



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

30603 FM 1093 WEST/ PO Box 279 ~ FULSHEAR, TEXAS 77441

PHONE: 281-346-1796 ~ FAX: 281-346-2556

WWW.FULSHEARTEXAS.GOV

MEMBER- AMY PEARCE
MEMBER- BRYAN THOMAS

ZONING BOARD OF AJUSTMENT:

MEMBER- BILL ARCHER
MEMBER- GENE MORGAN

MEMBER- CAROL RIGGS

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

ZONING BOARD OF ADJUSTMENT MEETING AGENDA MAY 12, 2020

NOTICE IS HEREBY GIVEN OF A MEETING OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF FULSHEAR TO BE HELD BY VIDEOCONFERENCE ON TUESDAY, MAY 12, 2020 AT 10:00 A.M..FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS.AUDIO, AND TO THE EXTENT FEASIBLE, VIDEO OF THE MEETING WILL BE AVAILABLE TO THE PUBLIC VIA THE FOLLOWING FREE-OF-CHARGE VIDEOCONFERENCE LINK:

(<https://global.gotomeeting.com/join/981189549>)

"Incidental Meeting Notice: A quorum of the City of Fulshear City Council, Planning & Zoning Commission, City of Fulshear Development Corporation (Type A), Fulshear Development Corporation (Type B), Parks & Recreation Commission, Historic Preservation & Museum Commission, Zoning Board of Adjustment, or any or all of these, may be in attendance at the meeting specified in the foregoing notice, which attendance may constitute a meeting of such governmental body or bodies as defined by the Texas Open Meetings Act, Chapter 551, Texas Government Code. Therefore, in addition to the foregoing notice, notice is hereby given of a meeting of each of the above-named governmental bodies, the date, hour, place, and subject of which is the same as specified in the foregoing notice."

1. CALL TO ORDER

2. QUORUM

3. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MINUTES FROM MEETING HELD ON FEBRUARY 5, 2019

4. VARIANCE REQUEST BY BART TINSLEY/ALDER DEVELOPMENT GROUP

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing by videoconference on May 12, 2020 at 10 a.m. to hear the application of Bart Tinsley, of Alder Development Group, requesting a Variance to Appendix A, Section 1-164(3)(c), of the Fulshear Code. The property is located within the Alder's at Cross Creek Ranch, a subdivision of 8.064 acres near the intersection of Cross Creek Bend Lane and Cross Creek Bend Boulevard, and more precisely located at 6523 Cross Creek Bend Lane. The application may be inspected at the Development Services Department during regular business hours. Interested parties may appear at the public hearing and be heard with respect to the application.

C. Applicant Presentation

D. Staff Report

E. Persons wishing to speak for or against the proposed request

F. Staff / Board / Applicant discussion

G. Adjournment of Hearing

5. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY BART TINSLEY/ALDER DEVELOPMENT GROUP

6. Adjournment

Note: In compliance with the American Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the City Secretary's office at 281-346-1796 for further information.

I, Kimberly Kopecky, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Zoning Board of Adjustment of the City of Fulshear, Texas was posted on Friday, May 8, 2020 at 5:00 p.m., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

Kimberly Kopecky

Kimberly Kopecky – City Secretary



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MEMBER- BILL ARCHER
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STAFF:

CITY MANAGER: Jack Harper

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CITY ATTORNEY: J. Grady Randle

ZONING BOARD OF ADJUSTMENT MEETING MINUTES FEBRUARY 5, 2019

1. CALL TO ORDER

This meeting of the Zoning Board of Adjustment was called to order by Chairman Amy Pearce at 10:00 a.m. on Tuesday, February 5, 2019 at City Hall, 30603 FM 1093, Fulshear, Texas 77441.

2. QUORUM

A quorum was present.

Members Present:

*Amy Pearce
Bill Archer
Bryan Thomas
Carol Riggs
Gene Morgan*

City Staff:

*Kimberly Kopecky
Brant Gary
Sharon Valiante
Kerry Sigler*

Zach Goodlander
Byron Brown

Others Present:

Kaye Kahlich

And about 7 others that did not sign in

3. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MINUTES FROM MEETINGS HELD ON OCTOBER 17, 2018 AND OCTOBER 30, 2018

A motion was made by ZBA member Thomas to approve minutes from meetings held on October 17, 2018 and October 30, 2018. It was seconded by ZBA member Riggs. The motion was carried by the following vote:

Ayes: ZBA members Pearce, Archer, Thomas, Riggs, and Morgan

Nays: None

4. VARIANCE REQUEST BY SURESH/ BHARATHI GUTHIKONDA

A. Call Hearing to Order

Chairman Pearce called the hearing to order at 10:01 a.m.

B. The City of Fulshear Zoning Board of Adjustment will hold a hearing on February 5, 2019 at 10 a.m. at Fulshear City Hall, 30603 FM 1093, Fulshear, Texas 77441 to hear the application of Suresh and Bharathi Guthikonda requesting a Variance to Appendix A, Section 1-164 (3) (d) (3), of the Fulshear Code. The property is located within the Cross Creek Ranch Development near the intersection of Cross Creek Ranch Boulevard and Cross Creek Bend Lane. The application may be inspected at City Hall during regular business hours. The public is invited to attend.

C. Applicant Presentation

The applicant spoke and answered questions regarding Ivy Kids.

D. Staff Report

Brant Gary gave the staff report.

E. Persons wishing to speak for or against the proposed request

There was no one wishing to speak for or against the proposed request.

F. Staff / Board / Applicant discussion

ZBA members asked questions that were answered by the applicant.

G. Adjournment of Hearing

A motion was made by ZBA member Archer to adjourn the hearing. It was seconded by ZBA member Riggs. The motion was carried by the following vote:

*Ayes: ZBA members Pearce, Archer, Thomas, Riggs, and Morgan
Nays: None*

Chairman Pearce closed the hearing at 10:19 a.m.

5. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY SURESH/ BHARATHI GUTHIKONDA

A motion was made by ZBA member Thomas to approve the variance request by Suresh/Bharathi Guthikonda with a 1-1 space to staff ratio and a 1-8 space to student ratio (one (1) space per staff member and one (1) space per eight (8) students). It was seconded by ZBA member Archer. The motion was carried by the following vote:

*Ayes: ZBA members Pearce, Archer, Thomas, Riggs, and Morgan
Nays: None*

6. Adjournment

A motion was made by ZBA member Riggs to adjourn the meeting. It was seconded by ZBA member Morgan. The motion was carried by the following vote:

*Ayes: ZBA members Pearce, Archer, Thomas, Riggs, and Morgan
Nays: None*

Chairman Pearce adjourned the meeting at 10:23 a.m.

AGENDA MEMO
BUSINESS OF THE ZONING BOARD OF ADJUSTMENTS
CITY OF FULSHEAR, TEXAS

AGENDA OF:	May 12, 2020		
DATE SUBMITTED:	May 6, 2020	DEPARTMENT:	Planning and Development
PREPARED BY:	Zach Goodlander, Director of Development Services,	PRESENTER:	Zach Goodlander, Director of Development Services
SUBJECT:	CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY BART TINSLEY/ADLER DEVELOPMENT GROUP		
ATTACHMENTS:	<ol style="list-style-type: none">1. Zoning Variance Application2. Supporting documents provided by the applicant3. Survey of the subject property4. Site plan of the subject property5. Public hearing notices (newspaper, signage, mail-outs)		

EXECUTIVE SUMMARY

Bart Tinsley of the Alder Development Group is seeking a variance to Appendix A, Section 1-164(3)(c), of the Fulshear Code, for the purposes of having reduced parking requirements. The current ordinance requires a *minimum of 1.5 parking spaces per one (1) bedroom unit, with at least one (1) of those spaces per unit covered, and two (2) per two or more bedroom unit, with at least one (1) of these spaces per unit covered.* The applicant is proposing to have 172 units and provide 197 parking spaces for a ratio of 1.15 spaces per unit (regardless of unit size). 96 of these spaces will be covered.

This will be a Senior Independent Living Facility, named “Alder’s at Cross Creek Ranch”. Our current parking ordinances do not differentiate between different multi-family product types. According to the applicant many of their occupants will not own any car at all, on-site management staff will consist of only 5 people, and a shuttle service will be provided for residents to go shopping, attend entertainment, and other events (medical visits, etc.). The applicant has a similar project in the Magnolia/The Woodlands area which has a parking ratio of 1.09 spaces per unit. Other examples have been provided in your packet.

RECOMMENDATION

Staff recommends the Zoning Board of Adjustment approve the parking variance request with one or more pedestrian gates being provided. The current parking ordinances unfortunately don’t speak to a product such as this. Furthermore, the upcoming “Coordinated Development Ordinance” or “CDO” will allow or have conditions for allowing “cross parking” between businesses of differing uses. This allows for business owners to make better use of their property and for neighboring businesses to work symbiotically in their use and construction of parking spaces. The applicant in their letter has suggested use of the CCR Welcome Center as overflow parking, but the addition of a gate would allow for safe and easy use of cross-parking between future commercial sites to the south and east. Promoting walkability has also been stated in numerous City plans and reports, and cross-parking helps accomplish that goal.



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.fulsheartx.com

VARIANCE/APPEAL APPLICATION

APPLICATION DATE: _____

ADDRESS OF PREMISES AFFECTED: 6525 CROSS CREEK BEND LN. FULSHEAR TX 77441

LEGAL DESCRIPTION: ALDERS AT CROSS CREEK RANCH A SUBDIVISION OF 8.064 ACRES OR
351,270 SQ FT SITUATED IN THE MORRIS & CUMMINGS SURVEY ABSTRACT
NO. 294 CITY OF FULSHEAR FORT BEND CO. TX 1 BLOCK 1 RESERVE @ LOTS

OWNERS INFORMATION: NAME ALDERS AT CROSS CREEK RANCH PROPERTY LLC

ADDRESS 8235 DOUGLAS AVE #3200 CITY DALLAS STATE TEXAS

ZIP CODE 75225 EMAIL BART@ALDERDEVELOPMENT.COM PHONE NUMBER 469 446 1276

APPLICANTS NAME (if different than owner) BART A. TINSLEY

ADDRESS SAME CITY _____ STATE _____

ZIP CODE _____ EMAIL SAME PHONE NUMBER SAME

EXPLAIN REQUEST: (fully explain the existing conditions that make this request necessary) _____

REQUESTING A PARKING RATIO STANDARD OF 1.15 TO 1
FOR A SENIOR LIVING COMMUNITY.
- SEE ATTACHED LETTER

Status of the Project: Existing Under Construction Proposed

Have there been previous variance requests for this property? NO

Are there similar situations in the area? YES

Addresses: SEE ATTACHED DOCUMENTS

Have you informed your Home Owners Association? YES or Neighbors? _____

Request Proposal and Description: Provide a description of the existing and or proposed physical property improvements relative to this case (ie: materials, structure type and height, dimensions, etc.) Please also supply and identify photos where applicable, to support your case:

SEE ATTACHED DOCUMENTS

(Continued... Request Proposal)

Acknowledgement: I certify that the information herein provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will cause this case to be presented in public hearing before the Planning Commission, unless I withdraw same prior to the City's posting of public notice. Should I initiate withdrawal after public notice is posted, I understand that the Board action shall constitute denial of the case, and the filing fee will be non-refundable. I understand that if I receive approval, I must still obtain approval from all other required departments within the City and that I must obtain required permits within 180 days from the date of the Board approval.

Signed by the Applicant/Owner Agent:  Date: 02 24 2020

BURGESS & NIPLE

10701 Corporate Drive, Suite 118 | Stafford, TX 77477 | 281.980.7705

Alders at Cross Creek Ranch (Senior Independent Living) Parking Comparison

(BN was Civil Engineer on SIL Projects Listed Below)

Proposed Alders at Cross Creek Ranch – Fulshear, Texas 2019

8.064 acres; 172 units; Density = 21.33 units/acre

Provided Parking: 197 spaces (1.15 spaces/unit)

Other Existing SIL Communities in Texas

1. San Gabriel Seniors Village – Georgetown, Texas 2005

7.34 acres; 100 units; Density = 13.6 units/acre

Required Parking: 68 spaces (0.68 spaces/unit)

Provided Parking: 100 spaces (1.00 spaces/unit)

2. Watercrest at Mansfield – Mansfield, Texas 2007

8.6 acres; 211 units; Density = 24.5 units/acre

Required Parking: 207 spaces (0.98 spaces/unit)

Provided Parking: 207 spaces (0.98 spaces/unit)

3. Hometowne on Wayside – Houston, Texas 2009

4.48 acres; 128 units; Density = 28.5 units/acre

Required Parking: 101 spaces (0.79 spaces/unit)

Provided Parking: 127 spaces (0.99 spaces/unit)

4. Hometowne at Garland – Garland, Texas 2011

12.86 acres; 146 units; Density = 11.4 units/acre

Required Parking: 159 spaces (1.09 spaces/unit)

Provided Parking: 178 spaces (1.22 spaces/unit)

5. Watercrest at Sugarland – Sugar Land, Texas 2013

8.68 acres; 192 units; Density = 22.1 units/acre

Required Parking: 154 spaces (0.80 spaces/unit)

Parking Provided: 235 spaces (1.22 spaces/unit)

6. Kingwood Senior Living – Houston, Texas 2013

6.53 acres; 150 units; Density = 23.0 units/acre

Required Parking: 119 spaces (0.79 spaces/unit)

Provided Parking: 157 spaces (1.05 spaces/unit)

7. Watercrest at Pearland – Pearland, Texas 2015

7.66 acres; 221 units; Density = 28.8 units/acre

Required Parking: 204 spaces (0.92 spaces/unit)

Provided Parking: 237 spaces (1.07 spaces/unit)

8. Watercrest at Alliance Town Center – Fort Worth, Texas 2015

8.04 acres; 207 units; Density = 25.7 units/acre

Required Parking: 269 spaces (1.29 spaces/unit)

Provided Parking: 270 spaces (1.30 spaces/unit)

BURGESS & NIPLE

10701 Corporate Drive, Suite 118 | Stafford, TX 77477 | 281.980.7705

9. Alders at Magnolia – Magnolia, Texas 2019

8.03 acres; 184 units; Density = 22.91 units/acre

Required Parking: 184 spaces (1.00 spaces/unit)

Provided Parking: 202 spaces (1.09 spaces/unit)

10. Alders at Twin Creeks – Allen, Texas 2017

8.14 acres; 243 units; Density = 29.85 units/acre

Required Parking (Per PD): 354 spaces (1.46 spaces/unit)

Provided Parking: 354 spaces (1.46 spaces/unit)

Comparison Summary (Based on information of Existing SIL projects identified above)

Ave. Acreage of other SIL Projects = 8.04 acres

Acreage of Alders at Cross Creek = 8.06 acres

Ave. Number of Units on other SIL Projects = 178 units

Number of Units for Alders at Cross Creek = 172 units

Ave. Density on other SIL Projects = 23.30 units/acre

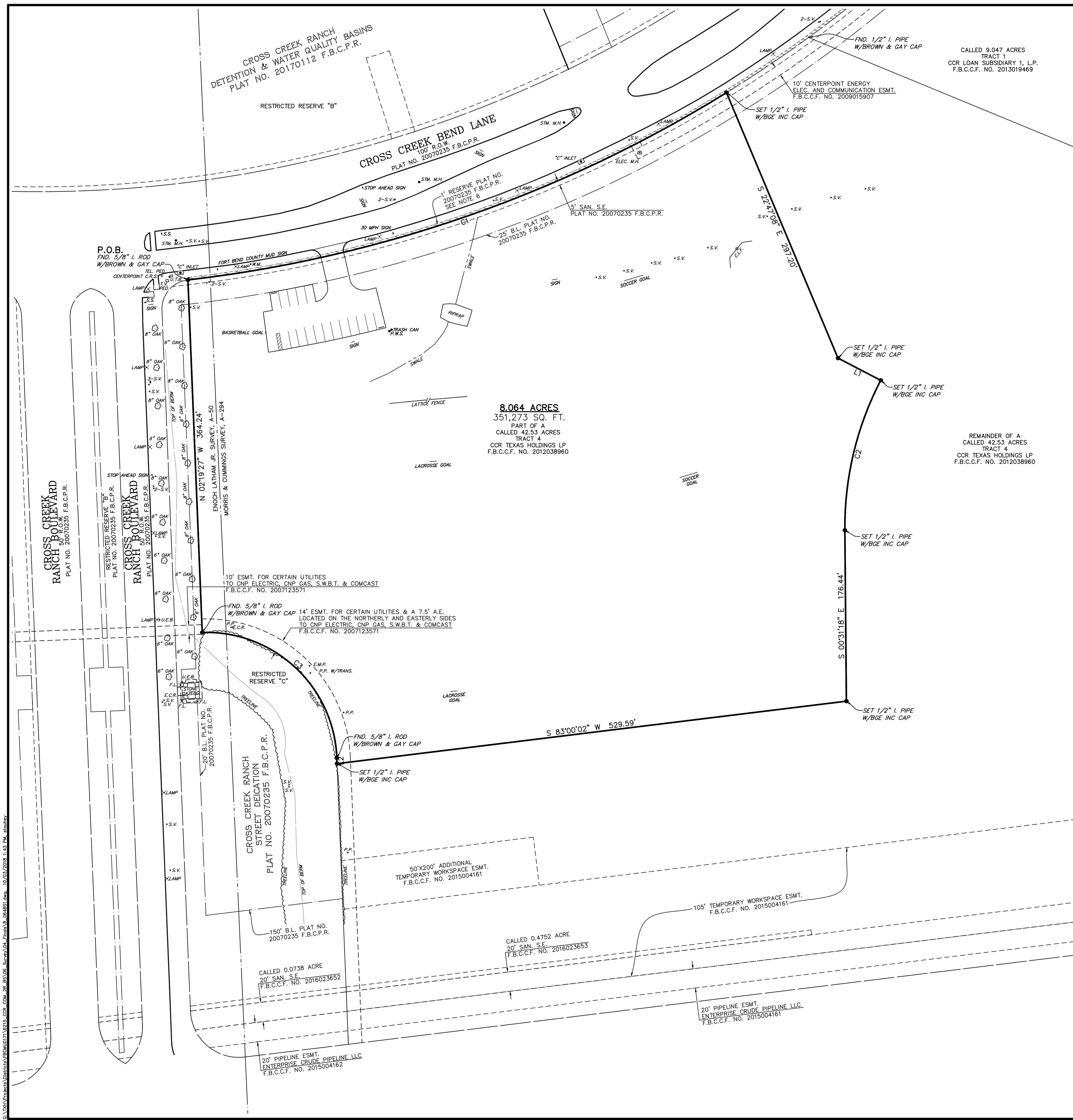
Density of Alders at Cross Creek = 23.05 units/acre

Ave. Required Parking on other SIL Projects = 0.99 spaces/unit

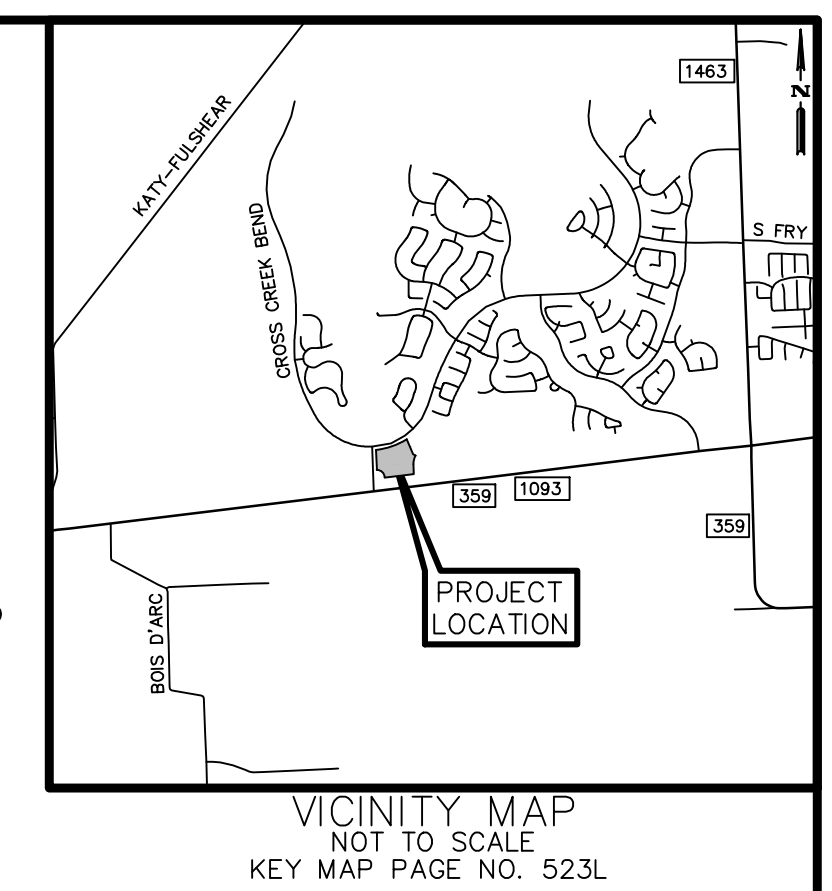
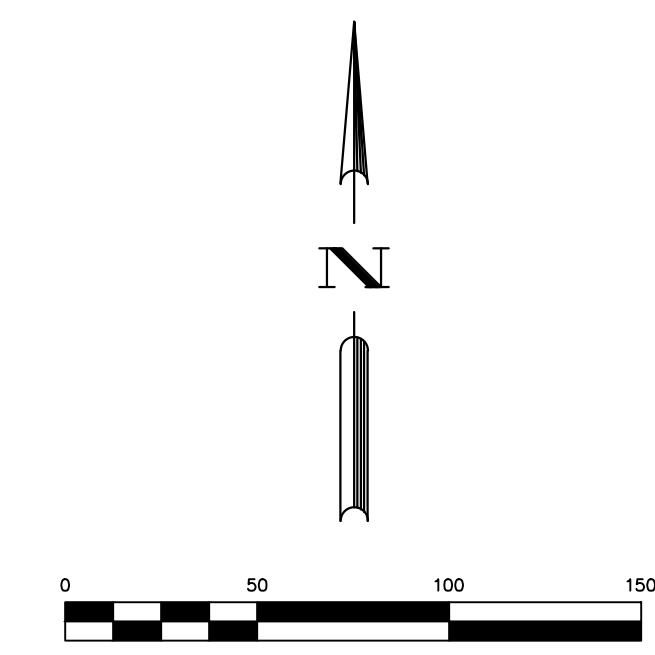
Ave. Provided Parking on other SIL Projects = 1.14 spaces/unit

Provided Parking on Alders at Cross Creek = 1.15 spaces/unit

Conclusion: Alders at Cross Creek parking ratio of 1.15 spaces/unit is slightly above the average parking ratio of 0.99/1.14 spaces/unit on other SIL projects that we have been involved in throughout Texas.



- LEGEND**
- A.E. AERIAL EASEMENT
 - B.L. BUILDING LINE
 - C.L.F. CHAIN LINK FENCE
 - C.R.S. CATHODIC READING STATION
 - E.C.R. ELECTRIC CONDUIT RISER
 - E.M.P. ELECTRIC METER POLE
 - ELEC. ELECTRIC
 - ESMT. EASEMENT
 - F.B.C.C.F. FORT BEND COUNTY CLERK'S FILE
 - F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
 - F.L. FLOOD LAMP
 - FND. FOUND
 - I. IRON
 - M.H. MANHOLE
 - NO. NUMBER
 - PED. PEDESTAL
 - P.O.B. POINT OF BEGINNING
 - P.P. POWER POLE
 - P.W.S. PET WASTE STATION
 - R.O.W. RIGHT-OF-WAY
 - SAN. SANITARY
 - S.E. SEWER EASEMENT
 - S.S. STOP SIGN
 - STM. STORM
 - S.V. SPRINKLER VALVE
 - S.W.B.T. SOUTHWESTERN BELL TELEPHONE
 - TEL. TELEPHONE
 - TRANS. TRANSFORMER
 - T.V. TELEVISION
 - U.E.B. UNDERGROUND ELECTRIC BOX
 - U.T.B. UNDERGROUND TELEPHONE BOX
 - W.M. WATER METER



8.064 ACRES
351,273 SQ. FT.
PART OF A
CALLED 42.53 ACRES
TRACT 4
CCR TEXAS HOLDINGS LP
F.B.C.C.F. NO. 2012038960

REMAINDER OF A
TRACT 4
CCR TEXAS HOLDINGS LP
F.B.C.C.F. NO. 2012038960

- NOTES:**
- BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE 4204.
 - THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). SHADED ZONES DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48157C010SL, REVISED APRIL 2, 2014.
 - THE SQUARE FOOTAGE VALUE SHOWN HEREON IS A MATHEMATICAL VALUE CALCULATED FROM THE BOUNDARY DATA SHOWN HEREON. THIS VALUE IN NO WAY REPRESENTS THE PRECISION OF CLOSURE OF THIS SURVEY OR THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED.
 - THIS SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY AND COUNTERSIGNED BY STEWART TITLE COMPANY UNDER FILE NUMBER 280331, DATED EFFECTIVE SEPTEMBER 21, 2018 AND ISSUED ON OCTOBER 1, 2018.
 - PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AS SET FORTH UNDER CLERK'S FILE NO. 2005003096 OF THE COUNTY CLERK OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS; AND THOSE RECORDED UNDER CLERK'S FILE NOS. 2008039552, 2008054441, 2008054612, 2010127400, 201070465, 2011090436 AND 2012016789, 2012052910, 2013012580, AND THOSE RECORDED IN/UNDER CLERK'S FILE NO. 2013123613, 2013145102, 2013150766 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
 - PROPERTY IS SUBJECT TO A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT ADJACENT TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES (AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS).
 - AS TO ITEM 10(B) OF SCHEDULE "B" FROM TITLE COMMITMENT LISTED IN NOTE 4, REFERRING TO A PERMANENT EASEMENT AGREEMENT DATED DECEMBER 19, 2014 BETWEEN CCR TEXAS HOLDINGS LP, A DELAWARE LIMITED PARTNERSHIP AND ENTERPRISE CRUDE PIPELINE LLC, A TEXAS LIMITED LIABILITY COMPANY, AS SET FORTH AND DESCRIBED IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2015004161 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, SOME EASEMENTS ARE SHOWN BUT ARE NOT ON THE SURVEYED PROPERTY.
 - AS TO ITEM 10(Z) OF SCHEDULE "B" FROM TITLE COMMITMENT LISTED IN NOTE 4, REFERRING TO THE TERMS, CONDITIONS AND STIPULATIONS AS SET FORTH AND REFLECTED IN ASSIGNMENT OF UTILITY RIGHTS DATED FEBRUARY 15, 2006, RECORDED UNDER CLERK'S FILE NO. 2006020918 OF THE COUNTY CLERK OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, IS NOT ON THE SURVEYED PROPERTY.
 - AS TO ITEM 10(AA) OF SCHEDULE "B" FROM TITLE COMMITMENT LISTED IN NOTE 4, REFERRING TO THE TERMS, CONDITIONS AND STIPULATIONS AS SET FORTH AND REFLECTED IN ASSIGNMENT OF UTILITY RIGHTS DATED FEBRUARY 15, 2006, RECORDED UNDER CLERK'S FILE NO. 2006020918 OF THE COUNTY CLERK OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, IS NOT ON THE SURVEYED PROPERTY.
 - THE METES AND BOUNDS DESCRIPTION SHOWN HEREON IS BEING ISSUED UNDER SEPARATE COVER OF EVEN DATE.

DESCRIPTION OF A 8.064 ACRE TRACT OF LAND SITUATED IN THE ENOCH LATHAM JR. SURVEY, ABSTRACT NO. 50 AND IN THE MORRIS AND CUMMINGS SURVEY, ABSTRACT NO. 294 FORT BEND COUNTY, TEXAS

BEING A 8.064 acre (351,273 square foot) tract of land situated in the Enoch Latham Jr. Survey, Abstract No. 50 and in the Morris and Cummings Survey, Abstract No. 294, City of Fulshear of Fort Bend County, Texas, being a portion of the remainder of a called 42.53 acre tract of land described as Tract 4 in an instrument to CCR Texas Holdings LP recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2012038960, said 8.064 acre tract of land described by metes and bounds as follows:

BEGINNING AT A 5/8-inch iron rod with cap stamped "Brown & Gay" found on the south right-of-way line of Cross Creek Bend Lane (100 foot width) recorded under Plat Number 20070235 of the Fort Bend County Plat Records (F.B.C.P.R.), being the northeast corner of Restricted Reserve "C" of CROSS CREEK RANCH STREET DEDICATION a subdivision per plat recorded under Plat Number 20070235 F.B.C.P.R., same being the northwest corner of said 42.53 acre tract and the herein described tract and being the beginning of a non-tangent curve to the left from which its center bears N 0°55'36" W, 1,350.00 feet;

THENCE, IN an Easterly direction, along the south right-of-way line of said Cross Creek Bend Lane and along said curve to the left, a distance of 593.18 feet, having a radius of 1,350.00 feet, a central angle of 25°10'31" and a chord which bears N 70°49'08" E, 588.42 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the northeast corner of the herein described tract;

THENCE, over and across said 42.53 acre tract, the following courses and distances:

S 22°47'08" E, a distance of 297.20 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 62°29'45" E, a distance of 49.66 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most easterly corner of the herein described tract and being the beginning of a non-tangent curve to the left, from which its center bears S 62°36'29" E, 330.00 feet;

In a Southerly direction, along said curve to the left, a distance of 160.77 feet, having a radius of 330.00 feet, a central angle of 27°54'49" and a chord which bears S 13°26'07" W, 159.19 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

S 00°31'18" E, a distance of 176.44 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the southeast corner of the herein described tract;

S 83°00'02" W, a distance of 529.59 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set on an easterly line of said Restricted Reserve "C" and being the most southerly southwest corner of the herein described tract;

THENCE, along the easterly lines or Unrestricted Reserve "C", the following courses and distances:

N 02°19'27" W, a distance of 6.00 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Northwesterly direction, along said curve to the left, a distance of 210.56 feet, having a radius of 135.00 feet, a central angle of 89°21'48" and a chord which bears N 47°00'21" W, 189.86 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for an interior corner of said Restricted Reserve "C" and being the most westerly southwest corner of the herein described tract;

N 02°19'27" W, a distance of 364.24 feet to the POINT OF BEGINNING and containing 8.064 acres (351,273 square feet) of land.

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 62°29'45" E	49.66'
L2	N 02°19'27" W	6.00'

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	593.18'	1,350.00'	25°10'31"	N 70°49'08" E	588.42'
C2	160.77'	330.00'	27°54'49"	S 13°26'07" W	159.19'
C3	210.56'	135.00'	89°21'48"	N 47°00'21" W	189.86'

BGE BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPLS Licensed Surveying Firm No. 10106500

LAND TITLE SURVEY OF
A 8.064 ACRES OF LAND IN THE
ENOCH LATHAM JR. SURVEY, A-50 AND
THE MORRIS & CUMMINGS SURVEY, A-294
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

Party Chief: D.J. ISSUE DATE: OCTOBER 3, 2018
Technician: S.T. SCALE: 1"=50'
R.P.L.S.: A.C.B. JOB NUMBER: 6215-00
Field Book Name: N/A
Base File: X:\CCR_Texas_Holdings\Drawings\Survey\01_Cover\CROSS_CREEK_RANCH_BASE31.dwg

ALAN C. BENTLEY RPLS NO. 2055
BGE, INC.
10777 WESTHEIMER, SUITE 400
HOUSTON, TEXAS 77042
TELEPHONE: (281) 558-8700

I, Alan C. Bentley, a Registered Professional Land Surveyor of the State of Texas, do hereby certify to CCR Texas Holdings LP, a Delaware limited partnership; Alder Development Group, LLC; and Stewart Title Guaranty Company, that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.
Dated this the 26th day of September, 2018.

STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR
ALAN C. BENTLEY
2055
2018

SHEET 1
OF 1

BUILDING CORNERS				BUILDING CORNERS			
#	NORTHING	EASTING	#	NORTHING	EASTING	#	NORTHING
1	13814798.99'	2962435.04'	21	13814802.21'	2962680.42'	1	13814798.99'
2	13815055.26'	2962357.35'	22	13814822.30'	2962674.32'	2	13815055.26'
3	13815184.46'	2962783.52'	23	13814848.50'	2962760.73'	3	13815184.46'
4	13814778.15'	2962906.70'	24	13814828.40'	2962766.82'	4	13814778.15'
5	13814721.88'	2962721.06'	25	13814928.02'	2962909.44'	5	13814721.88'
6	13814794.53'	2962699.04'	26	13815014.43'	2962883.25'	6	13814794.53'
7	13814827.88'	2962809.02'	27	13815020.53'	2962903.35'	7	13814827.88'
8	13815052.34'	2962741.24'	28	13814934.11'	2962929.54'	8	13815052.34'
9	13814968.90'	2962465.99'	29	13815028.95'	2962878.72'	9	13814968.90'
10	13814894.55'	2962488.53'	30	13815035.04'	2962898.82'	10	13814894.55'
11	13814927.93'	2962598.64'	31	13815121.58'	2962850.64'	11	13814927.93'
12	13814855.41'	2962620.63'	32	13815127.67'	2962870.73'	12	13814855.41'
13	13814797.26'	2962364.51'	33	13814729.29'	2962620.43'	13	13814797.26'
14	13814803.42'	2962384.85'	34	13814777.86'	2962605.70'	14	13814803.42'
15	13814896.29'	2962356.71'	35	13814784.22'	2962626.68'	15	13814896.29'
16	13814890.13'	2962336.38'	36	13814735.65'	2962641.40'	16	13814890.13'
17	13814735.76'	2962461.23'				17	13814735.76'
18	13814755.86'	2962455.14'				18	13814755.86'
19	13814782.05'	2962541.55'				19	13814782.05'
20	13814761.96'	2962547.64'				20	13814761.96'

CENTERLINE CURVE TABLE			
#	RADIUS	LENGTH	CHORD DIRECTION
C1	42.00'	5.98'	N76° 50' 58.27"E
C2	38.00'	5.17'	N77° 01' 56.83"E
C3	38.00'	5.14'	N69° 15' 22.96"E
C4	42.00'	5.76'	N69° 18' 31.60"E
C5	38.00'	59.69'	S61° 51' 51.66"E
C6	38.00'	59.69'	S28° 08' 08.34"W
C7	38.00'	6.54'	S78° 04' 04.15"W
C8	38.00'	53.15'	N56° 55' 55.86"W
C9	38.00'	59.62'	N61° 55' 13.75"W
C10	38.01'	11.78'	N08° 05' 57.61"W
C11	38.00'	11.92'	N07° 59' 30.24"W
C12	38.00'	59.76'	N28° 04' 46.25"E
C13	38.00'	6.55'	S21° 48' 23.49"E

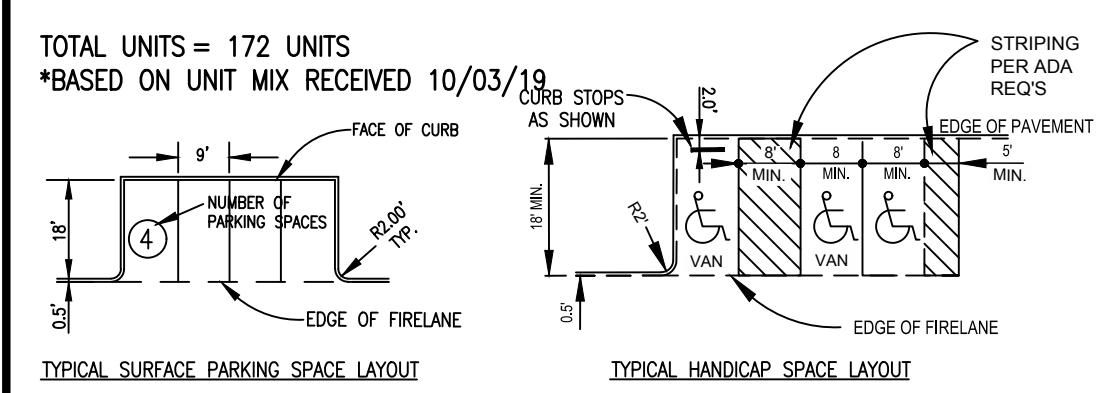
SITE DATA
 TOTAL SITE AREA: ± 8.064 AC.
 DENSITY: 172 UNITS/8.064 AC. = 21.33 UNITS/AC.

TOTAL PARKING PROVIDED:
 126 - SURFACE SPACES (INCLUDES 39 COVERED SPACES)
 (OF WHICH 10 SPACES ARE HC ACCESSIBLE - 2 COVERED)
 17 - ATTACHED GARAGES
 (OF WHICH 2 SPACES ARE HC ACCESSIBLE)
 4 - DETACHED GARAGES
 (OF WHICH 3 SPACES ARE HC ACCESSIBLE)
 14 - TANDEN SPACES
 197 - TOTAL SPACES
 1.15 SPACE/UNIT (197 SPACES / 172 UNITS)

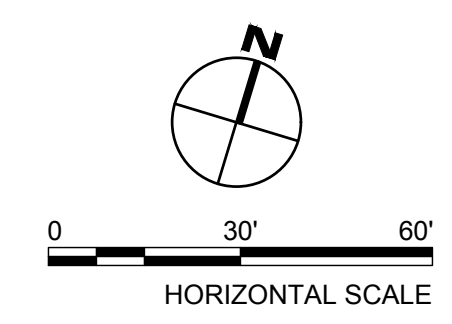
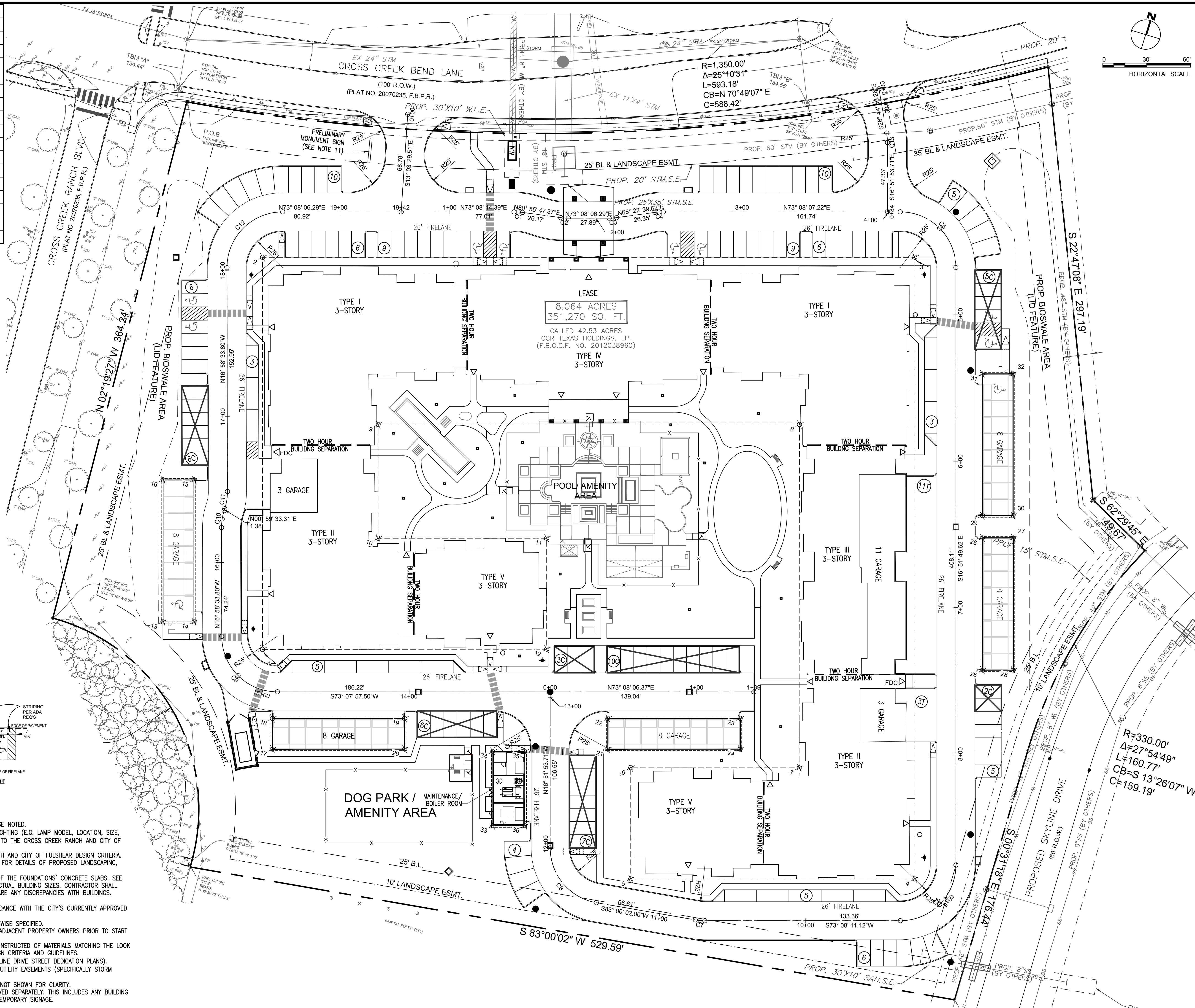
UNIT MIX:
 A2 = 54 UNITS
 A3 = 24 UNITS
 A5 = 2 UNITS
 B1 = 24 UNITS
 B3 = 42 UNITS
 B5 = 24 UNITS
 B7 = 2 UNITS

BUILDING TYPES:
 TYPE I = 1 (26 UNITS)
 TYPE II = 2 (33 UNITS)
 TYPE III = 1 (18 UNITS)
 TYPE IV = 1 (12 UNITS)
 TYPE V = 2 (12 UNITS)
 TYPE VI = 1 (26 UNITS)
 CLUBHOUSE = 1

TOTAL UNITS = 172 UNITS
 *BASED ON UNIT MIX RECEIVED 10/03/19



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 - ALL LANDSCAPING SHALL CONFORM TO THE CROSS CREEK RANCH AND CITY OF FULSHEAR DESIGN CRITERIA. REFER TO THE LANDSCAPE PLAN BY DENKENDORF ASSOCIATES FOR DETAILS OF PROPOSED LANDSCAPING, SIGNAGE, AND AMENITIES FOR THIS PROJECT.
 - THE BUILDING FOOTPRINTS SHOWN HEREON ARE THE EXTENTS OF THE FOUNDATIONS' CONCRETE SLABS. SEE ARCHITECTURAL PLANS PREPARED BY ARCHITECTURA INC. FOR ACTUAL BUILDING SIZES. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER AND PROJECT ARCHITECT IF THERE ARE ANY DISCREPANCIES WITH BUILDINGS.
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BURGESS & NIPLE
 10701 CORPORATE DR., SUITE 118
 STAFFORD, TEXAS 77477
 PHONE: (281) 980-7705
 TBE FIRM REGISTRATION NO. F-10884

BENCHMARK
 BENCHMARK IS A STANLEY STEEL 050 WITH A BENCHMARK DISK STAMPED "E1280 1937 ABOUT 4.6 MILES EAST ALONG FM 1083 FROM THE SOUTHERN PACIFIC RAILROAD. JUNCTION OF FM 1483 & FM 159, 0.1 MILE NORTH OF A POWER POLE. 2005 AT THE CORNER OF THE INTERSECTION OF THE ROAD LEADING NORTH 2.5 FT WEST-NORTHWEST OF POWER POLE. ELEV. = 127.37' (NAVD 1988).
 BENCHMARK: TEMPORARY BENCHMARK "C" BEING A CONCRETE CONCRETE ANELET, LOCATED APPROXIMATELY 4.50 FEET FROM BENCHMARK. ELEV. = 115.55' (NAVD 1988).

SITE AND DIMENSION CONTROL PLAN
 ALDERS AT CROSS CREEK RANCH
 CITY OF FULSHEAR
 FORT BEND COUNTY, TEXAS

NO.	REV/ISSUES	DATE	BY	CHK.

This document is released for the purpose of preliminary review under the authority of
 THOMAS A. LUNZMAN, P.E.
 122259
 October 7, 2019
 It is not to be used for construction/bidding purposes

JOB NUMBER:	PR57581
DESIGNED BY:	KTM
DRAWN BY:	KTM/IRG
APPROVED BY:	TAL
CHECKED BY:	JTR
DATE:	10/7/2019
SCALE:	1" = 30'
SHEET NUMBER:	OF
C.05	20

Mailouts notifying neighbors within 200' of the variance request were sent to the following addresses:

Fort Bend County MUD #169
c/o Allen Boone Humphries
3200 Southwest FWY Suite #2600
Houston, Texas 77027

CCR Texas Holdings LP
c/o The Johnson Development Corp.
50058 Riverway Dr. Suite #500
Houston, Texas 77056

Marcel Town Center Cross Creek LLC
PO Box 9556
The Woodlands, Texas 77387

Cesu Investment LLC
4210 Pensacola Oaks Ln.
Sugar Land, Texas 77479

Cross Creek Ranch Community Association
c/o CIA Services
PO Box 63178
Pipe Creek, Texas 78063

• The City of Fulshear Zoning Board of Adjustment will hold two public hearings on May 12, 2020; the first will be at 10 a.m. (<https://global.gotomeeting.com/join/981189549>). The second public hearing will take place at 11 a.m. at Fulshear City Hall, 30603 FM 1093, Fulshear, Texas 77441 to hear the application of Bart Tinsley, of Alder Development Group, requesting a Variance to Appendix A, Section 1-164(3)(c), of the Fulshear Code. The property is located within the Alder's at Cross Creek Ranch, a subdivision of 8.064 acres near the intersection of Cross Creek Bend Lane and Cross Creek Bend Boulevard, and more precisely located at 6523 Cross Creek Bend Lane. The application may be inspected at the Development Services Department during regular business hours. Interested parties may appear at the public hearing and be heard with respect to the application. For more information regarding this request contact Zach Goodlander, City of Fulshear, 281-346-8852. Potential cancellation disclaimer: At the time of this notice, certain provisions of the Texas Open Meetings Act have been suspended by the Texas Governor in response to COVID-19, which provisions may become effective again prior to one or more of the foregoing public hearings being held. Therefore, one or more of such public hearings may be cancelled. Please refer to the City's website, <http://www.fulsheartexas.gov/>, for the most current information regarding the status of these hearings.

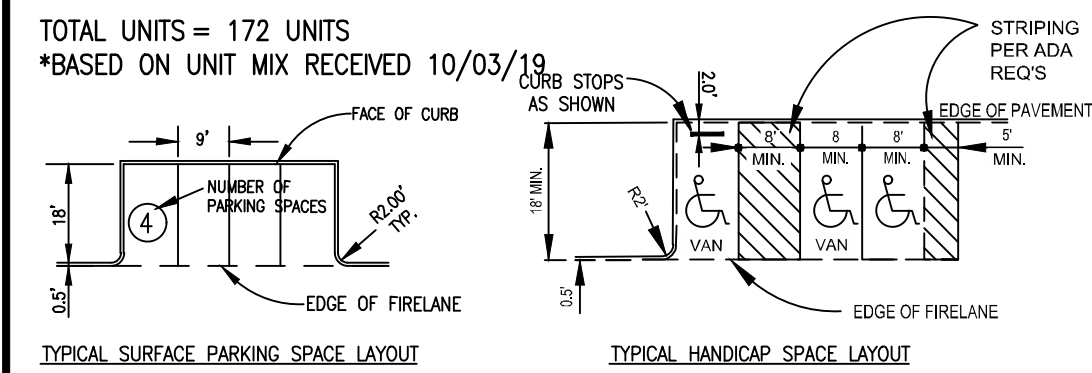
PLOTTED: 3/10/2020 7:36:32 AM

BUILDING CORNERS		BUILDING CORNERS			
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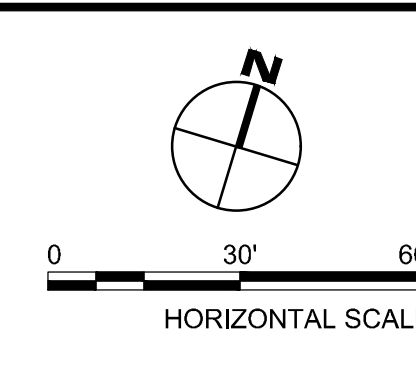
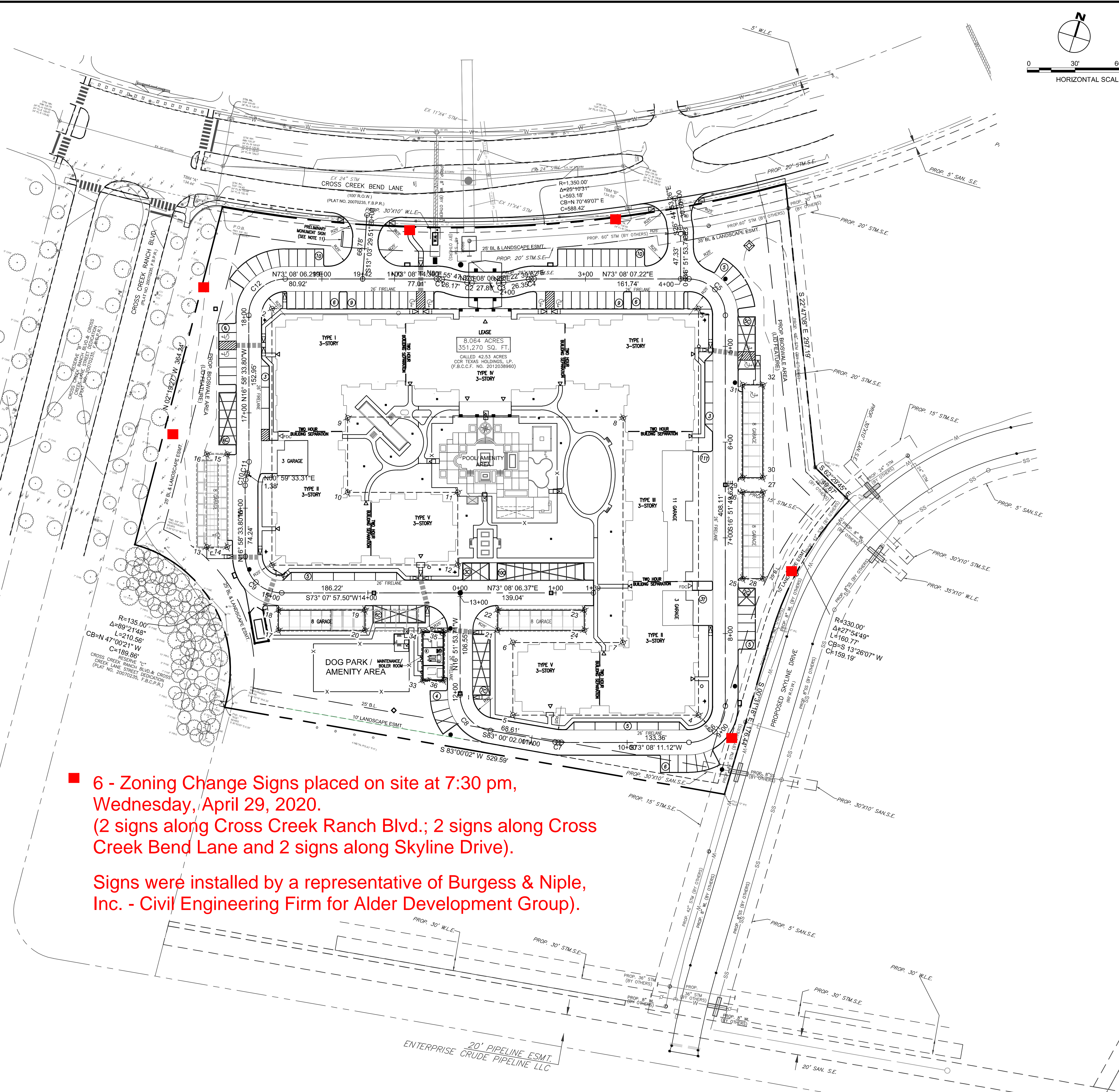
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 1.15 SPACE/UNIT (197 SPACES / 172 UNITS)

UNIT MIX:	BUILDING TYPES:
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■ 6 - Zoning Change Signs placed on site at 7:30 pm, Wednesday, April 29, 2020. (2 signs along Cross Creek Ranch Blvd.; 2 signs along Cross Creek Bend Lane and 2 signs along Skyline Drive).

Signs were installed by a representative of Burgess & Niple, Inc. - Civil Engineering Firm for Alder Development Group).

BURGESS & NIPLE
 10701 CORPORATE DR., SUITE 118
 STAFFORD, TEXAS 77477
 PHONE: (281) 960-7705
 TPE FIRM REGISTRATION NO. F-10884

BENCHMARK
 BENCHMARK IS A STAKE 558 FEET, 0.00 WITH A BENCHMARK DISK STAMPED 'E1280 1978' ABOUT 1/8 MILE EAST ALONG F.M. 1089 FROM THE SOUTHERN PACIFIC RAILROAD JUNCTION OF F.M. 1483 & F.M. 350, 0.1 MILE NORTH OF A POWER POLE. BENCHMARK IS THE CORNER OF THE PLATTED ROAD AND DATE LEADING NORTH 2.5 FT WEST-NORTHWEST OF POWER ELEV. = 127.37 (MAY 1989).
 SITE B.M.: TEMPORARY BENCHMARK OF BENCH A CUT ONLY ON CONCRETE INLET, LOCATED APPROXIMATELY 4.50 FEET FROM BENCH A. ELEV. = 125.55 (MAY 1989).

SITE AND DIMENSION CONTROL PLAN
 ALDERS AT CROSS CREEK RANCH
 CITY OF FULSHEAR
 FORT BEND COUNTY, TEXAS

NO.	REV/ISS	DATE	BY	CHK.

This document is released for the purpose of preliminary review under the authority of
 THOMAS A. LUNZMAN, P.E.
 122259
 March 10, 2020
 It is not to be used for construction/bidding purposes

JOB NUMBER:	PR57581
DESIGNED BY:	KTM
DRAWN BY:	KTM/RG
APPROVED BY:	TAL
CHECKED BY:	JTR
DATE:	3/10/2020
SCALE:	1" = 30'
SHEET NUMBER:	OF
C.05	20

P:\PR57581\Cadd\Modis\Civil\DC0001.dwg 10/11/2019 2:35:12 PM Lunzman, Thomas