

Information about the new neighborhood connecting to Grayson Lakes
Summary by Lanny Hitchcock

Informational meetings held on 4/11/18 sponsored by Grayson Lakes HOA,
Guest speakers -- Dayne Burson – MUD #130 and Brian Stidham -- Hines.

Thank you to these representatives for sharing this information!

General information -- The name of the subdivision is yet to be finalized. However, they are strongly considering Grayson Woods. When completed it will be approximately 180 new single-family homes with an average price of \$450,000 although two realtors believe it will end up higher. The lot lines are 60 and 70 feet wide and around 130 feet deep. The minimum square footage is not yet set but it will likely be minimum 2,000 SF. The developer is Hines and the builders are Coventry and Trendmaker Homes. There will be two sections built -- section one first is north and west of Mariner Point Lane. The major dentation and grading work for the entire subdivision will be completed in approximately 30 days. At that time the utility contractor will mobilize and install water, sanitary, and storm sewer. It will take them approx. 60 days. After that the paving contractor will mobilize to pave the streets and finally grade the lots. This will take about 60 days. The connection to Mariner Point Lane will not be made until the streets for section two are installed. Lots will be complete in the fall of 2018. They hope to have models and spec homes by February or March of 2019 and some spec homes being built around the same time. It is anticipated that Section two will begin getting utilities around the Spring of 2019 and then the streets go in and will make the connection to Grayson Lakes at Mariner Point Lane Fall 2019.

Traffic Control -- There will not be a signal at the Katy Flewellen (KF) entrance to the new subdivision. It was determined that it was not warranted. Since there is not going to be a signal there cannot be a crosswalk to the other side of KF. The developer is going to evaluate adding a sidewalk along the south side of KF to the crossing at Grayson Lakes Blvd for youngsters to use when walking to school. Other traffic control signs such as stops signs will go in per County design requirements within the new subdivision. They do not have the authority to add new signage outside of the developed area. It is believed that GL will create far more cut through traffic for them than they will for us.

The additional vehicles will impact the KF traffic, so contact your FBC Commissioner Andy Meyers at 281-238-1400 to express your concerns about this or other matters within his control.

Amenities -- Amenity design is in the conceptual stage right now but they are considering various types of amenities such as a dog park, a pool, a children's playground and walking trails in the nature area along the bayou. There will be two new lakes that will likely be catch-and-release plus the natural water area from the Oxbow that is already there.

Drainage / rain water run-off -- The development is being built to current regulations or above them. Houses are designed to be higher than the water level experienced as a result of Hurricane Harvey. Run off will flow away from Grayson Lakes towards the bayou; the subdivision is set to be slightly lower than Grayson Lakes because it is closer to the bayou. They are not going to try to force water to run uphill towards Grayson Lakes. First, it is illegal to force your runoff to another person's property and secondly, it is expensive to make water run uphill.

The new development is designed to create NO ADVERSE IMPACT to the bayou system and/or Grayson Lakes storm system. The developer is not improving the bayou -- that is a matter for Fort Bend County Flood Control. The developer is not filling or putting structures in the floodway. The two new detention / mitigation ponds they are putting in are set at minus (-) natural grade. This means that whatever the natural grade was, these ponds will be dug below that level to give maximum detention and not impede water flow in the floodway.

MUD 130. This area was annexed by our MUD which means they are a part of MUD 130 too. Our existing water / sewer infrastructure was running below 60% capacity so we have plenty of capacity to take on the additional 180 homes. Our MUD tax rate is around \$.64 and has been dropping. The residents of the new subdivision will pay the same rate as us plus about \$.90 to pay for the bonds needed to purchase the infrastructure to build it. GL residents will NOT be paying the additional \$.90. The addition of 180 homes to the tax base should end up lowering our tax rate even more. While adding the users will increase wear and tear on the facilities, the additional money for maintenance should more than off set that.

This is the information that is available at this time. Hines will develop a website with more details in the future. The Grayson Lakes HOA Board will not be answering any inquiries as we have no further information.