

**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 6 / Final Plat

**City Engineer Review**

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**City Secretary**

Processed  
 Returned for additional data

BY: nh 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 SIX Development: CROSS CREEK RANCH

**SUBMITTAL OF PLAT: (Check Appropriate Selection)**

Preliminary  Final  Short Form Final  
 Replat  Vacation Plat  Admin. (Minor) Plat  
 Amending 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: 21.53 ACRESS OF LAND IN THE A.G. SHARPLESS SURVEY, A-322

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

Total Acreage: 21.53  
 Number of Streets: 3  
 Number of Lots: 41  
 Number and Types of Reserves: 2 LANDSCAPE/OPEN SPACE  
 Total Acres in Reserve: 10.69

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	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$1,243.25</u>
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

TREY DEVILLIER  
 TYPED OR PRINTED NAME/TITLE

08/12/2016  
 DATE

August 2, 2016

## Engineering Review

Final Plat  
Bonterra at Cross Creek Ranch Section 6  
City of Fulshear, Texas

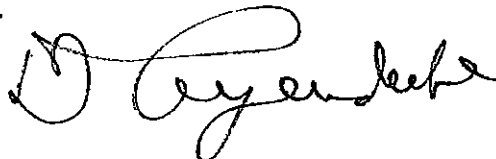
### For Information only:

1. This plat will create 41 lots in two (2) Blocks with two (2) Reserves that covers a total area of 21.53 acres.
2. The typical lot for this section are 60-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 Rising Moon Lane.
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 6 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) It appears that Reserve "B" should be Titled "Landscape/Open Space/Detention".





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 SIX – FINAL PLAT SUBMISSION

Dear Ms. Offord:

Enclosed are ten (10) copies of the above referenced plats along with accompanying documents for FINAL PLAT SUBMISSION 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](mailto:tdevillier@browngay.com).

Sincerely,



Trey DeVillier  
Platting Tech

*Enclosures:*    *Plat Copies (10)*  
                  *City Platting Application*  
                  *Platting Fee Check No. 71100*  
                  *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 6:46 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 SIX - Engineering Review Comments - RESPONSE  
**Attachments:** 2016-8-31\_BONTERRA 6\_FP COMMENT RESP LTR scan.pdf; 2016-8-31\_PLAT\_BONTERRA 6\_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](mailto:tdevillier@bgeinc.com)  
[www.bgeinc.com](http://www.bgeinc.com)



Serving. Leading. Solving.™

**Disclaimer:** My e-mail address has changed! Please update your contacts with my new **@bgeinc.com** address.

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August 31, 2016

Clay & Leyendecker, Inc.  
Attn: Mr. David Leyendecker  
1350 Avenue D  
Katy, Texas 77493

Re: BONTERRA AT CROSS CREEK RANCH SECTION SIX – 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. It appears that Reserve "B" should be Titled "Landscape/Open Space/Detention".**

*RESPONSE: Reserve "B" has been revised appropriately. See enclosure(s).*

Sincerely,

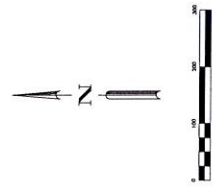


Trey DeVillier  
Platting Tech

*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



GENERAL NOTES

- "U.E." indicates "Utility Easement".
- "W.L." indicates "Walking Line".
- "W.M.E." indicates "Water Meter Easement".
- "W.H.E." indicates "Water Meter Easement".
- "S.M.S.E." indicates "Storm Sewer Easement".
- "S.M.S.E." indicates "Storm Sewer Easement".
- "D.E." indicates "Drainage Easement".
- "A.E." indicates "Aerial Easement".
- "T.B.C.C.F. No." indicates "First Band County Clerk's File Number".
- "T.B.C.C.R." indicates "Tract Records of First Band County".
- The coordinates shown here are Texas State Central Zone No. 4204 State Plane North Central Zone, NAD-83 and is referenced to BONTERRA AT CROSS CREEK RANCH SECTION SIX, NAD-83 and is referenced to BONTERRA AT CROSS CREEK RANCH SECTION SIX, NAD-83.
- There are no pipeline easements within the boundaries of the subject tract or the property lines in the Unimproved Zone "A". (Areas determined to be outside the Unimproved Zone "A", but within the boundaries of the subject tract are shown in blue on this plat.)
- See 1/2"=1"=100' scale on page 2 of cap stamped "Brown & Gray".
- See 1/2"=1"=100' scale on page 2 of cap stamped "Brown & Gray".
- All lots are subject to a five (5) foot wide lot building line on each side of the road center line which have a five (5) foot wide lot building line on the inner lot line and a ten (10) foot building line on the street side.
- Common lot lines unless otherwise indicated.
- All of the property boundaries in the foregoing plat is within the incorporated limits of the City of Fullshear, Texas.
- This plat is subject to restrictions recorded under First Band County Clerk's File No. 200003000, 200003005 and 200370400 at the Office of Public Records of First Band County, Texas and incorporated herein. Map Number 482742020B, Revised Company File No. 19927620B, dated August 4, 2016.

# BONTERRA AT CROSS CREEK RANCH SECTION SIX

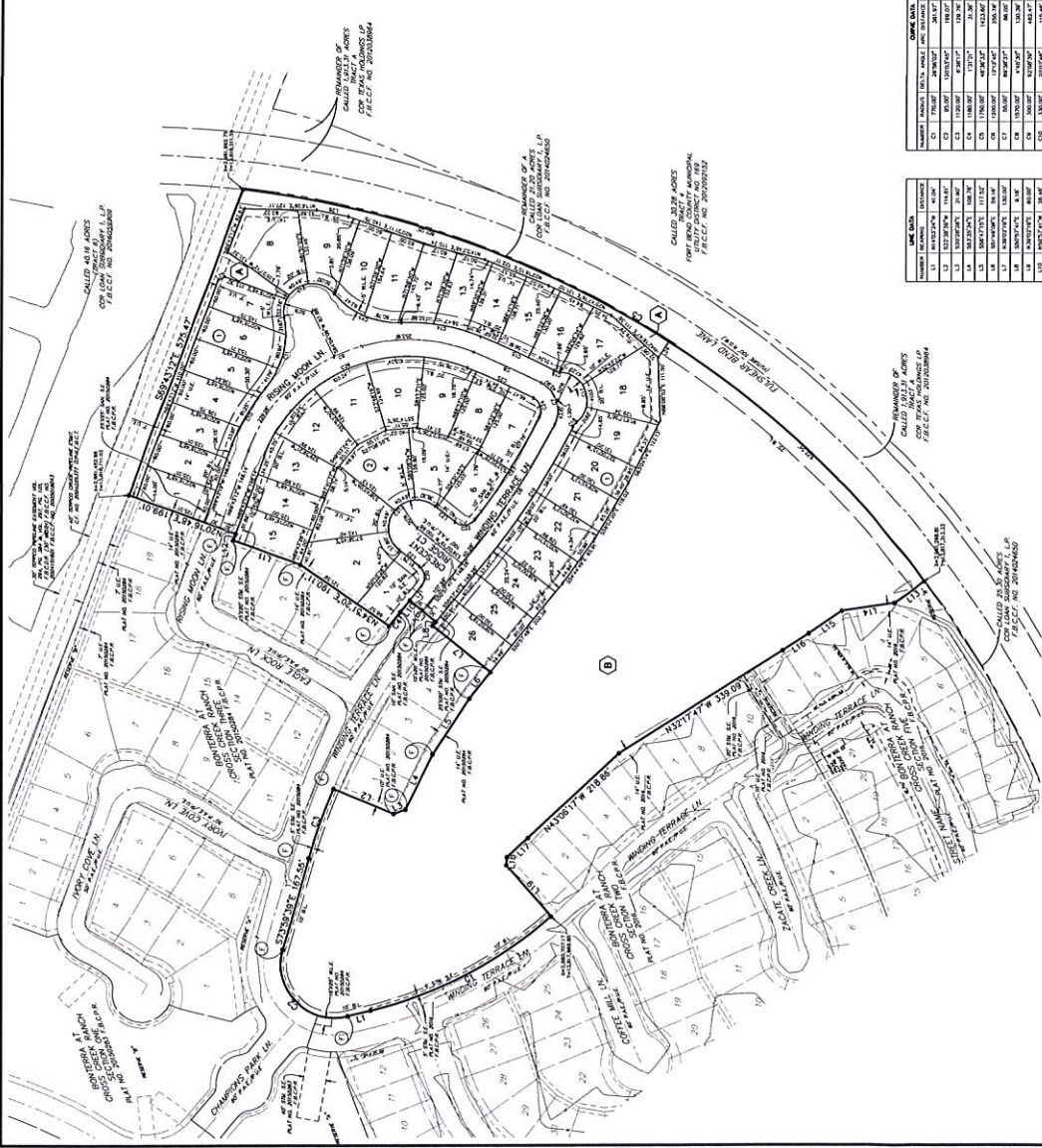
A SUBDIVISION OF 21.53 ACRES OF LAND LOCATED IN THE CITY OF FULLSHEAR, TEXAS

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

OWNER:  
 BEE KERRY R. CURRY & ASSOCIATES, INC.  
 2200 WINDMILL LANE, SUITE 300  
 HOUSTON, TEXAS 77044  
 (713) 776-0800  
 LAUREY JANDSON



Brown & Gray Engineers, Inc.  
 1100 West Loop West, Suite 1100  
 Houston, Texas 77027  
 Telephone: (713) 555-8700 • www.browngrey.com  
 License No. 10195600  
 MARIANA HAUTER, P.E.



LOT NUMBER	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
1	1,000.00	4.64%
2	1,000.00	4.64%
3	1,000.00	4.64%
4	1,000.00	4.64%
5	1,000.00	4.64%
6	1,000.00	4.64%
7	1,000.00	4.64%
8	1,000.00	4.64%
9	1,000.00	4.64%
10	1,000.00	4.64%
11	1,000.00	4.64%
12	1,000.00	4.64%
13	1,000.00	4.64%
14	1,000.00	4.64%
15	1,000.00	4.64%
16	1,000.00	4.64%
17	1,000.00	4.64%
18	1,000.00	4.64%
19	1,000.00	4.64%
20	1,000.00	4.64%
21	1,000.00	4.64%
22	1,000.00	4.64%
23	1,000.00	4.64%
24	1,000.00	4.64%
25	1,000.00	4.64%
26	1,000.00	4.64%
27	1,000.00	4.64%
28	1,000.00	4.64%

LOT NUMBER	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
1	1,000.00	4.64%
2	1,000.00	4.64%
3	1,000.00	4.64%
4	1,000.00	4.64%
5	1,000.00	4.64%
6	1,000.00	4.64%
7	1,000.00	4.64%
8	1,000.00	4.64%
9	1,000.00	4.64%
10	1,000.00	4.64%
11	1,000.00	4.64%
12	1,000.00	4.64%
13	1,000.00	4.64%
14	1,000.00	4.64%
15	1,000.00	4.64%
16	1,000.00	4.64%
17	1,000.00	4.64%
18	1,000.00	4.64%
19	1,000.00	4.64%
20	1,000.00	4.64%
21	1,000.00	4.64%
22	1,000.00	4.64%
23	1,000.00	4.64%
24	1,000.00	4.64%
25	1,000.00	4.64%
26	1,000.00	4.64%
27	1,000.00	4.64%
28	1,000.00	4.64%

RECORDING	RECORDING	RECORDING
(A)	(B)	(C)







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

August 11, 2016

File No.: 1690278CPL

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.

CCR Texas Holdings LP, a Delaware limited partnership by virtue of Deed recorded in/under Clerk's File No. 2012038960 and 2012038964 of the Official Records of Fort Bend County, Texas.

Legal Description:

DESCRIPTION OF A 21.53 ACRE TRACT OF LAND SITUATED  
IN THE M. AUTREY SURVEY, ABSTRACT NO. 100  
CITY OF FULSHEAR  
FORT BEND COUNTY, TEXAS

BEING a 21.53 acre (937,815 square foot) tract of land situated in the M. Autrey Survey, Abstract No. 100, City of Fulshear of Fort Bend County, Texas and being a portion of a called 21.20 acre tract and a called 25.30 acre tract of land both 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, 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 21.53 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 BONTERRA AT CROSS CREEK RANCH SECTION THREE, a subdivision plat recorded under Plat No. 20150284 of the Fort Bend County Plat Records (F.B.C.P.R.), lying on the north line of said 21.20 acre tract, same being the south line of a called 25 feet wide pipeline easement to Enterprise Crude Pipeline LLC recorded under F.B.C.C.F. No. 2015004154;

THENCE, S 69°43'12" E, along and with the north line of said 21.20 acre tract, a distance of 575.47 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the northeast corner of the herein described tract and the beginning of a non-tangent curve to the right, from which its center bears N 83°13'39" W, 1,750.00 feet;

THENCE, In a southwesterly direction, over and across said 21.20 acre tract and said 1,913.31 acre tract, and along said curve to the right, a distance of 1,423.60 feet, having a radius of 1,750.00 feet, a central angle of 46°36'33" and a chord which bears S 30°04'37" W, 1,384.67 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the south corner of the herein described tract;

THENCE, along and with the northeasterly line of said 25.30 acre tract the following courses and distances:

N 36°31'38" W, a distance of 64.21 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the southwest line of the herein described tract;

N 08°24'23" W, a distance of 96.47 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the southwest line of the herein described tract;

N 34°14'41" W, a distance of 70.45 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the southwest line of the herein described tract;

N 33°14'01" W, a distance of 55.01 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the southwest line of the herein described tract;

N 32°17'47" W, a distance of 339.09 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the southwest line of the herein described tract;

N 43°06'17" W, a distance of 218.86 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point in the southwest line of the herein described tract;

N 42°12'16" W, a distance of 49.97 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an interior corner of the herein described tract;

THENCE, over and across said 25.30 acre tract the following courses and distances:

N 86°35'50" W, a distance of 14.29 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an interior corner of the herein described tract;

S 49°00'36" W, a distance of 120.50 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an exterior corner of the herein described tract and the beginning of a non-tangent curve to the right, from which its center bears N 49°00'34" E, 770.00 feet;

THENCE, In a northwesterly direction, partially over and across said 25.30 acre tract and along and with the east line of said 25.30 acre tract, and along said curve to the right, at a distance of 19.75 feet passing an interior corner of said 25.30 acre tract, and continuing for a total distance of 361.97 feet, having a radius of 770.00 feet, a central angle of 26°56'02" and a chord which bears N 27°31'25" W, 358.64 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the point of tangency;

THENCE, N 14°03'24" W, continuing along and with said east line, a distance of 41.04 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northeast corner of said 25.30 acre tract and the beginning of a tangent curve to the right;

THENCE, In a northeasterly direction, partially over and across said 1,913.31 acre tract and partially along and with a south line of said BONTERRAAT CROSS CREEK RANCH SECTION THREE, and along said curve to the right, at a distance of 53.38 feet passing a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the westerly southeast terminus of Winding Terrace Lane (60 feet wide) as shown on said BONTERRAAT CROSS CREEK RANCH SECTION THREE, and continuing for a total distance of 199.07 feet, having a radius of 95.00 feet, a central angle of 120°03'45" and a chord which bears N 45°58'28" E, 164.60 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

THENCE, along and with the southerly and easterly lines of said BONTERRAAT CROSS CREEK RANCH SECTION THREE the following courses and distances:

S 73°59'39" E, a distance of 167.55 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 an easterly direction, along said curve to the right, a distance of 129.76 feet, having a radius of 1,120.00 feet, a central angle of 06°38'17" and a chord which bears S 70°40'30" E, 129.69 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the north corner of Lot 1, Block 4 of said BONTERRAAT CROSS CREEK RANCH SECTION THREE;

S 22°38'39" W, a distance of 114.61 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay"

found for the northerly southwest corner of said Block 4;

S 20°28'28" E, a distance of 21.90 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southerly southwest corner of said Block 4;

S 63°35'34" E, a distance of 108.76 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the common south corner of Lots 2 and 3 of said Block 4;

S 56°47'15" E, a distance of 117.52 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the common south corner of Lots 4 and 5 of said Block 4;

S 51°49'08" E, a distance of 59.16 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the south corner of said Block 4;

N 39°02'19" E, a distance of 130.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the east corner of said Block 4, lying on the south right-of-way line of said Winding Terrace Lane;

S 50°57'41" E, along said south right-of-way line, a distance of 9.18 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southeast terminus of said Winding Terrace Lane;

N 39°02'19" E, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northerly southeast terminus of said Winding Terrace Lane;

N 50°57'41" W, along and with the north right-of-way line of said Winding Terrace Lane, a distance of 26.48 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a northwesterly direction, along said curve to the left, a distance of 31.36 feet, having a radius of 1,180.00 feet, a central angle of 01°31'21" and a chord which bears N 51°43'22" W, 31.36 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the south corner of Lot 4, Block 3 of said BONTERRAAT CROSS CREEK RANCH SECTION THREE;

N 34°51'20" E, a distance of 190.11 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in a west line of the herein described tract;

N 20°16'48" E, a distance of 125.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northeast corner of Lot 1 of said Block 3, lying on the south right-of-way line of Rising Moon Lane (60 feet wide) as shown on said BONTERRAAT CROSS CREEK RANCH SECTION THREE;

S 69°43'12" E, along and with said south right-of-way line, a distance of 12.10 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southeast terminus of said Rising Moon Lane;

N 20°16'48" E, a distance of 199.01 feet to the **POINT OF BEGINNING** and containing 21.53 acres (937,815 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.

Building lines and utility easements as set forth by Plat recorded under Plat No. 20150284 of the Plat Records of Fort Bend County, Texas.

Permanent Easement Agreement dated December 19, 2014 by and between CCR Texas Holdings LP, a Delaware limited partnership and Enterprise Crude Pipeline LLC, a Texas limited liability company as set forth and described in instrument recorded under Clerk's File No. 2015004154 of the Official Records of Fort Bend County, Texas.

Gas Facilities Easement granted to SI Energy, LP, a Texas limited partnership and recorded under Clerk's File No. 2016001248 of the Official Records of Fort Bend County, Texas.

Electric Easement granted to CenterPoint Energy Houston Electric, LLC, as set forth and described in instrument recorded under Clerk's File No. 2016013358 of the Official Records of Fort Bend County, Texas.

Electric Easement granted to CenterPoint Energy Houston Electric, LLC, as set forth and described in instrument recorded under Clerk's File No. 2016019066 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.

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. 2016081170 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

A handwritten signature in cursive script that reads "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 21.53 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 SIX, 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 SIX.

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 SIX and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of BONTERRA AT CROSS CREEK RANCH SECTION SIX 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 21.53 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 SIX, 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 SIX.

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 SIX and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of BONTERRA AT CROSS CREEK RANCH SECTION SIX 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





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

August 1, 2016

RE: Bonterra at Cross Creek Ranch Section Six

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](mailto:joseph.kubeczka@centerpointenergy.com)  
281-391-5156



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,

A handwritten signature in black ink, appearing to read "Chris Grey".

Chris Grey  
Construction Supervisor, Design and Serviceability



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 6- Utility Availability Letter

Dear Mr. DeVillier:

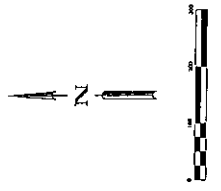
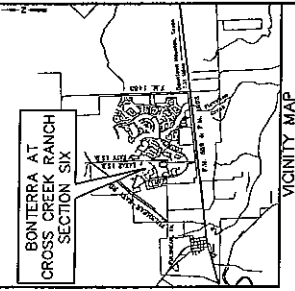
AT&T is pleased to respond to your request for approval of subdivision plans received for the above referenced project. AT&T places facilities within Utility Easements and/or public rights-of-way adjacent to property requiring service. The easements as shown on the plat provided are adequate for AT&T 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,

A handwritten signature in cursive script that reads "Michael Jones".

Michael Jones  
Manager Engineering - Design



# BONTERRA AT CROSS CREEK RANCH SECTION SIX

A SUBDIVISION OF 21.53 ACRES OF LAND  
LOCATED IN THE A-3 SHARPS SURVEY,  
A-322 CITY OF FULSHEAR,  
FORT BEND COUNTY, TEXAS

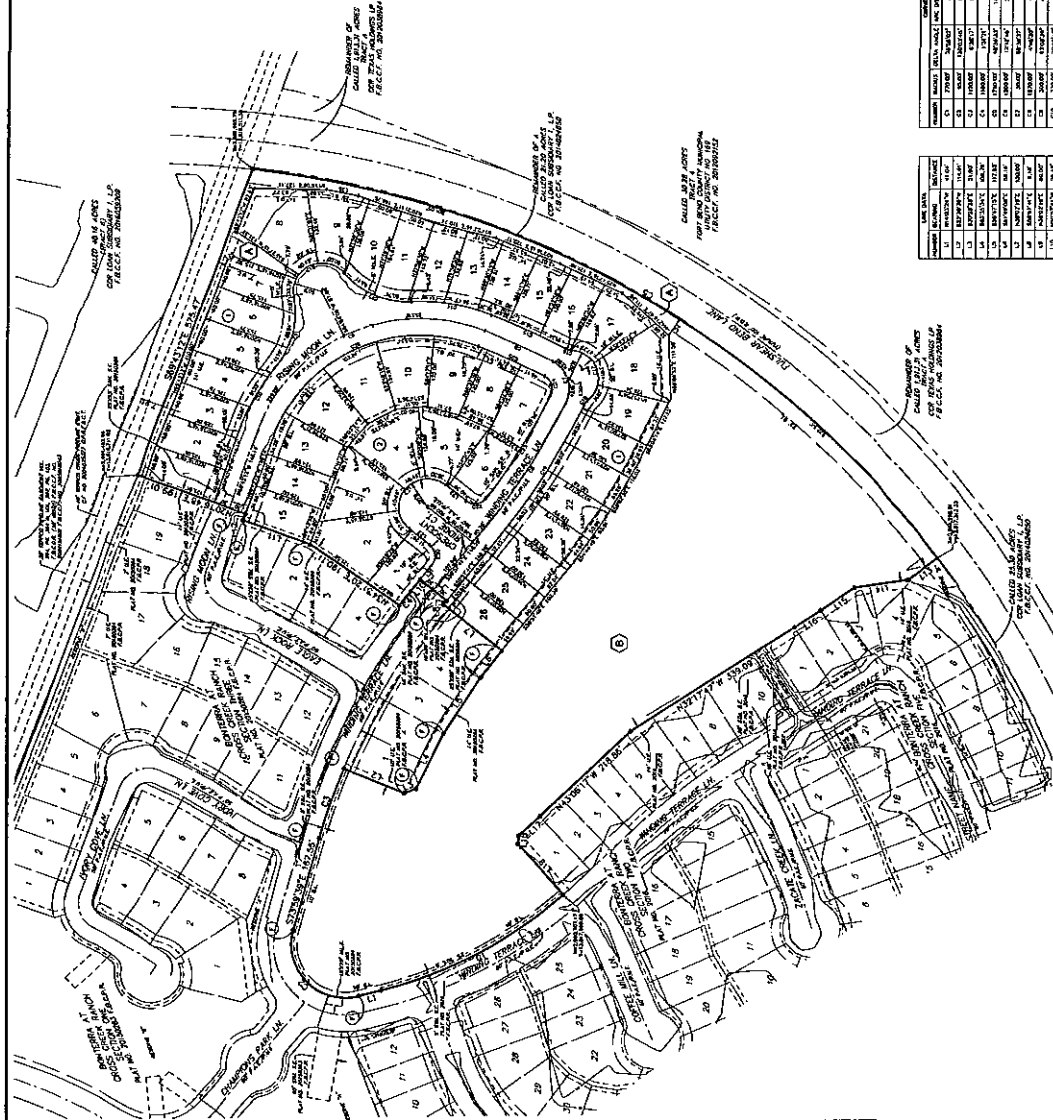
LOTS, 41 REESPICES: 2 BLOCKS: 2  
SCALE: 1"=100'

DATE: AUGUST, 2018  
DRAWN BY: LARRY JOHNSON  
CHECKED BY: LARRY JOHNSON  
DATE: AUGUST, 2018  
PROJECT NO.: 18-000488  
LARRY JOHNSON  
LARRY JOHNSON

**BCE**  
Brown & Ory Engineers, Inc.  
10777 Westheimer, Suite 400, Houston, TX 77042  
(713) 268-9000  
10830 Woodloch Forest, Suite 300, Houston, TX 77036  
10830 Woodloch Forest, Suite 300, Houston, TX 77036  
(713) 370-8214  
LARRY JOHNSON

**GENERAL NOTES**

- "N.E." indicates "North East".
- "W.A." indicates "Walking Line".
- "W.A.C." indicates "Walking Line Corner".
- "W.A.L.C." indicates "Walking Line Corner".
- "W.A.P.C." indicates "Walking Line Corner".
- "W.A.S.C." indicates "Walking Line Corner".
- "W.A.W.C." indicates "Walking Line Corner".
- "W.A.A.C." indicates "Walking Line Corner".
- "W.A.D.C." indicates "Walking Line Corner".
- "W.A.E.C." indicates "Walking Line Corner".
- "W.A.F.C." indicates "Walking Line Corner".
- "W.A.G.C." indicates "Walking Line Corner".
- "W.A.H.C." indicates "Walking Line Corner".
- "W.A.I.C." indicates "Walking Line Corner".
- "W.A.J.C." indicates "Walking Line Corner".
- "W.A.K.C." indicates "Walking Line Corner".
- "W.A.L.C." indicates "Walking Line Corner".
- "W.A.M.C." indicates "Walking Line Corner".
- "W.A.N.C." indicates "Walking Line Corner".
- "W.A.O.C." indicates "Walking Line Corner".
- "W.A.P.C." indicates "Walking Line Corner".
- "W.A.Q.C." indicates "Walking Line Corner".
- "W.A.R.C." indicates "Walking Line Corner".
- "W.A.S.C." indicates "Walking Line Corner".
- "W.A.T.C." indicates "Walking Line Corner".
- "W.A.U.C." indicates "Walking Line Corner".
- "W.A.V.C." indicates "Walking Line Corner".
- "W.A.W.C." indicates "Walking Line Corner".
- "W.A.X.C." indicates "Walking Line Corner".
- "W.A.Y.C." indicates "Walking Line Corner".
- "W.A.Z.C." indicates "Walking Line Corner".
- "W.A.A.C." indicates "Walking Line Corner".
- "W.A.B.C." indicates "Walking Line Corner".
- "W.A.C.C." indicates "Walking Line Corner".
- "W.A.D.C." indicates "Walking Line Corner".
- "W.A.E.C." indicates "Walking Line Corner".
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- "W.A.R.C." indicates "Walking Line Corner".
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- "W.A.T.C." indicates "Walking Line Corner".
- "W.A.U.C." indicates "Walking Line Corner".
- "W.A.V.C." indicates "Walking Line Corner".
- "W.A.W.C." indicates "Walking Line Corner".
- "W.A.X.C." indicates "Walking Line Corner".
- "W.A.Y.C." indicates "Walking Line Corner".
- "W.A.Z.C." indicates "Walking Line Corner".



LOT	AREA	PERCENT
1	0.10	0.47
2	0.10	0.47
3	0.10	0.47
4	0.10	0.47
5	0.10	0.47
6	0.10	0.47
7	0.10	0.47
8	0.10	0.47
9	0.10	0.47
10	0.10	0.47
11	0.10	0.47
12	0.10	0.47
13	0.10	0.47
14	0.10	0.47
15	0.10	0.47
16	0.10	0.47
17	0.10	0.47
18	0.10	0.47
19	0.10	0.47
20	0.10	0.47
21	0.10	0.47
22	0.10	0.47
23	0.10	0.47
24	0.10	0.47
25	0.10	0.47
26	0.10	0.47
27	0.10	0.47
28	0.10	0.47
29	0.10	0.47
30	0.10	0.47
31	0.10	0.47
32	0.10	0.47
33	0.10	0.47
34	0.10	0.47
35	0.10	0.47
36	0.10	0.47
37	0.10	0.47
38	0.10	0.47
39	0.10	0.47
40	0.10	0.47
41	0.10	0.47
<b>TOTAL</b>	<b>21.53</b>	<b>100.00</b>

LOT	AREA	PERCENT
1	0.10	0.47
2	0.10	0.47
3	0.10	0.47
4	0.10	0.47
5	0.10	0.47
6	0.10	0.47
7	0.10	0.47
8	0.10	0.47
9	0.10	0.47
10	0.10	0.47
11	0.10	0.47
12	0.10	0.47
13	0.10	0.47
14	0.10	0.47
15	0.10	0.47
16	0.10	0.47
17	0.10	0.47
18	0.10	0.47
19	0.10	0.47
20	0.10	0.47
21	0.10	0.47
22	0.10	0.47
23	0.10	0.47
24	0.10	0.47
25	0.10	0.47
26	0.10	0.47
27	0.10	0.47
28	0.10	0.47
29	0.10	0.47
30	0.10	0.47
31	0.10	0.47
32	0.10	0.47
33	0.10	0.47
34	0.10	0.47
35	0.10	0.47
36	0.10	0.47
37	0.10	0.47
38	0.10	0.47
39	0.10	0.47
40	0.10	0.47
41	0.10	0.47
<b>TOTAL</b>	<b>21.53</b>	<b>100.00</b>

SECTION	AREA	PERCENT
1	0.10	0.47
2	0.10	0.47
<b>TOTAL</b>	<b>0.20</b>	<b>0.94</b>



...the first of these is the fact that the ...

...the second is the fact that the ...

...the third is the fact that the ...

...the fourth is the fact that the ...

...the fifth is the fact that the ...

...the sixth is the fact that the ...

...the seventh is the fact that the ...

...the eighth is the fact that the ...

...the ninth is the fact that the ...

...the tenth is the fact that the ...

...the eleventh is the fact that the ...

...the twelfth is the fact that the ...

...the thirteenth is the fact that the ...

...the fourteenth is the fact that the ...

...the fifteenth is the fact that the ...

...the sixteenth is the fact that the ...

...the seventeenth is the fact that the ...

...the eighteenth is the fact that the ...

...the nineteenth is the fact that the ...

**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 Box's Playground

**City Engineer Review**

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**City Secretary**

Processed  
 Returned for additional data

BY: ka DATE: 8-16-2016

**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 16 2016  
 City Secretary Office

**Subdivision/Development Platting Application**

Date: 8-3-16 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: BOX'S PLAYGROUND Development: \_\_\_\_\_

**SUBMITTAL OF PLAT: (Check Appropriate Selection)**

Preliminary  Final  Short Form Final  
 Replat  Vacation Plat  Admin. (Minor) Plat  
 Amending 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: A 2.0004 ACRE TRACT SITUATED IN THE DAVID RANDON & I. PENNINGTON LEAGUE

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

Total Acreage: 2.0004  
 Number of Streets: 0  
 Number of Lots: 1  
 Number and Types of Reserves: 0  
 Total Acres in Reserve: N/A

Owner: SUZANNE & KURT BOX  
 Address: 20315 MEMORIAL PASS DRIVE  
 City/State: KATY, TX 77450  
 Telephone: 832-656-7856  
 Email Address: SUZANNEBOX@COMCAST.NET

Engineer/Planner: TRI-TECH SURVEYING  
 Contact Person: JOSHUA KESTER  
 Telephone: 832-642-7606  
 Fax Number: \_\_\_\_\_  
 Email Address: PLATTING@TRITECHTX.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	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<del>528.51</del> <b>555.01</b>
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

JOSHUA KESTER, PROJECT MANAGER 8-11-16  
 TYPED OR PRINTED NAME/TITLE DATE



August 31, 2016

### Engineering Review

Final Plat – Box's Playground  
City of Fulshear, Texas


**For Information only:**

1. This plat will create a 1.8640 acre lot that has not been previously platted.
2. This lot will have direct access to Terry Lane along its entire East boundary line.

**Recommendations:**

I recommend that this Final Plat of Box's Playground be approved with the following additions/corrections:

- A) A Note will need to be added that this tract is entirely in the city limits of the City of Fulshear and in Lamar ISD.
- B) The Final Plat needs to have Lien Holder for all of the Liens shown in the City Planning Letter.
- C) The Plat needs to reflect the name of the current City Planning Commission Chairperson, Amy Pearce and the Co-Chairperson, Austin Weant





August 10, 2016

Mr. Josh Kester  
Project Manager  
Tri-Tech Surveying, Inc.  
10401 Westoffice Drive  
Houston, Texas 77042

**Re: Box's Playground**

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 May 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,

A handwritten signature in black ink, appearing to read "Chris Grey", with a long, sweeping underline.

Chris Grey  
Construction Supervisor, Design and Serviceability



July 17, 2016

Joshua Kester  
Project Manager  
Tri-Tech Surveying Company, LP  
10401 Westoffice Drive  
Houston, Texas 77042

Dear Joshua Kester,

AT&T is pleased to respond to your request for the no objection letter of plans received for the proposed Plat of Box's Playground located on Terry Lane in the city of Fulshear, Texas. AT&T places facilities within easements and/or public right-of-way adjacent to property requiring service.

Please contact me as soon as this development is approved, or have your agent call me. I will need adequate time to place new facilities for service to this development if needed. Thank you very much. If you have any questions or require additional information, please contact me at my office: 281-341-4304 or e-mail me at: [bb2665@att.com](mailto:bb2665@att.com).

Sincerely,

A handwritten signature in cursive script that reads "Bryan Burns".

Bryan Burns,  
Manager OSP Planning and Engineering Design



August 3, 2016

City of Fulshear  
30603 FM 1093  
Fulshear, TX 77441

**Re: Box's Playground**

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated May 2016.

At this time, CenterPoint Energy 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, CenterPoint Energy will require exclusive easements.

Upon completion of CenterPoint Energy's facility designs, dedicated utility easements may be determined inadequate by CenterPoint Energy. In these cases, the developer, his successors or assigns, will be required to provide CenterPoint Energy 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.

If there are any questions, please contact Rosemary Valdez at 713.207.6027.

Sincerely,

A handwritten signature in cursive script that reads "Rosemary Valdez".

Rosemary Valdez, SR/WA  
Right of Way Agent

C: Josh Kester <plating@tritechtx.com>

PLR16-310



# Integrity Title

## CITY PLANNING LETTER

August 3, 2016  
Effective Date : July 25, 2016

Job No. 1621396A  
FBCAD No. R395102

STATE OF TEXAS:  
COUNTY OF: FORT BEND

THIS IS TO CERTIFY: That after a careful examination of the records in the offices of the Clerk of this County (excluding U. C. C. Records), as to the property described as follows:

Being 2.0002 acres of land, more or less, out of the David Randon & Issac Pennington Survey, Abstract No. 75, in Fort Bend County, Texas.

**We find the record title to be apparently in:**

**KURT L. BOX and wife, SUZANNE B. BOX**

By virtue of that certain Deed as described in that instrument dated May 27, 2011 and recorded under Fort Bend County Clerk's File No. 2011050815.

**Subject to the following liens:**

Deed of Trust, Security Agreement, Fixtures Financing Statement and Assignment of Rents and Leases made payable to Sprit of Texas Bank, S.S.B., for the amount of \$82,500.00 and being more particularly described in that instrument dated May 27, 2011 and recorded under Fort Bend County Clerk's File No. 2011050816.

Builders and Mechanics Lien Contract as described in that instrument dated March 9, 2016 and recorded under Fort Bend County Clerk's File No. 2016024510.

Transfer of Note and Lien as described in that instrument dated March 9, 2016 and recorded under Fort Bend County Clerk's File No. 2016024511.

Deed of Trust and Security Agreement made payable to Newfirst National Bank for the amount of \$514,000.00 renewing and extending lien filed under File No. 201105816 as described in that instrument dated March 9, 2016 and recorded under Fort Bend County Clerk's File No. 2016024512.



# Integrity Title

**Subject to the following easements and encumbrances:**

Easement granted to Houston Lighting & Power Company as described in that instrument dated August 23, 2077 and recorded under Fort Bend County Clerk's File No. 78032592.

Road and Utility Easement as described in that instrument dated October 6, 1976 and recorded under Fort Bend County Clerk's File No. 1976288029.

**Subject to the following restrictions:**

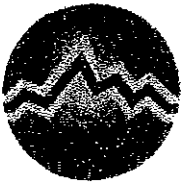
Restrictive Covenants as described in that instrument recorded January 5, 1977 and recorded under Fort Bend County Clerk's File No. 77000326.

We have made no examination as to special assessments or conflicts.

*INTEGRITY TITLE COMPANY LLC*

Nancy Dominguez  
Abstractor

**Limitation of Liability:** The liability of either party with respect to this information or any act in connection herewith whether in contract, tort, or otherwise, shall not exceed the price of the services or products sold hereunder or the price of that portion of such services or products on which liability is asserted. Courthouse specialists (Seller) makes no warranty whatsoever, express, implied or statutory, as to the quality, fitness, suitability, conformity, or merchantability of the services or products sold. IF THE TRANSACTION IN QUESTION IS ARISING FROM OR RELATED TO AN AUCTION OR FORECLOSURE, INCLUDING WITHOUT LIMITATION A TAX AUCTION, HOA AUCTION OR SIMILAR AUCTION PROCEEDING, THE BUYER TAKES THE PROPERTY SUBJECT TO ALL LIENS, ENCUMBRANCES AND OTHER MATTERS OF RECORD WHETHER OR NOT REFLECTED ON THE CERTIFICATE.



# GEOSCIENCE ENGINEERING & TESTING, INC.

405 E. 20th Street  
Houston, Texas 77008  
713.861.9700  
713.861.4477 Fax

HOUSTON

DALLAS

SAN ANTONIO

December 11, 2015

Mr. Brian Carey  
26943 Glazier Creek Drive  
Katy, Texas 77494

Reference: Geotechnical Properties and Post Tension Design Parameters  
Proposed Residence  
DS2 Squared Sample GS-906 A & B  
6905 Terry Lane  
Fulshear, Texas  
GETI NO: 15G2447


Dear Mr. Carey:

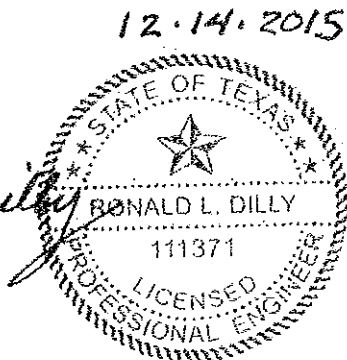
GEOSCIENCE ENGINEERING & TESTING, INC. (GETI) is providing this Geotechnical Properties and Post Tension Institute Design Parameters Report corresponding to the above referenced project.

We appreciate the opportunity to work with you on this phase of the project. If you have any question concerning this report or require additional information, please contact us.

With Kindest Regards,

Somayyeh Sheikhi, M.Sc.  
Staff Engineer

  
Ronald L. Dilly, Ph.D., P.E.  
Principal Engineer



F-4802

Copies Submitted: (1)

## I. INTRODUCTION

Representatives of DS2 Squared defined boring locations and depths, obtained augured soil samples and delivered soil samples in labeled watertight bags, and defined ASTM D-2487 classification tests as a function of depth.

The proposed Residence is reported to be at 6905 Terry Lane in Fulshear, Texas. DS2 Squared defined the borings as GS-906 A & B, with the boring termination depth of fifteen (15) feet and seven (7) feet respectively. DS2 Squared did provide GETI a site plan showing the boring locations. This site plan is shown on Plate No. 1.

Soil boring logs were developed using laboratory test results of soil samples delivered to the GETI laboratory. Sample depth, soil description, and classification (based on the Unified Soil Classification System) are presented on the Soil Boring Logs Plate Nos. 2 and 3. Keys to terms and symbols used on the soil boring logs are shown on Plate No. 4. The site photograph is shown on Plate No. 5.

### Water Level Measurement

The information in this report summarizes conditions as found on the date the borings were drilled. Groundwater was not encountered during the drilling process. Long-term monitoring of the groundwater level was beyond the scope of this study. It should be noted that the groundwater table may be expected to fluctuate with environmental variations such as frequency and magnitude of rainfall and the time of the year when construction begins.

## II. GEOTECHNICAL PROPERTIES and POST TENSION DESIGN PARAMETERS

### 1. Field Strength Tests

GETI was informed that during the field boring operation, samples of the cohesive soil from the augur are tested using Torvane shear device to aid in determining the shear strength of the soil. The vane used in the Torvane shear test had a stress ratio of 2.5 in relation to the standard vane, thus providing a range of 0 to 2.5 tsf (1 tsf  $\approx$  1 kg/cm<sup>2</sup>).

### 2. Laboratory Testing

Delivered field soil samples were examined and classified by a geotechnical engineer. Laboratory tests were then performed on selected soil samples in order to evaluate and determine the physical and engineering properties of the soils in accordance with the prescribed ASTM standards and methods. The following laboratory tests were performed:

LABORATORY TEST	TEST STANDARD
Moisture Content of Soils	ASTM D-2216
Percent Soil Particles Passing a No. 200 Sieve	ASTM D-1140
Liquid Limit, Plastic Limit, and Plasticity Index of Soils	ASTM D-4318



The delivered soil samples were acquired with an auger, and strength parameters were acquired by DS2 Squared using Torvane shear device. The type and number of the laboratory tests performed are:

DESCRIPTIONS	No. of Test	DESCRIPTIONS	No. of Test
Moisture Content Test	9	Minus Number 200 Sieve (%)	1
Atterberg Limits	4		

The tests noted above were performed to establish the index properties and to aid in the proper classification of the subsurface soils. Laboratory tests results for the soils from the borings identified by DS2 Squared as GS-906 A & B indicate that sub soil has the Liquid Limits ranging from 28 to 55, the Plasticity Indices (P.I.) ranging from 13 to 32, and moistures contents from 13 to 25 percent.

### 3. Swell Potential

Based on plasticity index results, the lean clay with sand and fat clay subsoil are characterized as having low to high shrink/swell potential. When the moisture content of these type soils increases, the volume increases; conversely, when the moisture content of these type soils decreases, the soil volume decreases. The volume changes can result in foundation movement and stresses.

### 4. Potential Vertical Rise (PVR)

The magnitude of the moisture induced vertical movement was calculated using the Texas Department of Transportation method (Tex-124-E) in conjunction with current moisture profile. Based on the aforementioned method, the potential vertical rise (PVR) at the locations of the test borings drilled is estimated to be 1.74 inches. More movement will occur in areas where the soil dries and water subsequently ponds during or after construction. Site grading may also influence the potential for movement.

The estimated PVR value is reduced to be approximately 1.16 inch when three (3) feet of the existing top soil is replaced with structural select fill material with a Liquid Limit that does not exceed 35 and a Plasticity Index (P.I.) between 10 to 20.

### 5. Post-Tension Slab Design Parameters

Based on the soil conditions revealed by the field soil test borings, recommended structural select fill and referring to the guide from "Design and Construction of Post-Tensioned Slabs on Ground", published by Post-Tensioning Institute (PTI), the structure can be supported on a foundation system comprised of post-tensioned slab. The "VOLFLO" computer program was used to estimate  $E_m$  and  $Y_m$  post-tensioned slab design parameters.

The following table(s) entitled "Post Tension Parameters" shows: the soil profile and respective plasticity index (PI) values; characteristic geotechnical PTI parameters for the "VOLFLO" program; computed estimates of edge moisture variation distance  $E_m$  and maximum unrestrained differential soil movement  $Y_m$  as a function of depth, and estimated bearing capacities as a function of depth.

Should any loose sand or soft clays be observed under the grade beam, the allowable bearing capacity will be lower than values shown below. Soft or loose soils should be replaced with compacted

structural select fill materials as subsequently defined in this report, or a geotechnical engineer should be contacted and the allowable bearing capacity reduced.

The grade beam may be supported at a minimum depth of 12, 18, 24, or 30 inches below the finish grade elevation founded within the undisturbed soils or compacted select fill. With decreased beam depth, consideration should be given to increased potential for susceptibility to intrusion of roots, loss of support due to erosion, soil moisture variations and associated soil volume changes in underlying subsoil beneath the foundations, and weathering in regions subjected to freezing temperatures. Based on a structural select fill elevated grade, the estimated bearing capacities are provided for each respective beam depth. The beam width is to be defined by the structural engineer.

<b>POST-TENSION PARAMETERS for Existing Soil Profile</b> (Post-Tensioning Institute Third Edition with 2008 Supplement Design)		
<b>SOIL PROFILE for PTI CALCULATION OF <math>E_m</math> and <math>Y_m</math></b>		
<b>Stratum</b>	<b>Thickness, ft.</b>	<b>Plasticity Index, PI</b>
Layer 1	2	32
Layer 2	8	20
<b>PTI 3<sup>rd</sup> Edition POST-TENSION DESIGN PARAMETERS</b>		
Slab subgrade coefficient		
Slab-on-sand bedding.....		1.00
Slab-on-polyethylene over sand bedding.....		0.75
Fabric Factor, $F_f$ .....		1
Thorntwaite Index ( $I_M$ ) .....		+18
Approximate Depth to Constant Soil Suction, ft.....		9
Constant Soil Suction, pF.....		3.6
Estimated Moisture Velocity, inch/month.....		0.7
Principal Clay Mineral .....		Montmorillonite
<b><math>E_m</math> and <math>Y_m</math> values based on final moisture profile and depth of vertical moisture barrier</b>		
<b>Vertical Moisture Barrier</b> see note (1,2)	<b>Center Lift, -- drying of soil</b> along foundation perimeter (wet to dry)	<b>Edge Lift, wetting of soil</b> along foundation perimeter (dry to wet)
	$E_m = 8.7$ ft.	$E_m = 4.8$ ft.
<b>Barrier Depth, inches</b>	<b><math>Y_m</math>, Inches</b>	<b><math>Y_m</math>, Inches</b>
No barrier	1.47	1.82
12	1.24	1.50
18	1.14	1.36
24	1.05	1.23
30	0.99	1.15
(1) Note: Vertical barrier depth defined as grade beam penetration depth into in-situ soil or compacted structural select soil (i.e. depth below finish grade of soil)		
(2) Note: PTI states, "A vertical barrier should extend at least 2.5 ft. below the adjacent ground surface to be considered as having any significant effect".		
<b>Estimated Bearing Pressure based on shear strength, <math>c = 700</math> psf, <math>\phi = 0^\circ</math></b>		

<b>POST-TENSION PARAMETERS for Existing Soil Profile</b> <b>(Post-Tensioning Institute Third Edition with 2008 Supplement Design )</b>		
Depth of grade beam, Inches see note (3)	Allowable Bearing Pressure, PSF	
	Dead Load Only (Factor of Safety = 3)	Total Load (Dead + Live) (Factor of Safety = 2):
12	800	1200
18	800	1200
24	800	1200
30	800	1200

(3) Note: Depth defined as grade beam penetration depth into in-situ soil or compacted structural select fill (i.e. depth below finish grade of soil)

To assure firm surface soils, and to qualify the use of tabulated capacities, this site requires proof-rolling the building site with a 15-ton roller, or other equivalent suitable equipment as approved by the engineer. The proof-rolling serves to compact surficial soils and to detect any soft or loose zones. The proof-rolling operations should be observed by an experienced geotechnician.

In regions where soft soils are located, undercut at least four (4) feet of existing soil, process, and replace and compact to provide at least two (2) feet of stiff soil on the underside of grade beams; or place and compact structural select fill to provide at least two (2) feet of stiff soil on the underside of grade beams. The replaced soil or the placed Structural Select fill material should be placed in maximum of eight (8) inch loose lift and compacted to a minimum of 95 percent of the maximum dry density as per ASTM D-698. The moisture content should be with -1% to +3% of optimum moisture.

GETI recommends qualified personnel be present during the construction to observe and inspect the post-tensioning operation. The continuous inspection of the operation include tendon post-tensioning by the jacking systems, monitoring applied force and elongation in conformance with the structural requirements.

The PTI design parameters, presented above, are based upon our interpretation of the on-site soil conditions found at the time of our field investigation and the empirical data presented in the design manual. Due to the presence of expansive soil at the site, we recommend the floating slabs can be stiffened such that minimum differential movements occur once a portion of the slab is lifted by expansive soils.

The PTI differential soil movements estimates do not account for site preparation and vegetative influences, such as prior trees and residential landscaping, which can greatly influence foundation performance. Actual performance of slab-on-grade foundations will largely depend on actual soil moisture conditions, construction techniques, site preparation and resulting surface drainage and landscaping.

The construction of post-tensioned slabs requires close attention to detail during construction. The surficial soil containing roots, organic and unsuitable materials should be removed and replaced with structural select fill and compacted as per recommendations for select fill. The excavations for the grade beams should be clean and free of any loose materials prior to concrete placement.

The GENERAL CONSTRUCTION CONSIDERATIONS section of the report describes Site Preparation, Structural Fill and Subgrade Preparation, Surface Drainage, and Vegetation Control. In general, site preparation should consist of removing any existing foundations, paved areas, and undesirable materials. All loose or organic material should be stripped and removed from the site. Existing fill without compaction records should be removed or processed. Subsequent to stripping operations, the exposed subgrade should be proof-rolled to detect local weak areas that should be excavated, processed, and re-compacted in loose lifts of approximately eight-inch thickness. The exposed subgrade should be scarified to a minimum depth of six (6) inches. The scarified soils should then be re-compacted and not allowed to dry out prior to placing structural fill.

Information was not available on whether fill will be used to raise site grade prior to foundation construction. In the event fill is placed on the site, specifications should require a uniform thickness throughout the slab area and placement in accordance with our recommendations given in the section "Structural Fill and Subgrade Preparation". Lack of proper consideration of these factors will result in additional stresses and inferior slab performance.

#### **6. Earthwork and Foundation Acceptance**

Exposure to environment may weaken the soils at the foundation bearing level if the excavation remains open for a prolonged time. Therefore, it is recommended that all foundation excavations and concrete placement be completed promptly. Prior to concrete placement, the excavated foundation subgrade should be free of loose soil, ponded water, and debris. If exposed bearing soil is softened by water, the soil must be removed from the foundation excavation and reprocessed or replaced prior to placement of concrete.

Subgrade preparation and fill placement operations should be monitored by the Geotechnical Engineer or his representative. As a guideline, at least one in-place density test should be performed for each 2500 square feet of compacted surface per lift or three in-place density tests conducted per lift (whichever is greater).

### **III. GENERAL CONSTRUCTION CONSIDERATIONS**

#### **1. Site Preparation:**

Our recommendations for site preparations are summarized below:

- 1.1 In general, remove all vegetation, tree roots, organic topsoil and any undesirable materials from the construction area. Tree trunks and roots under the floor slabs should be removed to a root size of less than 0.5-inch. We recommend that the stripping depth be evaluated at the time of construction by a soil technician.
- 1.2 Any on-site fill soils, encountered in the structure areas during construction, must have records of successful compaction tests signed by a registered professional engineer that confirms the use of the fill and record of construction and earthwork testing. These tests must have been performed on all the lifts for the entire thickness of the fill. In the event that no compaction test results are available, the fill soil must be removed, processed, and recompact in accordance with our recommendations of "Structural Fill and Subgrade Preparation". Excavation should extend at least two (2) feet beyond the structure area and

should the fill be used to elevate the existing grade, then the top of the fill area should extend to at least two (2) feet or to the distance equal to the height of fill above the existing grade, whichever is greater. Alternatively, the existing fill soils should be tested comprehensively to evaluate the degree of compaction in the fill soils.

- 1.3 The subgrade areas should then be proof-rolled with a 15-ton roller, or other equivalent suitable equipment as approved by the engineer. The proof-rolling serves to compact surficial soils and to detect any soft or loose zones. Any soils deflecting excessively under moving loads should be undercut to firm soils and recompacted. The proof rolling operations should be observed by an experienced geotechnician.
- 1.4 In the areas where expansive soils are present, rough grade the site with structural fill soils to insure positive drainage. Due to their high permeability of sands, sands should not be used for site grading where expansive soils are present.
- 1.5 We recommend that the site and soil conditions used in the structural design of the foundation be verified by the engineer's site visit after all of the earthwork and site preparation has been completed prior to the concrete placement.

## **2. Structural Fill and Subgrade Preparation:**

It is recommended that the subgrade and fill be prepared as follow:

- 2.1 The site should be stripped to suitable depth to remove any top soil and miscellaneous fill material. The exposed subgrade surface then should be proof-rolled. All soft or loose soils should be removed and replaced with select fill materials.
- 2.2 The natural subgrade should be scarified to a minimum depth of six (6) inches. The scarified soils should then be recompacted to a minimum of 95 percent of the maximum dry density as determined by the Standard Proctor Density Test (ASTM D-698). The moisture content should range -1% to +3% of optimum moisture.
- 2.3 Structural Select fill used to elevate the grade should consist of a clean Sandy Clay with Liquid Limit less than 35 and a Plasticity Index (P.I.) between 10 and 20.
- 2.4 The Structural Select fill material should be placed in maximum of eight (8) inch loose lift and compacted to a minimum of 95 percent of the maximum dry density as per ASTM D-698. The moisture content should be with -1% to +3% of optimum moisture.
- 2.5 A bedding layer of leveling sand, a maximum of two (2) inches thick may be placed immediately beneath the floor slab. A vapor barrier consisting of six (6) mil plastic sheeting should be placed over the sand cushion to prevent water migration through the concrete slab. The excavations for the grade beams should be clear and free of any loose materials prior to concrete placement.
- 2.6 In cut areas, the soils should be excavated to grade and the surface soils proof rolled and scarified to a minimum depth of six inches and recompacted to the previously mentioned density tests at the time of construction.

- 2.7 The select fill soil extending from the building towards the building line should be capped with on-site high plastic clay soils in order to retard any water seepage into subgrade soils.

### **3. Surface Drainage:**

It is recommended that the site drainage be well developed. Surface water should be directed away from the foundation soils (use a minimum of 2% with 10 feet away of foundation). No ponding of surface water should be allowed near the structure. The following drainage precaution should be observed during construction and at all times after the structure has been completed.

- 1) Backfill around the structure should be a cohesive soil material that should be moistened and compacted to at least ninety (90) percent of standard proctor density. Any cohesionless soil material accumulated around the perimeter of the structure during construction should be removed and not allowed to be mixed with or covered by the backfill material.
- 2) Where landscaping is to be installed next to the perimeter of grade beam, a moisture barrier or other suitable means should be installed to prevent moisture from entering the underlying clay soils.
- 3) Roof downspouts and drains should discharge well away from the limits of the foundation or grade beams.

### **4. Vegetation Control:**

We recommend trees not to be closer than half the canopy diameter of the mature tree from the grade beams, typically a minimum of 20 feet. This will minimize possible foundation settlement caused by the tree root systems.

## **IV. DISCLAIMER**

The attached soil boring logs are true representation of the soils delivered to GETI by DS2 Squared. The report was prepared for the sole and exclusive use by our client, based on specific and limited objectives. All reports, boring logs, field data, laboratory test results, and other documents prepared by GETI as instruments of service shall remain the property of GETI.

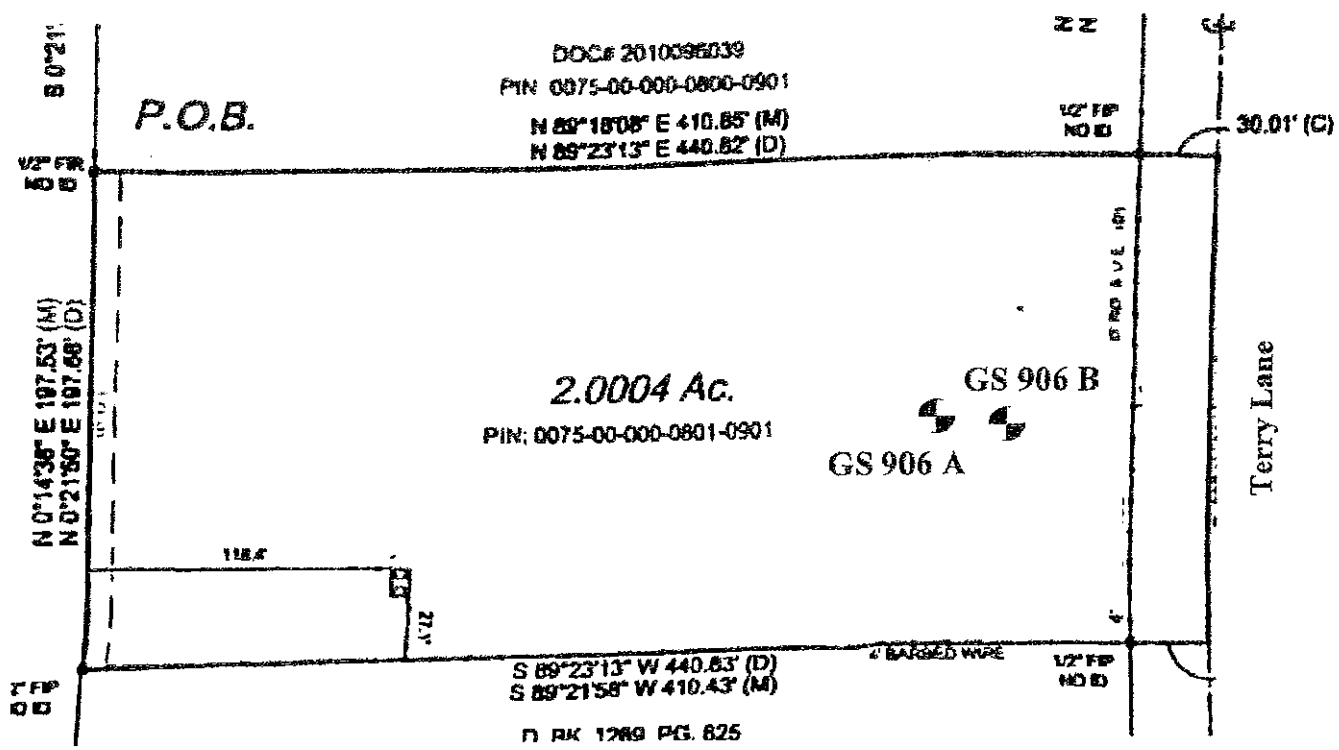
Reuse of these documents is not permitted without written approval by GETI. GETI assumes no responsibility or obligation for the unauthorized use of this report by other parties and for purposes beyond the stated project objectives and work limitations. In addition, the construction process may itself alter site soil conditions. Therefore, experienced geotechnical personnel should observe and document the construction procedures and all conditions encountered. We recommend that the owner retain Geoscience Engineering and Testing, Inc. to provide this service as well as the construction material and testing and inspection required during the construction phase of the project.


The standard of care for all professional engineering and related services performed by Geoscience Engineering & Testing, Inc. (GETI) corresponds to the care and skill ordinarily used by other geotechnical and material testing firms under similar circumstances in the project locality. GETI makes no warranties, express or implied, under this agreement or in connection with any services performed or furnished by us.

Mr. Brian Carey  
GETI NO.: 15G2447  
December 11, 2015  
Page 8 of 8

We would welcome the opportunity to discuss our recommendation with you and hope we may have the opportunity to provide any additional studies or service to complete this project. The following illustrations are attached and complete this report:

ILLUSTRATIONS	PLATE NUMBERS
Site Plan Showing Boring Location	1
Boring Logs	2-3
Symbols and Terms used on Boring Logs	4
Site Photograph	5



 **Approximate Boring Locations**

**LOCATION**  
 Proposed Residence  
 6905 Terry Lane  
 Fulshear, Texas  
 GETI NO.: 15G2447

NOT TO SCALE

PLATE NO. 1



**PROJECT:** Proposed Residence  
 6905 Terry Lane  
 Fulshear, Texas

**CLIENT:** Mr. Brian Carey  
 Katy, Texas

**BORING NO.:** GS-906 A    **DEPTH**    15'

**PROJECT NO.:** 15G2447    **DATE of DRILL:** 12/7/2015  
**PREPARED ON:** 12/11/2015

Water was not encountered during drilling operation

FIELD DATA					LABORATORY DATA					DRILLING METHOD (S)															
DEPTH (FEET)	SOIL SYMBOL	SAMPLES	N: BLOWS/FT	C <sub>TV</sub> : TONS/SQ FT	P: TONS/SQ FT	RQD: PERCENT	MOISTURE CONTENT (%)	DRY DENSITY POUNDS/CU. FT	ATTERBERG LIMITS (%)			MINUS NO. 200 SIEVE (%)	SHEAR STRENGTH (TSF)												
									LL	PL	PI														
Continuous Flight Auger & Intermittent Sampling																									
<p style="text-align: center;"><u>Legend</u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 25%;">Fat Clay</td> <td style="width: 10%;"></td> <td style="width: 25%;">Lean Clay / Silty Clay</td> <td style="width: 10%;"></td> <td style="width: 25%;">Silty Sand / Sandy Silt</td> <td style="width: 10%;"></td> </tr> <tr> <td>Fill</td> <td></td> <td>Clayey Sand</td> <td></td> <td>Silty Clayey Sand</td> <td></td> </tr> </table>														Fat Clay		Lean Clay / Silty Clay		Silty Sand / Sandy Silt		Fill		Clayey Sand		Silty Clayey Sand	
Fat Clay		Lean Clay / Silty Clay		Silty Sand / Sandy Silt																					
Fill		Clayey Sand		Silty Clayey Sand																					
<b>DESCRIPTION OF STRATUM</b>																									
				C <sub>TV</sub> =0.40			24			55	23	32		Firm, dark brown FAT CLAY (CH)											
				C <sub>TV</sub> =0.30			19							Firm, reddish brown LEAN CLAY with sand (CL)											
5				C <sub>TV</sub> =0.45			18							- very soft from 6' to 8'											
				C <sub>TV</sub> =0.10			13		28	15	13	71		- firm to stiff from 8' to 10'											
10				C <sub>TV</sub> =0.50			14		39	17	22														
15				C <sub>TV</sub> =0.40			22																		
20																									
25																									
30																									

N- STANDARD PENETRATION TEST RESISTANCE  
 C<sub>TV</sub>- TORVANE SHEAR STRENGTH  
 P- POCKET PENETROMETER RESISTANCE  
 R- PERCENTAGE OF ROCK CORE RECOVERY  
 RQD - ROCK QUALITY DESIGNATION

**GEOSCIENCE ENGINEERING**  
 &  
**TESTING, INC**

PLATE NO. 2

**PROJECT: Proposed Residence**  
 6905 Terry Lane  
 Fulshear, Texas

**Mr. Brian Carey**  
 Katy, Texas

**BORING NO.: GS-906 B DEPTH 7'**

**PROJECT NO.: 15G2447 DATE of DRILL: 12/7/2015**  
**PREPARED ON: 12/11/2015**

Water was not encountered during drilling operation

FIELD DATA						LABORATORY DATA							
DEPTH (FEET)	SOIL SYMBOL	SAMPLES	N: BLOWS/FT	C <sub>T</sub> : TONS/SQ FT	P: TONS/SQ FT	RQD: PERCENT	MOISTURE CONTENT (%)	DRY DENSITY POUNDS/CU. FT	ATTEBERG LIMITS (%)			MINUS NO. 200 SIEVE (%)	SHEAR STRENGTH (TSF)
									LL	PL	PI		

**DRILLING METHOD (S)**  
 Continuous Flight Auger & Intermittent Sampling

**Legend**

Fat Clay		Lean Clay / Silty Clay		Silty Sand / Sandy Silt	
Fill		Clayey Sand		Silty Clayey Sand	

				C <sub>T</sub> =0.45			25							
				C <sub>T</sub> =0.35			17		32	16	16			
5				C <sub>T</sub> =0.15			16							
10														
15														
20														
25														
30														

**DESCRIPTION OF STRATUM**

Firm, dark brown FAT CLAY (CH)

Firm, reddish brown LEAN CLAY with sand (CL)

- soft from 4' to 7'

N- STANDARD PENETRATION TEST RESISTANCE  
 C<sub>T</sub>- TORVANE SHEAR STRENGTH  
 P- POCKET PENETROMETER RESISTANCE  
 R- PERCENTAGE OF ROCK CORE RECOVERY  
 RQD - ROCK QUALITY DESIGNATION

**GEOSCIENCE ENGINEERING & TESTING, INC**

**PLATE NO. 3**

## KEY TO SOIL CLASSIFICATION AND SYMBOLS



Gravel (GW, GP, GM, GC)



Clayey Sand (SC)



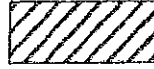
Sandy Silt (ML)



Sand (SW, SP)



Clayey Silt (ML)



Silty or Sandy Clay (CL)



Silty Sand (SM)



Silt (ML)



Clay (CH)

### CONSISTENCY OF COHESIVE SOILS

Description	Shear Strength KSF	Penetration Resistance Blows/ Ft
Very Soft	Less than 0.25	0 - 2
Soft	0.25 - 0.5	2 - 4
Firm	0.5 - 1.00	4 - 8
Stiff	1.00 - 2.00	8 - 15
Very Stiff	2.00 - 4.00	15 - 30
Hard	Greater than 4.00	>30

### RELATIVE DENSITY OF COHESIONLESS SOILS

Description	Penetration Resistance Blows / Ft	Relative Density %
Very Loose	0 - 4	0 - 15
Loose	4 - 10	15 - 35
Medium dense	10 - 30	35 - 65
Dense	30 - 50	65 - 85
Very Dense	>50	85 - 100

### Soil Structure

**CALCAREOUS NODULES**

-- Nodules of Calcium Carbonate

**FERROUS NODULES**

-- Nodules of Ferrous Material

**SLICKENSIDED**

-- Having inclined planes of weakness that are slick and glossy

**BLOCKY**

-- Having inclined planes of weakness that are frequent and rectangular in pattern

**LAMINATED**

-- Composed of thin layers of varying soil type and texture

**FISSURED**

-- Containing shrinkage cracks frequently filled with fine sand

**INTERBEDDED**

-- Composed of alternate layers of different soil types



Shelby Tube Sample



Standard Penetration Test



Auger or Wash Sample



No Recovery

### GROUNDWATER



(24 hours) - Water Level after drilling (time increment after drilling)



- Free Water observed during drilling

### FAILURE DESCRIPTION (COMPRESSION TEST)

B - Bulge

SLS - Failure surface occurring along slickensided plane

S - Shear

SAS - Failure surface occurring along or in sand seam

M/S - Multiple Shear

SS - Failure surface occurring in or along other secondary structure such as calcareous pockets



Project No.: 15G2447  
Plate No.: 5

PROPOSED OSSF DESIGN

Property Owner: Kurt & Suzanne Box  
Site Address: 6905 Terry Lane  
Richmond, TX 77406  
Legal Description: 2.0004 Acres, David Randon & I. Pennington League, Abstract 75  
Part of tracts 80, 86 & 88

DESIGN PARAMETERS:

Structure: Proposed 6 Bedroom Home with water saving devices  
Size: 3682sq.ft.  
Daily Flow: 420gpd  
Application Rate: 0.045g/sq.ft./day  
Area Required: 9334sq.ft.  
Area Provided: 9640sq.ft.

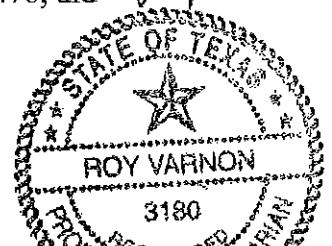
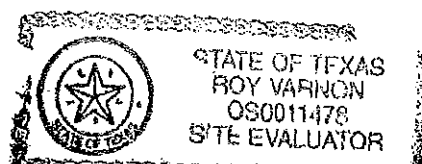
SYSTEM COMPONENTS:

Pre-treatment Tank: 500 gallon (Built into Clearstream 750NC2)  
Treatment Unit (Aerobic): Clearstream 750NC2 (or equivalent/greater)  
Disinfection: Liquid Chlorination  
Pump Tank: 1000 gallon  
Pump: Clearstream P20 4" 1/2HP Effluent Pump (or equivalent)  
Supply Line: 1" Sch. 40  
Sprinklers: K-Rain ProPlus Low Angle Nozzle #3 (or equivalent)  
Timer: Yes/Required (Spray between 12 a.m. and 5 a.m.)

SITE EVALUATION:

Topography: Slight, <2%  
Vegetation: Natural grasses and mature trees (including pecan)  
Ground partially bare due to recent clearing  
Site Drainage: Poor to adequate  
Flood Hazard: Outside 100 Year Floodplain, Zone X, FIRM Panel 0095L  
Water Supply: Propose pressure cemented well  
Soil Evaluation: 0-18" Sandy clay/Clay 0% gravel Very firm Gray Red mottling  
Application Rate: 0.045g/sq.ft./day (Surface Application)  
Restrictive Horizon: None within 18"  
Water Table: Yes Depth: Indication of seasonal saturation to surface  
Soil and site conditions are not suitable for standard system.

I, Roy Varnon, R.S., a Registered Sanitarian, #3180 & Site Evaluator, #OS0011478, did personally conduct the site evaluation on March 22, 2016.



**APPLICATION AREA:**

The application area shall be covered with grasses, evergreen shrubs, bushes or trees. Bare areas shall be seeded or sod with St. Augustine or other high uptake grasses. Areas subject to dormant or dying vegetation during winter months shall over-seed with winter rye grass or other cold tolerant vegetation. Plants intended for human consumption shall not be grown inside the application area. Pecans in application area shall not be used for human consumption. Grass shall be cut as needed to prevent interfering with sprinkler operation. No surface improvements (buildings, sidewalks, driveways, patios etc.) shall be constructed or placed inside the application area. Application area shall be graded as needed to prevent ponding during rainy periods.

**MAINTENANCE:**

A maintenance contract shall be maintained for the life of the system. The property owner or occupant shall insure that the system is provided with electricity at all times and that the disinfection unit is supplied with chlorine. Any suspected malfunction shall be reported to the maintenance company as soon as possible. The property owner or occupant shall operate the on-site sewage facility according the owner's manual and specific design criteria.

**GENERAL NOTES:**

Garbage disposals should not be used in conjunction with any on-site sewage facility. Grease, cigarette butts, personal hygiene products, and other trash shall be disposed of in the garbage. Back flush or discharge from water treatment equipment shall not discharge into the sewage facility. Water conservation measures should be taken to help insure the proper operation of the on-site sewage facility. Laundry shall be evenly spread throughout the week (No "wash day"). Electrical wiring shall be in accordance with the current edition of the National Electric Code. Pumps shall be rated by the manufacturer to pump sewage or sewage effluent. Pressure control/sample valve shall be installed and directed downward inside the pump tank to relieve excess pressure. Insure that all lids, seams, risers, inlets, outlets and inspection ports are adequately sealed to prevent water infiltration.

**PUMP TANK DESCRIPTION:**

(Example using Clearstream 1000gallon tank.)

Actual volume below inlet: 1080gallons

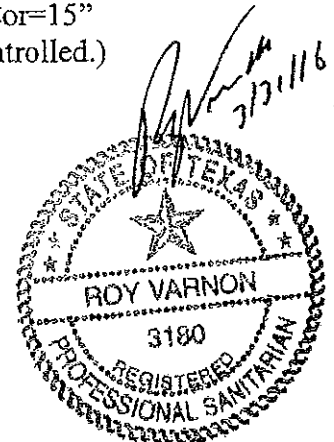
Dimensions:

Diameter: 76"  
Depth below inlet: 55"  
Gallons per inch: 19.64

Reserve Capacity: 216 gallons  
Dosing Volume: 432 gallons  
Static Volume: 295 gallons

Float Settings:

Override Off: >44"  
Alarm: 44"  
Pump On: <or=22"\*  
Pump Off: <or=15"  
\*Min. tether (Timer controlled.)



# PROPLUS™ GEAR DRIVEN SPRINKLER SETTING INSTRUCTIONS

## SPRINKLER INSTALLATION

### 1 ▶ INSTALL AND BURY

Do not use pipe dope. Thread the sprinkler on the pipe. Bury the sprinkler flush to grade. **NOTE:** Gear driven sprinklers and pop-up sprays should not be installed on the same watering zone.

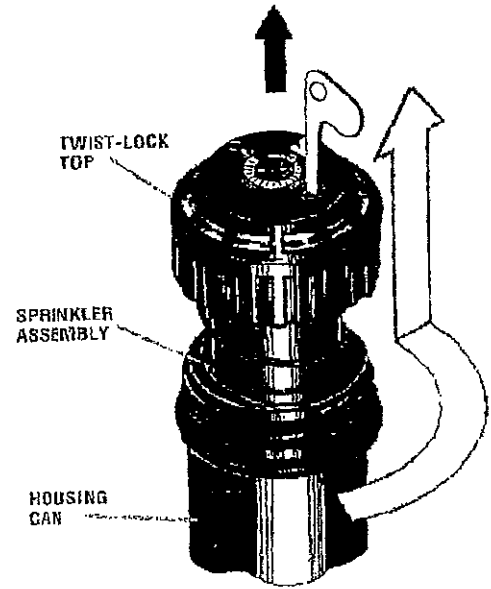
### 2 ▶ INSPECTING THE FILTER

Unscrew the top and lift the complete sprinkler assembly out of the housing can. The filter is located on the bottom of the sprinkler assembly and can easily be pulled out, cleaned and re-installed.

### 3 ▶ WINTERIZATION TIPS

When using an air compressor to remove water from the system please note the following:

- 1) Do not exceed 30 PSI.
- 2) Always introduce air into the system gradually to avoid air pressure surges. Sudden release of compressed air into the sprinkler can cause damage.
- 3) Each zone should run no longer than 1 minute on air. Sprinklers turn 10 to 12 times faster on air than on water. Over spinning rotors on air can cause damage to the internal components.



## STANDARD NOZZLE PERFORMANCE

Nozzle	U.S.			METRIC			Flow L/H	Flow M <sup>3</sup> /H
	Pressure PSI	Radius FT.	Flow GPM	Pressure KPa	Radius Meters	Flow L/M		
#2.5 Factory Installed Nozzle	30	38'	2.5	206	2.04	11.6	3.45	.57
	40	39'	2.6	275	2.72	11.9	10.60	.64
	50	40'	3.2	345	3.40	12.2	12.11	.79
	60	41'	3.6	413	4.08	12.5	13.25	.79
#0.5	30	28'	0.5	206	2.0	8.5	1.89	.11
	40	29'	0.6	275	3.0	8.8	2.27	.14
	50	29'	0.7	345	3.5	8.8	2.65	.16
	60	30'	0.8	413	4.0	9.1	3.03	.18
#0.75	30	29'	0.7	206	2.0	8.5	2.65	.16
	40	30'	0.8	275	3.0	9.1	3.03	.18
	50	31'	0.9	345	3.5	9.4	3.41	.20
	60	32'	1.0	413	4.0	9.8	3.79	.23
#1	30	32'	1.0	206	2.0	9.8	4.92	.14
	40	33'	1.5	275	3.0	10.1	5.68	.18
	50	34'	1.6	345	3.5	10.4	6.05	.20
	60	35'	1.8	413	4.0	10.7	6.81	.23
#2	30	37'	2.4	206	2.0	11.3	8.08	.54
	40	40'	2.5	275	3.0	12.2	9.46	.56
	50	42'	3.0	345	3.5	12.8	11.35	.58
	60	43'	3.3	413	4.0	13.1	12.49	.75
#3	30	38'	3.6	206	2.0	11.8	13.63	.75
	40	39'	4.2	275	3.0	11.9	16.89	.95
	50	41'	4.6	345	3.5	12.5	17.41	1.04
	60	42'	5.0	413	4.0	12.0	18.92	1.18
#4	30	43'	4.4	206	2.0	13.1	16.65	.99
	40	44'	5.1	275	3.0	13.4	19.39	1.15
	50	46'	5.6	345	3.5	14.0	21.19	1.27
	60	49'	5.9	413	4.0	14.9	22.39	1.33
#6	40	45'	6.0	206	3.0	16.7	22.33	1.33
	50	46'	6.0	275	3.5	14.0	22.71	1.36
	60	48'	6.3	345	4.0	14.6	23.85	1.43
	70	49'	6.7	413	5.0	14.9	25.35	1.52
#8	40	42'	8.0	206	3.0	12.8	30.28	1.81
	50	45'	8.5	275	3.5	13.7	32.12	1.92
	60	49'	9.5	345	4.0	14.8	35.95	2.15
	70	50'	10.0	413	5.0	15.3	37.85	2.27

## LOW ANGLE NOZZLE PERFORMANCE

Nozzle	U.S.			METRIC			Flow L/H	Flow M <sup>3</sup> /H
	Pressure PSI	Radius FT.	Flow GPM	Pressure KPa	Radius Meters	Flow L/M		
#1	30	22'	1.2	207	2.04	6.71	4.54	.34
	40	24'	1.7	275	2.72	7.32	5.43	.39
	50	26'	1.8	344	3.46	7.92	6.90	.47
	60	28'	2.0	413	4.08	8.53	7.56	.46
#3	30	29'	3.0	207	2.04	8.84	11.34	.68
	40	32'	3.1	275	2.72	9.75	11.72	.71
	50	35'	3.5	344	3.40	10.67	13.23	.80
	60	37'	3.8	413	4.08	11.58	14.36	.87
#4	30	31'	3.4	207	2.04	9.45	12.85	.78
	40	34'	3.9	275	2.72	10.36	14.74	.89
	50	37'	4.4	344	3.40	11.28	16.83	1.00
	60	39'	4.7	413	4.08	11.58	17.77	1.07
#6	40	38'	5.5	275	2.72	11.53	24.57	1.63
	50	40'	7.3	344	3.40	12.19	27.59	1.76
	60	42'	8.0	413	4.08	12.80	30.24	1.82
	70	44'	8.6	482	4.76	12.41	32.51	1.98

Data represents test results in zero wind for ProPlus. Adjust for local conditions. Radius may be reduced with nozzle retention screw.



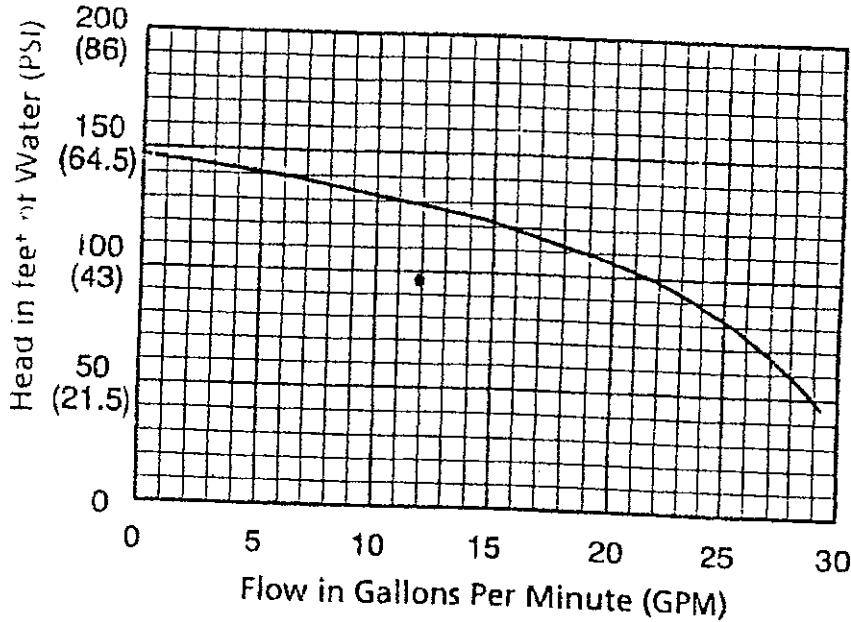
**K-RAIN MANUFACTURING CORP.**  
 1640 Australian Avenue  
 Riviera Beach, FL 33404 USA  
 PH: 1-561-844-1002 / 1-800-735-7246  
 FAX: 1-561-342-9493  
 WEB: <http://www.krain.com>



# OWNER'S MANUAL

## SERIES P20 4" SUBMERSIBLE PUMP

Two Wire 1/2 HP 115 Volt 60 Hz



Performance in Feet of Head  
at Gallons per Minute

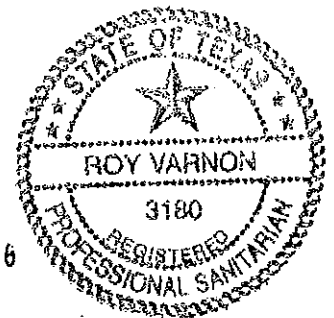
GPM	0	5	10	15	20	25
Ft/Hd	147	140	132	122	112	81

$4 \text{ Sprinklers} \times 3.0 \text{ gpm} = 12 \text{ gpm @ } 30 \text{ psi}$

$70' (30 \text{ psi}) + 8' \text{ Elevation Head} + 16 \text{ Friction Loss}$

$= 94' \text{ TDH}$

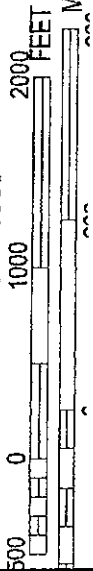
*[Signature]*  
3/31/16







MAP SCALE 1" = 1000'



PANEL 0095L

# FIRM FLOOD INSURANCE RATE MAP FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 95 OF 575  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
FORT BEND COUNTY	490228	0095	L
FULSHEAR, CITY OF	481488	0095	L
WESTON LAKES, CITY OF	481187	0095	L

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

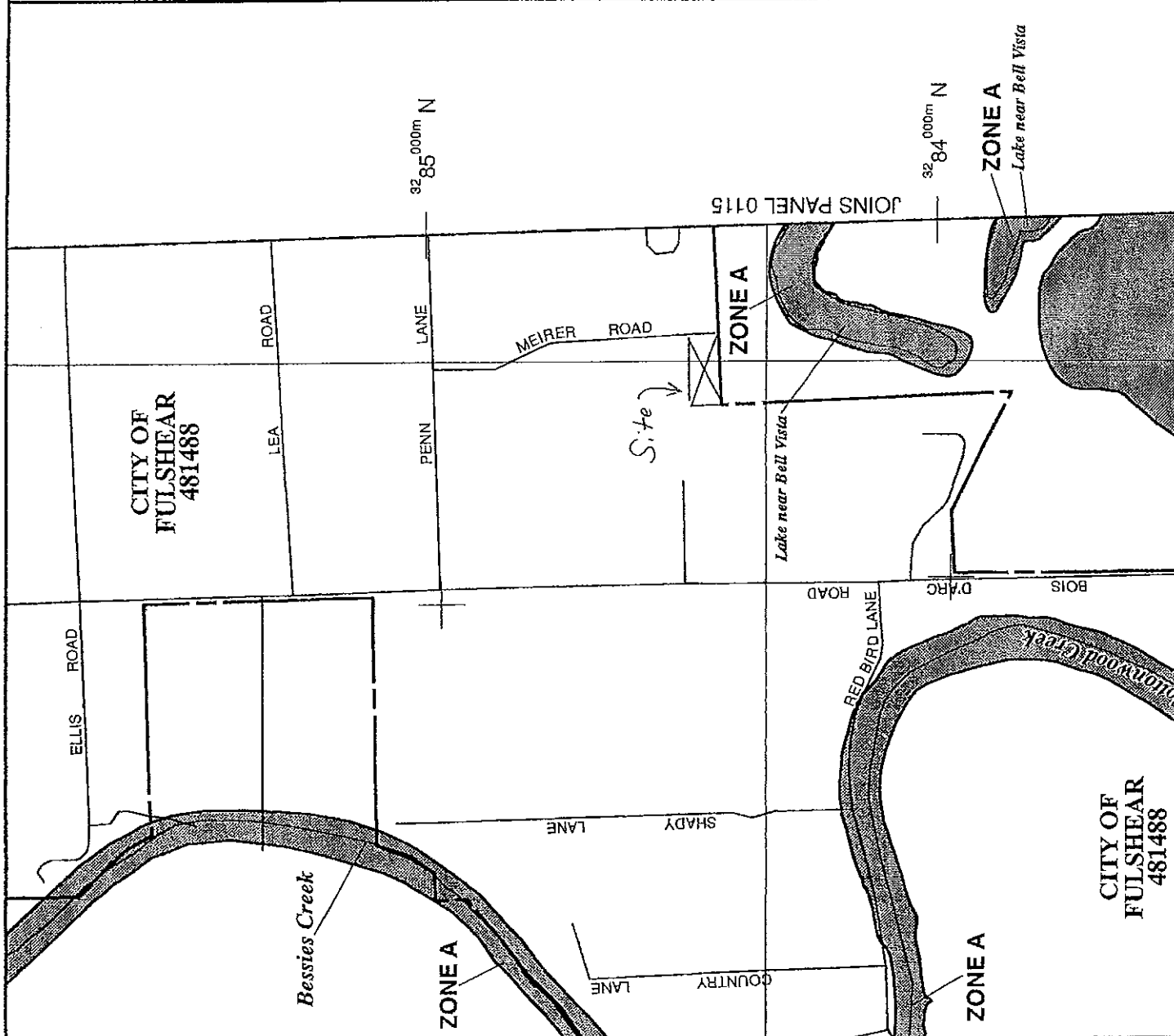


MAP NUMBER  
48157C0095L  
MAP REVISED  
APRIL 2, 2014

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

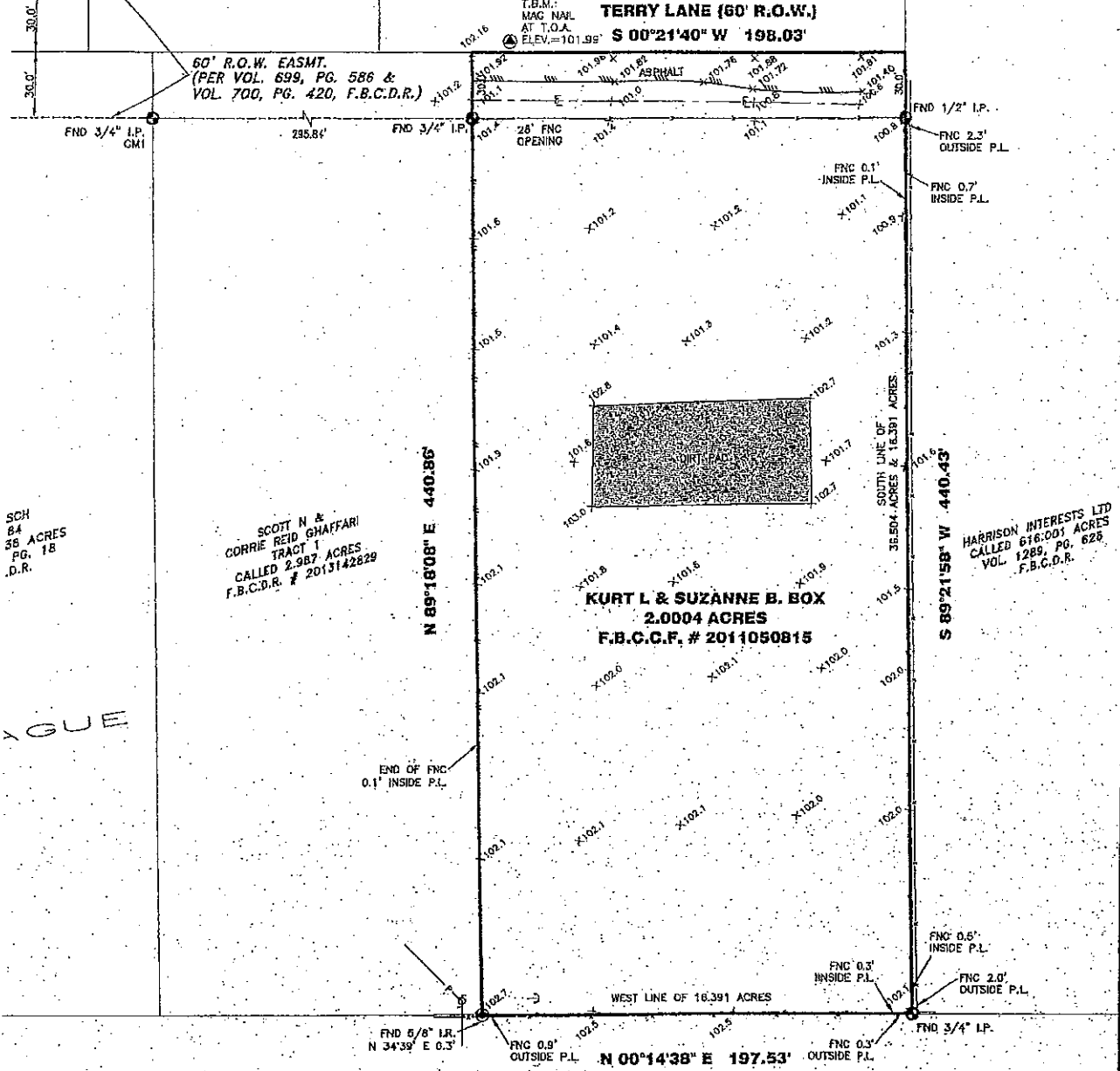


KATHRYN T MAYFIELD  
TRACT 93  
CALLED 1.00 ACRES  
VOL. 2545, PG. 651  
F.B.C.D.R.

JOHN L & SUSAN H WEBB  
TRACT 91 & 92  
CALLED 2.1193 ACRES  
F.B.C.D.R. # 2007043665

T.B.M.:  
MAG NAIL  
AT T.O.A.  
ELEV.=101.99' **S 00°21'40" W 198.03'**

60' R.O.W. EASMT.  
(PER VOL. 699, PG. 586 &  
VOL. 700, PG. 420, F.B.C.D.R.)



SCOTT N &  
CORRIE REID GHAFFARI  
TRACT 1  
CALLED 2.987 ACRES  
F.B.C.D.R. # 2013142829

**KURT L & SUZANNE B. BOX**  
2.0004 ACRES  
F.B.C.C.F. # 2011080815

HARRISON INTERESTS LTD  
CALLED 616.001 ACRES  
VOL. 1289, PG. 629  
F.B.C.D.R.

SCH  
84  
56 ACRES  
PG. 18  
D.R.

Y GUE

DRAWING INFORMATION

JOB NO.	140213
CALCULATED BY	ANDREW B
DRAWN BY	ANDREW B
SCALE	AS SHOWN
BEARING BASE	AS REFERRED TO PLAT NORTH
FIELD CREW	L. CHARLES V. WILEY
PLAT	3007043665
REV	01/18/18
DATE	01/18/18
CDGO VER	01/18/18

BOUNDARY & TOPO SURVEY

PROPERTY INFORMATION

LOT	SEE DESCRIPTION
SUBDIVISION	DAVID RANDOLPH ALL BENTON COUNTY LEGAL RECORDS - ABILENE, TEXAS
POSTOWNER	ERT BEND COUNTY, TEXAS
YTOLE CODE	
GF. NO.	
GF. EFFECTIVE DATE	
SURVEYED FOR	ACS CONSTRUCTION

6905 TERRY LANE

FULSHEAR, FORT BEND COUNTY, TEXAS 77406

KEITH & JENNIFER ST. CLAIR  
TRACT 21.1  
CALLED 31.812 ACRES  
(PART OF 31.812 ACRES)  
F.B.C.D.R. # 2012135345

FLOOD INFORMATION

F.I.R.M. NO. 48157C PANEL: 0095L  
REVISED DATE 4-2-2014 ZONE: X

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

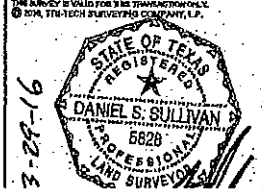
CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat and/or deeds hereon indicated hereon.

THIS SURVEY IS VALID FOR 3 YEARS FROM DATE OF SURVEY.

THE SURVEY IS VALID FOR 3 YEARS FROM DATE OF SURVEY.

© 2018 TRI-TECH SURVEYING COMPANY, L.P.



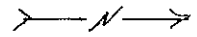
TRI-TECH SURVEYING COMPANY, L.P.

W.W. SURVEYING COMPANY, C.O.M.  
10401 Westoffice Drive Phone: (713) 667-0800  
Houston, Texas 77042 Fax: (713) 667-5848  
FIRM Registration No. 10115900

No well within 150'

197.53'

OSSF PLOT PLAN  
6905 Terry Lane  
Richmond, TX 77406

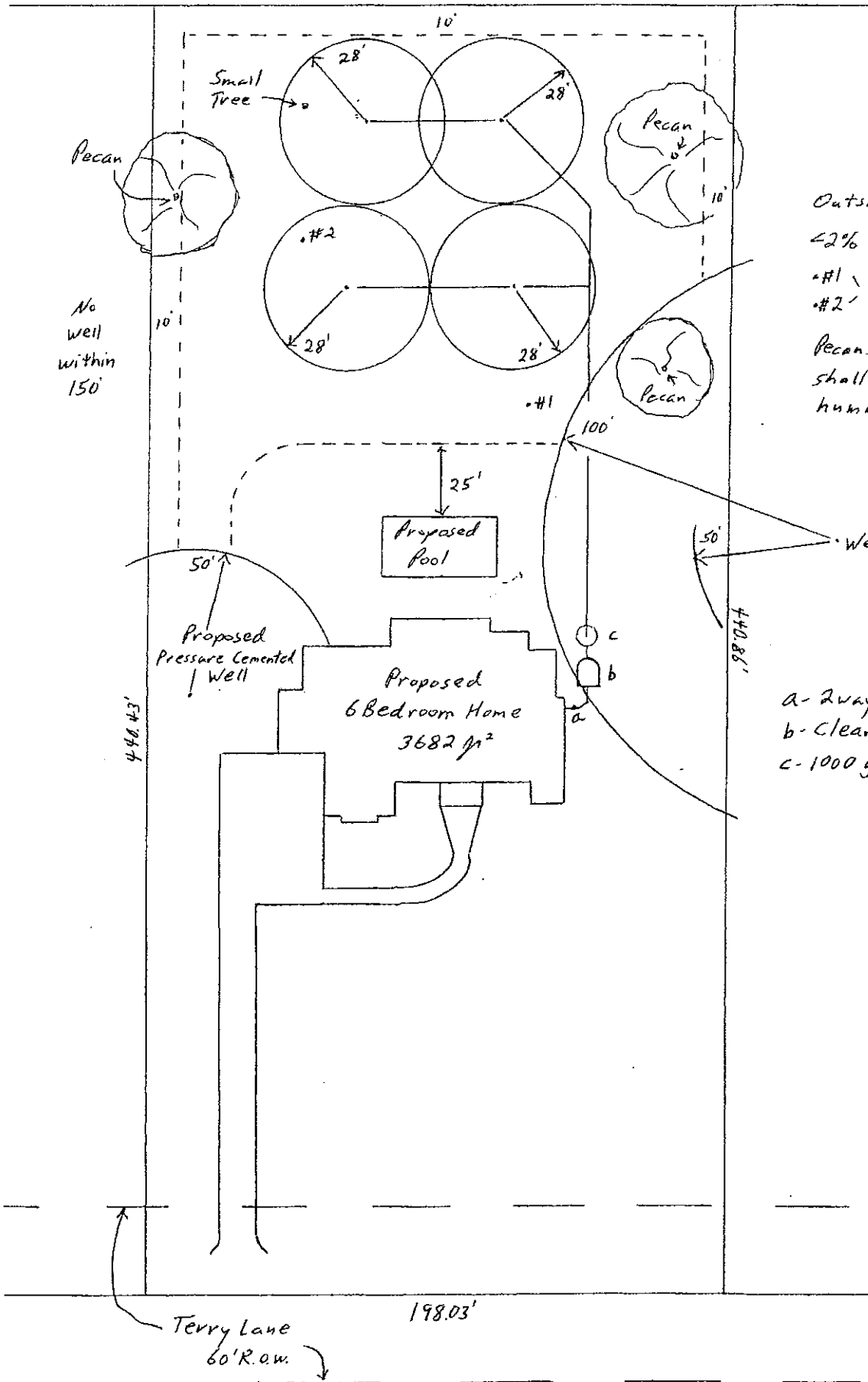


Scale  
1"=50'

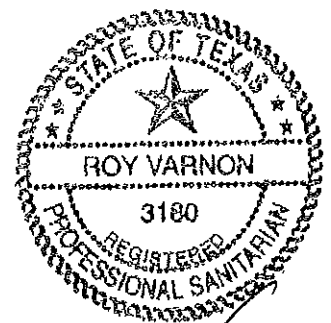
Outside 100 Year Floodplain  
42% Slope

#1 Soil Boring  
#2 Soil Boring

Pecans in application area  
shall not be used for  
human consumption.



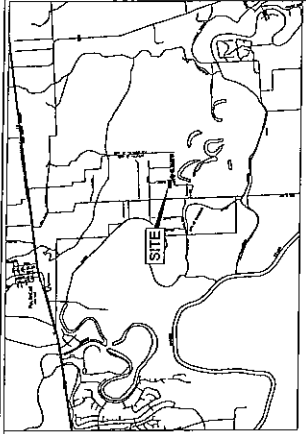
- a- 2way Cleanout
- b- Clearstream 750 NCL
- c- 1000 gallon Pump Tank



*Roy Varnon*  
3/31/16

Roy Varnon, R.S.  
1514 Laird St.  
Houston, TX 77008  
713 291-9571

No well within 100'



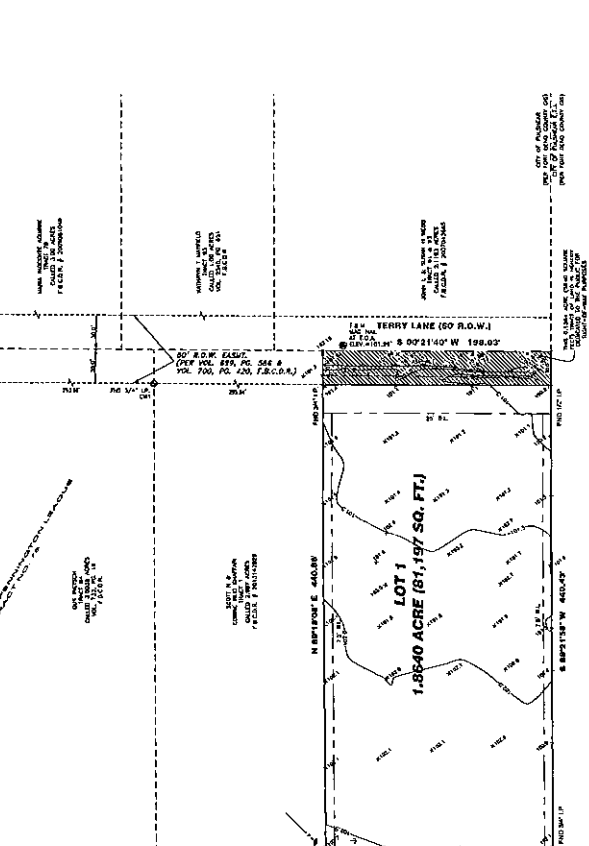
VICINITY MAP (SCALE)

**GENERAL NOTES**

1. THE PROPERTY SHOWN ON THIS MAP IS THE PROPERTY OF THE STATE OF TEXAS, COUNTY OF HAYS, TEXAS, AND IS SUBJECT TO THE DEED RECORDS OF HAYS COUNTY, TEXAS.
2. THE DEED RECORDS OF HAYS COUNTY, TEXAS, SHOW THAT THE PROPERTY WAS ACQUIRED BY THE STATE OF TEXAS BY DEED FROM THE COUNTY OF HAYS, TEXAS, ON THE 15TH DAY OF OCTOBER, 1954.
3. ALL SURVEYING INSTRUMENTS SHALL BE KEPT CLEAR OF ENCLOSURES AND SHALL BE KEPT IN SUCH A MANNER AS TO BE READILY AVAILABLE FOR INSPECTION BY ANY PERSON AT ANY TIME.
4. ALL PROPERTY SHOWN ON THIS MAP IS SUBJECT TO THE DEED RECORDS OF HAYS COUNTY, TEXAS.
5. THE DEED RECORDS OF HAYS COUNTY, TEXAS, SHOW THAT THE PROPERTY WAS ACQUIRED BY THE STATE OF TEXAS BY DEED FROM THE COUNTY OF HAYS, TEXAS, ON THE 15TH DAY OF OCTOBER, 1954.
6. ALL PROPERTY SHOWN ON THIS MAP IS SUBJECT TO THE DEED RECORDS OF HAYS COUNTY, TEXAS.
7. THE DEED RECORDS OF HAYS COUNTY, TEXAS, SHOW THAT THE PROPERTY WAS ACQUIRED BY THE STATE OF TEXAS BY DEED FROM THE COUNTY OF HAYS, TEXAS, ON THE 15TH DAY OF OCTOBER, 1954.

FILED IN THE DEED RECORDS OF HAYS COUNTY, TEXAS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

THE STATE OF TEXAS, COUNTY OF HAYS, TEXAS, BEING THE STATE OF TEXAS, COUNTY OF HAYS, TEXAS, AND IS SUBJECT TO THE DEED RECORDS OF HAYS COUNTY, TEXAS. THE DEED RECORDS OF HAYS COUNTY, TEXAS, SHOW THAT THE PROPERTY WAS ACQUIRED BY THE STATE OF TEXAS BY DEED FROM THE COUNTY OF HAYS, TEXAS, ON THE 15TH DAY OF OCTOBER, 1954. ALL SURVEYING INSTRUMENTS SHALL BE KEPT CLEAR OF ENCLOSURES AND SHALL BE KEPT IN SUCH A MANNER AS TO BE READILY AVAILABLE FOR INSPECTION BY ANY PERSON AT ANY TIME. ALL PROPERTY SHOWN ON THIS MAP IS SUBJECT TO THE DEED RECORDS OF HAYS COUNTY, TEXAS. THE DEED RECORDS OF HAYS COUNTY, TEXAS, SHOW THAT THE PROPERTY WAS ACQUIRED BY THE STATE OF TEXAS BY DEED FROM THE COUNTY OF HAYS, TEXAS, ON THE 15TH DAY OF OCTOBER, 1954. ALL PROPERTY SHOWN ON THIS MAP IS SUBJECT TO THE DEED RECORDS OF HAYS COUNTY, TEXAS.



PLAT MAP OF LOT 1, 1.8640 ACRES (81,197 SQ. FT.)

# BOXES PLAYGROUND

A 2.0004 ACRE (87,137 SQUARE FEET) TRACT OF LAND SITUATED IN THE DAVID RANDON & L. PENNINGTON LEAGUE, A7/S, IN THE CITY OF PULSHARK, PORT BEND COUNTY, TEXAS

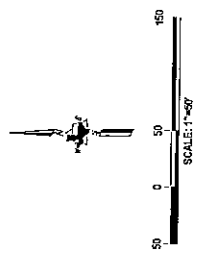
TO CREATE ONE SINGLE-FAMILY RESIDENTIAL LOT

1 LOT 1 BLOCK

SCALE: 1"=20' DATE: MAY, 2016



**TRI-TECH SURVEYORS, INC.**  
SUZANNE L. HAYES, L.S.  
2013 INDUSTRIAL PARK DRIVE  
PULSHARK, TEXAS 78149  
Phone: 817-444-1444  
Fax: 817-444-1444



DISTRICT OWNERS	
NAME	DAVID RANDON & L. PENNINGTON LEAGUE, A7/S
ADDRESS	10000 S. WILSON ROAD, SUITE 100, PULSHARK, TEXAS 78149
CITY	PULSHARK, TEXAS
STATE	TEXAS
COUNTY	PORT BEND COUNTY, TEXAS
PREPARED BY	TRI-TECH SURVEYORS, INC.
DATE	MAY 2016

PLAT MAP INFORMATION:  
A. PREPARED BY: SUZANNE L. HAYES, L.S., TRI-TECH SURVEYORS, INC.  
B. CHECKED BY: SUZANNE L. HAYES, L.S., TRI-TECH SURVEYORS, INC.  
C. DATE: MAY 2016

PLAT MAP INFORMATION	
DATE	MAY 2016
DRAWN BY	SUZANNE L. HAYES, L.S.
CHECKED BY	SUZANNE L. HAYES, L.S.
DATE	MAY 2016
SCALE	1"=40'

STATE OF TEXAS, COUNTY OF HAYS, TEXAS, BEING THE STATE OF TEXAS, COUNTY OF HAYS, TEXAS, AND IS SUBJECT TO THE DEED RECORDS OF HAYS COUNTY, TEXAS. THE DEED RECORDS OF HAYS COUNTY, TEXAS, SHOW THAT THE PROPERTY WAS ACQUIRED BY THE STATE OF TEXAS BY DEED FROM THE COUNTY OF HAYS, TEXAS, ON THE 15TH DAY OF OCTOBER, 1954. ALL SURVEYING INSTRUMENTS SHALL BE KEPT CLEAR OF ENCLOSURES AND SHALL BE KEPT IN SUCH A MANNER AS TO BE READILY AVAILABLE FOR INSPECTION BY ANY PERSON AT ANY TIME. ALL PROPERTY SHOWN ON THIS MAP IS SUBJECT TO THE DEED RECORDS OF HAYS COUNTY, TEXAS. THE DEED RECORDS OF HAYS COUNTY, TEXAS, SHOW THAT THE PROPERTY WAS ACQUIRED BY THE STATE OF TEXAS BY DEED FROM THE COUNTY OF HAYS, TEXAS, ON THE 15TH DAY OF OCTOBER, 1954. ALL PROPERTY SHOWN ON THIS MAP IS SUBJECT TO THE DEED RECORDS OF HAYS COUNTY, TEXAS.

1. I, SUZANNE L. HAYES, L.S., A PROFESSIONAL ENGINEER AND REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MAP MEETS ALL THE REQUIREMENTS OF HAYS COUNTY TO THE BEST OF MY KNOWLEDGE.

2. I, SUZANNE L. HAYES, L.S., A PROFESSIONAL ENGINEER AND REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MAP MEETS ALL THE REQUIREMENTS OF HAYS COUNTY TO THE BEST OF MY KNOWLEDGE.

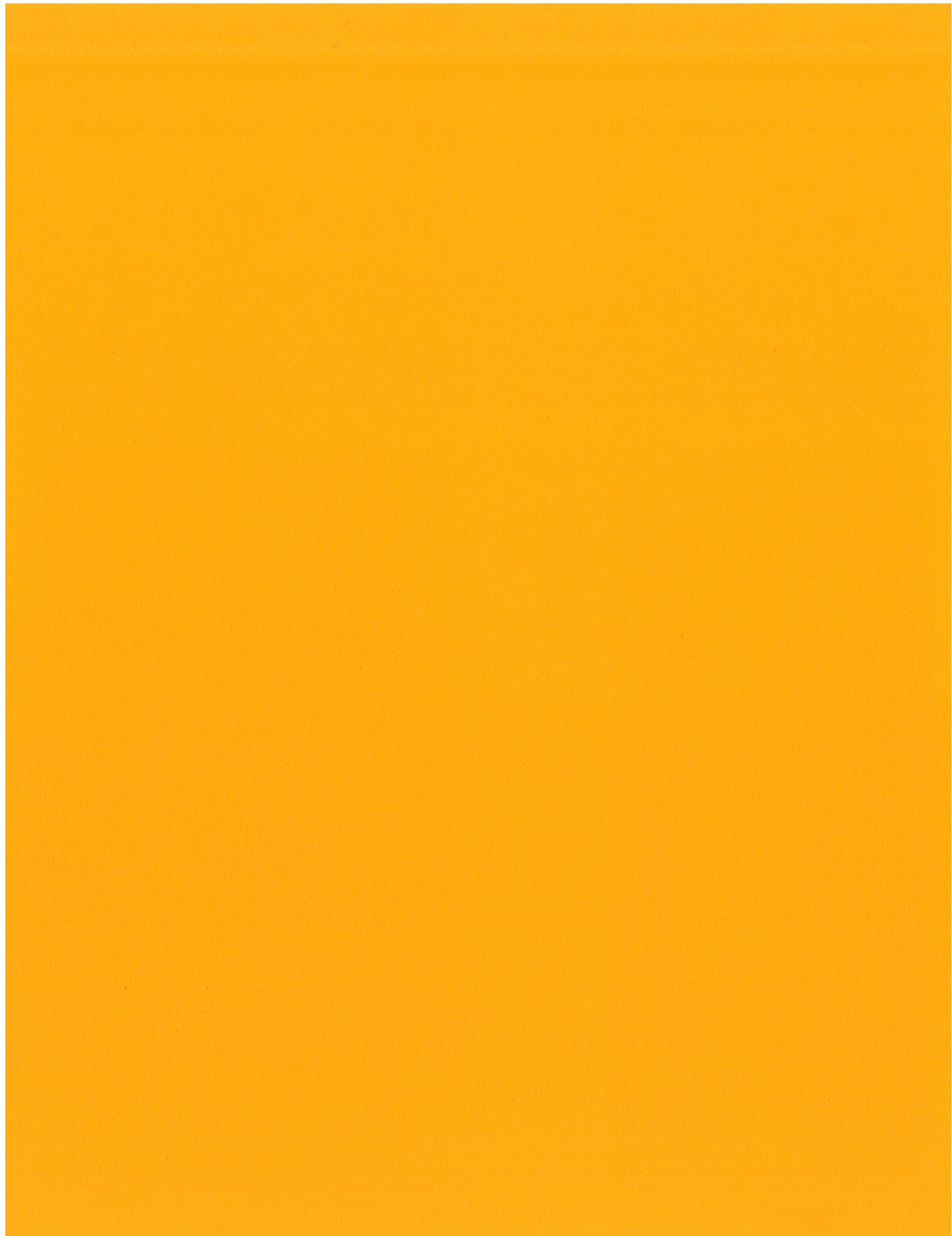
3. I, SUZANNE L. HAYES, L.S., A PROFESSIONAL ENGINEER AND REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MAP MEETS ALL THE REQUIREMENTS OF HAYS COUNTY TO THE BEST OF MY KNOWLEDGE.

WITNESS MY HAND AND SEAL OF OFFICE, AT PULSHARK, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BY: SUZANNE L. HAYES, L.S.  
COUNTY CLERK, PORT BEND COUNTY, TEXAS

THIS PLAT MAP OF BOXES PLAYGROUND IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF PULSHARK, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

ATTEST: SUZANNE L. HAYES, L.S., COUNTY CLERK, PORT BEND COUNTY, TEXAS



**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 The Market at Cross Creek Ranch (2<sup>nd</sup> Review) / Final Plat

**City Engineer Review**

Reviewed  
 See Attached Letter

\_\_\_\_\_  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**City Secretary**

Processed  
 Returned for additional data

\_\_\_\_\_  
BY: nk DATE: 8-25-16

**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: 08/19/2016 Date Received by the City of Fulshear: \_\_\_\_\_

Subdivision: THE MARKET AT CROSS CREEK RANCH Development: CROSS CREEK RANCH

**SUBMITTAL OF PLAT: (Check Appropriate Selection)**

Preliminary  Final  Short Form Final  
 Replat  Vacation Plat  Admin. (Minor) Plat  
 Amending 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: 29.61 Acres of land located in the J.W. Scott Survey, A-321

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

Total Acreage: 29.61  
 Number of Streets: n/a  
 Number of Lots: 0  
 Number and Types of Reserves: 9 - Unrestricted  
 Total Acres in Reserve: 29.61

Owner: HEB Grocery Company, L.P. & The Market at CCR LTD.  
 Address: 646 South Flores Street & 5850 San Filipe St., Ste. 490  
 City/State: San Antonio, TX 78204 Houston, TX 77057  
 Telephone: 713-960-9977 713-782-9000  
 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	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$100.00</u>
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

TREY DEVILLIER  
 TYPED OR PRINTED NAME/TITLE

08/19/2016  
 DATE

August 31, 2016

## Engineering Review

Second Revised Final Plat  
The Market at Cross Creek Ranch  
City of Fulshear, Texas

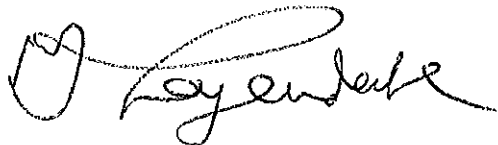
### For Information only:

1. This plat will create five (5) reserves in one (1) Block that covers a total area of 29.61 acres.
2. All of the Reserves are titled "Unrestricted" and their sizes range from 0.9432 acres up to 13.80 acres.
3. All of the reserves have direct access to F.M. 1463 and/or Fulshear Bend Drive.

### Recommendations:

I recommend that this Second Revised Final Plat of The Market at Cross Creek Ranch be approved when the following items have been addressed:

- A) From the City Planning Letter it appears that The Market at CCR, LTD owns Reserve "A" (1.721 acres) and HEB Grocery Company L.P. owns all of the rest of the Reserves. This needs to be reflected in the Owner's Dedication language.
- B) It appears that there is a lien on Reserve "A" according to the City Planning Letter. A Lien Holder's Subordination is required for this lien







August 19, 2016

City of Fulshear  
C/o Diana Offord – City Secretary  
PO BOX 279 / 30603 FM 1093  
Fulshear, TX 77441

Re: THE MARKET AT CROSS CREEK RANCH – Final Plat Application

Dear Ms. Offord:

Enclosed is the City of Fulshear **Subdivision/Development Platting Application** form and additional enclosures listed below, submitted by Brown & Gay Engineers, Inc. on behalf of HEB GROCERY COMPANY, L.P. and THE MARKET AT CCR LTD., the owner(s).

The subject plat is being submitted for 2<sup>nd</sup> Review/Final Plat for the following reason(s);

- The interior reserves have changed.
- Note: Boundary acreage has not changed

Please contact me if you have any questions or if any additional information is required.

Sincerely,



Trey DeVillier  
Platting Tech

Enclosures:    Platting application  
                  Platting Fee check (# 71225)  
                  Ten (10) copies of plat  
                  CPL / Title report  
                  Utility release/no objection letters  
                  Lien Subordination  
                  CD (data files)

## Kimberly Kopecky

---

**From:** Trey DeVillier <TDeVillier@bgeinc.com>  
**Sent:** Wednesday, August 31, 2016 6:14 PM  
**To:** David Leyendecker (davidleyen@aol.com)  
**Cc:** Diana Offord; Michelle Killebrew; Kimberly Kopecky; CJ Snipes; Gerald Grissom; Tracy Youngblood; Benton Schmaltz; Julie Ward  
**Subject:** THE MARKET AT CROSS CREEK RANCH - Engineering Review Comments - REPOSE  
**Attachments:** 2016-8-31\_THE MARKET AT CCR\_FP COMMENT RESP LTR\_scan.pdf; 2016-8-26\_CPL.pdf; 2016-8-31\_PLAT\_THE MARKET AT CCR\_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](http://www.bgeinc.com)



Serving. Leading. Solving.™

**Disclaimer:** My e-mail address has changed! Please update your contacts with my new **@bgeinc.com** address.

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August 31, 2016

Clay & Leyendecker, Inc.  
Attn: Mr. David Leyendecker  
1350 Avenue D  
Katy, Texas 77493

Re: THE MARKET AT CROSS CREEK RANCH – 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. From the City Planning Letter it appears that The Market at CCR, LTD. Owns Reserve “A” (1.721 acres) and HEB Grocery Company L.P. owns all of the rest of the Reserves. This needs to be reflected in the Owners Dedication Language.**

*RESPONSE: The Owners Dedication does include both owners as per the City Planning Letter. Additionally, General Notes 21 and 22 detail ownership of each reserve within the plat boundary.*

**B. It appears that there is a lien on Reserve “A” according to the City Planning Letter. A Lien Subordination is required for the lien.**

*RESPONSE: Per the current City Planning Letter, dated August 26, 2016, attached herein, there are no liens on the property.*

Sincerely,

A handwritten signature in blue ink that reads "Trey DeWillier".

Trey DeWillier  
Platting Tech

*Enclosure: 1) City Planning Letter, File No. HT075945, Dated August 26, 2016  
2) One (1) Copy of the Subject Plat*

cc: D. Offord, City Secretary (+9 copies of the subject plat)  
Michelle Killebrew, Building Official  
CJ Snipes, City Manager

Updated



777 Post Oak Blvd. Suite 100  
Houston, Texas 77056  
Customer Service Department  
Phone: (713) 626-9220

File No.: HT075945

DATE: August 26, 2016

CITY OFFULSHEAR

ATTN: CITY PLANNING COMMISSION

GENTLEMEN:

A diligent search of the records contained in the Old Republic National Title Insurance Company abstract plant has been completed on the following described property:

## TRACT I:

BEING a 27.89 acre 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 1,913.31 acre tract of land described as Tract A in an instrument to CCR Texas Holdings LP recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2012038964, all of a called 0.2715 acre tract of land described as Director Lot 1 in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2013020125, all of a called 0.1827 acre tract of land described as Director Lot 2 in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2013020124, all of a called 0.1834 acre tract of land described as Director Lot 3 in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2013020123, all of a called 0.1841 acre tract of land described as Director Lot 4 in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2013020122, and all of a called 0.1848 acre tract of land described as Director Lot 5 in an instrument to CCR Texas Holdings LP recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2013020121, said 27.89 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch iron rod found for the northeast corner of the herein described tract, same being the most easterly northeast corner of said Tract A, same also being the southeast corner of a called 2.000 acre tract of land as described in an instrument to Scott R. Pratt recorded under F.B.C.C.F. No. 2002078777, lying on the west right-of-way line of F.M. 1463 (100 feet wide) as recorded under Volume 275, Page 525 of the Fort Bend County Deed Records;

THENCE, S 01°56'48" E, a distance of 1,206.64 feet along and with the west right-of-way line of said F.M. 1463, same partly being the east line of said Tract A and the east line of said Director Lot 1 to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most easterly southeast corner of the herein described tract;

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

S 88°03'12" W, a distance of 201.09 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

N 53°07'54" W, a distance of 102.25 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a non-tangent curve to the left from which its center bears S 63°38'21" E, 542.07 feet;

In a southerly direction, along and with the arc of said curve to the left, a distance of 314.43 feet, having a radius of 542.07 feet, a central angle of 33° 14' 05" and a chord which bears S 09° 44' 37" W, 310.04 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most southerly southeast corner of the herein described tract, lying on the north right-of-way line of Fulshear Bend Drive (100 feet wide) as recorded under Plat No. 20150033 of the F.B.C.P.R. and being the beginning of a non-tangent curve to the right from which its center bears N 00° 08' 39" W, 2,950.00 feet;

THENCE, In a Westerly direction, along and with said north right-of-way line and the arc of said curve to the right, a distance of 572.02 feet, having a radius of 2950.00 feet, a central angle of 11°06'36" and a chord which bears N 84°35'22" W, 571.12 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southwest corner of the herein described tract, same being the southeast corner of a called 21.54 acre tract of land described in an instrument to CCR21, LLC recorded under F.B.C.C.F. No. 2013146884;

THENCE, N 01°56'48" W, a distance of 1,369.21 feet along and with the east line of said 21.54 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northwest corner of the herein described tract, same being the northeast corner of said 21.54 acre tract, lying on the south line of CHURCHILL FARMS SEC 9, a subdivision per plat recorded under Plat No. 20130309 of the Fort Bend County Plat Records (F.B.C.P.R.);

THENCE, N 87° 48' 46" E, a distance of 910.01 feet along and with a north line of said Tract A, same partly being the south line of said CHURCHILL FARMS SEC 9, the south line of CHURCHILL FARMS SEC 8, a subdivision per plat recorded under Plat No. 20130074 of the F.B.C.P.R. and the south line of said 2.000 acre tract to the **POINT OF BEGINNING** and containing 27.89 acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area

or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

TRACT II:

BEING a 1.721 acre (74,949 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 1,913.31 acre tract of land described as Tract "A" in an instrument to CCR Texas Holdings LP recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2012038964, said 1.721 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northeast corner of CREEK BEND AT CROSS CREEK RANCH SECTION TEN, a subdivision per plat recorded under Plat No. 20120149 of the Fort Bend County Plat Records (F.B.C.P.R.), lying on the west right-of-way line of F.M. 1463 (100 feet wide) as recorded under Volume 275, Page 525 of the Fort Bend County Deed Records (F.B.C.D.R.), same being the most easterly line of said Tract "A", said corner being located S 67° 41' 25" E, 1,274.22 feet from a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northwest corner of said CREEK BEND AT CROSS CREEK RANCH SECTION TEN, same being the east corner of CREEK BEND AT CROSS CREEK RANCH SECTION TWELVE, a subdivision per plat recorded under Plat No. 20130245 of the F.B.C.P.R., same also being the south corner of a called 0.1757 acre tract of land described as Director Lot I in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2014053608;

THENCE, N 01° 56' 48" W, a distance of 1,046.87 feet along and with the west right-of-way line of said F.M. 1463, same being the most easterly line of said Tract "A" to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the POINT OF BEGINNING and the most easterly southeast corner of the herein described tract;

THENCE, over and across said Tract "A" the following courses and distances:

S 84° 59' 53" W, a distance of 40.06 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an interior corner;

S 42° 36' 42" W, a distance of 119.75 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an interior corner;

S 03° 28' 27" E, a distance of 17.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most southerly southeast corner of the herein described tract;

S 86° 31' 33" W, a distance of 48.60 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 westerly direction, along and with the arc of said curve to the right, a distance of 171.45 feet, having a radius of 2,950.00 feet, a central angle of 03° 19' 48" and a chord which bears S 88° 11' 27" W, 171.43 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the southwest corner of the herein described tract, same being the beginning of a non-tangent curve to the right from which its center bears N 83° 07' 34" E, 542.07 feet;

In a northerly direction, along and with the arc of said curve to the right, a distance of 314.43 feet, having a radius of 542.07 feet, a central angle of 33° 14' 05" and a chord which bears N 09° 44' 37" E, 310.04 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the northwest corner of the herein described tract;

S 53° 07' 54" E, a distance of 102.25 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an interior corner;

N 88° 03' 12" E, a distance of 201.09 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 west right-of-way line of said F.M. 1463, same being the most easterly line of said Tract "A";

THENCE, S 01° 56' 48" E, a distance of 134.18 feet along and with the west right-of-way line of said F.M. 1463 and the most easterly line of said Tract "A" to the POINT OF BEGINNING and containing 1.721 acres (74,949 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 northeast line of CREEK BEND AT CROSS CREEK RANCH SECTION TEN as cited herein.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

We find title to be apparently in:

HEB GROCERY COMPANY, LP, a TEXAS limited partnership (as to TRACT I)

THE MARKET AT CCR LTD., a TEXAS limited partnership (as to TRACT II)

Subject only to the following:

**1. RESTRICTIONS:**

As set forth in instrument filed for record under Fort Bend County Clerk's File No.(s) 2013123613, 2013145102, 2013146922, 2015087019, 2015093103 and 2015093217. **BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.**

**2. EASEMENTS:**

A pipeline easement granted to Transcontinental Gas Pipe Line Corp., as set forth and described in Volume 271, Page 33 of the Deed Records of Fort Bend County, Texas. Amended by supplemental right of way agreement set forth in instrument(s) filed for record under Fort Bend County Clerk's File No(s). 2005003089. Said pipeline easement is subject to those Consent to Use Easement Area set forth in instrument(s) filed for record under Fort Bend County Clerk's File No(s). 2007033179, 2008130303, 2008111375, 2009041973, 2010013092, 2011031972, 2013115500, 2013115501, 2013115502, 2013115503, 201413720, 2015019788.

Water line easement 5 feet in width along the South property line, as shown on the recorded plat filed under Plat No. 20150033 of the Official Public Records of Fort Bend County, Texas.

Various storm sewer and sanitary sewer easement varying in width along the South property line, as shown on the recorded plat filed under Plat No. 20150033 of the Official Public 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 set forth in instrument(s) filed for record under Fort Bend County Clerk's File No(s). 2007050326 and 2009075716.

**3. LIENS:**

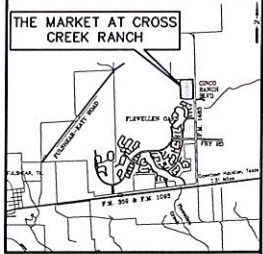
NOTE: We find no outstanding voluntary liens of record affecting the subject property. Inquiry should be made concerning the existence of any recorded or unrecorded lien or other indebtedness which could give rise to any security interest claim in the subject property.

NOTICE: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DISCLAIMS ANY WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THIS INFORMATION. THIS INFORMATION IS SOLELY FOR THE USE OF THE PARTY REQUESTING IT AND NO ONE ELSE. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S LIABILITY FOR ERRORS AND/OR OMISSIONS IN THIS INFORMATION SHALL BE LIMITED TO THE AMOUNT PAID FOR THIS REPORT. BY ACCEPTING THIS FORM, THE PARTY REQUESTING THE INFORMATION AGREES THAT THE DISCLAIMER OF WARRANTIES AND LIABILITY LIMITATION CONTAINED IN THIS PARAGRAPH IS A PART OF ITS CONTRACT WITH OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND SHALL COVER ALL ACTIONS WHETHER ARISING HEREUNDER BY STATUTE, IN CONTRACT, OR IN TORT.

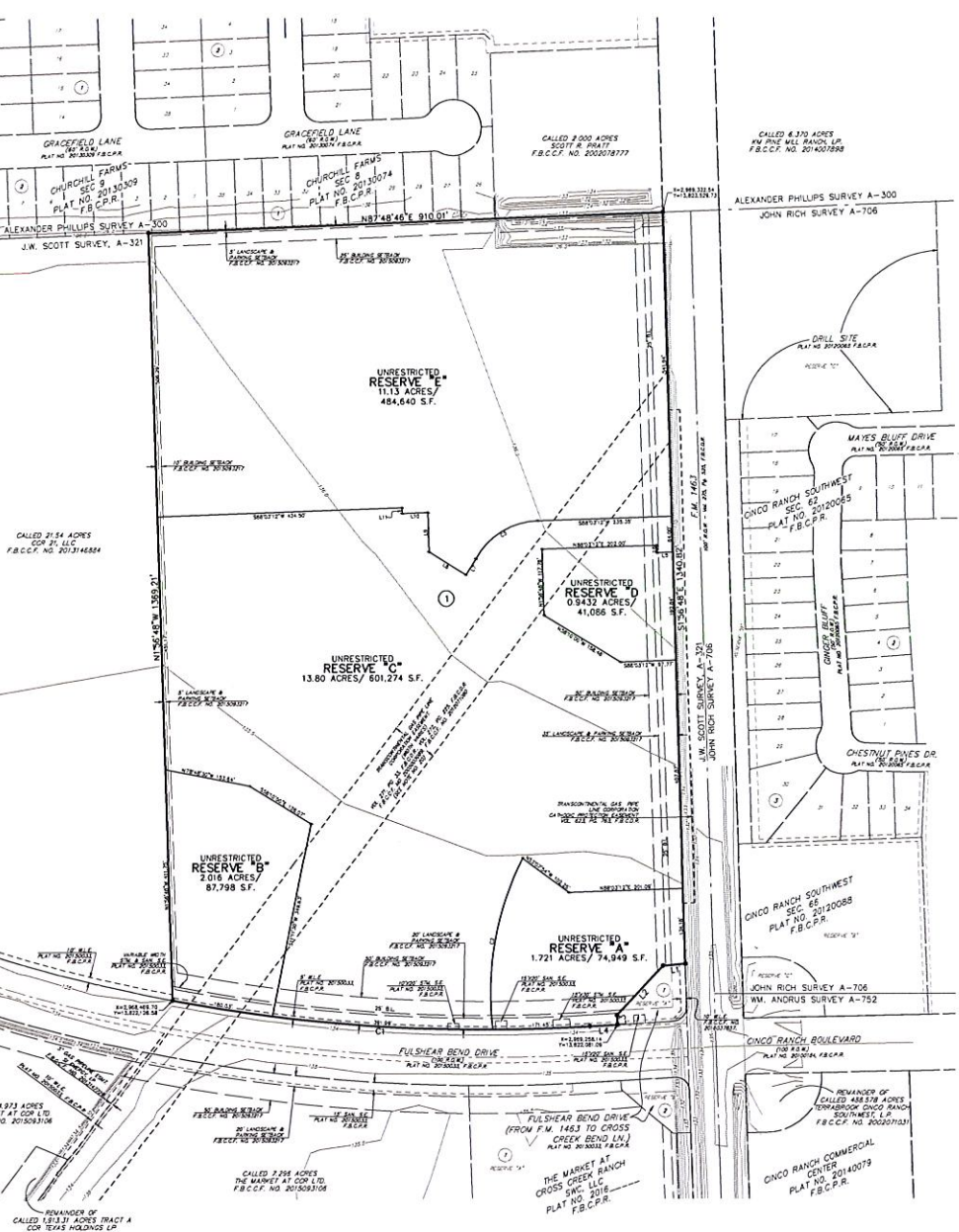
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

  
CUSTOMER SERVICE DEPARTMENT  
JESSE ARRIAZOLA





Corrections made to this Plat



LINE BEARING	DISTANCE
L1 N 88° 15' 37" E 45.00'	
L2 S 88° 15' 37" E 118.50'	
L3 S 88° 15' 37" E 118.50'	
L4 S 88° 15' 37" E 118.50'	
L5 N 88° 15' 37" E 118.50'	
L6 S 88° 15' 37" E 118.50'	
L7 S 88° 15' 37" E 118.50'	
L8 S 88° 15' 37" E 118.50'	
L9 S 88° 15' 37" E 118.50'	
L10 S 88° 15' 37" E 118.50'	
L11 S 88° 15' 37" E 118.50'	

CURVE DATA	NUMBER	RADIUS	DELTA	CHORD	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	180.0000	1.0000	180.0000	2.0000	1.0000	N 0° 00' 00" W	2.0000
C2	144.0000	2.0000	144.0000	4.0000	2.0000	N 0° 00' 00" W	4.0000
C3	1.0000	89.0857	179.9700	178.1734	89.0857	N 89° 58' 57" W	178.1734

DESCRIPTION OF A 29.61 ACRE TRACT OF LAND SITUATED IN THE J. W. SCOTT SURVEY, ABSTRACT NO. 321, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 29.61 acre tract of land situated in the J.W. Scott Survey, Abstract No. 321, City of Fulshear, Fort Bend County, Texas, and being all of certain 27.89 acre tract of land described in an instrument to the SEC Group Company, LP recorded under Fort Bend County Clerk's File No. 201050282, and being all of certain 2.72 acre tract of land described in a File Number 201050282, and being all of certain 1.721 acre tract of land described in an instrument to Scott R. Pruitt recorded under F.B.C.C.P. No. 201048377, lying on the west right-of-way line of F.W. 1463 (1000 Feet wide) as recorded under Volume 275, Page 525 of the Fort Bend County Deed Records.

**BEGINNING** at a 3/8-inch iron rod found for the common northeast corner of the herein described tract and said 27.89 acre tract, some also being the southeast corner of a called 2.000 acre tract as described in an instrument to Scott R. Pruitt recorded under F.B.C.C.P. No. 201048377, lying on the west right-of-way line of F.W. 1463 (1000 Feet wide) as recorded under Volume 275, Page 525 of the Fort Bend County Deed Records.

**THENCE** S 01° 54' 48" E, at a distance of 1,206.64 feet passing a 1/2-inch iron pipe with cap stoppered Brown & Gay found for the common east corner of said 27.89 acre tract and said 1.721 acre tract, continuing for a total distance of 1,306.82 feet along and with the west right-of-way line of said F.W. 1463 and along with the east line of said 27.89 acre tract and said 1.721 acre tract to a 1/2-inch iron pipe with cap stoppered Brown & Gay found for the common north-southwest corner of the herein described tract and said 1.721 acre tract, some being the northeast corner of Reserve 'A' of Fulshear Bend Drive (FROM F.W. 1463 TO CROSS CREEK BEND LN.) a subdivision per plat recorded under Plat No. 201050282 of the Fort Bend County Plat Records (F.B.C.P.R.);

**THENCE** S 01° 54' 48" E, at a distance of 1,206.64 feet passing a 1/2-inch iron pipe with cap stoppered Brown & Gay found for the common east corner of said 27.89 acre tract and said 1.721 acre tract, some being the west line of said Reserve 'A' the following courses and distances:

S 84° 59' 53" W, a distance of 40.06 feet to a 1/2-inch iron pipe with cap stoppered Brown & Gay found for a common interior corner of the herein described tract and said 1.721 acre tract, some being the most northerly northeast corner of said Reserve 'A';

S 42° 10' 42" W, a distance of 119.76 feet to a 1/2-inch iron pipe with cap stoppered Brown & Gay found for a common interior corner of the herein described tract and said 1.721 acre tract, some being the most westerly northeast corner of said Reserve 'A';

S 03° 28' 27" E, a distance of 17.00 feet to a 1/2-inch iron pipe with cap stoppered Brown & Gay found for the common southerly southwest corner of the herein described tract and said 1.721 acre tract, some being the southwest corner of said Reserve 'A', lying on the north right-of-way line of Fulshear Bend Drive (1000 Feet wide) of said FULSHEAR BEND DRIVE (FROM F.W. 1463 TO CROSS CREEK BEND LN.);

**THENCE** along with the north right-of-way line of said Fulshear Bend Drive, some being the south line of said 1.721 acre tract and said 27.89 acre tract the following courses and distances:

S 80° 31' 33" W, a distance of 48.00 feet to a 1/2-inch iron pipe with cap stoppered Brown & Gay found for the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, at a distance of 171.45 feet passing a 1/2-inch iron pipe with cap stoppered Brown & Gay found for the common southerly corner of said 27.89 acre tract and said 1.721 acre tract, continuing for a total distance of 743.47 feet, said curve having a radius of 300.00 feet, a central angle of 147° 04' and a chord which bears N 88° 15' 37" E 741.80 feet to a 1/2-inch iron pipe with cap stoppered Brown & Gay found for the southeast corner of a called 21.54 acre tract and long described in an instrument to Scott R. Pruitt recorded under F.B.C.C.P. No. 201048377, some being the common southwest corner of the herein described tract and said 27.89 acre tract;

**THENCE**, N 01° 54' 48" W, a distance of 1,368.21 feet along and with the easterly line of said 21.54 acre tract, some being the west line of said 27.89 acre tract to a 3/8-inch iron pipe with cap stoppered Brown & Gay found for the northeast corner of said 21.54 acre tract, some being the common northeast corner of the herein described tract and said 27.89 acre tract and along with the north line of CHARDHILL PARKS SEC. 8 a subdivision per plat recorded under Plat No. 201035033 of the Fort Bend County Plat Records (F.B.C.P.R.);

**THENCE**, N 87° 48' 46" E, a distance of 910.01 feet along and with the north line of said 27.89 acre tract, some being the north line of CHARDHILL PARKS SEC. 8 a subdivision per plat recorded under Plat No. 201035033 of the F.B.C.P.R. and the east line of said 2.000 acre tract to the POINT OF BEGINNING and containing 29.61 acres of land.

Bearing orientation is based on the Texas Coordinate System, South Central Zone 4204, NAD83 and is referenced to a called 27.89 acre tract and a called 1.721 acre tract as cited herein.

- GENERAL NOTES**
1. "U.C." Indicates "Utility Easement".
  2. "M.L." Indicates "Master Line Easement".
  3. "M.W.E." Indicates "Water Line Easement".
  4. "M.V.E." Indicates "Water Meter Easement".
  5. "F.H.E." Indicates "Fire Hydrant Easement".
  6. "S.M.S.E." Indicates "Storm Sewer Easement".
  7. "S.N.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 "First Records of Fort Bend County".
  12. "F.B.C.D.R." Indicates "Deed Records of Fort Bend County".
  13. The coordinates shown herein are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by adjusting by the following combined scale 1:0001487.
  14. Bearing orientation is based on the Texas Coordinate System, South Central Zone 4204, NAD83 and is referenced to monuments found along the west right-of-way line of F.W. 1463 and the east line of a called 21.54 acre tract as cited herein.
  15. The pipeline easements within the boundaries of the subject tract are based on the title research provided per City Planning Letter prepared by Old Republic National Title Insurance Company, File No. HD75945, dated August 24, 2016.
  16. The property lies in the Unshaded Zone "A" (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 therein, Map Number 481570705B, revised April 2, 2014.
  17. Found 1/2-inch iron pipe (3/4" O.D.) w/ cap stoppered "Brown & Gay" at all plot boundary corners unless otherwise noted.
  18. All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.
  19. This plat is subject to restrictions recorded under Fort Bend County Clerk's File No(s). 201132313, 201345102, 201314922, 201038014, 201038013 and 201038317 per City Planning Letter prepared by Old Republic National Title Insurance Company, File No. HD75945, dated August 24, 2016.
  20. The Transcontinental Gas Pipeline Corporation Easement herein is subject to Consent to Use Easement Area described in Instrument filed for record under Fort Bend County Clerk's File No. 200503028, 200703179, 200813033, 200911178, 200904873, 201013032, 201031972, 201102020, 201313003, 201412420, and 201619788 per City Planning Letter provided by Old Republic National Title Insurance Company, File No. HD75945, dated August 24, 2016.
  21. Owner of the area depicted as Reserve 'A' in the Market at Cross Creek Ranch Plat No. 201048377, per Special Warranty Deed recorded under F.B.C.C.P. No. 201050306.
  22. Owner of the area depicted as Reserves 'B', 'C', 'D' and 'E' in the Market at Cross Creek Ranch Plat No. 201048377, per Special Warranty Deed recorded under F.B.C.C.P. No. 201050305.

**THE MARKET AT CROSS CREEK RANCH**

A SUBDIVISION OF 29.61 ACRES OF LAND LOCATED IN THE J.W. SCOTT SURVEY, ABSTRACT 321 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

LOTS: 5 RESERVES: 5 BLOCKS: 1  
 SCALE: 1"=100' DATE: AUGUST, 2016

**OWNER**  
 HEB GROCERY COMPANY, LP  
 648 SOUTH FLORES STREET  
 SAN ANTONIO, TX 78204  
 (210) 338-8887  
 1000 A PLAZA  
 ARIE WARD

**OWNER**  
 THE MARKET AT CSR LTD.  
 5800 SAN FILIPE ST., STE. 440  
 HOUSTON, TX 77057  
 (713) 782-9000  
 ARIE WARD

**LAND PLANNER**  
 BOE | KERRY R. OLBERT & ASSOCIATES, INC.  
 23501 CINCO RANCH BLVD., #4-250  
 KATY, TEXAS 77454  
 (281) 573-2500  
 ALAN SEVIA

**Brown & Gay Engineers, Inc.**  
 10777 Westheimer, Suite 400, Houston, TX 77042  
 TEL: 281-555-9700 • www.browngay.com  
 TBEPS Registration No. F-1048  
 TBEPS Licensed Surveyor No. 1011056-00  
 E. BENTON SCHWALTZ



777 Post Oak Blvd. Suite 100  
Houston, Texas 77056  
Customer Service Department  
Phone: (713) 626-9220

File No.: HT075945

DATE: August 17, 2016

CITY OFFULSHEAR

ATTN: CITY PLANNING COMMISSION

GENTLEMEN:

A diligent search of the records contained in the Old Republic National Title Insurance Company abstract plant has been completed on the following described property:

TRACT I:

BEING a 27.89 acre 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 1,913.31 acre tract of land described as Tract A in an instrument to CCR Texas Holdings LP recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2012038964, all of a called 0.2715 acre tract of land described as Director Lot 1 in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2013020125, all of a called 0.1827 acre tract of land described as Director Lot 2 in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2013020124, all of a called 0.1834 acre tract of land described as Director Lot 3 in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2013020123, all of a called 0.1841 acre tract of land described as Director Lot 4 in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2013020122, and all of a called 0.1848 acre tract of land described as Director Lot 5 in an instrument to CCR Texas Holdings LP recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2013020121, said 27.89 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch iron rod found for the northeast corner of the herein described tract, same being the most easterly northeast corner of said Tract A, same also being the southeast corner of a called 2.000 acre tract of land as described in an instrument to Scott R. Pratt recorded under F.B.C.C.F. No. 2002078777, lying on the west right-of-way line of F.M. 1463 (100 feet wide) as recorded under Volume 275, Page 525 of the Fort Bend County Deed Records;

THENCE, S 01°56'48" E, a distance of 1,206.64 feet along and with the west right-of-way line of said F.M. 1463, same partly being the east line of said Tract A and the east line of said Director Lot 1 to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most easterly southeast corner of the herein described tract;

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

S 88°03'12" W, a distance of 201.09 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

N 53°07'54" W, a distance of 102.25 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a non-tangent curve to the left from which its center bears S 63°38'21" E, 542.07 feet;

In a southerly direction, along and with the arc of said curve to the left, a distance of 314.43 feet, having a radius of 542.07 feet, a central angle of 33° 14' 05" and a chord which bears S 09° 44' 37" W, 310.04 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most southerly southeast corner of the herein described tract, lying on the north right-of-way line of Fulshear Bend Drive (100 feet wide) as recorded under Plat No. 20150033 of the F.B.C.P.R. and being the beginning of a non-tangent curve to the right from which its center bears N 00° 08' 39" W, 2,950.00 feet;

THENCE, In a Westerly direction, along and with said north right-of-way line and the arc of said curve to the right, a distance of 572.02 feet, having a radius of 2950.00 feet, a central angle of 11°06'36" and a chord which bears N 84°35'22" W, 571.12 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southwest corner of the herein described tract, same being the southeast corner of a called 21.54 acre tract of land described in an instrument to CCR21, LLC recorded under F.B.C.C.F. No. 2013146884;

THENCE, N 01°56'48" W, a distance of 1,369.21 feet along and with the east line of said 21.54 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northwest corner of the herein described tract, same being the northeast corner of said 21.54 acre tract, lying on the south line of CHURCHILL FARMS SEC 9, a subdivision per plat recorded under Plat No. 20130309 of the Fort Bend County Plat Records (F.B.C.P.R.);

THENCE, N 87° 48' 46" E, a distance of 910.01 feet along and with a north line of said Tract A, same partly being the south line of said CHURCHILL FARMS SEC 9, the south line of CHURCHILL FARMS SEC 8, a subdivision per plat recorded under Plat No. 20130074 of the F.B.C.P.R. and the south line of said 2.000 acre tract to the **POINT OF BEGINNING** and containing 27.89 acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area

or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

TRACT II:

BEING a 1.721 acre (74,949 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 1,913,31 acre tract of land described as Tract "A" in an instrument to CCR Texas Holdings LP recorded under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2012038964, said 1.721 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northeast corner of CREEK BEND AT CROSS CREEK RANCH SECTION TEN, a subdivision per plat recorded under Plat No. 20120149 of the Fort Bend County Plat Records (F.B.C.P.R.), lying on the west right-of-way line of F.M. 1463 (100 feet wide) as recorded under Volume 275, Page 525 of the Fort Bend County Deed Records (F.B.C.D.R.), same being the most easterly line of said Tract "A", said corner being located S 67° 41' 25" E, 1,274.22 feet from a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northwest corner of said CREEK BEND AT CROSS CREEK RANCH SECTION TEN, same being the east corner of CREEK BEND AT CROSS CREEK RANCH SECTION TWELVE, a subdivision per plat recorded under Plat No. 20130245 of the F.B.C.P.R., same also being the south corner of a called 0.1757 acre tract of land described as Director Lot I in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2014053608;

THENCE, N 01° 56' 48" W, a distance of 1,046.87 feet along and with the west right-of-way line of said F.M. 1463, same being the most easterly line of said Tract "A" to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the POINT OF BEGINNING and the most easterly southeast corner of the herein described tract;

THENCE, over and across said Tract "A" the following courses and distances:

S 84° 59' 53" W, a distance of 40.06 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an interior corner;

S 42° 36' 42" W, a distance of 119.75 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an interior corner;

S 03° 28' 27" E, a distance of 17.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most southerly southeast corner of the herein described tract;

S 86° 31' 33" W, a distance of 48.60 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 westerly direction, along and with the arc of said curve to the right, a distance of 171.45 feet, having a radius of 2,950.00 feet, a central angle of 03° 19' 48" and a chord which bears S 88° 11' 27" W, 171.43 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the southwest corner of the herein described tract, same being the beginning of a non-tangent curve to the right from which its center bears N 83° 07' 34" E, 542.07 feet;

In a northerly direction, along and with the arc of said curve to the right, a distance of 314.43 feet, having a radius of 542.07 feet, a central angle of 33° 14' 05" and a chord which bears N 09° 44' 37" E, 310.04 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the northwest corner of the herein described tract;

S 53° 07' 54" E, a distance of 102.25 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an interior corner;

N 88° 03' 12" E, a distance of 201.09 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 west right-of-way line of said F.M. 1463, same being the most easterly line of said Tract "A";

THENCE, S 01° 56' 48" E, a distance of 134.18 feet along and with the west right-of-way line of said F.M. 1463 and the most easterly line of said Tract "A" to the POINT OF BEGINNING and containing 1.721 acres (74,949 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 northeast line of CREEK BEND AT CROSS CREEK RANCH SECTION TEN as cited herein.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

We find title to be apparently in:

HEB GROCERY COMPANY, LP, a TEXAS limited partnership (as to TRACT I)

THE MARKET AT CCR LTD., a TEXAS limited partnership (as to TRACT II)

Subject only to the following:

**1. RESTRICTIONS:**

NONE OF RECORD

**2. EASEMENTS:**

A pipeline easement granted to Transcontinental Gas Pipe Line Corp., as set forth and described in Volume 271, Page 33 of the Deed Records of Fort Bend County, Texas. Amended by supplemental right of way agreement set forth in instrument(s) filed for record under Fort Bend County Clerk's File No(s). 2005003089. Said pipeline easement is subject to those Consent to Use Easement Area set forth in instrument(s) filed for record under Fort Bend County Clerk's File No(s). 2007033179, 2008130303, 2008111375, 2009041973, 2010013092, 2011031972, 2013115500, 2013115501, 2013115502, 2013115503, 201413720, 2015019788.

Water line easement 5 feet in width along the South property line, as shown on the recorded plat filed under Plat No. 20150033 of the Official Public Records of Fort Bend County, Texas.

Various storm sewer and sanitary sewer easement varying in width along the South property line, as shown on the recorded plat filed under Plat No. 20150033 of the Official Public 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 set forth in instrument(s) filed for record under Fort Bend County Clerk's File No(s). 2007050326 and 2009075716.

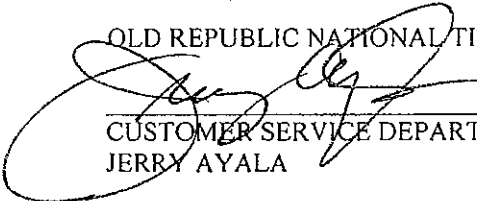
**3. LIENS:**

Deed of Trust dated April 12, 2012, filed for record on April 13, 2012, under Fort Bend County Clerk's File No. 2012038977, executed by CCR Texas Holdings LP, to Stewart Title Company, Trustee(s), to secure the payment of one note in the principal sum of \$90,000,000.00, payable to the order of as stated therein, and subject to all of the terms, conditions and stipulations contained therein, including but not limited to any other and future indebtedness also secured by this lien. Said Deed of Trust covers additional property. As to Tract II. Secure Partial Release.

SEARCH COMPLETE THROUGH: August 4, 2016

NOTICE: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DISCLAIMS ANY WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THIS INFORMATION. THIS INFORMATION IS SOLELY FOR THE USE OF THE PARTY REQUESTING IT AND NO ONE ELSE. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S LIABILITY FOR ERRORS AND/OR OMISSIONS IN THIS INFORMATION SHALL BE LIMITED TO THE AMOUNT PAID FOR THIS REPORT. BY ACCEPTING THIS FORM, THE PARTY REQUESTING THE INFORMATION AGREES THAT THE DISCLAIMER OF WARRANTIES AND LIABILITY LIMITATION CONTAINED IN THIS PARAGRAPH IS A PART OF ITS CONTRACT WITH OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND SHALL COVER ALL ACTIONS WHETHER ARISING HEREUNDER BY STATUTE, IN CONTRACT, OR IN TORT.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



CUSTOMER SERVICE DEPARTMENT  
JERRY AYALA



January 22, 2015

Brown & Gay Engineers  
Attn: Gerald W. Grissom  
10777 Westheimer, Suite 400  
Houston, TX 77042

Dear Gerald W. Grissom,

AT&T is pleased to respond to your request for no objection letter of plans received for the The Market at Cross Creek Ranch off of FM 1463 at Fulshear Bend Dr. AT&T does not place facilities for new commercial development within this Consolidated Communications territory. Please contact Consolidated Communications for a letter of No Objection for this new commercial development.

If you have any questions or require additional information, please contact me at my office: 281-341-4312 or e-mail me at: [mb2759@att.com](mailto:mb2759@att.com).

Sincerely,

Mike Broussard  
Manager OSP Planning and Engineering Design





November 21, 2014

Mr. Gerald W. Grissom  
Team Leader – Platting Services  
Brown and Gay Engineers  
10777 Westheimer, Suite 400  
Houston, Texas 77042

Re: No Objection to the plat of “The Market at Cross Creek Ranch” to remove note 7.

Mr. Grissom,

Please accept this letter as notification that Comcast of Houston LLC, herein referred to as Comcast has no objection to the plat of The Market at Cross Creek Ranch, contained in the following description.

*A subdivision of 29.61 acres of land located in the J.W. Scott Survey, Abstract 321 City of Fulshear, Fort Bend County, Texas containing 0 Lots, 8 Reserves, and 1 Block.*

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

Sincerely,

A handwritten signature in black ink that reads "Chris Grey". The signature is fluid and cursive, with a long horizontal stroke at the end.

Chris Grey  
Construction Supervisor, Design and Serviceability



February 4, 2015

City of Fulshear  
30603 FM 1093  
Fulshear, TX 77441

**Re: The Market at Cross Creek Ranch**

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated November 2014.

At this time, CenterPoint Energy 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, CenterPoint Energy will require exclusive easements.

Upon completion of CenterPoint Energy's facility designs, dedicated utility easements may be determined inadequate by CenterPoint Energy. In these cases, the developer, his successors or assigns, will be required to provide CenterPoint Energy 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.

If there are any questions, please contact Samantha Richards at 713.207.6362 or Sandra Goodall at 713.207.6347.

Sincerely,

A handwritten signature in black ink that reads "Samantha Richards". The signature is written in a cursive, flowing style.

Samantha Richards  
Right of Way Agent

C: Gerald Grissom <ggrissom@browngay.com>

PLR14.423A

**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 29.61 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 THE MARKET AT CROSS CREEK RANCH, 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 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 THE MARKET AT CROSS CREEK RANCH.

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 THE MARKET AT CROSS CREEK RANCH and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of THE MARKET AT CROSS CREEK RANCH 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

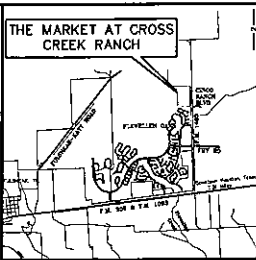
I, \_\_\_\_\_, a Notary Public in and for said Province, DO HEREBY CERTIFY, that \_\_\_\_\_, personally known to me to be the \_\_\_\_\_ of CCR TEXAS AGENT INC., an Ontario corporation, in its capacity as agent of CCR Texas Lender Inc. and PSPIB-CCR Inc., whose name is subscribed to the within instrument, 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





STATE OF TEXAS  
COUNTY OF FORT BEND

HEB GROCERY COMPANY, L.P. a Texas limited partnership, owned by and through Todd A. Pilonis, its Executive Vice President, owner and THE MARKET AT CORP LLC, a Texas limited liability company, its general partner, the latter referred to as Todd A. Pilonis of THE MARKET AT CORP LLC and for carrying out the MARKET AT CROSS CREEK RANCH, do hereby make and establish said subdivision and development plan of 29.61 acres property located in Ft. Worth, Tarrant County, Texas, together with the map and plat hereof, for the use of the public, to wit: for the use of the public, as follows: (except those streets designated as private streets, or common streets easements), alleys, parks, major conduits, utility easements and public streets shown thereon for the purposes and considerations therein expressed, and do hereby affirmatively set aside, dedicate and design to support 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 easements, to wit: easements for electric, gas, sewer, water, and telephone lines, to be shown on the plat hereof, to be a right-of-way easement of seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter ground easements of five feet; six inches (5'-6") for fifteen feet (15'-0") perimeter ground easements, from a given station feet (5'-0") above the ground level shown, together subject to one existing state public utility easements and one easement with aerial easements (U.S. and A.E.) as indicated on the plat hereof, whereby the aerial easements locate thirty-one feet, six inches (31'-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 easements, to wit: easements for electric, gas, sewer, water, and telephone lines, to be shown on the plat hereof, to be a right-of-way easement of seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter ground easements of five feet; six inches (5'-6") for fifteen feet (15'-0") perimeter ground easements, from a given station feet (10'-0") above the ground level shown, together subject to both three and existing state public utility easements that are designated with aerial easements (U.S. and A.E.) as indicated on the plat hereof, 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 to hereby restricted to prevent the crossing of any vehicle onto any public or private street, 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 highways, roads, utility, conduits, 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, we do hereby covenant and agree that all of the property within the boundaries of this subdivision and easements to any drainage easements, ditch, utility, drains or natural drainage may shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, accessible vegetation and other obstructions to the operation and maintenance of the drainage facilities and that any existing property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, THE HEB GROCERY COMPANY, L.P. a Texas limited partnership, has caused these presents to be signed by Todd A. Pilonis, its Executive Vice President, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

HEB GROCERY COMPANY, L.P. a Texas limited partnership  
By: Todd A. Pilonis  
Executive Vice President

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Todd A. Pilonis, Executive Vice President of HEB GROCERY COMPANY, 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.

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

Notary Name:  
Notary Public in and for the State of Texas  
Commission Expires: \_\_\_\_\_

IN TESTIMONY WHEREOF, the THE MARKET AT CORP LLC, a Texas limited liability company, its general partner, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

THE MARKET AT CORP LLC,  
a Texas limited liability company,  
its general partner  
By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ of THE MARKET AT CORP LLC, a Texas limited liability company, its general partner, 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 Name:  
Notary Public in and for the State of Texas  
Commission Expires: \_\_\_\_\_

I, Antonia Venn, R.C.L.S., a Registered Professional Engineer, No. 0393, do 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, single points, double points and other points of reference have been located 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.

Antonia Venn, R.C.L.S.  
Texas Registration No. 0393

I, E. Benton Schwalte, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of the City of Ft. Worth, to the best of my knowledge.

E. Benton Schwalte, P.E.  
Texas Registration No. 101260  
Bram & Gay Engineers, Inc.  
TCE Registration No. P-11946

This plat of THE MARKET AT CROSS CREEK RANCH is approved by the City Planning Director of the City of Ft. Worth, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

City Manager  
City of Ft. Worth  
City Clerk  
City of Ft. Worth

This plat of THE MARKET AT CROSS CREEK RANCH was approved by \_\_\_\_\_ by the City of Ft. Worth City Council and signed on this \_\_\_\_\_ day of \_\_\_\_\_, 2016; provided, however, this approval shall be voided 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. Rowlett  
Mayor  
City of Ft. Worth

I, Diana Blanton, 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 \_\_\_\_\_ A. in Plat Number \_\_\_\_\_ of the public records of said county.

Diana Blanton  
County Clerk  
Fort Bend County, Texas

Diana Blanton  
County Clerk  
Fort Bend County, Texas

## THE MARKET AT CROSS CREEK RANCH

A SUBDIVISION OF 29.61 ACRES OF LAND LOCATED IN THE J.W. SCOTT SURVEY, ABSTRACT 321 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVES: 5 BLOCKS: 1  
SCALE: 1"=100' DATE: AUGUST, 2016

OWNER: HEB GROCERY COMPANY, LP 846 SOUTH PLACES STREET SAN ANTONIO, TX 78244 (210) 338-1133 1100 A, PLANO  
OWNER: THE MARKET AT CORP LTD, 5500 SAN PIERRE ST, STE 490 HOUSTON, TX 77057 (713) 782-9007 BLAKE PROFFIT

LAND PLANNER: BGE | KERRY R. OLBERT & ASSOCIATES, INC. 2350 CHACO RANCH BLVD, #4-250 DALLAS, TEXAS 75244 (214) 378-0340 JOHN ROMA

Brown & Gay Engineers, Inc. 10177 Newriver, Suite 400 Houston, TX 77042 Tel: 281-558-8700 www.browngay.com TCE Registration No. P-1341 100% Licensed Surveying Firm No. 011245-00 E. BENTON SCHWALTE

