CITY OF Incorporated 1977
FULSHEAR
281-346-1796 (ph) 281-346-2556 (fax)
30603 FM 1093
P.O. Box 279
Fulshear, Texas 77441

PLANNING AND ZONING COMMISSION MINUTES
AUGUST 5, 2016

1. Call to Order
A Regular Meeting of the Fulshear Planning and Zoning Commission was called to order by Planning and Zoning Chairman Amy Pearce at 8:30 a.m. on Friday, August 5, 2016 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas.

2. Quorum
A quorum was present.

Members Present:
Amy Pearce-Chairman
Austin Weant-Co-Chair
Dar Hakimzakeh
Bijay Aryal
Dawn McRea

Members Absent:
Jason Cherubini
Harold Collins

City Staff:
D. (Diana) Gordon Offord, City Secretary
Kimberly Kopecky, Deputy City Secretary
Michael Ross, Assistant City Manager
David Leyendecker, City Engineer
Apryl Jensen
Angela Fritz

Others Present:
Trey Devillier
Jander Ortiz
Tim Kunz
Steve Hoyt

FULSHEAR PLANNING AND ZONING MINUTES
AUGUST 5, 2016

Rod Sias
Ron Lindsey
John Rose
Julie Ward
And 12 others who did not sign in

3. Public Comment

Citizens who desire to address the Planning And Zoning Commission with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by planning and zoning members will only be made at the time the subject is scheduled for Consideration.

There were no Citizen Comments.

4. Public Hearing- SPECIAL USE PERMIT (33014 Front Street/ 8 Brothers BBQ)
Chairman Pearce announced item #4 has been withdrawn from the agenda. No action was taken.

5. Consideration and possible action to approve minutes from July 11, 2016 meeting.
A motion was made by Planning and Zoning member Weant. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:

Ayes: Planning and Zoning member Aryal, Hakimzakeh, McRea, Pearce, and Weant
Nays: None
Absent: Jason Cherubini
Harold Collins

Motion Passes

6. Consideration and possible action on Pleasant Grove/Final Plat
David Leyendecker recommended the Planning Commission turn down approval of this plat until they get the lien correct. A motion was made by Planning and Zoning member Hakimzakeh to deny Pleasant Grove/Final Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

Ayes: Planning and Zoning member Aryal, Hakimzakeh, McRea, Pearce, and Weant
Nays: None
Absent: Jason Cherubini
Harold Collins

Motion Passes (Plat Denied)

7. <u>Consideration and possible action on Bonterra at Cross Creek Ranch Section 5/Preliminary Plat</u>

David Leyendecker stated both item 7 and 8 Bonterra's have made corrections and he recommends approval. A motion was made by Planning and Zoning member Hakimzakeh to approve Bonterra at Cross Creek Ranch Section 5/Preliminary Plat. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following:

Ayes: Planning and Zoning member Aryal, Hakimzakeh, McRea, Pearce, and Weant
Nays: None
Absent: Jason Cherubini
Harold Collins

Motion Passes

8. <u>Consideration and possible action on Bonterra at Cross Creek Ranch Section 6/Preliminary Plat</u>

A motion was made by Planning and Zoning member Hakimzakeh to approve Bonterra at Cross Creek Ranch Section 6/Preliminary Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following:

Ayes: Planning and Zoning member Aryal, Hakimzakeh, McRea, Pearce, and Weant
Nays: None
Absent: Jason Cherubini
Harold Collins

Motion Passes

9. <u>Consideration and possible action on Tamarron Crossing Section 4- Street Dedication/Preliminary Plat</u>

David Leyendecker states these have also been corrected. This is in the ETJ and must be approved by FBC and have double approval. A motion was made by Planning and Zoning member Weant to approve Tamarron Crossing Section 4-Street Dedication/Preliminary Plat with an added note that an additional 50 ft right of way would be dedicated by Firethorne to eventually make a 100 ft right of way. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:

Ayes: Planning and Zoning member Aryal, Hakimzakeh, McRea, Pearce, and Weant
Nays: None
Absent: Jason Cherubini
Harold Collins

Motion Passes

10. Consideration and possible action on Tamarron Trace- Street Dedication Section 1/Preliminary Plat

A motion was made by Planning and Zoning member Hakimzakeh to approve Tamarron Trace-Street Dedication/Preliminary Plat. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:

Ayes: Planning and Zoning member Aryal, Hakimzakeh, McRea, Pearce, and Weant
Nays: None
Absent: Jason Cherubini
Harold Collins

Motion Passes

11. Consideration and possible action on Tamarron Section 27/Preliminary Plat

A motion was made by Planning and Zoning member Hakimzakeh to approve Tamarron Section 27/Preliminary Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

Ayes: Planning and Zoning member Aryal, Hakimzakeh, McRea, Pearce, and Weant
Nays: None
Absent: Jason Cherubini
Harold Collins

Motion Passes

***12.* Consideration and possible action on Tamarron Crossing Section 3- Street Dedication/Final Plat**

Chairperson Pearce has the same comment as the previous plat with the 50 ft. vs. the 100 ft. right of way. David Leyendecker states they have made all changes and we can ask them to put that note on the Final before it goes to City Council. A motion was made by Planning and Zoning member Hakimzakeh to approve Tamarron Crossing Section 3- Street Dedication/Final Plat with an added note and changes in signature block. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:

Ayes: Planning and Zoning member Aryal, Hakimzakeh, McRea, Pearce, and Weant
Nays: None
Absent: Jason Cherubini
Harold Collins

Motion Passes

***13.* Consideration and possible action on Tamarron Section 26/Final Plat**

David Leyendecker states this is different because there is a 2 and a half foot sliver in both school districts and in both surveys and abstact. He recommends approval. A motion was made

by Planning and Zoning member Hakimzakeh to approve Tamarron Section 26/Final Plat with changes made to the signature block. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:

Ayes: Planning and Zoning member Aryal, Hakimzakeh, McRea, Pearce, and Weant
Nays: None
Absent: Jason Cherubini
Harold Collins

Motion Passes

14. **Consideration and possible action on Tamarron Section 38/Final Plat**
A motion was made by Planning and Zoning member Weant to approve Tamarron Section 38/Final Plat with changes to the signature block. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:

Ayes: Planning and Zoning member Aryal, Hakimzakeh, McRea, Pearce, and Weant
Nays: None
Absent: Jason Cherubini
Harold Collins

Motion Passes

15. **Consideration and possible action on a Special Use Permit for 8 Brothers BBQ**
Chairman Pearce states Item 15 has been removed as previously discussed.

*****SHORT RECESS FOR SETUP***

16. **Consideration and possible action to approve Master Signage Plan for The Market at Cross Creek Ranch**
A presentation was started by Jeff Read with Read-King, a developer for HEB at Cross Creek Ranch. John Rose, an engineer for HEB speaks about changing lanes and how important signs are to safety. Mr. Read states this is a 60 acre development. Read-King, Johnson Development, and HEB wants to partner with the City and create something that makes sense for this project. We have 4600 ft of linear frontage along FM 1463 which would allow 46 signs. We are requesting 17 signs. For full presentation, please request a copy of audio.
A motion was made to postpone and set up a Special Meeting to discuss this item on Wednesday, August 10, 2016 at 3:30 p.m. by Planning and Zoning member Hakimzakeh. It was seconded by Planning and Zoning member McRea. The motion was carried by the following vote:

Ayes: Planning and Zoning member Aryal, Hakimzakeh, McRea, Pearce, and Weant
Nays: None
Absent: Jason Cherubini

Harold Collins

Motion Passes to Postpone

17. Consideration and possible action to approve request from Lamar Consolidated Independent School District regarding location at 1 Huggins Drive for an Alternative Standard of Compliance of the Architectural Design Standard

A presentation was made by Tim Kunz with VLK Architects with his colleague Jander Ortiz, and Steve Hoyt. The canopy is a free-standing aluminum canopy in matching colors to the existing canopy. The request is for approval of a 190 foot canopy. For full presentation, please request a copy of the audio.

A motion was made by Planning and Zoning member Weant to approve LCISD request for an Alternative Standard of Compliance of the Architectural Design Standard. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Aryal, Hakimzakeh, McRea, Pearce, and Weant
Nays: None
Absent: Jason Cherubini
Harold Collins

Motion Passes

18. Adjournment

A motion was made by Planning and Zoning member Hakimzakeh to adjourn. It was seconded by Planning and Zoning member Aryal.

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PLANNING AND ZONING COMMISSION MINUTES
AUGUST 10, 2016

1. Call to Order

A Special Workshop/Meeting of the Fulshear Planning and Zoning Commission was called to order by Planning and Zoning Chairman Amy Pearce at 3:34 p.m. on Wednesday, August 10, 2016 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas.

2. Quorum

A quorum was present.

Members Present:
Amy Pearce-Chairman
Austin Weant-Co-Chair
Dar Hakimzakeh
Bijay Aryal
Dawn McRea
Jason Cherubini

Members Absent:
Harold Collins

City Staff:
D. (Diana) Gordon Offord, City Secretary
Kimberly Kopecky, Deputy City Secretary
C.J. Snipes, City Manager
Michael Ross, Assistant City Manager
David Leyendecker, City Engineer
Angela Fritz

Others Present:
Laurie Szantay
10 others that did not sign in

3. Public Comment

As per Chairman Pearce, add citizen comments to the agenda.
Laurie Szantay from the Sign Committee wished to share recommendations. Approximately 6 months ago Read-King showed the committee their signage plans. The sign committee recommends as follows:
Small pads do not need signs
No Acrylic backgrounds in signage
Agreed to 12 signs not 17

The Sign Committee recommends you deny the Master Signage Plan (as per Laurie Szantay)

4. Presentation and Discussion: The Market at Cross Creek Ranch (FM 1463 and Fulshear Bend Drive) presented by Read King Commercial Real Estate

Presentation started by Julie Ward, Registered Architect and Development Manager for the 60-acre community that Read-King is developing. Read-King has been working with the City of Fulshear for approximately 2 years. This site falls in the Master Plan Community Sign District. Distance between signs greater than a football field. This comprehensive plan is intended to be done in phases. No signs will be constructed until there is a building being constructed. Some you may not see for 10 years. Remember: 60-acre development, bringing consumers, revenue, 2100 jobs, 100 businesses within the development, consider fair and adequate representation. For full presentation, please request a copy of audio.

Chairman Pearce calls for a 10 minute recess and wants to reconvene at 5:40 p.m.

5. Consideration and possible action to approve Master Signage Plan for The Market at Cross Creek Ranch

A motion was made by Planning and Zoning member Hakimzakeh to postpone action on the Master Signage Plan for The Market at Cross Creek Ranch. A second was made by Planning and Zoning member Cherubini. Chairman Pearce would like the Master Signage Plan complete including item #3, Traffic Control- Public Safety Signage. Planning and Zoning members will reconvene at another workshop.

Ayes: Planning and Zoning Members: Aryal, Cherubini, Hakimzakeh, McRea, Pearce, and Weant
Nays: None
Absent: Harold Collins

6. Adjournment

A motion was made by Planning and Zoning member Hakimzakeh to adjourn. It was seconded by Planning and Zoning member Cherubini. Chairman Pearce adjourned the meeting.

CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Trace Section 2 - Street Dedication / Preliminary Plat

City Engineer Review

_____Reviewed
_____See Attached Letter

_____

BY:_____ DATE:_____

City Secretary

✓ Processed
_____Returned for additional data

_____

BY: KK DATE: 8-11-2016

Planning Commission Review

_____Approved
_____Returned for additional data

_____

BY:_____ DATE:_____

City Council Review

_____Approved
_____Returned for additional data

_____

BY:_____ DATE:_____

CITY OF FULSHEAR
PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.fulsheartexas.gov

RECEIVED
City of Fulshear
AUG 11 2016
City Secretary Office

Subdivision/Development Platting Application

Date: 8/12/2016 Date Received by the City of Fulshear: _____

Subdivision: TAMARRON STD. Development: TAMARRON TRACE SECTION 2 STREET DEDICATION

SUBMITTAL OF PLAT: (Check Appropriate Selection)

X Preliminary
Replat
Amending Plat
____ Final
Vacation Plat
Short Form Final
Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential
Zero Lot Line/ Patio Home
____ Multi-Family Residential
Planned Development
Commercial
Industrial

Plat Location: City X ETJ (Extraterritorial Jurisdiction)

Legal Description: 2.388 ACRES IN THE J.D. VERMILLION SYRVEY, ABSTRACT 339

Variance: _____ Yes (Attach a Copy of Approval Letter) ✓ No

Total Acreage: 2.388
Number of Streets: 1
Number of Lots: _____
Number and Types of Reserves: _____
Total Acres in Reserve: _____

Owner: D.R. HORTON TEXAS, LTD.
Address: 14100 SW FREEWAY, SUITE 500
City/State: SUGAR LAND, TEXAS 77478
Telephone: 281-566-2100
Email Address: _____

Engineer/Planner: LJA ENGINEERING, INC.
Contact Person: GEOFF FREEMAN
Telephone: 713-358-8830
Fax Number: _____
Email Address: gfreeman@ljaengineering.com

Platting Fees

Preliminary Plat - $500.00 plus 3.50 per lot, plus $12.50 per acre

Final Plat - $500.00 plus $5.00 per lot plus $25.00 per acre

Replat - $500.00 plus 5.00 per lot plus $25.00 per acre

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

2nd Review of plats - $100.00 **(each additional review)**

TOTAL PLATTING FEE $529.85

Park Fees (due at Final Plat Application) _____

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE
	GEOFF FREEMAN / PLATTING MANAGER	08.09.16

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

August 31, 2016

Engineering Review

Preliminary Plat - Tamarron Trace
Street Dedication Section 2
City of Fulshear, Texas

For Information only:

1. This plat will create approximately 950-foot of new street right-of-way (100-foot width) for Tamarron Trace.
2. The new street right-of-way will extend from Yellow Preserve Drive on the South to the North line of Drill Site No. 1.
3. This tract is located in the E.T.J. of the City of Fulshear and will need the approval of both Fort Bend County and the City of Fulshear.

Recommendations:

I recommend that this Preliminary Plat of Tamarron Trace Street Dedication Section 2 be approved once a Metes and Bounds description is added to the face of the plat.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE № F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS № 10110501

August 2, 2016

Mr. Dwayne G. Grigar
Fort Bend County Drainage District
1004 Blume Road
Rosenberg, Texas 77471

Re: Preliminary Plat, Fulshear, Texas
Tamarron Trace Section 2 Street Dedication
LJA Job No. 1931-7712C-309C

Dear Mr. Grigar:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE № F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS № 10110501

August 2, 2016

Ms. Mary Jane Sowa
Fort Bend County Engineering
1124 Blume Road
Rosenberg, Texas 77471

Re: Preliminary Plat, Fulshear, Texas
Tamarron Trace Section 2 Street Dedication
LJA Job No. 1931-7712C-309C

Dear Ms. Sowa:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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Fax 713 953.5026
www.ljaengineering.com
TBPLS № 10110501

August 2, 2016

Mr. Michael S. Rusk, PE
Fort Bend County MUD No. 182
c/o LJA Engineering, Inc.
2929 Briarpark Drive, Suite 600
Houston, Texas 77042

Re: Preliminary Plat, Fulshear, Texas
Tamarron Trace Section 2 Street Dedication
LJA Job No. 1931-7712C-309C

Dear Mr. Rusk:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

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Fax 713 953 5026
www.ljaengineering.com
TBPLS № 10110501

August 2, 2016

Mr. Chris Lindhorst
D.R. Horton – Texas, LTD.
14100 Southwest Freeway
Suite 500
Sugar Land, Texas 77478

Re: Preliminary Plat, Fulshear, Texas
Tamarron Trace Section 2 Street Dedication
LJA Job No. 1931-7712C-309C

Dear Mr. Lindhorst:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

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Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

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Houston, Texas 77042
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Fax 713 953 5026
www.ljaengineering.com
TBPLS № 10110501

August 2, 2016

Mr. Peter McElwain
Katy Independent School District
6301 S. Stadium Lane
Katy, Texas 77479

Re: Preliminary Plat, Fulshear, Texas
Tamarron Trace Section 2 Street Dedication
LJA Job No. 1931-7712C-309C

Dear Mr. McElwain:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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Fax 713.953.5026
www.ljaengineering.com
TBPLS № 10110501

August 2, 2016

Ms. Crystal R. Shrader
Centerpoint Energy
P.O. Box 1700
Houston, Texas 77251

Re: Preliminary Plat, Fulshear, Texas
Tamarron Trace Section 2 Street Dedication
LJA Job No. 1931-7712C-309C

Dear Ms. Shrader:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

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TBPE № F-1386

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Fax 713.953.5026
www.ljaengineering.com
TBPLS № 10110501

August 2, 2016

Mr. Lee Gregory
Alltel Communications
8306 Highway 90A
Sugar Land, Texas 77478

Re: Preliminary Plat, Fulshear, Texas
Tamarron Trace Section 2 Street Dedication
LJA Job No. 1931-7712C-309C

Dear Mr. Gregory:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

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www.ljaengineering.com
TBPLS № 10110501

August 2, 2016

Mr. Chris Grey
Utility Relocation Specialist
Comcast of Houston
7033 Airport Boulevard
Houston, Texas 77061

Re: Preliminary Plat, Fulshear, Texas
Tamarron Trace Section 2 Street Dedication
LJA Job No. 1931-7712C-309C

Dear Mr. Grey:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

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www.ljaengineering.com
TBPLS № 10110501

August 2, 2016

Mr. John Beaudoin
Fort Bend County Appraisal District
2801 B.F. Terry Boulevard
Rosenberg, Texas 77471-5600

Re: Preliminary Plat, Fulshear, Texas
Tamarron Trace Section 2 Street Dedication
LJA Job No. 1931-7712C-309C

Dear Mr. Beaudoin:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH CHRIS LINDHORST, PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 2.388 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON TRACE SECTION 2 STREET DEDICATION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF TAMARRON TRACE SECTION 2 STREET DEDICATION WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS LINDHORST, ITS PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2016.

D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: _____
CHRIS LINDHORST, PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS LINDHORST, PRESIDENT OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS _____ DAY OF _____, 2016.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, GARY D. NUTTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, angle POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LJA ENG" UNLESS OTHERWISE NOTED. (SEE NOTE 18)

_____
GARY D. NUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5404

I, MELONY F. GAY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

_____
MELONY F. GAY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 85450

THIS PLAT OF TAMARRON TRACE SECTION 2 STREET DEDICATION IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2016.

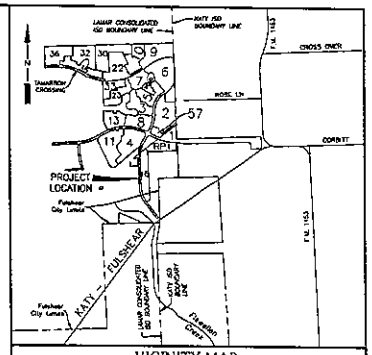
_____
AMY PEARCE, CHAIR

_____
AUSTIN WEANT, VICE-CHAIR

THIS PLAT OF TAMARRON TRACE SECTION 2 STREET DEDICATION WAS APPROVED ON _____ BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 2016, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

_____
JEFF W. ROBERTS, MAYOR

_____
DIANA GORDON DIFFORD, CITY SECRETARY



VICINITY MAP
SCALE: 1"=1/2 MILE

KEY MAP NO. 483Q

I, RICHARD W. STOLLEIS, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT, HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

_____
RICHARD W. STOLLEIS, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS.

THIS _____ DAY OF _____, 2016.

_____
RICHARD MORRISON
PRECINCT 1, COUNTY COMMISSIONER

_____
GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

_____
ROBERT E. HEBERT
COUNTY JUDGE

_____
W. A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

_____
JAMES PATTERSON
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2016 AT _____ O'CLOCK _____M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

_____
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

PRELIMINARY PLAT OF
TAMARRON TRACE SECTION 2
STREET DEDICATION

A SUBDIVISION OF 2.388 ACRES OF LAND SITUATED IN THE MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS

AUGUST 12, 2016 JOB NO. 1931-7712C-309

OWNERS:
D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS LINDHORST, PRESIDENT
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478
(281) 565-2100

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713 953 5200
Fax 713 953 5209
FRN-F-1386
TBPLS Firm No 10112501

SHEET 1 OF 2

NOTES:

1. BENCHMARK: NGS MONUMENT HCSD 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HCSD 66 1998. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. KATY, TX.

   ELEV. = 136.71 FEET NAVD88

2. TBM INDICATES TEMPORARY BENCHMARK: TBM 1: TOP OF 5/8 INCH IRON ROD WITH ALUMINUM DISK SET IN CONCRETE +/- 20 FEET NORTH OF THE CENTERLINE OF KATY FULSHEAR ROAD. THE POINT IS LOCATED +/- 310 FEET WEST OF THE CENTERLINE OF THE INTERSECTION KAY FULSHEAR ROAD AND FM 1463.

   ELEV. = 139.15 FEET NAVD88

   TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.70 FEET.

3. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
4. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND BEND COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY SHI TITLE OF CENTRAL TEXAS, EFFECTIVE _____ AND ISSUED _____. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
7. THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0105L, REVISED APRIL 2, 2014; DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
8. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
9. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
10. THE MINIMUM SLAB ELEVATION SHALL BE _____ FEET, TWELVE INCHES (12") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MAXIMUM PONDING ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER.
11. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
12. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
14. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
15. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00011391.
16. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 6 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
17. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182.
18. FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA ENG" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
19. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO 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.

LINE TABLE

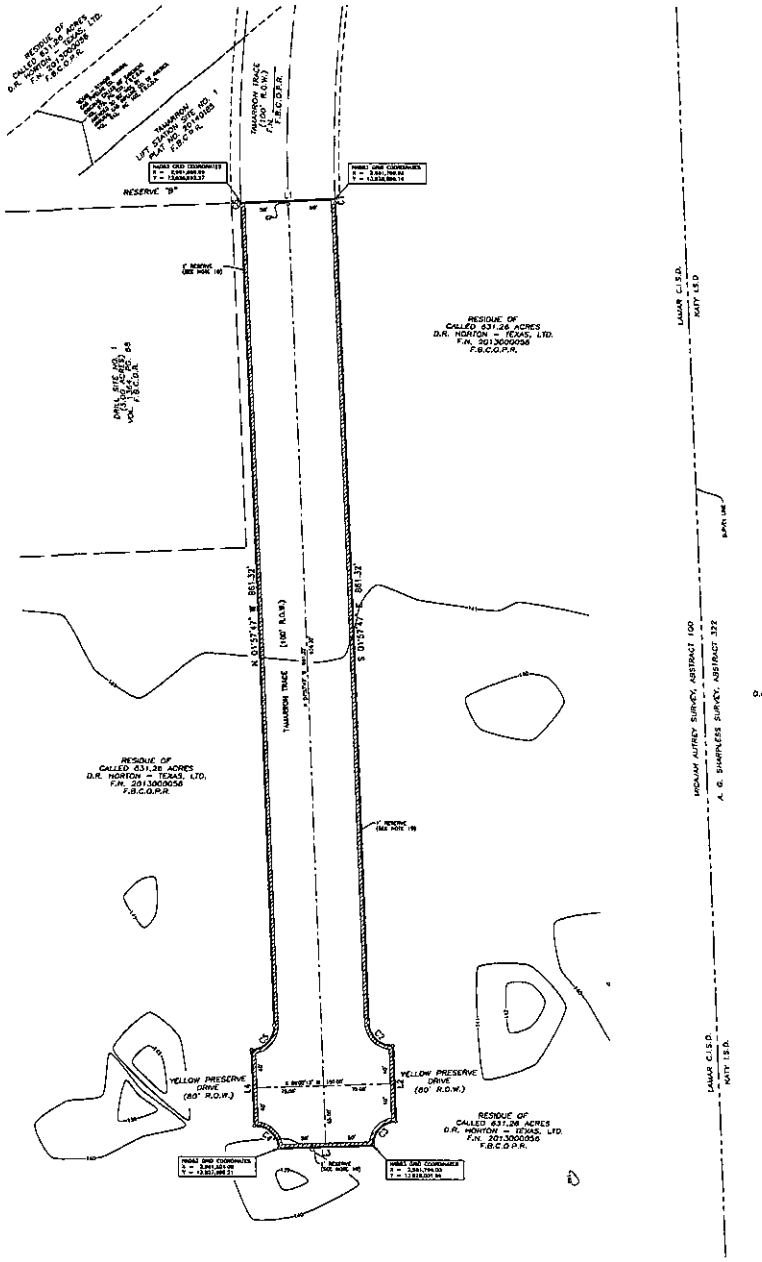
LINE	BEARING	DISTANCE
L1	N 87°47'08" E	100.00'
L2	S 01°57'47" E	90.00'
L3	S 87°57'13" W	100.00'
L4	N 01°57'47" W	90.00'

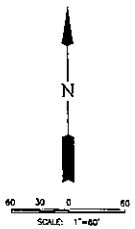
CURVE TABLE

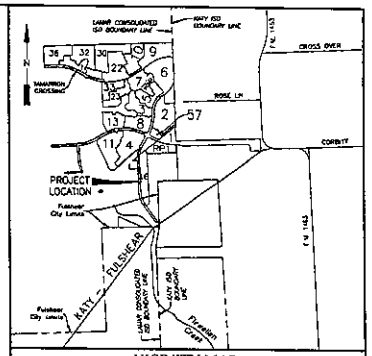
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1240.00'	0°07'36"	3.29'	3.29'	S 01°53'59" E
C2	20.00'	90°00'00"	31.27'	28.28'	S 45°57'47" E
C3	25.00'	90°00'00"	39.27'	35.36'	S 42°02'13" W
C4	25.00'	90°00'00"	39.27'	35.36'	N 45°57'47" W
C5	20.00'	90°00'00"	31.27'	28.28'	N 42°02'13" E
C6	1140.00'	0°07'36"	3.23'	3.23'	N 01°53'59" W
C7	1360.00'	0°08'45"	3.54'	3.54'	S 01°57'24" E

LEGEND

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
F.B.C.P.R.	INDICATES FORT BEND COUNTY PLAT RECORDS
F.B.C.O.R.	INDICATES FORT BEND COUNTY OFFICIAL RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
F.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
A.E.	INDICATES AERIAL EASEMENT
P.O.C.	INDICATES POINT OF COMMENCEMENT
P.O.B.	INDICATES POINT OF BEGINNING
F.N.	INDICATES FILE NUMBER
RES.	INDICATES RESERVE







VICINITY MAP
SCALE: 1"=1/2 MILE

KEY MAP NO. 483Q

PRELIMINARY PLAT OF

TAMARRON TRACE SECTION 2
STREET DEDICATION

A SUBDIVISION OF 2.388 ACRES OF LAND SITUATED IN THE MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS

AUGUST 12, 2016 JOB NO. 1931-7712C-309

OWNERS:

D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS LINDHORST, PRESIDENT
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478
(281) 556-2100

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713 953 5200
Fax 713 953 5026
FRN-F-1386
T.B.P.L.S. Firm No 10106501

SHEET 2 OF 2

CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Trace Section 3 - Street Dedication/Preliminary Plat

City Engineer Review

_____Reviewed
_____See Attached Letter

_____

BY:_____DATE:_____

City Secretary

✓ Processed
_____Returned for additional data

_____

BY: KR DATE: 8-11-2016

Planning Commission Review

_____Approved
_____Returned for additional data

_____

BY:_____DATE:_____

City Council Review

_____Approved
_____Returned for additional data

_____

BY:_____DATE:_____

RECEIVED
City of Fulshear
AUG 11 2016
City Secretary Office

CITY OF FULSHEAR
PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.fulsheartexas.gov

RECEIVED
City of Fulshear
AUG 11 2016
City Secretary Office

Subdivision/Development Platting Application

Date: 8/12/2016 Date Received by the City of Fulshear: _____

Subdivision: TAMARRON STD. Development: TAMARRON TRACE SECTION 3 STREET DEDICATION

SUBMITTAL OF PLAT: (Check Appropriate Selection)

X Preliminary
Replat
Amending Plat
____ Final
Vacation Plat
Short Form Final
Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential
Zero Lot Line/ Patio Home
____ Multi-Family Residential
Planned Development
Commercial
Industrial

Plat Location: City X ETJ (Extraterritorial Jurisdiction)

Legal Description: 4.661 ACRES IN THE J.D. VERMILLION SYRVEY, ABSTRACT 339

Variance: _____ Yes (Attach a Copy of Approval Letter) ✓ No

Total Acreage: 4.661
Number of Streets: 1
Number of Lots: _____
Number and Types of Reserves: _____
Total Acres in Reserve: _____

Owner: D.R. HORTON TEXAS, LTD.
Address: 14100 SW FREEWAY, SUITE 500
City/State: SUGAR LAND, TEXAS 77478
Telephone: 281-566-2100
Email Address: _____

Engineer/Planner: LJA ENGINEERING, INC.
Contact Person: GEOFF FREEMAN
Telephone: 713-358-8830
Fax Number: _____
Email Address: gfreeman@ljaengineering.com

Platting Fees

Preliminary Plat - $500.00 plus 3.50 per lot, plus $12.50 per acre

Final Plat - $500.00 plus $5.00 per lot plus $25.00 per acre

Replat - $500.00 plus 5.00 per lot plus $25.00 per acre

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

2nd Review of plats - $100.00 (each additional review)

TOTAL PLATTING FEE $558.25

Park Fees (due at Final Plat Application) _____

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE
	GEOFF FREEMAN / PLATTING MANAGER	08.09.16

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

August 31, 2016

Engineering Review

Preliminary Plat - Tamarron Trace
Street Dedication Section 3
City of Fulshear, Texas

For Information only:

1. This plat will create approximately 2000-foot of new street right-of-way (100-foot width) for Tamarron Trace.
2. The new street right-of-way will extend from Yellow Preserve Drive on the North to its intersection with Katy-Fulshear Road on the South.
3. This tract is located in the E.T.J. of the City of Fulshear and will need the approval of both Fort Bend County and the City of Fulshear.

Recommendations:

I recommend that this Preliminary Plat of Tamarron Trace Street Dedication Section 3 be approved once a Metes and Bounds description is added to the face of the plat.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE № F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS № 10110501

August 2, 2016

Mr. Dwayne G. Grigar
Fort Bend County Drainage District
1004 Blume Road
Rosenberg, Texas 77471

Re: Preliminary Plat, Fulshear, Texas
Tamarron Trace Section 3 Street Dedication
LJA Job No. 1931-7712C-309C

Dear Mr. Grigar:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE № F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS № 10110501

August 2, 2016

Ms. Mary Jane Sowa
Fort Bend County Engineering
1124 Blume Road
Rosenberg, Texas 77471

Re: Preliminary Plat, Fulshear, Texas
Tamarron Trace Section 3 Street Dedication
LJA Job No. 1931-7712C-309C

Dear Ms. Sowa:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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2929 Briarpark Drive
Suite 600
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www.ljaengineering.com
TBPLS № 10110501

August 2, 2016

Mr. Michael S. Rusk, PE
Fort Bend County MUD No. 182
c/o LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Re: Preliminary Plat, Fulshear, Texas
Tamarron Trace Section 3 Street Dedication
LJA Job No. 1931-7712C-309C

Dear Mr. Rusk:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE № F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS № 10110501

August 2, 2016

Mr. Chris Lindhorst
D.R. Horton – Texas, LTD.
14100 Southwest Freeway, Suite 500
Sugar Land, Texas 77478

Re: Preliminary Plat, Fulshear, Texas
Tamarron Trace Section 3 Street Dedication
LJA Job No. 1931-7712C-309C

Dear Mr. Lindhorst:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

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www.ljaengineering.com
TBPLS № 10110501

August 2, 2016

Mr. Peter McElwain
Katy Independent School District
6301 S. Stadium Lane
Katy, Texas 77479

Re: Preliminary Plat, Fulshear, Texas
Tamarron Trace Section 3 Street Dedication
LJA Job No. 1931-7712C-309C

Dear Mr. McElwain:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

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Fax 713.953.5026
www.ljaengineering.com
TBPLS № 10110501

August 2, 2016

Ms. Crystal R. Shrader
Centerpoint Energy
P.O. Box 1700
Houston, Texas 77251

Re: Preliminary Plat, Fulshear, Texas
Tamarron Trace Section 3 Street Dedication
LJA Job No. 1931-7712C-309C

Dear Ms. Shrader:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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Houston, Texas 77042
TBPE № F-1386

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Fax 713.953.5026
www.ljaengineering.com
TBPLS № 10110501

August 2, 2016

Mr. Lee Gregory
Alltel Communications
8306 Highway 90A
Sugar Land, Texas 77478

Re: Preliminary Plat, Fulshear, Texas
Tamarron Trace Section 3 Street Dedication
LJA Job No. 1931-7712C-309C

Dear Mr. Gregory:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

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www.ljaengineering.com
TBPLS № 10110501

August 2, 2016

Mr. Chris Grey
Utility Relocation Specialist
Comcast of Houston
7033 Airport Boulevard
Houston, Texas 77061

Re: Preliminary Plat, Fulshear, Texas
Tamarron Trace Section 3 Street Dedication
LJA Job No. 1931-7712C-309C

Dear Mr. Grey:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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TBPE № F-1386

Phone 713.953.5200
Fax 713.953 5026
www.ljaengineering.com
TBPLS № 10110501

August 2, 2016

Mr. John Beaudoin
Fort Bend County Appraisal District
2801 B.F. Terry Boulevard
Rosenberg, Texas 77471-5600

Re: Preliminary Plat, Fulshear, Texas
Tamarron Trace Section 3 Street Dedication
LJA Job No. 1931-7712C-309C

Dear Mr. Beaudoin:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH CHRIS LINDHORST, PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 4.561 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON TRACE SECTION 3 STREET DEDICATION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF TAMARRON TRACE SECTION 3 STREET DEDICATION WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS LINDHORST, ITS PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2016.

D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: _____
CHRIS LINDHORST, PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS LINDHORST, PRESIDENT OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2016.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, GARY D. MUTTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LJA ENG" UNLESS OTHERWISE NOTED. (SEE NOTE 17)

_____
GARY D. MUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5434

I, MELONY F. GAY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

_____
MELONY F. GAY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 65436

THIS PLAT OF TAMARRON TRACE SECTION 3 STREET DEDICATION IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2016.

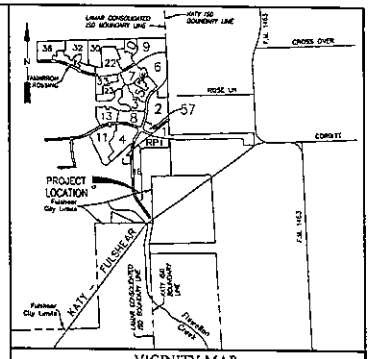
_____
AMY PEARCE, CHAIR

_____
AUSTIN WEANT, VICE-CHAIR

THIS PLAT OF TAMARRON TRACE SECTION 3 STREET DEDICATION WAS APPROVED ON _____ BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 2016, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

_____
JEFF W. ROBERTS, MAYOR

_____
DIANA GORDON OFFORD, CITY SECRETARY



VICINITY MAP
SCALE: 1"=1/2 MILE

KEY MAP NO. 483D

I, RICHARD W. STOLLEIS, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

_____
RICHARD W. STOLLEIS, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,

THIS _____ DAY OF _____, 2016.

_____
RICHARD WORRISON
PRECINCT 1, COUNTY COMMISSIONER

_____
GRADY PRESTAGE
PRECINCT 3, COUNTY COMMISSIONER

_____
ROBERT E. HEBERT
COUNTY JUDGE

_____
W. A. (HOW) MEYERS
PRECINCT 2, COUNTY COMMISSIONER

_____
JAMES PATTERSON
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2016 AT _____ O'CLOCK _____.M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

_____
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

PRELIMINARY PLAT OF

TAMARRON TRACE SECTION 3 STREET DEDICATION

A SUBDIVISION OF 4.561 ACRES OF LAND SITUATED IN THE A. G. SHARPLESS SURVEY ABSTRACT 322 AND MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCK

AUGUST 12, 2016 JOB NO. 1931-7712C-309

OWNERS:

D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS LINDHORST, PRESIDENT
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478
(281) 566-2100

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713 953 5200
Fax 713 953 5026
FRN-F-1386
T.B.P.L.S Frm No 10110501

SHEET 1 OF 3

LYLAR CHECK: EDOID _____ DR _____

Plotted: Jun 14, 2016 - 8:37am
Plot Name: J:\1931\1931-7712C-309\Plat\Tamarron Trace Section 3 PP.dwg

NOTES:

1. BENCHMARK: HCS MONUMENT HGCSD 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCSD 66 1988. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. KATY, TX.

   ELEV. = 138.21 FEET NAVD88

2. TBN INDICATES TEMPORARY BENCHMARK: TBN 1: TOP OF 5/8 INCH IRON ROD WITH ALUMINUM DISK SET IN CONCRETE +/- 30 FEET NORTH OF THE CENTERLINE OF HATY FULSHEAR ROAD. THE POINT IS LOCATED +/- 310 FEET WEST OF THE CENTERLINE OF THE INTERSECTION KAY FULSHEAR ROAD AND FM 1463.

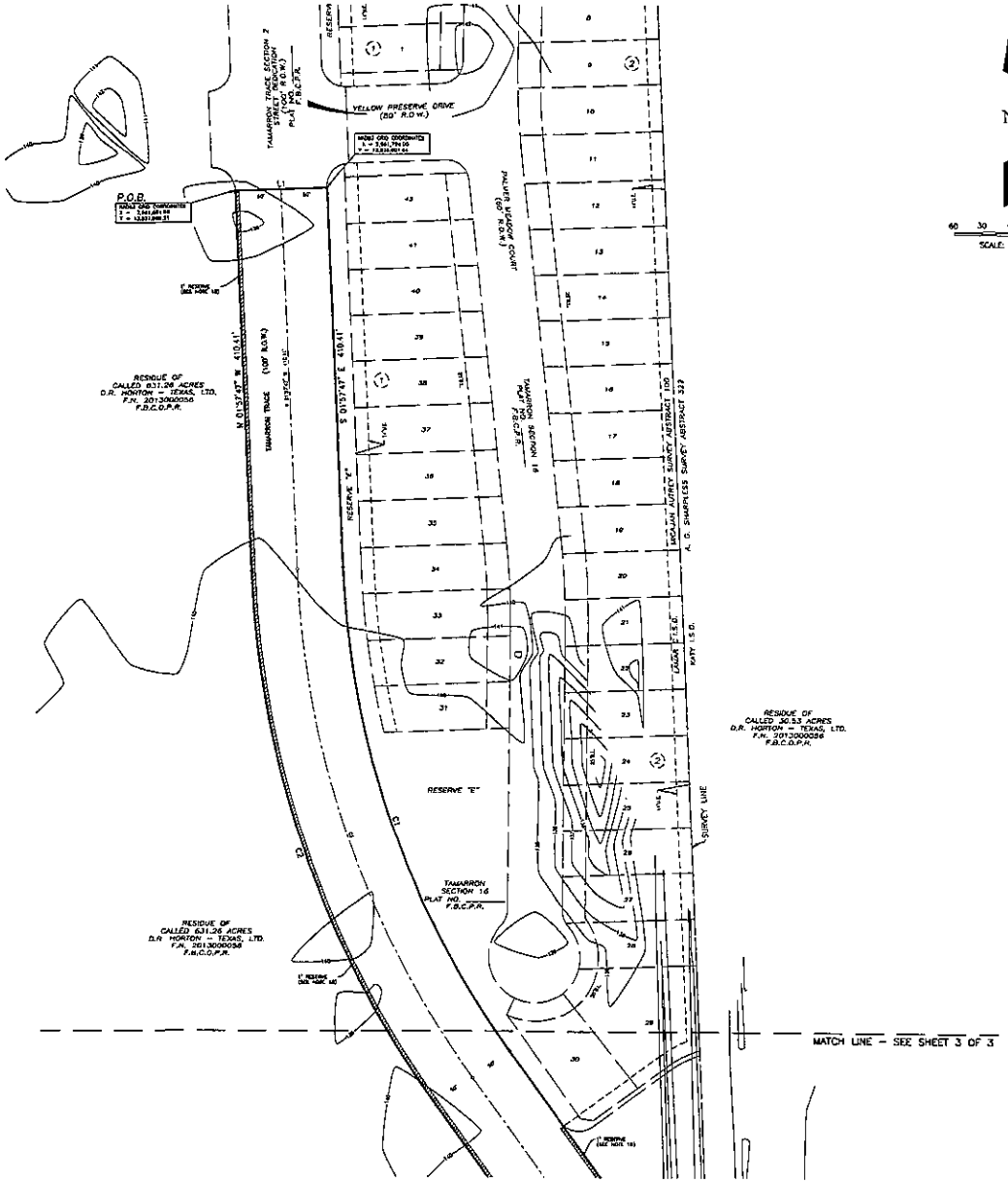
   ELEV. = 139.15 FEET NAVD88

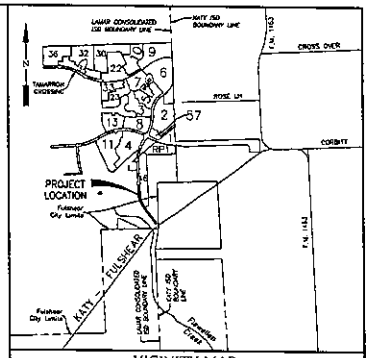
   TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.36 FEET

3. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
4. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND BEND COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE OF CENTRAL TEXAS, EFFECTIVE _____ AND ISSUED _____. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY, AND PARTIALLY WITHIN KATY INDEPENDENT SCHOOL DISTRICT AND PARTIALLY WITHIN LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
7. THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0160L, REVISED APRIL 2, 2014; DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
8. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
9. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
13. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
14. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00011497.
15. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
16. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182
17. FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA ENG" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
18. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THEREOF SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°58'13" E	100.00'
L2	S 89°45'35" W	100.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	850.00'	37°33'58"	343.08'	339.91'	S 18°54'46" E
C2	1050.00'	37°33'58"	423.24'	415.72'	N 18°54'46" W
C3	1000.00'	37°33'58"	391.48'	383.07'	S 18°54'46" E





VICINITY MAP
SCALE: 1"=1/2 MILE

KEY MAP NO. 483Q

SCALE: 1"=60'

LEGEND

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
F.B.C.P.R.	INDICATES FORT BEND COUNTY PLAT RECORDS
F.B.C.O.R.	INDICATES FORT BEND COUNTY OFFICIAL RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
F.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
A.E.	INDICATES AERIAL EASEMENT
P.O.C.	INDICATES POINT OF COMMENCEMENT
P.O.B.	INDICATES POINT OF BEGINNING
F.N.	INDICATES FILE NUMBER
RES.	INDICATES RESERVE

PRELIMINARY PLAT OF

TAMARRON TRACE SECTION 3
STREET DEDICATION

A SUBDIVISION OF 4.661 ACRES OF LAND SITUATED IN THE A. G. SHARPLESS SURVEY ABSTRACT 322 AND MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCK

AUGUST 12, 2016 JOB NO. 1931-7712C-309

OWNERS:

D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS UNDHORST, PRESIDENT
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478
(281) 566-2100

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386
T.B.P.L.S. Firm No 10010501

SHEET 2 OF 3

MYLAR CHECK: EDORD _____ DATE _____

NOTES:

1. BENCHMARK HCS MONUMENT HCCSD 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOOO CAP STAMPED HCCSD 66 1998. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. KATY, TX.

   ELEV. = 136.21 FEET NAVD88

2. TBM INDICATES TEMPORARY BENCHMARK TBM 1: TOP OF 5/8 INCH IRON ROD WITH ALUMINUM DISK SET IN CONCRETE +/- 20 FEET NORTH OF THE CENTERLINE OF KATY FULSHEAR ROAD. THE POINT IS LOCATED +/- 310 FEET WEST OF THE CENTERLINE OF THE INTERSECTION KAY FULSHEAR ROAD AND FM 1463.

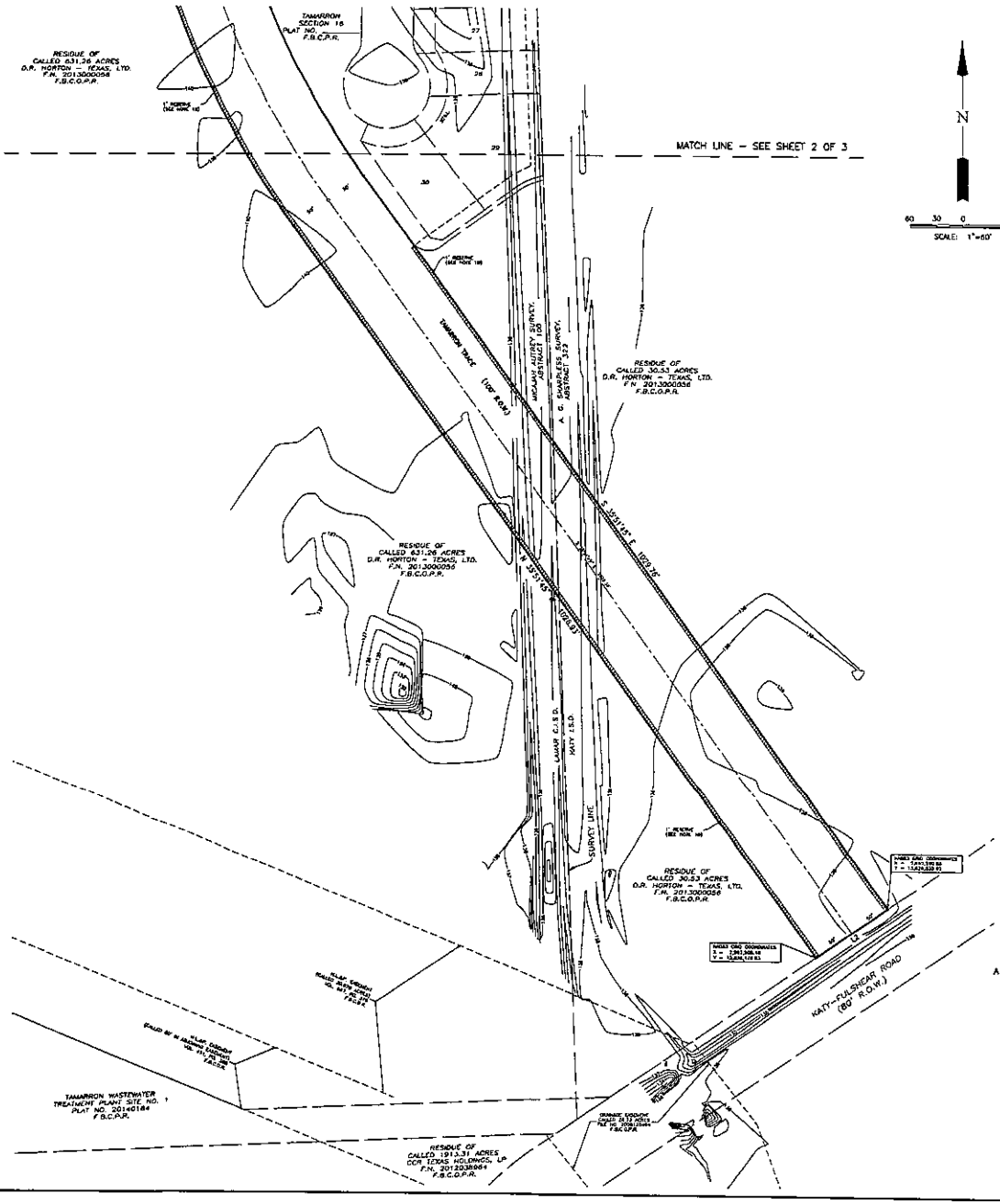
   ELEV. = 139.15 FEET NAVD88

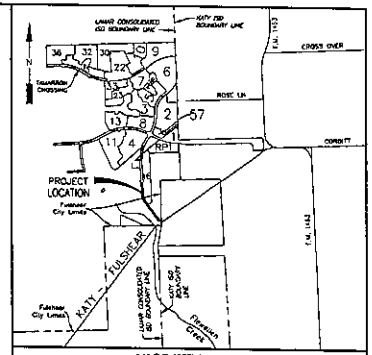
   TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.30 FEET.

3. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
4. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND BEND COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY ONE TITLE OF CENTRAL TEXAS, EFFECTIVE _____ AND ISSUED _____ THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY, AND PARTIALLY WITHIN KATY INDEPENDENT SCHOOL DISTRICT AND PARTIALLY WITHIN LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
7. THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0105L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
8. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
9. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
13. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3
14. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00011497.
15. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
16. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182.
17. FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3") FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA ENG" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
18. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO 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.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°07'12" E	160.00'
L2	S 88°06'33" W	160.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	950.00'	33°53'58"	562.08'	553.91'	S 18°04'46" E
C2	1050.00'	33°53'58"	621.27'	612.22'	N 18°04'46" W
C3	1000.00'	33°53'58"	591.56'	583.07'	S 18°04'46" E





VICINITY MAP
SCALE: 1"=1/2 MILE

KEY MAP NO. 483Q

LEGEND

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
F.B.C.P.R.	INDICATES FORT BEND COUNTY PLAT RECORDS
F.B.C.O.R.	INDICATES FORT BEND COUNTY OFFICIAL RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
F.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
A.E.	INDICATES AERIAL EASEMENT
P.O.C.	INDICATES POINT OF COMMENCEMENT
P.O.B.	INDICATES POINT OF BEGINNING
F.N.	INDICATES FILE NUMBER
RES.	INDICATES RESERVE

PRELIMINARY PLAT OF
TAMARRON TRACE SECTION 3
STREET DEDICATION

A SUBDIVISION OF 4.861 ACRES OF LAND SITUATED IN THE A. G. SHARPLESS SURVEY ABSTRACT 322 AND MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCK

AUGUST 12, 2015 JOB NO. 1931-7712C-309

OWNERS:

D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS LINDHORST, PRESIDENT
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478
(281) 565-2100

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386
TBPLS Firm No 10010081

SHEET 3 OF 3

CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Section 16 / Preliminary Plat

City Engineer Review

_____Reviewed
_____See Attached Letter

_____

BY:_____DATE:_____

City Secretary

✓ Processed
_____Returned for additional data

_____

BY: KN DATE: 8-11-2016

Planning Commission Review

_____Approved
_____Returned for additional data

_____

BY:_____DATE:_____

City Council Review

_____Approved
_____Returned for additional data

_____

BY:_____DATE:_____

CITY OF FULSHEAR
PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: _____ Date Received by the City of Fulshear: _____

Subdivision: TAMARRON SECTION 16 Development: TAMARRON

SUBMITTAL OF PLAT: (Check Appropriate Selection)

- [X] Preliminary
- [ ] Replat
- [ ] Amending Plat
- [ ] Final
- [ ] Vacation Plat
- [ ] Short Form Final
- [ ] Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

- [X] Single-Family Residential
- [ ] Planned Development
- [ ] Zero Lot Line/ Patio Home
- [ ] Commercial
- [ ] Multi-Family Residential
- [ ] Industrial

Plat Location: [ ] City [X] ETJ (Extraterritorial Jurisdiction)

Legal Description: 18.698 ACRES IN THE A.G. SHARPLESS SURVEY, A-322 & MICAJAH AUTREY SURVEY, A-100

Variance: _____ Yes (Attach a Copy of Approval Letter) X No

Total Acreage: 18.698
Number of Streets: 3
Number of Lots: 75
Number and Types of Reserves: 5
Total Acres in Reserve: 2.495

Owner: D.R. HORTON-TEXAS, LTD.
Address: 14100 SOUTHWEST FREEWAY, SUITE 500
City/State: SUGAR LAND, TEXAS 77478
Telephone: 281-566-2100
Email Address: _____

Engineer/Planner: LJA ENGINEERING, INC.
Contact Person: GEOFF FREEMAN
Telephone: 713-358-8830
Fax Number: _____
Email Address: gfreeman@ljaengineering.com

Platting Fees

Preliminary Plat - $500.00 plus 3.50 per lot, plus $12.50 per acre

Final Plat - $500.00 plus $5.00 per lot plus $25.00 per acre

Replat - $500.00 plus 5.00 per lot plus $25.00 per acre

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

2nd Review of plats - $100.00 (each additional review)

TOTAL PLATTING FEE ~~$997.23~~ 996.23

Park Fees (due at Final Plat Application) _____

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE
MAZ	GEOFF FREEMAN/PLATTING MANAGER	08.09.16

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

August 31, 2016

Engineering Review

Preliminary Plat – Tamarron Section 16
Fort Bend County, Texas

For Information only:

1. This Preliminary Plat will create 75 lots, 5 Reserves in 2 blocks that cover a total of 18.698 acres.

2. Access to this section will be from Yellow Preserve Drive.

3. The developer and the City of Fulshear have entered into a Development agreement that sets the minimum lot size at 6000 square foot with a lot width of 45 foot and side yard Building Lines of 5 foot. The lots in this section are 50-foot in width.

Recommendations:

I recommend that this Preliminary Plat of Tamarron Section 16 be approved with the following items being addressed:

A) A Metes and Bounds description is required on the face of the plat.

B) The minimum slab elevation in Note No. 10 needs to be filled out.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE № F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS № 10110501

July 27, 2016

Mr. Dwayne G. Grigar
Fort Bend County Drainage District
1004 Blume Road
Rosenberg, Texas 77471

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 16
LJA Job No. 1931-1416C-309 (6.1)

Dear Mr. Grigar:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE № F-1386

Phone 713 953 5200
Fax 713 953.5026
www.ljaengineering.com
TBPLS № 10110501

July 27, 2016

Ms. Mary Jane Sowa
Fort Bend County Engineering
1124 Blume Road
Rosenberg, Texas 77471

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 16
LJA Job No. 1931-1416C-309 (6.1)

Dear Ms. Sowa:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

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Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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TBPLS № 10110501

July 27, 2016

Mr. Michael S. Rusk, PE
Fort Bend County MUD No. 182
c/o LJA Engineering, Inc.,
2929 Briarpark Drive, Suite 600
Houston, Texas 77042

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 16
LJA Job No. 1931-1416C-309 (6.1)

Dear Mr. Rusk:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

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Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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TBPLS № 10110501

July 27, 2016

Mr. Chris Lindhorst
D.R. Horton – Texas, LTD.
14100 Southwest Freeway
Suite 500
Sugar Land, Texas 77478

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 16
LJA Job No. 1931-1416C-309 (6.1)

Dear Mr. Lindhorst:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

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Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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TBPLS № 10110501

July 27, 2016

Mr. Peter McElwain
Katy Independent School District
6301 S. Stadium Lane
Katy, Texas 77479

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 16
LJA Job No. 1931-1416C-309 (6.1)

Dear Mr. McElwain:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

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Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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www.ljaengineering.com
TBPLS № 10110501

July 27, 2016

Ms. Crystal R. Shrader
Centerpoint Energy
P.O. Box 1700
Houston, Texas 77251

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 16
LJA Job No. 1931-1416C-309 (6.1)

Dear Ms. Shrader:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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TBPLS № 10110501

July 27, 2016

Mr. Lee Gregory
Alltel Communications
8306 Highway 90A
Sugar Land, Texas 77478

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 16
LJA Job No. 1931-1416C-309 (6.1)

Dear Mr. Gregory:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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TBPLS № 10110501

July 27, 2016

Mr. David Grey
Utility Relocation Specialist
Comcast of Houston
7033 Airport Boulevard
Houston, Texas 77061

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 16
LJA Job No. 1931-1416C-309 (6.1)

Dear Mr. Grey:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

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Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

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TBPLS № 10110501

July 27, 2016

Mr. John Beaudoin
Fort Bend County Appraisal District
2801 B.F. Terry Boulevard
Rosenberg, Texas 77471-5600

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 16
LJA Job No. 1931-1416C-309 (6.1)

Dear Mr. Beaudoin:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH CHRIS LINDHORST, PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 18.698 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 16, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANK INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CHEEKS, GULLIES, RAVINES, DRAWS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF TAMARRON SECTION 16 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THE ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS LINDHORST, ITS PRESIDENT, THEREUNTO AUTHORIZED.

THIS _____ DAY OF _____, 2016.

D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: _____
CHRIS LINDHORST, PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS LINDHORST, PRESIDENT OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2016.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, GARY D. NUTTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LJA INC" UNLESS OTHERWISE NOTED. (SEE NOTE 20)

_____
GARY D. NUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5459

I, MELONY F. GAY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

_____
MELONY F. GAY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 83458

THIS PLAT OF TAMARRON SECTION 16 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2016

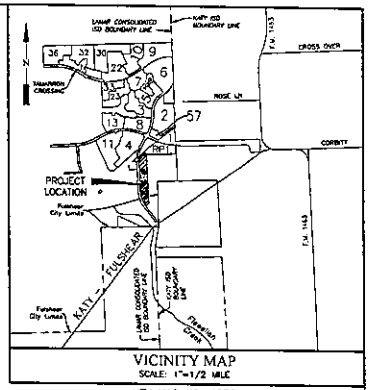
_____
AMY PEARCE, CHAIR

_____
AUSTIN WEANT, VICE-CHAIR

THIS PLAT OF TAMARRON SECTION 16 WAS APPROVED ON _____ BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 2016, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

_____
JEFF W. ROBERTS, MAYOR

_____
DIANA GORDON OFFORD, CITY SECRETARY



VICINITY MAP
SCALE: 1"=1/2 MILE

KEY MAP NO. 483Q

I, RICHARD W. STOLLEIS, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED

_____
RICHARD W. STOLLEIS, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,

THIS _____ DAY OF _____ 2016.

_____
RICHARD MORRISON
PRECINCT 1, COUNTY COMMISSIONER

_____
GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

_____
ROBERT E. HERBERT
COUNTY JUDGE

_____
W. A. (WADE) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

_____
JAMES PATTERSON
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2016 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

_____
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

PRELIMINARY PLAT OF
TAMARRON SECTION 16

A SUBDIVISION OF 18.698 ACRES OF LAND SITUATED IN THE MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

75 LOTS 5 RESERVES (2.495 ACRES) 2 BLOCKS

AUGUST 12, 2016 JOB NO. 1831-1416C-309

OWNERS:

D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS LINDHORST, PRESIDENT
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478
(281) 566-2100

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713 953 5200
Fax 713 953 5026
FRN-F-1386
TBPLS Firm No 10110591

SHEET 1 OF 3

MYLAR CHECK: COORD _____ DR _____

NOTES:

1. BENCHMARK: NCS MONUMENT HCCSD 56: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HCCSD 56 1998. THE POINT IS LOCATED +/- 73 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. KATY, TX.

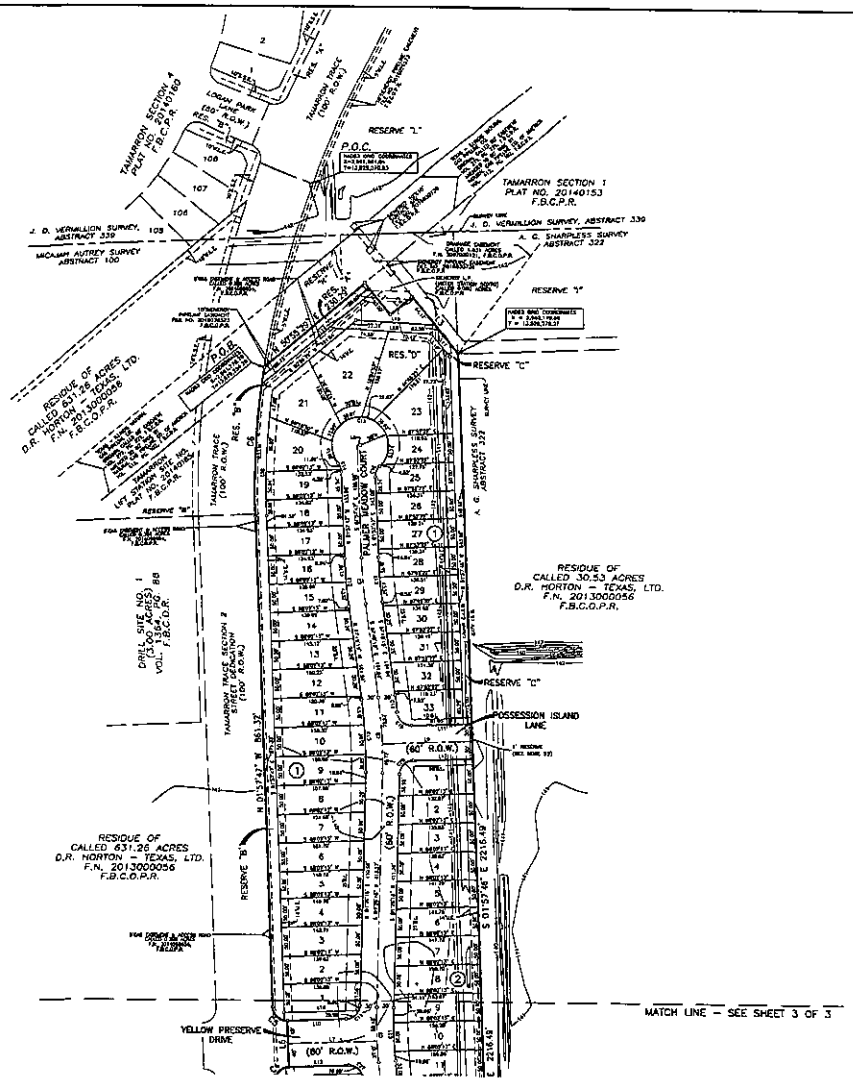
   ELEV. = 136.21 FEET NAVD88

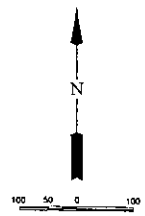
   YOU INDICATES TEMPORARY BENCHMARK: TBM 1: TOP OF 5/8 INCH IRON ROD WITH ALUMINUM DISK SET IN CONCRETE +/- 20 FEET NORTH OF THE CENTERLINE OF KATY FULSHEAR ROAD. THE POINT IS LOCATED +/- 310 FEET WEST OF THE CENTERLINE OF THE INTERSECTION KAY FULSHEAR ROAD AND FM 1463.

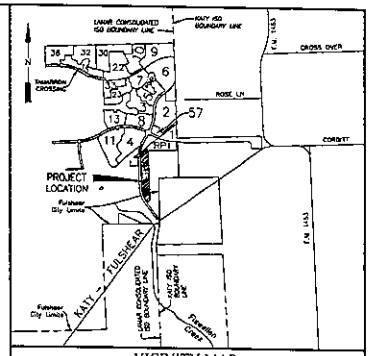
   ELEV. = 138.15 FEET NAVD88

   TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.20 FEET.

3. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
4. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND BEND COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY ONE TITLE OF CENTRAL TEXAS, EFFECTIVE _____ AND ISSUED _____. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
7. THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0105L, REVISED APRIL 2, 2014. DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
8. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
9. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
10. THE MINIMUM SLAB ELEVATION SHALL BE _____ FEET, TWELVE INCHES (12") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MAXIMUM PONDING ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER.
11. ALL LOT LINES SHALL HAVE A MINIMUM 5' SIDE YARD SETBACK LINE.
12. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
13. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
14. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
15. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
16. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
17. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00011497.
18. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
19. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182.
20. FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA ENG" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
21. LOTS BACKING OR SIDING TAMARRON TRACE ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM THE AFOREMENTIONED STREET.
22. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE DONATION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO 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.







VICINITY MAP
SCALE: 1"=1/2 MILE

KEY MAP NO. 483Q

LEGEND

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
F.B.C.P.R.	INDICATES FORT BEND COUNTY PLAT RECORDS
F.B.C.O.R.	INDICATES FORT BEND COUNTY OFFICIAL RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
F.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
A.E.	INDICATES AERIAL EASEMENT
P.O.C.	INDICATES POINT OF COMMENCEMENT
P.O.B.	INDICATES POINT OF BEGINNING
F.N.	INDICATES FILE NUMBER
RES.	INDICATES RESERVE

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.111	4,829	RESTRICTED TO OPEN SPACE/PIPELINE/ACCESS
B	0.742	32,340	RESTRICTED TO LANDSCAPE/OPEN SPACE/PIPELINE
C	0.282	12,233	RESTRICTED TO OPEN SPACE/DRAINAGE
D	0.24	10,476	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	1.108	48,311	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	2.493	108,865	

PRELIMINARY PLAT OF

TAMARRON SECTION 16

A SUBDIVISION OF 18.698 ACRES OF LAND SITUATED IN THE McCAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

75 LOTS 5 RESERVES (2.495 ACRES) 2 BLOCKS

AUGUST 12, 2016 JOB NO. 1931-1416C-300

OWNERS:

D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS UNDHORST, PRESIDENT
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478
(281) 566-2100

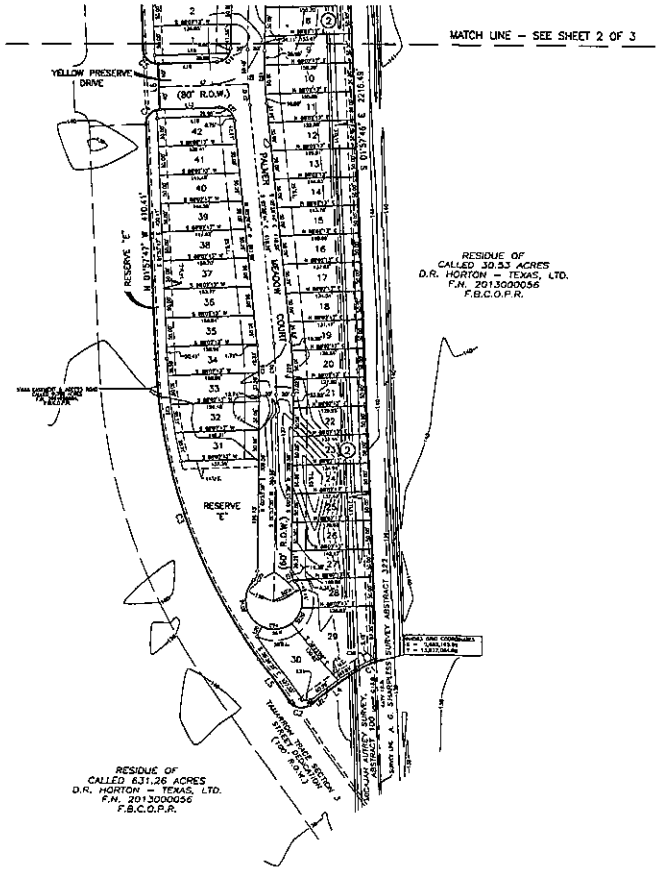
ENGINEER:

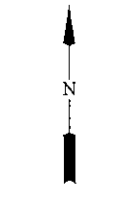
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386
T.B.P.L.S. Firm No 10010081

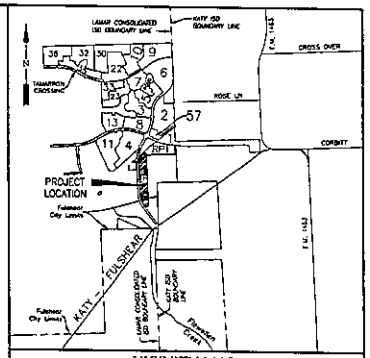
MYLAR CHECK: CORRECT _____ D.T. _____

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 30°33'23" E	74.00'
L2	N 59°26'37" E	60.00'
L3	S 30°33'23" E	136.75'
L4	S 84°06'10" W	109.16'
L5	N 30°01'46" W	90.83'
L6	N 01°57'47" W	60.00'
L7	N 88°02'13" E	137.83'
L8	S 88°02'13" W	3.00'
L9	N 88°02'13" E	196.13'
L10	N 88°02'13" E	104.43'
L11	N 88°02'13" E	104.00'
L12	S 88°02'13" W	100.78'
L13	S 88°02'13" W	100.96'
L14	S 88°56'39" W	252.46'
L15	N 88°46'38" W	340.65'
L16	N 88°02'13" E	132.34'
L17	N 30°33'23" W	50.83'
L18	N 88°46'38" W	180.00'
L19	S 88°02'13" W	133.02'
L20	S 33°31'29" W	20.60'
L21	S 88°46'38" E	14.11'
L22	N 34°06'10" E	180.30'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	600.00'	19°31'33"	204.09'	203.01'	S 43°54'04" W
C2	25.00'	90°00'00"	39.27'	35.36'	N 89°57'43" W
C3	600.00'	33°33'39"	350.00'	345.01'	N 16°34'46" W
C4	25.00'	90°00'00"	39.27'	35.36'	N 42°02'17" E
C5	25.00'	90°00'00"	39.27'	35.36'	N 48°57'43" W
C6	1340.00'	11°14'22"	262.88'	262.44'	N 67°39'24" E
C7	400.00'	25°31'33"	178.21'	176.73'	S 64°32'13" E
C8	400.00'	21°30'39"	150.13'	149.23'	S 63°11'33" E
C9	800.00'	6°38'56"	92.52'	92.47'	S 42°01'16" E
C10	400.00'	9°22'14"	65.50'	65.41'	S 42°17'37" E
C11	25.00'	88°25'53"	37.74'	34.09'	N 44°44'10" E
C12	770.00'	9°15'25"	124.44'	124.31'	N 63°11'33" W
C13	830.00'	9°15'25"	134.07'	134.04'	N 63°11'33" W
C14	25.00'	36°52'13"	16.09'	15.81'	N 30°33'16" W
C15	50.00'	264°03'34"	231.31'	73.99'	S 88°16'11" E
C16	25.00'	48°11'33"	21.03'	20.41'	S 32°05'54" W
C17	770.00'	2°51'25"	38.34'	38.33'	S 04°33'33" E
C18	830.00'	2°51'25"	41.32'	41.31'	S 04°33'33" E
C19	25.00'	89°06'28"	37.54'	34.10'	S 45°33'03" E
C20	25.00'	89°32'32"	39.74'	34.28'	S 44°46'10" W
C21	770.00'	6°56'00"	93.05'	93.00'	S 03°01'14" E
C22	830.00'	6°25'14"	93.09'	93.04'	S 02°17'37" E
C23	25.00'	43°56'00"	19.18'	18.72'	S 30°31'29" E
C24	50.00'	360°00'01"	251.33'	75.33'	N 88°46'38" W
C25	25.00'	43°56'00"	19.18'	18.72'	N 13°14'30" E
C26	770.00'	6°23'14"	85.63'	85.57'	N 00°17'37" W
C27	25.00'	86°29'03"	37.74'	34.25'	N 46°43'16" W
C28	1280.00'	9°37'14"	231.65'	231.34'	S 03°01'01" W
C29	930.00'	11°08'00"	180.72'	180.44'	S 07°31'14" E
C30	165.00'	39°37'04"	37.00'	36.87'	N 84°14'54" E







VICINITY MAP
SCALE: 1"=1/2 MILE

KEY MAP NO. 4830

LEGEND

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
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P.O.C.	INDICATES POINT OF COMMENCEMENT
P.O.B.	INDICATES POINT OF BEGINNING
F.N.	INDICATES FILE NUMBER
RES.	INDICATES RESERVE

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.111	4,824	RESTRICTED TO OPEN SPACE/PIPELINE/ACCESS
B	0.743	32,348	RESTRICTED TO LANDSCAPE/OPEN SPACE/PIPELINE
C	0.292	12,723	RESTRICTED TO OPEN SPACE/DRAINAGE
D	0.24	10,476	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	1.109	48,311	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	2.495	108,682	

PRELIMINARY PLAT OF

TAMARRON SECTION 16

A SUBDIVISION OF 18.898 ACRES OF LAND SITUATED IN THE MCKAIJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

75 LOTS 5 RESERVES (2.495 ACRES) 2 BLOCKS

AUGUST 12, 2016 JOB NO. 1931-1416C-309

OWNERS:

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Suite 600
Houston, Texas 77042
Phone 713 953 5200
Fax 713 953 5026
FRN-F-1386
T.B.P.L.S Firm No 10010091

MINOR CHECK: COPY _____ DM _____

BookXTree : Mon 15 Aug 2016 - 8:30am
RootWorks : F:\LJA-projects\FRANTHAG\1931\FRANTHAG-Tamarron-Sec-16_PP.dwg

CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Section 30 / Preliminary Plat

City Engineer Review

_____Reviewed
_____See Attached Letter

_____

BY:_____DATE:_____

City Secretary

✓ Processed
_____Returned for additional data

_____

BY: MK DATE: 8-11-2016

Planning Commission Review

_____Approved
_____Returned for additional data

_____

BY:_____DATE:_____

City Council Review

_____Approved
_____Returned for additional data

_____

BY:_____DATE:_____

CITY OF FULSHEAR
PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.fulsheartexas.gov

RECEIVED
City of Fulshear
AUG 11 2016
City Secretary Office

Subdivision/Development Platting Application

Date: 8/12/2016 Date Received by the City of Fulshear: _____
Subdivision: TAMARRON SECTION Development: TAMARRON 30

SUBMITTAL OF PLAT: (Check Appropriate Selection)

X Preliminary
Replat
Amending Plat
____ Final
Vacation Plat
X Short Form Final
Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential
Zero Lot Line/ Patio Home
____ Multi-Family Residential
Planned Development
Commercial
Industrial

Plat Location: City X ETJ (Extraterritorial Jurisdiction)

Legal Description: 26.989 ACRES IN THE J.D. VERMILLION SYRVEY, ABSTRACT 339

Variance: _____ Yes (Attach a Copy of Approval Letter) ✓ No

Total Acreage: 26.989
Number of Streets: 6
Number of Lots: 108
Number and Types of Reserves: 4
Total Acres in Reserve: 5.516

Owner: D.R. HORTON TEXAS, LTD.
Address: 14100 SW FREEWAY, SUITE 500
City/State: SUGAR LAND, TEXAS 77478
Telephone: 281-566-2100
Email Address: _____

Engineer/Planner: LJA ENGINEERING, INC.
Contact Person: GEOFF FREEMAN
Telephone: 713-358-8830
Fax Number: _____
Email Address: gfreeman@ljaengineering.com

Platting Fees

Preliminary Plat - $500.00 plus 3.50 per lot, plus $12.50 per acre

Final Plat - $500.00 plus $5.00 per lot plus $25.00 per acre

Replat - $500.00 plus 5.00 per lot plus $25.00 per acre

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

2nd Review of plats - $100.00 (each additional review)

TOTAL PLATTING FEE ~~$946.75~~ 1215.36 [illegible]

Park Fees (due at Final Plat Application) _____

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE
[signature]	GEOFF FREEMAN/PLATTING MANAGER	08.09.16

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

August 31, 2016

Engineering Review

Preliminary Plat - Tamarron Section 30
City of Fulshear, Texas

For Information only:

1. This plat will create 108 Lots in three (3) Blocks with four (4) Reserves that covers an area of 26.989 acres.
2. The typical lot in this section appears to be 50-foot by 120-foot with a 25-foot Front Building Line.
3. Access to this section is from an extension of Jarvis Bay Pass Lane from Tamarron Section 22 and from Village Creek Lane.
4. Since this tract is located in the City of Fulshear's E.T.J., approval will be needed from both Fort Bend County and the City of Fulshear.

Recommendations:

I recommend that this Preliminary Plat of Tamarron Section 30 be approved as submitted.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE № F-1386

Phone 713 953 5200
Fax 713 953.5026
www.ljaengineering.com
TBPLS № 10110501

July 27, 2016

Mr. Dwayne G. Grigar
Fort Bend County Drainage District
1004 Blume Road
Rosenberg, Texas 77471

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 30
LJA Job No. 1931-1430C-309

Dear Mr. Grigar:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.

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Suite 600
Houston, Texas 77042
TBPE № F-1386

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Fax 713 953.5026
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TBPLS № 10110501

July 27, 2016

Ms. Mary Jane Sowa
Fort Bend County Engineering
1124 Blume Road
Rosenberg, Texas 77471

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 30
LJA Job No. 1931-1430C-309

Dear Ms. Sowa:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

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Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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TBPLS № 10110501

July 27, 2016

Mr. Michael S. Rusk, PE
Fort Bend County MUD No. 182
c/o LJA Engineering, Inc.
2929 Briarpark Drive, Suite 600
Houston, Texas 77042

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 30
LJA Job No. 1931-1430C-309

Dear Mr. Rusk:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

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Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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Fax 713 953.5026
www.ljaengineering.com
TBPLS № 10110501

July 27, 2016

Mr. Chris Lindhorst
D.R. Horton – Texas, LTD.
14100 Southwest Freeway
Suite 500
Sugar Land, Texas 77478

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 30
LJA Job No. 1931-1430C-309

Dear Mr. Lindhorst:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

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www.ljaengineering.com
TBPLS № 10110501

July 27, 2016

Mr. Peter McElwain
Katy Independent School District
6301 S. Stadium Lane
Katy, Texas 77479

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 30
LJA Job No. 1931-1430C-309

Dear Mr. McElwain:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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TBPE № F-1386

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Fax 713.953.5026
www.ljaengineering.com
TBPLS № 10110501

July 27, 2016

Ms. Crystal R. Shrader
Centerpoint Energy
P.O. Box 1700
Houston, Texas 77251

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 30
LJA Job No. 1931-1430C-309

Dear Ms. Shrader:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

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Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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TBPE № F-1386

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Fax 713.953.5026
www.ljaengineering.com
TBPLS № 10110501

July 27, 2016

Mr. Lee Gregory
Alltel Communications
8306 Highway 90A
Sugar Land, Texas 77478

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 30
LJA Job No. 1931-1430C-309

Dear Mr. Gregory:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

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Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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Fax 713.953.5026
www.ljaengineering.com
TBPLS № 10110501

July 27, 2016

Mr. John Beaudoin
Fort Bend County Appraisal District
2801 B.F. Terry Boulevard
Rosenberg, Texas 77471-5600

Re: Preliminary Plat, Fulshear, Texas
Tamarron Section 30
LJA Job No. 1931-1430C-309

Dear Mr. Beaudoin:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

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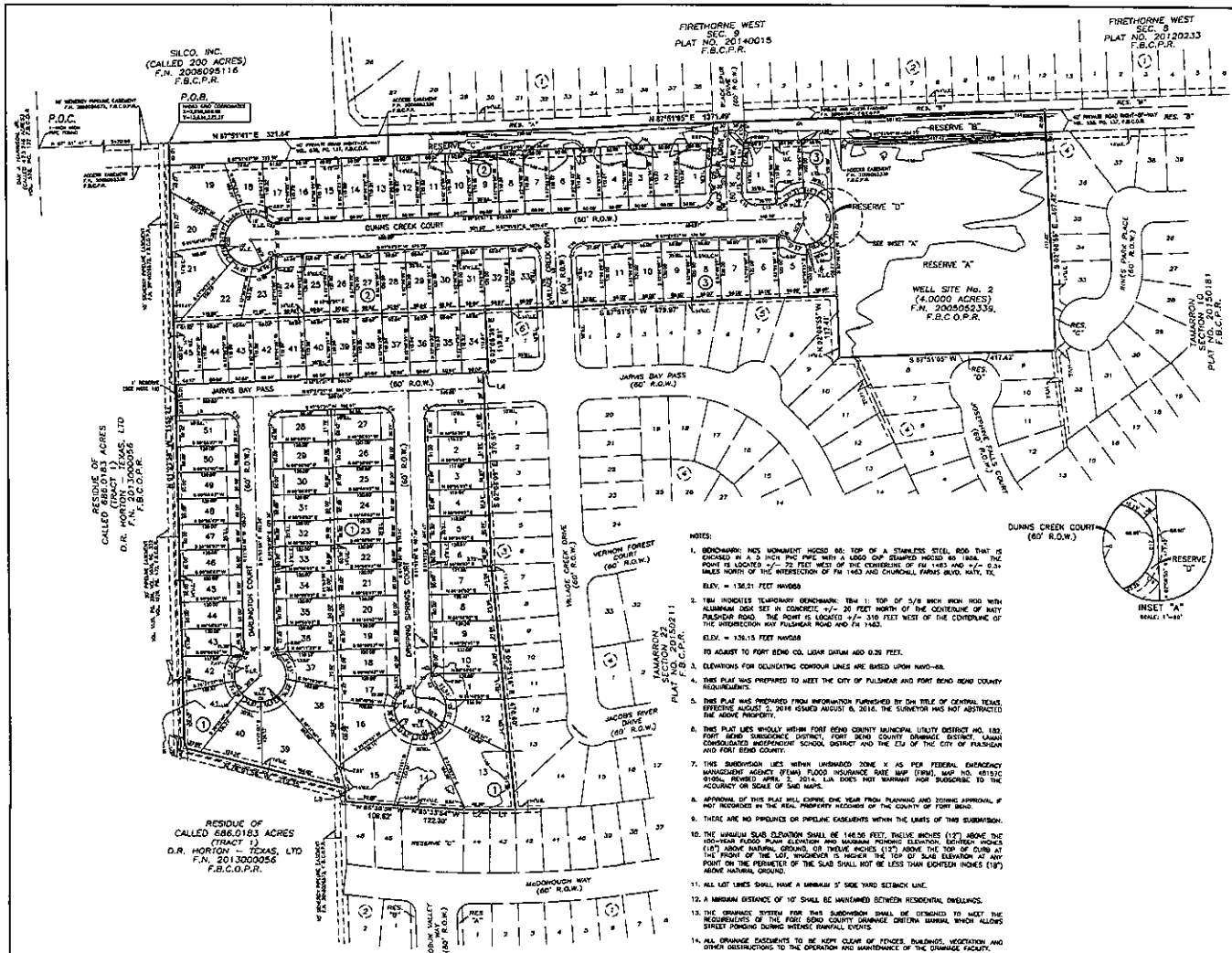
Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

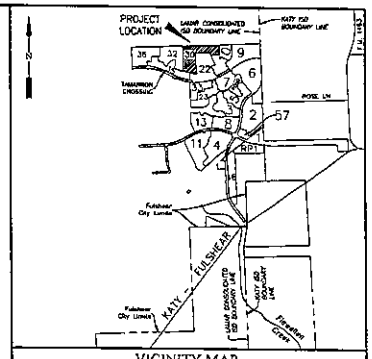
RR/pg

Enclosure(s)



CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	200.00'	4°34'18"	15.97'	7.98'	15.97'	N 89°59'25" W
C2	50.00'	39°54'05"	34.83'	18.13'	34.14'	S 67°31'41" W
C3	25.00'	50°47'05"	22.15'	11.91'	21.43'	S 86°23'51" E
C4	60.00'	254°08'10"	266.13'	66.36'	114.33'	S 54°45'55" W
C5	30.00'	27°11'34"	14.49'	7.39'	14.35'	N 76°37'47" E
C6	30.00'	51°54'46"	26.71'	15.11'	25.80'	N 45°34'14" W
C7	25.00'	55°15'55"	24.09'	13.04'	23.17'	N 42°22'42" W
C8	25.00'	27°18'55"	12.02'	6.17'	11.91'	S 57°15'13" E
C9	60.00'	254°18'51"	221.84'	63.63'	113.32'	S 55°14'43" W
C10	25.00'	27°18'55"	12.02'	6.17'	11.91'	N 69°33'42" E
C11	25.00'	51°54'46"	24.14'	12.97'	23.34'	N 45°34'14" W
C12	300.00'	4°34'18"	24.04'	12.02'	24.03'	S 87°59'25" W
C13	300.00'	4°34'18"	23.94'	11.97'	23.93'	S 87°59'25" W
C14	570.00'	4°09'16"	41.28'	20.64'	41.27'	S 87°56'45" W
C15	25.00'	50°55'55"	22.21'	11.94'	21.49'	S 42°24'55" E
C16	25.00'	42°55'55"	18.73'	9.84'	18.29'	S 42°24'55" E
C17	60.00'	254°55'55"	266.84'	73.23'	113.32'	S 54°24'55" W
C18	25.00'	42°55'55"	18.73'	9.84'	18.29'	N 42°24'55" W
C19	25.00'	50°55'55"	22.21'	11.94'	21.49'	N 42°24'55" W
C20	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 45°00'00" W
C21	25.00'	27°18'55"	12.02'	6.17'	11.91'	S 69°33'42" W
C22	60.00'	254°18'51"	221.84'	63.63'	113.32'	N 55°14'43" E
C23	25.00'	27°18'55"	12.02'	6.17'	11.91'	N 42°24'55" E
C24	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 45°00'00" E
C25	300.00'	4°34'18"	27.20'	13.62'	27.20'	N 89°59'25" E
C26	570.00'	4°34'18"	31.13'	15.57'	31.12'	N 89°59'25" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°53'17" W	49.27'
L2	N 89°53'17" W	49.27'
L3	N 44°53'17" W	35.35'
L4	S 45°53'17" W	49.50'
L5	N 42°23'34" W	50.00'
L6	S 42°36'26" E	150.00'
L7	N 89°53'17" E	7.07'
L8	S 45°41'21" W	51.00'
L9	S 87°51'21" W	50.00'
L10	S 87°51'21" W	71.20'
L11	N 42°23'34" W	49.50'
L12	S 87°51'21" W	15.22'
L13	N 87°51'21" E	43.11'
L14	S 42°36'26" E	50.00'
L15	N 42°23'34" W	50.00'
L16	N 87°51'21" W	14.20'
L17	N 42°23'34" W	50.00'
L18	S 42°36'26" W	50.00'
L19	N 87°51'21" W	50.00'
L20	S 42°36'26" W	50.00'
L21	S 42°36'26" W	50.00'
L22	S 87°51'21" E	50.00'
L23	S 42°36'26" W	50.00'



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 483

N

100 50 0 100
SCALE: 1"=100'

NOTES:

1. BENCHMARK: NGS MONUMENT HGCSD 88: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 3 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCSD 88 1994. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.24 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD, KATY, TX.

   ELEV. = 136.21 FEET NAVD88

2. TBM INDICATES TEMPORARY BENCHMARK: TBM 1: TOP OF 5/8 INCH IRON ROD WITH ALUMINUM DISK SET IN CONCRETE +/- 20 FEET NORTH OF THE CENTERLINE OF KATY FULSHEAR ROAD. THE POINT IS LOCATED +/- 316 FEET WEST OF THE CENTERLINE OF THE INTERSECTION KAY FULSHEAR ROAD AND FM 1463.

   ELEV. = 139.15 FEET NAVD88

   TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.25 FEET.

3. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
4. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE OF CENTRAL TEXAS, EFFECTIVE AUGUST 1, 2016 ISSUED AUGUST 8, 2016. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
7. THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0160L, REVISED APRIL 2, 2014. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
8. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
9. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
10. THE MINIMUM SLAB ELEVATION SHALL BE 148.56 FEET, TWELVE INCHES (12") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MAXIMUM PONDING ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN INCHES (18") ABOVE NATURAL GROUND.
11. ALL LOT LINES SHALL HAVE A MINIMUM 5' SIDE YARD SETBACK LINE.
12. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
13. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
14. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
15. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
16. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
17. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.000158185.
18. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO 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.
19. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
20. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182.
21. FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA ENG" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
22. THIS PLAT IS SUBJECT TO A SHORT FORM CLANKET EASEMENT AS SET OUT UNDER CLERK'S FILE NO. 2014036153 OF OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	4.000	174,239	RESTRICTED TO WELL SITE
B	0.535	23,305	RESTRICTED TO LANDSCAPE/OPEN SPACE/ACCESS
C	0.965	42,037	RESTRICTED TO LANDSCAPE/OPEN SPACE/ACCESS
D	0.016	714	RESTRICTED TO LANDSCAPE/OPEN SPACE/ACCESS
TOTAL	5.516	240,295	

LEGEND

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
S.T.S.S.E.	INDICATES STORM SEWER EASEMENT
F.B.C.P.R.	INDICATES FORT BEND COUNTY PLAT RECORDS
F.B.C.O.R.	INDICATES FORT BEND COUNTY OFFICIAL RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
F.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
~~	INDICATES STREET NAME CHANGE
R.O.W.	INDICATES RIGHT-OF-WAY
A.E.	INDICATES AERIAL EASEMENT
P.O.C.	INDICATES POINT OF COMMENCEMENT
P.O.B.	INDICATES POINT OF BEGINNING
F.N.	INDICATES FILE NUMBER
RES.	INDICATES RESERVE

PRELIMINARY PLAT OF
TAMARRON SECTION 30

A SUBDIVISION OF 26.989 ACRES OF LAND SITUATED IN THE J.D. VERMILLION SURVEY, ABSTRACT 339, FORT BEND COUNTY, TEXAS.

108 LOTS 4 RESERVES (5.516 ACRES) 3 BLOCKS

AUGUST 12, 2016 JOB NO. 1931-1430C-309

OWNERS:
D.R. HORTON, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS LINDHORST, PRESIDENT
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478
(281) 565-2100

ENGINEER/SURVEYOR:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386
T.B.P.L.S. Firm No. 10110001

SHEET 2 OF 2

MYLAR CHECK: CCOND _____ DATE _____

CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Fulshear Bend Drive Extension No. 2 - CCR / Final Plat

City Engineer Review

_____Reviewed
_____See Attached Letter

_____

BY:_____DATE:_____

City Secretary

✓ Processed
_____Returned for additional data

_____

BY: MC DATE: 8-12-2016

Planning Commission Review

_____Approved
_____Returned for additional data

_____

BY:_____DATE:_____

City Council Review

_____Approved
_____Returned for additional data

_____

BY:_____DATE:_____

CITY OF FULSHEAR
PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.fulsheartexas.gov

RECEIVED
City of Fulshear
AUG 12 2016
City Secretary Office

Subdivision/Development Platting Application

Date: 08/12/2016 Date Received by the City of Fulshear: _____

Subdivision: FULSHEAR BEND DRIVE EXTENSION NO 2 Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

____ Preliminary
____ Replat
____ Amending Plat
✓ Final
____ Vacation Plat
___ Short Form Final
___ Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

✓ Single-Family Residential
____ Zero Lot Line/ Patio Home
____ Multi-Family Residential
____ Planned Development
____ Commercial
____ Industrial

Plat Location: ✓ City ____ ETJ (Extraterritorial Jurisdiction)

Legal Description: 3.936 ACRESS OF LAND IN THE J.W. SCOTT SURVEY, A-321

Variance: _____ Yes (Attach a Copy of Approval Letter) ✓ No

Total Acreage: 3.936
Number of Streets: 2
Number of Lots: 0
Number and Types of Reserves: 0 (n/a)
Total Acres in Reserve: 0 (n/a)

Owner: CCR TEXAS HOLDINGS, L.P.& CCR LOAN SUBSIDIARY
Address: 5005 RIVERWAY, STE. 500
City/State: HOUSTON, TX 77056
Telephone: 713-960-9977
Email Address: _____

Engineer/Planner: BROWN & GAY ENGINEERS, INC.
Contact Person: TREY DEVILLIER
Telephone: 713-488-8204
Fax Number: 281-558-9701
Email Address: tdevillier@browngay.com

Platting Fees

Preliminary Plat - $500.00 plus 3.50 per lot, plus $12.50 per acre

Final Plat - $500.00 plus $5.00 per lot plus $25.00 per acre

Replat - $500.00 plus 5.00 per lot plus $25.00 per acre

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

2nd Review of plats - $100.00 (each additional review)

TOTAL PLATTING FEE $598.40

Park Fees (due at Final Plat Application) _____

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE
	TREY DEVILLIER	08/12/2016

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

August 31, 2016

Engineering Review

Final Plat
Fulshear Bend Drive Extension No. 2
City of Fulshear, Fort Bend County, Texas

For Information only:

1. This plat will create approximately 1600 L.F. of Right-of-Way for Fulshear Bend Drive (100-foot width).
2. The Right-of-Way Extension will start on the West side of the intersection with Riverwood Park Lane and extend West to the intersection with Jade Springs Lane.

Recommendations:

I recommend that this Final Plat of Fulshear Bend Drive Extension No. 2, Street Dedication be approved as submitted.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

BROWN & GAY ENGINEERS

RECEIVED
City of Fulshear
AUG 12 2016
City Secretary Office

August 12, 2016

City of Fulshear
C/o D. (Diana) Gordon Offord, City Secretary
30603 FM 1093 Road
P. O. Box 279
Fulshear, Texas 77441

Re: FULSHEAR BEND DRIVE EXTENSION NO 2 – FINAL PLAT SUBMISSION

Dear Ms. Offord:

Enclosed are ten (10) copies of the above referenced plats along with accompanying documents for FINAL PLAT SUBMISION with the City of Fulshear. If you have any questions, or require any additional information, please contact me at 281-558-8700 x 8204 or via email at tdevillier@browngay.com.

Sincerely,

Trey DeVillier
Platting Tech

Enclosures:
Plat Copies (10)
City Platting Application
Platting Fee Check No. 71104
City Planning Letter
Lienholders Subordination Form (2)
Utility Availability/No Objection Correspondence (3)

stewart title

Stewart Title Company
10720 West Sam Houston Pkwy N.,
Suite 200
Houston, TX 77064
(713) 892-8818 Phone
Fax

August 10, 2016

File No.: 1690280CPL

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 28th day of July, 2016, the last Deed that we find, of record, reflects the record owner to be:
CCR TEXAS HOLDINGS LP., a Delaware limited partnership by virtue of Deed recorded under Clerk's File No. 2012038964 of the Official Records of Fort Bend County, Texas.

CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership Deed recorded under Clerk's File No. 2013019469, 2014024650 and 2016059209 of the Official Records of Fort Bend County, Texas.

Legal Description:

DESCRIPTION OF A 3.936 ACRE TRACT OF LAND SITUATED
IN THE J.W. SCOTT SURVEY, ABSTRACT NO. 321
FORT BEND COUNTY, TEXAS

BEING a 3.936 acre (171,471 square foot) tract of land situated in the J.W. Scott Survey, Abstract No. 321 of Fort Bend County, Texas and being a portion of a called 244.5 acre tract (Tract 4) of land as described in a deed to CCR Loan Subsidiary 1, L.P. recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2013019469, and a portion of a called 22.62 acre tract as described in a deed to CCR Loan Subsidiary 1, L.P. recorded under F.B.C.C.F. No. 2014024650, and a portion of a called 1,913.31 acre tract (Tract A) as described in a deed to CCR Texas Holdings, LP recorded under F.B.C.C.F. No. 2012038964, said 3.936 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northeast corner of the herein described tract, same being the northwest terminus of Fulshear Bend Drive (100 feet wide) as shown on FULSHEAR BEND DRIVE EXTENSION NO 1, a subdivision plat recorded under Plat No. 20150236 of the Fort Bend County Plat Records (F.B.C.P.R.);

THENCE, S 06°28'57" E, along and with the west line of said FULSHEAR BEND DRIVE EXTENSION NO 1, a distance of 100.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a southeast corner of the herein described tract, same being the southwest terminus of said Fulshear Bend Drive as shown on said FULSHEAR BEND DRIVE EXTENSION NO 1, lying on the north line of CREEK COVE AT CROSS CREEK RANCH SECTION EIGHT, a subdivision plat recorded under Plat No. 20150235 of the F.B.C.P.R., and also being the beginning of a non-tangent curve to the right, from which its center bears N 06°28'57" W, 2,050.00 feet;

THENCE, In a westerly direction, along and with said north line and along said curve to the right, a distance of 463.09 feet, having a radius of 2,050.00 feet, a central angle of 12°56'35" and a chord which bears S 89° 59'21" W, 462.10 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

THENCE, N 83°32'22" W, continuing along and with said north line, at a distance of 164.35 feet passing a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northwest corner of said CREEK COVE AT CROSS CREEK RANCH SECTION EIGHT, same being the northeast corner of Reserve "D" of CREEK COVE AT CROSS CREEK RANCH SECTION SIX, a subdivision plat recorded under Plat No. 20140255 of the F.B.C.P.R., and continuing along the north line of said Reserve "D" for a total distance of 374.54 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

THENCE, In a westerly direction, continuing along and with said north line and along said curve to the left, at a distance of 250.98 feet passing a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northeast corner of said Reserve "D" of CREEK COVE AT CROSS CREEK RANCH SECTION SIX, same being the northeast corner of said 22.62 acre tract, and continuing along the north line of said 22.62 acre tract for a total distance of 664.90 feet, having a radius of 1,450.00 feet, a central angle of 26°16'23" and a chord which bears S 83°19'27" W, 659.09 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the point of compound curvature to the left;

THENCE, In a southwesterly direction, over and across said 22.62 acre tract and along said curve to the left, a distance of 39.97 feet, having a radius of 25.00 feet, a central angle of 91°36'29" and a chord which bears S 24°23'01" W, 35.85 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the point of tangency;

THENCE, S 21°25'13" E, continuing over and across said 22.62 acre tract, a distance of 2.95 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for a southwest corner of the herein described tract;

THENCE, S 68°34'47" W, continuing over and across said 22.62 acre tract, a distance of 90.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set point for the beginning of a non-tangent curve to the left, from which its center bears S 68°34'47" W, 25.00 feet;

THENCE, In a westerly direction, continuing over and across said 22.62 acre tract and along said curve to the left, a distance of 41.03 feet, having a radius of 25.00 feet, a central angle of 94°01'29" and a chord which bears N 68°25'58" W, 36.58 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the southwest corner of the herein described tract, lying on the north line of said 22.62 acre tract;

THENCE, over and across said 1,913.31 acre tract the following courses and distances:

N 25°26'42" W, a distance of 100.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the westerly northwest corner of the herein described tract and the beginning of a non-tangent curve to the right, from which its center bears
S 25°26'42" E, 1,550.00 feet;

In a northeasterly direction, along said curve to the right, a distance of 10.38 feet, having a radius of 1,550.00 feet, a central angle of 00°23'02" and a chord which bears N 64°44'49" E, 10.38 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the point of reverse curvature to the left;

In a northerly direction, along said curve to the left, a distance of 37.68 feet, having a radius of 25.00 feet, a central angle of 86°21'33" and a chord which bears N 21°45'33" E, 34.21 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the point of tangency;

N 21°25'13" W, a distance of 2.67 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set point for the northerly northwest corner of the herein described tract;

N 68°34'47" E, a distance of 90.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the beginning of a non-tangent curve to the left, from which its center bears
N 68°34'47" E, 25.00 feet;

In a southeasterly direction, along said curve to the left, a distance of 38.64 feet, having a radius of 25.00 feet, a central angle of 88°32'43" and a chord which bears S 65°41'35" E, 34.90 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the point of reverse curvature to the right;

In an easterly direction, continuing partially over and across said 1,913.31 acre tract and along said curve to the right, at a distance of 659.45 feet passing the west line of said 244.5 acre tract and continuing for a total distance of 714.90 feet, having a radius of 1,550.00 feet, a central angle of 26°

25'35" and a chord which bears N 83°14'51" E, 708.58 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the point of tangency;

THENCE, S 83°32'22" E, over and across said 244.5 acre tract, a distance of 374.54 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the beginning of a tangent curve to the left;

THENCE, In an easterly direction, continuing over and across said 244.5 acre tract and along said curve to the left, a distance of 440.50 feet, having a radius of 1,950.00 feet, a central angle of 12°56'35" and a chord which bears N 89°59'21" E, 439.56 feet to the POINT OF BEGINNING and containing 3.936 acres (171,471 square feet) of land.

Subject to the following:

1. Restrictions:

Restrictive Covenants as set forth under Clerk's File No. 2005003096, 2009026093 and 2010127400 of the County Clerk Official Records of Fort Bend County, Texas.

Restrictive Covenants as set forth in that Community Charter For Cross Creek Ranch recorded under Clerk's File Nos. 2008039552, and 2008054441, of the Official Records of Fort Bend County, Texas. **(Encumbered only by filing a Supplement)**

2. Easements/Other Exceptions:

Easements as reflected on the plat of FULSHEAR BEND DRIVE EXTENSION NO 1 recorded under Plat No. 20150236 of the Plat Records of Fort Bend County, Texas.

Rights of the Board of Water Engineers of the State of Texas to control the withdrawal of water from underground water reservoir beneath the subject property in accordance with that instrument recorded in Volume 1, Page 85 of the Water Permit Records of Fort Bend County, Texas.

Rules and regulations by the Texas Commission on environmental Quality Rules for On-Site Sewage Facilities located on the subject property as reflected by that Affidavit To The Public Certification Of OSSF Requiring Maintenance recorded under Clerk's File Nos. 2007050326 and 2009075716 of the Official Records of Fort Bend County, Texas. (1214.16 acres A-321; 1214.62 acres A-100)

All charges, liens, and assessments payable to Cross Creek Ranch Community Association Inc., including that lien to secure the payment thereof, recorded under Clerk's File No. 2008039552 of the Official Records of County, Texas. This lien being subordinate to any recorded mortgage liens. **(Applies only when annexed by filing a supplement)**

Cross Creek Ranch Foundation Fee as set forth and created in that Foundation Supplemental Amendment To The Community Charter For Cross Creek Ranch recorded under Clerk's File No. 2008054441 of the Official Records of Fort Bend County, Texas. This lien is subordinate to any first mortgage of record. **(Applies only when annexed by filing a supplement)**

Certificate Of Formation Of Cross Cross Creek Ranch Community Association, Inc., as attached to that Management Certificate For Cross Creek Ranch recorded under Clerk's File No. 2008054615 of the Official Records of Fort Bend County, Texas. **(For Information Purposes Only)**

Memorandum of Development Agreement dated November 16, 2006, by and between the City of Fulshear, Texas, TMI, INC., and THE STODDARD GROUP, LTD, recorded under Clerk's File No. 2007001836 of the Official Records of Fort Bend County, Texas.

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 171 recorded under Clerk's File No. 2009035249 of the Official Records of Fort Bend County, Texas.

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 172 recorded under Clerk's File No. 2011008643 of the Official Records of Fort Bend County, Texas.

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 173 recorded under Clerk's File No. 2011008641 of the Official Records of Fort Bend County, Texas.

Rules and regulations by the Texas Commission on environmental Quality Rules for On-Site Sewage Facilities located on the subject property as reflected by that Affidavit To The Public Certification Of OSSF Requiring Maintenance recorded under Clerk's File Nos. 2007050326 and 2009075716 of the Official Records of Fort Bend County, Texas. (1214.16 acres A-321; 1214.62 acres A-100)

Cross Creek Ranch Community Association, Inc., Document Retention, Access, Production And Copy Policy, recorded under Clerk's File No. 2012006437 of the Official Records of Fort Bend County, Texas. **(Applies only when annexed by filing a supplement)**

Cross Creek Ranch Community Association, Inc. Solar Energy devices And Roofing Materials Policy recorded under Clerk's File No. 2012006438 of the Official Records of Fort Bend County, Texas. **(Applies only when annexed by filing a supplement)**

Cross Creek Ranch Community Association, Inc., display Of Religious Items Policy, recorded under Clerk's File No. 2012006439 of the Official Records of Fort Bend County, Texas. **(Applies only when annexed by filing a supplement)**

Cross Creek Ranch Community Association, Inc., Flag Display Policy, recorded under Clerk's File No. 2012006443 of the Official Records of Fort Bend County, Texas. **(Applies only when annexed by filing a supplement)**

Cross Creek Ranch Community Association, Inc., Rain Barrel Policy, recorded under Clerk's File No. 2012006444 of the Official Records of Fort Bend County ,Texas. **(Applies only when annexed by filing a supplement)**

Cross creek Ranch community Association, Inc., Collection Policy And Payment Plan Guidelines, recorded under Clerk's File No. 2012016697 of the Official Records of Fort Bend County, Texas. **(Applies only when annexed by filing a supplement)**

Memorandum Of Preferential Purchase Right Agreement dated April 12, 2012, by and between CCR TEXAS HOLDINGS, LP, a Delaware limited liability company ("Grantor"), and TRENDMAKER HOMES, INC., a Texas corporation ("Grantee"), and recorded under Clerk's File No. 2012038961 of the Official Records of Fort Bend County, Texas, and subject to the terms, conditions and provisions contained therein.

Partial Assignment And Assumption Of Founder's Rights dated effective as of April 12, 2012, by TRENDMAKER HOMES, INC., a Texas corporation as assignor to CCR TEXAS HOLDINGS LP, a Delaware limited partnership as assignee, and recorded under Clerk's File No. 2012038962 of the Official Records of Fort Bend County, Texas, and relating to the "Assigned Founder's Rights" described in that Community Charter For Cross Creek Ranch recorded under Clerk's File No. 2008039552 of the Official Records of Fort Bend County, Texas.

3. Liens/Misc:

Vendors Lien retained in Deed dated April 12, 2012, recorded in/under Clerk's File No. 2012038964 of the Official Public Records, securing the payment of one note in the principal amount of $9,000,000.00, bearing interest and payable as therein provided to the order of CCR Texas Lender, Inc., and one note in the principal amount of $81,000,000.00, bearing interest and payable as therein provided to the order of PSPIB_CCR, Inc., and additionally secured by Deed of Trust of even date therewith executed by CCR Texas Holdings LP, and recorded in/under Clerk's File No. 2012038977 of the Official Public Records of Fort Bend County, Texas, for the benefit of CCR Texas Agent Inc., as Agent. (Covers other property also)

Said lien additionally secured by a Collateral Assignment Of Notes And Liens recorded in/under Clerk's File No. 2012054544 of the Official Records of County, Texas.

Construction Deed of Trust and Security Agreement and Assignment of Rents and Fixture Filing dated April 12, 2012, recorded in/under Clerk's File No. 2012038977 of the Official Records of Fort Bend County, Texas, executed by CCR Texas Holdings LP., a Delaware limited partnership, securing the payment of one note in

the principal amount of $90,000,000.00, (which Loan is evidenced and secured by (i) that certain Promissory Note, dated as of the date hereof, in the maximum principal amount of $9,000,000 made by Grantor in favor of CCR TEXAS LENDER INC. ("Note A"), (ii) that certain Promissory Note, dated as of the date hereof, in the maximum principal amount of $81,000,000 made by Grantor in favor of PSPIB-CCR INC. ("Note B") bearing interest and payable as therein provided to the order of CCR Texas Agent, Inc., an Ontario corporation, in its capacity as agent for lenders, and being additionally secured by Vendors Lien retained in Deed of even date therewith and recorded in/under Clerk's File No. 2012038960 of the Official Records of Fort Bend County, Texas. (Cover other property also)

Said lien additionally secured by Collateral Assignment of Note and Liens recorded in/under Clerk's File No. 2012054544 of the Official Records of Fort Bend County, Texas.

Intercreditor Agreement dated June 2, 2016 and recorded under Clerk's File No. 2016059210 of the Official Records of Fort Bend County, Texas.

Construction Deed of Trust (with Assignment of Leases and Rents, Security Agreement Fixture Filing) dated June 2, 2016, recorded in/under Clerk's File No. 2016059211 of the Official Records of Fort Bend County, Texas, executed by CCR Loan Subsidiary 1, L.P., a Texas limited partnership, securing the payment of one note in the principal amount of $25,000,000.00, bearing interest and payable as therein provided to the order of U.S. Bank National Association d/b/a Housing Capital Company.

Collateral Assignment of Construction Documents, Design Contracts, Plans, Licenses, Building Lot Contracts and Permits recorded under Clerk's File No. 2016059212 of the Official Records of Fort Bend County, Texas.

Collateral Assignment of MUD Proceeds recorded under Clerk's File No. 2016059213 of the Official Records of Fort Bend County, Texas.

No examination has been made as to Abstracts of Judgments, State or Federal Tax Liens, the status of taxes, tax suits or paving assessments.

This letter is issued for platting purposes only. Liability of Stewart Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

The letter is issued with the express understanding, evidenced by the acceptance thereof, that Stewart Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty or warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Stewart Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **You agree to release, indemnify and hold harmless Stewart Title Company because of any negligence by Stewart Title Company (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report.** This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,
Stewart Title Company

Nona Briscoe

Anthony DeBorde/Nona Briscoe
Commercial Title Examiner

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, has platted that certain 3.936 acres of land out of the J.W. Scott Survey, Abstract 321, Fort Bend County, Texas, which property was surveyed and platted on _____by, Brown & Gay Engineers, Inc. and known as FULSHEAR BEND DRIVE EXTENSION NO 2, recorded at Plat Number _____ _____in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent for the lenders, is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2012038977, 2012054544, and 2016059210 of the Real Property Records of Fort Bend County, Texas, and, in its capacity as the agent, is the agent for the holders of promissory notes secured by said lien, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of FULSHEAR BEND DRIVE EXTENSION NO 2.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of $10.00 and other good and valuable consideration this day paid by CCR TEXAS HOLDINGS LP, a Delaware limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of FULSHEAR BEND DRIVE EXTENSION NO 2 and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of FULSHEAR BEND DRIVE EXTENSION NO 2 and the dedications, terms, and provisions evidenced thereby.

The said lienholder does hereby WARRANT and REPRESENT that it is the agent for the present owners and holders of the notes and the lien given to secure the payment of the same and have not assigned the same nor any part thereof.

EXCEPT as expressly modified hereby, the lien shall remain in full force and effect.

EXECUTED this the _____ day of _____, 2016.

CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent

By: _____

Printed Name: _____

Title: _____

PROVINCE OF ONTARIO
COUNTRY OF CANADA

I, _____, a Notary Public in and for said Province, DO HEREBY CERTIFY, that _____, personally known to me to be the _____ of CCR TEXAS AGENT INC., an Ontario corporation, in its capacity as agent of CCR Texas Lender Inc. and PSPIB-CCR Inc., whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument thereto as such _____ of said corporation, as his free and voluntary act and as the free and voluntary act and deed of said corporation as agent on behalf of said entities, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal, this _____ day of _____, 2016

_____
Notary Public
My commission expires: Commission For Life

AFTER RECORDING RETURN TO:
Trey DeVillier
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 3.936 acres of land out of the J.W. Scott Survey, Abstract 321, Fort Bend County, Texas, which property was surveyed and platted on _____ by, Brown & Gay Engineers, Inc. and known as FULSHEAR BEND DRIVE EXTENSION NO 2, recorded at Plat Number _____ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, a national banking association is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2016059210, 2016059211, 2016059212 and 2016059213 of the Real Property Records of Fort Bend County, Texas, and, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of FULSHEAR BEND DRIVE EXTENSION NO 2.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of $10.00 and other good and valuable consideration this day paid by CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of FULSHEAR BEND DRIVE EXTENSION NO 2 and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of FULSHEAR BEND DRIVE EXTENSION NO 2 and the dedications, terms, and provisions evidenced thereby.

The said lienholder does hereby WARRANT and REPRESENT that it is the agent for the present owners and holders of the notes and the lien given to secure the payment of the same and have not assigned the same nor any part thereof.

EXCEPT as expressly modified hereby, the lien shall remain in full force and effect.

EXECUTED this the _____ day of _____, 2016.

U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, a national banking association

By:_____
Printed Name: _____
Title: _____

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day, personally appeared _____, _____ of U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, a national banking association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

_____
Notary Public in and for the State of Texas

My commission expires: _____

AFTER RECORDING RETURN TO:
Trey DeVillier
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042

CenterPoint Energy

Trey DeVillier
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042

August 11, 2016

RE: Fulshear Bend Drive Extension NO. 2

Dear Trey;

This letter is in response to your inquiry regarding the availability of electric service to the above referenced project.

Senate Bill 7 (SB7) was created by the Texas Legislature and was put into effect on January 1, 2002, to deregulate the electrical industry in the State of Texas. The current function of CenterPoint Energy is to provide a travelway, or path, for electricity to flow to the customer. The customer is required to choose a particular Retail Energy Provider (REP), also known as a Competitive Retailer (CR) for their electrical needs.

Under the Tariff Agreement between CenterPoint Energy and the Texas Public Utilities Commission (TPUC), adequate required electrical service capabilities may be extended to locations with some restrictions. Primary overhead electrical distribution facilities currently exist in the general vicinity of the above referenced location. Facilities may be extended to a location along public rights of way or inside dedicated easements.

Extension of overhead facilities and the possible cost associated with the extension is dependent upon receipt of a final plat of the facility to be served, and a customer approved CenterPoint Energy outlet location.

If you need any additional information, please feel free to contact me.

Sincerely,

Joseph Kubeczka
Associate Service Consultant
joseph.kubeczka@centerpointenergy.com

comcast.

August 9, 2016

Mr. Trey DeVillier
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042

Re: Fulshear Bend Drive Extension No. 2

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated August 2016

At this time, Comcast Cable has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, Comcast Cable will require exclusive easements.

Upon completion of Comcast Cable's facility design, if so required, dedicated utility easements may be determined inadequate by Comcast Cable. In these cases, the developer, his successors or assigns, will be required to provide Comcast with exclusive easements.

This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys, or street right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process.

Please feel free to contact me at 713-637-5025 with any questions that you may have.

Sincerely,

Chris Grey
Construction Supervisor, Design and Serviceability

Trey DeVillier

From:	Trey DeVillier
Sent:	Tuesday, August 09, 2016 1:35 PM
To:	'JONES, MICHAEL W'
Subject:	FULSHEAR BEND DRIVE EXTENSION NO 2 - Request for letter of "UTILITY AVAILABILITY" (AT&T)
Attachments:	2016-8-9_PLAT_FULSHEAR BEND DRIVE EXT 2 NOL.pdf

Please provide us a letter of "**utility availability**" for the attached plat as required for final plats by the City of Fulshear.

If you have any questions or require any additional information please feel free to call or email.

Respectfully,

Trey DeVillier | Platting Technician
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042
Tel: 281-558-8700 x8204
Direct: 713-488-8204
Fax: 281-558-9701
tdevillier@browngay.com
www.browngay.com

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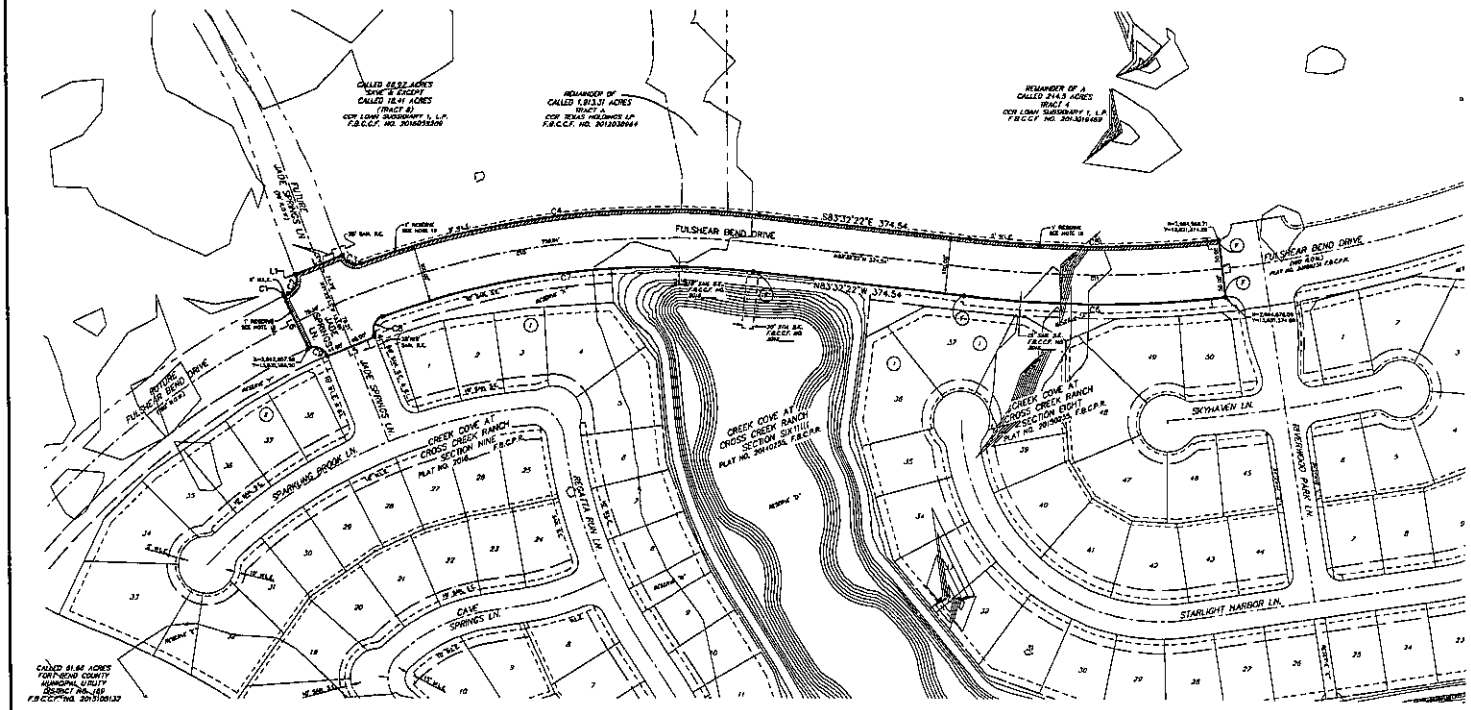
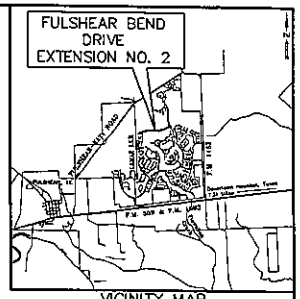




VICINITY MAP
N.T.S.

N

GENERAL NOTES

1. "U.E." indicates "Utility Easement".
2. "B.L." indicates "Building Line".
3. "W.L.E." indicates "Water Line Easement".
4. "W.W.E." indicates "Water Water Easement".
5. "F.H.E." indicates "Fire Hydrant Easement".
6. "SAN. S.E." indicates "Sanitary Sewer Easement".
7. "STM. S.E." indicates "Storm Sewer Easement".
8. "D.E." indicates "Drainage Easement".
9. "A.E." indicates "Aerial Easement".
10. "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
11. "F.B.C.P.R." indicates "Plat Records of Fort Bend County".
12. "F.B.C.O.R." indicates "Deed Records of Fort Bend County".
13. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale:0.00011487.
14. Bearing orientation is based on the Texas Coordinate System, South Central Zone 4204, NAD-83 and is referenced to FULSHEAR BEND DRIVE EXTENSION NO 1.
15. There is no observable evidence of any pipelines within the boundaries of the subject tract, and that based on the title research provided per City Planning Letter prepared by Stewart Title Company, File No. 16802SGCPL and dated July 28, 2016, that there are no pipeline easements of record within the boundaries of the subject tract except as shown hereon.
16. The property lies in the Unshaded Zone "X" (areas determined to be outside the 0.2% year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0105L, Revised April 2, 2014.
17. Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "Brown & Gay" at all plat boundary corners unless otherwise noted.
18. (1) Indicates Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "Brown & Gay".
19. A one-foot reserve dedicated to the city in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when 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.
20. All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.
21. This plat is subject to restrictions recorded under Fort Bend County Clerk's File No. 2003003996, 2009026093, 2010127400, 2008036552 and 2008036441 per City Planning Letter prepared by Stewart Title Company, File No. 16802SGCPL and dated July 28, 2016.

LINE DATA

NUMBER	BEARING	DISTANCE
L1	N81°29'12"W	3.97
L2	N88°34'47"E	18.00
L3	N1°30'53"E	100.00
L4	S11°01'13"E	3.93
L5	S88°34'47"W	90.00
L6	N13°01'47"W	100.00

CURVE DATA

NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1000.00'	0°53'07"	15.35'	S 83°06'18" W	15.35'
C2	25.00'	69°23'23"	37.68'	N 31°18'32" E	35.39'
C3	25.00'	69°23'23"	30.64'	S 31°18'32" E	28.80'
C4	1000.00'	39°26'06"	713.95'	S 63°19'47" E	699.58'
C5	1000.00'	13°54'26"	242.50'	N 88°36'31" E	241.94'
C6	1000.00'	13°54'26"	242.50'	S 88°36'31" W	241.94'
C7	1000.00'	39°26'33"	688.08'	S 63°19'31" W	674.58'
C8	25.00'	91°26'24"	39.91'	S 37°37'31" W	35.80'
C9	25.00'	91°26'24"	41.02'	N 53°23'53" W	36.84'
C10	1000.00'	31°54'30"	556.73'	N 88°36'36" W	549.61'
C11	1000.00'	13°54'26"	242.50'	N 88°36'31" E	241.94'

FULSHEAR BEND DRIVE EXTENSION NO. 2

A SUBDIVISION OF 3.936 ACRES OF LAND
LOCATED IN THE J.W. SCOTT SURVEY, A-321
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVES: 0 BLOCKS: 0

SCALE: 1"=100' DATE: AUGUST, 2016

OWNER:
CCR LOAN SUBSIDIARY I, L.P.
& CCR TEXAS HOLDINGS, L.P.
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(713) 960-9977
LARRY JOHNSON

LAND PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES, INC.
23501 CINCO RANCH BLVD., #A-230
KATY, TEXAS 77494
(281) 579-0340
KATHRYN EDWARDS

CROSS CREEK RANCH

Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel 281-558-8700 • www.brownandgay.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00
KARENA HALTER, P.E.

STATE OF TEXAS
COUNTY OF FORT BEND

We, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Larry D. Johnson, Manager of Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner, owner and CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, acting by and through Larry D. Johnson, President of CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner, owner hereinafter referred to as Owners of the 3.936 acre tract described in the above and foregoing map of FULSHEAR BEND DRIVE EXTENSION NO. 2, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21'6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, we do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, and drainage ditches located in said subdivision, as easement for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of FULSHEAR BEND DRIVE EXTENSION NO. 2 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage; the condition of such dedication being that these building setback lines and public utility easements will terminate and be automatically abandoned when the adjoining property is subdivided in a recorded plat.

IN TESTIMONY WHEREOF, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner, has caused these presents to be signed by Larry D. Johnson, its Manager, thereunto authorized, this ________ day of ______________________, 2016.

CCR TEXAS HOLDINGS LP, a Delaware limited partnership
By: Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner

By: ______________________
Larry D. Johnson
Manager

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Larry D. Johnson, Manager of Johnson/CCR GP, LLC, a Texas limited liability company, the sole general partner of CCR TEXAS HOLDINGS LP, a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ________ day of ______________________, 2016.

____
Jody S. Wong
Notary Public in and for the State of Texas

Commission Expires: ______________

IN TESTIMONY WHEREOF, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, acting by and through CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner, has caused these presents to be signed by Larry D. Johnson, its President, thereunto authorized,

this ________ day of ______________________, 2016.

CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership
By: CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner

By: ______________________
Larry D. Johnson
President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Larry D. Johnson, President of CCR Loan Sub 1, LLC, a Texas limited liability company, the General Partner of CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ________ day of ______________________, 2016.

____
Jody S. Wong
Notary Public in and for the State of Texas

Commission Expires: ______________

I, Nicolas Vona, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

____
Nicolas Vona, R.P.L.S.
Texas Registration No. 6303

I, Karena B. Hauter, A Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of the City of Fulshear, to the best of my knowledge.

____
Karena B. Hauter, P.E.
Texas Registration No. 102102

Brown & Gay Engineers, Inc.
TBPE Registration No. F-1046

This plat of FULSHEAR BEND DRIVE EXTENSION NO. 2 is approved by the City Planning Commission of the City of Fulshear, Texas,

this ________ day of ______________________, 2016.

____
Amy Pearce
Chairperson

____
Austin Weant
Co-Chairperson

This plat of FULSHEAR BEND DRIVE EXTENSION NO. 2 was approved on ______________ by the City of Fulshear City Council and signed on this ________ day of ______________________, 2016; provided, however, this approval shall be invalid and null and void unless the plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

____
Jeff W. Roberts
Mayor

____
Diana Gordon Offord
City Secretary

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on ______________ 2016, at ________ o'clock ______ m. in Plat Number ______________________ of the plat records of said county.

Witness my hand and seal of office, at Richmond, Texas. The day and date last above written.

____
Laura Richard
County Clerk
Fort Bend County, Texas

By: ______________________
Deputy

DESCRIPTION OF A 3.936 ACRE TRACT OF LAND SITUATED
IN THE J.W. SCOTT SURVEY, ABSTRACT NO. 321
FORT BEND COUNTY, TEXAS

BEING a 3.936 acre (171,471 square foot) tract of land situated in the J.W. Scott Survey, Abstract No. 321 of Fort Bend County, Texas and being a portion of a called 244.5 acre tract (Tract 4) of land as described in a deed to CCR Loan Subsidiary 1, L.P. recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2013019408, and a portion of a called 22.68 acre tract as described in a deed to CCR Loan Subsidiary 1, L.P. recorded under F.B.C.C.F. No. 2014024650, and a portion of a called 1,613.31 acre tract (Tract A) as described in a deed to CCR Texas Holdings, LP recorded under F.B.C.C.F. No. 2010038964, said 3.936 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northeast corner of the herein described tract, same being the northwest terminus of Fulshear Bend Drive (100 feet wide) as shown on FULSHEAR BEND DRIVE EXTENSION NO 1, a subdivision plat recorded under Plat No. 20150238 of the Fort Bend County Plat Records (F.B.C.P.R.);

THENCE, S 08°26'57" E, along and with the west line of said FULSHEAR BEND DRIVE EXTENSION NO 1, a distance of 100.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a southeast corner of the herein described tract, same being the southwest terminus of said Fulshear Bend Drive as shown on said FULSHEAR BEND DRIVE EXTENSION NO 1, lying on the north line of CREEK COVE AT CROSS CREEK RANCH SECTION EIGHT, a subdivision plat recorded under Plat No. 20160230 of the F.B.C.P.R., and also being the beginning of a non-tangent curve to the right, from which its center bears N 08°26'57" W, 2,050.00 feet;

THENCE, in a westerly direction, along and with said north line and along said curve to the right, a distance of 463.00 feet, having a radius of 2,050.00 feet, a central angle of 12°56'25" and a chord which bears S 88°58'21" W, 462.10 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

THENCE, N 83°33'26" W, continuing along and with said north line, at a distance of 164.35 feet passing a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northwest corner of said CREEK COVE AT CROSS CREEK RANCH SECTION EIGHT, same being the northeast corner of Reserve "D" of CREEK COVE AT CROSS CREEK RANCH SECTION SIX, a subdivision plat recorded under Plat No. 20140295 of the F.B.C.P.R., and continuing along the north line of said Reserve "D" for a total distance of 374.84 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

THENCE, in a westerly direction, continuing along and with said north line and along said curve to the left, at a distance of 200.98 feet passing a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northwest corner of said Reserve "D" of CREEK COVE AT CROSS CREEK RANCH SECTION SIX, same being the northeast corner of said 22.62 acre tract, and continuing along the north line of said 22.62 acre tract for a total distance of 664.80 feet, having a radius of 1,450.00 feet, a central angle of 26°16'23" and a chord which bears S 83°18'27" W, 659.09 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the point of compound curvature to the left;

THENCE, in a southwesterly direction, over and across said 22.62 acre tract and along said curve to the left, a distance of 39.97 feet, having a radius of 25.00 feet, a central angle of 91°36'29" and a chord which bears S 24°22'01" W, 35.85 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the point of tangency;

THENCE, S 21°25'13" E, continuing over and across said 22.62 acre tract, a distance of 2.95 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for a southeast corner of the herein described tract;

THENCE, S 68°34'47" W, continuing over and across said 22.62 acre tract, a distance of 80.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set point for the beginning of a non-tangent curve to the left, from which its center bears S 68°34'47" W, 25.00 feet;

THENCE, in a westerly direction, continuing over and across said 22.62 acre tract and along said curve to the left, a distance of 41.03 feet, having a radius of 25.00 feet, a central angle of 94°01'29" and a chord which bears N 68°25'58" W, 36.58 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the southwest corner of the herein described tract, lying on the north line of said 22.62 acre tract;

THENCE, over and across said 1,613.31 acre tract the following courses and distances:

N 25°26'42" W, a distance of 100.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the westerly northwest corner of the herein described tract and the beginning of a non-tangent curve to the right, from which its center bears S 25°26'42" E, 1,550.00 feet;

In a northeasterly direction, along said curve to the right, a distance of 10.38 feet, having a radius of 1,550.00 feet, a central angle of 00°23'00" and a chord which bears N 64°44'48" E, 10.38 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the point of reverse curvature to the left;

In a northerly direction, along said curve to the left, a distance of 37.88 feet, having a radius of 25.00 feet, a central angle of 86°48'33" and a chord which bears N 21°40'33" E, 34.31 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the point of tangency;

N 21°25'13" W, a distance of 3.47 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set point for the northerly northeast corner of the herein described tract;

N 68°34'47" E, a distance of 90.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the beginning of a non-tangent curve to the left, from which its center bears N 68°34'47" E, 25.00 feet;

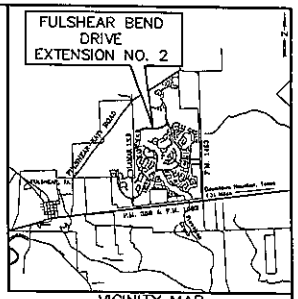
In a southeasterly direction, along said curve to the left, a distance of 38.64 feet, having a radius of 25.00 feet, a central angle of 88°32'43" and a chord which bears S 65°41'35" E, 34.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the point of reverse curvature to the right;

In an easterly direction, continuing partially over and across said 1,613.31 acre tract and along said curve to the right, at a distance of 550.45 feet passing the west line of said 244.5 acre tract and continuing for a total distance of 714.80 feet, having a radius of 1,550.00 feet, a central angle of 26°25'25" and a chord which bears N 83°14'01" E, 708.58 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the point of tangency;

THENCE, S 83°33'33" E, over and across said 244.5 acre tract, a distance of 374.84 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the beginning of a tangent curve to the left;

THENCE, in an easterly direction, continuing over and across said 244.5 acre tract and along said curve to the left, a distance of 440.50 feet, having a radius of 1,950.00 feet, a central angle of 12°56'36" and a chord which bears N 88°58'21" E, 439.56 feet to the POINT OF BEGINNING and containing 3.936 acres (171,471 square feet) of land.

Bearing orientation is based on the Texas Coordinate System, South Central Zone 4204, NAD-83 and is referenced to FULSHEAR BEND DRIVE EXTENSION NO 1 as cited herein.



VICINITY MAP
N.T.S.

FULSHEAR BEND DRIVE EXTENSION NO. 2

A SUBDIVISION OF 3.936 ACRES OF LAND
LOCATED IN THE J.W. SCOTT SURVEY, A-321
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

LOTS: 0
RESERVES: 0
BLOCKS: 0
SCALE: 1"=100'
DATE: AUGUST, 2016

OWNER:
CCR LOAN SUBSIDIARY 1, L.P.
& CCR TEXAS HOLDINGS, L.P.
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(713) 960-9977
LARRY JOHNSON

LAND PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES, INC.
23501 CINCO RANCH BLVD., #A-250
KATY, TEXAS 77494
(281) 579-0340
KATHRYN EDWARDS

CROSS CREEK
RANCH

Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.browngay.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00
KARENA HAUTER, P.E.

SHEET 2 OF 2

CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Creek Cove at Cross Creek Ranch Section 9 / Final Plat

City Engineer Review

_____Reviewed
_____See Attached Letter

_____

BY:_____DATE:_____

City Secretary

✓ Processed
_____Returned for additional data

_____

BY: KK DATE: 8-12-2016

Planning Commission Review

_____Approved
_____Returned for additional data

_____

BY:_____DATE:_____

City Council Review

_____Approved
_____Returned for additional data

_____

BY:_____DATE:_____

CITY OF FULSHEAR
PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.fulsheartexas.gov

RECEIVED
City of Fulshear
AUG 12 2016
City Secretary Office

Subdivision/Development Platting Application

Date: 08/12/2016 Date Received by the City of Fulshear: _____

Subdivision: CREEK COVE AT CROSS CREEK RANCH SECTION NINE Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

____ Preliminary
____ Replat
____ Amending Plat
✓ Final
____ Vacation Plat
___ Short Form Final
___ Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

✓ Single-Family Residential
____ Zero Lot Line/ Patio Home
____ Multi-Family Residential
____ Planned Development
____ Commercial
____ Industrial

Plat Location: ✓ City ____ ETJ (Extraterritorial Jurisdiction)

Legal Description: 24.68 ACRESS OF LAND IN THE J.W. SCOTT SURVEY, A-321

Variance: _____ Yes (Attach a Copy of Approval Letter) ✓ No

Total Acreage: 24.68
Number of Streets: 5
Number of Lots: 56
Number and Types of Reserves: 6 LANDSCAPE/OPEN SPACE
Total Acres in Reserve: 2.023

Owner: CCR TEXAS HOLDINGS, L.P.& CCR LOAN SUBSIDIARY
Address: 5005 RIVERWAY, STE. 500
City/State: HOUSTON, TX 77056
Telephone: 713-960-9977
Email Address: _____

Engineer/Planner: BROWN & GAY ENGINEERS, INC.
Contact Person: TREY DEVILLIER
Telephone: 713-488-8204
Fax Number: 281-558-9701
Email Address: tdevillier@browngay.com

Platting Fees

Preliminary Plat - $500.00 plus 3.50 per lot, plus $12.50 per acre

Final Plat - $500.00 plus $5.00 per lot plus $25.00 per acre

Replat - $500.00 plus 5.00 per lot plus $25.00 per acre

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

2nd Review of plats - $100.00 (each additional review)

TOTAL PLATTING FEE $1,397.00

Park Fees (due at Final Plat Application) _____

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE
	TREY DEVILLIER	08/12/2016

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

August 31, 2016

Engineering Review

Final Plat
Creek Cove at Cross Creek Ranch Section Nine
City of Fulshear; Fort Bend County, Texas

For Information only:

1. This plat will create 56 lots in two (2) Blocks with six (6) Reserves that cover a total acreage of 24.68 acres
2. The average lot size appears to be 80-foot by 140-foot with a 25-foot Front Building Line.
3. Access to this section is from Jade Springs Lane off of Fulshear Bend Drive and from an extension of Lake Wind Lane.

Recommendations:

I recommend that this Final Plat of Creek Cove at Cross Creek Ranch Section Nine be approved as submitted.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

BROWN & GAY ENGINEERS

RECEIVED
City of Fulshear
AUG 12 2016
City Secretary Office

August 12, 2016

City of Fulshear
C/o D. (Diana) Gordon Offord, City Secretary
30603 FM 1093 Road
P. O. Box 279
Fulshear, Texas 77441

Re: CREEK COVE AT CROSS CREEK RANCH SECTION NINE – FINAL PLAT SUBMISSION

Dear Ms. Offord:

Enclosed are ten (10) copies of the above referenced plats along with accompanying documents for FINAL PLAT SUBMISION with the City of Fulshear. If you have any questions, or require any additional information, please contact me at 281-558-8700 x 8204 or via email at tdevillier@browngay.com.

Sincerely,

Trey DeVillier
Platting Tech

Enclosures:
Plat Copies (10)
City Platting Application
Platting Fee Check No. 71103
City Planning Letter
Lienholders Subordination Form (2)
Utility Availability/No Objection Correspondence (3)

stewart title

Stewart Title Company
10720 West Sam Houston Pkwy N.,
Suite 200
Houston, TX 77064
(713) 892-8818 Phone
Fax

August 10, 2016

File No.: 1690279CPL

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 28th day of July, 2016, the last Deed that we find, of record, reflects the record owner to be:
CCR TEXAS HOLDINGS LP., a Delaware limited partnership by virtue of Deed recorded under Clerk's File No. 2012038964 of the Official Records of Fort Bend County, Texas.

CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership Deed recorded under Clerk's File No. 2013019469, 2014024650 and 2016059209 of the Official Records of Fort Bend County, Texas.

Legal Description:

DESCRIPTION OF A 24.68 ACRE TRACT OF LAND SITUATED
IN THE J.W. SCOTT SURVEY, ABSTRACT NO. 321
THE CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 24.68 acre (1,074,919 square foot) tract of land situated in the J.W. Scott Survey, Abstract Number 321, the City of Fulshear, Fort Bend County, Texas, being a portion of a remainder of that called 244.5 acre tract of land described as Tract 4 in a conveyance to CCR Loan Subsidiary 1, L.P. recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2013019469, a portion of the remainder of that called 249.35 acre tract of land described as Tract 7 in a conveyance to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2012038960, a portion of a remainder of that called 1,913.31 acre tract of land described as Tract A in a conveyance to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2012038964, and all of that called 22.62 acre of land described in a conveyance to CCR Loan Subsidiary 1, L.P. recorded under F.B.C.C.F. No. 2014024650, said 24.68 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northeast corner of said 22.62 acres, same being the northwest corner of Restricted Reserve "D" of CREEK COVE AT CROSS CREEK RANCH SECTION SIX, a subdivision per plat recorded under Plat No. 20140255, of the Fort Bend County Plat Records (F.B.C.P.R.) lying in the south line of a remainder of said 1,913.31 acre tract;

THENCE, along and with the west lines of said Restricted Reserve "D" the following courses and distances:

S 03°27'24" E, a distance of 59.30 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point;

S 36°31'57" E, a distance of 125.92 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point;

S 05°09'32" E, a distance of 175.60 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point;

S 19°33'13" E, a distance of 111.47 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point;

S 25°02'35" E, a distance of 95.10 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point;

S 29°54'40" E, a distance of 50.19 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point;

S 32°17'10" E, a distance of 158.99 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point;

S 19°03'41" E, a distance of 170.03 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point;

S 04°54'03" W, a distance of 214.80 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point;

S 27°37'00" W, a distance of 228.74 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point;

S 41°44'27" W, a distance of 142.93 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southwest corner of said Restricted Reserve "D";

THENCE, S 48°15'33" E, a distance of 87.25 feet along the southerly line of said Restricted Reserve "D" to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

THENCE, In a southeasterly direction, along said curve to the left, a distance of 310.58 feet, having a radius of 570.00 feet, a central angle of 31°13'09" and a chord which bears S 63°52'07" E, 306.75 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the west terminus of the north right-of-way line of Lakewind Lane (60' foot wide), recorded under Plat No. 20140255, of the F.B.C.P.R.;

THENCE, S 10°31'19" W, along the west line of said CREEK COVE AT CROSS CREEK RANCH SECTION SIX, a distance of 152.78 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the common west corner between Restricted Reserve "B" and Lot 12, Block 2, of said CREEK COVE AT CROSS CREEK RANCH SECTION SIX, lying on the northeasterly line of a called 61.66 acre tract of land described in a conveyance to Fort Bend County Municipal Utility District No. 169, recorded under F.B.C.C.F. No. 2015105132, being the most southerly corner of the herein described tract and being the beginning of a non-tangent curve to the left from which its center bears S 48°21'53" W, 1,000.00 feet;

THENCE, along and with said northeasterly line the following courses and distances:

In a northwesterly direction, along said curve to the left, a distance of 293.09 feet, having a radius of 1,000.00 feet, a central angle of 16°47'35" and a chord which bears N 50°01'54" W, 292.04 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of a reverse curve to the right;

THENCE, In a northwesterly direction, along said curve to the right, a distance of 88.74 feet, having a radius of 500.00 feet, a central angle of 10°10'08" and a chord which bears N 53°20'37" W, 88.62 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 48°15'33" W, a distance of 421.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a northwesterly direction, along said curve to the right, a distance of 167.36 feet, having a radius of 1,000.00 feet, a central angle of 09°35'20" and a chord which bears N 43°27'53" W, 167.16 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of a reverse curve to the left;

In a northwesterly direction, along said curve to the left, a distance of 794.45 feet, having a radius of 1,500.00 feet, a central angle of 30°20'45" and a chord which bears N 53°50'35" W, 785.20 feet to a

1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of a reverse curve to the right;

In a northwesterly direction, along said curve to the right, a distance of 147.86 feet, having a radius of 750.00 feet, a central angle of 11°17'45" and a chord which bears N 63°22'06" W, 147.62 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northwest corner of said 22.62 acre tract and the herein described tract and being the beginning of a non-tangent curve to the right from which its center bears S 52°16'52" E, 1,450.00 feet;

THENCE, In a northeasterly direction, along the north line of said 22.62 acre tract and said curve to the right, a distance of 679.15 feet, having a radius of 1,450.00 feet, a central angle of 26°50'10" and a chord which bears N 51°08'13" E, 672.96 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of a compound curve to the right;

THENCE, over and across said 22.62 acre tract the following courses and distances:

In an easterly direction, along said curve to the right, a distance of 41.03 feet, having a radius of 25.00 feet, a central angle of 94°01'29" and a chord which bears S 68°25'58" E, 36.58 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for a corner of the herein described tract;

N 68°34'47" E, a distance of 90.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for a corner of the herein described tract;

N 21°25'13" W, a distance of 2.95 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the beginning of a tangent curve to the right;

In a northeasterly direction, along said curve to the right, a distance of 39.97 feet, having a radius of 25.00 feet, a central angle of 91°36'29" and a chord which bears N 24°23'01" E, 35.85 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the point of a compound curve to the right lying on the north line of said 22.62 acre tract;

THENCE, In an easterly direction, along the north line of said 22.62 acre tract and said curve to the right, a distance of 413.92 feet, having a radius of 1,450.00 feet, a central angle of 16°21'20" and a chord which bears N 78°21'55" E, 412.51 feet to the **POINT OF BEGINNING** and containing 24.68 acres (1,074,919 square feet) of land.

Subject to the following:

1. Restrictions:

Restrictive Covenants as set forth under Clerk's File No. 2005003096, 2009026093 and 2010127400 of the County Clerk Official Records of Fort Bend County, Texas.

Restrictive Covenants as set forth in that Community Charter For Cross Creek Ranch recorded under Clerk's File Nos. 2008039552, and 2008054441, of the Official Records of Fort Bend County, Texas. **(Encumbered only by filing a Supplement)**

2. Easements/Other Exceptions:

Rights of the Board of Water Engineers of the State of Texas to control the withdrawal of water from underground water reservoir beneath the subject property in accordance with that instrument recorded in Volume 1, Page 85 of the Water Permit Records of Fort Bend County, Texas.

Rules and regulations by the Texas Commission on environmental Quality Rules for On-Site Sewage Facilities located on the subject property as reflected by that Affidavit To The Public Certification Of OSSF Requiring Maintenance recorded under Clerk's File Nos. 2007050326 and 2009075716 of the Official Records of Fort Bend County, Texas. (1214.16 acres A-321; 1214.62 acres A-100)

All charges, liens, and assessments payable to Cross Creek Ranch Community Association Inc., including that lien to secure the payment thereof, recorded under Clerk's File No. 2008039552 of the Official Records of

County, Texas. This lien being subordinate to any recorded mortgage liens. **(Applies only when annexed by filing a supplement)**

Cross Creek Ranch Foundation Fee as set forth and created in that Foundation Supplemental Amendment To The Community Charter For Cross Creek Ranch recorded under Clerk's File No. 2008054441 of the Official Records of Fort Bend County, Texas. This lien is subordinate to any first mortgage of record. **(Applies only when annexed by filing a supplement)**

Certificate Of Formation Of Cross Cross Creek Ranch Community Association, Inc., as attached to that Management Certificate For Cross Creek Ranch recorded under Clerk's File No. 2008054615 of the Official Records of Fort Bend County, Texas. **(For Information Purposes Only)**

Memorandum of Development Agreement dated November 16, 2006, by and between the City of Fulshear, Texas, TMI, INC., and THE STODDARD GROUP, LTD, recorded under Clerk's File No. 2007001836 of the Official Records of Fort Bend County, Texas.

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 171 recorded under Clerk's File No. 2009035249 of the Official Records of Fort Bend County, Texas.

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 172 recorded under Clerk's File No. 2011008643 of the Official Records of Fort Bend County, Texas.

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 173 recorded under Clerk's File No. 2011008641 of the Official Records of Fort Bend County, Texas.

Rules and regulations by the Texas Commission on environmental Quality Rules for On-Site Sewage Facilities located on the subject property as reflected by that Affidavit To The Public Certification Of OSSF Requiring Maintenance recorded under Clerk's File Nos. 2007050326 and 2009075716 of the Official Records of Fort Bend County, Texas. (1214.16 acres A-321; 1214.62 acres A-100)

Cross Creek Ranch Community Association, Inc., Document Retention, Access, Production And Copy Policy, recorded under Clerk's File No. 2012006437 of the Official Records of Fort Bend County, Texas. **(Applies only when annexed by filing a supplement)**

Cross Creek Ranch Community Association, Inc. Solar Energy devices And Roofing Materials Policy recorded under Clerk's File No. 2012006438 of the Official Records of Fort Bend County, Texas. **(Applies only when annexed by filing a supplement)**

Cross Creek Ranch Community Association, Inc., display Of Religious Items Policy, recorded under Clerk's File No. 2012006439 of the Official Records of Fort Bend County, Texas. **(Applies only when annexed by filing a supplement)**

Cross Creek Ranch Community Association, Inc., Flag Display Policy, recorded under Clerk's File No. 2012006443 of the Official Records of Fort Bend County, Texas. **(Applies only when annexed by filing a supplement)**

Cross Creek Ranch Community Association, Inc., Rain Barrel Policy, recorded under Clerk's File No. 2012006444 of the Official Records of Fort Bend County ,Texas. **(Applies only when annexed by filing a supplement)**

Cross creek Ranch community Association, Inc., Collection Policy And Payment Plan Guidelines, recorded under Clerk's File No. 2012016697 of the Official Records of Fort Bend County, Texas. **(Applies only when annexed by filing a supplement)**

Memorandum Of Preferential Purchase Right Agreement dated April 12, 2012, by and between CCR TEXAS HOLDINGS, LP, a Delaware limited liability company ("Grantor"), and TRENDMAKER HOMES, INC., a Texas corporation ("Grantee"), and recorded under Clerk's File No. 2012038961 of the Official Records of Fort Bend County, Texas, and subject to the terms, conditions and provisions contained therein.

Partial Assignment And Assumption Of Founder's Rights dated effective as of April 12, 2012, by

TRENDMAKER HOMES, INC., a Texas corporation as assignor to CCR TEXAS HOLDINGS LP, a Delaware limited partnership as assignee, and recorded under Clerk's File No. 2012038962 of the Official Records of Fort Bend County, Texas, and relating to the "Assigned Founder's Rights" described in that Community Charter For Cross Creek Ranch recorded under Clerk's File No. 2008039552 of the Official Records of Fort Bend County, Texas.

3. Liens/Misc:

Vendors Lien retained in Deed dated April 12, 2012, recorded in/under Clerk's File No. 2012038964 of the Official Public Records, securing the payment of one note in the principal amount of $9,000,000.00, bearing interest and payable as therein provided to the order of CCR Texas Lender, Inc., and one note in the principal amount of $81,000,000.00, bearing interest and payable as therein provided to the order of PSPIB_CCR, Inc., and additionally secured by Deed of Trust of even date therewith executed by CCR Texas Holdings LP, and recorded in/under Clerk's File No. 2012038977 of the Official Public Records of Fort Bend County, Texas, for the benefit of CCR Texas Agent Inc., as Agent. (Covers other property also)

Said lien additionally secured by a Collateral Assignment Of Notes And Liens recorded in/under Clerk's File No. 2012054544 of the Official Records of County, Texas.

Construction Deed of Trust and Security Agreement and Assignment of Rents and Fixture Filing dated April 12, 2012, recorded in/under Clerk's File No. 2012038977 of the Official Records of Fort Bend County, Texas, executed by CCR Texas Holdings LP., a Delaware limited partnership, securing the payment of one note in the principal amount of $90,000,000.00, (which Loan is evidenced and secured by (i) that certain Promissory Note, dated as of the date hereof, in the maximum principal amount of $9,000,000 made by Grantor in favor of CCR TEXAS LENDER INC. ("Note A"), (ii) that certain Promissory Note, dated as of the date hereof, in the maximum principal amount of $81,000,000 made by Grantor in favor of PSPIB-CCR INC. ("Note B") bearing interest and payable as therein provided to the order of CCR Texas Agent, Inc., an Ontario corporation, in its capacity as agent for lenders, and being additionally secured by Vendors Lien retained in Deed of even date therewith and recorded in/under Clerk's File No. 2012038960 of the Official Records of Fort Bend County, Texas. (Cover other property also)

Said lien additionally secured by Collateral Assignment of Note and Liens recorded in/under Clerk's File No. 2012054544 of the Official Records of Fort Bend County, Texas.

Intercreditor Agreement dated June 2, 2016 and recorded under Clerk's File No. 2016059210 of the Official Records of Fort Bend County, Texas.

Construction Deed of Trust (with Assignment of Leases and Rents, Security Agreement Fixture Filing) dated June 2, 2016, recorded in/under Clerk's File No. 2016059211 of the Official Records of Fort Bend County, Texas, executed by CCR Loan Subsidiary 1, L.P., a Texas limited partnership, securing the payment of one note in the principal amount of $25,000,000.00, bearing interest and payable as therein provided to the order of U.S. Bank National Association d/b/a Housing Capital Company.

Collateral Assignment of Construction Documents, Design Contracts, Plans, Licenses, Building Lot Contracts and Permits recorded under Clerk's File No. 2016059212 of the Official Records of Fort Bend County, Texas.

Collateral Assignment of MUD Proceeds recorded under Clerk's File No. 2016059213 of the Official Records of Fort Bend County, Texas.

No examination has been made as to Abstracts of Judgments, State or Federal Tax Liens, the status of taxes, tax suits or paving assessments.

This letter is issued for platting purposes only. Liability of Stewart Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

The letter is issued with the express understanding, evidenced by the acceptance thereof, that Stewart Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty or warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Stewart Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **You agree to release, indemnify and hold harmless Stewart Title Company because of any negligence by Stewart Title Company (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report.** This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,
Stewart Title Company

Nona Briscoe

Anthony DeBorde/Nona Briscoe
Commercial Title Examiner

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, has platted that certain 24.68 acres of land out of the J.W. Scott Survey, Abstract 321, Fort Bend County, Texas, which property was surveyed and platted on _____by, Brown & Gay Engineers, Inc. and known as CREEK COVE AT CROSS CREEK RANCH SECTION NINE, recorded at Plat Number _____in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent for the lenders, is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2012038977, 2012054544, and 2016059210 of the Real Property Records of Fort Bend County, Texas, and, in its capacity as the agent, is the agent for the holders of promissory notes secured by said lien, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of CREEK COVE AT CROSS CREEK RANCH SECTION NINE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of $10.00 and other good and valuable consideration this day paid by CCR TEXAS HOLDINGS LP, a Delaware limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of CREEK COVE AT CROSS CREEK RANCH SECTION NINE and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of CREEK COVE AT CROSS CREEK RANCH SECTION NINE and the dedications, terms, and provisions evidenced thereby.

The said lienholder does hereby WARRANT and REPRESENT that it is the agent for the present owners and holders of the notes and the lien given to secure the payment of the same and have not assigned the same nor any part thereof.

EXCEPT as expressly modified hereby, the lien shall remain in full force and effect.

EXECUTED this the _____ day of _____, 2016.

CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent

By: _____

Printed Name: _____

Title: _____

PROVINCE OF ONTARIO
COUNTRY OF CANADA

I, _____, a Notary Public in and for said Province, DO HEREBY CERTIFY, that _____, personally known to me to be the _____ of CCR TEXAS AGENT INC., an Ontario corporation, in its capacity as agent of CCR Texas Lender Inc. and PSPIB-CCR Inc., whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument thereto as such _____ of said corporation, as his free and voluntary act and as the free and voluntary act and deed of said corporation as agent on behalf of said entities, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal, this _____ day of _____, 2016

_____
Notary Public
My commission expires: Commission For Life

AFTER RECORDING RETURN TO:
Trey DeVillier
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 24.68 acres of land out of the J.W. Scott Survey, Abstract 321, Fort Bend County, Texas, which property was surveyed and platted on _____by, Brown & Gay Engineers, Inc. and known as CREEK COVE AT CROSS CREEK RANCH SECTION NINE, recorded at Plat Number _____ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, a national banking association is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2016059210, 2016059211, 2016059212 and 2016059213 of the Real Property Records of Fort Bend County, Texas, and, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of CREEK COVE AT CROSS CREEK RANCH SECTION NINE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of $10.00 and other good and valuable consideration this day paid by CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of CREEK COVE AT CROSS CREEK RANCH SECTION NINE and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of CREEK COVE AT CROSS CREEK RANCH SECTION NINE and the dedications, terms, and provisions evidenced thereby.

The said lienholder does hereby WARRANT and REPRESENT that it is the agent for the present owners and holders of the notes and the lien given to secure the payment of the same and have not assigned the same nor any part thereof.

EXCEPT as expressly modified hereby, the lien shall remain in full force and effect.

EXECUTED this the _____ day of _____, 2016.

U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, a national banking association

By:_____
Printed Name: _____
Title: _____

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day, personally appeared _____, _____ of U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, a national banking association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

_____
Notary Public in and for the State of Texas

My commission expires: _____

AFTER RECORDING RETURN TO:
Trey DeVillier
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042

CenterPoint Energy

Trey DeVillier
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042

August 11, 2016

RE: Creek Cove at Cross Creek Ranch Section 9

Dear Trey;

This letter is in response to your inquiry regarding the availability of electric service to the above referenced project.

Senate Bill 7 (SB7) was created by the Texas Legislature and was put into effect on January 1, 2002, to deregulate the electrical industry in the State of Texas. The current function of CenterPoint Energy is to provide a travelway, or path, for electricity to flow to the customer. The customer is required to choose a particular Retail Energy Provider (REP), also known as a Competitive Retailer (CR) for their electrical needs.

Under the Tariff Agreement between CenterPoint Energy and the Texas Public Utilities Commission (TPUC), adequate required electrical service capabilities may be extended to locations with some restrictions. Primary overhead electrical distribution facilities currently exist in the general vicinity of the above referenced location. Facilities may be extended to a location along public rights of way or inside dedicated easements.

Extension of overhead facilities and the possible cost associated with the extension is dependent upon receipt of a final plat of the facility to be served, and a customer approved CenterPoint Energy outlet location.

If you need any additional information, please feel free to contact me.

Sincerely,

Joseph Kubeczka
Associate Service Consultant
joseph.kubeczka@centerpointenergy.com

comcast

August 9, 2016

Mr. Trey DeVillier
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042

Re: Creek Cove at Cross Creek Ranch Section Nine

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated March 2016

At this time, Comcast Cable has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, Comcast Cable will require exclusive easements.

Upon completion of Comcast Cable's facility design, if so required, dedicated utility easements may be determined inadequate by Comcast Cable. In these cases, the developer, his successors or assigns, will be required to provide Comcast with exclusive easements.

This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys, or street right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process.

Please feel free to contact me at 713-637-5025 with any questions that you may have.

Sincerely,

Chris Grey
Construction Supervisor, Design and Serviceability

Trey DeVillier

From:	Trey DeVillier
Sent:	Tuesday, August 09, 2016 1:39 PM
To:	'JONES, MICHAEL W'
Subject:	CREEK COVE AT CROSS CREEK RANCH SECTION NINE - Request for letter of "UTILITY AVAILABILITY" (AT&T)
Attachments:	2016-8-9_PLAT_CREEK COVE 9 NOL.pdf

Please provide us a letter of "**utility availability**" for the attached plat as required for final plats by the City of Fulshear.

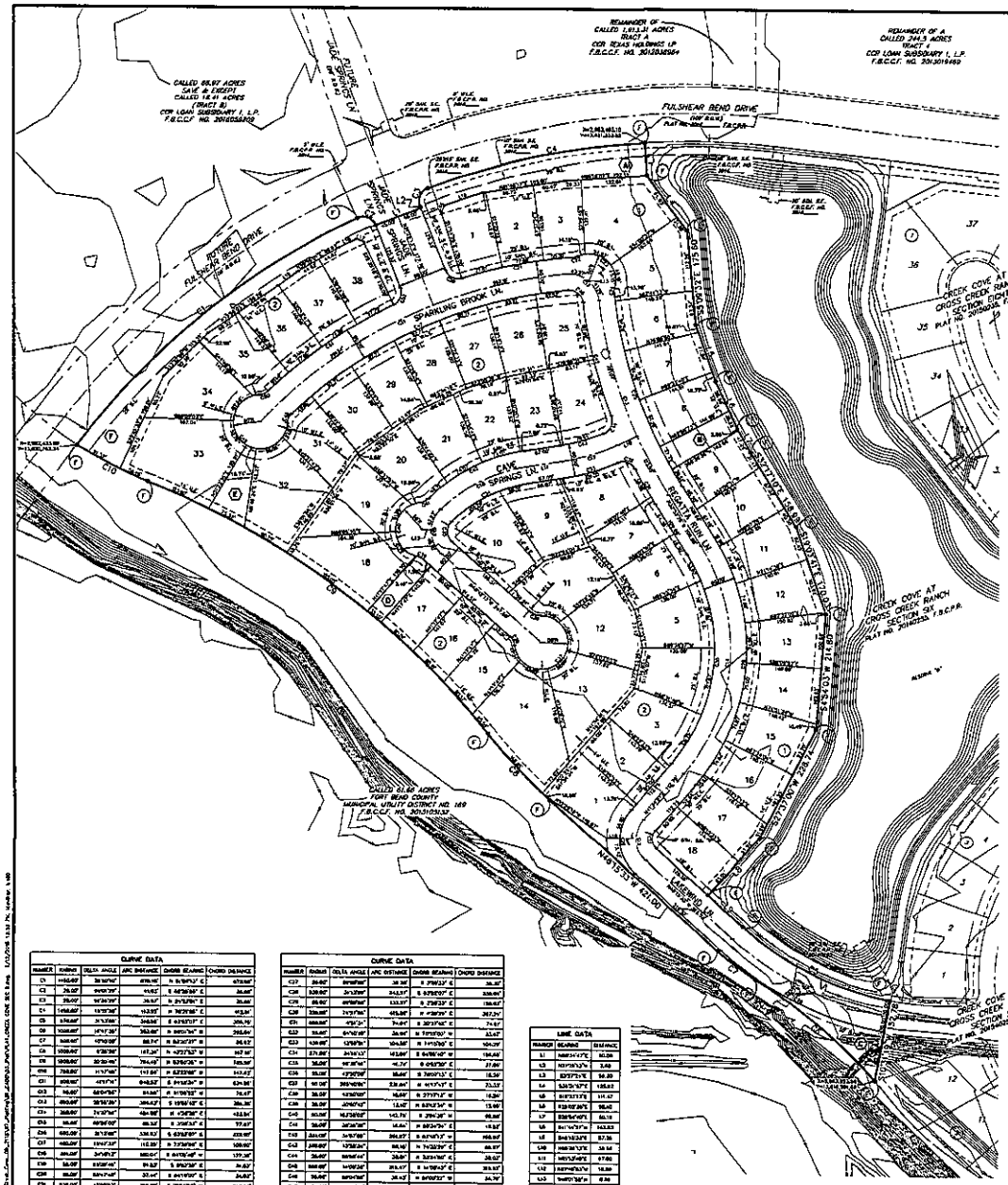
If you have any questions or require any additional information please feel free to call or email.

Respectfully,

Trey DeVillier | Platting Technician
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042
Tel: 281-558-8700 x8204
Direct: 713-488-8204
Fax: 281-558-9701
tdevillier@browngay.com
www.browngay.com

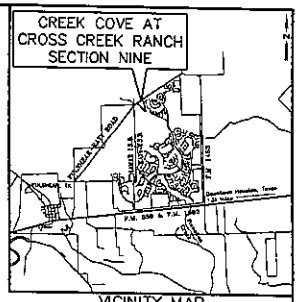
BROWN & GAY ENGINEERS

Serving. Leading. Solving.™



GENERAL NOTES

1. "U.E." indicates "Utility Easement".
2. "B.L." indicates "Building Line".
3. "W.L.E." indicates "Water Line Easement".
4. "W.M.E." indicates "Water Meter Easement".
5. "F.H.E." indicates "Fire Hydrant Easement".
6. "SAN.S.E." indicates "Sanitary Sewer Easement".
7. "STM.S.E." indicates "Storm Sewer Easement".
8. "D.E." indicates "Drainage Easement".
9. "A.E." indicates "Aerial Easement"
10. "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number"
11. "F.B.C.P.R." indicates "Plat Records of Fort Bend County"
12. "F.B.C.D.R." indicates "Deed Records of Fort Bend County".
13. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale 1.00011487.
14. Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83 and is referenced to monuments found along the west line of CREEK COVE AT CROSS CREEK RANCH SECTION SIX.
15. There is no pipeline easements within the boundaries of the subject tract are based on the title research provided per City Planning Letter prepared by Stewart Title Company. File No. 16002796CPL, and dated July 28, 2016, and are shown hereon.
16. The property lies in the Unshaded Zone "X" (areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0105L, Revised April 2, 2014.
17. Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "Brown & Gay" at all plat boundary corners unless otherwise noted.
18. (F) indicates Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "Brown & Gay".
19. All lots are subject to a five (5) foot side lot building line on each side except corner lots which have a five (5) foot side lot building line on the inner lot line and a ten (10) foot building line on the street side.
20. All split 14 foot Utility Easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
21. All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.
22. This plat is subject to restrictions recorded under Fort Bend County Clerk's File No. 2005003096, 2009025003, 2010127400, 2006094552 and 2006094441 per City Planning Letter prepared by Stewart Title Company. File No. 16002796CPL and dated July 28, 2016.



VICINITY MAP
N.T.S.

N

RESERVE TABLE		
RESERVE	ACREAGE / SQUARE FOOTAGE	RESTRICTION
A	0.6760 AC. / 29,580 S.F.	LANDSCAPE / OPEN SPACE
B	0.1436 AC. / 6,253 S.F.	LANDSCAPE / OPEN SPACE
C	0.3730 AC. / 16,505 S.F.	LANDSCAPE / OPEN SPACE
D	0.1063 AC. / 4,629 S.F.	LANDSCAPE / OPEN SPACE
E	0.1569 AC. / 6,835 S.F.	LANDSCAPE / OPEN SPACE
F	0.7716 AC. / 33,610 S.F.	LANDSCAPE / OPEN SPACE

CURVE DATA						
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1400.00'	26°16'54"	678.16'	N 51°08'13" E	672.00'
C2	25.00'	90°00'00"	19.63'	S 68°38'06" E	35.36'
C3	25.00'	90°00'00"	39.27'	S 21°21'54" E	35.36'
C4	1400.00'	15°12'06"	372.00'	N 76°27'06" E	370.91'
C5	570.00'	31°13'06"	310.53'	S 63°21'21" E	306.70'
C6	1030.00'	14°47'39"	265.88'	N 69°51'54" E	265.04'
C7	300.00'	10°10'00"	53.24'	N 62°37'07" E	53.17'
C8	1030.00'	6°38'39"	117.26'	N 42°27'52" E	117.20'
C9	1030.00'	30°20'00"	784.49'	N 53°52'35" W	775.54'
C10	730.00'	11°17'00"	143.80'	N 63°29'05" W	143.57'
C11	300.00'	41°17'00"	216.22'	S 84°38'35" W	211.56'
C12	15.00'	68°07'56"	17.84'	N 31°09'52" W	16.81'
C13	650.00'	28°32'35"	324.07'	S 19°56'18" E	320.70'
C14	300.00'	71°37'54"	374.98'	N 17°58'56" E	351.51'
C15	15.00'	90°00'00"	23.56'	N 23°45'07" E	21.21'
C16	650.00'	21°17'00"	241.43'	S 55°06'37" E	239.99'
C17	650.00'	10°15'00"	116.28'	S 73°38'07" E	116.12'
C18	300.00'	24°31'21"	128.41'	N 64°06'46" W	127.38'
C19	15.00'	51°07'41"	13.38'	S 89°38'37" W	12.94'
C20	15.00'	90°00'00"	23.56'	S 44°14'53" W	21.21'
C21	300.00'	24°31'21"	128.41'	S 64°06'46" E	127.38'
C22	650.00'	10°15'00"	116.28'	N 73°38'07" W	116.12'
C23	650.00'	13°05'21"	148.47'	N 61°11'37" W	148.13'
C24	300.00'	41°17'00"	216.22'	N 84°38'35" E	211.56'
C25	1030.00'	11°17'00"	203.00'	S 63°29'05" E	202.66'
C26	1030.00'	30°20'00"	545.37'	S 53°52'35" E	539.09'
C27	1030.00'	6°38'39"	119.43'	S 42°27'52" W	119.37'
C28	570.00'	31°13'06"	310.53'	N 63°21'21" W	306.70'
C29	1400.00'	15°12'06"	372.00'	S 76°27'06" W	370.91'
C30	1400.00'	26°16'54"	678.16'	S 51°08'13" W	672.00'
C31	25.00'	90°00'00"	39.27'	N 21°21'54" W	35.36'
C32	25.00'	90°00'00"	39.27'	S 68°38'06" E	35.36'
C33	530.00'	31°13'06"	288.63'	S 63°21'21" E	285.08'
C34	570.00'	31°13'06"	310.53'	N 63°21'21" W	306.70'
C35	15.00'	90°00'00"	23.56'	N 21°21'54" W	21.21'
C36	15.00'	90°00'00"	23.56'	S 68°38'06" E	21.21'
C37	15.00'	90°00'00"	23.56'	S 21°21'54" E	21.21'
C38	15.00'	90°00'00"	23.56'	N 68°38'06" W	21.21'
C39	15.00'	90°00'00"	23.56'	N 21°21'54" W	21.21'
C40	15.00'	90°00'00"	23.56'	S 68°38'06" E	21.21'
C41	15.00'	90°00'00"	23.56'	S 21°21'54" E	21.21'
C42	15.00'	90°00'00"	23.56'	N 68°38'06" W	21.21'
C43	15.00'	90°00'00"	23.56'	N 21°21'54" W	21.21'
C44	15.00'	90°00'00"	23.56'	S 68°38'06" E	21.21'
C45	15.00'	90°00'00"	23.56'	S 21°21'54" E	21.21'
C46	15.00'	90°00'00"	23.56'	N 68°38'06" W	21.21'
C47	15.00'	90°00'00"	23.56'	N 21°21'54" W	21.21'
C48	15.00'	90°00'00"	23.56'	S 68°38'06" E	21.21'
C49	15.00'	90°00'00"	23.56'	S 21°21'54" E	21.21'
C50	15.00'	90°00'00"	23.56'	N 68°38'06" W	21.21'
C51	15.00'	90°00'00"	23.56'	N 21°21'54" W	21.21'
C52	15.00'	90°00'00"	23.56'	S 68°38'06" E	21.21'
C53	15.00'	90°00'00"	23.56'	S 21°21'54" E	21.21'
C54	15.00'	90°00'00"	23.56'	N 68°38'06" W	21.21'
C55	15.00'	90°00'00"	23.56'	N 21°21'54" W	21.21'
C56	15.00'	90°00'00"	23.56'	S 68°38'06" E	21.21'
C57	15.00'	90°00'00"	23.56'	S 21°21'54" E	21.21'
C58	15.00'	90°00'00"	23.56'	N 68°38'06" W	21.21'
C59	15.00'	90°00'00"	23.56'	N 21°21'54" W	21.21'
C60	15.00'	90°00'00"	23.56'	S 68°38'06" E	21.21'
C61	15.00'	90°00'00"	23.56'	S 21°21'54" E	21.21'
C62	15.00'	90°00'00"	23.56'	N 68°38'06" W	21.21'
C63	15.00'	90°00'00"	23.56'	N 21°21'54" W	21.21'
C64	15.00'	90°00'00"	23.56'	S 68°38'06" E	21.21'
C65	15.00'	90°00'00"	23.56'	S 21°21'54" E	21.21'
C66	15.00'	90°00'00"	23.56'	N 68°38'06" W	21.21'
C67	15.00'	90°00'00"	23.56'	N 21°21'54" W	21.21'
C68	15.00'	90°00'00"	23.56'	S 68°38'06" E	21.21'
C69	15.00'	90°00'00"	23.56'	S 21°21'54" E	21.21'
C70	15.00'	90°00'00"	23.56'	N 68°38'06" W	21.21'
C71	15.00'	90°00'00"	23.56'	N 21°21'54" W	21.21'
C72	15.00'	90°00'00"	23.56'	S 68°38'06" E	21.21'
C73	15.00'	90°00'00"	23.56'	S 21°21'54" E	21.21'
C74	15.00'	90°00'00"	23.56'	N 68°38'06" W	21.21'
C75	15.00'	90°00'00"	23.56'	N 21°21'54" W	21.21'
C76	15.00'	90°00'00"	23.56'	S 68°38'06" E	21.21'
C77	15.00'	90°00'00"	23.56'	S 21°21'54" E	21.21'
C78	15.00'	90°00'00"	23.56'	N 68°38'06" W	21.21'
C79	15.00'	90°00'00"	23.56'	N 21°21'54" W	21.21'
C80	15.00'	90°00'00"	23.56'	S 68°38'06" E	21.21'
C81	15.00'	90°00'00"	23.56'	S 21°21'54" E	21.21'
C82	15.00'	90°00'00"	23.56'	N 68°38'06" W	21.21'
C83	15.00'	90°00'00"	23.56'	N 21°21'54" W	21.21'
C84	15.00'	90°00'00"	23.56'	S 68°38'06" E	21.21'
C85	15.00'	90°00'00"	23.56'	S 21°21'54" E	21.21'
C86	15.00'	90°00'00"	23.56'	N 68°38'06" W	21.21'
C87	15.00'	90°00'00"	23.56'	N 21°21'54" W	21.21'
C88	15.00'	90°00'00"	23.56'	S 68°38'06" E	21.21'
C89	15.00'	90°00'00"	23.56'	S 21°21'54" E	21.21'
C90	15.00'	90°00'00"	23.56'	N 68°38'06" W	21.21'
C91	15.00'	90°00'00"	23.56'	N 21°21'54" W	21.21'
C92	15.00'	90°00'00"	23.56'	S 68°38'06" E	21.21'
C93	15.00'	90°00'00"	23.56'	S 21°21'54" E	21.21'
C94	15.00'	90°00'00"	23.56'	N 68°38'06" W	21.21'
C95	15.00'	90°00'00"	23.56'	N 21°21'54" W	21.21'
C96	15.00'	90°00'00"	23.56'	S 68°38'06" E	21.21'
C97	15.00'	90°00'00"	23.56'	S 21°21'54" E	21.21'
C98	15.00'	90°00'00"	23.56'	N 68°38'06" W	21.21'
C99	15.00'	90°00'00"	23.56'	N 21°21'54" W	21.21'
C100	15.00'	90°00'00"	23.56'	S 68°38'06" E	21.21'
C101	15.00'	90°00'00"	23.56'	S 21°21'54" E	21.21'
C102	15.00'	90°00'00"	23.56'	N 68°38'06" W	21.21'
C103	15.00'	90°00'00"	23.56'	N 21°21'54" W	21.21'
C104	15.00'	90°00'00"	23.56'	S 68°38'06" E	21.21'
C105	15.00'	90°00'00"	23.56'	S 21°21'54" E	21.21'
C106	15.00'	90°00'00"	23.56'	N 68°38'06" W	21.21'
C107	15.00'	90°00'00"	23.56'	N 21°21'54" W	21.21'
C108	15.00'	90°00'00"	23.56'	S 68°38'06" E	21.21'
C109	15.00'	90°00'00"	23.56'	S 21°21'54" E	21.21'
C110	15.00'	90°00'00"	23.56'	N 68°38'06" W	21.21'
C111	15.00'	90°00'00"	23.56'	N 21°21'54" W	21.21'
C112	15.00'	90°00'00"	23.56'	S 68°38'06" E	21.21'
C113	15.00'	90°00'00"	23.56'	S 21°21'54" E	21.21'
C114	15.00'	90°00'00"	23.56'	N 68°38'06" W	21.21'
C115	15.00'	90°00'00"	23.56'	N 21°21'54" W	21.21'
C116	15.00'	90°00'00"	23.56'	S 68°38'06" E	21.21'
C117	15.00'	90°00'00"	23.56'	S 21°21'54" E	21.21'
C118	15.00'	90°00'00"	23.56'	N 68°38'06" W	21.21'
C119	15.00'	90°00'00"	23.56'	N 21°21'54" W	21.21'
C120	15.00'	90°00'00"	23.56'	S 68°38'06" E	21.21'
C121	15.00'	90°00'00"	23.56'	S 21°21'54" E	21.21'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N88°31'47"E	10.26'
L2	N01°28'13"W	3.00'
L3	S01°28'13"E	14.00'
L4	S88°31'47"E	138.63'
L5	N01°28'13"W	117.57'
L6	N28°02'26"E	16.42'
L7	S88°54'40"E	66.18'
L8	N01°28'13"W	143.63'
L9	S88°31'47"E	57.36'
L10	N88°31'47"E	38.14'
L11	N01°28'13"W	67.00'
L12	S01°28'13"E	16.00'
L13	N45°31'47"E	42.00'
L14	N01°28'13"W	14.14'
L15	N13°46'46"E	34.13'
L16	S88°31'47"E	34.00'
L17	S01°28'13"E	14.14'
L18	N01°28'13"W	34.00'
L19	S88°31'47"E	34.00'

CREEK COVE AT CROSS CREEK RANCH SECTION NINE

A SUBDIVISION OF 24.68 ACRES OF LAND
LOCATED IN THE J.W. SCOTT SURVEY, A-321
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

LOTS: 56 RESERVES: 6 BLOCKS: 2
SCALE: 1"=100' DATE: AUGUST, 2016

OWNER:
COR LOAN SUBSIDIARY I, L.P.
& COR TEXAS HOLDINGS, L.P.
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(713) 860-6977
LARRY JOHNSON

LAND PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES, INC.
22501 CROSS RANCH BLVD., PA-300
KATY, TEXAS 77494
(281) 579-0340
JUAN SERNA

CROSS CREEK RANCH

BGE
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.browngay.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106500
KARENA HAUTER, P.E.

STATE OF TEXAS
COUNTY OF FORT BEND

We, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, acting by and through Larry D. Johnson, President of CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner, owner and CCR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Larry D. Johnson, Manager of Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner, owner hereinafter referred to as Owners of the 24.68 acre tract described in the above and foregoing map of CREEK COVE AT CROSS CREEK RANCH SECTION NINE, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21'6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, we do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, and drainage ditches located in said subdivision, as easement for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of CREEK COVE AT CROSS CREEK RANCH SECTION NINE where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage; the condition of such dedication being that these building setback lines and public utility easements will terminate and be automatically abandoned when the adjoining property is subdivided in a recorded plat.

IN TESTIMONY WHEREOF, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner, has caused these presents to be signed by Larry D. Johnson, its Manager, thereunto authorized, this

__________ day of ______________________________ 2016.

IN TESTIMONY WHEREOF, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, acting by and through CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner, has caused these presents to be signed by Larry D. Johnson, its President, thereunto authorized,

this __________ day of ______________________________ 2016.

CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership
By: CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner

By: ______________________________
Larry D. Johnson
President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Larry D. Johnson, President of CCR Loan Sub 1, LLC, a Texas limited liability company, the General Partner of CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this __________ day of ______________________________, 2016.

____
Jody S. Wong
Notary Public in and for the State of Texas

Commission Expires: ____________________

IN TESTIMONY WHEREOF, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner, has caused these presents to be signed by Larry D. Johnson, its Manager, thereunto authorized.

this __________ day of ______________________________ 2016.

CCR TEXAS HOLDINGS LP, a Delaware limited partnership
By: Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner

By: ______________________________
Larry D. Johnson
Manager

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Larry D. Johnson, Manager of Johnson/CCR GP, LLC, a Texas limited liability company, the sole general partner of CCR TEXAS HOLDINGS LP, a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this __________ day of ______________________________ 2016.

____
Jody S. Wong
Notary Public in and for the State of Texas

Commission Expires: ____________________

I, Nicolas Yoon, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

____
Nicolas Yoon, R.P.L.S.
Texas Registration No. 6393

I, Karena B. Hauter, A Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of the City of Fulshear, to the best of my knowledge.

____
Karena B. Hauter, P.E.
Texas Registration No. 102103

Brown & Gay Engineers, Inc.
TBPE Registration No. F-1046

This plat of CREEK COVE AT CROSS CREEK RANCH SECTION NINE is approved by the City Planning Commission of the City of Fulshear, Texas,

this __________ day of ______________________________ 2016.

____
Amy Pearce
Chairperson

____
Austin Weant
Co-Chairperson

This plat of CREEK COVE AT CROSS CREEK RANCH SECTION NINE was approved on ____________________ by the City of Fulshear City Council and signed on this __________ day of ______________________________ 2016; provided, however, this approval shall be invalid and null and void unless the plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

____
Jeff W. Roberts
Mayor

____
Diana Gordon Offord
City Secretary

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on __________, 2016, at __________ o'clock ______ m. in Plat Number ____________________ of the plat records of said county.

Witness my hand and seal of office, at Richmond, Texas. The day and date last above written.

____
Laura Richard
County Clerk
Fort Bend County, Texas

By: ______________________________
Deputy

DESCRIPTION OF A 24.68 ACRE TRACT OF LAND SITUATED
IN THE J.W. SCOTT SURVEY, ABSTRACT NO. 321
THE CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 24.68 acre (1,074,919 square feet) tract of land situated in the J.W. Scott Survey, Abstract Number 321, the City of Fulshear, Fort Bend County, Texas, being a portion of a remainder of that called 244.5 acre tract of land described as Tract 4 in a conveyance to CCR Loan Subsidiary 1, L.P. recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2013010400, a portion of the remainder of that called 240.33 acre tract of land described as Tract 7 in a conveyance to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2013038860, a portion of a remainder of that called 1,913.31 acre tract of land described as Tract A in a conveyance to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2013038864, and all of that called 22.62 acre of land described in a conveyance to CCR Loan Subsidiary 1, L.P. recorded under F.B.C.C.F. No. 2014024650, said 24.68 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northeast corner of said 22.62 acres, same being the northwest corner of Restricted Reserve "D" of CREEK COVE AT CROSS CREEK RANCH SECTION SIX, a subdivision per plat recorded under Plat No. 20140255, of the Fort Bend County Plat Records (F.B.C.P.R.) lying in the south line of a remainder of said 1,913.31 acre tract;

THENCE, along and with the west lines of said Restricted Reserve "D" the following courses and distances:

S 03°27'24" E, a distance of 50.30 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point;

S 38°31'07" E, a distance of 125.92 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point;

S 05°08'32" E, a distance of 175.68 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point;

S 18°33'13" E, a distance of 111.47 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point;

S 25°02'35" E, a distance of 80.10 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point;

S 29°54'40" E, a distance of 50.19 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point;

S 33°17'10" E, a distance of 158.99 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point;

S 18°00'41" E, a distance of 170.03 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point;

S 04°34'03" W, a distance of 214.80 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point;

S 27°37'00" W, a distance of 228.74 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point;

S 41°44'27" W, a distance of 142.83 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southwest corner of said Restricted Reserve "D";

THENCE, S 48°15'33" E, a distance of 57.25 feet along the southerly line of said Restricted Reserve "D" to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

THENCE, in a southeasterly direction, along said curve to the left, a distance of 310.56 feet, having a radius of 570.00 feet, a central angle of 31°13'06" and a chord which bears S 63°52'07" E, 306.73 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the west terminus of the north right-of-way line of Lakeview Lane (60' feet wide), recorded under Plat No. 20140255, of the F.B.C.P.R.;

THENCE, S 16°21'18" W, along the west line of said CREEK COVE AT CROSS CREEK RANCH SECTION SIX, a distance of 152.78 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the common west corner between Restricted Reserve "B" and Lot 12, Block 2, of said CREEK COVE AT CROSS CREEK RANCH SECTION SIX, lying on the northeasterly line of a called 61.08 acre tract of land described in a conveyance to Fort Bend County Municipal Utility District No. 169, recorded under F.B.C.C.F. No. 2010100135, being the most southerly corner of the herein described tract and being the beginning of a non-tangent curve to the left from which its center bears S 46°21'53" W, 1,000.00 feet;

THENCE, along and with said northeasterly line the following courses and distances:

In a northwesterly direction, along said curve to the left, a distance of 293.06 feet, having a radius of 1,000.00 feet, a central angle of 16°47'30" and a chord which bears N 38°01'54" W, 292.04 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of a reverse curve to the right;

THENCE, in a northwesterly direction, along said curve to the right, a distance of 88.74 feet, having a radius of 500.00 feet, a central angle of 10°10'08" and a chord which bears
N 53°20'37" W, 88.62 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 48°15'33" W, a distance of 421.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a northwesterly direction, along said curve to the right, a distance of 167.36 feet, having a radius of 1,000.00 feet, a central angle of 09°35'20" and a chord which bears N 43°27'53" W, 167.16 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of a reverse curve to the left;

In a northwesterly direction, along said curve to the left, a distance of 794.45 feet, having a radius of 1,500.00 feet, a central angle of 30°20'45" and a chord which bears N 53°50'35" W, 785.20 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of a reverse curve to the right;

In a northwesterly direction, along said curve to the right, a distance of 147.88 feet, having a radius of 750.00 feet, a central angle of 11°17'40" and a chord which bears N 63°22'06" W, 147.62 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northwest corner of said 22.62 acre tract and the herein described tract and being the beginning of a non-tangent curve to the right from which its center bears S 04°16'52" E, 1,450.00 feet;

THENCE, in a northeasterly direction, along the north line of said 22.62 acre tract and said curve to the right, a distance of 578.15 feet, having a radius of 1,450.00 feet, a central angle of 22°50'44" and a chord which bears N 51°08'12" E, 572.04 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of a compound curve to the right;

THENCE, over and across said 22.62 acre tract the following courses and distances:

In an easterly direction, along said curve to the right, a distance of 41.63 feet, having a radius of 25.00 feet, a central angle of 95°24'29" and a chord which bears S 80°23'38" E, 36.98 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for a corner of the herein described tract;

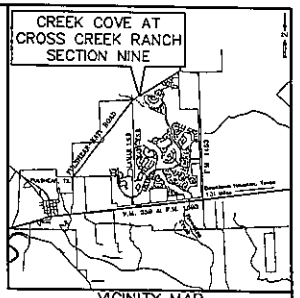
N 88°34'47" E, a distance of 90.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for a corner of the herein described tract;

N 21°25'13" W, a distance of 2.90 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the beginning of a tangent curve to the right;

In a northeasterly direction, along said curve to the right, a distance of 38.97 feet, having a radius of 25.00 feet, a central angle of 89°18'20" and a chord which bears N 24°22'01" E, 35.15 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the point of a compound curve to the right lying on the north line of said 22.62 acre tract;

THENCE, in an easterly direction, along the north line of said 22.62 acre tract and said curve to the right, a distance of 413.92 feet, having a radius of 1,450.00 feet, a central angle of 16°21'20" and a chord which bears N 78°21'55" E, 412.51 feet to the POINT OF BEGINNING and containing 24.68 acres (1,074,919 square feet) of land.

Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83 and is referenced to monuments found along the west line of said CREEK COVE AT CROSS CREEK RANCH SECTION SIX, as cited herein.



VICINITY MAP
N.T.S.

CREEK COVE AT
CROSS CREEK RANCH
SECTION NINE

A SUBDIVISION OF 24.68 ACRES OF LAND
LOCATED IN THE J.W. SCOTT SURVEY, A-321
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

LOTS: 56
RESERVES: 6
BLOCKS: 2
SCALE: 1"=100'
DATE: MARCH, 2016

OWNER:
CCR LOAN SUBSIDIARY 1, L.P.
& CCR TEXAS HOLDINGS, L.P.
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(713) 960-9977
LARRY JOHNSON

LAND PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES, INC.
23501 CINCO RANCH BLVD., #A-250
KATY, TEXAS 77494
(281) 579-0340
JUAN SERNA

CROSS CREEK
RANCH

Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.browngay.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00
KARENA HAUTER, P.E.

SHEET 1 OF 2

CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Bonterra at Cross Creek Ranch Section 5 / Final Plat

City Engineer Review

_____Reviewed
_____See Attached Letter

_____

BY:_____DATE:_____

City Secretary

___✓___Processed
_____Returned for additional data

_____

BY: NK DATE: 8-12-2016

Planning Commission Review

_____Approved
_____Returned for additional data

_____

BY:_____DATE:_____

City Council Review

_____Approved
_____Returned for additional data

_____

BY:_____DATE:_____

CITY OF FULSHEAR
PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.fulsheartexas.gov

RECEIVED
City of Fulshear
AUG 12 2016
City Secretary Office

Subdivision/Development Platting Application

Date: 08/12/2016 Date Received by the City of Fulshear: _____

Subdivision: BONTERRA AT CROSS CREEK RANCH SECTION FIVE Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

____ Preliminary
____ Replat
____ Amending Plat
✓ Final
____ Vacation Plat
___ Short Form Final
___ Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

✓ Single-Family Residential
____ Zero Lot Line/ Patio Home
____ Multi-Family Residential
____ Planned Development
____ Commercial
____ Industrial

Plat Location: ✓ City ____ ETJ (Extraterritorial Jurisdiction)

Legal Description: 12.27 ACRESS OF LAND IN THE A.G. SHARPLESS SURVEY, A-322

Variance: _____ Yes (Attach a Copy of Approval Letter) ✓ No

Total Acreage: 12.27
Number of Streets: 5
Number of Lots: 53
Number and Types of Reserves: 4 LANDSCAPE/OPEN SPACE
Total Acres in Reserve: 1.519

Owner: CCR TEXAS HOLDINGS, L.P.& CCR LOAN SUBSIDIARY
Address: 5005 RIVERWAY, STE. 500
City/State: HOUSTON, TX 77056
Telephone: 713-960-9977
Email Address: _____

Engineer/Planner: BROWN & GAY ENGINEERS, INC.
Contact Person: TREY DEVILLIER
Telephone: 713-488-8204
Fax Number: 281-558-9701
Email Address: tdevillier@browngay.com

Platting Fees

Preliminary Plat - $500.00 plus 3.50 per lot, plus $12.50 per acre

Final Plat - $500.00 plus $5.00 per lot plus $25.00 per acre

Replat - $500.00 plus 5.00 per lot plus $25.00 per acre

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

2nd Review of plats - $100.00 **(each additional review)**

TOTAL PLATTING FEE $1,071.75

Park Fees (due at Final Plat Application) _____

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE
	TREY DEVILLIER	08/12/2016

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

August 31, 2016

Engineering Review

Final Plat
Bonterra at Cross Creek Ranch Section 5
City of Fulshear, Texas

For Information only:

1. This plat will create 53 lots in three (3) Blocks with four (4) Reserves that covers a total area of 12.27 acres.

2. The typical lot for this section are 45-foot by 130-foot with a 20-foot Front Building Line.

3. Access to this Section is provided by an extension of Winding Terrace Lane and Alpine Terrace Drive.

4. The streets in this section are shown to be private along with the storm sewer system.

Recommendations:

I recommend that this Final Plat of Bonterra at Cross Creek Ranch Section 5 be approved with the following additions/corrections:

A) The Title Block of the Plat shows this tract to be located in the A. G. Sharpess Survey; Abstract 322 while the Metes & Bounds description said it is located in the M. Autrey Survey, Abstract 100. These need to be rectified.

B) There are several blanks that need to be filled in as to the recording information for the easements, etc.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

BROWN & GAY ENGINEERS

RECEIVED
City of Fulshear
AUG 12 2016
City Secretary Office

August 12, 2016

City of Fulshear
C/o D. (Diana) Gordon Offord, City Secretary
30603 FM 1093 Road
P. O. Box 279
Fulshear, Texas 77441

Re: BONTERRA AT CROSS CREEK RANCH SECTION FIVE – FINAL PLAT SUBMISSION

Dear Ms. Offord:

Enclosed are ten (10) copies of the above referenced plats along with accompanying documents for FINAL PLAT SUBMISION with the City of Fulshear. If you have any questions, or require any additional information, please contact me at 281-558-8700 x 8204 or via email at tdevillier@browngay.com.

Sincerely,

Trey DeVillier
Platting Tech

Enclosures: *Plat Copies (10)*
City Platting Application
Platting Fee Check No. 71105
City Planning Letter
Lienholders Subordination Form (2)
Utility Availability/No Objection Correspondence (3)

Kimberly Kopecky

From:	Trey DeVillier <TDeVillier@bgeinc.com>
Sent:	Wednesday, August 31, 2016 6:43 PM
To:	David Leyendecker (davidleyen@aol.com)
Cc:	Diana Offord; Kimberly Kopecky; CJ Snipes; Gerald Grissom; Tracy Youngblood; Karena Hauter
Subject:	BONTERRA AT CROSS CREEK RANCH SECTION FIVE - Engineering Review Comments - RESPONSE
Attachments:	2016-8-31_BONTERRA 5_FP COMMENT RESP LTR scan.pdf; 2016-8-31_PLAT_BONTERRA 5_comment resp exhibit.pdf

David,

Please accept the attached items as our response to recent Engineering Review comments provided by your office. Hard copies will be transmitted tomorrow.

Contact me should you have any questions or require additional information.

Thank you.

Trey DeVillier | Platting Technician
BGE, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042
Tel: 281-558-8700 x8204
Direct: 713-488-8204
Fax: 281-558-9701
tdevillier@bgeinc.com
www.bgeinc.com

Serving. Leading. Solving.™

Disclaimer: My e-mail address has changed! Please update your contacts with my new **@bgeinc.com** address.

BROWN & GAY ENGINEERS

August 31, 2016

Clay & Leyendecker, Inc.
Attn: Mr. David Leyendecker
1350 Avenue D
Katy, Texas 77493

Re: BONTERRA AT CROSS CREEK RANCH SECTION FIVE – Response to Final Plat Comments

Dear Mr. Leyendecker:

Below is our itemized list of responses to the Engineering Review comments, dated August 31 2016, regarding the above referenced plat. If you have any questions, or require any additional information, please do not hesitate to call.

A. **The Title Block of the Plat shows this tract to be located in the A.G. Sharpless Survey, Abstract 322 while the Metes & Bounds description said it is located in the M. Autrey Survey, Abstract 100. These need to be rectified.**
   RESPONSE: The Metes & Bounds has been confirmed accurate and the Plat has been revised accordingly. See enclosure(s).

B. **There are several blanks that need to be filled in as to the recording information for the easements, etc.**
   RESPONSE: The blanks shown on the subject plat pertain to BONTERRA AT CROSS CREEK RANCH SECTION TWO. The subject plat will be recorded simultaneously with or after BONTERRA AT CROSS CREEK RANCH SECTION TWO. The blanks will be filled in accordingly.

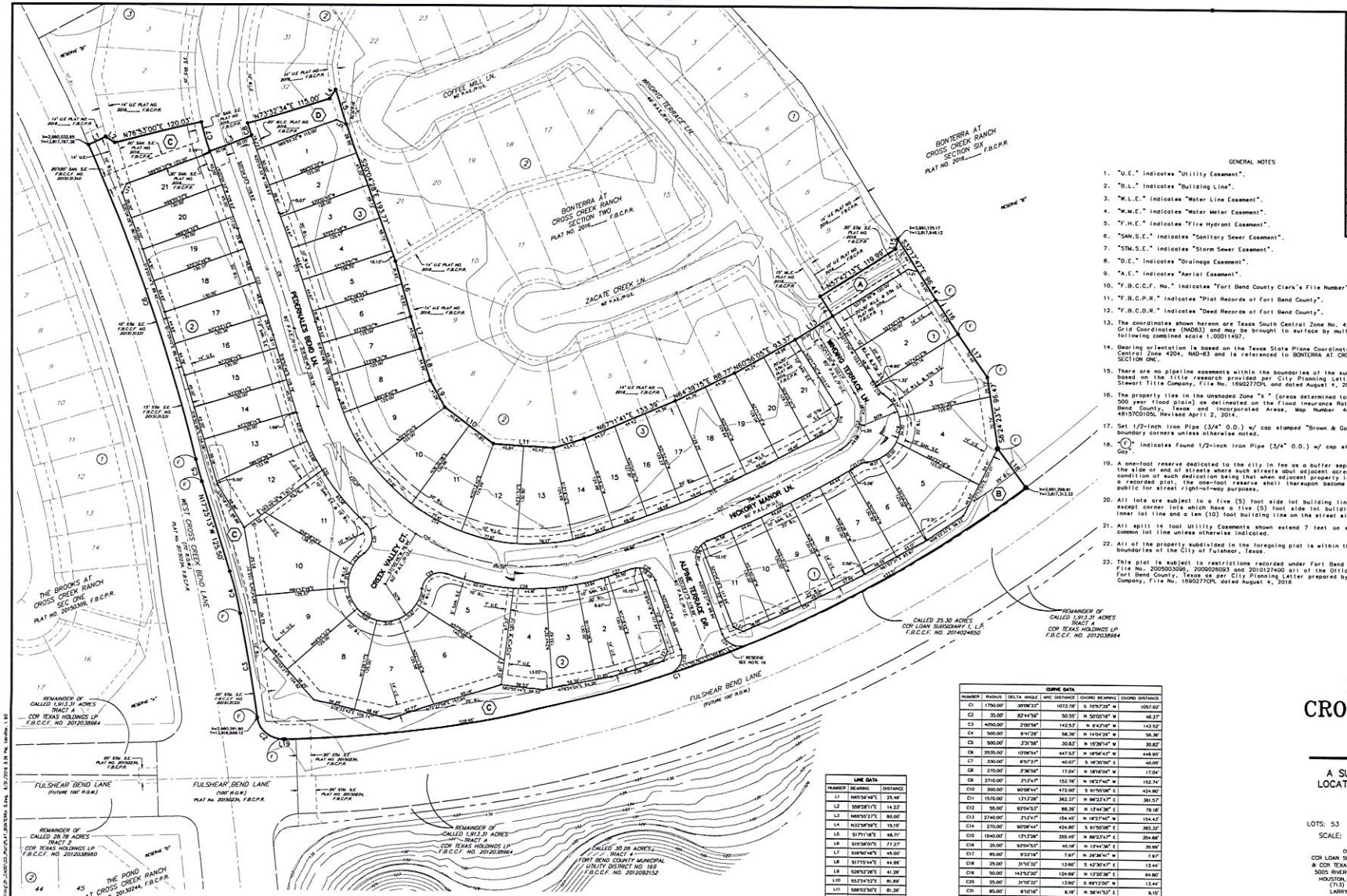
Sincerely,

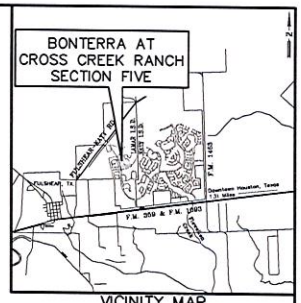
Trey DeVillier
Platting Tech

Enclosure: One (1) Copy of the Subject Plat

cc: D. Offord, City Secretary *(+9 copies of the subject plat)*
CJ Snipes, City Manager

Corrections made on Plat





VICINITY MAP
N.T.S.

GENERAL NOTES

1. "U.E." indicates "Utility Easement".
2. "B.L." indicates "Building Line".
3. "W.L.E." indicates "Water Line Easement".
4. "W.M.E." indicates "Water Meter Easement".
5. "F.H.E." indicates "Fire Hydrant Easement".
6. "SAN.S.E." indicates "Sanitary Sewer Easement".
7. "STM.S.E." indicates "Storm Sewer Easement".
8. "D.E." indicates "Drainage Easement".
9. "A.E." indicates "Aerial Easement".
10. "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
11. "F.B.C.P.R." indicates "Plat Records of Fort Bend County".
12. "F.B.C.D.R." indicates "Deed Records of Fort Bend County".
13. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale 1.00011497.
14. Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83 and is referenced to BONTERRA AT CROSS CREEK RANCH SECTION ONE.
15. There are no pipeline easements within the boundaries of the subject tract are based on the title research provided per City Planning Letter prepared by Stewart Title Company, File No. 1690277CPL and dated August 4, 2016.
16. The property lies in the Unshaded Zone "X" (areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0085L and 48157C0105L Revised April 2, 2014.
17. Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "Brown & Gay" at all plat boundary corners unless otherwise noted.
18. "F" indicates Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "Brown & Gay".
19. A one-foot reserve dedicated to the city in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when 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.
20. All lots are subject to a five (5) foot side lot building line on each side except corner lots which have a five (5) foot side lot building line on the inner lot line and a ten (10) foot building line on the street side.
21. All split 14 foot Utility Easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
22. All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.
23. This plat is subject to restrictions recorded under Fort Bend County Clerk's File No. 2005003096, 2000026093 and 2010127400 all of the Official Records of Fort Bend County, Texas as per City Planning Letter prepared by Stewart Title Company, File No. 1690277CPL dated August 4, 2016

N

0 60 120 180

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N65°56'40"E	25.46'
L2	S89°28'11"E	14.23'
L3	N49°30'27"E	60.00'
L4	N33°58'59"E	15.15'
L5	S17°11'18"E	46.71'
L6	S19°28'01"E	77.37'
L7	S19°50'48"E	45.00'
L8	S17°53'44"E	44.98'
L9	S28°52'28"E	41.26'
L10	S53°24'52"E	81.68'
L11	S88°03'50"E	61.26'
L12	N73°10'40"E	43.43'
L13	N57°42'10"E	60.00'
L14	N32°17'50"W	31.63'
L15	N12°43'13"E	14.15'
L16	S33°41'01"E	50.00'
L17	S34°14'41"E	70.45'
L18	S36°31'38"E	64.21'
L19	S88°33'18"W	2.33'
L20	S76°36'24"E	5.07'
L21	N77°17'47"W	14.14'
L22	S67°09'37"E	14.12'
L23	N26°05'44"E	14.10'
L24	S24°50'32"W	14.14'
L25	N65°02'28"W	14.15'

CURVE DATA						
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1750.00'	30°06'22"	1073.78'	S 70°57'25" W	1061.02'
C2	35.00'	82°44'58"	50.55'	N 50°05'16" W	46.27'
C3	4050.00'	2°00'58"	142.53'	N 9°43'16" W	142.52'
C4	500.00'	6°41'28"	58.38'	N 14°04'29" W	58.36'
C5	500.00'	3°31'58"	30.83'	N 15°36'14" W	30.82'
C6	3535.00'	10°06'54"	447.53'	N 18°56'43" W	446.95'
C7	330.00'	6°57'37"	40.07'	S 16°30'56" E	40.05'
C8	270.00'	3°36'59"	17.04'	N 18°16'04" W	17.04'
C9	2710.00'	3°13'47"	152.78'	N 18°27'40" W	152.74'
C10	300.00'	90°08'44"	472.00'	S 61°55'08" E	424.80'
C11	1570.00'	13°13'28"	362.37'	N 66°23'47" E	361.57'
C12	55.00'	92°04'53"	88.39'	N 13°41'38" E	79.18'
C13	2740.00'	3°13'47"	154.43'	N 18°27'40" W	154.43'
C14	270.00'	90°08'44"	424.80'	S 61°55'08" E	382.32'
C15	1540.00'	13°13'28"	355.45'	N 66°23'47" E	354.66'
C16	25.00'	92°04'53"	40.18'	N 13°41'38" E	35.99'
C17	85.00'	5°22'19"	7.97'	N 29°36'41" W	7.97'
C18	25.00'	31°10'32"	13.60'	S 42°30'47" E	13.44'
C19	50.00'	142°53'30"	124.68'	N 13°20'38" E	94.80'
C20	25.00'	31°10'32"	13.60'	S 69°13'20" W	13.44'
C21	85.00'	6°10'18"	9.16'	N 56°41'53" E	9.15'
C22	1600.00'	7°47'08"	217.41'	N 63°40'38" E	217.24'
C23	25.00'	80°03'31"	38.43'	S 23°33'22" W	34.79'
C24	25.00'	91°58'03"	40.11'	S 66°27'28" E	35.95'
C25	25.00'	91°43'31"	40.02'	N 25°22'06" E	35.88'
C26	25.00'	84°07'36"	36.42'	N 64°31'14" W	34.79'
C27	1600.00'	1°33'35"	43.56'	N 72°13'47" E	43.56'
C28	330.00'	36°56'01"	212.81'	S 88°30'29" E	209.24'
C29	25.00'	102°57'44"	44.93'	S 58°25'36" W	39.12'
C30	50.00'	228°06'57"	199.11'	S 58°56'14" E	91.30'
C31	25.00'	102°57'44"	44.93'	N 31°41'53" E	39.12'
C32	330.00'	30°56'13"	178.18'	S 32°16'53" E	176.03'
C33	2680.00'	3°13'47"	151.07'	N 18°27'40" W	151.05'
C34	1730.00'	6°00'54"	181.62'	N 64°30'02" E	181.54'
C35	1730.00'	2°25'33"	73.28'	N 72°38'22" E	73.28'

RESERVE TABLE		
RESERVE	ACREAGE / SQUARE FOOTAGE	RESTRICTION
A	0.0964 AC. / 4,199 S.F.	LANDSCAPE / OPEN SPACE
B	0.2816 AC / 12,267 S.F.	LANDSCAPE / OPEN SPACE
C	1.044 AC. / 45,485 S.F.	LANDSCAPE / OPEN SPACE
D	0.0975 AC. / 4,248 S.F.	LANDSCAPE / OPEN SPACE

BONTERRA AT CROSS CREEK RANCH SECTION FIVE

A SUBDIVISION OF 12.27 ACRES OF LAND
LOCATED IN THE M. AUTREY SURVEY, A-100
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

LOTS: 53 RESERVES: 4 BLOCKS: 3
SCALE: 1"=60' DATE: AUGUST, 2016

OWNER:
COR LOAN SUBSIDIARY 1, L.P.
& COR TEXAS HOLDINGS, L.P.
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(713) 960-9977
LARRY JOHNSON

LAND PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES, INC.
23501 CINCO RANCH BLVD., #A-250
KATY, TEXAS 77494
(281) 579-0340
KATHRYN EDWARDS

CROSS CREEK RANCH

BGE
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.browngay.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00
KARENA HAUTER, P.E.

STATE OF TEXAS
COUNTY OF FORT BEND

We, COR LOAN SUBSIDIARY I, L.P., a Texas limited partnership, acting by and through Larry D. Johnson, President of COR Loan Sub I, LLC, a Texas limited liability company, its General Partner, owner and COR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Larry D. Johnson, Manager of Johnson/COR GP, LLC, a Texas limited liability company, its sole general partner, owner hereinafter referred to as Owners of the 12.27 acre tract described in the above and foregoing map of BONTERRA AT CROSS CREEK RANCH SECTION FIVE, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said map or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter ground easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter ground easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter ground easements, from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back ground easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back ground easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back ground easements, from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, we do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, and drainage ditches located in said subdivision, an easement for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of BONTERRA AT CROSS CREEK RANCH SECTION FIVE where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage, the condition of such dedication being that these building setback lines and public utility easements will terminate and be automatically abandoned when the adjoining property is subdivided in a recorded plat.

IN TESTIMONY WHEREOF, COR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Johnson/COR GP, LLC, a Texas limited liability company, its sole general partner, has caused these presents to be signed by Larry D. Johnson, its Manager, thereunto authorized, this _____ day of _____, 2016.

IN TESTIMONY WHEREOF, COR LOAN SUBSIDIARY I, L.P., a Texas limited partnership, acting by and through COR Loan Sub I, LLC, a Texas limited liability company, its General Partner, has caused these presents to be signed by Larry D. Johnson, its President, thereunto authorized, this _____ day of _____, 2016.

COR LOAN SUBSIDIARY I, L.P., a Texas limited partnership
By: COR Loan Sub I, LLC, a Texas limited liability company, its General Partner

By: _____
Larry D. Johnson
President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Larry D. Johnson, President of COR Loan Sub I, LLC, a Texas limited liability company, the General Partner of COR LOAN SUBSIDIARY I, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

_____
Jody S. Wong
Notary Public in and for the State of Texas

Commission Expires: _____

IN TESTIMONY WHEREOF, COR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Johnson/COR GP, LLC, a Texas limited liability company, its sole general partner, has caused these presents to be signed by Larry D. Johnson, its Manager, thereunto authorized, this _____ day of _____, 2016.

COR TEXAS HOLDINGS LP, a Delaware limited partnership
By: Johnson/COR GP, LLC, a Texas limited liability company, its sole general partner

By: _____
Larry D. Johnson
Manager

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Larry D. Johnson, Manager of Johnson/COR GP, LLC, a Texas limited liability company, the sole general partner of COR TEXAS HOLDINGS LP, a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

_____
Jody S. Wong
Notary Public in and for the State of Texas

Commission Expires: _____

I, Nicolas Vann, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

_____
Nicolas Vann, R.P.L.S.
Texas Registration No. 5383

I, Karena B. Hauter, A Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of the City of Fulshear, to the best of my knowledge.

_____
Karena B. Hauter, P.E.
Texas Registration No. 102103

Brown & Gay Engineers, Inc.
TBPE Registration No. F-1046

This plat of BONTERRA AT CROSS CREEK RANCH SECTION FIVE is approved by the City Planning Commission of the City of Fulshear, Texas, this _____ day of _____, 2016.

_____
Amy Pearce
Chairperson

_____
Austin Wand
Co-Chairperson

This plat of BONTERRA AT CROSS CREEK RANCH SECTION FIVE was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____, 2016; provided, however, this approval shall be invalid and null and void unless the plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

_____
Jeff R. Roberts
Mayor

_____
Diane Gordon Offord
City Secretary

I, Laura Richard, County Clerk in and for Fort Bend County, Hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2016, at _____ o'clock ____ .M. in Plat Number _____ of the plat records of said county.

Witness my hand and seal of office, at Richmond, Texas. The day and date last above written.

_____
Laura Richard
County Clerk
Fort Bend County, Texas

By: _____
Deputy

DESCRIPTION OF A 12.27 ACRE TRACT OF LAND SITUATED
IN THE M. AUTREY SURVEY, ABSTRACT NO. 100
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

BEING a 12.27 acre (534,055 square feet) tract of land situated in the M. Autrey Survey, Abstract No. 100, City of Fulshear, Fort Bend County, Texas and being a portion of a called 25.30 acre tract of land as described in a deed to COR Loan Subsidiary I, L.P. recorded under Fort Bend County Clerk's File Number (F.B. C.E.F. No.) 2016024850, said 12.27 acre tract of land described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southeast corner of said 25.30 acre tract, same being the south corner of a called 1.923 acre fence easement as recorded under F.B.C.E.F. No. 2016081170;

THENCE, N 35°31'38" W, along and with the east line of said 25.30 acre tract, a distance of 1.98 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the POINT OF BEGINNING and the southeast corner of the herein described tract, same being the beginning of a non-tangent curve to the right, from which its center bears N 36°37'00" W, 1,730.00 feet;

THENCE, over and across said 25.30 acre tract the following courses and distances:

In a westerly direction, along said curve to the right, a distance of 1,073.76 feet, having a radius of 1,730.00 feet, a central angle of 35°09'22" and a chord which bears S 70°57'35" W, 1,057.02 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the southerly southwest corner of the herein described tract and the point of tangency;

S 88°32'16" W, a distance of 2.22 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southerly southwest corner of the herein described tract and said 25.30 acre tract, same being the beginning of a tangent curve to the right;

THENCE, along and with the west line of said 25.30 acre tract the following courses and distances:

In a northwesterly direction, along said curve to the right, a distance of 56.39 feet, having a radius of 39.00 feet, a central angle of 82°44'58" and a chord which bears N 50°05'18" W, 46.27 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the westerly southwest corner of the herein described tract and said 25.30 acre tract, and being a point of reverse curvature to the left;

In a northerly direction, along said curve to the left, a distance of 142.53 feet, having a radius of 4,050.00 feet, a central angle of 02°00'59" and a chord which bears N 08°43'16" W, 142.52 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of compound curvature to the left;

In a northerly direction, along said curve to the left, a distance of 38.39 feet, having a radius of 500.00 feet, a central angle of 04°41'28" and a chord which bears N 14°04'29" W, 38.38 feet to a point for corner;

N 17°25'13" W, a distance of 125.30 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a northerly direction, along said curve to the right, a distance of 30.83 feet, having a radius of 500.00 feet, a central angle of 03°31'58" and a chord which bears N 15°38'14" W, 30.82 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the left;

THENCE, In a northerly direction, along said curve to the left, a distance of 447.53 feet, having a radius of 2,535.00 feet, a central angle of 10°06'54" and a chord which bears N 18°06'43" W, 446.93 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the northwest corner of the herein described tract;

THENCE, over and across said 25.30 acre tract the following courses and distances:

N 65°59'49" E, a distance of 25.46 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the north line of the herein described tract;

S 56°26'11" E, a distance of 14.23 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the north line of the herein described tract;

N 76°53'00" E, a distance of 128.03 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the beginning of a non-tangent curve to the left, from which its center bears N 76°03'34" E, 330.00 feet;

In a southerly direction, along said curve to the left, a distance of 40.07 feet, having a radius of 330.00 feet, a central angle of 06°57'27" and a chord which bears S 16°30'50" E, 40.05 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an interior corner of the herein described tract;

N 69°59'27" E, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an interior corner of the herein described tract, and the beginning of a non-tangent curve to the right, from which its center bears N 69°59'27" E, 270.00 feet;

N 77°32'34" E, a distance of 185.09 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the north line of the herein described tract;

N 32°58'56" E, a distance of 15.19 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the northeast corner of the herein described tract;

S 17°11'46" E, a distance of 48.71 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in an east line of the herein described tract;

S 26°04'28" E, a distance of 193.77 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in an east line of the herein described tract;

S 15°28'01" E, a distance of 77.27 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set point an angle point in an east line of the herein described tract;

S 16°50'48" E, a distance of 43.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in an east line of the herein described tract;

S 17°15'44" E, a distance of 44.99 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in an east line of the herein described tract;

S 26°52'28" E, a distance of 41.25 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point;

S 52°24'52" E, a distance of 81.69 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point;

S 88°02'56" E, a distance of 81.26 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in a north line of the herein described tract;

N 23°10'40" E, a distance of 43.43 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the north line of the herein described tract;

N 67°11'41" E, a distance of 133.39 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the north line of the herein described tract;

N 64°39'15" E, a distance of 58.77 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the north line of the herein described tract;

N 80°56'05" E, a distance of 93.37 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the north line of the herein described tract;

N 57°42'10" E, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an interior corner of the herein described tract;

N 32°17'50" W, a distance of 31.63 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an exterior corner of the herein described tract;

N 57°42'10" E, a distance of 119.99 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the north line of the herein described tract;

N 28°43'13" E, a distance of 14.13 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the northeast corner of the herein described tract, lying on the east line of said 25.30 acre tract;

THENCE, along and with the east line of said 25.30 acre tract the following courses and distances:

S 33°17'47" E, a distance of 98.44 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in the east line of the herein described tract;

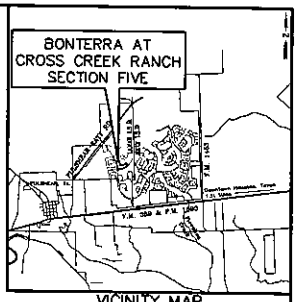
S 33°14'01" E, a distance of 95.01 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in the east line of the herein described tract;

S 34°14'43" E, a distance of 70.48 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in the east line of the herein described tract;

S 08°24'33" E, a distance of 98.47 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in the east line of the herein described tract;

S 38°31'38" E, a distance of 64.21 feet to the POINT OF BEGINNING and containing 12.27 acres (534,055 square feet) of land.

Bearing orientation is based on the Texas Coordinate System, South Central Zone 4204, NAD-83 and is referenced to said 25.30 acre tract as filed herein.



VICINITY MAP
N.T.S.

BONTERRA AT CROSS CREEK RANCH SECTION FIVE

A SUBDIVISION OF 12.27 ACRES OF LAND
LOCATED IN THE [redacted]
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

LOTS: 53 RESERVES: 4 BLOCKS: 3
SCALE: 1"=60' DATE: AUGUST, 2016

OWNER:
COR LOAN SUBSIDIARY I, L.P.
& COR TEXAS HOLDINGS, L.P.
5000 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(713) 980-9977
LARRY JOHNSON

LAND PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES, INC.
23501 CINCO RANCH BLVD., gk-250
KATY, TEXAS 77494
(281) 579-0340
KATHRYN EDWARDS

CROSS CREEK
RANCH

BGE

Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel 281-558-8700 • www.browngay.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106500
KARENA HAUTER, P.E.

stewart title

Stewart Title Company
10720 West Sam Houston Pkwy N.,
Suite 200
Houston, TX 77064
(713) 892-8818 Phone
Fax

August 11, 2016

File No.: 1690277CPL

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 4th day of August, 2016, the last Deed that we find, of record, reflects the record owner to be:
CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership by virtue of Deed recorded under Clerk's File No. 2014024650 of the Official Records of Fort Bend County, Texas.

Legal Description:

DESCRIPTION OF A 12.27 ACRE TRACT OF LAND SITUATED
IN THE M. AUTREY SURVEY, ABSTRACT NO. 100
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

BEING a 12.27 acre (534,655 square foot) tract of land situated in the M. Autrey Survey, Abstract No. 100, City of Fulshear, Fort Bend County, Texas and being a portion of a called 25.30 acre tract of land as described in a deed to CCR Loan Subsidiary 1, L.P. recorded under Fort Bend County Clerk's File Number (F.B..C.C.F. No.) 2014024650, said 12.27 acre tract of land described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southeast corner of said 25.30 acre tract, same being the south corner of a called 1.023 acre fence easement as recorded under F.B.C.C.F. No. 2016081170;

THENCE, N 36°31'38" W, along and with the east line of said 25.30 acre tract, a distance of 1.96 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the **POINT OF BEGINNING** and the southeast corner of the herein described tract, same being the beginning of a non-tangent curve to the right, from which its center bears N 36°37'06" W, 1,750.00 feet;

THENCE, over and across said 25.30 acre tract the following courses and distances:

In a westerly direction, along said curve to the right, a distance of 1,073.78 feet, having a radius of 1,750.00 feet, a central angle of 35°09'22" and a chord which bears S 70°57'35" W, 1,057.02 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the southerly southwest corner of the herein described tract and the point of tangency;

S 88°32'16" W, a distance of 2.22 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southerly southwest corner of the herein described tract and said 25.30 acre tract, same being the beginning of a tangent curve to the right;

THENCE, along and with the west line of said 25.30 acre tract the following courses and distances:

In a northwesterly direction, along said curve to the right, a distance of 50.55 feet, having a radius of

35.00 feet, a central angle of 82°44'59" and a chord which bears N 50°05'16" W, 46.27 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the westerly southwest corner of the herein described tract and said 25.30 acre tract, and being a point of reverse curvature to the left;

In a northerly direction, along said curve to the left, a distance of 142.53 feet, having a radius of 4,050.00 feet, a central angle of 02°00'59" and a chord which bears N 09°43'16" W, 142.52 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of compound curvature to the left;

In a northerly direction, along said curve to the left, a distance of 58.39 feet, having a radius of 500.00 feet, a central angle of 06°41'28" and a chord which bears N 14°04'29" W, 58.36 feet to a point for corner;

N 17°25'13" W, a distance of 125.50 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a northerly direction, along said curve to the right, a distance of 30.83 feet, having a radius of 500.00 feet, a central angle of 03°31'58" and a chord which bears N 15°39'14" W, 30.82 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the left;

THENCE, In a northerly direction, along said curve to the left, a distance of 447.53 feet, having a radius of 2,535.00 feet, a central angle of 10°06'54" and a chord which bears N 18°56'43" W, 446.95 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the northwest corner of the herein described tract;

THENCE, over and across said 25.30 acre tract the following courses and distances:

N 65°59'49" E, a distance of 25.46 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the north line of the herein described tract;

S 58°28'11" E, a distance of 14.23 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the north line of the herein described tract;

N 76°53'00" E, a distance of 120.03 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the beginning of a non-tangent curve to the left, from which its center bears N 76°52'54" E, 330.00 feet;

In a southerly direction, along said curve to the left, a distance of 40.07 feet, having a radius of 330.00 feet, a central angle of 06°57'27" and a chord which bears S 16°35'50" E, 40.05 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an interior corner of the herein described tract;

N 69°55'27" E, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an interior corner of the herein described tract, and the beginning of a non-tangent curve to the right, from which its center bears N 69°55'27" E, 270.00 feet;

N 73°32'34" E, a distance of 115.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the north line of the herein described tract;

N 32°58'59" E, a distance of 15.19 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the northwest corner of the herein described tract;

S 17°11'16" E, a distance of 48.71 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in an east line of the herein described tract;

S 20°04'28" E, a distance of 193.77 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in an east line of the herein described tract;

S 15°28'01" E, a distance of 77.27 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set point an angle point in an east line of the herein described tract;

S 16°50'46" E, a distance of 45.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in an east line of the herein described tract;

S 17°15'44" E, a distance of 44.99 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in an east line of the herein described tract;

S 28°52'26" E, a distance of 41.26 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point;

S 53°24'52" E, a distance of 81.69 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point;

S 86°02'50" E, a distance of 81.26 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in a north line of the herein described tract;

N 73°10'40" E, a distance of 43.43 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the north line of the herein described tract;

N 67°11'41" E, a distance of 133.39 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the north line of the herein described tract;

N 64°39'15" E, a distance of 88.77 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the north line of the herein described tract;

N 60°56'05" E, a distance of 93.37 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the north line of the herein described tract;

N 57°42'10" E, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an interior corner of the herein described tract;

N 32°17'50" W, a distance of 31.63 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an exterior corner of the herein described tract;

N 57°42'13" E, a distance of 119.99 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the north line of the herein described tract;

N 12°42'13" E, a distance of 14.15 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the northeast corner of the herein described tract, lying on the east line of said 25.30 acre tract;

THENCE, along and with the east line of said 25.30 acre tract the following courses and distances:

S 32°17'47" E, a distance of 96.44 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in the east line of the herein described tract;

S 33°14'01" E, a distance of 55.01 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in the east line of the herein described tract;

S 34°14'41" E, a distance of 70.45 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in the east line of the herein described tract;

S 08°24'23" E, a distance of 96.47 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in the east line of the herein described tract;

S 36°31'38" E, a distance of 64.21 feet to the **POINT OF BEGINNING** and containing 12.27 acres (534,655 square feet) of land.

Subject to the following:

1. Restrictions:

Restrictive Covenants as set forth under Clerk's File No. 2005003096, 2009026093 and 2010127400 of the County Clerk Official Records of Fort Bend County, Texas.

2. Easements/Other Exceptions:

Designation of Drill Sites Access easements, as set forth and described under Clerk's File Nos. 2005115746 and 2005003095 of the County Clerk Official Records of Fort Bend County, Texas. Partial waiver of surface rights and drillsite and access easement use agreement, dated January 5, 2005, executed by Steven E. Stern, Joyce C. Herlands, Roy Howard Stern, and Judith I. Stern, recorded under Clerk's File No. 2005003095, as amended by instrument(s) recorded under Clerk's File No. 2006069769 and 2008070479 of the County Clerk Official Records of Fort Bend County, Texas. Joinder agreement recorded under Clerk's File Nos. 2005040993, 2005040994, 2005040995, 2005040996 and 2005040997 of the County Clerk Official Records of Fort Bend County, Texas.

Temporary Access Easement with CCR Loan Subsidiary 1, LP, as Grantor and Texas Capital Bank, National Association, as Grantee dated March 6, 2014 and recorded March 14, 2014 at Clerk's File No. 2014024654, of the Official Public Records of Fort Bend County, Texas.

Storm Sewer Easement granted to Fort Bend County Municipal Utility District No. 169 as set forth and described in instrument recorded under Clerk's File No. 2015131331 of the Official Records of Fort Bend County, Texas.

Sanitary Sewer Easement granted to Fort Bend County Municipal Utility District No. 169 as set forth and described in instrument recorded under Clerk's File No. 2015131340 of the Official Records of Fort Bend County, Texas.

Fence Easement granted to Bonterra at Cross Creek Ranch Community Association, Inc., a Texas non-profit corporation, as set forth and described in instrument recorded under Clerk's File No. 2016081169 of the Official Records of Fort Bend County, Texas.

Rights of the Board of Water Engineers of the State of Texas to control the withdrawal of water from underground water reservoir beneath the subject property in accordance with that instrument recorded in Volume 1, Page 85 of the Water Permit Records of Fort Bend County, Texas.

Memorandum of Development Agreement dated November 16, 2006, by and between the City of Fulshear, Texas, TMI, INC., and THE STODDARD GROUP, LTD, recorded under Clerk's File No. 2007001836 of the Official Records of Fort Bend County, Texas.

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 171 recorded under Clerk's File No. 2009035249 of the Official Records of Fort Bend County, Texas.

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 172 recorded under Clerk's File No. 2011008643 of the Official Records of Fort Bend County, Texas.

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 173 recorded under Clerk's File No. 2011008641 of the Official Records of Fort Bend County, Texas.

Rules and regulations by the Texas Commission on environmental Quality Rules for On-Site Sewage Facilities located on the subject property as reflected by that Affidavit To The Public Certification Of OSSF Requiring Maintenance recorded under Clerk's File Nos. 2007050326 and 2009075716 of the Official Records of Fort Bend County, Texas. (1214.16 acres A-321; 1214.62 acres A-100)

Memorandum Of Preferential Purchas Right Agreement dated April 12, 2012, by and between CCR TEXAS HOLDINGS, LP, a Delaware limited liability company ("Grantor"), and TRENDMAKER HOMES, INC., a Texas corporation ("Grantee"), and recorded under Clerk's File No. 2012038961 of the Official Records of Fort Bend County, Texas, and subject to the terms, conditions and provisions contained therein.

Partial Assignment And Assumption Of Founder's Rights dated effective as of April 12, 2012, by TRENDMAKER HOMES, INC., a Texas corporation as assignor to CCR TEXAS HOLDINGS LP, a Delaware limited partnership as assignee, and recorded under Clerk's File No. 2012038962 of the Official Records of

Fort Bend County, Texas, and relating to the "Assigned Founder's Rights" described in that Community Charter For Cross Creek Ranch recorded under Clerk's File No. 2008039552 of the Official Records of Fort Bend County, Texas.

Memorandum of Contract between CCR Texas Holdings LP, a Delaware limited partnership and CCR Loan Subsidiary 1, L.P., a Texas limited partnership and Taylor Morrison of Texas, Inc., a Texas corporation recorded under Clerk's File No. 2016029560 of the Official Records of Fort Bend County, Texas.

3. Liens/Misc:

Construction Deed of Trust and Security Agreement and Assignment of Rents and Fixture Filing dated April 12, 2012, recorded in/under Clerk's File No. 2012038977 of the Official Records of Fort Bend County, Texas, executed by CCR Texas Holdings LP., a Delaware limited partnership, securing the payment of one note in the principal amount of $90,000,000.00, (which Loan is evidenced and secured by (i) that certain Promissory Note, dated as of the date hereof, in the maximum principal amount of $9,000,000 made by Grantor in favor of CCR TEXAS LENDER INC. ("Note A"), (ii) that certain Promissory Note, dated as of the date hereof, in the maximum principal amount of $81,000,000 made by Grantor in favor of PSPIB-CCR INC. ("Note B")) bearing interest and payable as therein provided to the order of CCR Texas Agent, Inc., an Ontario corporation, in its capacity as agent for lenders.

Said lien additionally secured by Collateral Assignment of Note and Liens recorded in/under Clerk's File No. 2012054544 of the Official Records of Fort Bend County, Texas.

Intercreditor Agreement dated June 2, 2016 and recorded under Clerk's File No. 2016059210 of the Official Records of Fort Bend County, Texas.

Construction Deed of Trust (with Assignment of Leases and Rents, Security Agreement Fixture Filing) dated June 2, 2016, recorded in/under Clerk's File No. 2016059211 of the Official Records of Fort Bend County, Texas, executed by CCR Loan Subsidiary 1, L.P., a Texas limited partnership, securing the payment of one note in the principal amount of $25,000,000.00, bearing interest and payable as therein provided to the order of U.S. Bank National Association d/b/a Housing Capital Company.

Collateral Assignment of Construction Documents, Design Contracts, Plans, Licenses, Building Lot Contracts and Permits recorded under Clerk's File No. 2016059212 of the Official Records of Fort Bend County, Texas.

Collateral Assignment of MUD Proceeds recorded under Clerk's File No. 2016059213 of the Official Records of Fort Bend County, Texas.

We require a copy of the limited partnership agreement, and all amendments thereto, in order to determine who is authorized to execute documents in connection with the closing of this transaction. We require satisfactory evidence that said limited partnership is registered with the Secretary of State and is in good standing. The Company requires the joinder of all general partners and evidence of the consent of all of the limited partners to the closing of this transaction, where appropriate.

Subject properties are located in the Fort Bend County Municipal Utilities Districts No(s). 169, 170, 171, and 172.

No examination has been made as to Abstracts of Judgments, State or Federal Tax Liens, the status of taxes, tax suits or paving assessments.

This letter is issued for platting purposes only. Liability of Stewart Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

The letter is issued with the express understanding, evidenced by the acceptance thereof, that Stewart Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty or warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Stewart

Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **You agree to release, indemnify and hold harmless Stewart Title Company because of any negligence by Stewart Title Company (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report.** This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,
Stewart Title Company

Nona Briscoe

Anthony DeBorde/Nona Briscoe
Commercial Title Examiner

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, has platted that certain 12.27 acres of land out of the A.G. Sharpless Survey, Abstract 322, Fort Bend County, Texas, which property was surveyed and platted on _____by, Brown & Gay Engineers, Inc. and known as BONTERRA AT CROSS CREEK RANCH SECTION FIVE, recorded at Plat Number _____in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent for the lenders, is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2012038977, 2012054544, and 2016059210 of the Real Property Records of Fort Bend County, Texas, and, in its capacity as the agent, is the agent for the holders of promissory notes secured by said lien, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of BONTERRA AT CROSS CREEK RANCH SECTION FIVE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of $10.00 and other good and valuable consideration this day paid by CCR TEXAS HOLDINGS LP, a Delaware limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of BONTERRA AT CROSS CREEK RANCH SECTION FIVE and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of BONTERRA AT CROSS CREEK RANCH SECTION FIVE and the dedications, terms, and provisions evidenced thereby.

The said lienholder does hereby WARRANT and REPRESENT that it is the agent for the present owners and holders of the notes and the lien given to secure the payment of the same and have not assigned the same nor any part thereof.

EXCEPT as expressly modified hereby, the lien shall remain in full force and effect.

EXECUTED this the _____ day of _____, 2016.

CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent

By: _____

Printed Name: _____

Title: _____

PROVINCE OF ONTARIO
COUNTRY OF CANADA

I, _____, a Notary Public in and for said Province, DO HEREBY CERTIFY, that _____, personally known to me to be the _____ of CCR TEXAS AGENT INC., an Ontario corporation, in its capacity as agent of CCR Texas Lender Inc. and PSPIB-CCR Inc., whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument thereto as such _____ of said corporation, as his free and voluntary act and as the free and voluntary act and deed of said corporation as agent on behalf of said entities, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal, this _____ day of _____, 2016

_____
Notary Public
My commission expires: Commission For Life

AFTER RECORDING RETURN TO:
Trey DeVillier
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 12.27 acres of land out of the A.G. Sherpless Survey, Abstract 322, Fort Bend County, Texas, which property was surveyed and platted on _____by, Brown & Gay Engineers, Inc. and known as BONTERRA AT CROSS CREEK RANCH SECTION FIVE, recorded at Plat Number _____ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, a national banking association is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2016059210, 2016059211, 2016059212 and 2016059213 of the Real Property Records of Fort Bend County, Texas, and, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of BONTERRA AT CROSS CREEK RANCH SECTION FIVE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of $10.00 and other good and valuable consideration this day paid by CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of BONTERRA AT CROSS CREEK RANCH SECTION FIVE and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of BONTERRA AT CROSS CREEK RANCH SECTION FIVE and the dedications, terms, and provisions evidenced thereby.

The said lienholder does hereby WARRANT and REPRESENT that it is the agent for the present owners and holders of the notes and the lien given to secure the payment of the same and have not assigned the same nor any part thereof.

EXCEPT as expressly modified hereby, the lien shall remain in full force and effect.

EXECUTED this the _____ day of _____, 2016.

U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, a national banking association

By:_____
Printed Name: _____
Title: _____

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day, personally appeared _____, _____ of U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, a national banking association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

_____
Notary Public in and for the State of Texas

My commission expires: _____

AFTER RECORDING RETURN TO:
Trey DeVillier
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042

CenterPoint Energy

Trey DeVillier
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042

August 1, 2016

RE: Bonterra at Cross Creek Ranch Section Five

Dear Trey;

This letter is in response to your inquiry regarding the availability of electric service to the above referenced project.

Senate Bill 7 (SB7) was created by the Texas Legislature and was put into effect on January 1, 2002, to deregulate the electrical industry in the State of Texas. The current function of CenterPoint Energy is to provide a travelway, or path, for electricity to flow to the customer. The customer is required to choose a particular Retail Energy Provider (REP), also known as a Competitive Retailer (CR) for their electrical needs.

Under the Tariff Agreement between CenterPoint Energy and the Texas Public Utilities Commission (TPUC), adequate required electrical service capabilities may be extended to locations with some restrictions. Primary overhead electrical distribution facilities currently exist in the general vicinity of the above referenced location. Facilities may be extended to a location along public rights of way or inside dedicated easements.

Extension of overhead facilities and the possible cost associated with the extension is dependent upon receipt of a final plat of the facility to be served, and a customer approved CenterPoint Energy outlet location.

If you need any additional information, please feel free to contact me.

Sincerely,

Joseph Kubeczka - Associate Service Consultant
joseph.kubeczka@centerpointenergy.com
281-391-5156

Comcast.

July 29, 2016

Mr. Trey DeVillier
Platting Technician
Brown and Gay Engineers, Inc.
10777 Westheimer
Houston, Texas 77042

Re: Request for Comcast service availability for Bonterra at Cross Creek Ranch Sections Five and Six.

To Whom It May Concern,

Please accept this letter as notification that Comcast of Houston LLC, herein referred to as Comcast has facilities or can build facilities to Bonterra at Cross Creek Ranch Sections Five and Six as of July 29, 2016, to serve the project, with Comcast Cable if the project is a "Joint Trench" development with the Center Point Energy partners or if built as a "Non-Joint Trench", if cost is within our payback model. If pay back model is not meet then customer contribution may be required to complete construction.

Please feel free to contact me at 713-637-5025 with any questions that you may have.

Sincerely,

Chris Grey
Construction Supervisor, Design and Serviceability

at&t

Southwest OSPE
1110 Louise St
Rosenberg, Texas 77471

T: 281-341-4130
F: 281-341-4289
mj524k.att.com

July 21, 2016

Trey DeVillier/ Platting Technician
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042

Re: Bonterra at Cross Creek Ranch Section 5- Utility Availability Letter

Dear Mr. DeVillier:

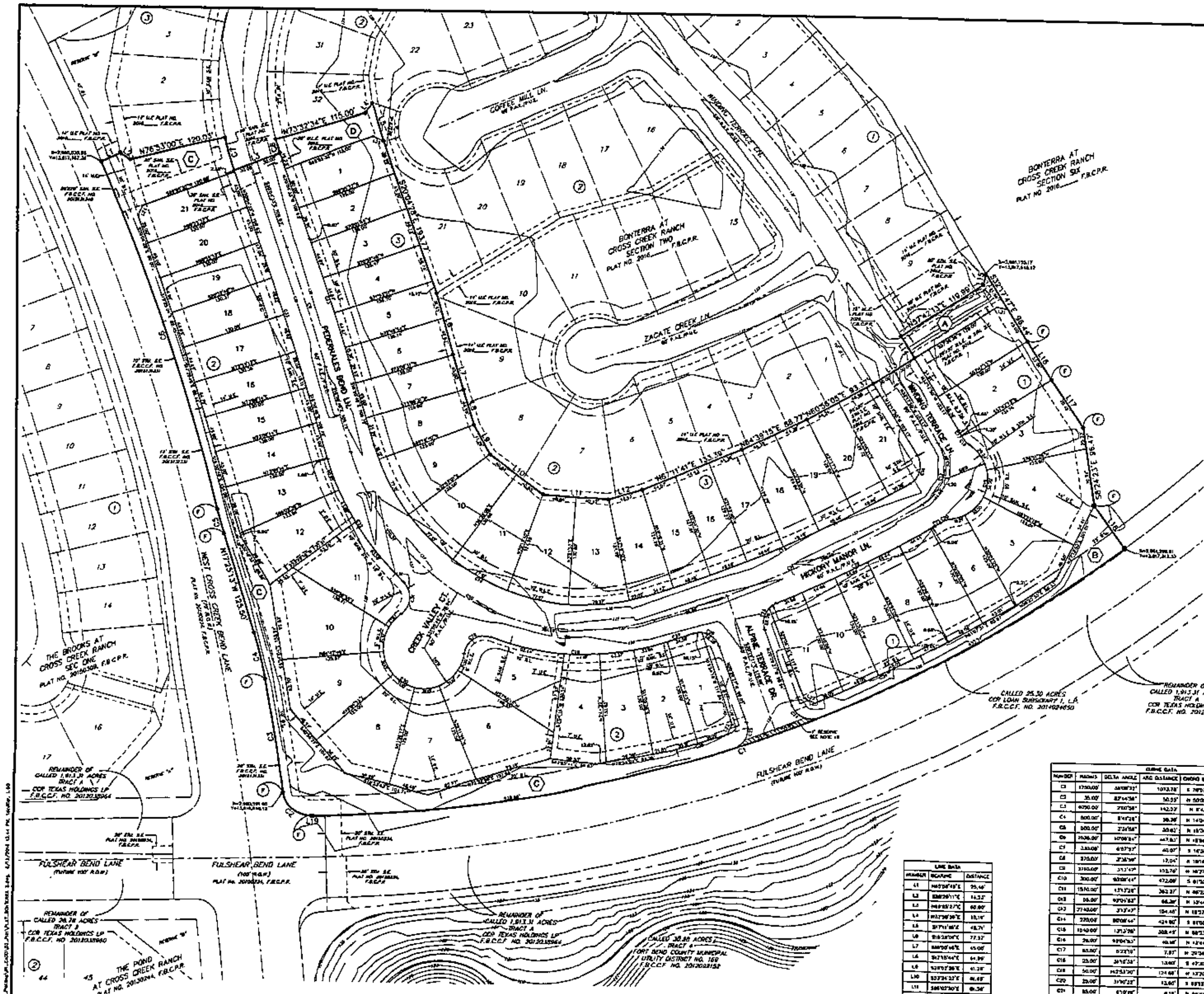
AT&T is pleased to respond to your request for approval of subdivision plans received for the above referenced project. AT&T places facilities within Utility Easements and/or public rights-of-way adjacent to property requiring service. The easements as shown on the plat provided are adequate for AT&T service requirements.

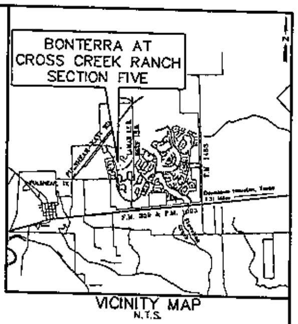
Please contact me as soon as this section is approved, or have your agent call me. I will need adequate time to place new facilities for service to this development.
If you have any questions or comments, please contact me.

Sincerely,

Michael Jones

Michael Jones
Manager Engineering - Design





VICINITY MAP
N.T.S.

GENERAL NOTES

1. "U.E." indicates "Utility Easement".
2. "B.L." indicates "Building Line".
3. "W.L.E." indicates "Water Line Easement".
4. "W.M.E." indicates "Water Meter Easement".
5. "F.H.E." indicates "Fire Hydrant Easement".
6. "SAN.S.E." indicates "Sanitary Sewer Easement".
7. "STM.S.E." indicates "Storm Sewer Easement".
8. "D.E." indicates "Drainage Easement".
9. "A.E." indicates "Aerial Easement".
10. "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
11. "F.B.C.P.R." indicates "Plat Records of Fort Bend County".
12. "F.B.C.D.R." indicates "Deed Records of Fort Bend County".
13. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale 1.00011407.
14. Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83 and is referenced to BONTERRA AT CROSS CREEK RANCH SECTION ONE.
15. There are no pipeline easements within the boundaries of the subject tract are based on the title research provided per City Planning Letter prepared by Stewart Title Company, File No. 1690277CPL and dated August 4, 2016.
16. The property lies in the Unshaded Zone "X " (areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0085L and 48157C0105L Revised April 2, 2014.
17. Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "Brown & Gay" at all plat boundary corners unless otherwise noted.
18. Ⓕ indicates found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "Brown & Gay".
19. A one-foot reserve dedicated to the city in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when 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.
20. All lots are subject to a five (5) foot side lot building line on each side except corner lots which have a five (5) foot side lot building line on the inner lot line and a ten (10) foot building line on the street side.
21. All split 14 foot Utility Easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
22. All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.
23. This plat is subject to restrictions recorded under Fort Bend County Clerk's File No. 2005003095, 2009026093 and 2010127400 all of the Official Records of Fort Bend County, Texas as per City Planning Letter prepared by Stewart Title Company, File No. 1690277CPL dated August 4, 2016

RESERVE TABLE		
RESERVE	ACREAGE / SQUARE FOOTAGE	RESTRICTION
Ⓐ	0.0944 AC / 4,109 S.F.	LANDSCAPE / OPEN SPACE
Ⓑ	0.2816 AC / 12,267 S.F.	LANDSCAPE / OPEN SPACE
Ⓒ	1.044 AC / 45,485 S.F.	LANDSCAPE / OPEN SPACE
Ⓓ	0.0979 AC / 4,266 S.F.	LANDSCAPE / OPEN SPACE

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N45°26'49"E	25.46'
L2	S38°29'11"E	14.22'
L3	N49°03'27"E	60.00'
L4	N43°56'39"E	10.19'
L5	S47°11'46"E	48.71'
L6	S16°23'04"E	77.32'
L7	S80°05'46"E	45.00'
L8	S47°15'44"E	64.96'
L9	S28°07'36"E	41.28'
L10	S53°24'22"E	46.68'
L11	S66°02'30"E	61.36'
L12	N43°40'40"E	43.42'
L13	N27°45'40"E	66.00'
L14	N30°17'50"W	34.63'
L15	N62°43'13"E	14.15'
L16	S32°14'01"E	50.01'
L17	S34°14'01"E	70.40'
L18	S50°31'30"E	64.21'
L19	S68°33'49"W	3.23'
L20	S76°36'34"E	8.00'
L21	N77°17'47"W	14.14'
L22	S47°09'37"E	14.13'
L23	N34°08'44"E	14.10'
L24	S74°35'33"W	14.16'
L25	N60°00'28"W	14.15'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1750.00'	35°09'33"	1073.78'	S 70°07'35" W	1057.02'
C2	35.00'	82°24'58"	50.35'	N 50°05'14" W	46.27'
C3	4050.00'	2°00'58"	142.53'	N 8°45'16" W	142.52'
C4	600.00'	5°41'28"	59.59'	N 14°04'28" W	59.56'
C5	500.00'	3°34'58"	30.63'	N 15°56'14" W	30.62'
C6	2036.00'	12°08'24"	447.83'	N 18°06'42" W	446.98'
C7	330.00'	6°57'57"	40.07'	S 14°58'50" E	40.05'
C8	370.00'	2°38'59"	17.04'	N 10°16'04" W	17.04'
C9	3710.00'	2°13'47"	152.76'	N 16°27'40" W	152.74'
C10	300.00'	90°09'44"	472.05'	S 61°50'08" E	424.80'
C11	1570.00'	13°13'28"	362.37'	N 46°23'47" E	361.57'
C12	[illegible]	90°04'03"	66.28'	N 13°44'38" E	59.10'
C13	2740.00'	2°13'47"	106.48'	N 18°27'40" W	106.45'
C14	270.00'	90°09'44"	424.80'	S 01°50'08" E	382.32'
C15	1040.00'	13°13'28"	[illegible]	N 46°23'47" E	[illegible]
C16	25.00'	91°04'55"	[illegible]	N 43°44'38" E	35.68'
C17	85.00'	5°23'19"	7.85'	N 29°34'41" W	7.87'
C18	25.00'	30°10'33"	13.60'	S 47°10'47" E	13.44'
C19	50.00'	142°53'50"	124.48'	N 13°20'38" E	94.80'
C20	25.00'	31°10'32"	13.60'	S 08°12'00" W	13.44'
C21	85.00'	6°10'41"	9.18'	N 58°41'53" E	9.15'
C22	1800.00'	7°47'08"	317.61'	N 82°40'36" E	317.24'
C23	25.00'	88°03'37"	38.42'	S 37°31'32" W	34.75'
C24	25.00'	91°56'23"	40.11'	S 52°27'30" E	35.95'
C25	25.00'	91°43'13"	40.02'	N 23°32'08" E	35.88'
C26	25.00'	88°03'37"	38.42'	N 64°21'10" W	34.75'
C27	1800.00'	1°33'25"	43.56'	N 75°13'43" E	43.56'
C28	330.00'	30°58'01"	317.91'	S 89°30'29" E	300.24'
C29	25.00'	102°07'44"	44.63'	S 08°09'39" W	39.12'
C30	50.00'	224°06'57"	160.11'	S 88°54'54" E	81.20'
C31	25.00'	102°07'44"	44.63'	N 24°10'33" E	39.12'
C32	330.00'	30°56'13"	178.16'	S 32°18'03" E	176.05'
C33	3680.00'	2°13'47"	143.07'	N 18°27'40" W	143.06'
C34	1730.00'	6°00'54"	181.62'	N 84°38'02" E	181.54'
C35	1730.00'	2°25'37"	73.29'	N 77°26'22" E	73.28'

BONTERRA AT CROSS CREEK RANCH SECTION FIVE

A SUBDIVISION OF 12.27 ACRES OF LAND
LOCATED IN THE A.G. SHARPLESS SURVEY,
A-322 CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

LOTS: 53
RESERVES: 4
BLOCKS: 3
SCALE: 1"=60'
DATE: AUGUST, 2016

OWNER:
CCR LOAN SUBSIDIARY 1, L.P.
& CCR TEXAS HOLDINGS, L.P.
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(713) 960-9977
LARRY JOHNSON

LAND PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES, INC.
23501 CINCO RANCH BLVD., #A-250
KATY, TEXAS 77494
(281) 579-0340
KATHRYN EDWARDS

CROSS CREEK
RANCH

Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel. 281-558-8700 • www.browngay.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106540
KARENA HAUTER, P.E.

SHEET 1 OF 2

STATE OF TEXAS
COUNTY OF FORT BEND

We, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, acting by and through Larry D. Johnson, President of CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner, owner and CCR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Larry D. Johnson, Manager of Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner, owner hereinafter referred to as Owners of the 12.27 acre tract described in the above and foregoing map of BONTERRA AT CROSS CREEK RANCH SECTION FIVE, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and restrictions on said map or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) on indicated and depicted hereon, whereby the aerial easement totals twenty and feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) on indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any traffic lanes into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, we do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, and drainage ditches located in said subdivision, or easement for drainage purposes, Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of BONTERRA AT CROSS CREEK RANCH SECTION FIVE where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and we hereby make and establish all building setback lines and declare to the use of the public, all public utility easements shown in said adjacent acreage; the condition of such dedication being that these building setback lines and public utility easements will terminate and be automatically abandoned when the adjoining property is subdivided in a recorded plat.

IN TESTIMONY WHEREOF, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner, has caused these presents to be signed by Larry D. Johnson, its Manager, thereunto authorized, this _____ day of _____ 2016.

IN TESTIMONY WHEREOF, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, acting by and through CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner, has caused these presents to be signed by Larry D. Johnson, its President, thereunto authorized, this _____ day of _____ 2016.

CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership
By CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner

By: _____
Larry D. Johnson
President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Larry D. Johnson, President of CCR Loan Sub 1, LLC, a Texas limited liability company, the General Partner of CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

_____
Judy S. Yang
Notary Public in and for the State of Texas

Commission Expires. _____

IN TESTIMONY WHEREOF, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner, has caused these presents to be signed by Larry D. Johnson, its Manager, thereunto authorized, this _____ day of _____ 2016.

CCR TEXAS HOLDINGS LP, a Delaware limited partnership
By Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner

By: _____
Larry D. Johnson
Manager

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Larry D. Johnson, Manager of Johnson/CCR GP, LLC, a Texas limited liability company, the sole general partner of CCR TEXAS HOLDINGS LP, a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

_____
Judy S. Yang
Notary Public in and for the State of Texas

Commission Expires. _____

I, Nicolas Vann, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

_____
Nicolas Vann, R.P.L.S.
Texas Registration No. 6393

I, Karena D. Hauter, A Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of the City of Fulshear, to the best of my knowledge.

_____
Karena D. Hauter, P.E.
Texas Registration No. 103103

Brown & Gay Engineers, Inc.
TBPE Registration No. F-1046

This plat of BONTERRA AT CROSS CREEK RANCH SECTION FIVE is approved by the City Planning Commission of the City of Fulshear, Texas.

this _____ day of _____ 2016.

_____
Joy Pearce
Chairperson

_____
Austin Reuer
Co-Chairperson

This plat of BONTERRA AT CROSS CREEK RANCH SECTION FIVE was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____ 2016; provided, however, this approval shall be invalid and null and void unless the plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

_____
Jeff W. Roberts
Mayor

_____
Diane Gordon Offord
City Secretary

I, Laura Richard, County Clerk in and for Fort Bend County, Hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____ 2016, at _____ o'clock _____.m. in Plat Number _____ of the plat records of said county.

Witness my hand and seal of office, at Richmond, Texas. The day and date last above written

_____
Laura Richard
County Clerk
Fort Bend County, Texas

By: _____
Deputy

DESCRIPTION OF A 12.27 ACRE TRACT OF LAND SITUATED
IN THE M. AUTREY SURVEY, ABSTRACT NO. 100
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

BEING a 12.27 acre (534,655 square feet) tract of land situated in the M. Autrey Survey, Abstract No. 100, City of Fulshear, Fort Bend County, Texas and being a portion of a called 25.30 acre tract of land as described in a deed to CCR Loan Subsidiary 1, L.P. recorded under Fort Bend County Clerk's File Number (F.B. C.C.F. No.) 2016021050, said 12.27 acre tract of land described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southeast corner of said 25.30 acre tract, same being the south corner of a called 1.023 acre tract easement as recorded under F.B.C.C.F. No. 2016000170;

THENCE, N 30° 31' 28" W, along and with the east line of said 25.30 acre tract, a distance of 1.98 feet to a 1/2- inch iron pipe with cap stamped "Brown & Gay" set for the POINT OF BEGINNING and the southeast corner of the herein described tract, same being the beginning of a non-tangent curve to the right, from which its center bears N 35° 37' 06" W, 1,750.00 feet;

THENCE, over and across said 25.30 acre tract the following courses and distances:

In a westerly direction, along said curve to the right, a distance of 1,073.78 feet, having a radius of 1,750.00 feet, a central angle of 35°00'22" and a chord which bears S 70°37'20" W, 1,035.02 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the southerly southwest corner of the herein described tract and the point of tangency;

S 88°32'16" W, a distance of 2.22 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southerly southwest corner of the herein described tract and said 25.30 acre tract, same being the beginning of a tangent curve to the right;

THENCE, along and with the west line of said 25.30 acre tract the following courses and distances:

In a northwesterly direction, along said curve to the right, a distance of 50.35 feet, having a radius of 35.00 feet, a central angle of 82°44'56" and a chord which bears N 50°05'15" W, 46.07 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the westerly southwest corner of the herein described tract and said 25.30 acre tract, and being a point of reverse curvature to the left;

In a northerly direction, along said curve to the left, a distance of 142.53 feet, having a radius of 4,050.00 feet, a central angle of 02°00'56" and a chord which bears N 09°43'16" W, 142.52 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of compound curvature to the left;

In a northerly direction, along said curve to the left, a distance of 58.30 feet, having a radius of 500.00 feet, a central angle of 06°41'26" and a chord which bears N 14°04'29" W, 58.26 feet to a point for corner;

N 17°25'12" W, a distance of 125.50 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a northerly direction, along said curve to the right, a distance of 30.83 feet, having a radius of 500.00 feet, a central angle of 03°31'58" and a chord which bears N 15°26'14" W, 30.82 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the left;

THENCE, In a northerly direction, along said curve to the left, a distance of 467.53 feet, having a radius of 2,535.00 feet, a central angle of 10°08'54" and a chord which bears N 18°56'43" W, 466.55 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the northwest corner of the herein described tract;

THENCE, over and across said 25.30 acre tract the following courses and distances:

N 85°06'49" E, a distance of 23.40 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the north line of the herein described tract;

S 88°28'13" E, a distance of 14.23 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the north line of the herein described tract;

N 78°53'00" E, a distance of 120.03 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the beginning of a non-tangent curve to the left, from which its center bears N 79°52'54" E, 330.00 feet;

In a southerly direction, along said curve to the left, a distance of 40.07 feet, having a radius of 330.00 feet, a central angle of 06°57'27" and a chord which bears S 16°20'50" E, 40.05 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an interior corner of the herein described tract;

N 60°55'27" E, a distance of 90.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an interior corner of the herein described tract, and the beginning of a non-tangent curve to the right, from which its center bears N 89°56'27" E, 270.00 feet;

N 72°32'34" E, a distance of 113.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the north line of the herein describ tract;

N 32°55'59" E, a distance of 15.10 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the northwest corner of the herein described tract;

S 17°11'16" E, a distance of 45.71 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in an east line of the herein described tract;

S 80°04'25" E, a distance of 193.77 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in an east line of the herein described tract;

S 15°28'01" E, a distance of 77.27 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set point an angle point in an east line of the herein described tract;

S 18°30'48" E, a distance of 45.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in an east line of the herein described tract;

S 17°15'44" E, a distance of 44.90 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in an east line of the herein described tract;

S 29°02'28" E, a distance of 41.26 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point;

S 53°24'52" E, a distance of 81.68 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point;

S 88°02'50" E, a distance of 81.26 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in a north line of the herein described tract;

N 73°10'40" E, a distance of 43.43 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the north line of the herein described tract;

N 67°11'47" E, a distance of 133.39 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the north line of the herein described tract;

N 64°09'15" E, a distance of 58.77 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the north line of the herein described tract;

N 60°56'05" E, a distance of 93.37 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the north line of the herein described tract;

N 57°42'18" E, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an interior corner of the herein described tract;

N 32°17'50" W, a distance of 21.63 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an exterior corner of the herein described tract;

N 57°42'17" E, a distance of 119.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the north line of the herein described tract;

N 12°42'12" E, a distance of 14.15 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the northeast corner of the herein described tract, lying on the east line of said 25.30 acre tract;

THENCE, along and with the east line of said 25.30 acre tract the following courses and distances:

S 32°17'47" E, a distance of 98.44 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in the east line of the herein described tract;

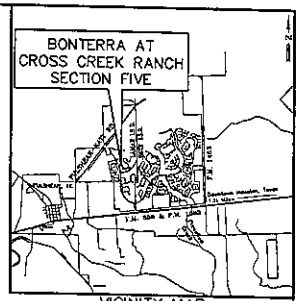
S 32°14'01" E, a distance of 65.01 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in the east line of the herein described tract;

S 34°14'43" E, a distance of 79.45 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in the east line of the herein described tract;

S 08°54'33" E, a distance of 98.47 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in the east line of the herein described tract;

S 30°31'28" E, a distance of 674.21 feet to the POINT OF BEGINNING and containing 12.27 acres (534,655 square feet) of land.

Bearing orientation is based on the Texas Coordinate System, South Central Zone 4204, NAD-83 and in reference to said 25.30 acre tract as cited herein.



VICINITY MAP
N.T.S.

BONTERRA AT CROSS CREEK RANCH SECTION FIVE

A SUBDIVISION OF 12.27 ACRES OF LAND
LOCATED IN THE A.G. SHARPLESS SURVEY,
A-322 CITY OF FULSHEAR
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