, and

WHEREAS, it is in the best interest of the City to adopt the proposed Personnel Policies Manual changes.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS:

Section 1. That the City Council hereby adopts the amended chapter and section to the City of Fair Oaks Ranch Personnel Policies Manual, as prescribed in **Exhibit A**.

Section 2. That the recitals contained in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. If any provision of this resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this resolution would have been enacted without such invalid provision.

Section 4. That it is officially found, determined, and declared that the meeting at which this resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 5. All resolutions or parts thereof, which are in conflict or inconsistent with any provision of this resolution are hereby repealed to the extent of such conflict, and the provision of this resolution shall be and remain controlling as to the matters resolved herein.

Section 6. This resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 7. This resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED, APPROVED, and ADOPTED on this 5th day of February 2026.

_____

Gregory C. Maxton, Mayor

ATTEST:

_____

Amanda Valdez, TRMC
Deputy City Secretary

APPROVED AS TO FORM:

_____

Denton Navarro Rodriguez Bernal Santee & Zech P.C., City Attorney

EXHIBIT A

8.00 LEAVE

8.01 GENERAL POLICY

Leave is a benefit intended to provide employees time away from the work environment to pursue activities that will promote the wellbeing of the employee. Use of leave benefits on a regular basis is encouraged and shall not be unreasonably denied. Violations of this policy may result in disciplinary action.

8.02 DEFINITIONS

Initial Employment Period is a period of six months commencing with the employee's first day of employment.

Leave Time is either sick leave, vacation leave, bereavement leave, administrative leave, FMLA leave, or military leave. Leave time is time during normal working hours in which an employee is not in the work center and does not engage in the performance of job duties. Leave time may be either paid or unpaid.

Paid Leave is the authorized time off from work that an employee is compensated for, even though they are not actively working.

Paid Parental Leave is employer-provided, compensated time off for employees to care for and bond with a newborn, newly adopted, or newly placed foster child. It provides up to six (6) weeks of paid leave per qualifying event, may be taken within twelve (12) months of the child's birth or placement, and runs concurrently with leave granted under the federal Family and Medical Leave Act (FMLA). Paid Parental Leave is available to all eligible employees on an equal basis in connection with the birth of a child or the placement of a child with the employee for adoption or foster care, without regard to gender, marital status, or caregiver role.

Unpaid Leave is an authorized time off from work where an employee does not receive regular wages or salary during the absence. Unpaid leave is typically used when an employee has exhausted their paid leave options.

Sick Leave is the authorized time off from work that an employee can take when they or a qualified member of household are ill, injured, or need medical care such as doctor's appointments or recovery from a medical procedure.

Vacation Leave is the authorized time off from work that an employee takes for personal rest, relaxation, or travel.

FMLA is job protected unpaid leave under the Family and Medical Leave Act.

Military Leave is job-protected leave under the Family and Medical Leave Act

for eligible employees with family members in the military. It includes two types of leave: Qualified Exigency Leave or Military Caregiver Leave.

Administrative Leave is a temporary authorized absence from work. Administrative Leave can be either paid or unpaid.

Leave of Absence is an approved period of time, typically in weeks or months, that an employee takes off from work, either in paid or unpaid status.

Excused Absence - Those hours or days when an employee is excused from being present during work time. Examples include vacation, sick, holiday, civil duty, etc. An excused absence may be with or without pay, depending on the circumstances that led to the absence.

Unexcused Absence - Those hours or days when the employee is absent from regular duty without permission of their Department Head. Employees are not paid for unauthorized absences, and such absences are subject to disciplinary action. Examples include tardiness; unauthorized absence, absence resulting from detention in a county, state or federal prison, etc.

8.03 APPROVAL OF LEAVE

8.03.01 Sick and Vacation Leave must be approved by the employee's supervisor.

8.03.02 Supervisors are responsible for verifying employees have adequate leave balances before approving leave.

8.04 VACATION LEAVE

8.04.01 Vacation leave accrues at the following rate for regular full-time employees:

Length of Service	Accrual Rate (hours per pay period)	Annual Accrual
0 to 5 years of service	4.62 hours/PP	120 hours
6 to 10 years of service	6.16 hours/PP	160 hours
11 to 15 years of service	7.70 hours/PP	200 hours
16 to 20 years of service	9.23 hours/PP	240 hours
21+ years of service	10.77 hours/PP	280 hours

8.04.02 Temporary and part-time employees do not earn vacation leave.

8.04.03 Employees in unpaid leave or Admin Leave status will not accrue vacation leave.

8.04.04 Except for FMLA leave, employees may not be in unpaid leave status while they have a vacation leave balance.

8.04.05 Employees in workers compensation status will not accrue leave.

8.04.06 The maximum accrual balance of leave may not exceed the maximum rate of accrual in a two-year period. Leave will not be added to an employee's leave balance once they achieve the maximum accrual balance.

8.04.07 Vacation leave is customarily not granted during the initial employment period. Requests for leave during the initial employment period should be granted based on exceptional circumstances and will be approved by a Department Head.

8.04.08 Vacation leave must be scheduled and approved in advance. Supervisors are responsible for publishing and maintaining work center vacation schedules. A vacation leave request in excess of 10 working days must be submitted by the employee 30 days in advance.

8.04.09 Vacation leave will be charged in ¼ hour (0.25 hour) increments. Vacation leave used may not exceed the balance that has been accrued.

8.04.10 Upon voluntary separation of employment, employees will be paid the balance of unused accrued vacation leave at the hourly rate of pay the employee was earning at the time of separation.

8.05 SICK LEAVE

8.05.01 Regular full-time employees earn and may use sick leave benefits starting on their date of employment. Temporary and part-time employees do not earn sick leave. Employees using sick leave are in paid status. Sick leave accrues at the rate of 4.00 hours per pay period.

8.05.02 Employees may use sick leave when absent from work due to:

- Personal illness or physical or mental incapacity,
- Medical, dental, or optical examinations or treatments,
- Physical therapy if prescribed by a physician, or
- Illness of immediate family member or any other relative of the employee who resides in the employee's household and requires the employee's personal care and attention.

8.05.03 Employees may accumulate an unlimited balance of sick leave – there are no sick leave caps. Accumulated sick leave balances are not paid to employees upon termination of employment.

8.05.04 Requests to use sick leave for non-emergency reasons should be made and secured at least one workday in advance when possible.

8.05.05 Employees must inform their supervisor as soon as possible via phone call, text message or email that they will need to use sick leave and the expected duration of the absence. If the period of absence needs to be extended, employees must notify their supervisor not later than four hours prior to their next scheduled shift.

8.05.06 Failure to provide notice may result in the employee being placed into a leave-without-pay status. Upon returning to work and before the end of the pay period, employees who have been absent on sick leave must complete the required sick leave approval form.

8.05.07 Sick leave will be charged in ¼ hour (0.25 hour) increments, not to exceed the employee's normally scheduled hours for that day. The use of sick leave will not be considered hours worked in the calculation of overtime.

8.05.08 If a sick leave absence exceeds three days or if a pattern of sick leave abuse arises, a Department Head may request a written physician's note certifying the employee's illness or fitness for duty.

8.05.09 Abusing sick leave for purposes other than legitimate reasons outlined in this policy is prohibited.

8.05.10 If sick leave balances have been exhausted, employees may use vacation leave (if available) in lieu of un-paid leave.

8.05.11 When an employee is on vacation leave and an authorized reason for sick leave occurs, the employee may be granted sick leave for the duration of time needed to address the illness. Changes in leave type must be approved by the supervisor.

8.05.12 Supervisors shall notify Human Resources if an employee is absent for more than three consecutive days on sick leave or become aware of a potential FMLA eligible condition.

8.06 FAMILY AND MEDICAL LEAVE

8.06.01 General Policy.

1. The Family and Medical Leave Act of 1993 (FMLA) (including subsequent amendments) provides ***eligible*** employees the right to take an unpaid, job-protected leave of absence for specified family and medical reasons with a continuation of group health insurance coverage

under the same terms and conditions as if they had not taken leave.

2. Eligible employees reporting back to work from FMLA leave are entitled to be returned to the same position the employee held before the FMLA leave started, or moved to an equivalent position with equivalent pay, benefits, and other terms and conditions of employment as provided by the Act.

3. The Human Resources Department will implement FMLA leave administrative procedures consistent with this policy.

8.06.02 Family and Medical Leave – Eligibility and Qualifying Circumstances

1. In order to qualify for family or medical leave under this policy, employees must meet the minimum ***conditions*** in the ACT.

2. The 12-month eligibility period for leave will be computed as a ***rolling 12 month period*** measured backward from the date leave is used.

3. To qualify for ~~basic~~ family medical leave under this policy, leave may be granted for any one of the ***reasons*** listed in the Act.

8.06.03 Length of Qualified Leave

Eligible employees are entitled to up to 12 weeks of leave within a 12-month rolling period for reasons defined in the Act except for military care giver leave. Eligible employees are entitled to up to 26 weeks of military care giver leave as defined in the Act, within a 12-month rolling period.

8.06.04 Employee Status and Benefits During Qualified Leave

1. Employee Status

   - Should the employees' circumstances change at any time during the FMLA leave period, or if an employee has decided or is otherwise unable to return from FMLA leave, immediate notice to the Human Resources Department is required.
   - The City, periodically through the course of FMLA leave, may request the employee to verify their intent to return to City employment and may require recertification or follow-up confirming the conditions of the medical qualifying event.
   - The employee is responsible for providing appropriate documentation and responding to the City's requests. Failure to provide appropriate documentation may result in a denial of FMLA

leave.

2. Employee Benefits

- Health Benefits
  - While an employee is on FMLA leave, the City will continue the employee's health benefits during the leave period at the same level and under the same conditions as if the employee had continued to work. All Health payments will continue to be deducted from the employee's paycheck for as long as the employee remains in paid status.
  - If an employee goes into leave without pay status, the employee must continue to pay the employee share of premiums. These may be deducted, where possible, from the paycheck issued just prior to commencement of the FMLA leave or paid directly to the City. In the event advance deductions or payments are not made, premiums will be deducted from the first full paycheck upon return to work. Pay cannot be reduced below minimum wage and therefore may require more than one pay period to recover payroll deductions.
  - If at any time FMLA leave goes into unpaid status, the employee will be notified in writing and required to make the employee's share of the Health premium payment. The employee will then have a 30-day grace period in which to make the payment. If payment is not made within this timeframe, the employee's health care coverage may be cancelled, provide the City notifies the employee in writing at least 15 days before the date on which the healthcare coverage will lapse.

- Supplemental Life or Supplemental Insurance (AFLAC)
  - Premiums must be paid during an employee's leave without pay.
  - Payment must be received by the first of the month by cash, personal check or credit card, or through payroll deduction. The City will not advance premiums to the carrier if those premiums are not paid timely by the employee.
  - If payment is not received by the due date, the employee must contact the carrier to determine status and continuation of coverage.

- Flexible Spending Account
  - If the employee has elected to pay into a Flexible Spending Account, the amounts specified to be withheld each pay period must be continued at the originally designated rate

for the duration of leave without pay.

- Since these deductions are withheld from pre-tax dollars, whenever possible, deductions will be made in advance of the employee going into leave without pay status.
- If funds are not available for these deductions to be taken in advance, all amounts will be deducted from the employee's first paycheck upon return to work. Pay cannot be reduced below minimum wage and therefore may require more than one pay period to recover payroll deductions. In the event an employee does not return to work all applicable deductions will be made from the employee's final paycheck.

- 457 Deferred Compensation Plan
  - If the employee has elected to contribute to a 457 Deferred Contribution Plan, contributions will be deducted as normal while in paid status.
  - If the employee goes into leave without pay status, all contributions will be discontinued for the period of leave without pay. Upon return to work, contributions will commence at the previously designated amount.
- TMRS Contributions
  - Leave without pay can affect TRMS service credit, as time spent in a non-paid status may not be considered creditable service for retirement purposes, depending on the length and circumstances of the leave.
  - All contributions will be discontinued for the period of leave without pay. Upon return to work, contributions will commence at the previously designated rates.

8.06.05 FMLA - Use of Paid or Unpaid Leave

1. An employee authorized for FMLA leave must use available sick leave and personal holidays prior to using leave without pay (unpaid FMLA leave).
   Employees may use vacation leave prior to using unpaid FMLA leave.

2. Once an employee elects to go into a leave without pay status (unpaid FMLA leave), they cannot later change their mind and decide to intermittently or in full use their vacation leave during the FMLA leave qualifying event.

8.06.06 FMLA - Intermittent Leave or Reduced Work Schedule

1. When intermittent FMLA leave is necessary and authorized due to the serious health condition of the employee or qualified family member of

the employee, the employee may take FMLA leave on an intermittent basis per processing increments of ¼ hour (0.25 hours).
2. An employee may request a reduced hours work schedule for the birth, adoption, or foster care of a child; however, reduced hour work schedule must be mutually agreed upon by both the City and employee and must be taken in a single block of time.

8.06.07 Certification of the Serious Health Condition

1. The City will use Department of Labor published forms for certification of serious health conditions.
2. If the certificate does not include all required information needed to make the FMLA leave eligibility determination, the City will contact the employee who will be responsible for obtaining the information from the health care provider within a reasonable length of time.
3. The City has the right to ask for a second opinion if it has reason to doubt the certification. The City will pay for the employee to get a certification from a second doctor selected by the City.
4. If necessary to resolve a conflict between the original certification and the second opinion, the City will require the opinion of a third doctor. The City and the employee will jointly select the third doctor, and the City will pay for the opinion. This third opinion will be considered final.

8.06.12 Certification of Military Related FMLA Leave

1. The City requires the employee to provide a copy of the covered military member's active-duty orders or other documentation issued by the military that indicates that the covered military member is on active-duty or called to active-duty status in support of a contingency operation, and the dates of the covered military member's active-duty service.
2. The employee must respond to requests for certification within 15 calendar days of notice or provide a reasonable explanation for the delay. Failure to provide certification may result in a denial of FMLA leave.

8.06.12 Responsibilities

1. Employees: It is the responsibility of the employee to promptly notify his/her supervisor of the request for time off required for family or medical reasons and to produce any required medical certifications within the time limits provided by the FMLA. If the employee intends to retain or use vacation leave in FMAL status, it is their responsibility to notify payroll in advance of the payroll processing.
2. Supervisors: It is the responsibility of the supervisor to notify Human Resources immediately once they become aware of requested leave due to family or medical reasons. If an employee calls-in sick for more than three consecutive workdays, and the employee's supervisor

becomes aware of a potential FMLA qualified leave, then the supervisor shall notify the Human Resources Department immediately.

3. Human Resources: It is the responsibility of the Human Resources Department to notify the employee of his/her eligibility to take a designated family medical leave of absence within five business days of the date an employee requests FMLA leave, or when notified by the supervisor.
    - The City may, where information suggests an absence is a qualifying condition, initiate FMLA leave for employees. Such FMLA leave designation shall not be declined by the employee.
    - If the supervisor is not aware of the reason for leave, or if the employee requests FMLA leave retroactively, leave may be designated retroactively only while the leave is in progress or within three business days of the employee's return to work.
    - FMLA leave will only be considered for absences dating back no more than 15 days from the date the FMLA leave was approved by the City.
    - Calls to either the supervisor or the Human Resources Department by persons other than the employee will be accepted when the employee or other person can demonstrate the employee was incapacitated due to a serious medical condition and not able to report.

8.07 PAID PARENTAL LEAVE

8.07.01 General Policy

1. The City's intent is to support employees during significant family life events by providing paid time-off following the birth, adoption, or placement of a child. This paid parental leave supplements the leave available under the federal Family and Medical Leave Act (FMLA) and is intended to promote employee well-being, family bonding, and employee retention.
2. Eligible employees are entitled to up to six (6) weeks of Paid Parental Leave in connection with birth, adoption, or foster care placement of a child. This paid leave is provided in addition to any leave available under FMLA. Paid Parental Leave does run concurrently with FMLA leave and must be taken with an FMLA qualifying event.

8.07.02 Eligibility

1. FMLA-Eligible Paid Parental Leave. To be eligible for Paid Parental Leave concurrent with FMLA, an employee must:
    - Have completed at least twelve (12) months of employment with the City,
    - Have worked at least 1250 hours during the twelve (12) months

immediately preceding the leave, and
- Experience a qualifying event under this policy (e.g. a birth, adoption, or foster placement of a child under 18 years of age).

2. Non-FMLA Paid Parental Leave (Exception). Employees who do not meet FMLA eligibility requirements may request Paid Parental Leave if they:
   - Have completed at least six (6) months of continuous full-time employment with the City,
   - Experience a qualifying event under this policy, and
   - Provide required documentation supporting the qualifying event.
3. Determination of Eligibility. Eligibility for non-FMLA Paid Parental Leave will be reviewed and determined by the Human Resources Department to ensure consistent and equitable application across all departments.

8.07.03 Duration and Pay

1. Eligible employees may receive up to six (6) weeks (240 hours) of Paid Parental Leave per qualifying event.
2. Paid Parental Leave will be compensated at the employee's base rate of pay at the time leave begins.
3. Paid Parental Leave shall run concurrently with leave granted under FMLA for qualifying events related to the birth, adoption, or foster placement of a child, and must be taken within twelve (12) months of the qualifying event.
4. If both parents are employed by the City, each eligible employee may receive up to six (6) weeks of Paid Parental Leave independently, to be used concurrently with their respective FMLA leave, if applicable.

8.07.04 Relationship to Other Leave

1. Paid Parental Leave shall run concurrently with leave granted under the federal Family and Medical Leave Act (FMLA) for qualifying events related to the birth, adoption, or foster placement of a child. The use of Paid Parental Leave does not extend the total duration of job-protected leave beyond the twelve (12) weeks provided under FMLA.
2. Paid Parental Leave is not extended or supplemented by holidays, office closures, or other paid leave benefits occurring during the leave period. Employees will receive either Paid Parental Leave pay or holiday pay, but not both, for the same workday or period of absence.
3. Paid Parental leave has no cash value and will not be paid out upon separation of employment or at any other time.

8.07.05 Procedures

1. Notice. Employees must provide at least 30 days' advance notice of the expected start date of Paid Parental Leave, when foreseeable.

2. Documentation. Employees must submit appropriate documentation of the qualifying event (e.g., birth certificate, adoption or placement papers).
3. Approval. Human Resources will verify eligibility and coordinate leave scheduling with the employee's department.

.

8.07.06 Job Protection. Employees taking Paid Parental Leave are entitled to job protection consistent with the protections afforded under FMLA. Upon return to duty, employees will be reinstated to their same or an equivalent position with equivalent pay, benefits, and terms and conditions of employment.

8.07.07 Benefits Continuation. During Paid Parental Leave, the employee's benefits, including health insurance, will continue under the same terms as active employment. Employee premium contributions will continue to be deducted or billed as appropriate.

8.07.08 Non-Retaliation. The City strictly prohibits retaliation, interference, or discrimination against any employee who requests or takes Paid Parental Leave under this policy.

8.08 EXTENDED LEAVE OF ABSENCE

8.08.01 General Policy

1. The City recognizes that there may be situations where an employee needs to take extended time away from work for personal reasons that may not be covered by sick leave, vacation leave, FMLA leave, ADA accommodations, worker's compensation or any other formal remedy.
2. Employees who have been employed by the City for at least two years may be eligible for an extended, unpaid leave of absence.
3. An extended leave of absence may be granted following the completion of a qualified FMLA leave.
4. Extended leave of absence request shall be made in writing to include a description of circumstances to the employee's Department Head. The request will be reviewed and may be approved by the City Manager.

8.08.02 Qualifying Extended Leave of Absence Circumstances

1. Sabbatical leave,
2. Treatment of health conditions or recovery from treatment,
3. Care for a family member with a serious health condition,
4. Education,
5. Family emergencies, or
6. Employee has not taken an extended leave of absence in the past five years.

8.08.03 Length and Employee Status During Extended Leave of Absence

1. Extended leave of absences may not exceed 90 days in duration.
2. Employees must exhaust their vacation leave before requesting an extended leave of absence and before entering unpaid status.
3. Accrued sick leave may be used and exhausted for health or health care related circumstances before entering unpaid status.
4. Employees in unpaid extended leave status may continue to receive City benefits such as Health benefits and supplemental insurance benefits so long as they pay the full premiums for said benefits (i.e. COBRA insurance coverage).
5. Employees wishing to end the extended absence leave early must give their Department Head at least two-weeks notice.
6. Upon return to work, employees will be reinstated to their position to include pay and benefits status.
7. Employment while on extended absence leave will be grounds for immediate dismissal of City employment.

8.09 EXTENDED MILITARY LEAVE

8.09.01 Employees who are qualified members of uniformed services, have applied for membership in the uniformed services, or have obligations to serve in the uniformed services may be entitled to an extended leave of absence from their City duties, without loss of time, seniority, benefits, or salary based on their uniformed services duties. The Uniformed Services Employment and Reemployment Rights Act (USERRA) and State law defines uniformed services and eligibility requirements.

8.09.02 Eligible employees may use 15 calendar days of extended military leave per year for active duty, active-duty training, or inactive duty training. This can be extended under certain conditions in accordance with USERRA.

8.09.03 Employees shall not lose pay while on extended military leave, not to exceed 15 days annually. The City will reimburse employees for any short fall in compensation from military pay received and their monthly rate of City pay. Employees will provide the City documentation of all pay received while on extended military leave.

8.09.04 Employees performing eligible service in the uniformed services may continue coverage under the City's health plan for up to 24 months. The City will pay the premium through the end of the first month of eligible absence and the employee, if they wish to participate, will reimburse the City for the monthly premium (i.e. COBRA insurance coverage) for the remainder of the eligible absence.

8.09.05 An employee who has been absent from their City position due to qualified service in the U.S. Armed Services is eligible for reemployment if: the employee provided advanced notice of their service to the City; the cumulative

service is five years or less; the employee timely returns to work or re-applies for work after the service; and the employee's separation or dismissal from service does not disqualify the employee. Human Resources shall consult with the City Attorney about each reemployment situation.

8.09.06 Returning service members have a set period of time in which to report back to work to preserve their reemployment rights. The City will accept a verbal or written notification as application to return to their City position. Application shall be made to the Human Resources department. Employees who served more than 180 days must provide application not later than 90 days after completing service. Employees who served more than 30 days, but less than 181 days must provide application not later than 14 days after completing service, unless it is impossible or unreasonable for the employee to do so, in which case the employee must submit application not later than the next full calendar day after it becomes possible to do so. Employees who served less than 30 days must submit application not later than the second day of the first full, regularly scheduled work period.

8.10 CIVIC DUTY LEAVE

8.10.01 Employees are granted civic duty leave with pay for jury duty, when subpoenaed to testify before a grand jury at a criminal trial, or in a civil case in which the City is a party. Any wage received for jury duty shall be remitted to the City.

8.10.02 Employees are granted two (2) hours of civic duty leave to vote in a regular or special federal, state, or local election. Employees must coordinate with their supervisors before taking civic duty leave.

8.10.03 When an employee has completed civic duty leave for the day, and the total accumulated time for civic duty and work time has not reached their normally scheduled work hours, they must report to the City for duty to complete the remaining work hours, or take vacation leave to accumulate the required paid hours. Employees who expect to be absent from work for more than one workday on civic duty leave must notify their supervisor daily and at the beginning of the workday.

8.10.04 When an employee is absent for serving as an authorized subpoenaed witness or for jury duty, if asked by a supervisor they must provide documentation of actual time served when they return to duty.

8.11 BEREAVEMENT LEAVE

8.11.01 If an employee experiences a family member's death, the employee is authorized to take five working days of paid leave to grieve and attend to necessary arrangements. Bereavement leave will be taken in consecutive days and may not be used intermittently. Employees may be asked to provide documentation supporting a bereavement leave request and if asked they shall present it to their Department Head within five business days from the date they return to work.

8.11.02 Employees may supplement bereavement leave with additional paid or unpaid leave if extra time is needed. Additional time shall be approved by the employee's Department Head.

8.11.03 For purpose of bereavement leave eligibility, "family" is a spouse, parent, grandparent, child, grandchild, sibling, equivalent relations of a spouse (e.g. in-laws) or any person in the employee's household who was dependent on the employee for care.

8.12 ADMINISTRATIVE LEAVE

The City Manager may authorize administrative leave, with or without pay, when warranted by unforeseen circumstances not otherwise provided for in these policies.

8.13 JOB ABANDONMENT

Unauthorized absence from work exceeding three consecutive workdays without the employee notifying a supervisor or the Human Resources Department will be considered job abandonment and will be treated as a voluntary resignation. Prior to dismissal for job abandonment, the Human Resources Department will make reasonable efforts to contact the employee to determine if there are mitigating circumstances (i.e. employee is incapacitated). Exceptions due to mitigating circumstances may be approved by the City Manager.

Personnel Policies Updates

Consideration:

Ch. 8 Leave

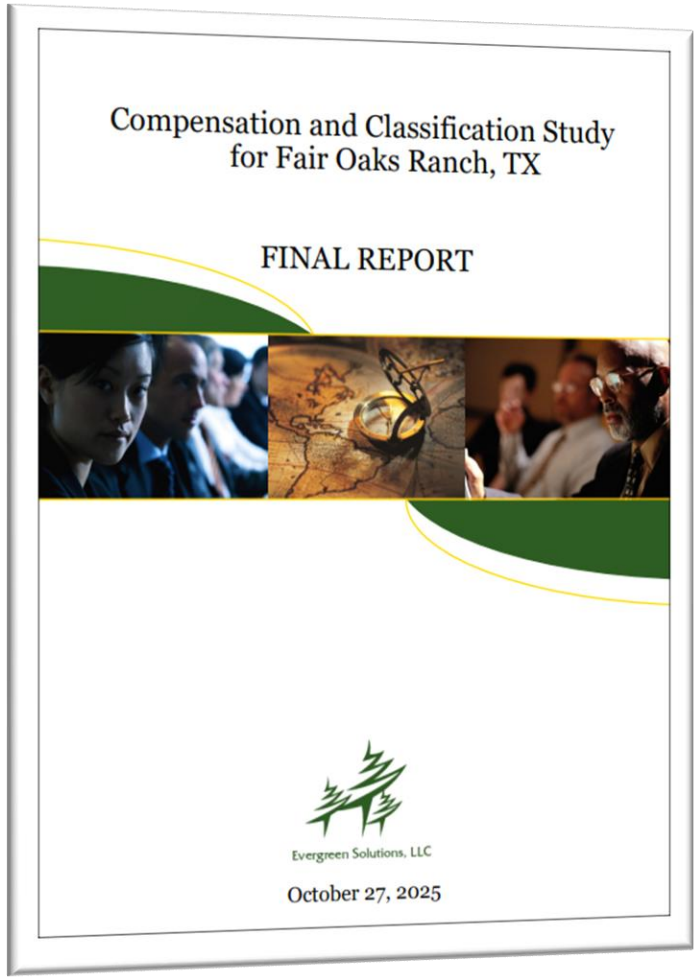
Joanna Merrill, PSHRA-SCP

Human Resources Director

Consideration

1. Ch. 8 Leave

Background



- Compensation and Classification Study adopted on November 20, 2025
- Framework implemented – policies now catching up
- Current focus: targeted personnel policy updates

Ch. 8 – Leave

ADD: Paid Parental Leave Program

- Supplement FMLA program
- Up to six (6) weeks of Parental Leave (if eligible)
- Would run concurrently with FMLA

Questions

CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC:	Consideration and possible action approving a resolution amending the City of Fair Oaks Ranch Personnel Policies
DATE:	February 5, 2026
DEPARTMENT:	Human Resources
PRESENTED BY:	Joanna Merrill, PSHRA-SCP, Director of Human Resources

INTRODUCTION / BACKGROUND:
In March 2025, the City of Fair Oaks Ranch engaged Evergreen Solutions, LLC to conduct a comprehensive Compensation and Classification Study aimed at modernizing the City's compensation system, strengthening internal equity, enhancing external competitiveness, and supporting long-term workforce sustainability.

Throughout the project, the City Council took deliberate, phased actions to align the City's compensation framework with best practices and prevailing market standards. In April 2025, City Council adopted the benchmark peer organizations that formed the foundation of the analysis. In July, the City Council approved the 50th percentile of the market as the City's target pay placement, balancing competitiveness with fiscal responsibility. In August, the City Council adopted the "Minimum Plus One Step" methodology, establishing a 30-step pay structure with 1.5 percent progression between steps. And, in September, the City Council approved the FY 2025–26 General Government and Public Safety Pay Schedules, formally implementing the first phase of the new compensation structure.

Finally, the City Council adopted the Compensation and Classification Study Final Report and associated exhibits on November 20, 2025. The final report consolidates the findings and outlines recommendations across five key areas: Benefits, Job Classifications, Compensation, Performance Evaluations, and System Administration. Together, these recommendations form a framework designed to maintain a competitive and equitable compensation system while reinforcing the City's values of fiscal responsibility, organizational excellence, and employee development.

This resolution, if adopted, will amend the City's personnel policies. Specifically, this resolution would amend Chapter 17 Professional Development to add Section 17.04 Tuition Reimbursement. The City Council discussed this proposed change at a January 15, 2026, work session. The proposed changes are summarized below and presented as **Exhibit A**, attached.

1. Limit eligibility to coursework or degree programs that enhance job-related knowledge and skills
2. Require a minimum of one (1) full year of City service to participate
3. Provide reimbursement of up to $2,500 per academic semester, not to exceed $5,000 per

calendar year, for approved tuition, mandatory fees, books, and learning materials
4. Require successful course completion with a grade of "C" or better, proof of payment, and prior approval by the Department Director and Human Resources
5. Require employees who voluntarily separate from City employment within thirty-six (36) months of receiving tuition reimbursement to repay the City on a prorated basis
6. Each tuition reimbursement will require a separate agreement with its own repayment obligation

Upon adoption of this resolution, Administration will promptly implement these policy changes across the organization.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:

- Promotes transparency, consistency, and fairness in the City's compensation system.
- Strengthens staffing sustainability and supports long-term workforce development.
- Consistent with Strategic Action Plan Priority 5.1 to Evaluate and Implement Key HR Programs That Promote Organizational Design and Development

LONGTERN FINANCIAL & BUDGETARY IMPACT:
The fiscal impact is minimal. Any costs associated with this item can be absorbed within the existing training budget and through savings generated by current personnel vacancies. No additional appropriations are required.

LEGAL ANALYSIS:
Resolution is approved as to form by the City Attorney's office.

Policy Section 17.04 was reviewed by the City Attorney's office.

RECOMMENDATION / PROPOSED MOTION:
I move to approve a resolution amending the City of Fair Oaks Ranch's Personnel Policies.

A RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS AMENDING THE PERSONNEL POLICIES

WHEREAS, in March 2025 the City engaged Evergreen Solutions, LLC to conduct a Comprehensive Classification, Compensation, and Benefits Study, including employee input and peer market analysis to modernize the City's compensation and classification system, and

WHEREAS, the City Council adopted the Compensation and Classification Study Final Report on November 20, 2025, via Resolution 2025-79, and

WHEREAS, following City Council direction and adoption of the study, staff has brought forward recommended policy updates, and

WHEREAS, the City wishes to amend Chapter 17 Professional Development to add Section 17.04 Tuition Reimbursement Program, and

WHEREAS, it is in the best interest of the City to adopt the proposed Personnel Policies Manual changes.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS:

Section 1. That the City Council hereby adopts the amended chapter and section to the City of Fair Oaks Ranch Personnel Policies Manual, as prescribed in **Exhibit A.**

Section 2. That the recitals contained in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. If any provision of this resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this resolution would have been enacted without such invalid provision.

Section 4. That it is officially found, determined, and declared that the meeting at which this resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 5. All resolutions or parts thereof, which are in conflict or inconsistent with any provision of this resolution are hereby repealed to the extent of such conflict, and the provision of this resolution shall be and remain controlling as to the matters resolved herein.

Section 6. This resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 7. This resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED, APPROVED, and ADOPTED on this 5th day of February 2026.

_____

Gregory C. Maxton, Mayor

ATTEST:

_____

Amanda Valdez, TRMC
Deputy City Secretary

APPROVED AS TO FORM:

_____

Denton Navarro Rodriguez Bernal Santee & Zech P.C., City Attorney

EXHIBIT A

17.00 PROFESSIONAL DEVELOPMENT

17.01 GENERAL

The City encourages employees to pursue educational opportunities, training programs and professional memberships that are relevant to their roles, support the enhancement of their job performance, and directly contribute to the City's mission.

17.02 SEMINARS AND CONFERENCES

17.02.01 When the City authorizes an employee to attend an educational course, training program, conference, or seminar, it will provide paid time off and reimburse associated expenses as outlined in Section 18.00 Travel. The City will not reimburse costs for training or education that is unrelated to the employee's job duties or responsibilities.

17.02.02 As defined by the Fair Labor Standards Act (FLSA), if a required class is scheduled on an employee's regular workday, the employee will be compensated at their regular straight-time rate for the hours spent in attendance, including travel time, minus their normal commute time between home and their regular work location. The appropriate overtime rate will apply to overtime hours.

17.02.03 If a required class or training is held on an employee's scheduled day off or outside of the hours spent in attendance, including travel time, in accordance with applicable wage and hour laws, compensation will be at the regular straight-time rate unless the hours are considered overtime in which case the appropriate overtime rate will apply.

17.02.04 The City reserves the right to limit the availability of education/training reimbursement based on budget appropriations or other reasons.

17.03 PROFESSIONAL MEMBERSHIPS

An employee who is a member of a professional association related to their City employment may be reimbursed for dues and necessary travel expenses when participation is beneficial to the City and funds have been appropriated to cover expenses and travel costs.

17.04 TUITION REIMBURSEMENT PROGRAM

17.04.01 To encourage continued learning and professional growth, the City provides a Tuition Reimbursement Program for eligible employees pursuing coursework or degree programs that enhance job-related knowledge and skills. Full-time employees who have completed at least (12) months of service are eligible to apply.

EXHIBIT A

17.04.02 The City will reimburse up to $2,500 per academic semester, not to exceed $5,000 per calendar year, for approved tuition, mandatory fees, and the cost of required books and learning materials from accredited institutions. Reimbursable expenses must be directly related to the approved course(s) and supported by itemized receipts.

17.04.03 Reimbursement is contingent upon successful course completion with a grade of “C” or better (or equivalent passing mark) and proof of payment. All coursework must be pre-approved by the Department Director and Human Resources to ensure alignment with the employee’s current role or a reasonable career path within the City. Participation in this program is subject to budget availability and continued employment in good standing.

17.04.04 Each approved tuition reimbursement shall be subject to a separate tuition reimbursement agreement. Multiple reimbursements received by an employee shall result in separate agreements, each with its own repayment obligation, independent of any prior or subsequent reimbursement.

17.04.05 Non-Reimbursable Expenses: The City will not reimburse for personal expenses or costs not directly required for course completion, including but not limited to parking, travel, lodging, meals, optional course supplies, or equipment, late fees, non-mandatory student activity fees, or technology purchases not specifically listed as required by the course syllabus.

17.04.06 Employees who voluntarily separate from employment within thirty-six (36) months of receiving tuition reimbursement will be required to repay the City for the reimbursed amount on a prorated basis, as determined by Human Resources. The City may deduct any outstanding repayment balance from the employee’s final paycheck or establish a repayment agreement as permitted by law.

Personnel Policies Updates

Consideration:

Ch. 17 Professional Development

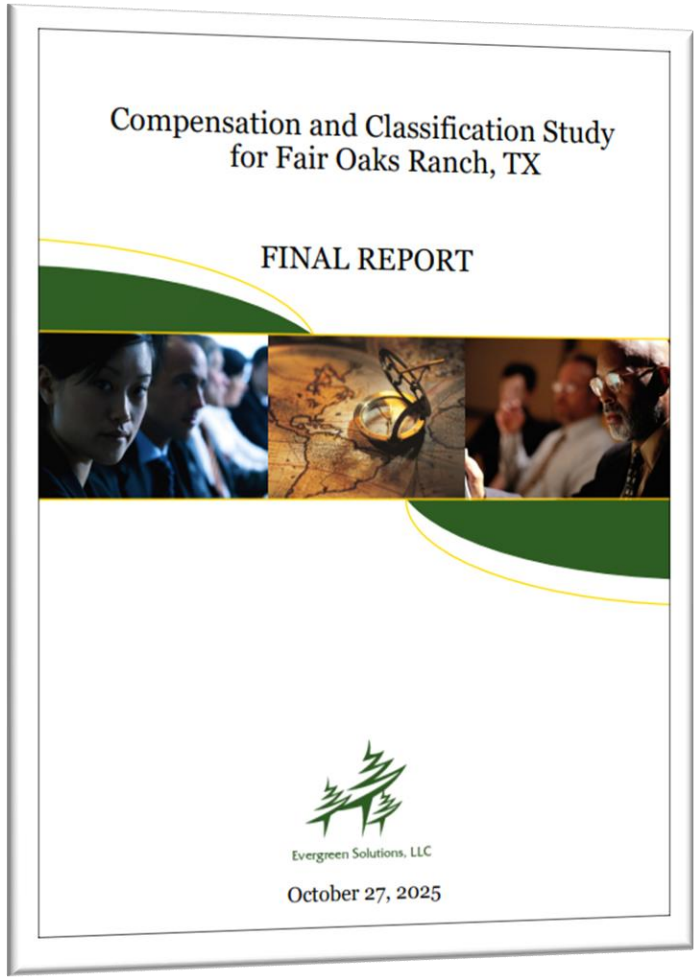
Joanna Merrill, PSHRA-SCP

Human Resources Director

Consideration

1. Ch. 17 Professional Development

Background



- Compensation and Classification Study adopted on November 20, 2025
- Framework implemented – policies now catching up
- Current focus: targeted personnel policy updates

Ch. 17 – Professional Development

ADD: Tuition Reimbursement Program

- Reimburse up to $2,500 per semester or $5,000 per year
- Eligible to coursework related to job-knowledge/skills
- Requires a “C” or better to be reimbursement eligible

Ch. 17 – Professional Development

ADD: Tuition Reimbursement Program

- Eligible expenses: tuition, mandatory fees, required books from accredited institution
- Prorated pay back if employee separates within 36 months of reimbursement
- Each tuition reimbursement requires a separate agreement with its own repayment obligation.

Questions

CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC:	Consideration and possible action approving a resolution approving the Kendall County Appraisal District's proposal to renovate and expand its current office building
DATE:	February 5, 2026
DEPARTMENT:	Administration
PRESENTED BY:	Scott Huizenga, ICMA-CM, City Manager Nelia Zapata, RPA, CCA, Chief Appraiser, Kendall County Appraisal District

INTRODUCTION / BACKGROUND:
The Kendall County Appraisal District (KCAD) has requested approval from its taxing jurisdictions to issue debt to fund an addition to its existing administrative building located on Market Avenue in Boerne. The proposed project consists of an addition to the current facility rather than relocation to a leased or new site. KCAD evaluated leasing commercial space and determined that an addition to the existing building represents the most cost-effective long-term option.

The City Council previously approved the purchase of land and construction of the Kendall County Appraisal District's current administrative building through adoption of Resolution No. 2010-02 on February 18, 2010, pursuant to Section 6.051 of the Texas Tax Code. The facility has been in use since approximately 2010 and has served the appraisal district and participating taxing jurisdictions for roughly 15 years.

The current building houses both appraisal and tax-related functions and supports approximately 17 employees. Due to continued growth in Kendall County, KCAD anticipates adding up to four additional staff positions in the coming years. The district currently manages approximately 35,000 accounts and has experienced annual growth of approximately 800 to 1,000 new accounts per year. KCAD reports that the existing facility is at capacity and that the proposed addition is intended to accommodate projected operational needs for the next 20 years.

Pursuant to Section 6.051 of the Texas Tax Code, the construction or renovation of an appraisal district facility must be approved by a majority of the taxing units entitled to vote, or by three of the five eligible entities. The eligible taxing jurisdictions include Boerne ISD, the City of Boerne, Kendall County, Comfort ISD, and the City of Fair Oaks Ranch. Action must occur within 30 days of receipt of the request in order to be counted toward the statutory approval requirement.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:
Approval allows the Kendall County Appraisal District to maintain adequate staffing, workspace, and secure facilities necessary to support accurate property appraisal, protest hearings, and tax administration functions that affect all taxing jurisdictions, including the City of Fair Oaks Ranch.

LONGTERN FINANCIAL & BUDGETARY IMPACT:
The proposed project would be financed through Government Capital using a long-term note structure. Debt service costs would be allocated to participating taxing jurisdictions based on their proportionate share of the appraisal district levy.

Based on preliminary estimates, the City of Fair Oaks Ranch's annual cost is approximately $1,162, reflecting the City's relatively small share of total valuation within the appraisal district. The City currently contributes slightly more than $17,000 annually to the Kendall County Appraisal District. Final financing figures are still being refined.

No impact is anticipated to the City's budget until FY 2026-27.

LEGAL ANALYSIS:
Approval authority is governed by Section 6.051 of the Texas Tax Code. Action by the City Council within the required statutory timeframe satisfies the City's role under state law.

RECOMMENDATION / PROPOSED MOTION:
I move to approve a resolution approving Kendall Appraisal District's proposal to renovate and expand its current office building

A RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS APPROVING KENDALL APPRAISAL DISTRICT'S PROPOSAL TO RENOVATE AND EXPAND THEIR CURRENT OFFICE BUILDING

WHEREAS, Section 6.051 of the Texas Property Tax Code authorizes the construction or renovation of a building or other improvement by an appraisal district for the purposes of establishing and operating the appraisal office, and

WHEREAS, Section 6.051 requires that the Board of Directors of an appraisal district must propose such property transactions by resolution which must be approved by the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members; and

WHEREAS, on the 10th of December 2025, the Kendall Appraisal District's Board of Directors approved Resolution 2025-02 approving a plan to renovate and construct an approximately 5,600 square foot addition to its current building located at 118 Market Avenue, Boerne, Texas; and

WHEREAS, Section 6.051 requires the chief appraiser to notify the presiding officer of each governing body of the resolution adopted by the Board of Directors of the appraisal district by delivering a copy of the resolution, together with information showing costs of other available alternative to the proposal; and

WHEREAS, The City Council of the City of Fair Oaks Ranch finds the proposed renovation and expansion to the Kendall Appraisal District building is in the best interest of the public interest.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS:

Section 1. The City Council of the City of Fair Oaks Ranch acknowledges receipt of the Kendall Appraisal District Resolution 2025-02, attached to this resolution as **Exhibit A**, and approves the proposal to renovate and expand the Kendall Appraisal District's current office building located at 118 Market Avenue, Boerne, TX.

Section 2. That the recitals contained in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. If any provision of this resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this resolution would have been enacted without such invalid provision.

Section 4. That it is officially found, determined, and declared that the meeting at which this resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 5. All resolutions or parts thereof, which are in conflict or inconsistent with any provision of this resolution are hereby repealed to the extent of such conflict, and the provision of this resolution shall be and remain controlling as to the matters resolved herein.

Section 6. This resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 7. This resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED, APPROVED, and ADOPTED on this 5th day of February 2026.

_____

Gregory C. Maxton, Mayor

ATTEST:

_____

Amanda Valdez, TRMC
Deputy City Secretary

APPROVED AS TO FORM:

_____

Denton Navarro Rodriguez Bernal Santee & Zech P.C., City Attorney

Exhibit A

Kendall Appraisal District
118 Market Ave
Boerne, TX 78006
COPY

RESOLUTION 2025-05
OF THE KENDALL APPRAISAL DISTRICT

WHEREAS, pursuant to Section 6.051 of the Texas Tax Code, the Board of Directors of an appraisal district may construct or renovate improvements as necessary to establish and operate the appraisal office;

WHEREAS, the Kendall Appraisal District is in need of additional office space and proposes to fill that need by the renovation and addition to its current building located at 118 Market Avenue, Boerne, TX 78006;

WHEREAS, the Kendall Appraisal District finds it to be in the public interest to approve the construction and renovation of its current building;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE KENDALL APPRAISAL DISTRICT THAT:

SECTION ONE: Pursuant to Section 6.051 of the Texas Tax Code, the Kendall Appraisal District hereby approves a plan to renovate and construct an approximately 5,600 square foot addition to its current building located at 118 Market Avenue, Boerne, TX 78006.

SECTION TWO: Pursuant to Section 6.051 of the Texas Tax Code, the Board of Directors of the Kendall Appraisal District hereby directs its Chief Appraiser to notify the presiding officer of each governing body entitled to vote on the approval of the proposal by delivering a copy of this resolution, together with the information showing the costs of other available alternatives to the proposal.

The foregoing resolution was moved, seconded, and approved by majority vote on the 10th day of December, 2025, in Boerne, Texas.

Chris Lodwig
Chairperson, Kendall Appraisal District BOD

ATTEST:

Rodney D Edwards
[Secretary]

- **How long has the current building been in use?**

The current KAD Building was built 15 years ago and purchased with proceeds from the sale of the previous building owned on Main Street, allowing KAD to operate since 2010 without a facility cost to our entities. In addition, over the last 15 years, KAD has returned over 1 million dollars to its contributing entities. It has operated debt free and fiscally responsibly. Now, as Kendall County has experienced and will continue to experience tremendous growth, the organization has grown and now the building needs to expand.

- **What is the intended capacity and use?**

The 4950 square foot building was intended to house 17 employees, a collections office, a breakroom, a server room, a conference room, and data storage.

- **What you're experiencing to date?**

The building is at capacity and is not functioning adequately. Just 10 years ago we had less than 1500 formal protests per year. Now, and for the last 4 years, we have 5500-7000 per year. Protests must be held at our building as both the appraiser for the parcel and the Chief or Deputy Chief Appraiser must attend. Currently these are being held in our conference room in the middle of our building inadvertently allowing the public access to all our offices and employees. This is a tremendous safety concern.

Since 2015 there has been a 27% increase in parcels we appraise for BISD, and a 30% increase in parcels countywide. Alarmingly, in each of the last 2 years, over 1000 parcels have been added and that number is projected to increase by an additional 750-1000 per year by 2027. To handle the increased workload, KAD has added an appraiser, a full-time ag appraiser, a collections person, as well as a full-time bookkeeper.

Now the building is at capacity but the need for additional personnel continues to grow with the ever-increasing parcel count. Aside from additional Appraiser and Collections space, the 6-7000 protests per year have created a need for a full time ARB facilitator to coordinate all the paperwork and scheduling. We also have a need for available space for our outsourced industrial appraiser, members of the comptrollers' office performing the PVS study and MAPS reviews, and attorneys representing us in lawsuits, to meet with our personnel onsite.

- **What you're projecting?**

Our proposed building addition will more than double the size of the current structure, and more than double KAD appraiser and collection personnel capacity. It will allow for the protests to be conducted safely in a way that keeps the public out of our offices and will allow for compliance well into the future. We would project an additional 20 years.

- **Estimated cost?**

The estimated cost for the additional 5700 sq ft will be $1,680,000 to include design, construction of the proposed structure, sitework, parking lot expansion and redo, as well as necessary furnishings.

The financing fees will be approximately $25,200.

- **Estimated timing?**

It is the desire of the KAD board to begin construction on 9/1/2026 and complete by 4/1/2027. No payment will be included in the KAD budget until 2027.

- **Estimated annual impact to the entities represented?**

The approximate annual impact to BISD will be $82,600 based on 5.35% interest and BISD contributing 59% of our budget.
This translates to $6,885 per month.
BISD Appraised Market value has increased nearly $9 billion in the last 10 years and $5 billion in taxable value. 158% increase TV (taxable value).

The approximate annual impact to Kendall County will be $29,400 based on 5.35% interest and Kendall County contributing 21% of our budget.
This translates to $2,450 per month.
Kendall County Appraised Market value has increased nearly $13 billion in the last 10 years and $8 billion in taxable value. 200% increase TV.

The approximate annual impact to CISD will be $11,200 based on 5.35% interest and CISD contributing 8% of our budget.
This translates to $935 per month.
CISD Appraised Market value has increased nearly $900 million in the last 10 years and $500 million in taxable value. 100% increase TV.

The approximate annual impact to the City of Boerne will be $11,900 based on 5.35% interest and COB contributing 8.5% of our budget.
This translates to $990 per month.
COB Appraised Market value has increased nearly $1.2 billion in the last 10 years and $1.5 billion in taxable value. 82% increase TV.

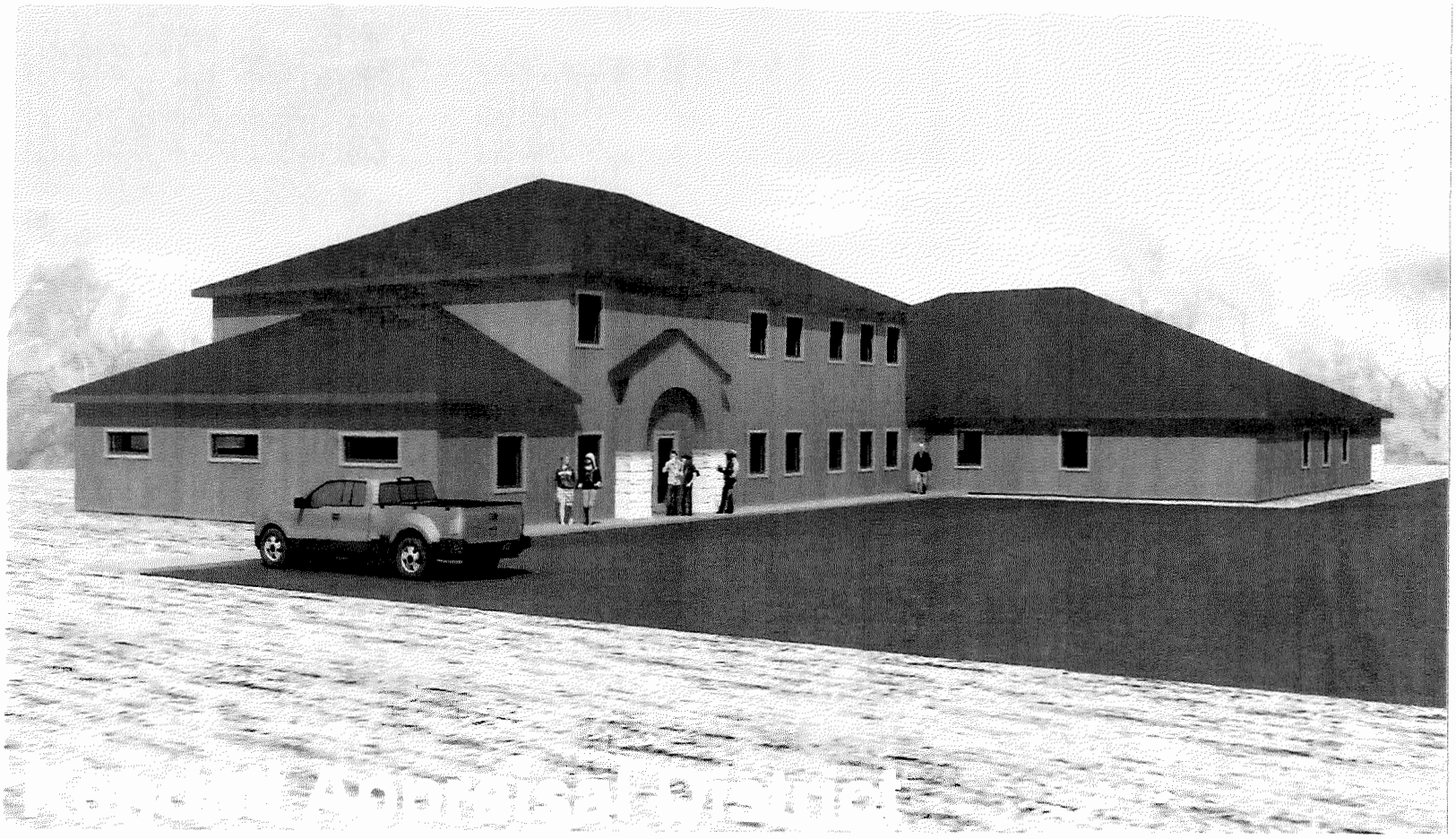
- **Any other information regarding the building?**

Our initial desire to address immediate needs of 4 offices and an appropriate ARB protest space was 2000 sq ft at an estimated cost of $900,000 including site prep and parking lot redo. We did not feel we were gaining enough long term for that amount of money so decided to investigate a design to address future space needs as well as current needs.

The cost to the entities would be the same since our loan would have a shorter amortization. But phasing it out would require us to spend more in the long-term knowing we would encounter another necessary expansion in a few more years and have an increase in the construction costs as well as a disruption in our operations to achieve what we are currently proposing.

We also considered moving but current cost of commercial property in Kendall County would make moving to a new location far more expensive. Our investigation discovered office buildings in our area rent for $25 per foot NNN, making the total annual impact of over $250,000 plus NNN instead of $133,000.

The proposed project gives KAD the ability to have 10650 sq ft at a cost of 1.68 million. With a cost ½ the price of renting, making the addition the best return on investment.



Ben Adam, AIA
Architect

[illegible]
Boerne, TX 78006
[illegible]

PRELIMINARY

NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

Benedict M. Adam
Texas Reg. No. 13094

EXPIRES 8/31/2026

Addition for KENDALL APPRAISAL DISTRICT

118 MARKET STREET
BOERNE, TX 78006
KENDALL COUNTY

AREA SUMMARY

CONDITIONED AREAS	
EXISTING BUILDING	4949 SF
NEW ADDITION 1ST FLR	3213 SF
NEW ADDITION 2ND FLR	2478 SF
UNCONDITIONED AREAS	
FRONT PORCH (EXISTING)	44 SF
BACK SLAB (NEW)	12 SF
NEW BUILDING TOTAL (includes future 2nd Level)	5691 SF
TOTAL SLAB AREA	8309 SF

NOTES:

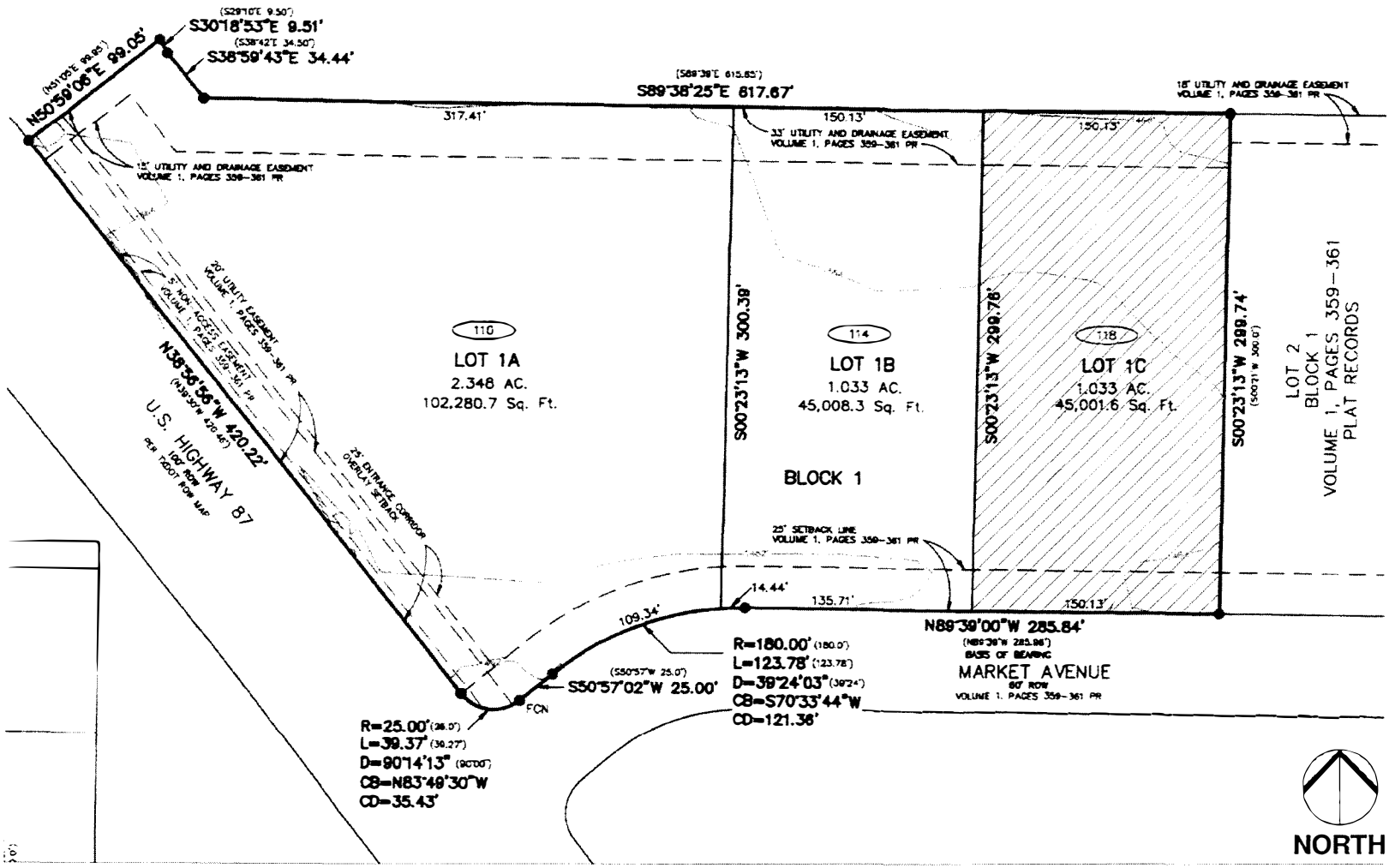
PROJECT NO. 25-DB.102

DATE:	DESCRIPTION:
06.04.2025	CHECK PRINT
06.24.2025	REV. PLAN
10.07.2025	REV. PLAN 2

SHEET

SD2.1

PRINTED 10/7/2025



Ben Adam, AIA
Architect

PRELIMINARY

NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

Benedict M. Adam
Texas Reg. No. 13094

EXPIRES 8/31/2026

Addition for KENDALL APPRAISAL DISTRICT

118 MARKET STREET
BOERNE, TX 78006
KENDALL COUNTY

AREA SUMMARY

CONDITIONED AREAS	
EXISTING BUILDING	4949 SF
NEW ADDITION 1ST FLR	3213 SF
NEW ADDITION 2ND FLR	2478 SF
UNCONDITIONED AREAS	
FRONT PORCH (EXISTING)	44 SF
BACK SLAB (NEW)	12 SF
NEW BUILDING TOTAL (includes future 2nd Level)	5691 SF
TOTAL SLAB AREA	8309 SF

NOTES:

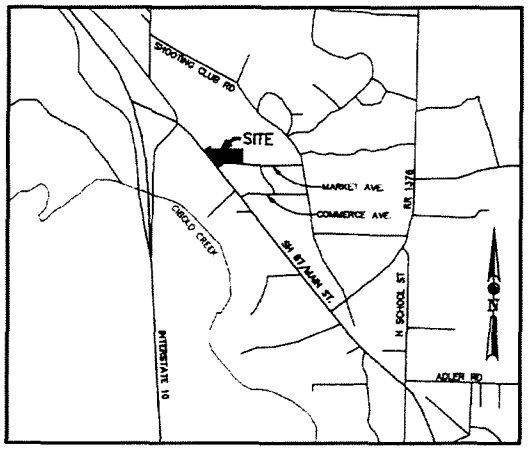
PROJECT NO. 25-DB.102

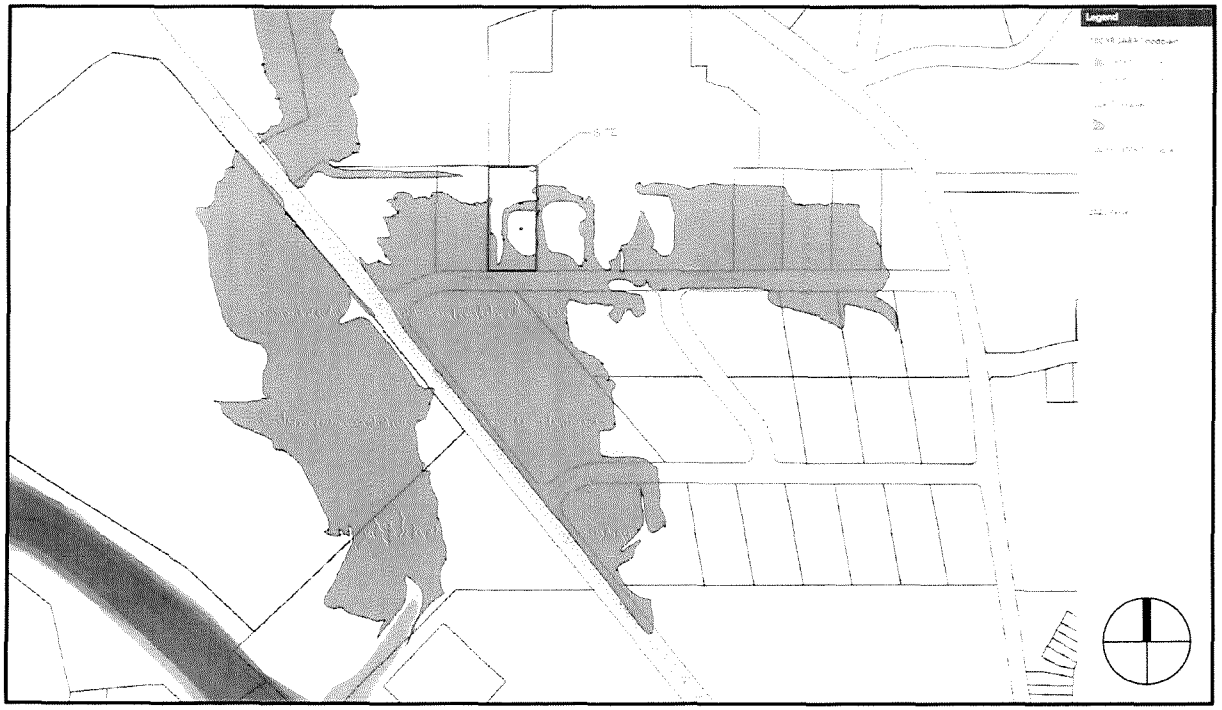
DATE:	DESCRIPTION:
06.04.2025	CHECK PRINT
06.24.2025	REV. PLAN
10.07.2025	REV. PLAN 2

SHEET

SD2.2

PRINTED 10/7/2025





Ben Adam, AIA
Architect

PRELIMINARY

NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

Benedict M. Adam
Texas Reg. No. 18094

EXPIRES 8/31/2026

Addition for KENDALL APPRAISAL DISTRICT

118 MARKET STREET
BOERNE, TX 78006
KENDALL COUNTY

AREA SUMMARY

CONDITIONED AREAS	
EXISTING BUILDING	4949 SF
NEW ADDITION 1ST FLR	3213 SF
NEW ADDITION 2ND FLR	2478 SF
UNCONDITIONED AREAS	
FRONT PORCH (EXISTING)	44 SF
BACK SLAB (NEW)	12 SF
NEW BUILDING TOTAL (includes future 2nd Level)	5691 SF
TOTAL SLAB AREA	8309 SF

NOTES:

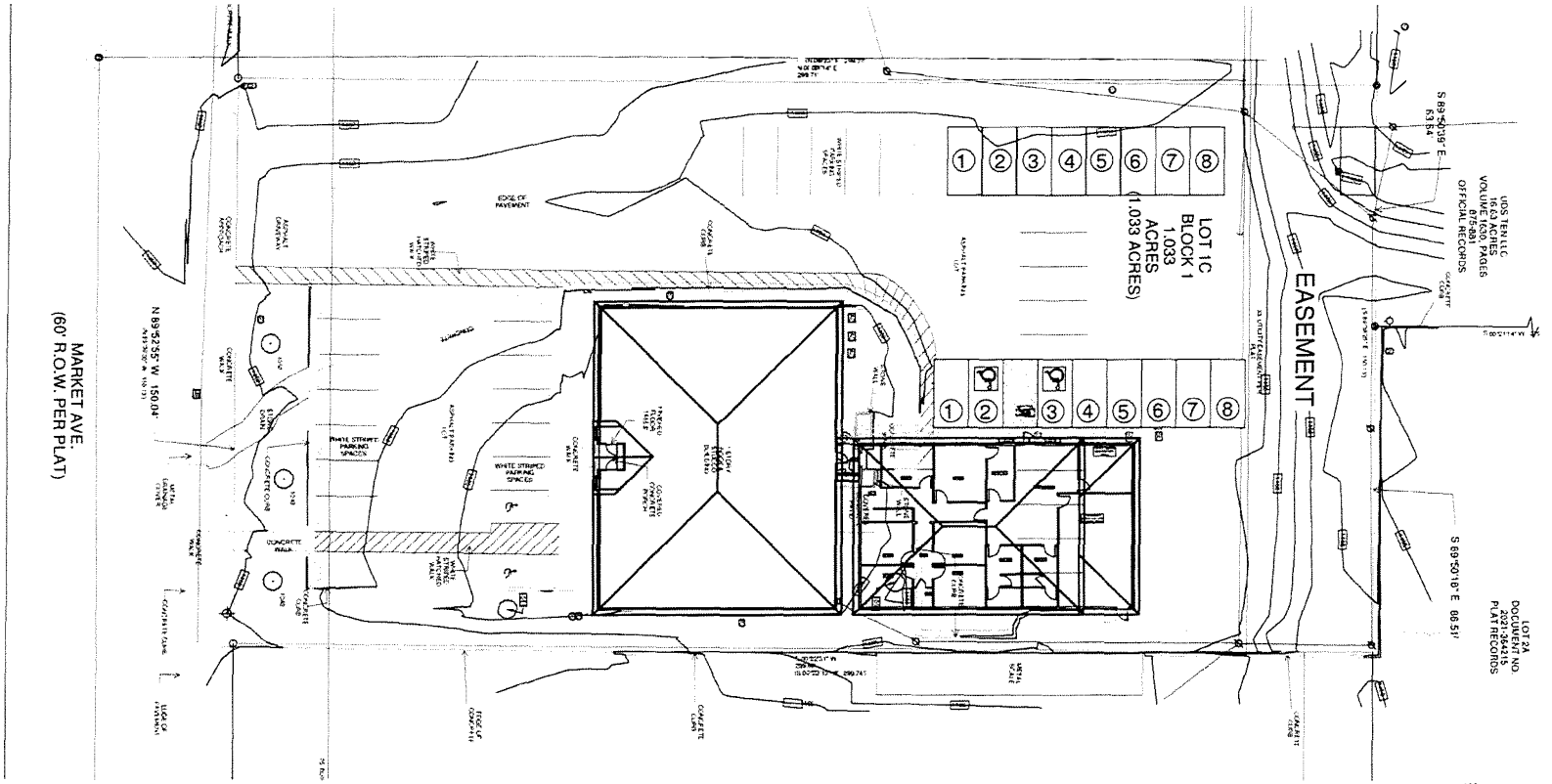
PROJECT NO. 25-DB.102

DATE:	DESCRIPTION:
06.04.2025	CHECK PRINT
06.24.2025	REV. PLAN
10.07.2025	REV. PLAN 2

SHEET

SD2.3

PRINTED 10/7/2025



SITE PLAN - PRELIMINARY

Ben Adam, AIA
Architect

PRELIMINARY

NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

Benjamin M. Adam
Texas Reg. No. 13094

EXPIRES 8/31/2026

Addition for KENDALL APPRAISAL DISTRICT

118 MARKET STREET
BOERNE, TX 78006
KENDALL COUNTY

AREA SUMMARY

CONDITIONED AREAS	
EXISTING BUILDING	4949 SF
NEW ADDITION 1ST FLR	3213 SF
NEW ADDITION 2ND FLR	2478 SF
UNCONDITIONED AREAS	
FRONT PORCH (EXISTING)	44 SF
BACK SLAB (NEW)	12 SF
NEW BUILDING TOTAL (includes future 2nd Level)	5691 SF
TOTAL SLAB AREA	8309 SF

NOTES:

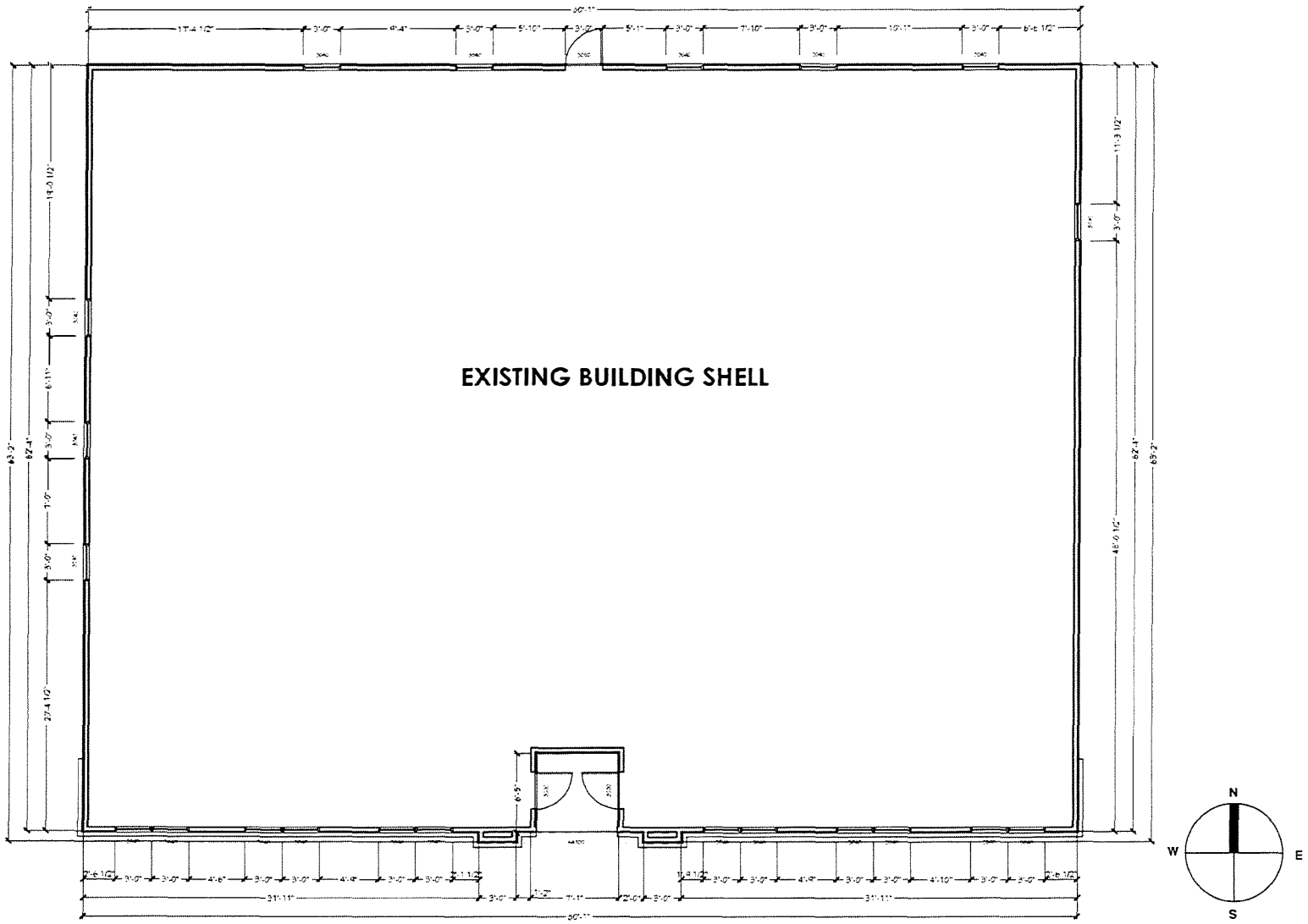
PROJECT NO. 25-DB.102

DATE:	DESCRIPTION:
06.04.2025	CHECK PRINT
06.24.2025	REV. PLAN
10.07.2025	REV. PLAN 2

SHEET

SD2.4

PRINTED 10/7/2025



1 EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"

Ben Adam, AIA
Architect

[illegible]
Texas Reg. No. 13094

PRELIMINARY

NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

Benedict M. Adam
Texas Reg. No. 13094

EXPIRES 8/31/2026

Addition for KENDALL APPRAISAL DISTRICT

118 MARKET STREET
BOERNE, TX 78006
KENDALL COUNTY

AREA SUMMARY

CONDITIONED AREAS	
EXISTING BUILDING	4949 SF
NEW ADDITION 1ST FLR	3213 SF
NEW ADDITION 2ND FLR	2478 SF
UNCONDITIONED AREAS	
FRONT PORCH (EXISTING)	44 SF
BACK SLAB (NEW)	12 SF
NEW BUILDING TOTAL (includes future 2nd Level)	5691 SF
TOTAL SLAB AREA	8309 SF

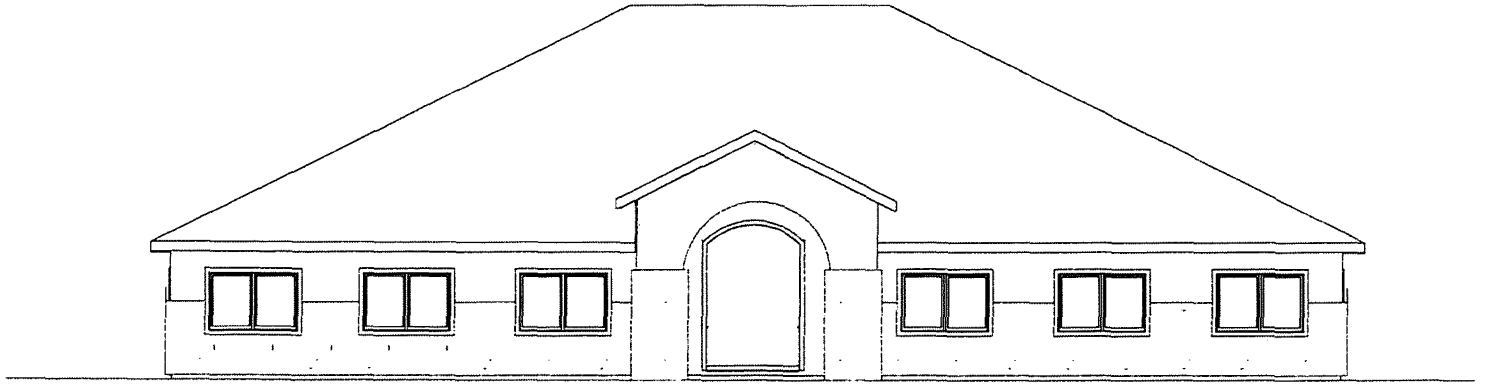
NOTES:

PROJECT NO. 25-DB.102

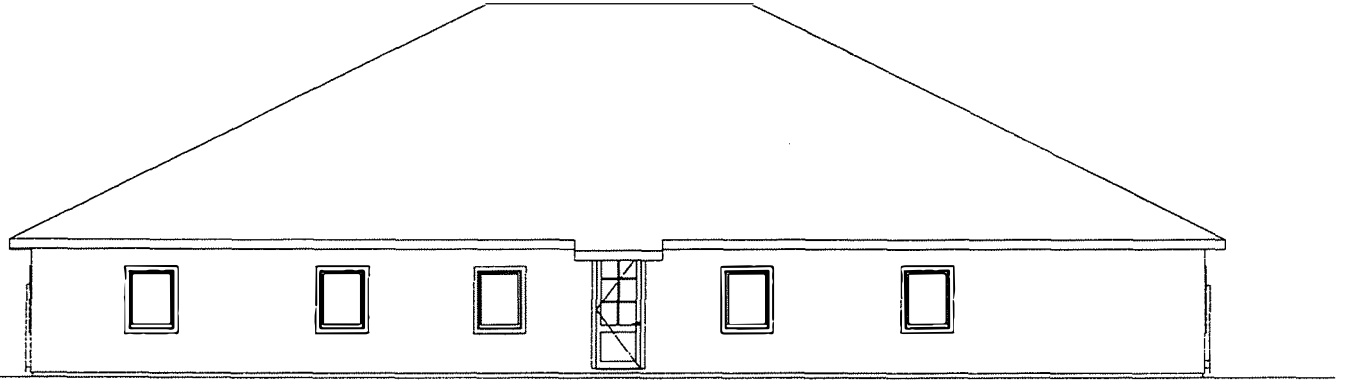
DATE:	DESCRIPTION:
06.04.2025	CHECK PRINT
06.24.2025	REV. PLAN
10.07.2025	REV. PLAN 2

SHEET
SD2.5

PRINTED 10/7/2025



1 **EXISTING ELEV - FRONT**
SCALE: 1/8" = 1'-0"



2 **EXISTING ELEV - REAR**
SCALE: 1/8" = 1'-0"

Ben Adam, AIA
Architect

15 [illegible]
Boerne, TX 78006
T: 830-[illegible]

PRELIMINARY

NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

Benedict M. Adam
Texas Reg. No. 13094

EXPIRES 8/31/2026

Addition for KENDALL APPRAISAL DISTRICT

118 MARKET STREET
BOERNE, TX 78006
KENDALL COUNTY

AREA SUMMARY

CONDITIONED AREAS	
EXISTING BUILDING	4949 SF
NEW ADDITION 1ST FLR	3213 SF
NEW ADDITION 2ND FLR	2478 SF
UNCONDITIONED AREAS	
FRONT PORCH (EXISTING)	44 SF
BACK SLAB (NEW)	12 SF
NEW BUILDING TOTAL (includes future 2nd Level)	5691 SF
TOTAL SLAB AREA	8309 SF

NOTES:

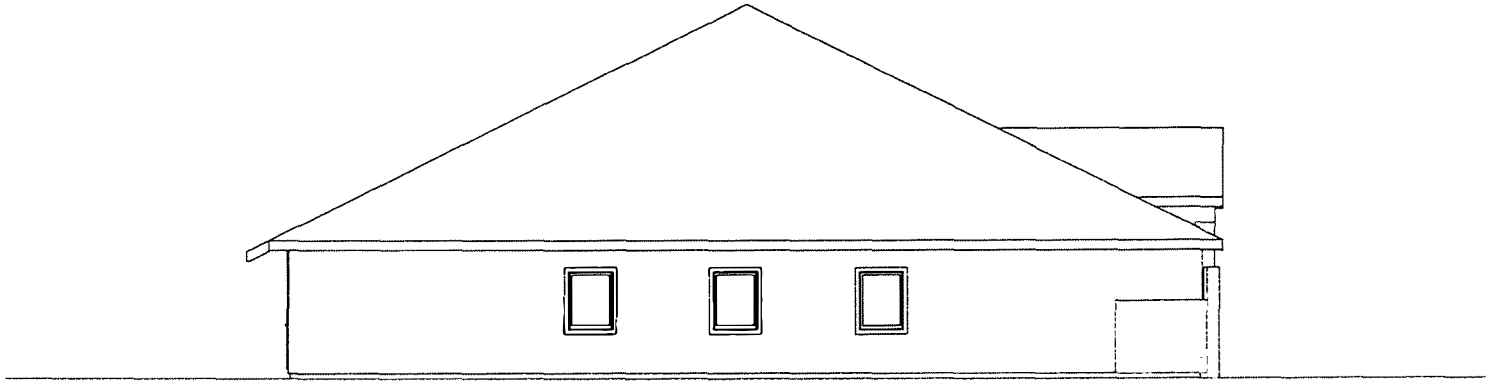
PROJECT NO. 25-DB.102

DATE:	DESCRIPTION:
06.04.2025	CHECK PRINT
06.24.2025	REV. PLAN
10.07.2025	REV. PLAN 2

SHEET

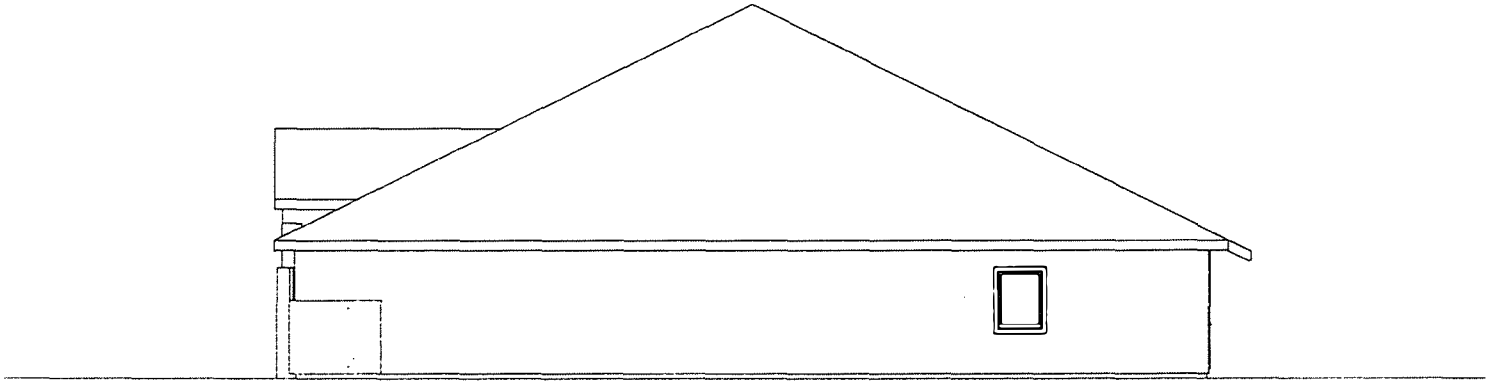
SD2.6

PRINTED 10/7/2025



1 EXISTING ELEV - LEFT SIDE

SCALE: 1/8" = 1'-0"



2 EXISTING ELEV - RIGHT SIDE

SCALE: 1/8" = 1'-0"

Ben Adam, AIA
Architect

PRELIMINARY

NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

Benedict M. Adam
Texas Reg. No. 13094

EXPIRES 8/31/2026

Addition for KENDALL APPRAISAL DISTRICT

118 MARKET STREET
BOERNE, TX 78006
KENDALL COUNTY

AREA SUMMARY

CONDITIONED AREAS	
EXISTING BUILDING	4949 SF
NEW ADDITION 1ST FLR	3213 SF
NEW ADDITION 2ND FLR	2478 SF
UNCONDITIONED AREAS	
FRONT PORCH (EXISTING)	44 SF
BACK SLAB (NEW)	12 SF
NEW BUILDING TOTAL (includes future 2nd Level)	5691 SF
TOTAL SLAB AREA	8309 SF

NOTES:

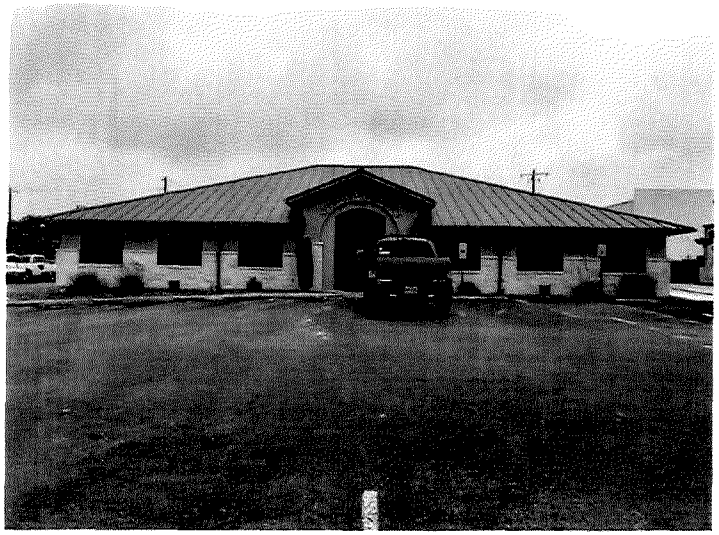
PROJECT NO. 25-DB.102

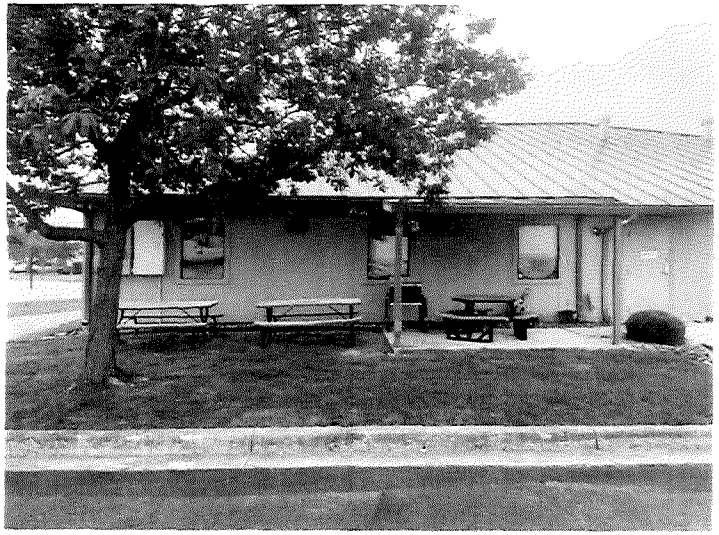
DATE:	DESCRIPTION:
06.04.2025	CHECK PRINT
06.24.2025	REV. PLAN
10.07.2025	REV. PLAN 2

SHEET

SD2.7

PRINTED 10/7/2025





Ben Adam, AIA
Architect

[redacted]

PRELIMINARY

NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

Benedict M. Adam
Texas Reg. No. 13094

EXPIRES 8/31/2026

Addition for KENDALL APPRAISAL DISTRICT

118 MARKET STREET
BOERNE, TX 78006
KENDALL COUNTY

AREA SUMMARY

CONDITIONED AREAS	
EXISTING BUILDING	4949 SF
NEW ADDITION 1ST FLR	3213 SF
NEW ADDITION 2ND FLR	2478 SF
UNCONDITIONED AREAS	
FRONT PORCH (EXISTING)	44 SF
BACK SLAB (NEW)	12 SF
NEW BUILDING TOTAL (includes future 2nd Level)	5691 SF
TOTAL SLAB AREA	8309 SF

NOTES:

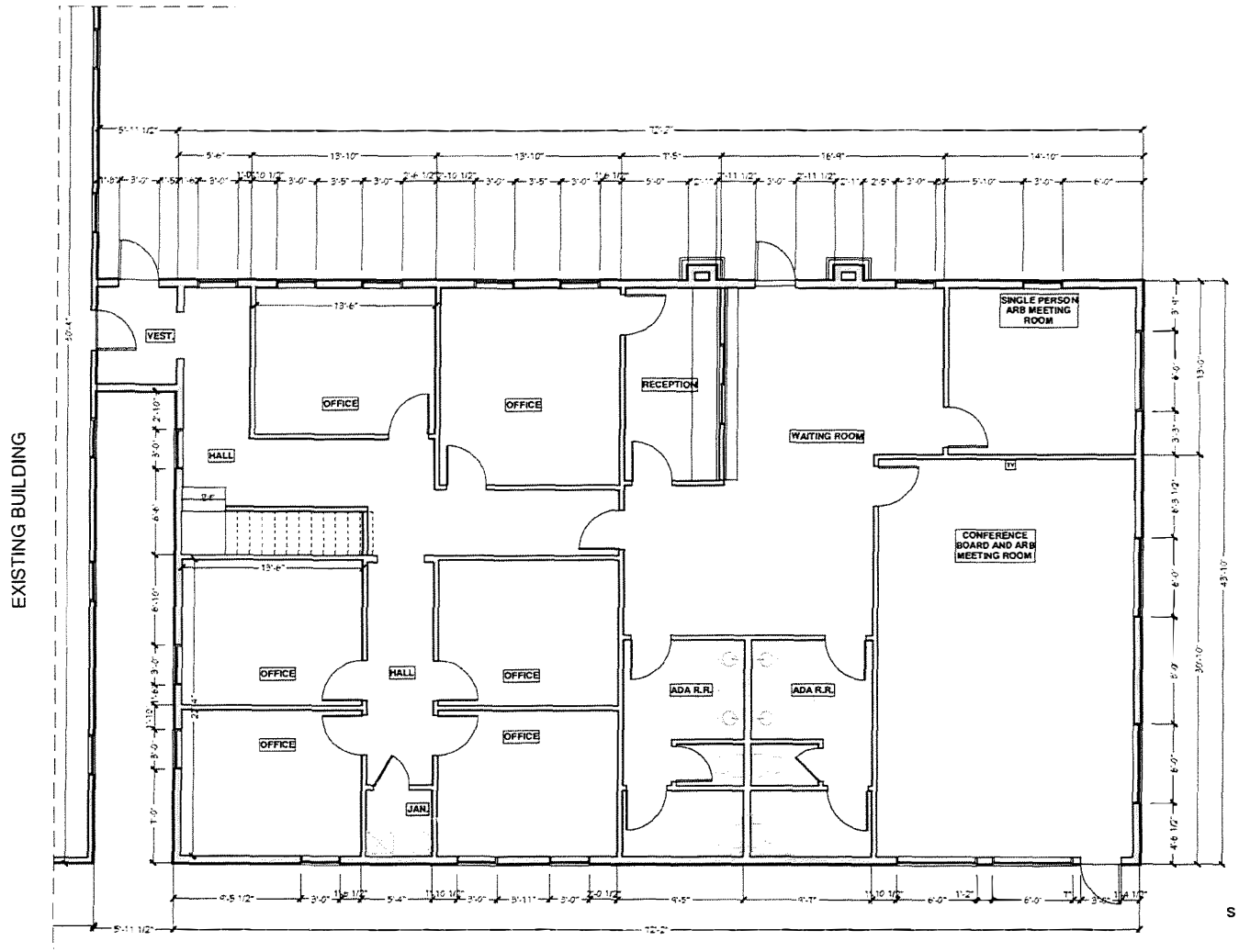
PROJECT NO. 25-DB.102

DATE:	DESCRIPTION:
06.04.2025	CHECK PRINT
06.24.2025	REV. PLAN
10.07.2025	REV. PLAN 2

SHEET

SD2.8

PRINTED 10/7/2025



1 FLOOR PLAN - NEW ADDITION- MAIN LEVEL

SCALE: 1/8" = 1'-0"

Ben Adam, AIA
Architect

PRELIMINARY

NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

Benedict M. Adam
Texas Reg. No. 13094

EXPIRES 8/31/2026

Addition for KENDALL APPRAISAL DISTRICT

118 MARKET STREET
BOERNE, TX 78006
KENDALL COUNTY

AREA SUMMARY

CONDITIONED AREAS	
EXISTING BUILDING	4949 SF
NEW ADDITION 1ST FLR	3213 SF
NEW ADDITION 2ND FLR	2478 SF
UNCONDITIONED AREAS	
FRONT PORCH (EXISTING)	44 SF
BACK SLAB (NEW)	12 SF
NEW BUILDING TOTAL (includes future 2nd Level)	5691 SF
TOTAL SLAB AREA	8309 SF

NOTES:

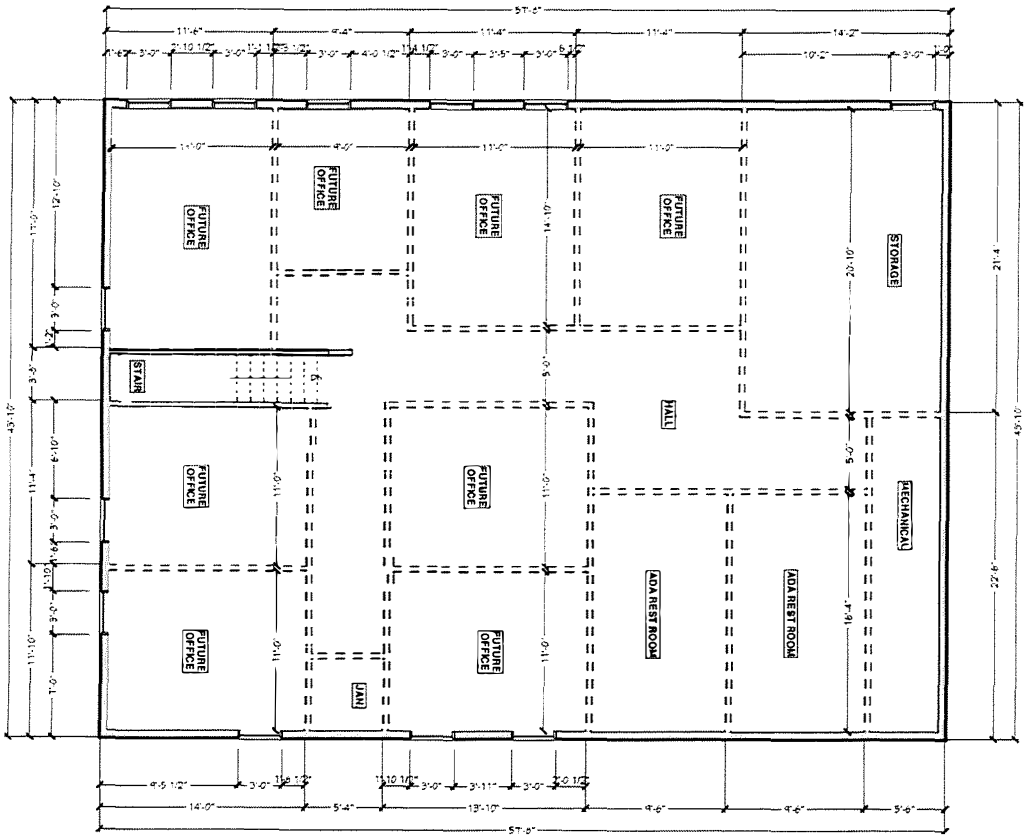
PROJECT NO. 25-DB.102

DATE:	DESCRIPTION:
06.04.2025	CHECK PRINT
06.24.2025	REV. PLAN
10.07.2025	REV. PLAN 2

SHEET

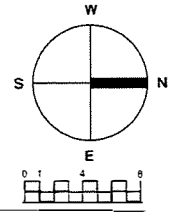
SD2.9

PRINTED 10/7/2025



1 FLOOR PLAN - NEW ADDITION- 2ND LEVEL

SCALE: 1/8" = 1'-0"



Ben Adam, AIA
Architect

115 Avenue E
Bonne Terre, TX 63628
T: 850-499-6444

PRELIMINARY

NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

Benedict M. Adam
Texas Reg. No. 12084

EXPIRES 8/31/2026

Addition for KENDALL APPRAISAL DISTRICT

118 MARKET STREET
BOERNE, TX 78006
KENDALL COUNTY

AREA SUMMARY

CONDITIONED AREAS	
EXISTING BUILDING	4949 SF
NEW ADDITION 1ST FLR	3213 SF
NEW ADDITION 2ND FLR	2478 SF
UNCONDITIONED AREAS	
FRONT PORCH (EXISTING)	44 SF
BACK SLAB (NEW)	12 SF
NEW BUILDING TOTAL (includes future 2nd Level)	5691 SF
TOTAL SLAB AREA	8309 SF

NOTES:

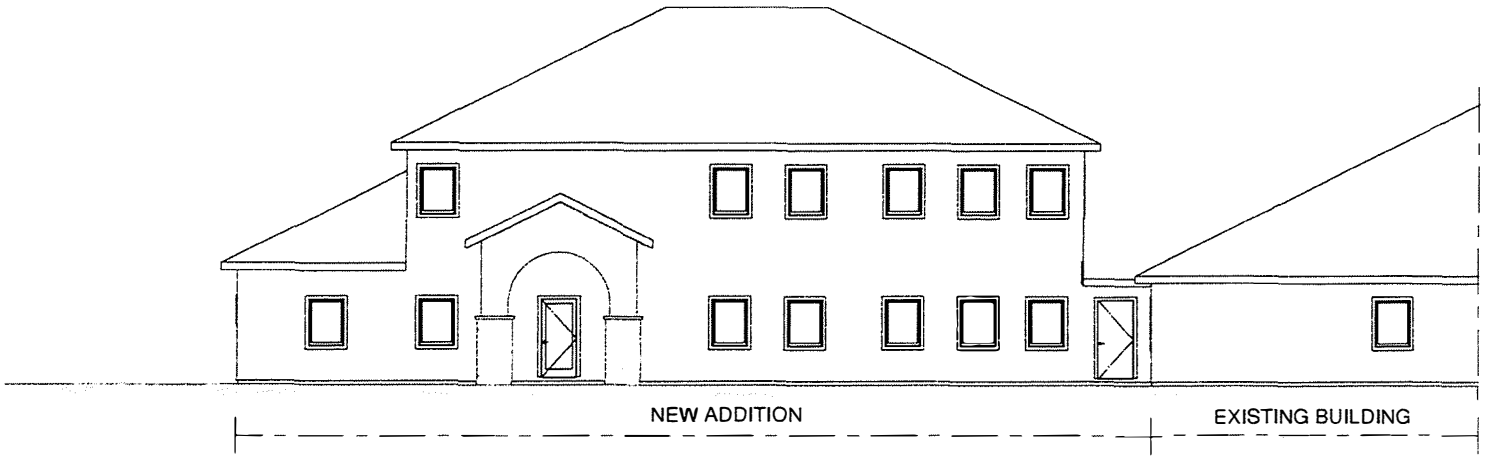
PROJECT NO. 25-DB.102

DATE:	DESCRIPTION:
06.04.2025	CHECK PRINT
06.24.2025	REV. PLAN
10.07.2025	REV. PLAN 2

SHEET

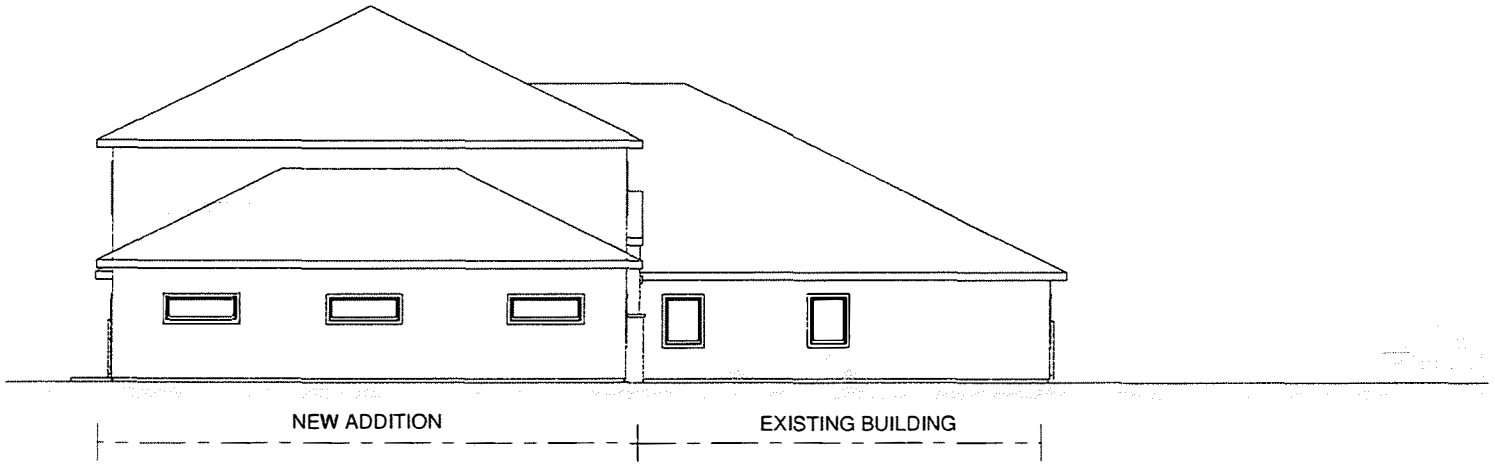
SD2.10

PRINTED 10/7/2025



1 ELEV - NEW ADDITION LEFT SIDE

SCALE: 1/10" = 1'-0"



2 ELEV - NEW ADDITION REAR VIEW

SCALE: 1/10" = 1'-0"

Ben Adam, AIA
Architect

[illegible]
Superior, TX 76574
[illegible]

PRELIMINARY

NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

Benedict M. Adam
Texas Reg. No. 13094

EXPIRES 8/31/2026

Addition for KENDALL APPRAISAL DISTRICT

118 MARKET STREET
BOERNE, TX 78006
KENDALL COUNTY

AREA SUMMARY

CONDITIONED AREAS	
EXISTING BUILDING	4949 SF
NEW ADDITION 1ST FLR	3213 SF
NEW ADDITION 2ND FLR	2478 SF
UNCONDITIONED AREAS	
FRONT PORCH (EXISTING)	44 SF
BACK SLAB (NEW)	12 SF
NEW BUILDING TOTAL (includes future 2nd Level)	5691 SF
TOTAL SLAB AREA	8309 SF

NOTES:

PROJECT NO. 25-DB.102

DATE:	DESCRIPTION:
06.04.2025	CHECK PRINT
06.24.2025	REV. PLAN
10.07.2025	REV. PLAN 2

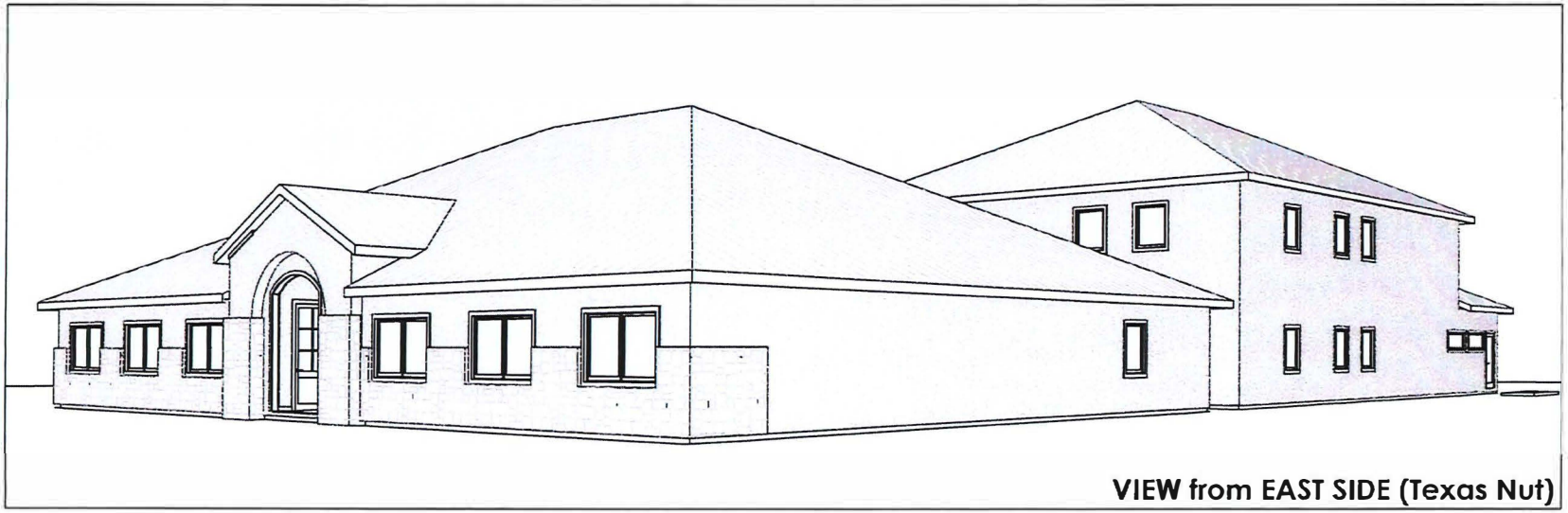
SHEET

SD2.11

PRINTED 10/7/2025

1 ELEV - NEW ADDITION RIGHT SIDE

SCALE: 1/10" = 1'-0"



VIEW from EAST SIDE (Texas Nut)

Ben Adam, AIA
Architect
115 JAMES ST
Boerne, TX 78006
T: 830-446-6444

PRELIMINARY

NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

Benedict M. Adam
Texas Reg. No. 13094

EXPIRES 8/31/2026

Addition for KENDALL APPRAISAL DISTRICT

118 MARKET STREET
BOERNE, TX 78006
KENDALL COUNTY

AREA SUMMARY

CONDITIONED AREAS	
EXISTING BUILDING	4949 SF
NEW ADDITION 1ST FLR	3213 SF
NEW ADDITION 2ND FLR	2478 SF
UNCONDITIONED AREAS	
FRONT PORCH (EXISTING)	44 SF
BACK SLAB (NEW)	12 SF
NEW BUILDING TOTAL (includes future 2nd Level)	5691 SF
TOTAL SLAB AREA	8309 SF

NOTES:

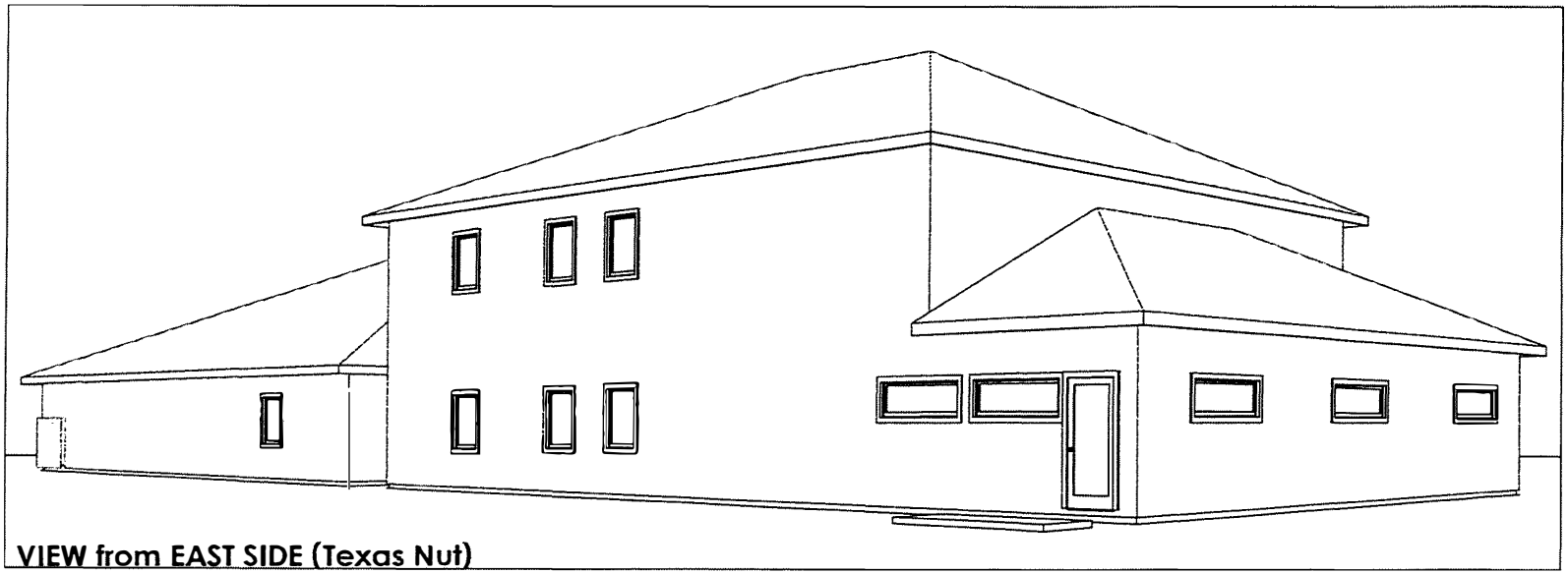
PROJECT NO. 25-DB.102

DATE:	DESCRIPTION:
06.04.2025	CHECK PRINT
06.24.2025	REV. PLAN
10.07.2025	REV. PLAN 2

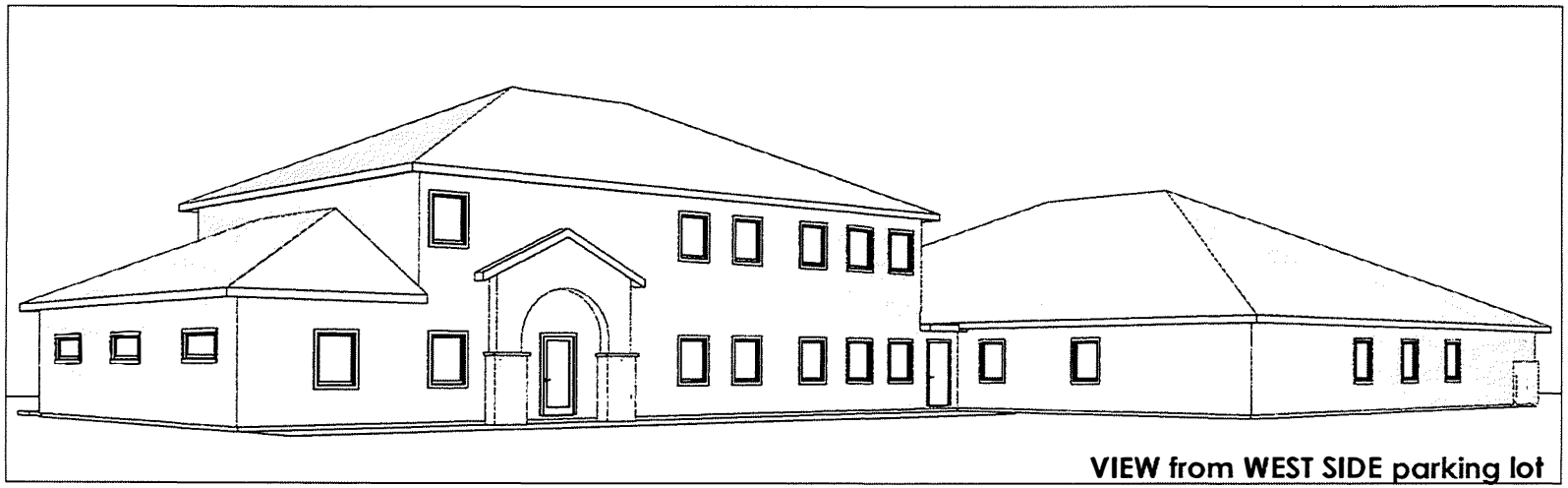
SHEET

SD2.12

PRINTED 10/7/2025



VIEW from EAST SIDE (Texas Nut)



VIEW from WEST SIDE parking lot

Ben Adam, AIA
Architect

118 MARKET ST.
BOERNE, TX 78006
TEL (830) 446-5422

PRELIMINARY

NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

Benedict M. Adam
Texas Reg. No. 13094

EXPIRES 8/31/2026

Addition for KENDALL APPRAISAL DISTRICT

118 MARKET STREET
BOERNE, TX 78006
KENDALL COUNTY

AREA SUMMARY

CONDITIONED AREAS	
EXISTING BUILDING	4949 SF
NEW ADDITION 1ST FLR	3213 SF
NEW ADDITION 2ND FLR	2478 SF
UNCONDITIONED AREAS	
FRONT PORCH (EXISTING)	44 SF
BACK SLAB (NEW)	12 SF
NEW BUILDING TOTAL (includes future 2nd Level)	5691 SF
TOTAL SLAB AREA	8309 SF

NOTES:

PROJECT NO. 25-DB.102

DATE:	DESCRIPTION:
06.04.2025	CHECK PRINT
06.24.2025	REV. PLAN
10.07.2025	REV. PLAN 2

SHEET

SD2.13

PRINTED 10/7/2025

CITY COUNCIL WORKSHOP
CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC:	Proposed amendments to the City of Fair Oaks Ranch Code of Ordinances, Chapter 3 Building Regulations, Article 3.01 General Provisions, Section 3.01.018 Driveways Passing Through Drainage Channel
DATE:	February 5, 2026
DEPARTMENT:	Engineering
PRESENTED BY:	Lee Muniz, P.E., CFM, Engineering Manager

INTRODUCTION / BACKGROUND:
On August 18, 2005, the City Council adopted City Ordinance 75.16 Driveways Passing Through Drainage Channel. The ordinance is codified in Chapter 3, Section 3.01.018 of the Fair Oaks Ranch Code of Ordinances. This ordinance established construction requirements for driveways connecting to non-curbed streets within the City's right-of-way to ensure that driveways do not obstruct or divert the streetside drainage in any way. It requires the City's Public Works Department to specify the size of culverts for each driveway.

On May 2, 2019, the City adopted the Unified Development Code (UDC) which included updated drainage requirements in Section 9.7 Drainage and Erosion Control Standards and also adopted the San Antonio Stormwater Design Criteria Manual for the design and construction of stormwater and drainage facilities. These standards require detailed hydrologic and hydraulic analysis, culvert design, determination of water surface elevations for various storm event frequencies, and a downstream impact analysis.

On October 16, 2025, Staff presented a consideration item that requested to amend the City of Fair Oaks Ranch Code of Ordinances regarding Driveways Passing Through a Drainage Channel to align with the UDC. The proposed changes:

1. Require a separate permit for all new and existing driveways that connect to non-curbed streets
2. Require applicants to submit pre- and post- construction topographic surveys to demonstrate that positive drainage is maintained
3. Require applicants to submit signed and sealed drainage reports and construction plans prepared by a registered professional engineer when a culvert is included in the driveway design
4. Specify that the Public Works Department's role is to review and approve the plans

The City Council did not take action on the amendments but directed staff to develop minimal standards and limit applications to new construction or significant change to driveways with culverts.

In response, staff researched driveway requirements for surrounding cities such as Helotes, Fredericksberg, Kerrville, and Boerne and found each of the cities permit all driveways as right-of-way permits. These cities tend to rely on a specific drainage code to determine criteria needed for culverts, which includes preliminary drainage analysis. Staff received feedback from engineers of these cities, which noted that driveways crossing a drainage channel is fairly uncommon since most streets are curbed. Staff found the surrounding cities do not have direct language requiring a driveway culvert to be designed by a Professional Engineer.

An evaluation of the City's infrastructure was also conducted, and it was concluded that there are approximately 422 residential/commercial driveways that have an existing culvert. This evaluation also estimated the conditions of these culverts utilizing Google Imagery. It was found that 24, 35, and 40 percent of the pipes had a rating of good, fair, and poor respectively. Of the culverts evaluated, the majority of the culverts were made up of Corrungated Metal Pipes, and the other pipe material consists of PVC and concrete. Staff also noted that the highest number of culverts were located in older portions of the city, which was expected by staff.

After a review of the existing infrastructure and feedback from the October 16 City Council meeting, staff proposes the following amendments to the driveway ordinance:

1. Require a separate permit for all new and existing driveways that connect to non-curbed streets
2. Require applicants to submit pre- and post- construction topographic surveys to demonstrate that positive drainage is maintained
3. A professional engineering design would be required for new driveway construction or significant change when a culvert is included in the driveway design
4. Existing driveway culverts may be replaced with the same size and material without a professional engineer design unless the existing pipe diameter does not meet the minimum criteria of 18 inch diameter
5. Existing driveways that do not have an existing culvert but would like to construct a new culvert would require a design from a professional engineer
6. Specify that the Public Works Department's role is to review and approve the plans

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:

- Supports Priority 2.1 of the Strategic Action Plan to Manage the Physical Development of the City in accordance with the Comprehensive Plan
- Supports Priority 3.3 of the Strategic Action Plan to Enhance and Ensure Continuity of Reliable Drainage Improvements Initiatives

LONGTERM FINANICAL AND BUDGETARY IMPACT:
N/A

City Council Workshop

City of Fair Oaks Ranch Driveway Ordinance Amendment

Lee Muñiz, P.E., CFM

Manager of Engineering

Introduction

- Review the requirements for driveways crossing drainage channels and proposed amendments to existing ordinance
- Provide a timeline of the ordinance creation and event leading to the proposed amendments
- Comparison of the existing ordinance language and UDC language
- City infrastructure evaluation
- Surrounding city requirements
- Typical driveway culvert design
- Staff recommendation

Timeline

August 2005 – City adopted Ordinance 75.16 Driveway Passing Through Drainage Channel

May 2019 – City adopted UDC which included updated driveway requirements

October 2025 – staff recommended amendments to Code of Ordinances Section 3.01.018

Ordinance

"On any street without a concrete curb, the driveway through the City right-of-way shall be constructed so as not to obstruct or divert the street side drainage in any way. Depending on the depth of the drainage channel, if any, the surface of the driveway may be on grade with the bottom of the channel, or a culvert may be placed to permit drainage under the driveway. **Culvert sizes shall be specified by the City's Public Works Department or its representative**. It shall have sufficient cover to carry normal household traffic without failure or damage to the drain pipe. **This provision applies to all driveways constructed or modified after its adoption** (August 18, 2005). (Ordinance 75.16, Sec. 13.9, adopted 8/18/05)"

UDC

Section 9.7 Drainage and Erosion Control Standards

"Obstruction in a Watercourse. Unless authorized by an approved site plan, a person may not place, or cause to be placed, an obstruction in a watercourse. The person in control of real property traversed by a watercourse will keep the watercourse free from an obstruction that is not authorized by a site plan. Further, placement of fill material, or construction of impervious cover, or construction or placement of any other structure on a person's property, or performance of any excavation or grading in a manner which alters the flow of surface water across any adjacent property is prohibited."

October 2025 City Council Meeting

- Staff proposed the following recommended amendments to the Code of Ordinances, Section 3.01.018
  - Require a separate driveway permit
  - Require a pre- and post- topographic survey and associated construction plans
  - Culverts sizes shall be designed by a Professional Engineer at the permittee's expense
  - Designate Public Works Department as the approving/denying authority of the design and construction plans
- City Council did not support the requirement of a professional engineer to design culverts on existing driveways

Driveway Culvert Infrastructure

- Summary of driveway culverts in the City
  - Approximately 422 driveway culverts for all un-curbed streets
  - Majority are Corrugated Metal Pipes
  - 76% are in Fair to Poor condition
  - Mostly located in the older portions of the City
  - Numbers only reflect residential/commercial driveway culverts and do not include street crossings

Surrounding Cities Requirements

- Staff contacted surrounding municipalities regarding regulations for driveway culvert construction and permitting
  - Helotes, Fredericksburg, Kerrville, and Boerne
- All cities permit driveways as a ROW permit
- Applicants are required to provide sufficient documents, including a drainage analysis from a professional engineer
- Staff reviews and approves prior to construction of the driveway culverts

Driveway Culvert Design

- Components to determine an adequate size
  - Hydrology – Determines how much stormwater flows to a specific point within the watershed which is typically the location of the driveway
  - Hydraulics – Demonstrates how the stormwater interacts with drainage infrastructure such as culverts, driveways, earthen channels and streets
  - Survey and plans – Document existing conditions and ensure the driveway is constructed to maintain positive drainage without any impacts

Staff Recommendation

- Require a separate permit for all new and existing driveways that connect to non-curbed streets
- Require applicants to submit pre- and post- construction topographic surveys to demonstrate that positive drainage is maintained
- Amend the ordinance to require all **NEW** proposed driveway culverts or significant changes to existing driveway culverts be designed by a professional engineer
- Existing culverts may be replaced with the same size and material without a Professional Engineer design, unless the existing size does not meet the minimum criteria
  - City requires a minimum of 18-inch pipe diameter
- Existing driveways without a culvert that propose a new culvert will require a design from a professional engineer
- Specify that the Public Works Department's role is to review and approve the plans

Next Steps

Staff will develop an ordinance based on the City Council direction

- The ordinance will be presented at a future City Council meeting
- Driveway permit will be revised based on the adopting ordinance

CITY COUNCIL REPORT
CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC:	Financial and Investment Report for the Quarter Ended December 31, 2025
DATE:	February 5, 2026
DEPARTMENT:	Finance
PRESENTED BY:	Summer Fleming, CGFO, Director of Finance

INTRODUCTION / BACKGROUND:
The City's Financial Management Policy requires quarterly reporting on the City's financial position, a practice that also aligns with recognized best practices in financial transparency. The Quarterly Financial Report provides a clear overview of budget-to-actual performance to date and includes an updated projection of the expected fiscal year-end results.

In accordance with Texas Government Code Section 2256.023 and Section 12 of the City's Investment Policy, the Investment Officer must prepare and submit a quarterly written report to the City Council summarizing all investment transactions since the prior report and the current market value of the City's investments. The attached report satisfies these statutory and policy requirements for the quarter ending December 31, 2025.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:
This report supports the City's Financial Responsibility pillar by reinforcing sound financial oversight and consistent reporting practices. Ongoing review of financial and investment activity ensures compliance with the Investment Policy and responsible management of public funds.

LONGTERM FINANICAL AND BUDGETARY IMPACT:
This report summarizes financial performance and projections through the first three months of FY 2025–26. Because the City is early in the fiscal year, projections remain largely unchanged, with only minor adjustments based on first-quarter activity.

General Fund revenues are expected to exceed the amended budget by $111,762, driven by higher tax revenues. These estimates may change as appraisal disputes are resolved and additional sales tax collections are received. General Fund expenditures are projected to be $126,921 above budget, largely due to increased personnel costs associated with the recently adopted compensation plan and assumptions of full staffing for the remainder of the year; actual results may be lower if vacancies occur.

Budgeted projects within the Strategic and Capital Projects Fund continue to track in line with the adopted budget. Activity remains consistent with planned schedules and appropriations, with the only potential change being a proposed transfer of appropriations

if City Council approves a construction contract for the Front Gate left-turn lane project.

Utility Fund revenues are trending in line with budget, with a modest projected increase of $3,500. Utility expenditures are projected to exceed budget due to personnel costs associated with the compensation plan and a full-staffing assumption. Operating income after depreciation is projected to reflect a loss of $755,130, which is typical for capital-intensive utilities where depreciation represents long-term infrastructure investment rather than current cash outlays. Despite this operating loss, total net position is expected to increase by approximately $1.3 million, reflecting continued investment in capital assets and maintenance of required reserves.

Investment Summary:
The City's investments are held in Frost Bank and three local government investment pools: TexPool, TexPool Prime, and Texas CLASS, all of which comply with the City's Investment Policy and the Public Funds Investment Act. For the quarter ended December 31, 2025, the City earned a total of $333,129 in interest, with investment pool yields generally in line with or exceeding comparable U.S. Treasury rates during the quarter. All bank balances were properly collateralized in excess of policy requirements, and investment activity remained conservative and stable throughout the quarter.

Quarterly Financial Update & Investment Report

February 5, 2026

Summer Fleming, CGFO

Director of Finance

Governmental Funds

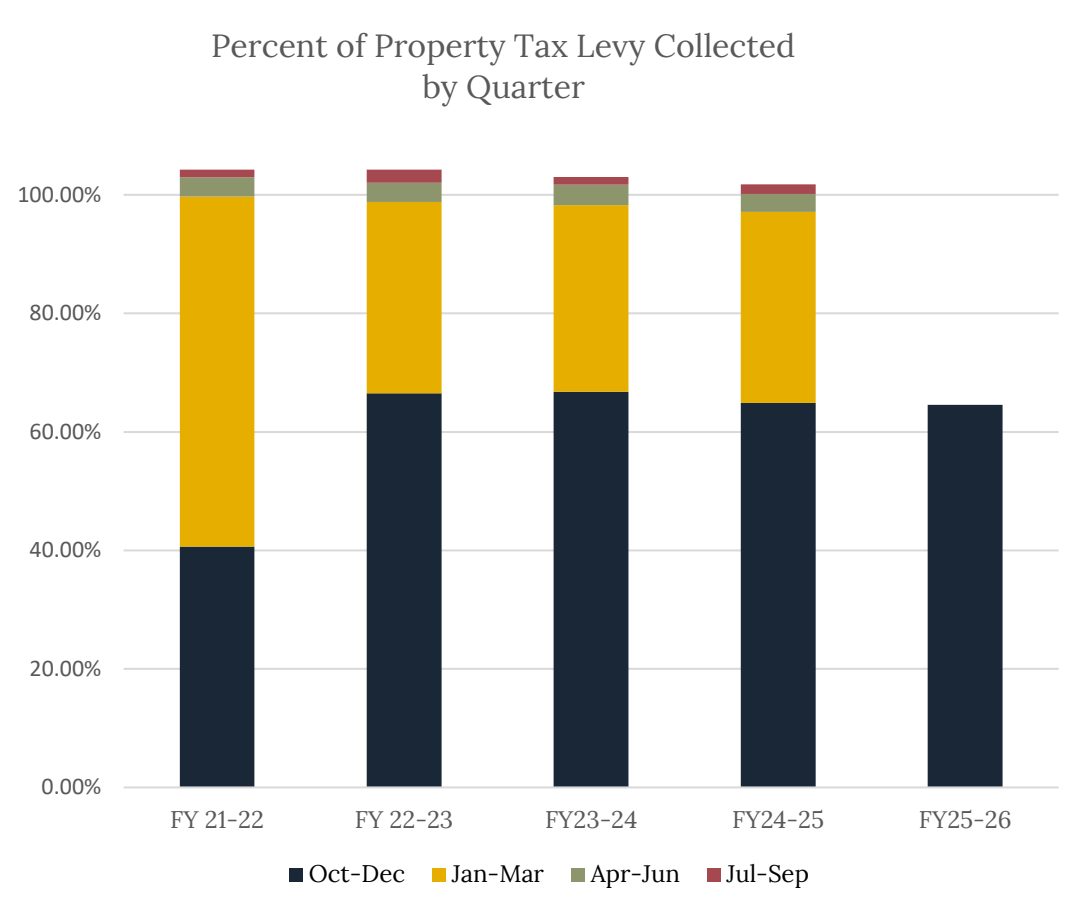
Tax-supported operations

- General Fund
- Special Revenue Funds
- Debt Service Fund
- Strategic and Capital Projects Funds

General Fund Revenues

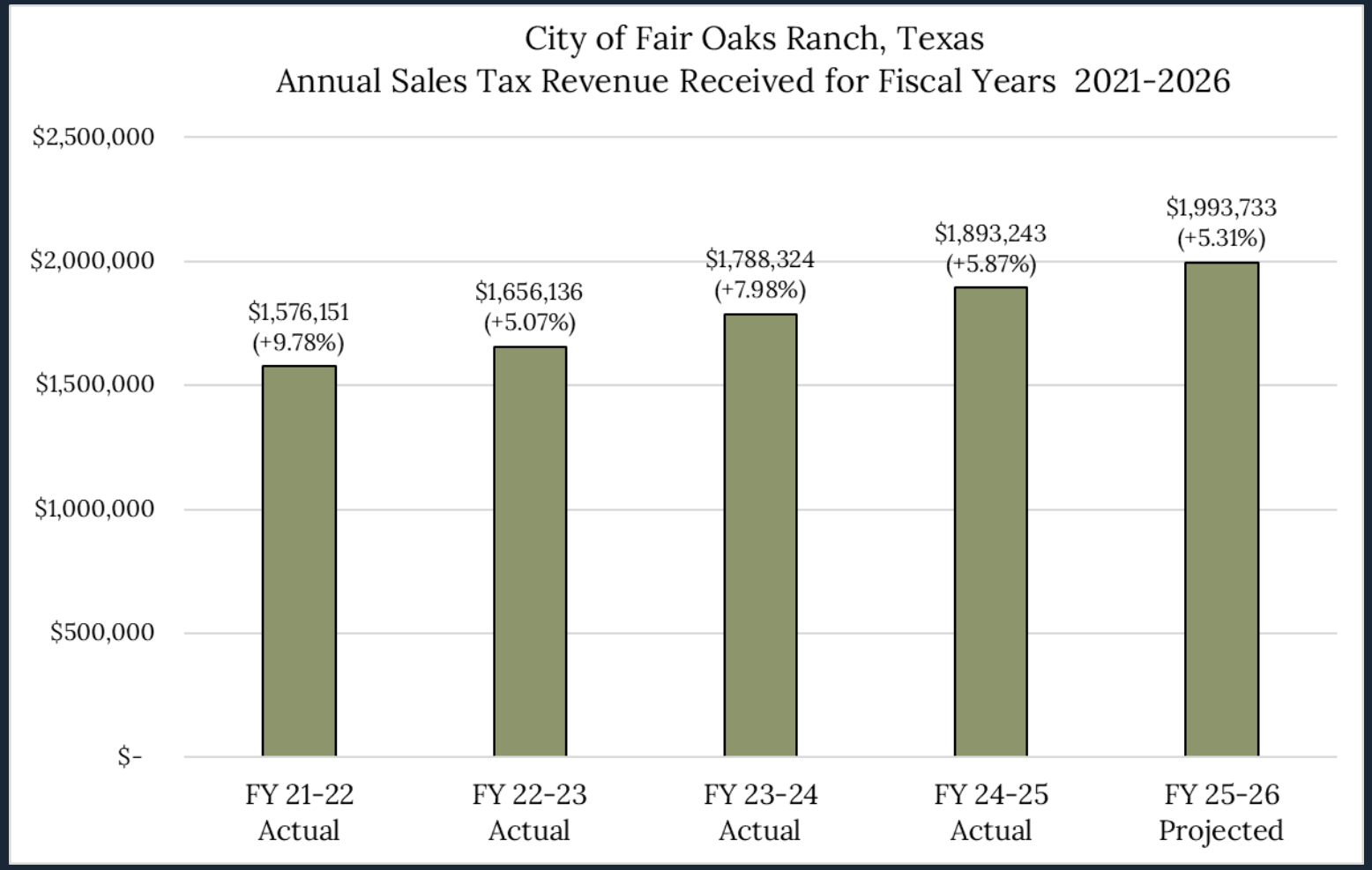
Type	FY 2024-25 Actual	FY 2025-26 Budget	3-Month Actual	12-Month Projected	12-Month Variance
Property Tax	$6,772,561	$7,195,941	$4,630,730	$7,260,490	$64,549
Sales Tax	1,893,243	1,885,272	165,016	1,993,733	108,461
Franchise Fees	793,093	766,780	53,338	766,780	-
Permits	202,997	144,200	34,053	144,200	-
Court Fines & Fees	122,568	190,475	22,745	125,000	(65,475)
Fees & Services	395,322	379,388	123,437	383,615	4,227
Interest Earnings	541,869	450,000	116,581	450,000	-
Grants & Contributions	327,407	78,600	12,004	78,600	-
Other	472,385	311,035	167,087	311,035	-
Total	**$11,521,445**	**$11,401,691**	**$5,324,991**	**$11,513,453**	**$111,762**

Property Taxes



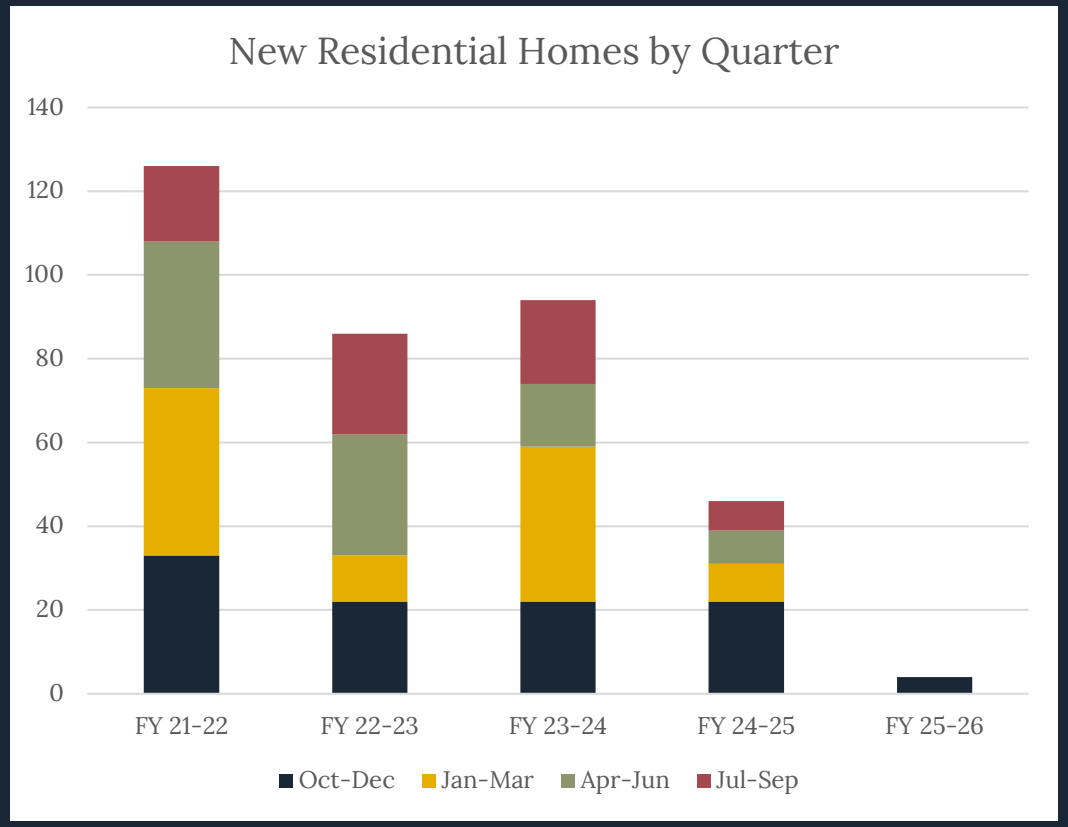
- 2025 Certified Tax Levy: $7.74 million
- Adjusted Levy: $8.05 million
- 63.65% of the 2025 Tax Levy collected.
- Projecting surplus to budget of $64,549.

Sales Tax Highlights



- Projecting sales increase of $108,461 over budget, 5.31% over prior year

Residential Permits



- 4 New Residential Home permits issued between October and December

General Fund Expenditures

Type	FY 2024-25 Actual	FY 2025-26 Budget	3-Month Actual	12-Month Projected	12-Month Variance
Personnel	$5,781,791	$6,308,287	$1,408,458	$6,434,613	($126,326) *
Supplies, Maint., Ops	1,185,424	1,369,317	138,846	1,366,421	2,896
Professional Services	1,857,503	2,742,510	371,615	2,749,510	(7,000)
Shared Services	228,212	297,671	138,527	290,982	6,689
Capital Outlay	704,547	283,581	189,684	286,761	(3,180)
Transfers	767,101	523,217	523,217	523,217	-
Total	**$10,524,578**	**$11,524,583**	**$2,770,347**	**$11,651,504**	**($126,921)**

* Projected personnel costs assume full staffing for the remainder of the year. Actual expenditures may be lower if vacancies occur.

General Fund Projected Fund Balance

Category	FY 2025-26 Beginning	FY 2025-26 Projected	FY 2025-26 Ending
Non-spendable	$133,420	$-	$133,420
Court Restricted (Legacy funds)	36,214	(12,500)	23,714
Public Safety Restricted	72,980	(29,700)	43,280
Other Restricted	4,319	-	4,319
Tree Mitigation Fund	154,936	(48,227)	106,709
Emergency Reserve	4,688,119	(1,100,000)	3,588,119
Budget Stabilization Fund	-	1,800,000	1,800,000
Unassigned	3,578,362	(752,124)	2,826,238
Total	**$8,668,349**	**($142,551)**	**$8,525,798**

Other Governmental Fund Balances

Category	FY 2025-26 Beginning	FY 2025-26 Projected	FY 2025-26 Ending
Bond Capital Fund	$3,162,586	($303,555)	$2,859,031
Strategic & Capital Projects Fund	1,089,978	(1,030,884)	59,094
Equipment Replacement Fund	1,542,604	216,365	1,758,969
Debt Service Fund	33,681	16,296	49,976
Court Youth Diversion Fund	25,842	1,500	27,342
Court Security & Technology Fund	2,044	7,625	9,669
Court Efficiency Fund	1,951	430	2,381
Court Jury Fund	364	115	479
Total Fund Balance	$5,859,050	($1,092,108)	$4,766,941

Strategic and Capital Projects Fund

Infrastructure	FY 2025-26 Budget	FY 2025-26 Projected	Savings (Overage)
Dietz Elkhorn Road Design	$61,811	$61,811	$-
Old Fredericksburg Road	$205,882	$205,882	$-
Chartwell Ln. Drainage #35	$59,998	$59,998	$-
Rolling Acres Trail Drainage #2	$229,715	$229,715	$-
Rolling Acres Trail Drainage #4	$227,460	$227,460	$-
Fire Station #3 Upgrades	$200,000	$200,000	$-
Front Gate Left Turn Lane	$0	$1,960	($1,960)

Strategic and Capital Projects Fund

Operational Excellence	FY 2025-26 Budget	FY 2025-26 Projected	Savings (Overage)
Facilities Master Plan	$100,000	$100,000	$-
Strategic Planning	$35,000	$35,000	$-
Compensation Study	$32,850	$32,850	$-
Records Management – Scanning	$39,935	$39,935	$-

Utility Funds Overview

Rate-supported operations

- Utility Fund
- Water Capital Fund
- Wastewater Capital Fund
- Equipment Replacement Fund

Utility Revenues

Type	FY 2024-25 Actual	FY 2025-26 Budget	3-Month Actual	12-Month Projected	12-Month Variance
Water Operating	$4,294,055	$4,471,417	$1,161,522	$4,474,917	$3,500
Wastewater Operating	1,799,188	1,767,160	449,888	1,767,160	-
Total Operating Revenues	**$6,093,243**	**$6,238,577**	**$1,611,410**	**$6,242,077**	**$3,500**
Water Non-Operating	$1,559,535	$1,444,069	$406,724	$1,444,069	$-
Wastewater Non-Operating	659,672	790,630	149,235	790,630	-
Total Non-Operating Revenues	**$2,219,207**	**$2,234,699**	**$555,959**	**$2,234,699**	**$-**
Total Utility Revenues	**$8,312,450**	**$8,473,276**	**$2,167,369**	**$8,476,776**	**$3,500**

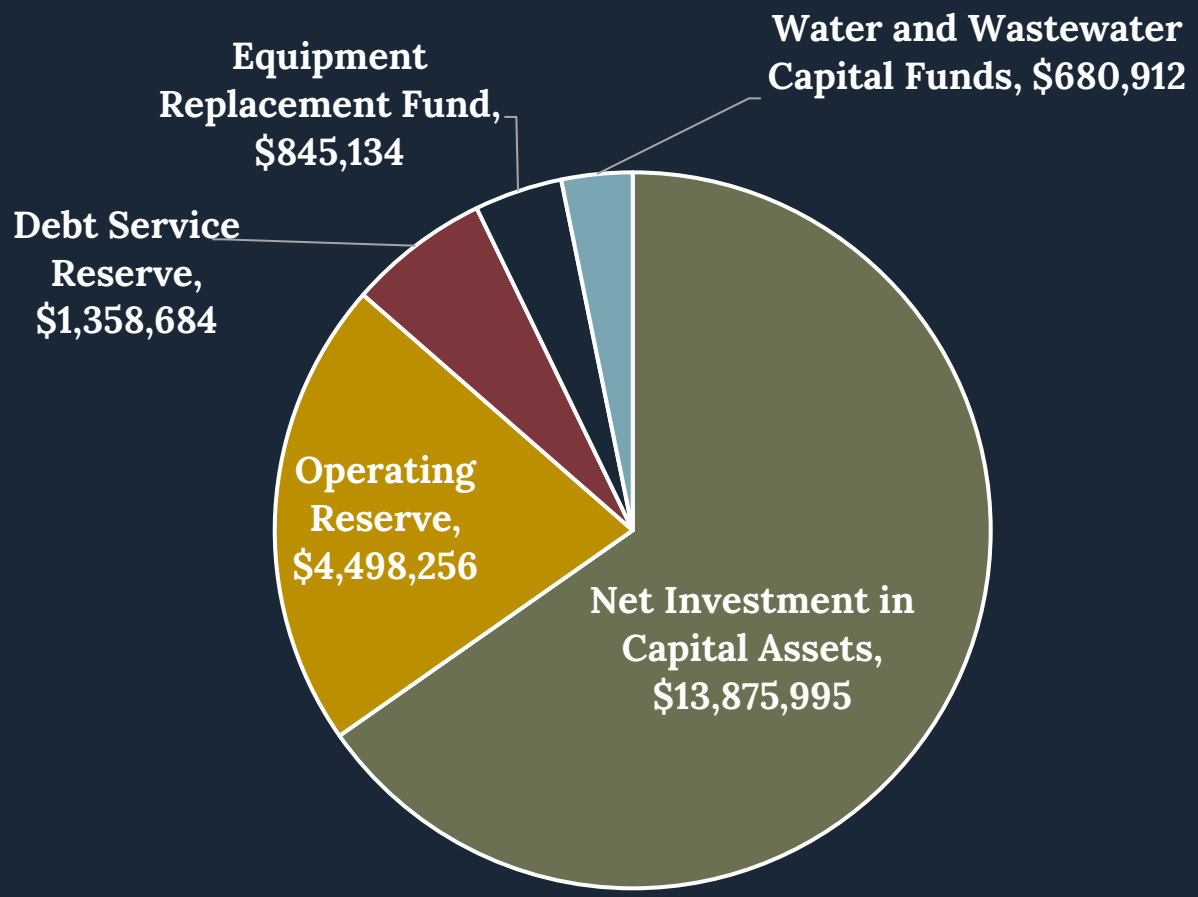
Utility Expenditures

Type	FY 2024-25 Actual	FY 2025-26 Budget	3-Month Actual	12-Month Projected	12-Month Variance
Personnel	$2,167,467	$2,124,525	$478,062	$2,199,400	($74,875)
Supplies, Maint., & Ops.	3,019,193	3,540,805	801,016	3,540,805	-
Services	375,984	436,402	67,330	436,402	-
Total Operating Expenditures	**$5,562,644**	**$6,101,732**	**$1,346,407**	**$6,176,607**	**($74,875)**
Capital Purchases	**$352,389**	**$510,938**	**$204,324**	**$510,938**	**$-**
Capital Projects	**$2,386,221**	**$11,810,326**	**$529,462**	**$11,810,326**	**$-**

Operating Income After Depreciation

	FY 2024-25 Actual	FY 2025-26 Budget	FY 2025-26 Projected	Budget Variance
Operating Revenues	$6,093,243	$6,238,577	$6,242,077	$3,500
Operating Expenses				
Personnel	2,167,467	2,124,525	2,199,400	(74,875)
Supplies, Maint., & Operations	3,019,193	3,540,805	3,540,805	-
Services	375,984	436,402	436,402	-
Total Operating Expenses	**5,562,644**	**6,101,732**	**6,176,607**	**(74,875)**
Depreciation & Amortization	1,077,247	820,600	820,600	-
Operating Income After Depreciation	**($546,648)**	**($683,755)**	**($755,130)**	**($71,375)**

Projected Net Position $21,258,981



- Increase of $1.3 million
- Maintains required operating reserve
- Planned savings for future capital replacement

Quarterly Investment Update

Investment Inventory

Investment	Beginning Balance	Deposits / (Withdrawals)	Interest Earned	Ending Balance
Frost Bank	$1,168,790	($110,417)	$45	$1,058,419
TexPool	10,800,930	(400,000)	106,523	10,507,453
TexPool Prime	4,921,559	3,479,263	53,250	8,454,073
Texas CLASS	16,615,884	-	173,311	16,789,195
Total Investments	**$33,507,164**	**$2,968,847**	**$333,129**	**$36,809,139**

Questions?

Quarterly Financial Report

For the quarter ended December 31, 2025

Prepared by
Finance Department
February 5, 2026

City of Fair Oaks Ranch
General Fund
Statement of Revenues & Expenditures
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Beginning Fund Balance	8,668,349	8,668,349	8,668,349	8,668,349	
Revenue					
Taxes	8,702,507	9,106,213	4,800,136	9,279,223	173,010
Franchise Fees	793,093	766,780	53,338	766,780	-
Permits	202,997	144,200	34,053	144,200	-
Fines & Fees	122,568	190,475	22,745	125,000	(65,475)
Fees & Services	395,322	379,388	123,437	383,615	4,227
Interest Earnings	541,869	450,000	116,581	450,000	-
Grants & Contributions	327,407	78,600	12,004	78,600	-
Other Revenues	384,982	142,900	35,670	142,900	-
Transfers from other funds	50,700	143,135	127,027	143,135	-
Total Revenue	11,521,446	11,401,691	5,324,991	11,513,453	111,762
Expenditures					
Personnel	5,781,791	6,308,287	1,408,458	6,434,613	(126,326)
Supplies, Maintenance & Operations	1,185,424	1,369,317	138,846	1,366,421	2,896
Services	1,857,503	2,742,510	371,615	2,749,510	(7,000)
Shared Services	228,212	297,671	138,527	290,982	6,689
Capital Outlay	705,014	283,581	189,684	286,761	(3,180)
Transfers to other funds	766,634	523,217	523,217	523,217	-
Total Expenditures	10,524,578	11,524,582	2,770,347	11,651,504	(126,921)
Revenue over/(under) Expenditures	996,867	(122,891)	2,554,643	(138,051)	(15,159)
Ending Fund Balance	9,665,217	8,545,458	11,222,993	8,530,298	

City of Fair Oaks Ranch
General Fund
Fund Balance Detail
For the quarter ended December 31, 2025

	Actual 9/30/2025	Projected FY 2025-26	Projected 9/30/2026
Non-spendable	133,420	-	133,420
Restricted			
Court Technology	18,393	(5,500)	12,893
Court Security Building	17,821	(7,000)	10,821
Court Efficiency	-	-	-
Court Truancy Prevention Fund	-	-	-
Municipal Court Jury Fund	-	-	-
Felony Forfeiture	48,553	(21,600)	26,953
LEOSE Funds	24,427	(8,100)	16,327
PEG Fees	4,319	-	4,319
Total Restricted	113,513	(42,200)	71,313
Committed	-	-	-
Assigned			
Tree Mitigation	154,936	(48,227)	106,709
Emergency Reserve	4,688,119	(1,100,000)	3,588,119
Budget Stabilization Reserve	-	1,800,000	1,800,000
Total Assigned	4,843,055	651,773	5,494,828
Unassigned			
Total Unassigned	3,578,362	(747,624)	2,830,738
General Fund Balances	8,668,349	(138,051)	8,530,298

City of Fair Oaks Ranch
General Fund
Statement of Revenues
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Taxes					
General Property	6,674,068	7,140,941	4,609,499	7,205,490	64,549
Delinquent Property	66,251	30,000	18,941	30,000	-
Penalty & Interest	32,242	25,000	2,290	25,000	-
Mixed Beverage	36,703	25,000	4,390	25,000	-
Local Sales	1,262,162	1,256,848	110,010	1,329,155	72,307
Street Maintenance	315,541	314,212	27,503	332,289	18,077
Property Reduction	315,541	314,212	27,503	332,289	18,077
Total Taxes	8,702,507	9,106,213	4,800,136	9,279,223	173,010
Franchise Fees					
Time Warner Cable	56,251	60,900	-	60,900	-
GVTC Cable/Telephone	57,655	60,000	-	60,000	-
AT&T Cable/Television	2,048	1,540	-	1,540	-
Miscellaneous Telecom	302	340	-	340	-
City Public Service	460,099	470,000	34,915	470,000	-
Pedernales Electric	114,891	115,000	-	115,000	-
Grey Forest Utility	29,376	25,000	-	25,000	-
Garbage	72,471	34,000	18,423	34,000	-
Recycling	-	-	-	-	-
Total Franchise Fees	793,093	766,780	53,338	766,780	-
Interest Earnings					
Bank/Investment Interest	541,869	450,000	116,581	450,000	-
Total Interest Earnings	541,869	450,000	116,581	450,000	-
Permits					
New Residential	91,851	60,000	14,623	60,000	-
New Commercial	5,326	1,000	-	1,000	-
Remodeling/Additions	47,246	30,000	6,565	30,000	-
Other	43,673	40,000	8,219	40,000	-
Contactor Registration	10,505	9,000	1,875	9,000	-
Food/Health	4,395	4,200	2,770	4,200	-
Total Permits	202,997	144,200	34,053	144,200	-
Fines & Fees					
Municipal Court Fines	117,071	175,000	22,745	125,000	(50,000)
Municipal Court Security	3,011	5,250	-	-	(5,250)
Municipal Court Technology	2,486	4,375	-	-	(4,375)
Municipal Court Efficiency	-	450	-	-	(450)
Municipal Court Truancy Prevention	-	5,250	-	-	(5,250)
Municipal Court Jury	-	150	-	-	(150)
Total Fines & Fees	122,568	190,475	22,745	125,000	(65,475)

City of Fair Oaks Ranch
General Fund
Statement of Revenues
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Fees & Services					
FORU Management Fee	295,847	302,743	78,477	302,743	-
Special Fees	60,743	35,000	6,163	35,000	-
FORMDD Management Fee	30,150	30,150	31,650	31,650	1,500
Tree Mitigation Fees	-	-	5,727	5,727	5,727
Credit Card Service Fee	6,522	10,000	1,355	7,000	(3,000)
Pet Licenses	1,380	1,000	65	1,000	-
Pet Impound	681	495	-	495	-
Total Fees & Services	395,322	379,388	123,437	383,615	4,227
Other					
Miscellaneous	158,749	127,500	33,733	127,500	-
City Event Sponsorship	-	-	-	-	-
Sale of Assets	52,185	-	-	-	-
School Guard Crossing Fund	15,447	13,500	1,937	13,500	-
LEOSE Proceeds	4,189	1,900	-	1,900	-
Police Seized Proceeds	8,798	-	-	-	-
Other Sources - SBITA's	145,616	-	-	-	-
Other Sources - Leases	-	-	-	-	-
Total Other	384,982	142,900	35,670	142,900	-
Grants & Contributions					
Donations/Grants	327,407	78,600	12,004	78,600	-
Total Grants & Contributions	327,407	78,600	12,004	78,600	-
Transfers					
Project Allocations	-	-	-	-	-
Transfer from ERF	50,700	143,135	127,027	143,135	-
Total Transfers	50,700	143,135	127,027	143,135	-
Total Revenue	**11,521,446**	**11,401,691**	**5,324,991**	**11,513,453**	**111,762**

General Fund Expenditures by Department
Mayor & Council
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Personnel					
Salaries	-	-	-	-	-
Overtime	-	-	-	-	-
Taxes - Social Security	-	-	-	-	-
Taxes - Medicare	-	-	-	-	-
Taxes SUTA/FUTA	-	-	-	-	-
Workers' Compensation Insurance	-	-	-	-	-
Retirement	-	-	-	-	-
Health Insurance	-	-	-	-	-
Uniform Allowance	-	-	-	-	-
Allowance for Vacancies	-	-	-	-	-
Total Personnel	-	-	-	-	-
Supplies, Maintenance & Operations					
Supplies and Consumables	-	-	-	-	-
Minor Equipment and Furniture	-	-	-	-	-
Fuel	-	-	-	-	-
Uniforms	593	350	-	350	-
Committee - Branding	-	500	52	500	-
Committee - Planning & Zoning	-	500	-	500	-
Committee - Board of Adj	-	500	-	500	-
Committee - Audit	-	500	-	500	-
Committee - TSAC	266	500	-	500	-
Committee - Urban Wildlife	-	500	-	500	-
Donations & Grants	-	-	-	-	-
Total Supplies, Maintenance & Operations	859	3,350	52	3,350	-
Services					
Professional Services	-	-	-	-	-
Dues/Subscriptions	3,280	3,300	2,243	3,300	-
Training/Seminars & Related Travel	770	7,000	-	7,000	-
Meetings and Related Travel	4,743	5,800	1,886	5,800	-
Public Relations	411	5,250	-	5,250	-
Employee Appreciation	-	-	-	-	-
Recording/Reporting/History	-	-	-	-	-
Total Services	9,205	21,350	4,129	21,350	-
Total Mayor & Council	**10,063**	**24,700**	**4,181**	**24,700**	**-**

General Fund Expenditures by Department
Administration
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Personnel					
Salaries	437,101	470,708	96,464	470,824	(116)
Overtime	4	124	-	124	-
Taxes - Social Security	26,198	27,752	4,551	26,500	1,252
Taxes - Medicare	6,398	6,827	1,373	6,506	321
Taxes SUTA/FUTA	214	214	-	214	-
Workers' Compensation Insurance	853	942	869	869	73
Retirement	55,768	59,866	13,961	59,568	298
Health Insurance	34,767	42,007	9,351	36,791	5,216
Car Allowance	7,200	7,200	1,662	7,200	-
Allowance for Vacancies	-	(6,000)	-	-	(6,000)
Total Personnel	568,502	609,640	128,231	608,597	1,043
Supplies, Maintenance & Operations					
Supplies and Consumables	302	650	860	860	(210)
Minor Equipment and Furniture	197	1,200	78	990	210
Fuel	116	150	-	150	-
Uniforms	382	260	-	260	-
Total Supplies, Maintenance & Operations	998	2,260	938	2,260	-
Services					
Professional Services	137,378	105,000	11,381	105,000	-
Dues/Subscriptions	4,562	5,337	2,097	5,337	-
Training/Seminars & Related Travel	2,650	16,050	833	16,050	-
Meetings and Related Travel	1,818	5,615	311	5,615	-
Employee Appreciation	-	300	-	300	-
Tech/Internet/Software	-	774	64	774	-
Total Services	146,408	133,076	14,686	133,076	-
Capital Outlay					
Furniture, Equipment & Vehicles	-	-	-	-	-
Total Capital Outlay Costs	-	-	-	-	-
Total Administration	**715,908**	**744,976**	**143,855**	**743,933**	**1,043**

General Fund Expenditures by Department
City Secretary
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Personnel					
Salaries	169,457	175,879	36,273	178,067	(2,188)
Overtime	-	-	-	-	-
Taxes - Social Security	10,316	10,904	2,100	10,257	647
Taxes - Medicare	2,412	2,550	491	2,399	151
Taxes SUTA/FUTA	126	126	-	126	-
Workers' Compensation Insurance	315	352	325	325	27
Retirement	21,449	22,363	5,338	22,614	(251)
Health Insurance	17,961	22,268	5,390	21,191	1,077
Total Personnel	222,036	234,442	49,917	234,978	(536)
Supplies, Maintenance & Operations					
Supplies and Consumables	659	850	78	850	-
Minor Equipment and Furniture	446	200	-	200	-
Fuel	-	-	-	-	-
Uniforms	124	100	-	100	-
Total Supplies, Maintenance & Operations	1,229	1,150	78	1,150	-
Services					
Professional Services	6,648	21,538	6,940	21,538	-
Dues/Subscriptions	803	1,060	370	1,060	-
Training/Seminars & Related Travel	7,210	8,485	2,742	8,485	-
Meetings and Related Travel	276	1,548	36	1,548	-
Elections	16,456	32,000	-	32,000	-
Employee Appreciation	30	100	-	100	-
Recording/Reporting/History	8,681	10,000	995	10,000	-
Tech/Internet/Software	11,613	13,300	10,760	13,300	-
Total Services	51,716	88,031	21,842	88,031	-
Capital Outlay					
Furniture, Equipment & Vehicles	-	-	-	-	-
Total Capital Outlay Costs	-	-	-	-	-
Total City Secretary	**274,981**	**323,623**	**71,837**	**324,159**	**(536)**

General Fund Expenditures by Department
Human Resources
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Personnel					
Salaries	137,087	104,615	21,039	103,607	1,008
Overtime	-	-	-	-	-
Taxes - Social Security	8,428	6,486	1,242	5,956	530
Taxes - Medicare	1,971	1,517	290	1,393	124
Taxes SUTA/FUTA	95	63	-	63	-
Workers' Compensation Insurance	256	209	193	193	16
Retirement	17,410	13,302	3,061	13,120	182
Health Insurance	9,920	6,636	1,633	6,346	290
Total Personnel	175,167	132,828	27,458	130,678	2,150
Supplies, Maintenance & Operations					
Supplies and Consumables	989	1,550	222	1,550	-
Minor Equipment and Furniture	8,650	1,200	(20)	1,200	-
Fuel	-	-	-	-	-
Uniforms	102	100	-	100	-
Total Supplies, Maintenance & Operations	9,741	2,850	202	2,850	-
Services					
Professional Services	1,858	7,675	1,394	7,675	-
Dues/Subscriptions	2,102	1,454	125	1,454	-
Training/Seminars & Related Travel	4,927	7,300	811	7,300	-
Meetings and Related Travel	866	1,050	94	1,050	-
Public Relations	11,379	-	-	-	-
Employee Appreciation	11,285	11,855	1,631	11,855	-
Employment Costs	10,446	2,675	1,269	2,675	-
Recording/Reporting/History	-	-	-	-	-
Tech/Internet/Software	18,391	4,630	3,628	4,630	-
Total Services Costs	61,254	36,639	8,952	36,639	-
Capital Outlay					
Furniture, Equipment & Vehicles	-	-	-	-	-
Total Capital Outlay Costs	-	-	-	-	-
Total Human Resources	**246,162**	**172,317**	**36,612**	**170,167**	**2,150**

General Fund Expenditures by Department
Communications
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Personnel					
Salaries	-	38,011	7,870	38,755	(744)
Overtime	-	-	-	-	-
Taxes - Social Security	-	2,357	485	2,317	40
Taxes - Medicare	-	551	113	542	9
Taxes SUTA/FUTA	-	32	-	32	-
Workers' Compensation Insurance	-	76	70	70	6
Retirement	-	4,833	1,145	4,907	(74)
Health Insurance	-	4,314	1,057	4,137	177
Total Personnel	-	50,174	10,741	50,760	(586)
Supplies, Maintenance & Operations					
Supplies and Consumables	-	200	-	200	-
Minor Equipment and Furniture	-	300	-	300	-
Fuel	-	-	-	-	-
Uniforms	-	50	-	50	-
Total Supplies, Maintenance & Operations	-	550	-	550	-
Services					
Professional Services	-	-	-	-	-
Dues/Subscriptions	-	5,135	2,233	5,135	-
Training/Seminars & Related Travel	-	4,150	-	4,150	-
Meetings and Related Travel	-	-	-	-	-
Public Relations	-	1,300	500	1,300	-
Employee Appreciation	-	50	-	50	-
Tech/Internet/Software	-	18,798	16,041	18,798	-
Total Services Costs	-	29,433	18,773	29,433	-
Capital Outlay					
Furniture, Equipment & Vehicles	-	-	-	-	-
Total Capital Outlay Costs	-	-	-	-	-
Total Communications	**-**	**80,157**	**29,514**	**80,743**	**(586)**

General Fund Expenditures by Department
Finance
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Personnel					
Salaries	218,448	227,162	47,249	232,111	(4,949)
Overtime	-	166	-	166	-
Taxes - Social Security	13,164	14,094	2,775	13,282	812
Taxes - Medicare	3,079	3,296	649	3,107	189
Taxes SUTA/FUTA	158	158	-	158	-
Workers' Compensation Insurance	408	455	420	420	35
Retirement	27,750	28,905	6,879	29,400	(495)
Health Insurance	31,117	32,471	7,561	31,329	1,142
Total Personnel	294,125	306,707	65,533	309,972	(3,265)
Supplies, Maintenance & Operations					
Supplies and Consumables	1,101	1,300	259	1,300	-
Minor Equipment and Furniture	268	500	-	500	-
Fuel	-	-	-	-	-
Uniforms	74	250	-	250	-
Total Supplies, Maintenance & Operations	1,443	2,050	259	2,050	-
Services					
Professional Services	102,087	102,210	36,977	109,210	(7,000)
Dues/Subscriptions	536	615	189	615	-
Training/Seminars & Related Travel	3,885	5,100	240	5,100	-
Meetings and Related Travel	133	400	134	400	-
Employee Appreciation	221	250	-	250	-
Tech/Internet/Software	8,820	11,648	10,853	11,648	-
Total Services	115,682	120,223	48,393	127,223	(7,000)
Capital Outlay					
Furniture, Equipment & Vehicles	-	-	-	-	-
Total Capital Outlay Costs	-	-	-	-	-
Total Finance	**411,250**	**428,980**	**114,185**	**439,245**	**(10,265)**

General Fund Expenditures by Department
Information Technology
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Personnel					
Salaries	95,194	98,506	17,348	92,076	6,430
Taxes - Social Security	5,719	6,107	1,052	5,442	665
Taxes - Medicare	1,338	1,428	246	1,217	211
Taxes SUTA/FUTA	63	63	-	63	-
Workers' Compensation Insurance	179	197	182	182	15
Retirement	12,017	12,525	2,641	11,745	780
Health Insurance	10,209	10,584	2,767	9,082	1,502
Total Personnel	124,719	129,410	24,237	119,807	9,603
Supplies, Maintenance & Operations					
Supplies and Consumables	335	200	10	200	-
Minor Equipment and Furniture	242	200	-	200	-
Uniforms	120	100	-	100	-
Total Supplies, Maintenance & Operations	697	500	10	500	-
Services					
Professional Services	71,649	2,000	-	2,000	-
Dues/Subscriptions	278	430	419	430	-
Training/Seminars & Related Travel	2,343	6,250	-	6,250	-
Meetings and Related Travel	206	350	11	350	-
Employee Appreciation	85	100	-	100	-
Tech/Internet/Software	157,141	230,560	145,240	230,560	-
Total Services	231,702	239,690	145,671	239,690	-
Shared Services					
Facility Contracts & Services	940	18,991	5,086	18,991	-
Phone/Cable/Alarms	32,010	46,531	8,664	46,531	-
Total Shared Services	32,951	65,522	13,750	65,522	-
Capital Outlay					
Furniture, Equipment & Vehicles	251,267	58,362	31,362	58,362	-
Lease Principal	14,444	-	-	-	-
Lease Interest	1,489	-	-	-	-
SBITA Principal	69,570	-	-	-	-
SBITA Interest	8,009	-	-	-	-
Total Capital Outlay	344,778	58,362	31,362	58,362	-
Total Information Technology	**734,847**	**493,484**	**215,029**	**483,881**	**9,603**

General Fund Expenditures by Department
Municipal Court
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Personnel					
Salaries	114,267	118,960	26,792	130,432	(11,472)
Overtime	29	368	-	368	-
Taxes - Social Security	6,506	7,398	1,483	7,066	332
Taxes - Medicare	1,522	1,730	347	1,652	78
Taxes SUTA/FUTA	126	126	-	126	-
Workers' Compensation Insurance	212	238	220	220	18
Retirement	14,479	15,173	3,891	16,517	(1,344)
Health Insurance	27,202	29,198	7,372	29,120	78
Total Personnel	164,343	173,191	40,105	185,501	(12,310)
Supplies, Maintenance & Operations					
Supplies and Consumables	1,593	1,700	675	1,700	-
Minor Equipment and Furniture	4,637	200	-	200	-
Fuel	-	-	-	-	-
Uniforms	121	150	-	150	-
Court Technology	5,800	5,500	146	5,500	-
Court Security Building	2,722	7,000	-	7,000	-
Local Youth Diversion Fund	-	4,000	-	-	4,000
Total Supplies, Maintenance & Operations	14,873	18,550	821	14,550	4,000
Services					
Professional Services	58,284	66,740	13,007	66,740	-
Dues/Subscriptions	397	400	-	400	-
Training/Seminars & Related Travel	6,215	9,250	200	9,250	-
Meetings and Related Travel	40	300	-	300	-
Employee Appreciation	99	100	-	100	-
Tech/Internet/Software	-	-	-	-	-
Total Services	65,036	76,790	13,207	76,790	-
Capital Outlay					
Furniture, Equipment & Vehicles	-	-	-	-	-
Total Capital Outlay	-	-	-	-	-
Total Municipal Court	**244,252**	**268,531**	**54,133**	**276,841**	**(8,310)**

General Fund Expenditures by Department
Public Safety
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Personnel					
Salaries	2,002,263	2,389,067	473,363	2,318,033	71,034
Overtime	55,153	36,532	10,562	56,167	(19,635)
Taxes - Social Security	130,851	150,387	29,558	139,237	11,150
Taxes - Medicare	30,603	35,171	6,913	32,563	2,608
Taxes SUTA/FUTA	1,851	1,890	-	1,890	-
Workers' Compensation Insurance	48,392	52,911	48,832	48,832	4,079
Retirement	255,295	308,431	69,771	297,087	11,344
Health Insurance	208,499	266,886	57,529	234,034	32,852
Uniform Allowance	19,500	-	-	-	-
Relocation Allowance	14,839	-	-	-	-
Allowance for Vacancies	-	(194,190)	-	-	(194,190)
Project Allocation	(2,722)	-	-	(4,500)	4,500
Total Personnel	2,764,524	3,047,085	696,528	3,123,343	(76,258)
Supplies, Maintenance & Operations					
Supplies and Consumables	5,896	3,500	1,636	3,500	-
Minor Equipment and Furniture	39,153	38,445	7,270	38,445	-
Fuel	44,434	43,000	11,896	43,000	-
Uniforms	21,076	43,500	806	43,500	-
Vehicle Maintenance/Repairs	17,001	20,880	4,176	20,880	-
Total Supplies, Maintenance & Operations	127,561	149,325	25,784	149,325	-
Services					
Professional Services	937,190	1,619,455	12,152	1,619,455	-
Dues/Subscriptions	3,718	4,325	3,724	4,325	-
Training/Seminars & Related Travel	15,086	23,300	3,426	23,300	-
Meetings and Related Travel	167	500	22	500	-
Investigations	4,621	7,500	1,411	7,500	-
Leose Training	-	10,000	754	10,000	-
Asset Forfeiture	3,519	21,600	2,700	21,600	-
Public Relations	7,427	8,200	2,178	8,200	-
Employee Appreciation	2,356	2,000	322	2,000	-
Tech/Internet/Software	46,558	54,208	4,868	54,208	-
Total Services	1,020,641	1,751,088	31,556	1,751,088	-
Capital Outlay					
Furniture, Equipment & Vehicles	121,500	106,396	102,321	106,396	-
Lease Principal	8,751	-	-	-	-
Lease Interest	431	-	-	-	-
Total Capital Outlay	130,682	106,396	102,321	106,396	-
Total Public Safety	**4,043,408**	**5,053,894**	**856,189**	**5,130,152**	**(76,258)**

General Fund Expenditures by Department
Maintenance
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Personnel					
Salaries	479,497	604,537	106,254	586,552	17,985
Overtime	9,030	6,541	3,621	6,541	-
Taxes - Social Security	30,239	37,887	6,447	33,903	3,984
Taxes - Medicare	7,072	8,861	1,508	7,929	932
Taxes SUTA/FUTA	1,034	756	-	756	-
Workers' Compensation Insurance	15,945	17,484	16,136	16,136	1,348
Retirement	61,737	77,699	15,983	75,031	2,668
Health Insurance	76,165	97,800	26,029	103,548	(5,748)
Allowance for Vacancies	-	(49,500)	-	-	(49,500)
Project Allocation	(527)	-	(542)	-	-
Total Personnel	680,192	802,065	175,436	830,394	(28,329)
Supplies, Maintenance & Operations					
Supplies and Consumables	7,895	8,250	2,539	8,250	-
Minor Equipment and Furniture	18,141	13,950	3,398	13,950	-
Fuel	18,840	15,500	3,199	15,500	-
Uniforms	8,641	8,350	3,129	8,350	-
Vehicle Maintenance/Repairs	14,475	18,000	1,868	18,000	-
Equipment Maintenance/Repairs	19,619	17,500	5,853	17,500	-
Building Maintenance/Repairs	30,989	32,343	7,196	32,343	-
Landscaping & Greenspace Maintenance	12,458	5,500	317	5,500	-
Street Maintenance	20,775	45,000	4,868	45,000	-
Drainage Work	12,947	20,000	-	20,000	-
Total Supplies, Maintenance & Operations	164,779	184,393	32,367	184,393	-
Services					
Professional Services	584	28,644	-	28,644	-
Dues/Subscriptions	405	932	5	932	-
Training/Seminars & Related Travel	2,490	15,125	2,499	15,125	-
Meetings and Related Travel	194	400	243	400	-
Employee Appreciation	472	600	96	600	-
Tech/Internet/Software	9,044	25,061	875	25,061	-
Total Services	13,189	70,762	3,718	70,762	-
Capital Outlay					
Furniture, Equipment & Vehicles	229,086	79,688	18,900	82,868	(3,180)
Total Capital Outlay	229,086	79,688	18,900	82,868	(3,180)
Total Maintenance	**1,087,247**	**1,136,908**	**230,421**	**1,168,417**	**(31,509)**

General Fund Expenditures by Department
Building Codes
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Personnel					
Salaries	240,625	249,773	54,367	265,326	(15,553)
Overtime	-	469	-	469	-
Taxes - Social Security	14,948	15,515	3,304	15,656	(141)
Taxes - Medicare	3,496	3,629	773	3,662	(33)
Taxes SUTA/FUTA	252	252	-	252	-
Workers' Compensation Insurance	855	942	869	869	73
Retirement	30,506	31,818	7,898	33,599	(1,781)
Health Insurance	35,243	38,415	9,541	37,423	992
Total Personnel	325,925	340,813	76,752	357,257	(16,444)
Supplies, Maintenance & Operations					
Supplies and Consumables	382	675	9	675	-
Minor Equipment and Furniture	2,144	700	337	700	-
Fuel	4,009	5,175	935	5,175	-
Uniforms	731	770	150	770	-
Total Supplies, Maintenance & Operations	7,267	7,320	1,431	7,320	-
Services					
Professional Services	14,944	26,120	4,060	26,120	-
Dues/Subscriptions	405	515	110	515	-
Training/Seminars & Related Travel	5,664	6,200	1,613	6,200	-
Meetings and Related Travel	31	100	30	100	-
Employee Appreciation	126	200	-	200	-
Employment Costs	-	-	-	-	-
Recording/Reporting/History	-	-	-	-	-
Tech/Internet/Software	154	155	153	155	-
Total Services	21,323	33,290	5,966	33,290	-
Capital Outlay					
Furniture, Equipment & Vehicles	-	39,135	37,102	39,135	-
Total Capital Outlay	-	39,135	37,102	39,135	-
Total Building Codes	**354,515**	**420,558**	**121,251**	**437,002**	**(16,444)**

General Fund Expenditures by Department
Engineering and Planning
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Personnel					
Salaries	367,680	445,790	91,541	449,068	(3,278)
Overtime	846	1,302	250	2,850	(1,548)
Taxes - Social Security	22,561	27,720	5,509	26,223	1,497
Taxes - Medicare	5,277	6,483	1,288	6,133	350
Taxes SUTA/FUTA	309	328	-	328	-
Workers' Compensation Insurance	873	974	899	899	75
Retirement	46,369	56,848	13,351	56,916	(68)
Health Insurance	38,472	52,487	12,968	50,909	1,578
Project Allocation	(20,130)	(110,000)	(12,285)	(110,000)	-
Total Personnel	462,256	481,932	113,521	483,326	(1,394)
Supplies, Maintenance & Operations					
Supplies and Consumables	10,315	9,500	-	9,500	-
Minor Equipment and Furniture	4,825	1,350	190	1,350	-
Fuel	2,355	3,175	262	3,175	-
Uniforms	1,878	1,600	269	1,600	-
Street Maintenance	791,038	893,419	61,250	893,419	-
Oak Wilt Program	15,000	35,000	5,431	35,000	-
Tree and Landscaping Protection	21,639	13,000	924	13,000	-
City Approved Events	25	4,850	5,954	5,954	(1,104)
Total Supplies, Maintenance & Operations	847,076	961,894	74,279	962,998	(1,104)
Services					
Professional Services	99,066	70,000	21,410	70,000	-
Dues/Subscriptions	1,923	2,665	373	2,665	-
Training/Seminars & Related Travel	11,772	22,100	1,323	22,100	-
Meetings and Related Travel	259	600	156	600	-
Employee Appreciation	567	400	-	400	-
Employment Costs	-	-	-	-	-
Recording/Reporting/History	-	-	-	-	-
Tech/Internet/Software	7,761	13,177	12,667	13,177	-
Total Services	121,349	108,942	35,928	108,942	-
Capital Outlay					
Furniture, Equipment & Vehicles	-	-	-	-	-
Total Capital Outlay	-	-	-	-	-
Total Engineering and Planning	**1,430,681**	**1,552,768**	**223,728**	**1,555,266**	**(2,498)**

General Fund Expenditures by Department
Non-departmental
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Supplies, Maintenance & Operations					
Supplies and Consumables	5,657	7,400	1,399	7,400	-
Miscellaneous	-	-	-	-	-
Building Maintenance/Repairs	3,245	27,225	1,225	27,225	-
Emergency Response	-	500	-	500	-
Total Supplies, Maintenance & Operations	8,902	35,125	2,624	35,125	-
Services					
Public Relations and Events	-	33,196	18,795	33,196	-
Total Services	-	33,196	18,795	33,196	-
Shared Services					
Facility Contracts & Services	61,989	83,939	7,104	66,939	17,000
Tech/Internet/Software Maintenance	-	-	-	-	-
Postage	2,130	4,125	1,029	4,125	-
General Liability Insurance	90,235	100,085	110,396	110,396	(10,311)
Electricity	40,908	44,000	6,248	44,000	-
Phone/Cable/Alarms	-	-	-	-	-
Total Shared Services	195,262	232,149	124,777	225,460	6,689
Transfers & Non-Cash Adjustments					
Transfer to Cap Improv Fund 02	370,000	163,717	163,717	163,717	-
Transfer to GF Veh/Equip Fund 31	373,138	359,500	359,500	359,500	-
Transfer to Other Funds	23,496	-	-	-	-
Total Transfers & Non-Cash Adjustments	766,634	523,217	523,217	523,217	-
Total Non-departmental	**971,265**	**823,687**	**669,413**	**816,998**	**6,689**

City of Fair Oaks Ranch
Strategic and Capital Projects Fund
Statement of Revenues and Expenditures
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Beginning Fund Balance	2,297,490	1,089,978	1,089,978	1,089,978	
Revenue					
Transfer from General Fund	370,000	163,717	163,717	163,717	-
Total Revenue	370,000	163,717	163,717	163,717	-
Reliable & Sustainable Infrastructure					
Community Center	58,958	-	-	-	-
City Hall Renovation	49,094	-	-	-	-
City Facilities Plan	-	100,000	-	100,000	-
Rolling Acres Trail Project #5	167,848	-	-	-	-
Tivoli Way Project #34	755,028	-	-	-	-
Dietz Elkhorn Reconstruction	170,615	61,811	160	61,811	-
Dietz Elkhorn Sidewalk	7,369	-	-	-	-
Old Fredericksburg Rd Project	-	205,882	-	205,882	-
Chartwell Lane Project #35	4,604	59,988	-	59,988	-
Rolling Acres Trail Project #2	125	229,715	-	229,715	-
Rolling Acres Trail Project #4	2,380	227,460	1,965	227,460	-
Vestal Park Culvert Project #42	6,952	-	-	-	-
Front Gate Left Turn Lane	-	-	1,960	1,960	(1,960)
Total Reliable & Sustainable Infrastructure	1,222,973	884,856	4,085	886,816	(1,960)
Public Health, Safety and Welfare					
Fire & EMS Services Program Review	-	-	-	-	-
Fire Station #3 Upgrades	40,034	200,000	-	200,000	-
Total Public Health, Safety and Welfare	40,034	200,000	-	200,000	-
Operational Excellence					
Compensation & Benefit Plan Study	27,150	32,850	-	32,850	-
Employee Handbook	5,189	-	-	-	-
Comms Plan / Gateway Monument	207,170	-	-	-	-
3rd Party Scanning	65	39,935	6,711	39,935	-
IT Master Plan	74,931	-	-	-	-
Strategic Planning	-	35,000	-	35,000	-
Total Operational Excellence	314,505	107,785	6,711	107,785	-
Total Expenditures	1,577,512	1,192,641	10,796	1,194,601	(1,960)
Ending Fund Balance	1,089,978	61,054	1,242,899	59,094	

City of Fair Oaks Ranch
Capital Replacement Fund
Statement of Revenues and Expenditures
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Beginning Fund Balance	1,220,166	1,542,604	1,542,604	1,542,604	
Transfers In					
Transfer from General Fund	373,138	359,500	359,500	359,500	-
Total Transfers In	373,138	359,500	359,500	359,500	-
Transfers Out					
Transfer to General Fund	50,700	143,135	127,027	143,135	-
Total Transfers Out	50,700	143,135	127,027	143,135	-
Total Transfers In/(Out)	322,438	216,365	232,474	216,365	
Ending Fund Balance	1,542,604	1,758,969	1,775,078	1,758,969	

City of Fair Oaks Ranch
Debt Service Fund
Statement of Revenues and Expenditures
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Beginning Fund Balance	104,949	33,681	33,681	33,681	
Revenue					
General Property - I&S	905,994	794,365	512,764	801,546	7,181
Delinquent Property - I&S	5,871	4,000	2,332	4,000	-
Penalty & Interest - I&S	3,645	2,500	252	2,500	-
Bank/Investment Interest	6,213	7,500	2,412	7,500	-
Total Revenue	921,724	808,365	517,761	815,546	7,181
Expenditures					
Bond Principal	785,000	600,000	-	600,000	-
Bond Interest Payable	207,392	198,450	-	198,450	-
Bond Agent Fees	600	-	-	800	800
Total Expenditures	992,992	798,450	-	799,250	800
Ending Fund Balance	33,681	43,596	551,442	49,976	

City of Fair Oaks Ranch
Bond Capital Project Fund
Statement of Revenues and Expenditures
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Beginning Fund Balance	3,596,650	3,162,586	3,162,586	3,162,586	
Revenue					
Bond Proceeds	-	-	-	-	-
Bond Premium	-	-	-	-	-
Bank/Investment Interest	152,901	120,000	30,731	120,000	-
Total Revenue	152,901	120,000	30,731	120,000	-
Expenditures					
Bond Issuance Costs	-	-	-	-	-
Dietz Elkhorn Construction	-	-	-	-	-
Rolling Acres Trail Construction	-	315,000	2,014	315,000	-
Ammann Road Construction	428,071	108,555	89,018	108,555	-
Battle Intense Roadway	158,892	-	-	-	-
Total Expenditures	586,964	423,555	91,032	423,555	-
Ending Fund Balance	3,162,586	2,859,031	3,102,285	2,859,031	

City of Fair Oaks Ranch
Court Security & Technology Fund
Statement of Revenues and Expenditures
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Beginning Fund Balance	-	2,044	2,044	2,044	
Revenue					
Court Security & Technology Fee	2,044	-	1,845	7,500	7,500
Bank/Investment Interest	-	-	31	125	125
Total Revenue	2,044	-	1,877	7,625	7,625
Expenditures					
Salaries	-	-	-	-	-
Minor Equipment	-	-	-	-	-
Tech/Internet/Software Maint.	-	-	-	-	-
Total Expenditures	-	-	-	-	-
Ending Fund Balance	2,044	2,044	3,921	9,669	

City of Fair Oaks Ranch
Court Efficiency Fund
Statement of Revenues and Expenditures
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Beginning Fund Balance	-	1,951	1,951	1,951	
Revenue					
Court Efficiency Fee	270	-	66	350	350
Bank/Investment Interest	-	-	19	80	80
Transfer from other funds	1,681	-	-	-	-
Total Revenue	1,951	-	85	430	430
Expenditures					
Supplies and Consumables	-	-	-	-	-
Minor Equipment	-	-	-	-	-
Professional Services	-	-	-	-	-
Tech/Internet/Software Maint.	-	-	-	-	-
Total Expenditures	-	-	-	-	-
Ending Fund Balance	1,951	1,951	2,037	2,381	

City of Fair Oaks Ranch
Court Youth Diversion Fund
Statement of Revenues and Expenditures
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Beginning Fund Balance	-	25,842	25,842	25,842	
Revenue					
Court Youth Diversion Fee	4,308	-	1,029	4,500	4,500
Bank/Investment Interest	-	-	245	1,000	1,000
Transfer from other funds	21,534	-	-	-	-
Total Revenue	25,842	-	1,274	5,500	5,500
Expenditures					
Salaries	-	-	-	-	-
Supplies and Consumables	-	-	1,991	4,000	4,000
Minor Equipment	-	-	-	-	-
Professional Services	-	-	-	-	-
Tech/Internet/Software Maint.	-	-	-	-	-
Total Expenditures	-	-	1,991	4,000	4,000
Ending Fund Balance	25,842	25,842	25,124	27,342	

City of Fair Oaks Ranch
Court Jury Fund
Statement of Revenues and Expenditures
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Beginning Fund Balance	-	364	364	364	
Revenue					
Court Jury Fee	83	-	21	100	100
Bank/Investment Interest	-	-	4	15	15
Transfer from other funds	281	-	-	-	-
Total Revenue	364	-	24	115	115
Expenditures					
Salaries	-	-	-	-	-
Supplies and Consumables	-	-	-	-	-
Minor Equipment	-	-	-	-	-
Professional Services	-	-	-	-	-
Tech/Internet/Software Maint.	-	-	-	-	-
Total Expenditures	-	-	-	-	-
Ending Fund Balance	364	364	388	479	

City of Fair Oaks Ranch
Combined Utilities
Statement of Revenues and Expenses
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Operating Revenues	6,093,243	6,238,577	1,611,410	6,242,077	3,500
Operating Expenses					
Personnel	2,167,467	2,124,525	478,062	2,199,400	(74,875)
Supplies, Maintenance & Operations	3,019,193	3,540,805	801,016	3,540,805	-
Services	375,984	436,402	67,330	436,402	-
Total Operating Expenses	5,562,644	6,101,732	1,346,407	6,176,607	(74,875)
Depreciation & Amortization	1,077,247	820,600	-	820,600	-
Operating Income after depreciation	(546,648)	(683,755)	265,003	(755,130)	(71,375)
Non-Operating Revenues (Expenses)					
Non-Operating Revenues	2,219,206	2,234,699	555,958	2,234,699	-
Capital Outlay	(2,738,610)	(13,071,264)	(733,786)	(13,071,264)	-
Asset transfer for GAAP	2,738,610	13,071,264	-	13,071,264	-
Debt Service Costs	(407,451)	(156,973)	-	(156,973)	-
Utility transfers out	(4,325,824)	(9,028,853)	(8,137,261)	(9,028,853)	-
Utility transfers in	4,325,824	9,028,853	8,137,261	9,028,853	-
Total Non-Operating Revenues (Expenses)	1,811,755	2,077,726	(177,828)	2,077,726	-
Net Income/(Loss)	**1,265,108**	**1,393,971**	**87,175**	**1,322,596**	**(71,375)**

City of Fair Oaks Ranch
Combined Utilities
Net Position Detail
For the quarter ended December 31, 2025

	Actual 9/30/2025	Projected FY 2025-26	Projected 9/30/2026
Net Investment in Capital Assets	11,195,334	3,004,033	14,199,367
Restricted Net Position			
Water Impact Fees	-	-	-
Wastewater Impact Fees	-	-	-
Total Restricted	-	-	-
Unrestricted Net Position			
Water Capital	2,853,787	(2,471,251)	382,536
Wastewater Capital	1,602,298	(1,303,920)	298,378
Operating Reserve	2,056,904	1,975,432	4,032,336
Debt Service Reserve	1,358,684	-	1,358,684
Equipment Replacement Fund	726,832	118,302	845,134
Unassigned	-	-	-
Total Unrestricted	8,598,505	(1,681,437)	6,917,068
Total Net Position	19,793,839	1,322,596	21,116,435

City of Fair Oaks Ranch
Water Utility Summary
Statement of Revenues and Expenses
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Water Operating Revenues	4,294,055	4,471,417	1,161,522	4,474,917	3,500
Water Operating Expenses					
Personnel	1,057,796	1,048,631	236,015	1,090,437	(41,806)
Supplies, Maintenance & Operations	2,486,002	2,840,257	626,141	2,840,257	-
Services	335,944	348,994	56,917	348,994	-
Total Water Operating Expenses	3,879,742	4,237,882	919,072	4,279,688	(41,806)
Depreciation & Amortization	686,740	550,000	-	550,000	-
Operating Income after depreciation	(272,426)	(316,465)	242,450	(354,771)	(38,306)
Water Non-Operating Revenues (Expenses)					
Non-Operating Revenues	1,559,535	1,444,069	406,724	1,444,069	-
Capital Outlay	(2,207,166)	(10,166,995)	(662,505)	(10,166,995)	-
Asset Transfer for GAAP	2,207,166	10,166,995	-	10,166,995	-
Debt Service Costs	(286,543)	(103,927)	-	(103,927)	-
Transfers Out	(3,444,053)	(7,369,155)	(6,890,261)	(7,369,155)	-
Transfers In	3,364,383	7,286,504	6,776,261	7,286,504	-
Total Non-Operating Revenues (Expenses)	1,193,321	1,257,491	(369,781)	1,257,491	-
Water Net Income/(Loss)	**920,895**	**941,026**	**(127,331)**	**902,720**	**(38,306)**

City of Fair Oaks Ranch
Water Utility
Statement of Revenues and Expenses
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Water Operating Revenues					
Water Revenue Residential	3,807,987	3,910,769	1,023,202	3,910,769	-
Water Revenue Commercial	147,865	180,094	45,781	180,094	-
Water Contract Commercial	177,354	177,354	44,338	177,354	-
Water Revenue Non Potable	37,211	74,000	13,174	74,000	-
Water Service Connect Fees	24,505	30,000	2,840	30,000	-
Water Penalties	36,081	48,000	8,190	48,000	-
Water-Bad Debts	(4,066)	(4,000)	(413)	(4,000)	-
Misc./Special Requests	3,982	500	-	500	-
Third Party Reimbursement	1,117	3,500	6,244	7,000	3,500
Permits/Variances	25	1,200	-	1,200	-
Credit Card Service Fee	61,995	50,000	18,166	50,000	-
Total Water Operating Revenues	4,294,055	4,471,417	1,161,522	4,474,917	3,500
Water Non-Operating Revenues					
Water Debt Service	935,221	938,914	234,969	938,914	-
Water Capital	104,659	105,155	26,261	105,155	-
Water Impact Fees	140,395	-	-	-	-
Water Interest Income	346,110	200,000	136,824	200,000	-
Sale of Assets	33,151	-	-	-	-
Total Water Non-Operating Revenues	1,559,535	1,244,069	398,053	1,244,069	-

City of Fair Oaks Ranch
Water Utility
Statement of Revenues and Expenses
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Operating Expenses					
Water Service Personnel	433,991	391,532	98,094	437,962	(46,430)
Administration Personnel	159,159	163,015	33,953	159,305	3,710
Human Resources Personnel	88,757	66,415	13,729	66,579	(164)
Finance Personnel	150,300	153,352	32,766	154,730	(1,378)
Information Technology Personnel	59,017	64,707	12,482	60,296	4,411
Engineering & Planning Personnel	166,573	184,522	39,620	186,185	(1,663)
Communications Personnel	-	25,088	5,370	25,380	(292)
Uniforms	5,806	6,718	1,568	6,718	-
Power	151,340	150,000	31,202	150,000	-
Maintenance of Plants/Lines	145,980	154,422	37,592	154,422	-
Analysis Fees	10,867	12,300	720	12,300	-
Chemicals	6,249	6,500	1,490	6,500	-
City Management Fee	206,676	217,111	56,087	217,111	-
Equipment Maintenance	13,722	16,400	455	16,400	-
Equipment Gas & Oil	16,870	15,000	5,698	15,000	-
GBRA Water Fees	1,575,572	1,800,325	311,989	1,800,325	-
Equipment Lease	-	300	-	300	-
Tools & Minor Equipment	8,696	12,950	938	12,950	-
Training	17,252	25,500	2,962	25,500	-
Utilities & Radio	26,384	36,750	820	36,750	-
Water Building Maintenance	3,653	9,900	2,315	9,900	-
Supplies & Consumables	4,468	3,700	947	3,700	-
Vehicle Maintenance/Repair	7,936	7,000	310	7,000	-
Utilities & Telephone	8,469	8,565	1,542	8,565	-
Dues & Publications	2,344	2,998	807	2,998	-
Water Professional Services	293,056	339,791	55,775	339,791	-
Permit & Licenses	8,903	8,936	8,088	8,936	-
General Liability Insurance	44,121	54,115	53,376	54,115	-
Office Supplies	3,552	4,084	453	4,084	-
Travel & Meetings	170	1,200	156	1,200	-
Software & Computer	135,496	214,950	89,942	214,950	-
Recording/Reporting	380	500	-	500	-
Postage	376	689	235	689	-
Building/Equip Maintenance	-	150	-	150	-
Conservation Ed & Newsletter	-	1,370	-	1,370	-
Billing Statement Charges	4,250	4,200	1,140	4,200	-
Billing Postage	12,559	11,000	3,102	11,000	-
Copier Lease	17	1,789	440	1,789	-

City of Fair Oaks Ranch
Water Utility
Statement of Revenues and Expenses
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Public Relations	1,411	2,250	250	2,250	-
Employment Costs	829	1,338	117	1,338	-
Employee Appreciation	5,317	5,615	775	5,615	-
Water Miscellaneous	-	250	-	250	-
Credit Card Service Fee	63,892	50,000	11,769	50,000	-
Total Operating Expenses	3,844,410	4,237,882	919,072	4,279,688	(41,806)
Capital Outlays					
Operational Capital	191,642	286,566	46,323	286,566	-
Water Equipment Purchases	39,989	154,023	123,933	154,023	-
Total Capital Outlays	231,631	440,589	170,256	440,589	-
Debt Service					
Bond Water Issuance Fees	148,295	-	-	-	-
Bond Interest Cost	132,615	103,927	-	103,927	-
SBITA Interest	5,483	-	-	-	-
Lease Interest	150	-	-	-	-
Total Debt Service	286,543	103,927	-	103,927	-
Non-Cash Expenses					
Water Depreciation	643,774	550,000	-	550,000	-
Water Amortization - SBITAs	41,429	-	-	-	-
Water Amortization - Leases	1,536	-	-	-	-
Transfer to Veh/Equip Replace Fund	114,000	114,000	114,000	114,000	-
Transfer from ERF	(34,329)	(31,349)	-	(31,349)	-
Transfer to Water Capital Fund	3,330,053	7,055,155	6,776,261	7,055,155	-
Transfer of Assets to Balance Sheet	(2,207,166)	(10,166,995)	-	(10,166,995)	-
Total Non-Cash Expenses	1,889,298	(2,479,189)	6,890,261	(2,479,189)	-

City of Fair Oaks Ranch
Water Strategic and Capital Projects Fund
Statement of Revenues and Expenditures
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Beginning Fund Balance	1,534,600	2,853,787	2,853,787	2,853,787	
Transfers In					
Transfer from Utility Fund	3,330,053	7,255,155	6,776,261	7,255,155	-
Total Transfers In	3,330,053	7,255,155	6,776,261	7,255,155	-
Capital Projects					
Elevated Storage Tank	552,037	4,521,326	145	4,521,326	-
Elmo Davis Upgrades	-	-	-	-	-
Plant 5 Expansion	287,492	1,239,737	215,394	1,239,737	-
Willow Wind/Red Bud Hill	376,160	527,814	275,836	527,814	-
Old Fredericksburg Rd	549,726	50,127	52	50,127	-
Rolling Acres Trail Rehab	29,964	607,655	-	607,655	-
Well 27 Upgrades	30,000	-	-	-	-
Well 31 Upgrades	30,000	-	-	-	-
Well 25 Upgrades	30,000	-	-	-	-
Well 28 Upgrades	30,000	-	-	-	-
Cibolo Creek Waterline Relocation	-	-	-	-	-
Upgrade Plant 3 Electrical	38,960	138,960	-	138,960	-
SAWS Emergency Interconnect	21,195	390,787	822	390,787	-
Dietz Elkhorn Rd Waterline	-	1,500,000	-	1,500,000	-
Total Capital Projects	1,975,535	8,976,406	492,249	8,976,406	-
Non-Capital Projects					
Impact Rate Study	35,332	-	-	-	-
GBRA Waterline	-	750,000	-	750,000	-
Total Non-Capital Projects	35,332	750,000	-	750,000	-
Total Expenditures	2,010,866	9,726,406	492,249	9,726,406	-
Total transfer to/(from) fund balance	1,319,187	(2,471,251)	6,284,012	(2,471,251)	
Ending Fund Balance	2,853,787	382,536	9,137,799	382,536	

City of Fair Oaks Ranch
Water Impact Fees
Statement of Revenues and Expenditures
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Beginning Fund Balance	-	-	-	-	
Revenues					
Water Impact Fees	-	200,000	8,670	200,000	-
Interest Income	-	-	-	-	-
Total Revenues	-	200,000	8,670	200,000	-
Expenses					
Transfer to Other Funds	-	200,000	-	200,000	200,000
Total Expenditures	-	200,000	-	200,000	200,000
Total transfer to/(from) fund balance	-	-	8,670	-	
Ending Fund Balance	-	-	8,670	-	

City of Fair Oaks Ranch
Wastewater Utility Summary
Statement of Revenues and Expenses
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Wastewater Operating Revenues	1,799,188	1,767,160	449,888	1,767,160	-
Wastewater Operating Expenses					
Personnel	1,109,671	1,075,894	242,047	1,108,963	(33,069)
Supplies, Maintenance & Operations	533,191	700,548	174,875	700,548	-
Services	110,703	87,408	10,413	87,408	-
Total Wastewater Operating Expenses	1,753,565	1,863,850	427,335	1,896,919	(33,069)
Depreciation & Amortization	390,507	270,600	-	270,600	-
Operating Income	(344,884)	(367,290)	22,553	(400,359)	(33,069)
Wastewater Non-Operating Revenues (Expenses)					
Wastewater Non-Operating Revenues	659,672	790,630	149,235	790,630	-
Capital Outlay	(531,444)	(2,904,269)	(71,281)	(2,904,269)	-
Asset Transfer for GAAP	531,444	2,904,269	-	2,904,269	-
Debt Service Costs	(120,908)	(53,046)	-	(53,046)	-
Transfers Out	(747,343)	(1,597,000)	(1,247,000)	(1,597,000)	-
Transfers In	780,442	1,561,349	1,180,000	1,561,349	-
Total Non-Operating Revenues (Expenses)	571,862	701,933	10,954	701,933	-
Wastewater Net Income/(Loss)	**226,978**	**334,643**	**33,506**	**301,574**	**(33,069)**

City of Fair Oaks Ranch
Wastewater Utility
Statement of Revenues and Expenses
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Wastewater Operating Revenues					
Sewer Revenue Residential	1,727,265	1,674,810	434,269	1,674,810	-
Sewer Revenue Commercial	55,960	59,000	13,476	59,000	-
Sewer Service Connect Fee	4,200	25,000	-	25,000	-
Sewer Penalties	12,301	9,000	2,541	9,000	-
Sewer Bad Debt	(1,048)	(1,000)	(399)	(1,000)	-
Sewer Grant Revenue	-	-	-	-	-
SECO EECBG	-	-	-	-	-
Misc/Special Requests	509	350	-	350	-
Third Party Reimbursement	-	-	-	-	-
Total Wastewater Operating Revenues	1,799,188	1,767,160	449,888	1,767,160	-
Wastewater Non-Operating Revenues					
Sewer Debt Service	414,227	415,630	102,953	415,630	-
Sewer Capital	-	-	-	-	-
Sewer Impact Fee	30,343	-	-	-	-
Sewer Interest Income	215,101	200,000	46,282	200,000	-
Sale of Assets	-	-	-	-	-
Total Wastewater Non-Operating Revenues	659,672	615,630	149,235	615,630	-

City of Fair Oaks Ranch
Wastewater Utility
Statement of Revenues and Expenses
For the quarter ended December 31, 2025

	FY 2024 12-Month Actual	FY 2025 Amended Budget	FY 2025 3-Month Actual	FY 2025 12-Month Projected	12-Month Variance Positive (Negative)
Operating Expenses					
Wastewater Service Personnel	504,726	443,873	109,176	481,969	(38,096)
Administration Personnel	157,661	163,015	33,952	159,305	3,710
Human Resources Personnel	88,756	66,415	13,729	66,579	(164)
Finance Personnel	150,297	153,352	32,766	154,730	(1,378)
Information Technology Personnel	59,016	64,707	12,482	59,200	5,507
Engineering & Planning Personnel	149,217	159,444	34,572	161,800	(2,356)
Communications Personnel	-	25,088	5,370	25,380	(292)
Uniforms	5,718	4,955	1,656	4,955	-
Power	41,817	40,000	6,868	40,000	-
Maintenance Of Plant/ Lines	79,419	160,000	12,360	160,000	-
Sludge Hauling	2,200	10,000	-	10,000	-
Analysis Fees	30,311	27,000	4,672	27,000	-
Chemicals	34,924	33,600	9,515	33,600	-
City Management Fee	89,172	85,632	22,389	85,632	-
Equipment Maintenance	9,807	16,790	1,075	16,790	-
Equipment Gas & Oil	13,061	11,875	3,677	11,875	-
Equipment Lease	-	300	-	300	-
Tools & Minor Equipment	7,954	7,950	769	7,950	-
Training	16,901	24,450	2,956	24,450	-
Utilities & Radios	26,649	36,750	886	36,750	-
Building Maintenance	13,829	10,900	2,328	10,900	-
Supplies & Consumables	5,387	5,200	954	5,200	-
Vehicle Maintenance & Repairs	3,317	5,000	(5,654)	5,000	-
Utilities/Telephone	7,297	7,330	1,367	7,330	-
Dues & Publications	1,776	3,219	475	3,219	-
Professional Fees	67,870	78,255	9,271	78,255	-
Permits & Licenses	1,754	3,443	1,250	3,443	-
Liability Insurance	44,121	34,925	22,229	34,925	-
Office Supplies	3,052	3,084	821	3,084	-
Travel & Meetings	170	1,200	156	1,200	-
Software & Computers	77,351	146,135	78,956	146,135	-
Recording/Reporting	-	350	280	350	-
Sewer Postage	376	686	235	686	-
Adm Bldg/Equip. Maintenance	-	150	-	150	-
Billing Statement Charges	4,250	4,200	1,140	4,200	-
Billing Postage	12,559	11,000	3,102	11,000	-
Copier Lease	17	1,789	413	1,789	-

City of Fair Oaks Ranch
Wastewater Utility
Statement of Revenues and Expenses
For the quarter ended December 31, 2025

	FY 2024 12-Month Actual	FY 2025 Amended Budget	FY 2025 3-Month Actual	FY 2025 12-Month Projected	12-Month Variance Positive (Negative)
Public Relations	1,411	2,250	250	2,250	-
Employment Costs	809	1,338	117	1,338	-
Employee Appreciation	5,281	5,565	775	5,565	-
Miscellaneous	-	250	-	250	-
Total Operating Expenses	1,718,233	1,863,850	427,335	1,896,919	(33,069)
Capital Outlays					
Operational Capital	-	36,326	-	36,326	-
Wastewater Equipment Purchases	120,758	34,023	34,068	34,023	-
Total Capital Outlays	120,758	70,349	34,068	70,349	-
Debt Service					
Bond Water Issuance Fees	49,432	-	-	-	-
Bond Interest Cost	68,222	53,046	-	53,046	-
SBITA Interest	3,104	-	-	-	-
Tax Exempt Lease Interest	150	-	-	-	-
Total Debt Service	120,908	53,046	-	53,046	-
Non-Cash Expenses					
Wastewater Depreciation	364,654	270,600	-	270,600	-
Wastewater Amortization - SBITAs	24,317	-	-	-	-
Wastewater Amortization - Leases	1,536	-	-	-	-
Transfer To Vehicle Repl. Fund	67,000	67,000	67,000	67,000	-
Transfer from ERF	(100,098)	(31,349)	-	(31,349)	-
Transfer to Wastewater Capital Fund	680,343	1,355,000	1,180,000	1,355,000	-
Asset Transfers to Balance Sheet	(531,444)	(2,904,269)	-	(2,904,269)	-
Total Non-Cash Expenses	506,308	(1,243,018)	1,247,000	(1,243,018)	-

City of Fair Oaks Ranch
Wastewater Strategic and Capital Projects Fund
Statement of Revenues and Expenditures
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Beginning Fund Balance	1,367,972	1,602,297	1,602,297	1,602,297	
Transfers In					
Transfer from Utility Fund	680,343	1,530,000	1,180,000	1,530,000	-
Total Transfers In	680,343	1,530,000	1,180,000	1,530,000	-
Capital Projects					
Solids Handling	-	-	-	-	-
Wastewater Treatment Plant Expansion	410,686	2,070,399	37,213	2,070,399	-
Cojak Circle Sewer Upgrade	-	650,000	-	650,000	-
Install Sewer Line/Decommission Falls LS	-	113,521	-	113,521	-
Total Capital Projects	410,686	2,833,920	37,213	2,833,920	-
Non-Capital Projects					
Impact Fee Study	35,332	-	-	-	-
Total Non-Capital Projects	35,332	-	-	-	-
Total Expenditures	446,017	2,833,920	37,213	2,833,920	-
Total transfer to/(from) fund balance	234,326	(1,303,920)	1,142,787	(1,303,920)	
Ending Fund Balance	1,602,297	298,377	2,745,084	298,377	

City of Fair Oaks Ranch
Wastewater Impact Fees
Statement of Revenues and Expenditures
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Beginning Fund Balance	-	-	-	-	
Revenues					
Water Impact Fees	-	175,000	-	175,000	-
Interest Income	-	-	-	-	-
Total Revenues	-	175,000	-	175,000	-
Expenses					
Transfer to Other Funds	-	175,000	-	175,000	175,000
Total Expenditures	-	175,000	-	175,000	175,000
Total transfer to/(from) fund balance	-	-	-	-	
Ending Fund Balance	-	-	-	-	

City of Fair Oaks Ranch
Utility Capital Replacement Fund
Statement of Revenues and Expenses
For the quarter ended December 31, 2025

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 3-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Beginning Fund Balance	**680,260**	**726,833**	**726,833**	**726,833**	
Transfers In					
Transfer from Water Division	114,000	114,000	114,000	114,000	-
Transfer from Wastewater Division	67,000	67,000	67,000	67,000	-
Total Transfers In	181,000	181,000	181,000	181,000	-
Transfers Out					
Transfer to Water Utility	34,329	31,349	-	31,349	-
Transfer to Wastewater Utility	100,098	31,349	-	31,349	-
Total Transfers Out	134,428	62,698	-	62,698	-
Total transfers to/(from) fund balance	46,572	118,302	181,000	118,302	
Ending Fund Balance	**726,833**	**845,135**	**907,833**	**845,135**	

City of Fair Oaks Ranch

To: Mayor and City Council
From: Summer Fleming, Director of Finance
Re: 1st Quarter FY 2025-26 Investment Report
Date: February 5, 2026

This report complies with the City's investment policy Section 9 and 11 and Texas Government Code Section 2256.023 ("Public Funds Investment Act").

ACTIVITES FOR THE QUARTER

During the quarter, all City operating funds were held in three investment categories: (a) 2.9% was held in Frost Bank checking accounts, (b) 51.5% in TexPool and TexPool Prime, government investment pools created on behalf of Texas entities consistent with the Public Funds Investment Act and are rated AAAm by Standard and Poor's, and (c) 45.6% in Texas CLASS, a local government investment pool that is rated AAAm. All investment categories comply with the City's investment policy.

Overall : For the quarter, the City earned $333,129 in interest.

Bank Checking Accounts : The City earns traditional interest paid in cash on checking account balances. Traditional interest paid to the City totaled $45.

The bank must secure ("collateralize") all City funds over $250,000 by pledging certain of its own assets for the City and have such held by an independent third party custodian. The custodian sends evidence of this to the City monthly. The following summarizes collateralization activity as of the end of this quarter:

Total Deposits	Collateral Market Value	Collateral Percentage
$1,097,833	$1,124,229	102.404

The City's financial management policy requires a minimum of 102% on such balances.

TexPool and TexPool Prime : Earnings on the City's funds totaled $159,773 for this portion of the portfolio. During the quarter, TexPool shares were valued at $1 per share.

Texas CLASS: Earnings on the City's funds totaled $173,311 for this portion of the portfolio. During the quarter, Texas CLASS shares were valued at $1 per share.

Signed:

Summer Fleming

Summer Fleming, Director of Finance

Fair Oaks Ranch
Investment Report
For the Quarter Ended December 31, 2025

Description	Beginning Balance	Net Transfers In/(Out)	Interest Earnings	Ending Balance	Market Value	Avg Yield	Weighted Avg Maturity
Frost Bank	$ 1,168,790	$ (110,417)	$ 45	$ 1,058,419	$ 1,058,419	N/A	N/A
Total Checking Account	$ 1,168,790	$ (110,417)	$ 45	$ 1,058,419	$ 1,058,419		
TexPool - General Account	460,837	(400,000)	2,295	63,132	63,132	3.99%	40 Days
TexPool - Debt Service	16,798	-	169	16,967	16,967	3.99%	40 Days
TexPool - Utility	39,610	-	399	40,009	40,009	3.99%	40 Days
TexPool - Water Capital	9,633,007	-	97,100	9,730,107	9,730,107	3.99%	40 Days
TexPool - Sewer Capital	650,678	-	6,559	657,237	657,237	3.99%	40 Days
Total TexPool	10,800,930	(400,000)	106,523	10,507,453	10,507,453		
TexPool Prime - General Account	742,792	4,379,263	12,428	5,134,484	5,134,484	4.12%	53 Days
TexPool - 2024 GO Bonds	3,265,584	(150,000)	33,101	3,148,685	3,148,685	4.12%	53 Days
TexPool Prime - Utility	913,183	(750,000)	7,721	170,904	170,904	4.12%	53 Days
Total TexPool Prime	4,921,559	3,479,263	53,250	8,454,073	8,454,073		
Texas CLASS - General	8,713,870	-	90,889	8,804,759	8,804,759	4.11%	43 Days
Texas CLASS - Utility	7,902,014	-	82,421	7,984,436	7,984,436	4.11%	43 Days
Total Texas CLASS	16,615,884	-	173,311	16,789,195	16,789,195		
Grand Total	$ 33,507,164	$ 2,968,847	$ 333,129	$ 36,809,139	$ 36,809,139		

Interest Rate Comparison (Quarterly Average)

Qtr Ended	TexPool	TexPool Prime	Texas CLASS	3 Month T-bill	6 Month T-bill	2 Year Treasury Note	CDARS 6 month CD
Mar-25	4.37%	4.50%	4.49%	4.20%	4.07%	3.87%	3.65%
Jun-25	4.32%	4.44%	4.42%	4.24%	4.11%	3.78%	3.50%
Sep-25	4.29%	4.40%	4.38%	3.95%	3.84%	3.56%	3.06%
Dec-25	3.99%	4.12%	4.11%	3.54%	3.50%	3.46%	3.01%