



Development Services – Engineering Department  
MUNICIPAL INFRASTRUCTURE ACCEPTANCE

April 21, 2023

Mr. John David Barnes  
Forestar Group, Inc.  
3355 W. Alabama St.  
Houston, TX 77098

**Re: Acceptance of Municipal Infrastructure related to Westland Ranch – Muldoon Pkwy. Phase 2 –  
League City, TX**

Mr. Barnes:

On April 13, 2023, the above noted municipal infrastructure was found to be completed in accordance with the City of League City development codes. We have also received the required documentation needed to formally accept the public infrastructure.

This Letter of Acceptance starts the warranty period. The warranty is to be provided in accordance with the City's Subdivision Ordinance 99-07 and General Design and Construction Standards Manual. A warranty site review will be carried out prior to the end of the warranty period and if no deficiencies are noted, a Letter of Total Completion will be issued.

Sincerely,

A handwritten signature in black ink that reads "Christopher Sims".

Christopher Sims, PE  
Director of Engineering

cc: Jody Hooks - PW Director  
Jeff Allen - Fire Marshall  
Kris Carpenter - Planning Manager  
Mark Gibson – Building Official  
Matthew Brown – Assistant City Engineer  
Kyle Kern – Dannenbaum Engineering

# Memo

**To:** Kimberly Corell - Finance Director  
**From:** Christopher Sims, PE *CS 4/20/23*  
**CC:** Jody Hooks, Kris Carpenter, Angie Steelman, Kristin Clark, David Tickell, Matthew Brown  
**Date:** April 21, 2023  
**Re:** Acceptance of Municipal Infrastructure related to Westland Ranch – Muldoon Pkwy. Phase 2

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On April 10, 2023, the below noted municipal infrastructure related to **Westland Ranch – Muldoon Pkwy. Phase 2**, was found to be completed in accordance with the City of League City development codes and has been accepted.

	<u>#Lot</u>	<u>Street Miles</u>	<u>San. Sew. LF</u>	<u>Water LF</u>	<u>Storm LF</u>	<u>Street Lights</u>
Muldoon Pkwy Ph 2	N/A	0.31	N/A	1,160	1,200	7

	<b>Unit Cost</b>	<b>Cost</b>
<b>Water Main &amp; Appurtenances</b>	\$217.04/Linear Foot	\$251,764.80
<b>Sanitary Sewer Main &amp; Appurtenances</b>	N/A	N/A
<b>Storm Sewer Main &amp; Appurtenances</b>	\$148.65/Linear Foot	\$178,380.16
<b>Public Streets</b>	\$3,014,263.23/Mile	\$934,421.60
	<b>Total Municipal Infrastructure Cost</b>	<b>\$1,364,566.56</b>



**DE Corp.**  
 3100 West Alabama, Houston, TX77098  
 P.O. BOX 22292 Houston, TX 77227  
 (713) 520-9570

### Engineer's Summary of Infrastructure Cost

Name of Project: Westland Ranch - Muldoon Parkway Phase 2  
 Owner of Project: Forestar (USA) Real Estate Group, INC.  
 Owner's Address: 3355 W Alabama, Suite 1240  
Houston, TX 77098

General Description of infrastructure improvements:

WS&D and Paving Facilities to Serve Westland Ranch - Muldoon Parkway Phase 2

Date of Construction Completion: February 23, 2023

**Summary of Costs:**

	<b>Construction Cost:</b>	<b>Engineering Cost:</b>	<b>Total:</b>
Water Main & Appurtenances	<b>\$224,790.00</b>	<b>\$26,974.80</b>	<b>\$251,764.80</b>
Sanitary Main & Appurtenances	\$0.00	\$0.00	\$0.00
Storm Main & Appurtenances	\$159,268.00	\$19,112.16	\$178,380.16
Public Streets	\$834,305.00	\$100,116.60	\$934,421.60
<b>Total Improvements:</b>	<b>\$1,218,363.00</b>	<b>\$146,203.56</b>	<b>\$1,364,566.56</b>

I certify that to the best of my knowledge the above information represents the final costs of infrastructure improvements within the project.

Respectfully,

Kyle J. Kern, P.E.  
 Project Manager

G:\1130\4869-23\08\_City Acceptance\Muldoon Parkway Phase 2\[4\_Summary of Infrastructure Costs.xlsx]Summary of Infrastructure Costs

# Memo

**To:** Kimberly Corell - Finance Director  
**From:** Christopher Sims, PE *CS 4/20/23*  
**CC:** Jody Hooks, Kris Carpenter, Angie Steelman, Kristin Clark, David Tickell, Matthew Brown  
**Date:** April 21, 2023  
**Re:** **Acceptance of Municipal Infrastructure related to Westland Ranch – Section 7**

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On April 10, 2023, the below noted municipal infrastructure related to **Westland Ranch – Section 7**, was found to be completed in accordance with the City of League City development codes and has been accepted.

	<u>#Lot</u>	<u>Street Miles</u>	<u>San. Sew. LF</u>	<u>Water LF</u>	<u>Storm LF</u>	<u>Street Lights</u>
Section 7	130	1.82	4,278	5,718	3,561	24

	<b>Unit Cost</b>	<b>Cost</b>
<b>Water Main &amp; Appurtenances</b>	\$69.45/Linear Foot	\$397,105.41
<b>Sanitary Sewer Main &amp; Appurtenances</b>	\$148.53/Linear Foot	\$635,397.73
<b>Storm Sewer Main &amp; Appurtenances</b>	\$261.21/Linear Foot	\$930,174.00
<b>Public Streets</b>	\$739,070.28/Mile	\$1,345,107.90
<b>Total Municipal Infrastructure Cost</b>		<b>\$3,307,785.04</b>



Development Services – Engineering Department  
MUNICIPAL INFRASTRUCTURE ACCEPTANCE

April 21, 2023

Mr. John David Barnes  
Forestar Group, Inc.  
3355 W. Alabama St.  
Houston, TX 77098

**Re: Acceptance of Municipal Infrastructure related to Westland Ranch Section 7 – League City, TX**

Mr. Barnes:

On April 13, 2023, the above noted municipal infrastructure was found to be completed in accordance with the City of League City development codes. We have also received the required documentation needed to formally accept the public infrastructure.

This Letter of Acceptance starts the warranty period. The warranty is to be provided in accordance with the City's Subdivision Ordinance 99-07 and General Design and Construction Standards Manual. A warranty site review will be carried out prior to the end of the warranty period and if no deficiencies are noted, a Letter of Total Completion will be issued.

Sincerely,

A handwritten signature in black ink that reads "Christopher Sims". The signature is written in a cursive style with a large initial "C" and "S".

Christopher Sims, PE  
Director of Engineering

cc: Jody Hooks - PW Director  
Jeff Allen - Fire Marshall  
Kris Carpenter - Planning Manager  
Mark Gibson – Building Official  
Matthew Brown – Assistant City Engineer  
Kyle Kern – Dannenbaum Engineering



**DE Corp.**  
 3100 West Alabama, Houston, TX77098  
 P.O. BOX 22292 Houston, TX 77227  
 (713) 520-9570

### Engineer's Summary of Infrastructure Cost

Name of Project: Westland Ranch Section 7  
 Owner of Project: Forestar (USA) Real Estate Group, INC.  
 Owner's Address: 3355 W Alabama, Suite 1240  
Houston, TX 77098

General Description of infrastructure improvements:  
Water, Sanitary Sewer, and Drainage Facilities to Serve Westland Ranch Section 7

Date of Construction Completion: April 11, 2023

**Summary of Costs:**

	<b>Construction Cost:</b>	<b>Engineering Cost:</b>	<b>Total:</b>
Water Main & Appurtenances	<b>\$354,558.40</b>	<b>\$42,547.01</b>	<b>\$397,105.41</b>
Sanitary Main & Appurtenances	\$567,319.40	\$68,078.33	\$635,397.73
Storm Main & Appurtenances	\$830,512.50	\$99,661.50	\$930,174.00
Public Streets	\$1,200,989.20	\$144,118.70	\$1,345,107.90
<b>Total Improvements:</b>	<b>\$2,953,379.50</b>	<b>\$354,405.54</b>	<b>\$3,307,785.04</b>

I certify that to the best of my knowledge the above information represents the final costs of infrastructure improvements within the project.

Respectfully,

Kyle J. Kern, P.E.  
 Project Manager

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