Special Use Permit/ Variance APPROVAL/DISAPPROVAL FORM

REQUESTOR: Mike Davenport	
ADDRESS OF PREMISES AFFECTED: 30406 Second Street. Fulshear, TX 77441	
PLANNING AND ZONING COMMISSION REVIEW GRANTED DENIED RETURNED FOR ADDITIONAL DATA	
BY:DATE:	
CITY COUNCIL REVIEW GRANTEDDENIED	
BY:DATE:	

AGENDA MEMO BUSINESS OF THE PLANNING & ZONING COMMISSION CITY OF FULSHEAR, TEXAS

AGENDA OF:

January 6, 2016

AGENDA ITEM:

DATE SUBMITTED:

December 12, 2016

DEPARTMENT:

Administration

PREPARED BY:

Michelle Killebrew, Building Official

PRESENTER:

Michelle Killebrew, Building Official

SUBJECT:

Variance request for 30406 Second Street

ATTACHMENTS:

Application, Site plan, pictures of existing conditions

EXPENDITURE REQUIRED:

\$0

AMOUNT BUDGETED:

\$0

ACCOUNT: Development Services

ADDITIONAL APPROPRIATION REQUIRED:

\$0

ACCOUNT NO:

EXECUTIVE SUMMARY

Mike Davenport has recently purchased the property located at 30406 Second Street, and is in the process of remodeling the residential building. The property currently has an accessory structure that is past front property line along Second Street. He would like to rebuild this structure with a similar height, width and length, his desire is to have the new building placed 5 feet from the property line to serve as an outdoor kitchen and pool room.

The reason for the request is that with the current lot shape and the existing trees and pool there is no way to move the building to the 25 foot front building line.

Applicature # Dolle 1704



CITY OF FULSHEAR

BUILDING SERVICES

PO Box 279 / 29378 McKinnon Rd. Suite C Fulshear, Texas 77441 Phone: 281-346-8860 ~ Fax: 281-346-8237 www.fulsheartexas.gov

VARIANCE APPLICATION

	APPLICATION FEE: \$75.00 NON REFUNDABLE
	APPLICATION DATE:
	ADDRESS OF PREMISES AFFECTED: 30406 SECOND ST. FULSHEAR, TX. 77441
	LEGAL DESCRIPTION:
CURRENT->	OWNERS INFORMATION: NAME MIKE DAVENPORT ADDRESS 31202 LOWER CXBOW TR. CITY FUSHEAR STATE TX. ZIP CODE 7744) EMAIL MIKE @ MDCOASTAL. COM PHONE NUMBER 713-515-1170
, , , , , , , , , , , , , , , , , , ,	APPLICANTS NAME (if different than owner)
- -	EXPLAIN REQUEST: (fully explain the existing conditions that make this request necessary) WHITE WROUGHT TRON FENCE AROUD PERIMETER OF HOUSE HAS DETERIORATED. THE FENCE WILL BE RE-CONDITIONED & PLACED BACK IN SAME LOCATION AS ORIGINAL FENCE.
	OUTDOOR BUILDING BY POOL REPLACED WITH NEW BUILDING MOVED 5' TO EAST.
S	tatus of the Project: Existing O Under Construction O Proposed
H	lave there been previous variance requests for this property?
A A	re there similar situations in the area?ddresses:
Н	ave you informed your Home Owners Association? or Neighbors? Yes
R pl di <u>U</u>	equest Proposal and Description: Provide a description of the existing and or proposed hysical property improvements relative to this case (ie: materials, structure type and height, imensions, etc.) Please also supply and identify photos where applicable, to support your case: OHTE WRONGHT FENCE TO BE RECENDITIONED, PAINTED WHITE S. REINSTALLED AT EXISTING FENCE LOCATION HOUND PERIMETER OF HOUSE.
C	LD ONTDOOR BUILDING BY POOL TO BE REPLACED WITH NEW

BUILDING OF SIMILAR HEIGHT, WIDTH & LENGTH DIMENSIONS.
THE BUILDING WILL BE WOOD CONSTRUCTION METAL IT I POSE
THE NEW BUILDING WILL BE LACATED ASSOCIATION
THE WHERE I HE OLD ISULUMA (MARCHELL S.T. ME. D.
TO SERVE AS A OUTDOOR KITCHEN / POOL ROOM. WE ARE ASIGNA FOR THE VARIANCE ON BOTH FENCE & BUILDING TO
- NOT HAVE TO REMOVE TREES FILL THE DUD BUILDING NOTICE
BE MOVED BECAUSE IT IS OUTSIDE OF THE PROPERTY LINE.

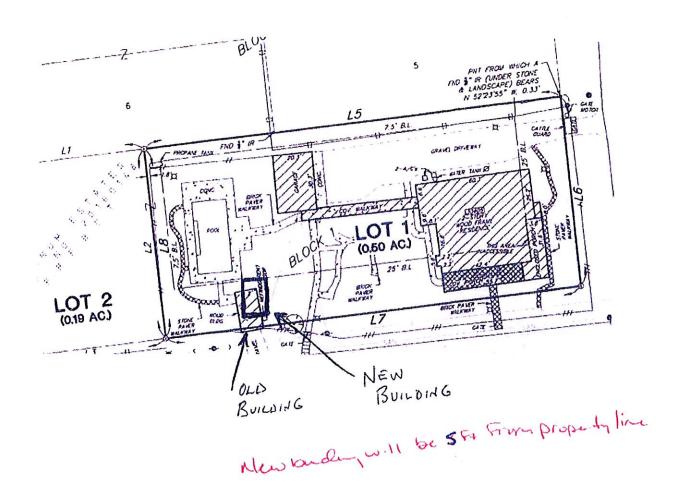
Acknowledgement: I certify that the information herein provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will cause this case to be presented in public hearing before the Planning Commission, unless I withdraw same prior to the City's posting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

Signed by the Applicant/Owner Agent: Wel Du Date: 9/1/20/6

Variance Application some 1704

Survey showing removing the outdoor building and locating the new building 5' to the East and 3' North

NoetH



Hi Neighbor,

We are in the process of remodeling the house at 30406 Second Street in Fulshear. We are going to ask the city for a variance for the following items. We would greatly appreciate your concurrence of these two variances.

- 1. We will have the white wrought iron fence re-conditioned to new and installed back on the same perimeter line as was the existing fence. This fence runs North to South on Wilson St and East to West on Second St.
- 2. The old outdoor building that sits in the Southwest section of the back yard by the pool will be removed and a new outdoor building will be built 5' to the East and 3' to the North of the old building location. The new building will be roughly the same dimensions as the old building and consist of similar wood material with a metal/tin roof.

Please concur by signing below:

Name

White Wrought Iron Fence

Address

8402 Wilson

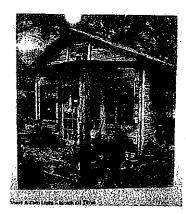
Fulsher 14 7744.

8407 wilson st 7744

Old Building



New Building



Property Owne R65748 DAVE	r Enport James M & Pamela L	Property Add 2ND ST	ress		2016 Asse \$55	ssed Value 5,480
2016 GENER	AL INFORMATION			2016 VALU	E INFORMATION	
Property Sta	tus Active			Improver	nent Homesite Value	\$222,59
Property Ty	pe Real Residential			Improve	ment Non-Homesite	
Legal Descripti		RES 0.5, Platinu	m Estates Final Plat		Value ement Market Value	
Neighborho						
Accou				I	and Homesite Value	\$225,00
Map Numb					Non-Homesite Value	\$107,89
The state of the s	RINFORMATION			Land Agric	ultural Market Value	\$
Owner Na	me Davenport James M & Pamela	L		Tota	l Land Market Value	\$332,89
Owner	5 5 20				Total Market Value	\$555,480
Exemption	ons				Agricultural Use	\$(
Percent Owners	hip 100%			To	otal Appraised Value	\$555,480
Mailing Addre	ess 31202 Lower Oxbow TRCE Fuls	shear, TX 77441	-4544		Iomestead Cap Loss	-\$(
					otal Assessed Value	\$555,480
016 ENTITIES						
TAXING ENTITY			AS	SESSED VALUE	TAX RATE PER 100	
S01- Lamar CI	SD			\$555,480	1.39005	
C04- City of Fu	ulshear			\$555,480	0.156901	
G01- Ft Bend (Co Gen			\$555,480	0.458	
D01- Ft Bend I	Orainage			\$555,480	0.016	
R05- Ft Bend C	Co ESD 4			\$555,480	0.1	
CAD- Fort Ben	d Central Appraisal District			\$555,480	0	
TOTALS					2.120951	
016 IMPROVE	MENTS				¥ Expand	/Collapse A
provement #1	State Code A1 - Residential Single Family Ho	uses	Homesite Yes	Total Maii 3,722 Sq.		
RECORD TY	PE	YEAR BUILT	SQ. FT	VALUE		ADD'L INFO
I Ma	ain Area	1915		2,278	\$114,570	⊌ Details
2 Ma	ain Area 2nd Story	1915		1,444	\$71,350	∀ Details
3 Or	oen Porch	1915		390	\$3,160	¥ Details
sci	reen Porch	1915		308	\$6,160	⊌ Details
	pen Porch	1915		156	\$1,260	₩ Details
	etached Garage	1915		600	\$14,390	
	W 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1					⊌ Details
	tached Garage	1995		160	\$5,090	¥ Details
	rimming Pools	1974		450	\$6,610	¥ Details
16 LAND SEG	SMENTS		MADVET	AC LISE		
AND SEGMENT YPE	STATE CODE	HOMESI	TE MARKET VALUE	AG USE LOSS	LAND SIZE	
- Residential Corner	A1 - Residential Single Family Houses	Yes	\$225,000	\$0	15,000 Sq. ft	
2 - Residential Corner	F1 - Real Commercial	No	\$107,890	\$0	6,850 Sq. ft	
TOTALS					21,850 Sq. ft / 0.5 acres	01607

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG LOSS	APPRAISED	HS CAP LOSS	ASSESSED
2015	\$244,680	\$89,940	\$334,620	\$0	\$0	\$334,620	\$0	\$334,620
2014	\$225,740	\$89,940	\$315,680	\$0	\$0	\$315,680	\$0	\$315,680
2013	\$210,060	\$89,940	\$300,000	\$0	\$0	\$300,000	\$0	\$300,000
2012	\$210,060	\$89,940	\$300,000	\$0	\$0	\$300,000	\$21,510	\$278,490
2011	\$188,230	\$89,940	\$278,170	\$0	\$0	\$278,170	\$25,000	\$253,170

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR#	VOLUME/PAGE
6/29/2016	Murphree Terence H Estate	Davenport James M & Pamela L	2016070240	
7/22/2015	Murphree, Terence H	Murphree Terence H Estate	PB15-CPR-028229	
7/21/2011	Murphree Terence H & Mary	Murphree, Terence H	PB12-CPR-024420	
	Murphree, Terence H	Murphree Terence H & Mary	•	

DISCLAIMER

Every effort has been made to offer the most current and correct information possible on these pages. The information included on these pages has been compiled by County staff from a variety of sources, and is subject to change without notice. The Fort Bend Central Appraisal District makes no warranties or representations whatsoever regarding the quality, content, completeness, accuracy or adequacy of such information and data. The Fort Bend Central Appraisal District reserves the right to make changes at any time without notice. Original records may differ from the information on these pages. Verification of information on source documents is recommended, By using this application, you assume all risks arising out of or associated with access to these pages, including but not limited to risks of damage to your computer, peripherals, software and data from any virus, software, file or other cause associated with access to this application. The Fort Bend Central Appraisal District shall not be liable for any damages whatsoever arising out of any cause relating to use of this application, including but not limited to mistakes, omissions, deletions, errors, or defects in any information contained in these pages, or any failure to receive or delay in receiving information, said or implied.

PUBLISHER'S AFFIDAVIT

THE STATE OF TEXAS § COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared Lee Hartman who being by me duly sworn, deposes and says that he is the Publisher of *Fort Bend Herald* and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

- 1. it devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
- 2. it is published at least once each week;
- 3. it is entered as second-class postal matter in the county where it is published; and
- 4. it has been published regularly and continuously since 1959
- 5. it is generally circulated within Fort Bend County.

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

12/20
, A.D. 2016
Total
Lee Hartman Publisher
SUBSCRIBED AND SWORN BEFORE ME by <u>Lee</u> <u>Hartman</u> , who
Xa) is personally known to me, or
b) provided the following evidence to establish his/her identity,
on this the <u>2/st</u> day of <u>December</u> , A.D. 2016 to certify which witness my hand and seal of office.

Notary Public, State of Texas

(CLIPPING) (S)

PUBLIC HEARING SPECIAL USE PERMIT

Notice is hereby given that a Public Hearing shall be held by the Planning and Zoning Committee of the City of Fulshear at its January 6, 2017 meeting at 8:30 A.M. in the Fulshear City Hall, Council Chambers located at 30603 FM 1093, Fulshear, Texas 77441.

The purpose of the hearing is to receive comments from interested individuals regarding request for SPECIAL USE PERMIT.

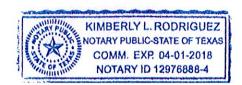
The location of the premises in question is located in the Downtown District, Lot 1 Block 1, Platinum Estates, specifically the address Is 30408 Second Street Fulshear, Texas 77441.

The applicant is seeking a variance to the Zoning Ordinance so as to permit the construction of an accessory structure 5 foot off of the front property line on Second Street.

Specific relief is requested from Section 1-163 (b) (5) which states that the minimum front building line setback shall be 25 feet for single family properties. The applicant reserves the right to supplement this application and/or seek at the time of the hearing, such other approvals, interpretations, and/or waivers as may be requested or required by the applicant or the Board.

A copy of said application and documents is on file at the City of Fulshear City Hall located at 30603 FM 1093 Fulshear, Texas 77441 on Monday through Thursdays from 8:00 a.m. to 5 p.m. and Fridays from 8:00 a.m. to 3 p.m. in the City Secretary's office for all interested parties prior to said hearing:

If you have any questions regarding this request please call the City Secretary's office at 281-346-1796 X204.





PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.fulsheartexas.gov

12/9/2016

Notice of Variance Request

TO WHOM IT MAY CONCERN;

In compliance with the City of Fulshear Zoning Ordinance Number 2010-1028, the Planning and Zoning Commission will hold a Public Hearing on January 6, 2017 at 8:30 a.m. in the City Council Chambers of the City of Fulshear, located at 30603 FM 1093, at which time and place all interested persons will be given an opportunity to be heard.

The location of the premises in question is located in the Downtown District, Lot 1 Block 1, Platinum Estates, specifically the address is 30406 Second Street Fulshear, Texas 77441.

The applicant is seeking a variance to the Zoning Ordinance so as to permit the construction of an accessory structure 5 foot off of the front property line on Second Street.

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If you have any questions regarding this request please call the City Secretary's office at 281-346-1796.

Sincerely,

Michelle Killebrew Building Official



PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.fulsheartexas.gov

Variance Request for 30406 Second Street

Letters to neighbors within 200 feet sent on 12/9/2016 for meeting date 1/9/2017

Cherrilyn Austin PO BOX 701 Simonton TX 77476

James Burgin PO BOX 395 Fulshear TX 77441

Rodger Riggs PO BOX 675 Fulshear TX 77441

First United Methodist 8318 Harris Street Fulshear TX 77441

BBBFL Interests 5311 Weston Drive Fulshear TX 77441

Scott Evans PO BOX 676 Fulshear TX 77441

Carol McCann PO BOX 33 Fulshear TX 77441

James Guidry 13418 Shady Bay Ct Sugarland TX 77498

Tayac Properies 4850 James Lane Fulshear TX 77441

Betty Roberts PO Box 658 Fulshear TX 77441

Taylor Properties LLC PO BOX 661 Fulshear TX 77441



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

Murphree Terence 6002 Rodgerdale Road Suite 200 Houston TX 77072

Selwin & Doris Jones PO BOX 207 Fulshear TX 77441 James & Martha Roberts PO BOX 207 Fulshear TX 77441

Huggins Ranch 3823 Elfland Circle Dallas TX 75229

Wren Investments 7218 Foster Island Drive Richmond TX 77406

Harold & Wendy Collins PO BOX 176 Fulshear TX 77441

Glenn Reue 818 Henderson Street Joshua TX 76058

Fulshear Country Enterprise 31311 Riverlake Road Fulshear TX 77441

Jason Grace PO BOX 432 Fulshear TX 77441

Sonya Simmons PO BOX 98 Fulshear TX 77441

Danny Davis PO BOX 32 Fulshear TX 77441

Robert Peck 209 Caleta Circle Richmond TX 77406

Fulshear Main Street Crossing LP 5 Riverway Suite 340 Houston TX 77056

Kimberly Kopecky

From:

Michelle Killebrew

Sent:

Monday, December 12, 2016 3:11 PM

To:

Diana Offord; CJ Snipes; Kimberly Kopecky

Subject:

RE: 30406 Second Street - Variance Request

Attachments:

Planning & Zoning Agenda Item Request.docx

Please delete the prior Planning & Zoning agenda item letter previously attached and insert this one in tead. After further discussions with Sharon and Michael we have decided that it will need a public hearing for both P&Z and City Council, I will send out a hearing notices. If you have any questions please feel free to call on me!

Permit us to serve you

Michelle Killebrew City of Fulshear **Building Services Department** 29378 McKinnon Rd. Suite C Fulshear, TX 77441 (281) 346-8860 Office (281) 346-8237 Fax

From: Michelle Killebrew

Sent: Friday, December 09, 2016 8:51 AM

To: dofford@fulsheartexas.gov; cjsnipes@fulsheartexas.gov; Sharon Valiante <svaliante@fulsheartexas.gov>

Subject: 30406 Second Street - Variance Request

Please prepare for Planning and Zoning Commission meeting on January 6, 2017

Variance Request: 30406 Second Street

Pursuant to section 1-163 (b) (5) Building Lines: Front setback for Single Family lot: Twenty five (25) feet.

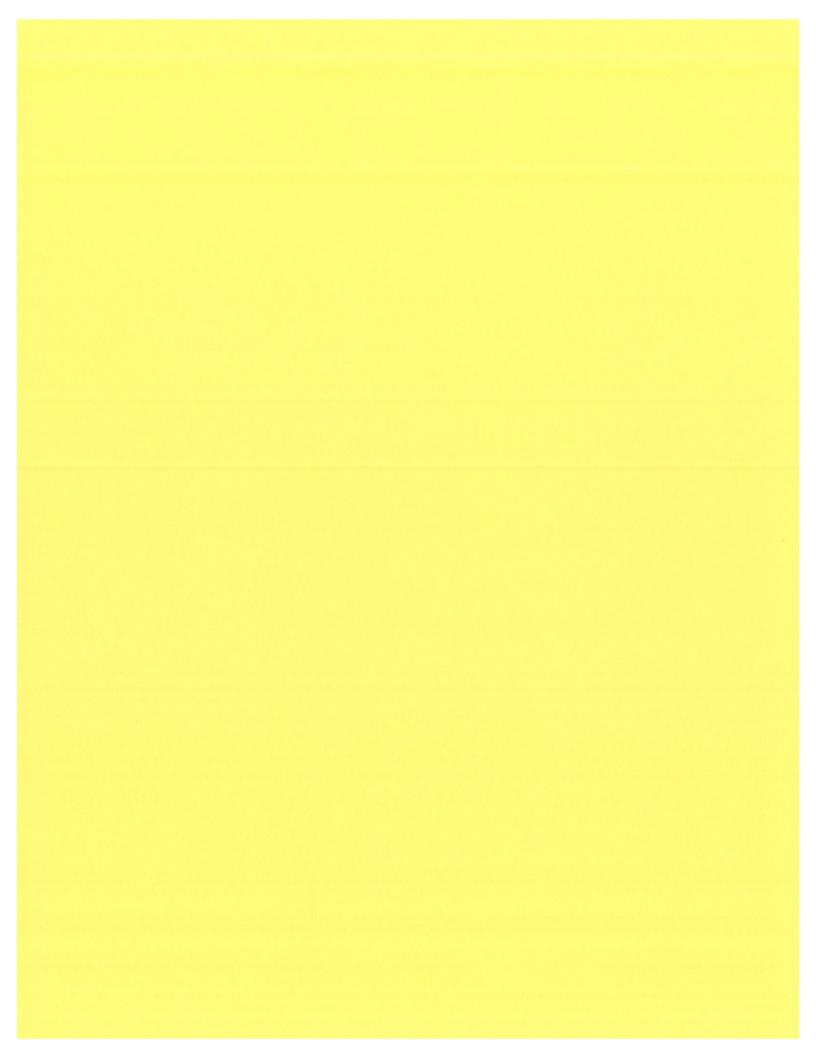
Notice regarding this request must be published in the newspaper of the general circulation in the City at least 11 days before the Public Hearing.

If City Council holds a hearing the notice must be published within 16 days before the hearing. (Since we do not have a Board of Adjustments, CI is going to ask legal counsel if this request needs to go to both the Planning and Zoning Commission and City Council).

Notice to all owners within 200ft of the lot lines will be sent out at least 10 days prior to the hearing, I will send out the notices to the owners.

Permit us to serve you

Michelle Killebrew City of Fulshear Building Services Department 29378 McKinnon Rd. Suite C Fulshear, TX 77441 (281) 346-8860 Office (281) 346-8237 Fax





281-346-1796 (ph) 281-346-2556 (fax)

30603 FM 1093 P.O. Box 279 Fulshear, Texas 77441

PLANNING AND ZONING COMMISSION MINUTES DECEMBER 2, 2016

1. Call to Order

A Regular Meeting of the Fulshear Planning and Zoning Commission was called to order by Planning and Zoning Chairman Amy Pearce at 8:30 a.m. on Friday, December 2, 2016 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas.

2. Quorum

A quorum was present.

Members Present: Amy Pearce-Chairman Dar Hakimzakeh Dawn McRea Jason Cherubini

Members Absent: Harold Collins Bijay Aryal Austin Weant

City Staff:

Diana Gordon Offord, City Secretary Kimberly Kopecky, Deputy City Secretary David Leyendecker, City Engineer Michelle Killebrew, Building Official CJ Snipes, City Manager

Others Present: Gerald Grissom Mark Armstrong Ryan Moeckel And 5 others that did not sign in

3. Public Comment

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

There were no Citizen Comments.

4. Consideration and possible action to approve Minutes from November 4, 2016 Planning and Zoning meeting

A motion was made by Planning and Zoning member Hakimzakeh to approve minutes from November 4, 2016 Planning and Zoning meeting. It was seconded by Planning and Zoning member McRea. The motion was carried by the following vote:

Ayes: Planning and Zoning members Cherubini, Hakimzakeh, McRea, and Pearce

Nays: None

Absent: Bijay Aryal Harold Collins Austin Weant

Motion Passes

5. <u>Consideration and possible action to approve Creek Falls at Cross Creek Ranch-</u> Unrestricted Reserve/Final Plat

Per David Leyendecker, this is complete and used for recreational. It will be used for a pool or pool house. David Leyendecker recommends approval. A motion was made by Planning and Zoning member McRea to approve Creek Falls at Cross Creek Ranch-Unrestricted Reserve/Final Plat. It was seconded by Planning and Zoning member Hakimzakeh. The motion was carried by the following vote:

Ayes: Planning and Zoning members Cherubini, Hakimzakeh, McRea, and Pearce

Nays: None

Absent: Bijay Aryal Harold Collins Austin Weant

Motion Passes

**This plat is listed as single family only because our form does not have an option to list as recreational/other.

6. Consideration and possible action to approve Parklane Fulshear/Preliminary Plat David Leyendecker recommends approval. This is a multi-family tract that was set up in the development agreement. A motion was made by Planning and Zoning member Hakimzakeh to approve Parklane Fulshear/Preliminary Plat. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

Aves: Planning and Zoning members Cherubini, Hakimzakeh, McRea, and Pearce

Nays: None

Absent: Bijay Aryal Harold Collins Austin Weant

Motion Passes

7. Consideration and possible action to approve Christian Brothers/Final Plat (2nd Review)

David Leyendecker recommends approval. A motion was made by Planning and Zoning member Cherubini to approve Christian Brothers/Final Plat (2nd Review). It was seconded by Planning and Zoning member McRea. The motion was carried by the following:

Ayes: Planning and Zoning members Cherubini, Hakimzakeh, McRea, and Pearce

Nays: None

Absent: Bijay Aryal Harold Collins Austin Weant

Motion Passes

Chairman Pearce asks the Commission to take Items 8 and 9 together.

8. <u>Consideration and possible action to approve Tamarron Crossing Section 1-Street</u> Dedication/Final Plat

David Leyendecker states both items 8 and 9 are straight street dedications and he recommends approval. A motion was made by Planning and Zoning member Hakimzakeh to approve Tamarron Crossing Section 1-Street Dedication/Final Plat. It was seconded by Planning and Zoning member McRea. The motion was carried by the following:

Ayes: Planning and Zoning members Cherubini, Hakimzakeh, McRea, and Pearce

Nays: None

Absent: Bijay Aryal Harold Collins Austin Weant

Motion Passes

9. <u>Consideration and possible action to approve Tamarron Crossing Section2-Street</u> Dedication/Final Plat

David Leyendecker states both items 8 and 9 are straight street dedications and he recommends approval. A motion was made by Planning and Zoning member Hakimzakeh to approve Tamarron Crossing Section 2-Street Dedication/Final Plat. It was seconded by Planning and Zoning member McRea. The motion was carried by the following vote:

Ayes: Planning and Zoning members Cherubini, Hakimzakeh, McRea, and Pearce

Nays: None

Absent: Bijay Aryal Harold Collins Austin Weant

Motion Passes

10. Consideration and possible action to approve Bonterra at Cross Creek Ranch Section 2/Final Plat

David Leyendecker recommends approval. Everything was set up in the development agreement for this plat. A motion was made by Planning and Zoning member Hakimzakeh to approve Bonterra at Cross Creek Ranch Section 2/Final Plat. It was seconded by Planning and Zoning member McRea. The motion was carried by the following vote:

Ayes: Planning and Zoning members Cherubini, Hakimzakeh, McRea, and Pearce

Nays: None

Absent: Bijay Aryal Harold Collins Austin Weant

Motion Passes

Chairman Pearce asks the Commission to take Items 11 and 12 together.

11. Consideration and possible action to approve Fulbrook on Fulshear Creek Section 8/Preliminary Plat

These were both plats that were not filed in a timely manner (not recorded with Fort Bend County) and needed to be re-submitted as preliminary plats. David Leyendecker states the Ordinance does allow a variance for 50 foot streets if they are just a short cul-de-sac and not a thru street. These were previously given a variance and he recommends we do the same and approve. A motion was made by Planning and Zoning member Hakimzakeh to approve Fulbrook on Fulshear Creek Section 8/Preliminary Plat. It was seconded by Planning and Zoning member McRea. The motion was carried by the following vote:

Ayes: Planning and Zoning members Cherubini, Hakimzakeh, McRea, and Pearce

Nays: None

Absent: Bijay Aryal Harold Collins Austin Weant

Motion Passes

12. Consideration and possible action to approve Fulbrook on Fulshear Creek Section 12/Preliminary Plat

These were both plats that were not filed in a timely manner (not recorded with Fort Bend County) and needed to be re-submitted as preliminary plats. David Leyendecker states the Ordinance does allow a variance for 50 foot streets if they are just a short cul-de-sac and not a thru street. These were previously given a variance and he recommends we do the same and approve. A motion was made by Planning and Zoning member Hakimzakeh to approve Fulbrook on Fulshear Creek Section 12. It was seconded by Planning and Zoning member McRea. The motion was carried by the following vote:

Ayes: Planning and Zoning members Cherubini, Hakimzakeh, McRea, and Pearce

Nays: None

Absent: Bijay Aryal Harold Collins Austin Weant

Motion Passes

13. Consideration and possible action to approve Cross Creek Commercial/Final Plat (Resubmittal) ***Previously named Shops at Cross Creek

Per CJ and David Leyendecker, the staff requested a name change. David Leyendecker states everything has been taken care of (corrections) on plats. A motion was made by Planning and Zoning member McRea to approve Cross Creek Commercial/Final Plat (Re-submittal). It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

Ayes: Planning and Zoning members Cherubini, Hakimzakeh, McRea, and Pearce

Nays: None

Absent: Bijay Aryal Harold Collins Austin Weant

Motion Passes

14. Consideration and possible action to approve Cross Creek Commercial II/Preliminary Plat (Re-submittal) *** Previously named Shops at Cross Creek II

Per CJ and David Leyendecker, the staff requested a name change. David Leyendecker states everything has been taken care of (corrections) on plats. A motion was made by Planning and Zoning member Hakimzakeh to approve Cross Creek Commercial II/Preliminary Plat (Re-Submittal). It was seconded by Planning and Zoning member McRea. The motion was carried by the following vote:

Ayes: Planning and Zoning members Cherubini, Hakimzakeh, McRea, and Pearce

Nays: None

Absent: Bijay Aryal Harold Collins Austin Weant

15. Adjournment

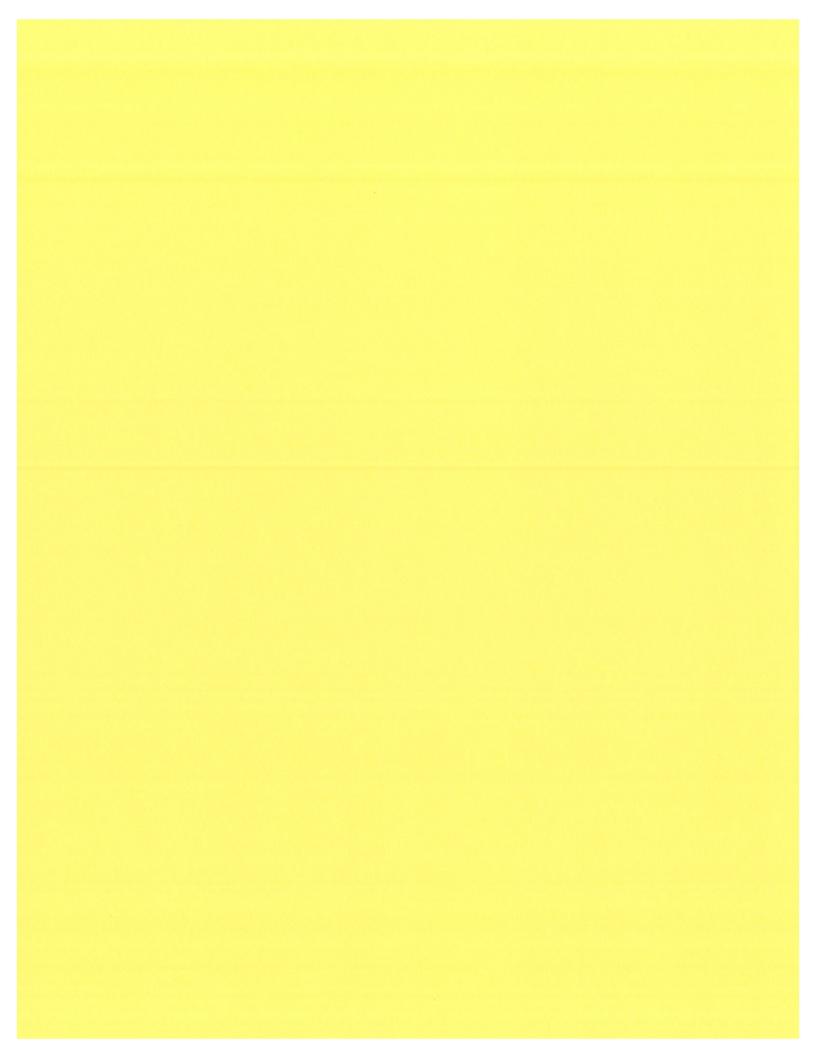
A motion was made by Planning and Zoning member Hakimzakeh to adjourn. It was seconded by Planning and Zoning member McRea. The motion was carried by the following vote:

Ayes: Planning and Zoning members Cherubini, Hakimzakeh, McRea, and Pearce

Nays: None

Absent: Bijay Aryal Harold Collins Austin Weant

The meeting adjourns at 8:42 a.m.



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 Cross Creek Com	mons - Retail	Site - RePlat	No. 1/Preliminary
City Engineer Review			Plat
Reviewed See Attached Letter			
BY:	DATE:	-3-2017	-
City Secretary			
Processed Returned for additional data			
, // ()	DATE:	-19-2016	
Planning Commission Review			
Approved Returned for additional data			
BY:	DATE:		
City Council Review			
Approved Returned for additional data			
BY:	DATE:		



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: 12/16/2016 Subdivision: CROSS CREEK COMMONS RETAIL SITE	Date Received by the City of Fulshear:	
SUBMITTAL OF PLAT: (Check Appropriate S		,
 ✓ Preliminary — Replat — Amending Plat TYPE OF PLAT: (Check Appropriate Selection 	Final Vacation Plat	Short Form Final Admin. (Minor) Plat
Single-Family Residential Planned Development Plat Location: City	Zero Lot Line/ Patio HomeZero Lot Line/ Patio HomeCommercialETJ (Extraterritorial Jurisdiction) ed in the J.W. Scott Survey, Abstra	Multi-Family Residential Industrial ct No. 321
Variance: Yes (Attach a Copy of Ap Total Acreage:10.08 Number of Streets: 0		
Number of Late: 0		Platting Fees
Owner: A-S 132 S. FRY ROAD-FM 1463. L Address: 8827 W. SAM HOUSTON PKWY N, STI City/State: HOUSTON, TX 77040 Telephone: 281-477-4300 Email Address: BGE INC. Contact Person: TREY DEVILLIER Telephone: 713-488-8204 Fax Number: 281-558-9701 Email Address: tdevillier@bgeinc.com This is to certify that the information on this formation on the formation of t	per acre Final Plat - \$500.00 plus ! Replat - \$500.00 plus ! Amending or Minor Plat Vacation - \$500 2 nd Review of plats - TOTAL PLATTING FE Park Fees (due at Fir	5.00 \$100.00 (each additional review) E \$626.00 each additional review) nal Plat Application)
SIGNATURE SIGNATURE	TREY DEVILLIER TYPED OR PRINTED NAME/TITLE	12/16/2016

January 3, 2017

Engineering Review

Preliminary Plat
Cross Creek Commons Retail Site Replat No 1
City of Fulshear, Texas

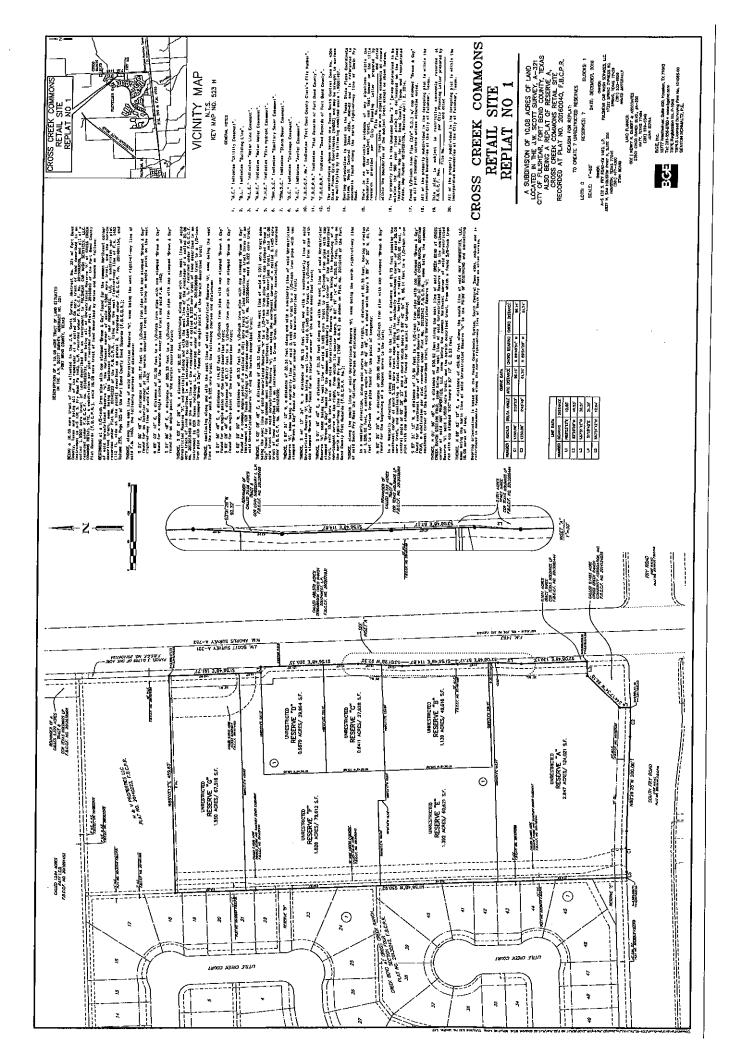
For Information only:

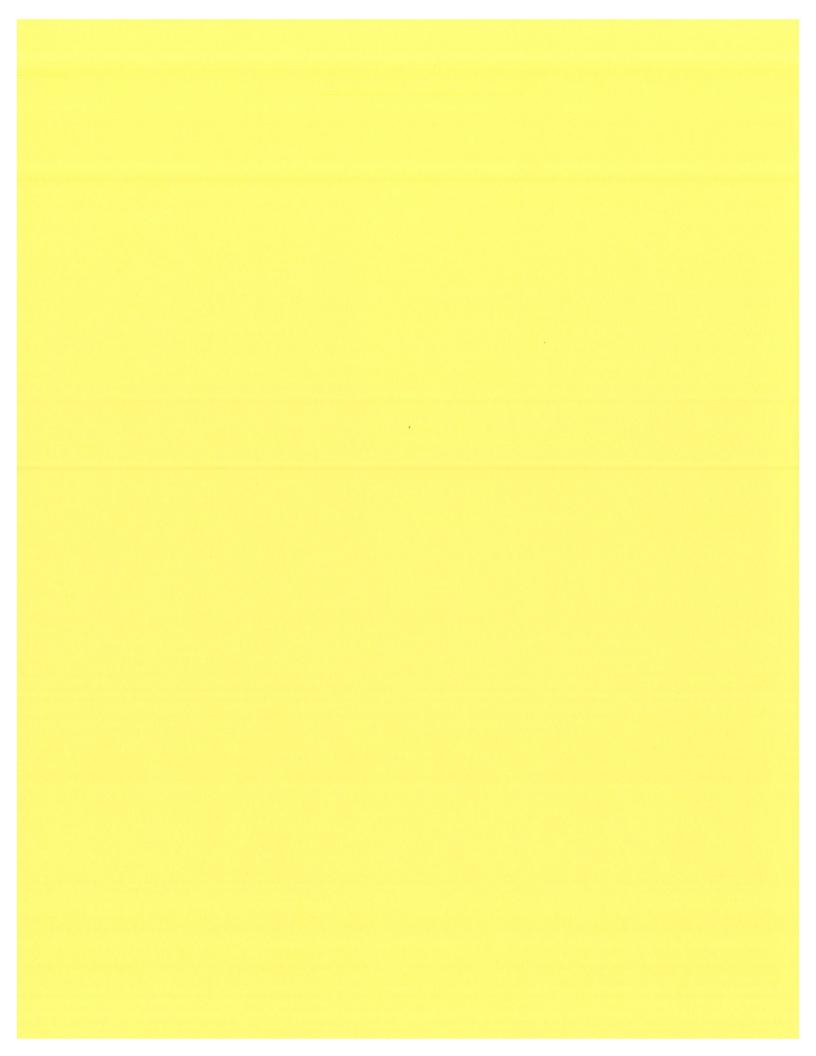
- 1. This plat will create seven (7) Unrestricted Reserves within one (1) Block with an area of 10.08 acres
- All seven (7) Reserves are shown to have direct access to F.M. 1463 but two (2) of the Reserves are Flag Lots. Reserve "E" has only 6.28 foot of frontage on F.M. 1463. Reserve "A" also has access to South Fry Road.

Recommendations:

I recommend that this Preliminary Plat of Cross Creek Commons Retail Site Replat No 1 be approved with the following additions/corrections:

- A) Contour lines are required on the face of the plat per the City's Subdivision Ordinance.
- B) Both Reserve "E" and "F" need to comply with the City's Subdivision Ordinance as to minimum direct Street Frontage.





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 Parklane Fulshear	r/Final	Plat
City Engineer Review Reviewed		
See Attached Letter		
BY:	DATE:	1-3-2017
City Secretary		
Processed Returned for additional data		
BY: Kaf	DATE:	12-19-2016
Planning Commission Review		
Approved Returned for additional data		
BY:	DATE:	
City Council Review		
Approved Returned for additional data		
BY:	DATE:	



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:12/16/2016	Date Received by the City of Fulshear:	Date Received by the City of Fulshear:		
Subdivision: PARKLANE FULSHEAR	Development: CROSS CREEK RANCH			
SUBMITTAL OF PLAT: (Check Appropria	ate Selection)			
Preliminary Replat Amending Plat	✓ Final — Vacation Plat	Short Form Final Admin. (Minor) Plat		
TYPE OF PLAT: (Check Appropriate Sele	ection)			
Single-Family Residential Planned Development	Zero Lot Line/ Patio Home	Multi-Family Residential Industrial		
	ETJ (Extraterritorial Jurisdiction)			
Legal Description: 21.54 Acres 10	cated in the J.W. Scott Survey, Abst	ract No. 321		
Variance: Yes (Attach a Copy of	of Approval Letter) No			
Number of Streets: 0				
		Platting Fees		
Number and Types of Reserves: 1				
Total Acres in Reserve: 21.54	Preliminary Plat - 9	\$500.00 plus 3.50 per lot, plus \$12.50		
Owner: _JUDWIN REALTY GROUP		0 when \$5 00 l-t -h \$25 00		
Address: 4295 SAN FELIPE, STE. 370		0 plus \$5.00 per lot plus \$25.00 per acre		
City/State: HOUSTON, TX 77027		lus 5.00 per lot plus \$25.00 per acre		
Telephone: _713-297-4400	Amending or Mir	nor Plat - \$200.00		
mail Address:	Plat Vacation - \$	500.00		
ingineer/Planner: BGE, INC.		ts - \$100.00 (each additional review)		
Contact Person: TREY DEVILLIER	TOTAL PLATTING	FEE\$1,038.50		
elephone: 713-488-8204	Park Fees (due at	Final Plat Application)		
ax Number: 281-558-9701				
mail Address: tdevillier@bgeinc.com				
pplication. I understand that if all neces	this form is complete, true and correct and the unc sary information, required documents, and plat fee riew needed in order to submit to the P&Z board.	lersigned is authorized to make this es are required at time of submittal or		
Tely Derth	TREY DEVILLIER	12/16/2016		
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE		

Texas Engineer Registration Number - F-2309

January 3, 2017

Engineering Review

Final Plat Parklane Fulshear City of Fulshear; Texas

For Information only:

- 1. This plat will create one (1) Reserve that covers a total area of 21.54 acres of land that is scheduled to be used for Multi-family residential.
- 2. Access to this Reserve will be from Fulshear Bend Drive along the South boundary line of the Reserve.
- 3. This Reserve has a 25-foot Front Building Line.

Recommendations:

I recommend that this Final Plat of Parklane Fulshear be approved with the following item being addressed:

- A) In the body of the dedication statement Ewing King is described as the Manager of Judwin Realty Group. The signature line is for Jerald Winograd, Manager of Judwin Realty Group. These need to be rectified.
- B) The Plat shows the owner to be Judwin Realty Group in the Title Block while the City Planning Letter calls the owner out to be CCR 21, LLC.

stewart title

Gail Kohl
Commercial Unit Supervisor,
VP,Commercial EO

Stewart Title Guaranty Company -Commercial Services 1980 Post Oak Boulevard, Suite 110 Houston, TX 77056 (713) 232-4326 Phone (713) 629-2255 Fax gail.kohl@stewart.com

December 14, 2016

City Planning Commission P.O. Box 110 Sugar Land, TX 77487-0110

File No.: 16000332934

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Guaranty Company Commercial Services (Houston)'s abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 1st day of December, 2016, the last Deed that we find, of record, reflects the record owner to be:

CCR 21, LLC, a Texas limited liability company

Legal Description:

DESCRIPTION OF A 21.54 ACRE TRACT OF LAND SITUATED IN THE J.W. SCOTT SURVEY, ABSTRACT NO. 321 FORT BEND COUNTY, TEXAS

BEING a 21.54 acre (938,430 square foot) tract of land situated in the J.W. Scott Survey, Abstract No. 321 of Fort Bend County, Texas and being part of a called 1,913.31 acre tract described and recorded under F.B.C.C.F. No. 2012038964, said 21.54 acre tract of land described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found for the Southeast corner of a called 123.09 acre tract described and recorded under F.B.C.C.F. No. 2006066386 and being the Southwest corner of the herein described tract;

THENCE, along the eastern lines of said 123.09 acre tract the following three (3) courses and distances:

N 13° 56' 17" E, a distance of 238.54 feet to a 5/8-inch iron rod found for an angle point;

N 04° 59' 14" E, a distance of 240.00 feet to a 5/8-inch iron rod found for an angle point;

N 02° 11' 14" W, a distance of 570.00 feet to a 1/2-inch iron pipe with cap stamped BROWN & GAY set for the Northwest corner of the herein described tract and being in the southern line of a called 209.8496 acre tract described and recorded under F.B.C.C.F. No. 2000072486:

THENCE, N 87° 48' 46" E, a distance of 737.37 feet along the line common to said 209.8496 acre tract and said 1,913.31 acre tract to a 1/2-inch iron pipe with cap stamped BROWN & GAY set for the Northeast corner of the herein described tract;

THENCE, S 01° 56' 48" E, a distance of 1,369.21 feet leaving said common line and over and across said

1,913.31 acre tract to a 1/2-inch iron pipe with cap stamped BROWN & GAY found for the Southwest corner of a previously surveyed 17.28 acre tract and the Southeast corner of the herein described tract, said iron pipe being in the North line of a 60-foot wide access easement described and recorded under F.B.C.C.F. No. 2006069770;

THENCE, in a Northwesterly direction along the North line of said access easement, a distance of 895.34 feet along the arc of a curve to the right having a radius of 2,950.00 feet, a central angle of 17° 23' 22" and a chord which bears N 70° 20' 23" W, 891.91 feet to the **POINT OF BEGINNING** and containing 21.54 acres (938,430 square feet) of land.

Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83.

This metes and bounds was prepared in conjunction with an on the ground survey performed during the month of July 2013 and is to accompany a Land Title Survey of a 21.54 acre tract dated 07/31/2013.

Subject to the following:

1. Restrictions:

Restrictive Covenants as set forth under Clerk's File No. <u>2005003096</u>, <u>2008039552</u>, <u>2008054441</u>, <u>2009026093</u>, <u>2010105647</u>, <u>2010127400</u>, <u>2011070465</u>, <u>2012016789</u>, <u>2013123613</u>, <u>2013146922</u>, <u>2015087019</u>, <u>2013146882</u>, <u>2013146883</u>, <u>2015093113</u>, <u>2016082114</u>, <u>2016101020</u> of the County Clerk Official Records of Fort Bend County, Texas.

2. Easements/Other Exceptions:

Landscape easement 30 feet in width as set forth and recorded under Clerk's File No. <u>2013146884</u> of the Official Records of Fort Bend County, Texas.

Water line easement granted to Fort Bend County Municipal Utility District No. 169 recorded under Clerk's File No. 2014098514 of the Official Records of Fort Bend County, Texas.

Sanitary sewer easement granted to Fort Bend County Municipal Utility District No. 169 recorded under Clerk's File No. 2014098515 of the Official Records of Fort Bend County, Texas.

Storm sewer easement granted to Fort Bend County Municipal Utility District No. 169 recorded under Clerk's File No. 2014098516 of the Official Records of Fort Bend County, Texas.

Temporary access easement granted to KATY INDEPENDENT SCHOOL DISTRICT, by instrument recorded under Clerk's File No. 2006069770 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 <u>Volume 1, Page 85</u> of the Water Permit Records of Fort Bend County, Texas.

All charges, liens, and assessments payable to Cross Creek Ranch Community Association Inc., including that lien to secure the payment thereof, recorded under Clerk's File No. <u>2008039552</u> of the Official Records of County, Texas. This lien being subordinate to any recorded mortgage liens.

The instrument recorded under Clerk's File No. 2008039552 of the Official Public Records of Fort Bend County, Texas includes provisions purporting to create a lien on the Land payable upon the each transfer of the Land. Notwithstanding any Covered Risk, policy provision, or endorsement to the contrary, this policy does not insure against and excepts all loss or damage due to the failure to pay any fees, amounts, or assessments: (a) on any prior transfers of Title; (b) on the current conveyance of Title; and (c) on any future transfers of Title. (Applies to the Owner Policy only.)

Covenants, Conditions and Restrictions, set forth in instrument recorded under Clerk's File No. 2008039552 of the Official Records of Fort Bend County, Texas, together with transfer fees and set forth therein. This instrument includes provisions purporting to create a lien on the Land payable upon each transfer of the

Land. Notwithstanding any Covered Risk, policy provision, or endorsement to the contrary, this policy does not insure against and excepts all loss or damage due to the failure to pay any fees, amounts, or assessments: (a) on any prior transfers of Title; (b) on the current conveyance of Title; (c) on any future transfers of Title; and (d) a lack or loss of priority of the lien of the Insured Mortgage to any lien securing the payment of such fees, amounts, or assessments. (Applies to the Loan Policy only.)

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

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

Management Certificate for Cross Creek Ranch Community Association, Inc., recorded under Clerk's File Nos. 2009120159 and 2011090436 of the Official 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.

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

Cross Creek Ranch Community Association, Inc., Document Retention, Access, Production And Copy Policy, recorded under Clerk's File No. 2012006437 of the Official Records of Fort Bend County, Texas.

Cross Creek Ranch Community Association, Inc. Solar Energy devices And Roofing Materials Policy recorded under Clerk's File No. 2012006438 of the Official Records of Fort Bend County, Texas.

Cross Creek Ranch Community Association, Inc., display Of Religious Items Policy, recorded under Clerk's File No. 2012006439 of the Official Records of Fort Bend County, Texas.

Cross Creek Ranch Community Association, Inc., Flag Display Policy, recorded under Clerk's File No. <u>2012006443</u> of the Official Records of Fort Bend County, Texas.

Cross Creek Ranch Community Association, Inc., Rain Barrel Policy, recorded under Clerk's File No. <u>2012006444</u> of the Official Records of Fort Bend County, Texas.

Cross Creek Ranch Community Association, Inc., Collection Policy And Payment Plan Guidelines, recorded under Clerk's File No. 2012016697 of the Official Records of Fort Bend County, Texas.

Repurchase Option Agreement between CCR Texas Holdings LP and CCR 21, LLC recorded November 25, 2013 at Clerk's File No. <u>2013146887</u> of the Official Public Records of Fort Bend County, Texas. First Amendment to Repurchase Option Agreement recorded under Clerk's File No. <u>2015084142</u> of the Official Records of Fort Bend County, Texas.

Right of First Opportunity Agreement between CCR Texas Holdings LP and CCR 21, LLC recorded November 25, 2013 at Clerk's File No. <u>2013146886</u> of the Official Public Records of Fort Bend County, Texas.

Liens/Misc:

NOTE: We find no outstanding liens of record affecting the subject property.

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). 173. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected. Prior to the issuance of any policy, Seller is to furnish a properly executed and acknowledged Notice in compliance with the provisions set forth in Section 49.452 of the Texas Water Code, which Notice must be signed and acknowledged by the Purchaser and subsequently filed in the property records.

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 Guaranty Company Commercial Services (Houston) 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 Guaranty Company Commercial Services (Houston) 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 Guaranty Company Commercial Services (Houston) because of any negligence by Stewart Title Guaranty Company Commercial Services (Houston) (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 Guaranty Company Commercial Services (Houston)

Authorized Countersignature

Gail Kohl

Commercial Escrow Officer



December 8, 2016

City of Fulshear 30603 FM 1093 Fulshear, TX 77441

Re: Parklane Fukshear

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, 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 LaWanda J. Grant at 713.207.6539.

Grant

Sincerely,

LaWanda J. Grant, SR/WA

Senior Right of Way Agent

C: Trey DeVillier < TDeVillier @bgeinc.com>

PLR16.567



December 12, 2016

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

Re: PARKLANE FULSHEAR - UTILITY AVAILABILITY LETTER

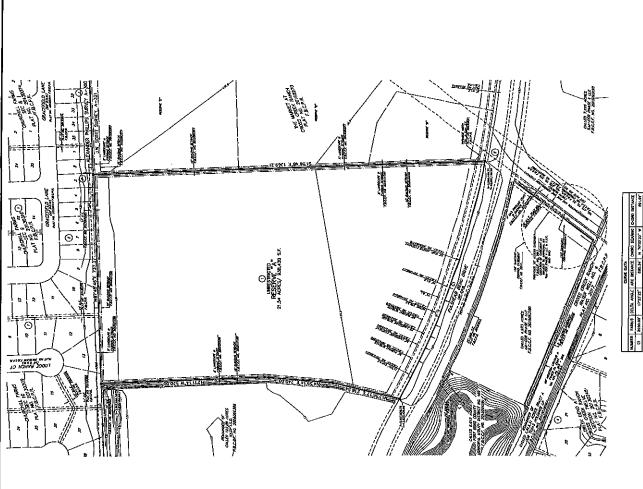
Dear Mr. DeVillier:

AT&T is pleased to respond to your request for a Utility Availability Letter 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 ROW shown on the plat provided is adequate for AT&T service requirements. If you have any questions or comments, please contact me.

Sincerely,

Michael Jones

Manager Engineering - Design



DESCRIPTION OF A 21, 54 MONE TRACT OF LANG SITUATED IN THE LY, SOUT SOUNDS, ASSTRACT NR, 121 CITY OF PALCHEAN TOWNS FORT BENG COUNT, TEXAS

VICINITY MAP

PARKLANE FULSHEAR

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PARKLANE FULSHEAR

A SUBDIVISION OF 21.54 ACRES OF LAND
LOCATED IN THE
L.W. SCOTT SURVEY, ABSTRACT 321
GITY OF PLUSHEAR,
FORT BEND COUNTY, TEXAS

RESERVES: 1 LOTS: 0 SCALE: T-100"

BLOCKS: 1 DATE: DECEMBER, 2016

DAY PANNEZE

100 | ADRIN A CHORT & ASCOLATE, NY
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KATY, \$2045 77444

KATY, \$2045 77444

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ANDWER FEALTY CHOURS 4295 SAN FOLIACY, STE. 370
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BOG; Inc. 1977 Weithkinst, Sula 400, Housen, TX 77042 Till 2 Str. 559-570 • **w-bajin.com Till 2 Republish Na. F-1049 Till 2 Submens Streeping from Na. 101055-00 E. BENTON SCHAULIZ

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E. Benton Schoolts, P.E. Tonne Registration No. 101200 Wome & Boy Engineers, Inc. 1809 Registration No. 1-1040

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Bland Derden Offerd City Secretary

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A SUBDIVISION OF 21.54 ACRES OF LAND LOCATED IN THE LIM. SCOTT SURFECT, ABSTRACT 321 CITY OF PLILSHEAR, FORT BEND COUNTY, TEXAS

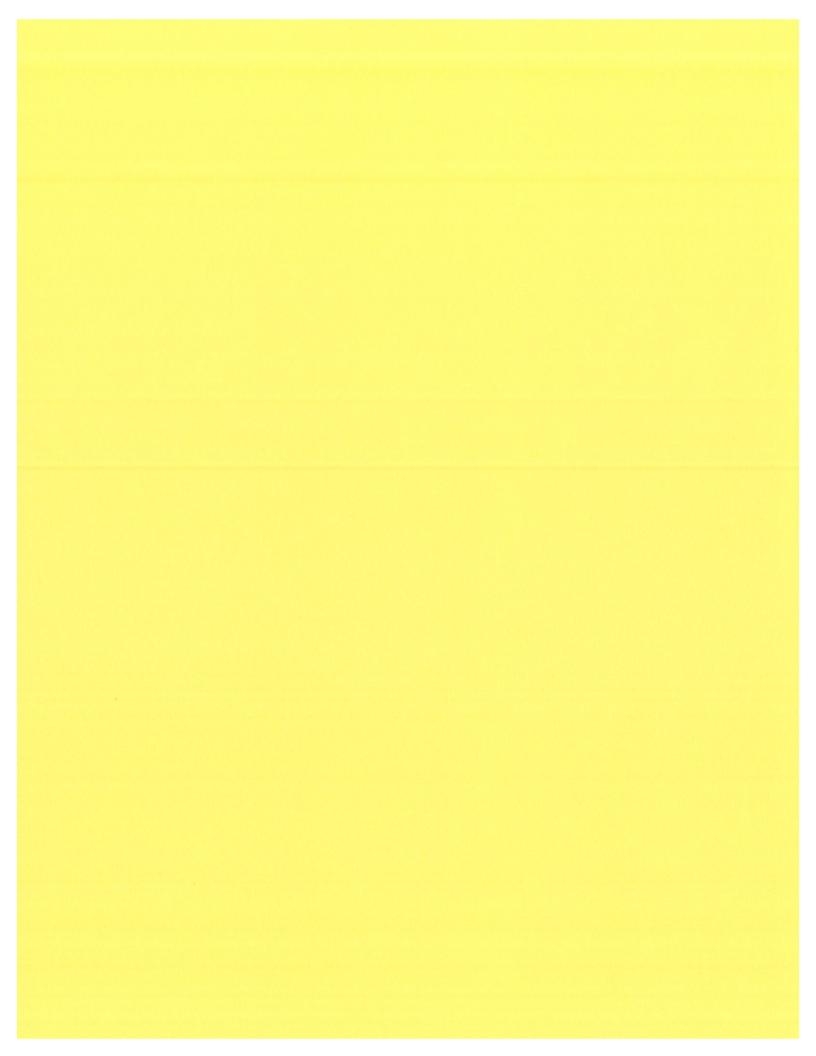
RESERVES:1 BLOCKS;1
DATE: DECCHBER, 2016 LOTS;0 SCALE: 17=100*

Annual Section 1970 (1971) 1970 (1974) 197



BOE, inc.
1977 Whitehories, Sale ACC, Voursen, TX 77042
Table 1994 With A Factor
Table 1994 With A Factor
Table 1994 With Sale 1994
E BENTON SCHAMALTZ

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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 Fulbrook on Fu	Ishear Creek Section 8
Plan or Plat <u>Fulbrook</u> on Fu	Final Plat
Reviewed See Attached Letter	
BY:	DATE: 1-3-2017
City Secretary Processed Returned for additional data	
Planning Commission Review Approved	DATE: 12-20-2016
Returned for additional data	
BY:	DATE:
City Council Review	
Approved Returned for additional data	
BY:	DATE:



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: 12 - 20-16	Date Received by the City of Fulshear:	
Subdivision: FULBROOK ON FUL	SHEA/L Development:	
CLEEK SECTION E	ICHT	
SUBMITTAL OF PLAT: (Check Appropriate S	election)	
Dealineinen		• •
Preliminary Replat	Final	Short Form Final
Amending Plat	Vacation Plat	Admin. (Minor) Plat
		•
TYPE OF PLAT: (Check Appropriate Selection	1)	
Single-Family Residential	Zero Lot Line/ Patio Home	Multi-Family Residentia
Planned Development	Commercial	Industrial
-1		maustriai
Plat Location: City	ETJ (Extraterritorial Jurisdiction)	_
Legal Description: METES \$ 1300	MDS ON THE FACE O	F PLAT
Variance: Yes (Attach a Copy of Ap	proval Letter)No	
Total Acreage: 18.3333 A.C.		
Number of Streets: 4		
Number of Lots: 50		Mi-Asses
Number and Types of Reserves: 2 LAN	DSCLOFIDORICONE	Platting Fees
Total Acres in Reserve: 1.1083 AC.	Preliminary Plat	t - \$500.00 plus 3.50 per lot, plus \$12.50
	per acre	4000.00 plus 5.50 per lot, plus 5.12.50
Owner: FULSHEAR LAND PA	NTHERS, LTD Final Plat - \$500	0.00 plus \$5.00 per lot plus \$25.00 per acre
Address: THNEE RIVERWAY	1 1 MART 10 M	
City/State: HOUSTON, TEXAS	17056	0 plus 5.00 per lot plus \$25.00 per acre
Telephone: 7/3-623-2466		Minor Plat - \$200.00
Email Address:	Plat Vacation -	- \$500.00
Engineer/ Planner: COSTELLO In	2 nd Review of	plats - \$100.00 (each additional review)
Contact Person: RACPH WISSEL		NG FEE # 904.17
Telephone: 7/3-783-7788		
Fax Number: 713-783-3584) Fair Fees (que	at Final Plat Application)
Email Address: RINISSEL & COSTE	LLAINE COM!	
MARMSTRONG & LOSTE	WOUNC COM	
This is to certify that the information on this	form is complete, frue and correct and the	and and an area of the second
application. I understand that if all necessary	information, required documents, and also	Food and required at the second secon
City of Fulshear will not complete the review	needed in order to submit to the D27 have	rees are required at time of submittal o
110 6	meded in order to admine to the Lox board	· ·
1/1/1/h -		
11/1/// JONGE	L. PELAROSA/PLATLOORD	MATOR 12-20-16
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

Texas Engineer Registration Number - F-2309

January 3, 2017

Engineering Review

Final Plat
Fulbrook on Fulshear Creek Section 8
City of Fulshear, Texas

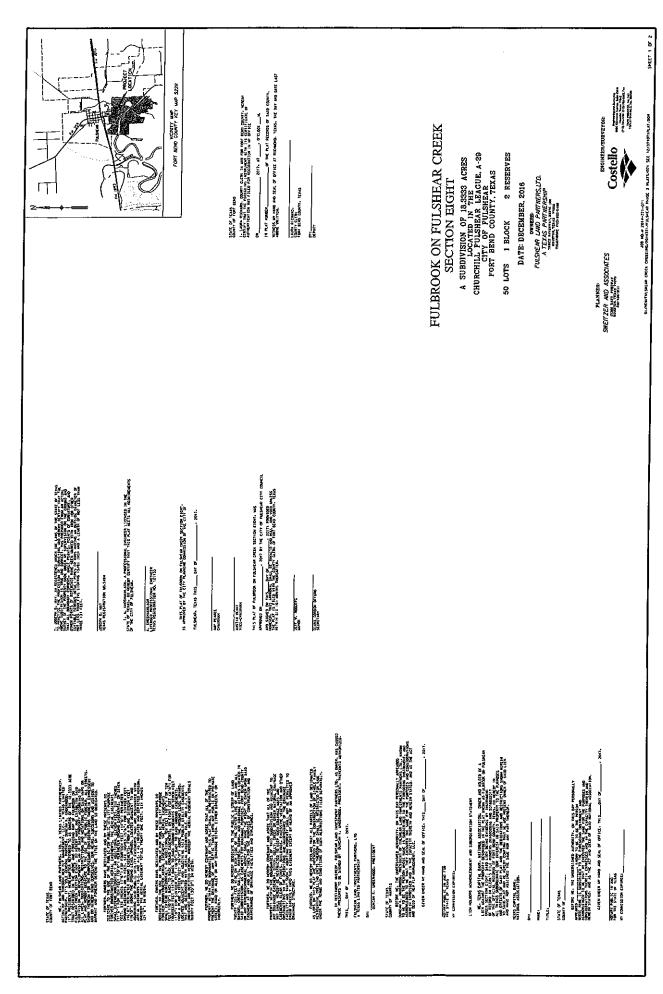
For Information only:

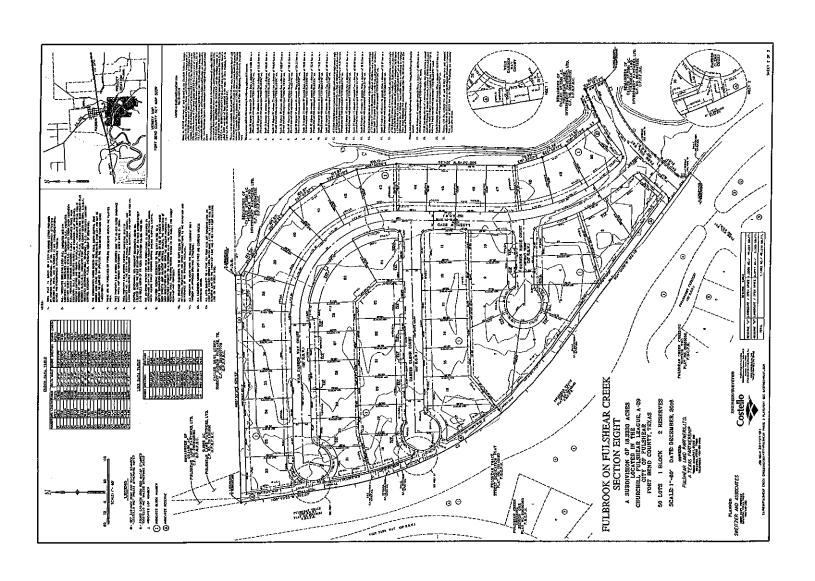
- This plat will create a total of 50 lots and two (2) Reserves that cover a total acreage of 18.3333 acres.
- 2. The lot sizes for this section average about 80 foot by 130 foot.
- 3. Access to this section will be from Farm Hill Way off of Fulshear Trace.
- 4. This is a resubmission of a plat approved in November 17, 2015 but was not recorded in the 12 month deadline.

Recommendations:

I recommend that this Final Plat of Fulbrook on Fulshear Creek Section 8 be approved. A variance will be needed to allow a 50-foot street right-of-way width for Garden Ridge Court, Garden Glenn Court and Wild Garden Way Court. This variance was originally granted with the previously approved plat.

Dozenduk





Charter Title Company

FORT BEND

Charter Title Company Fort Bend 15958 City Walk, Ste 200 Sugar Land, TX 77479 Phone 281-242-1700]

CITY PLANNING LETTER

GF No.: 1045002646CS

Time frame covered by this report:

Effective Date: 12/08/2016

PROPERTY

Legal Description:

County:

Fort Bend

Project:

Fulbrook on Fulshear Creek - Section Eight Boundary

C.I. No.:

1056-15R5 (Plat prepared)

Job Number:

2014-371-011

Being an 18.3333 acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas; said 18.3333 acre tract being a part of a called 74.1858 acre tract of land (Tract 2) recorded in the name of Fulshear Land Partners, LTD. in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2016032015 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.) and a part of a called 96.1496 acre tract of land recorded in the name of Fulshear Land Partners, LTD. in F.B.C.C.F. No. 2006163186 of the O.P.R.F.B.C.; said 18.3333 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone):

Commencing at a 1-inch iron pipe found at the northeast corner of a called 200.7181 acre tract of land recorded in the name of Fulshear Land Investment Partners, LTD. in F.B.C.C.F. No. 2006137093 of the O.P.R.F.B.C. and the southeast corner of a called 59.93 acre tract of land recorded in the name of Robert Judson Pickard, Tr. in F.B.C.C.F. No. 2011067776 of the O.P.R.F.B.C., and being on the westerly line of a called 39.98 acre tract of land recorded in the name of DHK Fulshear, LP. in F.B.C.C.F. No. 2013000442 of the O.P.R.F.B.C.:

Thence, with the northerly line of said 200.7181 acre tract, the southerly line of said 59.93 acre tract, and the northerly line of said 74.1858 acre tract, South 88 degrees 30 minutes 31 seconds West, a distance of 1,709.53 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the **Point of Beginning** of the herein described tract;

Thence, across said 74.1858 acre tract, the following eighteen (18) courses:

- 1. South 01 degrees 29 minutes 29 seconds East, a distance of 15.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 2. South 57 degrees 36 minutes 14 seconds East, a distance of 122,58 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

- 3. South 51 degrees 36 minutes 24 seconds East, a distance of 105.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 4. South 37 degrees 07 minutes 32 seconds East, a distance of 105.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 5. South 22 degrees 38 minutes 40 seconds East, a distance of 105.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 6. South 08 degrees 00 minutes 06 seconds East, a distance of 109.13 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 7. South 00 degrees 52 minutes 49 seconds West, a distance of 324.25 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 8. South 16 degrees 32 minutes 07 seconds East, a distance of 79.99 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 9. South 25 degrees 50 minutes 41 seconds East, a distance of 72.78 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 10. South 38 degrees 08 minutes 33 seconds East, a distance of 74.53 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 11. South 32 degrees 57 minutes 59 seconds East, a distance of 40.19 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 12. 46.88 feet along the arc of a curve to the right, said curve having a central angle of 05 degrees 04 minutes 05 seconds, a radius of 530.00 feet and a chord that bears North 63 degrees 15 minutes 15 seconds East, a distance of 46.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 13. North 65 degrees 47 minutes 18 seconds East, a distance of 51.81 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 14. South 24 degrees 12 minutes 42 seconds East, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 15. South 65 degrees 47 minutes 18 seconds West, a distance of 51.81 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 16. 201.13 feet along the arc of a curve to the left, said curve having a central angle of 24 degrees 31 minutes 08 seconds, a radius of 470.00 feet and a chord that bears South 53 degrees 31 minutes 44 seconds West, a distance of 199.60 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set:
- 17. South 41 degrees 16 minutes 10 seconds West, a distance of 81.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 18. 41.58 feet along the arc of a curve to the left, said curve having a central angle of 95 degrees 17 minutes 19 seconds, a radius of 25.00 feet and a chord that bears South 06 degrees 22 minutes 29 seconds East, a distance of 36.95 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set on the easterly right-of-way line of Fulshear Trace (width varies) as established by Fulshear Trace Street Dedication Plat recorded under Plat No. 20140163 of the Plat Records of Fort Bend County;

Thence, with said easterly right-of-way line of Fulshear Trace, the following three (3) courses:

19. North 54 degrees 01 minutes 09 seconds West, a distance of 613.78 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

- 20. 733.59 feet along the arc of a curve to the right, said curve having a central angle of 45 degrees 11 minutes 44 seconds, a radius of 930.00 feet and a chord that bears North 31 degrees 25 minutes 17 seconds West, a distance of 714.72 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- 21. North 08 degrees 49 minutes 25 seconds West, a distance of 262.07 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 22. Thence, with the northerly line of said 74.1858 acre tract and aforesaid southerly line of the 59.93 acre tract, North 88 degrees 30 minutes 31 seconds East, a distance of 629.52 feet to the **Point of Beginning** and containing 18.3333 acres of land.
- Note: The Company is prohibited from insuring the area or quantity of the Land. 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 for informal identification purposes and does not override Item 2 of Schedule B hereof.

Based on a search of the Public Records of FORT BEND County, Texas, the last instrument purporting to convey title to the land described above was:

Fulshear Land Investment Partners, Ltd., a Texas limited partnership by virtue of Deed recorded under FBCCF# 2015042132 & Fulshear Land Partners, Ltd., a Texas limited partnership by virtue of Deed recorded under FBCCF# 2006163186 & 2016032015

This report hereby reports that the instruments listed below have been filed for record in the office of the County Clerk of FORT BEND, County, Texas, and are affecting title to the property above described during the time frame as set out above:

RESTRICTIONS:

None of record

EASEMENTS:

- 1. Easement Agreement by and between Fulshear Muncipal Utility District No. 1 of Fort Bend County, Fulshear Land Investments Partners, Ltd., a Texas limited partnership and Fulshear Land Partners, Ltd., a Texas limited partnership, recorded April 30, 2014 under Fort Bend County Clerk's File No. 2014043620.
- 2. Easement Agreement by and between Fulshear Muncipal Utility District No. 1 of Fort Bend County, Fulshear Land Investments Partners, Ltd., a Texas limited partnership and Fulshear Land Partners, Ltd., a Texas limited partnership, recorded April 30, 2014 under Fort Bend County Clerk's File No. 2014043622.
- 3. Easement Agreement by and between Fulshear Muncipal Utility District No. 1 of Fort Bend County, Fulshear Land Investments Partners, Ltd., a Texas limited partnership and Fulshear Land Partners, Ltd., a Texas limited partnership, recorded April 30, 2014 under Fort Bend County Clerk's File No. 2014043619.
- 4. Failure of the subject property to have a means of ingress and egress to a dedicated public roadway pursuant pursuant to existing One foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or resubdivided in a recorded plat the one foot reserve shall thereupon become vested in the public for

street right-of-way purposes and the fee title there to shall revert to and revest in the dedicator, his heirs, assigns, or successors, as shown on plat of Fulshear Trace Street Dedication recorded under Plat No. 20140163 of the Plat Records of Fort Bend County, Texas. (THIS WILL NO LONGER APPLY UPON RECORDATION OF PROPOSED PLAT)

- 5. Subject property lies within the boundaries of FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1 FORT BEND COUNTY.
- 6. 1/2 of all oil, gas and other minerals in, on, under or that may be produced are reserved in instrument recorded in Volume 593, Page 369 of the deed records of Fort Bend County, Texas. Title to said interest has not been investigated subsequent to date of aforesaid instrument.
- 7. 1/2 of all oil, gas and other minerals in, on, under or that may be produced reserved as set forth in instrument recorded in Volume 593, Page 365, Deed Records, Fort Bend County, Texas. Title to said interest has not been investigated subsequent to date of aforesaid instrument.
- All of the remaining mineral interest reserved in instrument from Carolyn Ann Huggins Michnoff 8. f/k/a Carolyn Ann Huggins to Fulshear Land Investment Partners, Ltd., dated October 30, 2006 and recorded on October 31, 2006, filed under Clerk's File No. 2006137093 in the Official Public Records of Real Property of Fort Bend County, Texas. Surface rights waived therein except for an approximately 2.00 acre drill site located on the subject property and access easement thereto, said instrument stating therein: "Grantor hereby excepts and reserves all of the interest currently owned by Grantor in the oil, gas and other minerals (the "Minerals") in and under or that may be produced from the Property; however, Grantor, on behalf of itself, its successors and assigns, hereby forever releases, waives and relinquishes all rights to use the surface of the Property for seismic activities and for any and all other mineral exploration or production purposes including. without limitation, exploring, drilling for, developing, producing, storing, and processing Minerals from the Property ("Mineral Operations") with the exception of the two (2) acre tract of land described on Exhibit "C" attached hereto (the "Drill Site"). Such release, waiver and relinquishment shall not be construed as a release, waiver or relinquishment by Grantor of the right to explore, drill for, develop or produce Minerals from the Land (and to have access to and control of underground mineral formations) without the use of any portion of the surface of the Land other than the Drill Site, including production through wells at surface locations situated on the Drill Site or outside the Land, including, without limitation, directional wells drilled under or through or bottomed beneath the Land."

Subject to Waiver of Surface Rights and Designation of Drill Site recorded on May 16, 2014 under Fort Bend County Clerk's File No. 2014050220.

Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in 9. instrument dated August 31, 2005, recorded September 1, 2005 at Fort Bend County Clerk's File No. 2005107659 of the Official Records of FORT BEND County, Texas, which document contains the following language "Grantor hereby excepts and reserves all of the interest currently owned by Grantor, if any, in the oil, gas and other hydrocarbon minerals (the "Minerals") in and under or that may be produced from the Property; however, Grantor, on behalf of itself, its successors and assigns, hereby forever releases, waives and relinquishes all rights to use the surface of the Property for seismic activities and for any and all other mineral exploration or production purposes including, without limitation, exploring, drilling for, developing, producing, storing, and processing Minerals from the Property with the exception of that certain approximately two (2) acre drill site (the "Drill Site") the location of which shall be agreed to between Grantor and Grantee, as hereafter With respect to the Drill Site, Grantee shall designate the proposed location of the Drill Site and the location of an easement granting access to such Drill Site (the "Access Easement"). At such time as Grantee designates the location of the Drill Site and the Access Easement, it shall notify Grantor who shall have the right to approve such location of the Drill Site and the Access Easement, which such approval shall not be unreasonably withheld, conditioned or delayed. At such time as the location of the Drill Site and Access Easement is agreed upon. Grantor and Grantee shall execute and instrument in the property records confirming the location of the Drill Site and Access Easement and Grantor, its successors and assigns agree that any mineral operations with respect to the Property shall be limited to such Drill Site and Access Easement. In addition to operations that may be conducted upon the Drill Site, Grantor shall also have and retain the right to operations, development and production of oil, gas, and associated hydrocarbons produced therewith, and other minerals in and under the Property by pooling or by off-site directional drilling below the surface of the Property." Reference to which instrument is here made for full particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

Said interest subject to Waiver of Surface Rights and Designation of Drill Site recorded on October 31, 2006 under Fort Bend County Clerk's File No. 2006137086, same designating access easements, drill sites and pipeline easements located offsite of subject property.

LIENS:

1. Deed of Trust executed by FULSHEAR LAND PARTNERS, LTD., a Texas limited partnership to John D. Hudgens, Trustee, dated March 29, 2016, filed March 30, 2016, recorded in/under Fort Bend County Clerk's File No. 2016032016 of the Real Property Records of FORT BEND County, Texas, securing TEXAS CAPITAL BANK, National Association in the payment of one note in the principal sum of Twelve Million (\$12,000,000.00), due and payable and bearing interest as therein provided; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument.

Additionally secured by ASSIGNMENT OF REIMBURSEMENT CONTRACT AND PROCEEDS dated March 29, 2016, filed March 30, 2016, recorded in/under Fort Bend County Clerk's File No. 2016032017 of the Real Property Records of FORT BEND County, Texas.

This report is issued for the use of and shall inure to the benefit of and is issued in consideration of amount paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital status or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

Charter Title Company Fort Bend

Katherine Ann Burghard

Commercial Title Officer

Exhibit Page 1 of 3 Pages

County:

Fort Bend

Project:

Fulbrook on Fulshear Creek - Section Eight Boundary

C.I. No.:

1056-15R5 (Plat prepared)

Job Number:

2014-371-011

METES AND BOUNDS DESCRIPTION 18.3333 ACRES

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Thence, across said 74.1858 acre tract, the following eighteen (18) courses:

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Exhibit Page 2 of 3 Pages

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Exhibit Page 3 of 3 Pages

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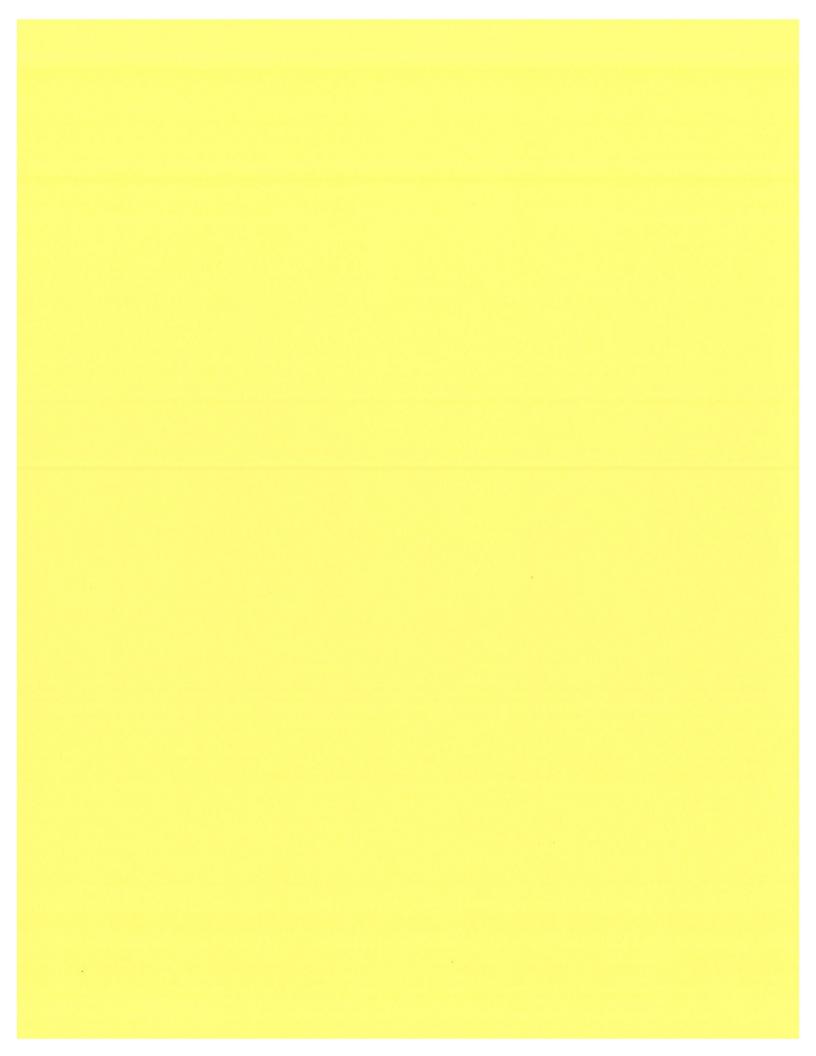
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OSEPH B. MAY

SUAVA

11-15-2016



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 <u>Fulbrook on Fulshear Creek Section 1</u> City Engineer Pavious Final Plat
City Engineer Review Final Plat
ReviewedSee Attached Letter
BY:
City Secretary
Processed Returned for additional data
BY: Aluta Offand DATE: 12-20-2016 Planning Commission Review
Approved Returned for additional data
BY:DATE:
City Council Review
Approved Returned for additional data
BY:DATE:



PO 80x 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796 ~ Fax: 281-346-2556

www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 12-20-16 Date Recei	ved by the City of Fulshear:
Subdivision: POLOROOK ON FULSHENIL	Development:
CICCIC SECTION I WELVE	
SUBMITTAL OF PLAT: (Check Appropriate Selection)	
Preliminary	
Replat	Final Short Form Final
Amending Plat	Vacation PlatAdmin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection)	
Single-Family Residential	Zero Lot Line/ Patio Home Multi-Family Residential
Planned Development	CommercialIndustrial
Plat Location:CityETJ (Extr	aterritorial Jurisdiction)
	OH THE FACE OF THE PLAT
Variance:Yes (Attach a Copy of Approval Lette	r)No
Total Acreage: 35, 8850 AC.	
Number of Streets: 10	
Number of Lots: 84	NI_14
Number and Types of Reserves: 6 LAND SCAPE (Platting Fees
Total Acres in Reserve: 10.7043 Ac. LIF157	Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50
Owner: FULSHEAR LAND PARTNERS, L	
Address: THREE RIVERWAY, SUITE	120
City/State: HOUSTON, TEXAS, 77056	Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre
Telephone: 713 - 623 - 2466	Amending or Minor Plat - \$200.00
Email Address:	Plat Vacation - \$500.00
Engineer/Planner: COSTELLO, INC.	2 nd Review of plats - \$100,00 (each additional review)
Contact Person: RALPH WISSEL / MARK	ARMSTRONG TOTAL PLATTING FEE \$ 1,242.56
Telephone: 113-183-7788	Park Fees (due at Final Plat Application)
Fax Number: 713-783-3580	
Email Address: RWISSEL E COSTELLOINC.	com /
M ARMSTRONGECOSTELL	OINC.COM
This is to certify that the information on this form is comp	plete, 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
City of Fulshear will not complete the review needed in o	rder to submit to the P&7 hoard
()101a	
LILL JOHGELDE	LA ROSA/PLAT CORDINATOR 12-20-12 DOR PRINTED NAME/TITLE DATE
SIGNATURE TYPED	OR PRINTED NAME/TITLE DATE

January 3, 2017

Engineering Review

Final Plat
Fulbrook on Fulshear Creek Section 12
City of Fulshear, Texas

For Information Only:

- 1. This plat will create 84 Lots in 5 Blocks with 6 Restricted Reserves that cover a total acreage of 35.8850 acres.
- 2. Access to this section will be from Meadow Wood Drive which will extend from James Lane.
- 3. The typical lot sizes in this section are 62-foot by 125-foot along with 70-foot by 120 foot.
- 4. This plat was approved in October 20, 2015 but has not been recorded so it needs approval again as it has expired.

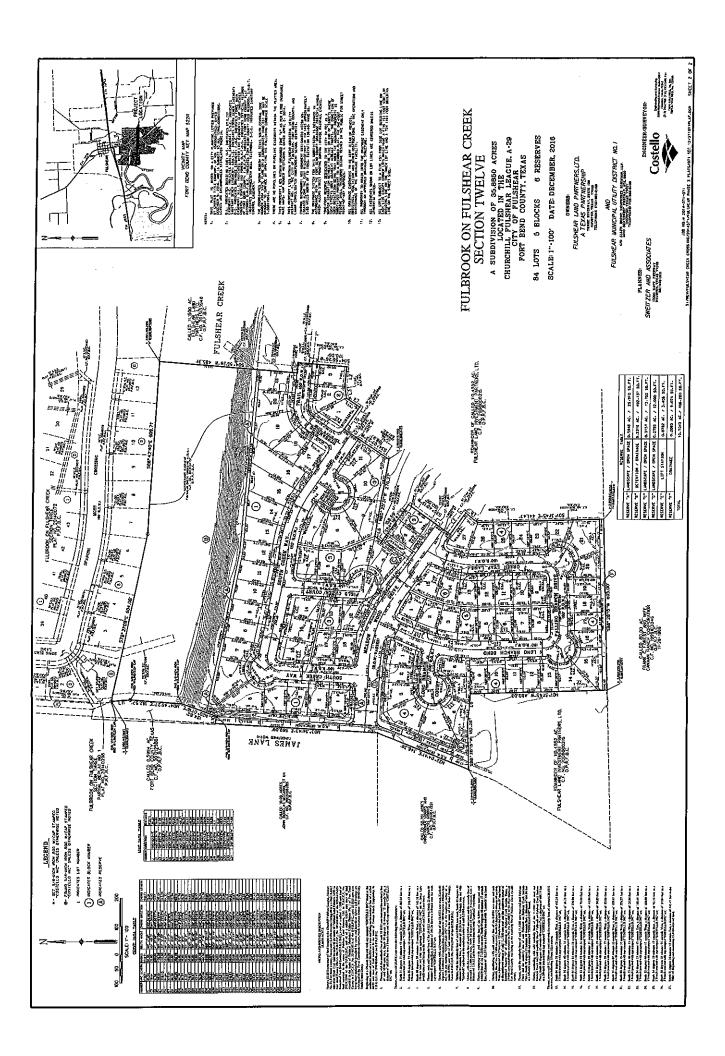
Recommendations:

I recommend that this Final Plat of Fulbrook on Fulshear Creek Section 12 be approved. I also recommend a variance be allowed for the Street Right-of-Way for Streamside Trail, Field Creek Court and Long Branch Court being 50-foot in width. This variance was approved previously.

Doyendell

EKGINEER/SURVEYOR: FULBROOK ON FULSHEAR CREEK FORT BEND COUNTY KEY MAP 522R Costello I. LANSA RICUARD. COURT CLOM IN AND FOR FORT KIND COUNTY. HEROTO-Certify fruit hat for execution instrument with its exprisecang of Administration was filed for accessing in an office A SUBDIVISION OF 35.8850 ACRES
LOCATED IN THE
CHURCHILL FULSHEAR LEACUE. A-28
CITY OF PULSHEAR
FORT BEND COUNTY, TEXAS 84 LOTS 5 BLOCKS 8 RESERVES AND
FULSHEAR MUNICIPAL UTLITY DISTRICT NO. 1
CON LINE SERVING RESERVATION CONTRACT NO. 1
TO SERVING RESERVATION CONTRACT NO. 1
TO SERVE AND SERVING RESERVATION CONTRACT NO. 1
TO SERVE AND SERVE NO. 1
TO SER OWNERS
FULSHEAP LAND PARTNERS, LTD.
A TEXAS PARTNERSHIP
INICIPATION TO A TEXAS THE TEX SECTION TWELVE DATE: DECEMBER, 2016 LAUDA RICHARD, CERNY CLER FORT REND COLACTY, ICEAS PLANNER: SWEITZER AND ASSOCIATES HOUSE MY METAN HOUSE WEST THOSE THIS PLAT OF FILENDOM ON FOLSHERM CHECK SECTION THEIRE, WAS APPROVED ON THE CITY OF FOLSHERM CITY OPPOSIT. I. A. BEDAMBLE A PROFESSIONE ENGINERAL LIGHTER LINE OF THE PERSON OF SECURITY THAT THIS PLAT LEFT'S ALL SECURITIONS OF THE CHAIN THAT THIS PLAT LEFT'S ALL SECURITIONS. PROTECT AS INCREMENTATION OF THE BAY PRODUCT OF THE BAY PRODUCT OF THE BAY SHOWN OF THE BAY And Store and Lindons Day of Thomas and Man, and Man and the Store and Store This plat of paperon, or flaster offer section being to STATES WASTER WHO ARE STALL OF DIFFICE. THIS _________DAY OF FULSHEAM. TEMAS THIS ____ DAY OF___ A. EMBSHARM ADM LICENSED PROFESSIONAL ENGINEER TEXAS PEGISTARTION NO. 101133 JOSEPH B. MAY TOXAS RECESSIBATION NO.5404 POTARY PUBLIC IN MO SLUKE COUDS OF BRE JETS V. ADRENS IN TESTIMENT WARROW, THE SIGN TAMP PARTIESS, UTD. AS GOOTD. MAS CURED PARTIESS. THE MYSTERS TO GE STONG OVER BROKEN AL WESTERS AND ADMINISTED BY THE MYSTERS AND THE MYSTERS A CHAIR CO. THE MAN AND THE STATE OF THE STATE AS DANGES. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS BOARD OF DIRECTORS DOWN OF DIRECTORS OF TREASURE MARKETS, UTLLITY DESTRUCTION OF OUR OFFICE TO STRUCT OF TREASURE OF TREA A CONTROL OF THE WAY OF THE CONTROL OF T THE STATE OF THE S DEFORE ME. THE UNDERSIGHED AUTHORITY, ON THIS DAY PERSONALLY The state of the s FIRMER, W. D. WART TOPENENT AND MACK THAT ALL OF THE STREET THE STREET THE STREET THE STREET THAT ALL OF THE STREET THE STREE CIVIDA UNDER UN KAND AND SEAL OF EFFICE. THIS _____ DAY OF CIVEN UNDER MY NAME AND SEAL OF OPPICE. THIS ____ DAY OF____ ē FRENCHE MONCIPM, MILLIY DISTRICT NO. 1 BOARD OF DIRECTORS A TEXA LIND PARTICULAR LTD HOTANY PURIC IN AND FOR THE STATE OF TEXAS OF COMMISSION EXPIRES. THIS DAY OF STATE OF TEXAS

SECNITATION CHEEK CHEEK CHEEK HANDEN FERNEN PROPERTY SEC



Charter Title Company

Charter Title Company 11 Greenway Plaza, Suite 120 Houston, TX 77046 Phone 713-850-9543]

CITY PLANNING LETTER

GF No.: 1045002628CS

Time frame covered by this report:

Effective Date: 12/09/2016

PROPERTY

Legal Description:

County:

Fort Bend

Project:

Fulbrook on Fulshear Creek - Section Twelve Boundary

C.I. No.:

1172-15R4 (Boundary Map prepared)

Job Number:

2014-371-071

Being a 35.8850 acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas; said 35.8850 acre tract being all of a called 26.6532 acre tract (Tract 1) of land recorded in the name of Fulshear Land Partners, LTD. in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2016032015 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), a part of a called 11.1500 acre tract of land recorded in the name of Fulshear Land Partners, Ltd. in F.B.C.C.F. No. 2013133948 of the O.P.R.F.B.C., and all of a called 6.8294 acre tract of land recorded in the name of Fulshear Municipal Utility District No. 1 of Fort Bend County in F.B.C.C.F. No. 2016120216 of the O.P.R.F.B.C.; said 35.8850 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone):

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the southeast corner of said 26.6532 acre tract and being on the northerly line of a called 80.00 acre tract of land recorded in the name of Canaan Ranch Corporation in F.B.C.C.F. No. 1999103046 of the O.P.R.F.B.C;

1. Thence, with the southerly line of said 26.6532 acre tract and the northerly line of said 80.00 acre tract, South 88 degrees 28 minutes 15 seconds West, a distance of 605.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

Thence, across said 26.6532 acre tract the following three (3) courses:

- 2. North 01 degrees 31 minutes 45 seconds West, a distance of 482.03 feet to a 5/8-inch fron rod with cap stamped "COSTELLO INC" set;
- 3. North 83 degrees 59 minutes 33 seconds West, a distance of 106.37 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 4. South 88 degrees 28 minutes 15 seconds West, a distance of 162.26 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set in James Lane (width varies) and being on the westerly line of said 26.6532 acre tract:

- 5. Thence, with said westerly line of the 26.6532 acre tract, North 22 degrees 04 minutes 41 seconds East, a distance of 346.36 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 6. Thence, continuing with said westerly line of the 26.6532 acre tract, North 03 degrees 34 minutes 43 seconds East, a distance of 569.09 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the southwest corner of a called 0.5994 acre tract of land recorded in the name of Fort Bend County, Texas in F.B.C.C.F. No. 2012125881 of the O.P.R.F.B.C.;
- 7. Thence, with the southerly line of said 0.5994 acre tract, South 83 degrees 43 minutes 01 seconds East, a distance of 26.28 feet to a 3/8-inch iron rod with "Landtech" cap found at the southeast corner of said 0.5994 acre tract;
- 8. Thence, with the easterly line of said 0.5994 acre tract and the westerly line of aforesaid 11.1500 acre tract, North 20 degrees 01 minutes 16 seconds East, a distance of 124.82 feet to a 3/8-inch iron rod with "Landtech" cap found;
- 9. Thence, continuing with said easterly line of the 0.5994 acre tract and said westerly line of the 11.1500 acre tract, North 04 degrees 46 minutes 27 seconds East, a distance of 182.57 feet to a 3/8-inch iron rod with "Landtech" cap found;
- 10. Thence, continuing with said easterly line of the 0.5994 acre tract and said westerly line of the 11.1500 acre tract, North 04 degrees 33 minutes 40 seconds West, a distance of 63.27 feet to a 1/2-inch iron rod with "Landtech" cap found at the northwest corner of said 11.1500 acre tract and the southwest corner of Restricted Reserve "B" of Fulbrook on Fulshear Creek Section Three, a 37.0961 acre subdivision recorded in Plat No. 20140072 of the Plat records of Fort Bend County, and being on the northerly line of Fulshear Creek (width varies);
- 11. Thence, with the northerly lines of said 11.1500 acre tract and said Fulshear Creek and the southerly line of said Fulbrook on Fulshear Creek Section Three, South 78 degrees 21 minutes 08 seconds East, a distance of 604.08 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- 12. Thence, continuing with said northerly lines of the 11.1500 acre tract and Fulshear Creek and said southerly line of Fulbrook on Fulshear Creek Section Three, South 86 degrees 42 minutes 40 seconds East, a distance of 609.71 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

Thence, across said 11.1500 acre tract and with the easterly lines of aforesaid 26.6532 acre tract, the following fifteen (15) courses:

- 13. South 04 degrees 56 minutes 26 seconds West, a distance of 485.31 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 14. South 85 degrees 03 minutes 34 seconds East, a distance of 36.35 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 15. South 04 degrees 56 minutes 26 seconds West, a distance of 170.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 16. North 85 degrees 03 minutes 34 seconds West, a distance of 70.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 17. South 81 degrees 59 minutes 17 seconds West, a distance of 41.08 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 18. South 34 degrees 07 minutes 23 seconds West, a distance of 56.25 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 19. North 55 degrees 52 minutes 37 seconds West, a distance of 95.00 feet to a 5/8-inch iron rod with cap

- stamped "COSTELLO INC" set;
- 20. South 34 degrees 07 minutes 23 seconds West, a distance of 188.97 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 21. North 80 degrees 25 minutes 31 seconds West, a distance of 276.27 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 22. South 35 degrees 40 minutes 13 seconds West, a distance of 29.98 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 23. South 54 degrees 19 minutes 47 seconds East, a distance of 158.69 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 24. South 35 degrees 40 minutes 13 seconds West, a distance of 180.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 25. South 54 degrees 19 minutes 47 seconds East, a distance of 93.35 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 26. South 36 degrees 54 minutes 55 seconds West, a distance of 57.04 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 27. South 01 degrees 31 minutes 45 seconds East, a distance of 441,47 feet to the **Point of Beginning** and containing 35.8850 acres of land.

Based on a search of the Public Records of FORT BEND County, Texas, the last instrument purporting to convey title to the land described above was:

FULSHEAR LAND PARTNERS, LTD., a Texas partnership by virtue of Deed recorded under Fort Bend County Clerk's File No. 2013133948 & 2016032015

FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1 OF FORT BEND COUNTY by virtue of Deed recorded under Fort Bend County Clerk's File No. 2016120216

This report hereby reports that the instruments listed below have been filed for record in the office of the County Clerk of FORT BEND, County, Texas, and are affecting title to the property above described during the time frame as set out above:

RESTRICTIONS:

Item 1. Schedule B is hereby deleted.

EASEMENTS:

- Storm sewer easement 25 feet in width easement affecting proposed Reserve "B", granted to
 Fulshear Municipal Utility District No. 1 of Fort Bend County in instrument recorded March 14, 2014
 under ort Bend County Clerk's File No. 2014024296, shown on plat recorded in Plat No. 20140072
 of the Flat Records of Fort Bend County, Texas.
- 2. Reservation by Grantor of the entire mineral estate of the property owned by Grantor, if any, including all oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same as set out in Deeds filed under Clerk's File Nos. 2008000215 of the Official Public Records of Real Property of Fort Bend County, Texas. Said instruments containing the following language: "Reserved Minerals. Grantors reserve all of the oil, gas and other minerals which may be produced in and under the Property ("Reserved Minerals") on behalf of Grantors and on behalf of all future oil, gas and mineral owners, mineral lessees and others acting by, through or under Grantors, but not otherwise ("Mineral Owners"), but waiving for themselves and all Mineral Owners any and all

right of ingress and egress to and from the surface of the Property. Nothing in this waiver will restrict or prohibit the pooling or unitization of the Reserved Minerals with land other than the Property; or the exploration or production of the Reserved Minerals or other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property Surface Waiver. Grantors waive the right to explore, develop, drill, produce, mine, treat or store the Reserved Minerals from the surface of the Property."

- 3. Easement Agreement by and between Fulshear Land Partners, Ltd., a Texas limited partnership and Fulshear Creek Crossing Homeowners Association, Inc., a Texas non-profit corporation, recorded under Fort Bend County Clerk's File No. 2013134157.
- 4. Waiver of Special Appraisal for the Benefit of Fulshear Municipal Utility District No. 1 of Fort Bend County recorded under Fort Bend County Clerk's File No. 2014068483.
- 5. Rights of parties in possession.

LIENS:

Deed of Trust executed by FULSHEAR LAND PARTNERS, LTD., a Texas limited partnership to John D. Hudgens, Trustee, dated March 29, 2016, filed March 30, 2016, recorded in/under Fort Bend County Clerk's File No. 2016032016 of the Real Property Records of FORT BEND County, Texas, securing TEXAS CAPITAL BANK, National Association in the payment of one note in the principal sum of Twelve Million (\$12,000,000.00), due and payable and bearing interest as therein provided; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument.

Additionally secured by ASSIGNMENT OF REIMBURSEMENT CONTRACT AND PROCEEDS dated March 29, 2016, filed March 30, 2016, recorded in/under Fort Bend County Clerk's File No. 2016032017 of the Real Property Records of FORT BEND County, Texas.

This report is issued for the use of and shall inure to the benefit of and is issued in consideration of amount paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital status or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

Charter Title Ornpany

Katherine Ann Burghard

Commercial Title Officer

Exhibit_ Page 1 of 3 Pages

County:

Fort Bend

Project:

Fulbrook on Fulshear Creek - Section Twelve Boundary

C.I. No.:

1172-15R4 (Boundary Map prepared)

Job Number:

2014-371-071

METES AND BOUNDS DESCRIPTION 35.8850 ACRES

Being a 35.8850 acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas; said 35.8850 acre tract being all of a called 26.6532 acre tract (Tract 1) of land recorded in the name of Fulshear Land Partners, LTD. in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2016032015 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), a part of a called 11.1500 acre tract of land recorded in the name of Fulshear Land Partners, Ltd. in F.B.C.C.F. No. 2013133948 of the O.P.R.F.B.C., and all of a called 6.8294 acre tract of land recorded in the name of Fulshear Municipal Utility District No. 1 of Fort Bend County in F.B.C.C.F. No. 2016120216 of the O.P.R.F.B.C.; said 35.8850 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone):

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1. Thence, with the southerly line of said 26.6532 acre tract and the northerly line of said 80.00 acre tract, South 88 degrees 28 minutes 15 seconds West, a distance of 605.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

Thence, across said 26.6532 acre tract the following three (3) courses:

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Exhibit Page 2 of 3 Pages

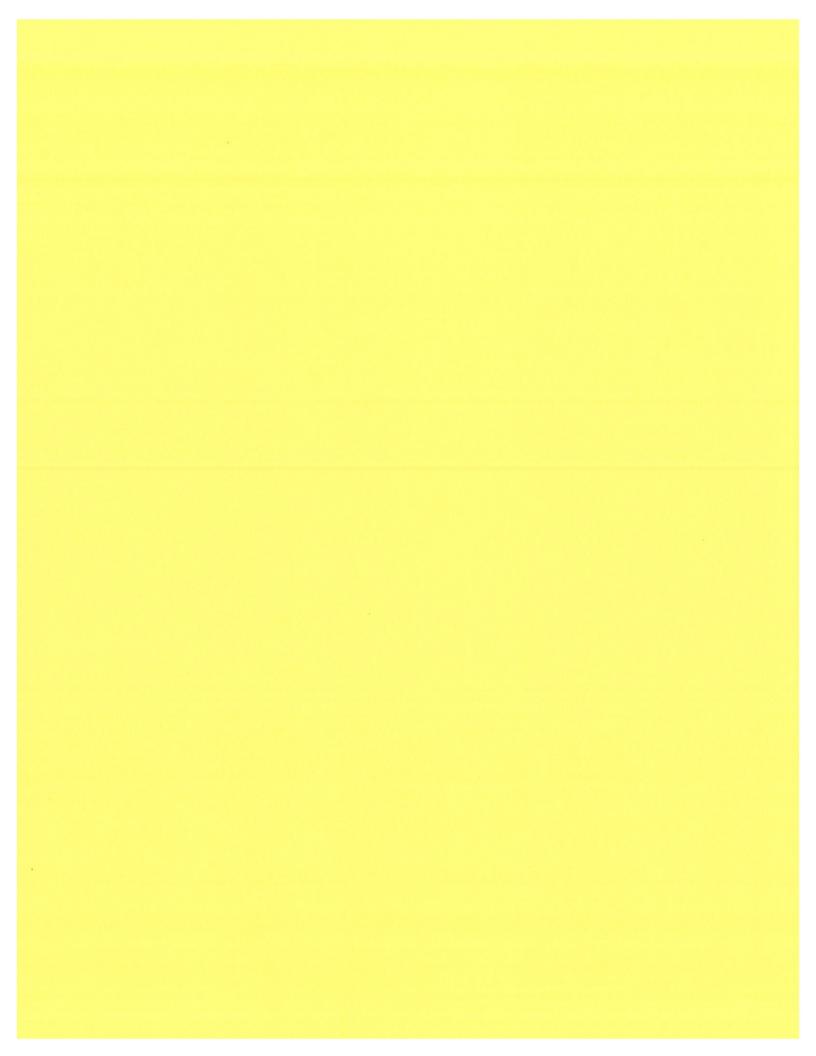
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- 7. Thence, with the southerly line of said 0.5994 acre tract, South 83 degrees 43 minutes 01 seconds East, a distance of 26.28 feet to a 3/8-inch iron rod with "Landtech" cap found at the southeast corner of said 0.5994 acre tract;
- 8. Thence, with the easterly line of said 0.5994 acre tract and the westerly line of aforesaid 11.1500 acre tract, North 20 degrees 01 minutes 16 seconds East, a distance of 124.82 feet to a 3/8-inch iron rod with "Landtech" cap found;
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Exhibit Page 3 of 3 Pages

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- 27. South 01 degrees 31 minutes 45 seconds East, a distance of 441.47 feet to the **Point of Beginning** and containing 35.8850 acres of land.



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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Trace	Section 2 - Street Dedication / Preliminary Plan
City Engineer Review ReviewedSee Attached Letter	
BY:	DATE: 1-3-2017
City Secretary Processed Returned for additional data	
BY: Xoy S Planning Commission Review	DATE: 1-3-2017
Approved Returned for additional data	
BY:	DATE:
City Council Review	
Approved Returned for additional data	
3Y:	DATE:



REC'D JAN 0 3 2017

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: <u>12/16/2016</u> Subdivision: <u>TAMARRON</u> TRACE	Date Received by the City of Fulshear: 12/19/2016 E 2 STD Development: TAMARRON		
SUBMITTAL OF PLAT: (Check Appropriate			
PreliminaryReplatAmending Plat	Final Vacation Plat	Short Form Final Admin. (Minor) Plat	
TYPE OF PLAT: (Check Appropriate Selec	ction)		
Single-Family Residential	Zero Lot Line/ Patio Home	Multi-Family Residential	
Planned Development	Commercial	Industrial	
Plat Location: _ City	ETJ (Extraterritorial Jurisdiction)		
Legal Description: 2.017 ACRES IN THE MI	CAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNT	TY, TEXAS	
Variance: Yes (Attach a Copy o			
Total Acreage: 2.017			
Number of Streets: 2			
Number of Lots: 0	p	atting Fees	
Number and Types of Reserves: 0			
Total Acres in Reserve: 0	Preliminary Plat - \$500.	00 plus 3.50 per lot, plus \$12.50	
Owner: _ D.R. HORTON TEXAS, LTD.		s \$5.00 per lot plus \$25.00 per agre	
Address: 14100 SW FREEWAY, SUITE 500		.00 per lot plus \$25.00 per acre	
City/State: SUGAR LAND, TEXAS 77478		550	
Telephone: 281-566-2100		Amending or Minor Plat - \$200.00	
Email Address:	Plat Vacation - \$500.0		
Engineer/Planner:LJA ENGINEERING, INC	2 nd Review of plats - \$	\$100.00 (each additional review)	
Contact Person: GEOFF FREEMAN	TOTAL PLATTING FEE	\$550.43	
Tolonhono: 713-358-8830	Park Fees (due at Fina	al Plat Application)	
Fax Number:			
Email Address:gfreeman@ljaengineering.com	-		
application. I understand that if all neces	this form is complete, true and correct and the undersions is sary information, required documents, and plat fees are iew needed in order to submit to the P&Z board.		
MAR	Geoffrey A. Freeman / Platting Manager	12-16-2016	
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE	

January 3, 2017 Engineering Review

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

For Information only:

- 1. This plat will create approximately 890-foot of new street right-of-way (100-foot width) for Tamarron Trace.
- 2. The new street right-of-way will extend from Yellow Preserve Drive on the South to the North line of Drill Site No. 1.
- 3. This tract is located in the E.T.J. of the City of Fulshear and will need the approval of both Fort Bend County and the City of Fulshear.

Recommendations:

I recommend that this Final Plat of Tamarron Trace Section 2 Street Dedication be approved.

Doyandele



August 4, 2016

City of Richmond/Planning & Development Dept. 600 Morton Richmond, TX 77469

Re: Preliminary Plat of Tamarron Trace Section 2 Street Dedication

To whom it may concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corporation, 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 August 12, 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 abandonment 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 Sheila R. Agee at 713.207.6349.

Sincerely,

Sheila R. Agee

Senior Right of Way Agent

C: Ashley Fuller <afuller@ljaengineering.com>

PLR16.312

DHI TITLE OF CENTRAL TEXAS 14100 Southwest Freeway, Suite 510 Sugar Land, Texas 77478

CITY PLANNING LETTER

October 9, 2016

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 4th day of October, 2016, we find the following:

Record Owner:

D. R. Horton-Texas, Ltd., a Texas limited partnership

Recording Instrument:

Special Warranty Deed, executed by BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas.

Legal Description:

TAMARRON TRACE SECTION 2 STREET DEDICATION

DESCRIPTION OF 2.447 ACRES TAMARRON TRACE SECTION 2 STREET DEDICATION

Being 2.447 acres of land located in the Micajah Autry Survey, Abstract 100, Fort Bend County, Texas, more particularly being a portion of that certain called 631.26 acre tract conveyed to D. R. Horton – Texas, LTD by an instrument of record under File Number 2013000056, of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.) and being a portion of Reserve "A" as shown on Tamarron Lift Station Site No. 1 a subdivision of record in Plat Number 20140185, of the Plat Records of said Fort Bend County, Texas (F.B.C.P.R.), said 2.447 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83, Epoch 2010.00);

COMMENCING for reference at a 5/8-inch iron rod with cap stamped "LJA ENG" found marking the northeast corner of Reserve "B" as shown on said Tamarron Lift Station Site No. 1, same being on the westerly line of said Reserve "A";

Thence, 171.17 feet along a westerly line of said Reserve "A", the easterly line of said Reserve "B" and along the arc of a tangent curve to the left, having a radius of 1,440.00 feet, a central angle of 06° 48' 38", and a chord which bears South 01° 34' 28" West, 171.07 feet to the northwest corner and POINT OF BEGINNING of the herein described tract;

Thence, North 86° 36′ 08" East, 100.00 feet to a point for the northeast corner of the herein described tract;

Thence, 13.22 feet along the arc of a non-tangent curve to the left, having a radius of 1,340.00 feet, a central angle of 00° 33' 55", and a chord which bears South 01° 40' 49" East, 13.22 feet to a point for corner;

Thence, South 01° 57' 47" East, 856.32 feet to a point for corner, the beginning of a curve;

Thence, 47.12 feet along the arc of a tangent curve to the left, having a radius of 30.00 feet, a central angle of 90° 00′ 00″, and a chord which bears South 46° 57′ 47" East, 42.43 feet to a point for corner;

Thence, South 01° 57' 47" East, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 47.12 feet along the arc of a non-tangent curve to the left, having a radius of 30.00 feet, a central angle of 90° 00′ 00″, and a chord which bears South 43° 02′ 13″ West, 42.43 feet to a point for corner;

Thence, South 88° 02' 13" West, 100.00 feet to a point for corner, the beginning of a curve;

Thence, 47.12 feet along the arc of a non-tangent curve to the left, having a radius of 30.00 feet, a central angle of 90° 00′ 00″, and a chord which bears North 46° 57′ 47″ West, 42.43 feet to a point for corner;

Thence, North 01° 57' 47" West, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 47.12 feet along the arc of a non-tangent curve to the left, having a radius of 30.00 feet, a central angle of 90° 00′ 00″, and a chord which bears North 43° 02′ 13" East, 42.43 feet to a point for corner;

Thence, North 01° 57' 47" West, 856.32 feet to a point for corner, the beginning of a curve;

Thence, 14.21 feet along the arc of a tangent curve to the right, having a radius of 1,440.00 feet, a central angle of 00° 33′ 55″, and a chord which bears North 01° 40′ 49″ West, 14.21 feet to the POINT OF BEGINNING and containing 2.447 acres of land.

1. Deed Restrictions:

None of record.

2. Easements and other encumbrances (Oil, Gas and other Minerals excluded):

Assignment of Utility Rights recorded in Document No. 2005115747, Official Public Records of Fort Bend County, Texas.

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Grazing Lease by and between BFH Mining, Ltd., Lessor, and Bar M Cattle Company, Lessee, recorded in Document No. 2010127261, corrected in Document No. 2011001553, of the Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Grazing Lease, from BFH Mining, Ltd., to D.R. Horton – Texas, Ltd., recorded in Document No. 2013000062 of the Official Public Records of Fort Bend County, Texas.

Texas Commission on Environmental Quality Notice of Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008063993, and Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008064844, both of the Official Public Records of Fort Bend County, Texas.

Notice of Intention to Introduce a Bill in the Legislature of Texas, pertaining to the Fulshear Parkway Improvement District, recorded in Document No. 2013025598 of the Official Public Records of Fort Bend County, Texas.

Memorandum of Fulshear Parkway Private Participation Agreement, dated August 30, 2013, recorded in Document No. 2013119270 of the Official Public Records of Fort Bend County, Texas.

Natural Gas Pipeline Easement by and Between D. R. Horton-Texas, Ltd. and SiEnergy, L. P. recorded in Document No. 2014098654, Official Public Records of Fort Bend County, Texas.

All easements, building setback lines, restrictions and dedications as set out on the plat of Tamarron Lift Station No. 1 recorded in Plat No. 20140185, Plat Records of Fort Bend County, Texas.

The rights of Fort Bend County Municipal Utility District No. 182 to levy taxes and issue bonds.

Easements, and other matters, to be created by the proposed plat.

3. Lien Holders: None of record.

No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. Liability of Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that 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 nor 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, 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 TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOTNT 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,

Tatanisha Walker DHI Title of Central Texas

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2017 COTHEY PUBLIC IN AND FOR THE STATE OF TEMS

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NAME OF BUTTON, R.P.L.S. RECESSION PROFESSIONS, LINE SURVEYOR RECESSION NO. Sepa

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WALK CORDON OFFEING, CITY SCENETARY

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LAURA RICHARD, COUNTY CLEBX Agen blood columny, TEXAS

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ALSO BENG A PARTIL REPAY OF VANDEROU HT STATION SITE, NO. 1-55. PRELIMINARY PLAT OF TAMARRON TRACE SECTION 2

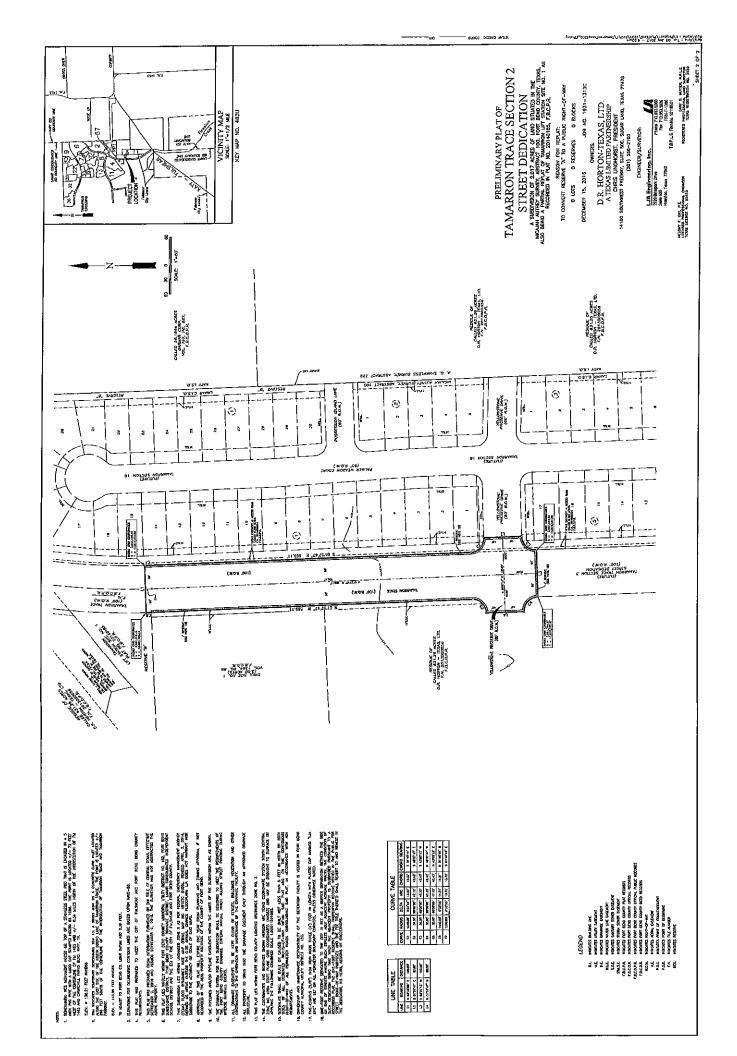
REASON FOR REPLAT: TO CONNERT RESERVE "A" TO A PUBLIC RIGHT-OF-WAY O RESERVES O BLOCKS DECEMBER 15, 2016 O LOTS

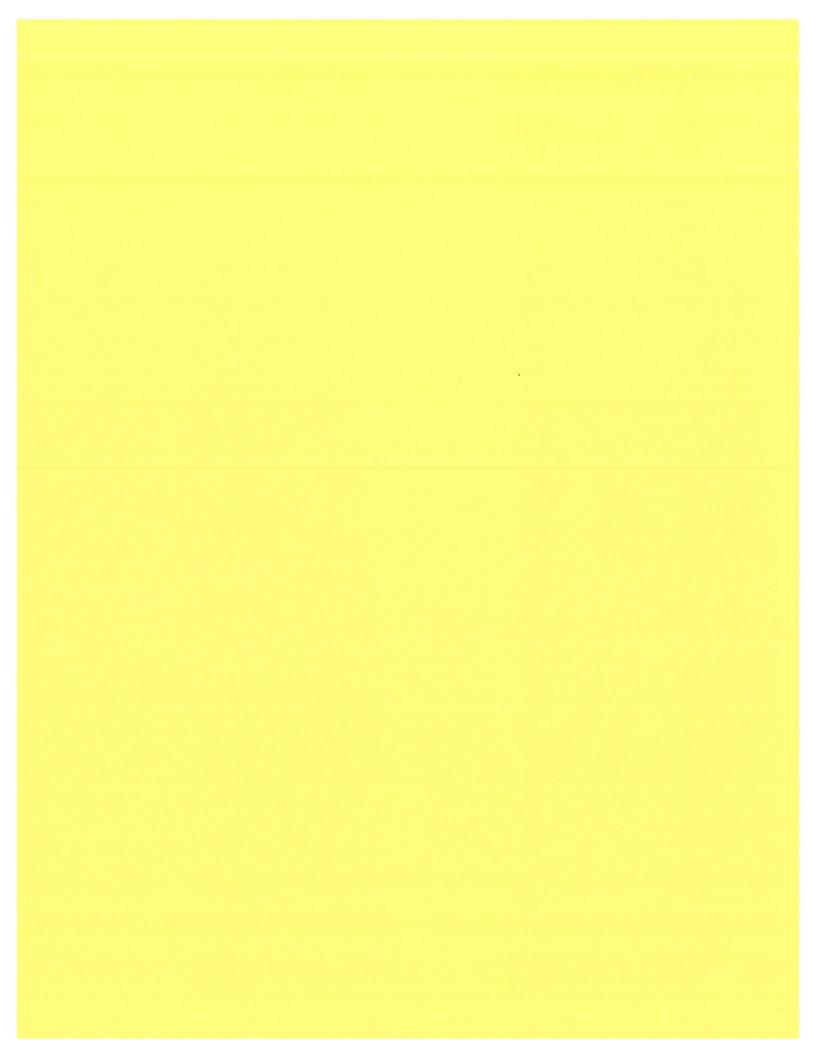
D.R. HORTON-TEXAS, LTD.
A TEXAS LINET PARATREGISH
OHES UNMOSET, RESIDENT
14:10 SOUTHER STREEM, STR. BOS. SOUTHERS THE STREEM, STATE SOS. JOB NO. 1931-1313C OWNERS

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CITY OF FULSHEAR

Registration & Permit Department

Ph: (281) 346- 1796 fax: (281) 346-2556 30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Trace	Section 3 - Street Dedication / Preliminary P	10
City Engineer Review ReviewedSee Attached Letter		
BY:	DATE: 1-3-2017	
City Secretary Processed Returned for additional data		
BY: Korf Planning Commission Review ApprovedReturned for additional data	DATE: 1-3-2017	
BY:	DATE:	
BY:	DATE:	



CITY OF FULSHEAR

REC'D JAN 0 3 2017 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: <u>12/16/2016</u> Subdivision: <u>TAMARRON</u> TRACE	Date Received by the City of Fulshear: 12/19/2016	
SUBMITTAL OF PLAT: (Check Appropriat		
Preliminary Replat Amending Plat	Final Vacation Plat	Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selec	ction)	
Single-Family Residential	Zero Lot Line/ Patio Home	Multi-Family Residential
. Planned Development	Commercial	Industrial
Plat Location: _ City	ETJ (Extraterritorial Jurisdiction)	
Legal Description: _5.254 ACRES IN THE MIC	CAJAH AUTREY SURVEY, A-100 & THE A.G. SHARPLESS SURVEY, A-	332, FORT BEND COUNTY, TEXAS
Variance: Yes (Attach a Copy of	f Approval Letter) Vo	
Total Acreage: 5.254		
Number of Streets: 1		
Number of Lots: 0	Plat	ting Fees
Number and Types of Reserves:0		
Total Acres in Reserve: 0	Preliminary Plat - \$500.00 per acre	plus 3.50 per lot, plus \$12.50
Owner: _D.R. HORTON TEXAS, LTD.	Final Plat - \$500.00 plus \$5	5.00 per lot plus \$25.00 per acre
Address: 14100 SW FREEWAY, SUITE 500	Replat - \$500.00 plus 5.00	per lot plus \$25.00 per acre
City/State: SUGAR LAND, TEXAS 77478	Amending or Minor Plat	
	The state of the s	1-3200.00
Email Address:		
Engineer/Planner: LJA ENGINEERING, INC	2" Review of plats - \$10	00.00 (each additional review)
Contact Person: GEOFF FREEMAN	TOTAL PLATTING FEE _\$	5565.68
Telephone: 713-358-8830	Park Fees (due at Final F	Plat Application)
Fax Number:		
Email Address: gfreeman@ljaengineering.com		
application. I understand that if all necess	this form is complete, true and correct and the undersign sary information, required documents, and plat fees are r liew needed in order to submit to the P&Z board.	ed is authorized to make this equired at time of submittal or tl
MAR	Geoffrey A. Freeman / Platting Manager	12-16-2016
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

January 3, 2017

Engineering Review

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

For Information only:

- 1. This plat will create approximately 2000-foot of new street right-of-way (100-foot width) for Tamarron Trace.
- 2. The new street right-of-way will extend from Yellow Preserve Drive on the North to its intersection with Katy-Fulshear Road on the South.
- 3. This tract is located in the E.T.J. of the City of Fulshear and will need the approval of both Fort Bend County and the City of Fulshear.
- 4. This plat was previously approved as a Final Plat but has been changed so it will need to start over as a Preliminary Plat.

Recommendations:

I recommend that this Preliminary Plat of Tamarron Trace Section 3 Street Dedication be approved.



August 9, 2016

Ms. Ashley Fuller Project Coordinator LJA Engineering, Inc. 2929 Briarpark Drive, Suite 600 Houston, Texas 77042

Re: Preliminary Plat of Tamarron Trace Section 3 Street Dedication

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated August 12, 2016

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

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

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

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

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

Sincerely,

Chris Grey

Construction Supervisor, Design and Serviceability



August 4, 2016

City of Richmond/Planning & Development Dept. 600 Morton Richmond, TX 77469

Re: Preliminary Plat of Tamarron Trace Section 3 Street Dedication

To whom it may concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corporation, 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 August 12, 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 abandonment 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 Sheila R. Agee at 713.207.6349.

Sincerely,

Sheila R. Agee

Senior Right of Way Agent

C: Ashley Fuller <a fuller@ljaengineering.com>

PLR16.311

DHI TITLE OF CENTRAL TEXAS 14100 Southwest Freeway, Suite 510 Sugar Land, Texas 77478

CITY PLANNING LETTER

December 7, 2016

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 1st day of December, 2016, we find the following:

Record Owner:

D. R. Horton-Texas, Ltd., a Texas limited partnership

Recording Instrument:

Special Warranty Deed, executed by BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas.

Legal Description:

TAMARRON TRACE SECTION 3 STREET DEDICATION

DESCRIPTION OF 5.254 ACRES TAMARRON TRACE SECTION 3 STREET DEDICATION

Being 5.254 acres of land located in the Micajah Autry Survey, Abstract 100 and the A. G. Sharpless Survey, Abstract 322, Fort Bend County, Texas, more particularly being a portion of that certain called 631.26 acre tract and that certain called 30.53 acre tract (described as Tract III) conveyed to D. R. Horton – Texas, LTD by an instrument of record under File Number 2013000056 of the Official Public Records of said Fort Bend County (F.B.C.O.P.R.), said 5.254 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83, Epoch 2010.00);

COMMENCING for reference at a 5/8-inch iron rod with cap stamped "BROWN & GAY" found marking the southeast corner of said 30.53 acre tract, same being an interior corner on the northerly line of that certain called 1913.31 acre tract (Tract "A") conveyed to CCR Texas Holdings, LP by an instrument of record under File Number 2012038964, F.B.C.O.P.R., said point being on the northwesterly line of Katy-Fulshear Road;

Thence, South 55°45' 32" West, along the northwesterly line of Katy-Fulshear Road and the southeasterly line of said 30.53 acre tract, 136.71 feet to the POINT OF BEGINNING and southeast corner of the herein described tract;

Thence, South 55°45' 32" West, continuing along the northwesterly line of Katy-Fulshear Road and the southeasterly line of said 30.53 acre tract, 160.06 feet to the southwest corner of the herein described tract, the beginning of a curve;

Thence, 47.97 feet, departing the northwesterly line of Katy-Fulshear Road and the southeasterly line of said 30.53 acre tract and along the arc of a non-tangent curve to the left, having a radius of 30.00 feet, a central angle of 91°37' 18" and a chord which bears North 09°56' 54" East, 43.02 feet to a point for corner;

Thence, North 35°51' 45" West, 996.07 feet to a point for corner, the beginning of a curve;

Thence, 168.46 feet along the arc of a tangent curve to the right, having a radius of 1,050.00 feet, a central angle of 09°11'32" and a chord which bears North 31°15'59" West, 168.28 feet to a point for corner, the beginning of a reverse curve;

Thence, 44.17 feet along the arc of a tangent curve to the left, having a radius of 30.00 feet, a central angle of 84°21' 07" and a chord which bears North 68°50' 47" West, 40.28 feet to a point for corner;

Thence, South 68°58' 40" West, 4.72 feet to a point for corner;

Thence, North 21°01' 20" West, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 46.19 feet along the arc of a non-tangent curve to the left, having a radius of 30.00 feet, a central angle of 88° 12' 41" and a chord which bears North 24° 52' 19" East, 41.76 feet to a point for corner, the beginning of a reverse curve;

Thence, 316.50 feet along the arc of a tangent curve to the right, having a radius of 1,050.00 feet, a central angle of 17°16' 14" and a chord which bears North 10°35' 54" West, 315.30 feet to a point for corner;

Thence, North 01°57' 47" West, 592.63 feet to a point for corner;

Thence, North 88° 02' 13" East, 100.00 feet to a point for corner;

Thence, South 01°57'47" East, 592.63 feet to a point for corner, the beginning of a curve;

Thence, 283.18 feet along the arc of a tangent curve to the left, having a radius of 950.00 feet, a central angle of 17° 04′ 43″ and a chord which bears South 10° 30′ 09″ East, 282.13 feet to a point for corner, the beginning of a compound curve;

Thence, 45.11 feet along the arc of a tangent curve to the left, having a radius of 30.00 feet, a central angle of 86°08' 56" and a chord which bears South 62°06' 59" East, 40.98 feet to a point for corner, the beginning of a reverse curve;

Thence, 30.39 feet along the arc of a tangent curve to the right, having a radius of 340.00 feet, a central angle of 05°07' 18" and a chord which bears North 77°22' 12" East, 30.38 feet to a point for corner;

Thence, South 10°04'09" East, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 56.47 feet along the arc of a non-tangent curve to the left, having a radius of 30.00 feet, a central angle of 107°51'01" and a chord which bears South 26°00'21" West, 48.49 feet to a point for corner, the beginning of a compound curve;

Thence, 131.70 feet along the arc of a tangent curve to the left, having a radius of 950.00 feet, a central angle of 07°56' 35" and a chord which bears South 31°53' 28" East, 131.60 feet to a point for corner;

Thence, South 35°51' 45" East, 1,000.60 feet to a point for corner, the beginning of a curve;

Thence, 46.27 feet along the arc of a tangent curve to the left, having a radius of 30.00 feet, a central angle of 88° 22′ 42" and a chord which bears South 80° 03′ 06" East, 41.82 feet to the POINT OF BEGINNING and containing 5.254 acres of land.

1. Deed Restrictions:

None of record.

2. Easements and other encumbrances (Oil, Gas and other Minerals excluded):

Assignment of Utility Rights recorded in Document No. 2005115747, Official Public Records of Fort Bend County, Texas.

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

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The rights of Fort Bend County Municipal Utility District No. 182 to levy taxes and issue bonds.

Easements, and other matters, to be created by the proposed plat.

3. Lien Holders: None of record.

No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. Liability of Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that 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 nor 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, 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 TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOTNT 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,

DHI Title of Central Texas

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CHRS LINCHORST, PRESIDENT

D.R. HOSTON—TEXAS, LTD. A TEXAS LASTED PARTHERSINE

, AND SOIL OF OFFICE,

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MODER F. CAY, P.C. INDESCO PROPESSORIL DIGNEDS TOUS UCERCIE NO. 20450



THIS PLAT OF TAMANDR TRACE SECTION 3 STREET DEDICATION IS APPRIORID BY THE CITY PLANNING COMMISSION OF THE CITY OF TAISHEAN, THOUS

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AUSTIN WENT, MOE-CHAIR

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OWA GOSCON OFFORD, CITY SECRETARY

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KEY MAP NO. 4830

FOWNER W. STOLLDS, P.L.

MARKONED IT THE COMMESSIONERS COURT OF FIRST BEING COUNTY, TEXAS, THE PARTY OF THE COURTY, TEXAS, 2017.

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AMES PATTORSON PREDIKT 4, COMPTY COMMISSIONER B. A. (ANDY) MENDING PRECINET 3, COUNTY COMMISSIONER

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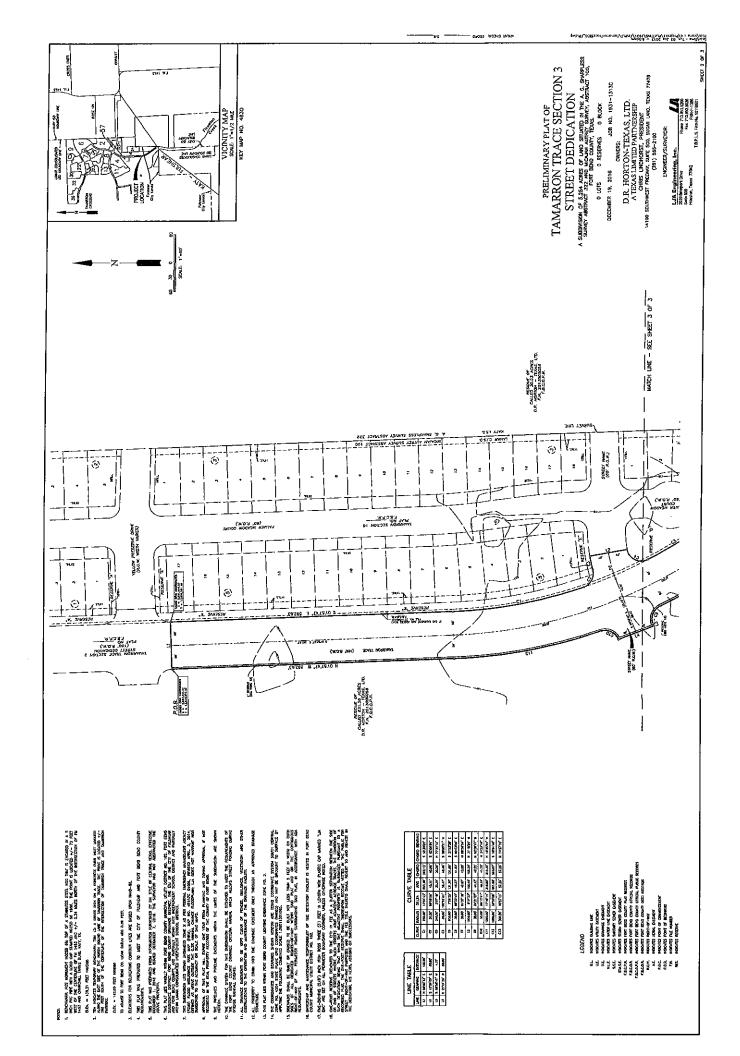
PRELIMINARY PLAT OF TAMARRON TRACE SECTION 3 STREET DEDICATION

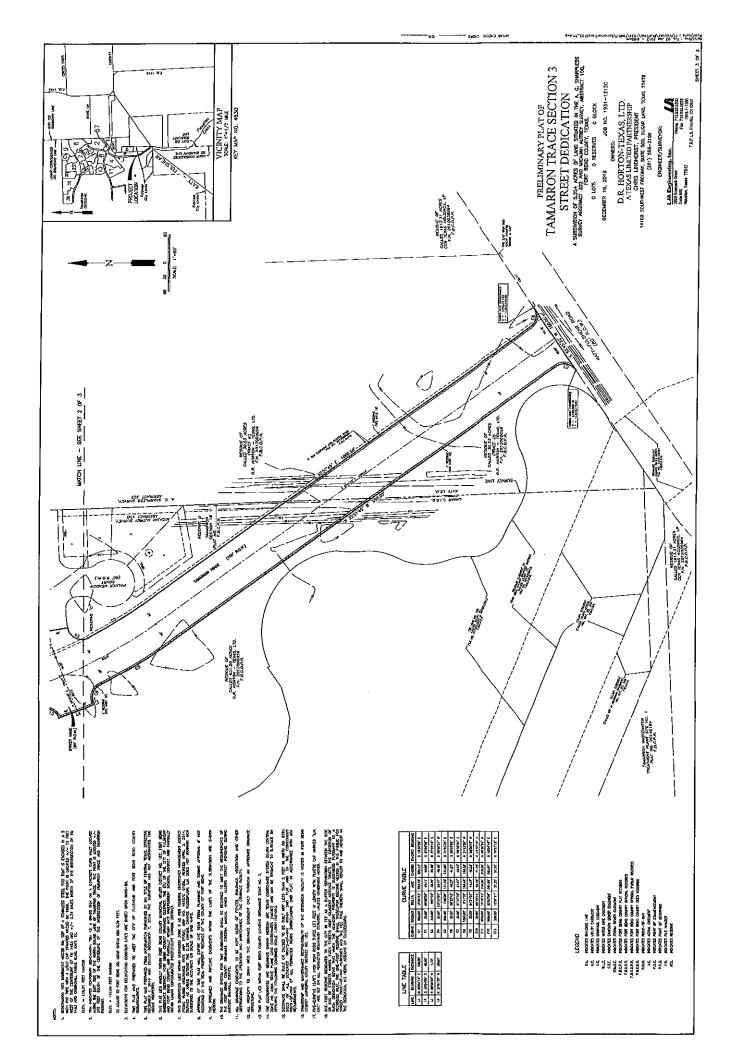
A SUBDANSON OF 5,224 ACRES OF LAND STRAIDD IN THE A. G. SHARNESS SURVEY ABSTRACT 312, AND INCARAL MATERS SURVEY, ABSTRACT 100, FORT BRID COUNTY, TEXAS. JDB NO. 1931~1313C DECEMBER 19, 2016

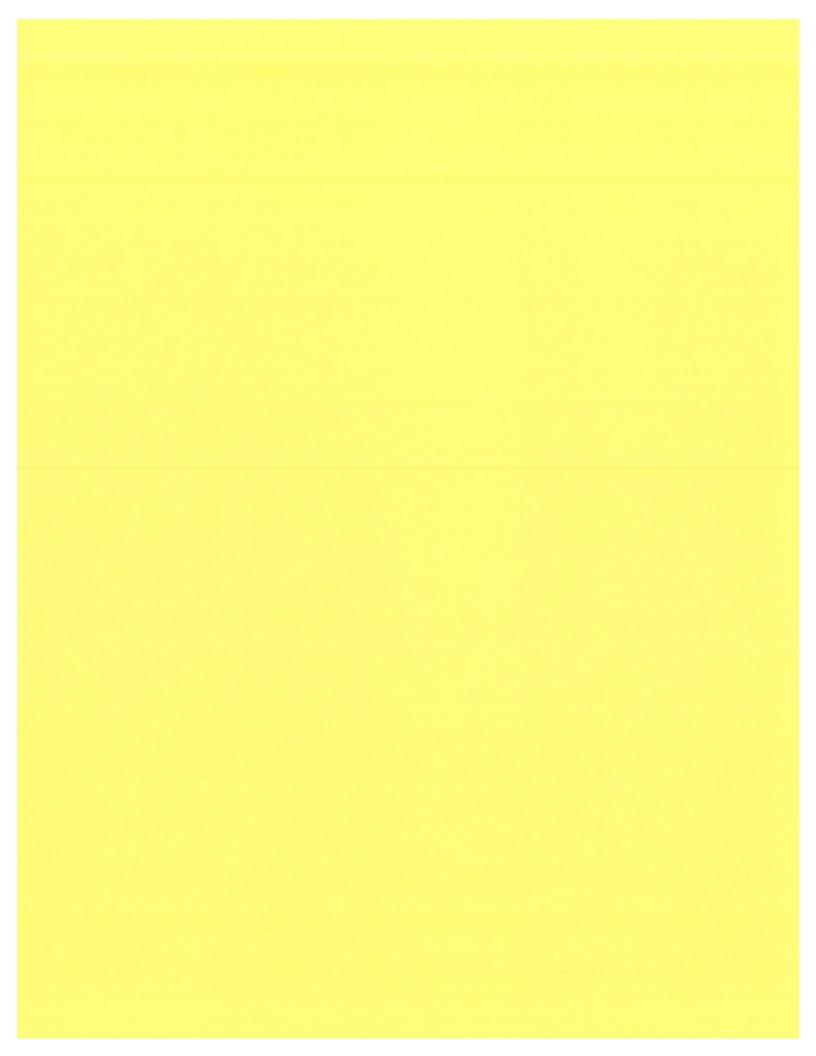
D.R. HORTON-TEXAS, LTD.
A TEXAS LIATED PARTNERSHIP
CHRIS LONGWORT, PRESIDEN
14100 SOUTHEST FEEDING SIZE NO. TURN
(24) S66-2700 ENCINEER/SURVEYOR:

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CITY OF FULSHEAR

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat	Tamarron	Coles	Canyon an	d Rileys Rid	lge - Street	- Dedication
City Engineer Re	view				Preliminarc	1 Plat
Reviewed See Attac						
BY:			DATE:	1-3-201	1	
City Secretary						
ProcessedReturned	d for additional dat	a				
ВУ:	Toff		DATE:	1-3-2017		
Planning Commis	ssion Review					
Approved Returned	for additional dat	a				
BY:			DATE:			
City Council Revi	<u>ew</u>					
Approved Returned	for additional dat	a				
BY:			DATE:			



CITY OF FULSHEAR

REC'D JAN 0 3 2017

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: 12/16/2016 Subdivision: Coles Canyon & Rile	Date Received by the City of Fulshear: 12/19/201	6
SUBMITTAL OF PLAT: (Check Appropriate	e Selection)	S-
PreliminaryReplatAmending Plat	Final Vacation Plat	Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Select	tion)	
Single-Family Residential	. Zero Lot Line/ Patio Home	Multi-Family Residential
Planned Development	Commercial	Industrial
Plat Location: _ City	ETJ (Extraterritorial Jurisdiction)	
Legal Description: 3.323 ACRES IN THE MICA	AJAH AUTREY SURVEY, A-100 & THE J.D. VERMILLION SURVI	EY, A-339, FORT BEND COUNTY, TEXAS
Variance: Yes (Attach a Copy of		
Total Acreage: 3.323		
lumber of Streets: 4		
Number of Lots: 0		Platting Fees
Number and Types of Reserves: 0		
otal Acres in Reserve: 0	Preliminary Plat - \$50 per acre	00.00 plus 3.50 per lot, plus \$12.50
Owner:D.R. HORTON TEXAS, LTD.	Final Plat - \$500.00 p	olus \$5.00 per lot plus \$25.00 per acre
Address:14100 SW FREEWAY, SUITE 500	Replat - \$500.00 plus	s 5.00 per lot plus \$25.00 per acre
ity/State: _SUGAR LAND, TEXAS 77478	A	
elephone:	The state of the s	
mail Address:		2
ngineer/Planner: LJA ENGINEERING, INC.	2 nd Review of plats	- \$100.00 (each additional review)
ontact Person: GEOFF FREEMAN	TOTAL PLATTING F	EE \$541.54
elephone:	Park Fees (due at F	inal Plat Application)
ax Number:		
mail Address: gfreeman@ljaengineering.com		
pplication. I understand that if all necess	his form is complete, true and correct and the unde ary information, required documents, and plat fees ew needed in order to submit to the P&Z board.	
KAZ	Geoffrey A. Freeman / Platting Manager	12-16-2016
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

Texas Engineer Registration Number - F-2309

January 3, 2017

Engineering Review

Preliminary Plat
Tamarron Coles Canyon and
Riley's Ridge Street Dedication
Fort Bend County, Texas

For Information only:

- 1. This plat will create approximately 1200 Linear foot of Right-of-Way for Coles Canyon (Right-of-Way width varies) and 750 foot of Right-of-Way for Riley's Ridge (60-foot width).
- 2. From the plat it appears that Coles Canyon will be on the East side of a Future L.C.I.S.D. School Site.
- 3. Since these streets are located in the E.T.J. of the City of Fulshear; plat approval will be required by both the City of Fulshear and Fort Bend County.
- 4. This plat received Final approval previously but with changes being made it will need to start again as a Preliminary Plat.

Recommendations:

I recommend that this Preliminary Plat of Tamarron Coles Canyon and Riley's Ridge Street Dedication be approved as submitted.

DHI TITLE OF CENTRAL TEXAS 14100 Southwest Freeway, Suite 510 Sugar Land, Texas 77478

CITY PLANNING LETTER

December 7, 2016

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 1st day of December, 2016, we find the following:

Record Owner:

D. R. Horton-Texas, Ltd., a Texas limited partnership

Recording Instrument:

Special Warranty Deed, executed by BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas.

Legal Description:

TAMARRON COLES CANYON AND RILEYS RIDGE STREET DEDICATION (Proposed Plat)

Being 3.323 acres of land located in the Micajah Autrey Survey, Abstract 100 and the J. D. Vermillion Survey, Abstract 339, Fort Bend County, Texas, more particularly being a portion of that certain called 631.26 acre tract and that certain called 686.0183 acre tract (described a Tract 1) conveyed to D.R. Horton – Texas, LTD by an instrument of record under File Number 2013000056 of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 3.323 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83);

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" set for the southwest corner of that certain called 12.568 acre tract conveyed to Lamar Consolidated Independent School District

by an instrument of record under File Number 2015142678, F.B.C.O.P.R., said point being the southerly northwest corner of the herein described tract;

Thence, along the south and easterly lines of said 12.568 acre tract the following eight (8) courses:

- 1. North 86° 07' 43" East, 734.32 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;
- 2. 42.19 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of 96° 41' 49", and a chord which bears North 37° 37' 53" East, 37.36 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a compound curve;
- 3. 81.42 feet along the arc of a non-tangent curve to the left, having a radius of 592.00 feet, a central angle of 07° 52′ 50″, and a chord which bears North 14° 48′ 17″ West, 81.36 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;
- 4. North 18°39' 53" West, 209.20 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;
- 5. 40.23 feet along the arc of a tangent curve to the right, having a radius of 280.00 feet, a central angle of 08° 13' 59", and a chord which bears North 14° 32' 54" West, 40.20 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;
- 6. North 10°25' 54" West, 105.13 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;
- 7. 96.43 feet along the arc of a tangent curve to the right, having a radius of 840.00 feet, a central angle of 06°34'38", and a chord which bears North 07°08'34" West, 96.38 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;
- 8. North 04°06' 38" West, at 273.12 feet pass a 5/8-inch iron rod with cap stamped "LJA ENG" set for the northeast corner of said 12.568 acre tract, and continuing with the northerly extension of said easterly line, in all a total distance of 378.29 feet to a point for corner, the beginning of a curve;

Thence, 39.10 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of 89°36' 49", and a chord which bears North 48°55' 02" West, 35.24 feet to a point for corner;

Thence, South 86° 16' 34" West, 5.74 feet to a point for corner;

Thence, North 03°43' 26" West, 60.00 feet to a point for corner;

Thence, North 86° 16' 34" East, 5.00 feet to a point for corner, the beginning of a curve;

Thence, 39.44 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of 90°23' 11", and a chord which bears North 41°04' 58" East, 35.47 feet to a point for corner;

Thence, North 04°06' 38" West, 95.04 feet to a point for corner;

Thence, North 85° 53' 22" East, 80.00 feet to a point for corner;

Thence, South 04°06' 38" East, 94.41 feet to a point for corner, the beginning of a curve;

Thence, 40.58 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of 93°00' 33", and a chord which bears South 50°36' 54" East, 36.27 feet to a point for corner;

Thence, South 07°07'11" East, 60.00 feet to a point for corner;

Thence, South 82°52' 49" West, 5.78 feet to a point for corner, the beginning of a curve;

Thence, 37.96 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of 86°59' 27", and a chord which bears South 39°23' 06" West, 34.41 feet to a point for corner;

Thence, South 04°06' 38" East, 339.96 feet to a point for corner, the beginning of a curve;

Thence, 246.87 feet along the arc of a tangent curve to the left, having a radius of 1,460.00 feet, a central angle of 09° 41' 18", and a chord which bears South 08° 57' 16" East, 246.58 feet to a point for corner;

Thence, South 13°47' 55" East, 290.78 feet to a point for corner, the beginning of a curve;

Thence, 74.62 feet along the arc of a tangent curve to the right, having a radius of 430.00 feet, a central angle of 09° 56′ 32″, and a chord which bears South 08° 49′ 39″ East, 74.52 feet to a point for corner;

Thence, South 03°51'23" East, 43.75 feet to a point for corner, the beginning of a curve;

Thence, 18.60 feet along the arc of a tangent curve to the left, having a radius of 270.00 feet, a central angle of 03° 56′ 48″, and a chord which bears South 05° 49′ 47″ East, 18.59 feet to a point for corner;

Thence, South 82°11'49" West, 60.00 feet to a point for corner, the beginning of a curve;

Thence, 37.55 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of 86° 04' 06", and a chord which bears North 50° 50' 14" West, 34.12 feet to a point for corner;

Thence, South 86°07' 43" West, 484.58 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of 90°00'00", and a chord which bears South 41°07' 43" West, 35.36 feet to a point for corner;

Thence, South 86°07' 43" West, 60.00 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of 90°00' 00", and a chord which bears North 48°52' 17" West, 35.36 feet to a point for corner;

Thence, South 86°07' 43" West, 144.77 feet to a point for corner;

Thence, North 03° 52' 17" West, 60.00 feet to the POINT OF BEGINNING and containing 3.323 acres of land.

1. Deed Restrictions:

Subject property is subject to inclusion within Tamarron Master Covenant recorded in Document Nos. 2014128516, of the Official Public Records of Fort Bend County, Texas, but is not subject to it unless and until a notice of applicability has been recorded and none has been found.

2. Easements and other encumbrances (Oil, Gas and other Minerals excluded):

Lack of access to dedicated ingress and egress easement established by plat or recorded easement document.

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Sanitary Control Easement for Public Water Well recorded in Document No. 2007084035, Official Public Records of Fort Bend County, Texas.

Texas Commission on Environmental Quality Notice of Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008063993, and Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008064844, both of the Official Public Records of Fort Bend County, Texas.

Grazing Lease by and between BFH Mining, Ltd., Lessor, and Bar M Cattle Company, Lessee, recorded in Document No. 2010127261, corrected in Document No. 2011001553, of the Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Grazing Lease, from BFH Mining, Ltd., to D.R. Horton – Texas, Ltd., recorded in Document No. 2013000062 of the Official Public Records of Fort Bend County, Texas.

Grazing/Agricultural lease from BHF Mining, Ltd., Lessor, to J. D. Woods, Jr., Interest, Inc., Lessee, recorded in Document No. 2010127262 amended in Document No. 2011057131, of the Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Grazing Lease, from BFH Mining, Ltd., to D.R. Horton – Texas, Ltd., recorded in Document No. 2013000061 of the Official Public Records of Fort Bend County, Texas.

Notice of Intention to Introduce a Bill in the Legislature of Texas, pertaining to the Fulshear Parkway Improvement District, recorded in Document No. 2013025598 of the Official Public Records of Fort Bend County, Texas.

Memorandum of Fulshear Parkway Private Participation Agreement, dated August 30, 2013, recorded in Document No. 2013119270 of the Official Public Records of Fort Bend County, Texas.

Short Form Blanket Easement 3-Phase Overhead and Underground recorded in Document No. 2014039155, Official Public Records of Fort Bend County, Texas.

Waiver of Special Appraisal for the Benefit of Fort Bend County Municipal Utility District No. 182, dated August 4, 2015, recorded in Document No. 2015088919 of the Official Public Records of Fort Bend County, Texas.

3. Lien Holders: None of record.

No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. Liability of Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

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Sincerely.

Patanisha Walker

DHI Title of Central Texas

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GART D. NUTER, R.P.L.S. HEGSTROOM PROFESSMAN, 1440 SARKETOR TOUS RECESTRATION NO. 3659

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NOWE W. STOLLDS, P.E. SRT 80% COUNTY GAZMEST

APPROVED BY THE COMMESSIONOFS' COURT OF FORT BEND COUNTY, SEXIS, ž 8

CRADY PRESSACE PRECINCT 2, COUNTY COMMISSIONER VINCENT IL MORAÇS, JR. PRECINCT 1, COUNTY COMMISSIONER

COUNTY JUDGE

JANES PATERSON PREDICT 4, COUNTY COMMISSIBLER W. A. (MODY) NOTHS PRECINCT 3, COUNTY COMISSIONER

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WINESS AT HAND AND SEAL OF GFFICE, AT RICHARMO, TENES. THE BAY AND GATE LAST ABOVE WRITIBA. THE PLAT RECORDS OF FORT BEND COUNTY, YOURS,

LAMPA ROSMAD, COMETY CLERK FORT BEND COUNTY, TOUS

RILEYS RIDGE STREET DEDICATION PRELIMINARY PLAT OF TAMARRON COLES CANYON AND

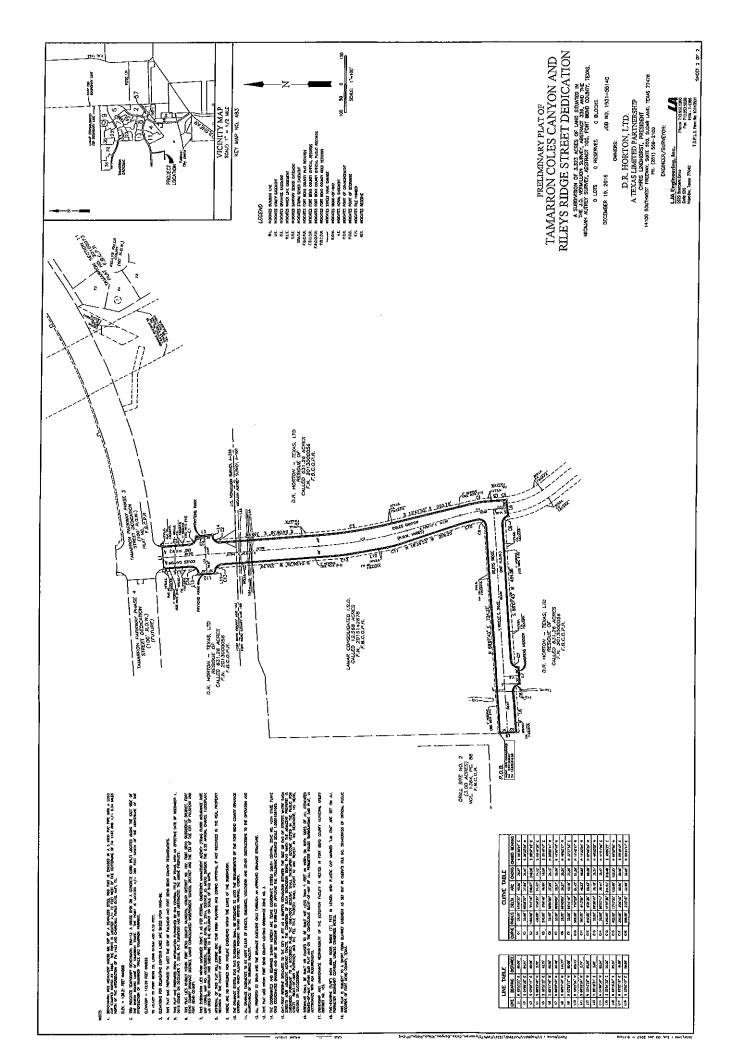
A SUBDIVISON OF 3,323 ACRES OF LAND STILATED IN THE OLD, VENTURAL OR SUPPLY, ABSTRACT 339, AND THE MICLAH ATTRES SUPPLY, ABSTRACT 100, FORT BAND COLUMY, TEXAS.

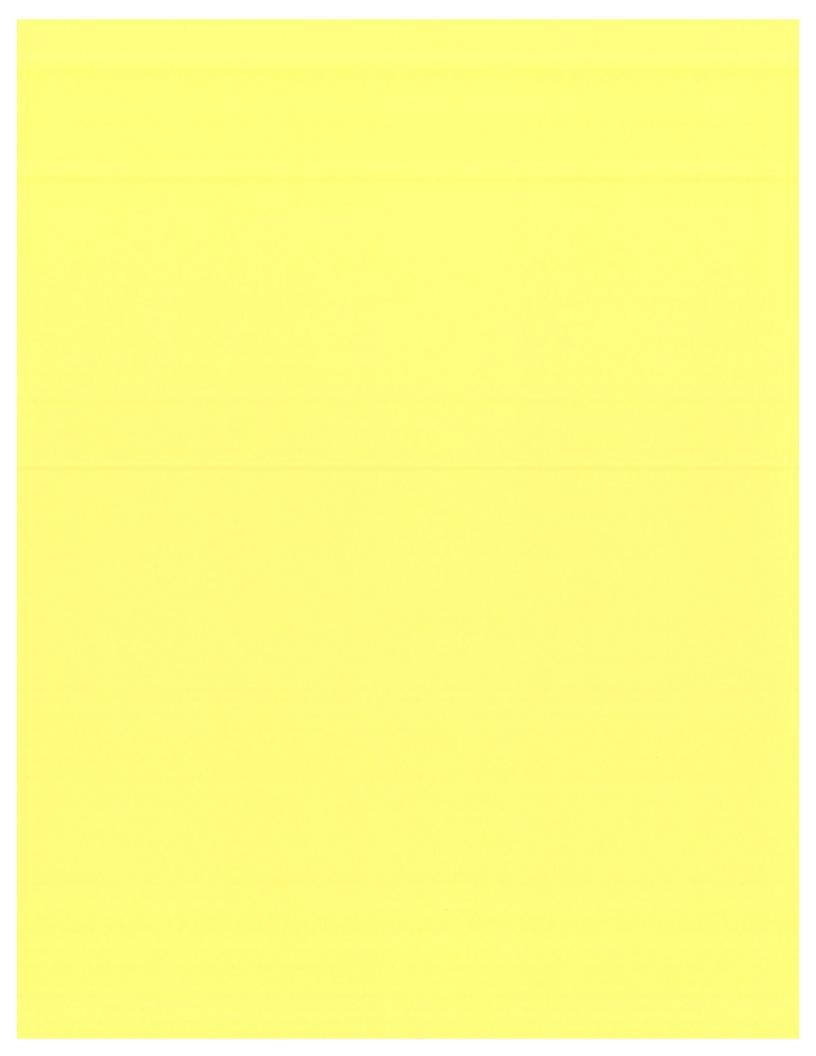
O LOTS O RESERVES D BLOCKS JOB NO. 1931-55140 DECEMBER 19, 2016

D.R. HORTON, LTD.
A TEXASLANTED PARTNERSHED CHRS LINDROSEN, PRESIDENT 14:00 SOMEWEST PRESIDENT 504:00 FOLD SUPPLY 14:10 SOMEWEST PRESIDENT 504:100 SOMEWEST OWNERS

ENGINEER/SURVEYOR: L.JA Englinearing, Inc. 263 Buspet Dive Sole 630 Herske, Texas 77042

Phone 719.955.930 Fror 719.955.930 Fib. F-1386 7.8.P.L.S. From No. 10110501





CITY OF FULSHEAR

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat	Tamarron	Section	16/ Prelin	ninary	Plat
City Engineer R Reviewe See Atta	e view d			1	
BY:			DATE:	1-3-2	017
City Secretary Processe Returned	d I for additional da	ta			
BY:	/ ()		DATE:	1-3-20	017
Approved	d for additional da	ta			
BY:			DATE:		
City Council Rev	<u>ew</u>				
Approved	l for additional dat	ta			
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CITY OF FULSHEAR

REC'D JAN 0 3 2017

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: <u>12/15/2016</u>	Date Received by the City of Fulshear: 12-19-20	016
Subdivision: TAMARRON SECTION 16	Development: TAMARRON	
SUBMITTAL OF PLAT: (Check Appropriate Se	election)	
Preliminary Replat Amending Plat	Final Vacation Plat	Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection	n)	
Single-Family Residential Planned Development Plat Location: City	Zero Lot Line/ Patio Home Commercial ETJ (Extraterritorial Jurisdiction)	Multi-Family Residential
Legal Description: 19.081 ACRES IN THE MICAJA	AH AUTREY SURVEY, A-100	
Variance: Yes (Attach a Copy of Ap	proval Letter)XNo	
Total Acreage: 19.081		
Number of Streets: 4		
Number of Lots: 74		Platting Fees
Number and Types of Reserves: _5		
Total Acres in Reserve: 2.414	Preliminary Plat - \$5 per acre	00.00 plus 3.50 per lot, plus \$12.50
Owner: D.R. HORTON-TEXAS, LTD.	Final Plat - \$500.00 p	olus \$5.00 per lot plus \$25.00 per acre
Address: 14100 SOUTHWEST FREEWAY, SUITE 5	500	s 5.00 per lot plus \$25.00 per acre
City/State: SUGAR LAND, TEXAS 77478		
Telephone:		
Email Address:	No.	
Engineer/Planner: _LJA ENGINEERING, INC.	2 nd Review of plats	- \$100.00 (each additional review)
Contact Person: GEOFF FREEMAN	TOTAL PLATTING F	EE \$997.51
Felephone: 713-358-8830		inal Plat Application)
Fax Number:	Taki ees (ade at i	That Application)
Email Address: gfreeman@ljaengineering.com	The state of the s	
	-	
his is to certify that the information on this f	orm is complete, true and correct and the unde	rsigned 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 th
City of Fulshear will not complete the review i	needed in order to submit to the P&Z board.	and a squared at time of submitted of th
OIA]		
MIN	Geoffrey A. Freeman / Platting Manager	12-15-2016
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

January 3, 2017

Engineering Review

Preliminary Plat – Tamarron Section 16 City of Fulshear, Texas

For Information only:

- 1. This plat will create 74 Lots in five (5) Reserves in five (5) Blocks that covers a total area of 19.081 acres.
- 2. Access to this section is Yellow Preserve Drive and from Yulee Mill Drive from Tamarron Trace.
- 3. This tract is located in the ETJ of the City of Fulshear so approval will be needed from both the City of Fulshear and Fort Bend County.
- 4. The Typical Lot in this Section appears to be 50 foot by 140 foot with a 25 foot Front Building Line.
- 5. This plat was previously approved as a Final Plat but with changes being made will need to start with a new Preliminary Plat approval.

Recommendations:

I recommend that this Preliminary Plat of Tamarron Section 16 be approved as submitted.



August 9, 2016

Ms. Ashley Fuller Project Coordinator LJA Engineering, Inc. 2929 Briarpark Drive, Suite 600 Houston, Texas 77042

Re: Preliminary Plat of Tamarron Section 16

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated August 12, 2016

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

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

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

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

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

Sincerely,

Chris Grey

Construction Supervisor, Design and Serviceability



August 11, 2016

City of Fulshear 30603 FM 1093 Fulshear, TX 77441

Re: Preliminary Plat of Tamarron Sec. 16

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 August 12, 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 Samantha Richards at 713.207.6362.

Sincerely,

Samantha Richards Right of Way Agent

C: Ashley Fuller<afuller@ljaengineering>

Amentha Richards

PLR16.319

DHI TITLE OF CENTRAL TEXAS 14100 Southwest Freeway, Suite 510 Sugar Land, Texas 77478

CITY PLANNING LETTER

December 14, 2016

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 8th day of December, 2016, we find the following:

Record Owner:

D. R. Horton-Texas, Ltd., a Texas limited partnership

Recording Instrument:

Special Warranty Deed, executed by BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas.

Legal Description:

TAMARRON SECTION 16 (Proposed Plat)

DESCRIPTION OF 19.081 ACRES TAMARRON SECTION 16

Being 19.081 acres of land located in the Micajah Autrey Survey, Abstract 100, Fort Bend County, Texas, more particularly being a portion of that certain called 631.26 acre tract conveyed to D.R. Horton — Texas, LTD by an instrument of record under File Number 2013000056 of the Official Public Records of said Fort Bend County (F.B.C.O.P.R.), said 19.081 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83, Epoch 2010.00);

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" found marking the south corner of Reserve "K" of Tamarron Section 1, a subdivision of record on Plat Number 20140153, of the Map Records of said Fort Bend County (F.B.C.M.R.), same point being the southwest corner of said Tamarron Section 1;

Thence, North 50° 55' 29" East, along the southeast line of said Reserve "K", 230.29 feet to the west corner of a 0.080 acre tract described as a Meter Station (50' X 70') conveyed to SiEnergy L.P. by an instrument of record under File Number 2015091125, F.B.C.O.P.R.:

Thence, South 39° 33' 22" East, along the southwest line of said 0.080 acre tract, 70.00 feet to the south corner of said 0.080 acre tract;

Thence, North 50° 55' 29" East, along the southeast line of said 0.080 acre tract, 50.00 feet to the east corner of said 0.080 acre tract, same point being in the southwest line of Reserve "H" of the aforementioned Tamarron Section 1;

Thence, South 39°33′22″ East, along the southwest line of said Reserve "H", 126.75 feet to a 1-1/2-inch iron pipe found marking the most southerly southwest corner of said Reserve "H", on the east line of the aforementioned 631.26 acre tract, same point being the northwest corner of that certain called 56.1664 acre tract conveyed to Darmar Corp by an instrument of record in Volume 797, Page 867, of the Deed Records of Fort Bend County, (F.B.C.D.R.) same being the common survey line of said Micajah Autrey Survey and the A.G. Sharpless Survey, A-322;

Thence, South 01°57′46″ East, along the common line of said 631.26 acre tract and said 56.1664 acre tract and along said common survey line, at 508.63 feet pass a 1-1/2-inch iron pipe found marking the common west corner of said 56.1664 acre tract and that certain called 30.53 acre tract (described as Tract III) conveyed to D. R. Horton – Texas, LTD by an instrument of record under File Number 2013000056, F.B.C.O.P.R., continuing with the common line of said 631.26 acre tract and said 30.53 acre tract a total distance of 2,515.16 feet to a point for corner;

Thence, North 35° 51' 45" West, departing said common lines, 372.49 feet to a point for corner, the beginning of a curve;

Thence, 131.70 feet along the arc of a tangent curve to the right, having a radius of 950.00 feet, a central angle of 07° 56′ 35″ and a chord which bears North 31° 53′ 28″ West, 131.60 feet to a point for corner, the beginning of a compound curve;

Thence, 56.47 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of 107°51'01" and a chord which bears North 26°00'21" East, 48.49 feet to a point for corner;

Thence, North 10°04'09" West, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 30.39 feet along the arc of a non-tangent curve to the left, having a radius of 340.00 feet, a central angle of 05°07′18″ and a chord which bears South 77°22′12″ West, 30.38 feet to a point for corner, the beginning of a reverse curve;

Thence, 45.11 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of 86°08' 56" and a chord which bears North 62°06' 59" West, 40.98 feet to a point for corner, the beginning of a compound curve;

Thence, 283.18 feet along the arc of a tangent curve to the right, having a radius of 950.00 feet, a central angle of 17°04' 43" and a chord which bears North 10°30' 09" West, 282.13 feet to a point for corner;

Thence, North 01°57' 47" West, 592.63 feet to a point for corner, the beginning of a curve:

Thence, 47.12 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of 90°00'00" and a chord which bears North 43°02' 13" East, 42.43 feet to a point for corner;

Thence, North 01°57' 47" West, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 47.12 feet along the arc of a non-tangent curve to the right, having a radius of 30.00 feet, a central angle of 90°00′00″, and a chord which bears North 46°57′47″ West, 42.43 feet to a point for corner;

Thence, North 01°57' 47" West, 669.11 feet to a point for corner, the beginning of a curve;

Thence, 262.86 feet along the arc of a tangent curve to the right, having a radius of 1,340.00 feet, a central angle of 11°14′22″ and a chord which bears North 03°39′24″ East, 262.44 feet to the POINT OF BEGINNING and containing 19.081 acres of land.

1. Deed Restrictions:

None of record.

2. Easements and other encumbrances (Oil, Gas and other Minerals excluded):

Assignment of Utility Rights recorded in Document No. 2005115747, Official Public Records of Fort Bend County, Texas.

Drainage Easement to Tamarron Lakes, L. P. recorded in Document No. 2007020121, Official Public Records of Fort Bend County, Texas. (Proposed plat does not show easement as affecting but acreage survey on acquisition and existing plat of Tamarron Section 1 depict it as affecting the acreage being platted.)

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Grazing Lease by and between BFH Mining, Ltd., Lessor, and Bar M Cattle Company, Lessee, recorded in Document No. 2010127261, corrected in Document No. 2011001553, of the Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Grazing Lease, from BFH Mining, Ltd., to D.R. Horton – Texas, Ltd., recorded in Document No. 2013000062 of the Official Public Records of Fort Bend County, Texas.

Texas Commission on Environmental Quality Notice of Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008063993, and Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008064844, both of the Official Public Records of Fort Bend County, Texas.

Notice of Intention to Introduce a Bill in the Legislature of Texas, pertaining to the Fulshear Parkway Improvement District, recorded in Document No. 2013025598 of the Official Public Records of Fort Bend County, Texas.

Memorandum of Fulshear Parkway Private Participation Agreement, dated August 30, 2013, recorded in Document No. 2013119270 of the Official Public Records of Fort Bend County, Texas.

Natural Gas Pipeline Easement By and Between D. R. Horton-Texas, Ltd. and SiEnergy, L. P., recorded in Document No. 2014098654, Official Public Records of Fort Bend County, Texas.

Pipeline Easement and Right-of-Way Agreement recorded in Document No. 2016026573, Official Public Records of Fort Bend County, Texas.

The rights of Fort Bend County Municipal Utility District No. 182 to levy taxes and issue bonds.

Easements, and other matters, to be created by the proposed plat.

3. Lien Holders: None of record.

No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. Liability of Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that 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 nor 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, 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 TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOTNT 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,

Tatanisha Walker DHI Title of Central Texas

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AST W. ROBERTS, MAYOR

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is cloudy by CLOLDS FOR THE ODD COUNTY DOWNED BY DISTRICT THE THE PLAY OF THE CLUBSCOM CLOUDS. THE ALL OF THE CATHOL PILES AND EXCLUSIONS OF THE CONTINUE AND EXCLUSIONS OF THE PLAY CLOUD CONTINUE OF THE CLUBSCOM COUNTY OF THE PLAY CLUBSCOM COUNTY OF THE CLUBSCOM COUNTY OF TH

MCHARD W, STOLLES, P.C. FORT BEND COUNTY ENGINEER

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RETINENT, AT A 1/4-MCM INDER HOW WITH CAP STANDED. TALK DICK TOWN ON WHERE THE COUNTY CONTROL OF A STANDARD OF THE WANNESS METTINENT, A STANDARD OF PLANT REMORD A SHIPTING OF THE UPPOSED OF SOM THE THOROUGH CONTROL (TALKING), SHIP TOWN THE THE THE CONTROL (TALKING), SHIP TOWN THE THE THE CONTROL (TALKING).

FRONCE, WHITH SEE SEE SEES, ALROWS THE STOCKHOOTS LIKE OF SUB-RESTORE YE, STALES THEN THE MEST CORNELS OF A GLOOM PACET THEN TESTORED AS A METTER SERVICE OF X THE CONTRIBUTION OF SERVICE OF THE SERVICE

THORS, SOUTH JE 33" 22" GAST, ALONG THE SOUTHWEST UNE OF SND GLOBO ACTIC TRACE, TAKE FOUTH CONTRY CONTRY OF SND GLOBO ACTIC TRACE;

THORCE, NORM 32 31" 45" MEST, DEMANNO SMD COMMON UNES, 372-49 FEET TO A POINT TOR COMMON, THE OFFICIANIS OF A CANADE.

PROTE, LEADS FEET ALGRED ME, AND OF A WAGOM CUMPE TO THE WORT, HOWING A NAMES OF SEALON FEET, A COTHEL AND E OF 36' 33' AND A CHORD WHICH SEARS HORTH JT SE DET WITH, JALLSO FEET TO A POINT FON COMUNE, THE SECRIFICIES OF A CHAMPUNG CHANGE.

THINCE, 564.7 PETS ALONG THE UP. OF A TRIGORY CAPACETO THE NUME, HARME A MADAS. OF JACO PEEL, A CORRAM, MEDE OF 107 bit Of MAD A CHORO WACH EDUCE METHY OF OUT 21" DATE, 46.49 PEER TO A POINT FOR CORNERS.

THENCE, NORTH 10" GN" WIST, GRAD FIZE TO A FORM FOR CORNER, THE BEGINNERS OF CORNES.

INDEC, 20,39 PET AURG, THE ANG OF A HINN-TANGONT CLIPE. TO THE LOTT, HENNE MOUS OF 146.00 PETS, A CENTRAL ANGLE OF OF OT 18" AND A CHOOSE WHICH EDINGS SOUT THE 28" HETS, 30,30 PETS TO A POINT FAN CONCER, THE RECENSIONS OF A TEMOSE CARRY.

THENCE, AS IN TEXT ALDNE THE ARC OF A THANDAR CLIME TO THE RECOS, HAWRE A BURING OF MICHON THEN, A CONTRAL MARLE OF WE UP 10' MOT A COURSE WHICH MILAND WIGHER MAY WISH, AARIB TEXT TO A PRINT FOR CORRORS, THE WESTMING OF A COMPUTION CLIME.

INDICE, JULIS REEL ACHIG THE AUG OF A THRESHE CLIME TO THE RICH, INHERD A RIGHTS OF \$50,000 FEET, A GESTRAL ANDE, OF 17 OF "A" AND A DIGHO WHICH IEDER HIGHER HIGHE

THENCE, MUSTIN OT 37' 42" WEST, SPEACE FEET TO A POINT FOR COBMER, THE BECKNAM OF A CUMM.

THOUGH, 47-12 FEET ALDING THE ARC OF A TANGENT CARRY TO THE ROOM HANNING A SHOULD OF BALLO FEET, A CORTINA, AMOLE OF BOY OF TO," AND A CHORD WHICH EQUAL ROOMS HANNING CASH. AND A CHORD WHICH ROOMS AND CASH. PRINCE, NORTH 01: 37" 41" WEST, MAJOR FEET TO A POINT FOR CORNEY, THE BECANNING OF A CHOOK!

THOME, WORTH OF ST 47" MCST, 685.13 FEET TO A POINT FOR CORNEY, THE BEGRARMER FA CLARKE. NOTES, BOLDE BETT, ADMIC TO SEASON A TRACTOR CORPIE TO THE BOCK HAWKE A RADIUS OF TAXABLE STORM OF TELL A CONTINUE AND THE TAXABLE WORTH NOT YELL WAS A WORTH OF THE WAS A WORTH OF THE

CHOX SOLD KEY MAP NO, 4830 VICINITY MAP SOME: 17-1/2 MILE SO REPORT LIKE THE PROPERTY OF THE PARTY OF TH Procedure 1 To a

APPROAD BY THE COUNESCAPINGS" COURT OF FORT BOID COUNTY, TOME, THE 2017

VANDAT M, MORALES, JR. PRECENCT 1, COUNTY COMMESSIONER

PAGENCE 4, COURT COMMISSIONES N. A. (ANDY) MENERS PRECENCE 3, COMMENT COMMENSORIES is used because count outsie in now the form loop downs, inector counts had not not count in an energy on instruction was this first ineconsister in six energy on the form counts of the counts. The counts of the

MITNESS AIT HANG AND SEAL OF OFFICE, AT SECHLOME, TOXAL THE DAY AND DATE LAST ABOVE WRITTEN.

LAIBN RICHMED, COUNTY CLERK FORT BEND COUNTY, TONS

OD-UT

PRELIMINARY PLAT OF TAMARRON SECTION 16

A SUBDIVISION OF 19,087 ACRES OF LAND STILLITED IN THE MICHAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS,

D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRS UnderSET, PRESIDENT
14100 SEDIMIEST FRESIDENT
(281) 366-2100

(281) 366-2100 S BLOCKS JOB NO. 1931-1416F 74 LOTS 5 RESERVES (2.414 ACRES) OHNERS: DECEMBER 15, 2016

ENGINEER/SURVEYOR LJA Engineering, Inc. 2228 Brippet Dree Suite 600 Houtes, Tease 77047

MEDION F. CH. P.C. LICHSED PROFESSION, ENGRER TEXAS LICHSE NO. EDASS

C. Pront 71345.520 Fox 7135.525 FRM-138. T.B.P.L.S. Frmina 1016500

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