

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

GRANTED

DENIED

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.

Application # 20161704



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: _____

OWNERS INFORMATION: NAME MIKE DAVENPORT
CURRENT → ADDRESS 31202 LOWER OXBOW TR. CITY FULSHEAR STATE TX ZIP
CODE 77441 EMAIL MIKE@MDCOASTAL.COM PHONE NUMBER 713-515-1170

APPLICANTS NAME (if different than owner) OWNER
ADDRESS _____ CITY _____ STATE _____
ZIP CODE _____ EMAIL _____ PHONE NUMBER _____

EXPLAIN REQUEST: (fully explain the existing conditions that make this request necessary)
WHITE WROUGHT IRON FENCE AROUND 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.

Status of the Project: Existing Under Construction Proposed

Have there been previous variance requests for this property? NO

Are there similar situations in the area? _____

Addresses: _____

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

Request Proposal and Description: Provide a description of the existing and or proposed physical property improvements relative to this case (ie: materials, structure type and height, dimensions, etc.) Please also supply and identify photos where applicable, to support your case:
WHITE WROUGHT FENCE TO BE RE-CONDITIONED, PAINTED WHITE & REINSTALLED
AT EXISTING FENCE LOCATION AROUND PERIMETER OF HOUSE.

OLD OUTDOOR BUILDING BY POOL TO BE REPLACED WITH NEW

Continued.... Request Proposal and Description

BUILDING OF SIMILAR HEIGHT, WIDTH & LENGTH DIMENSIONS.
THE BUILDING WILL BE WOOD CONSTRUCTION, METAL/TIN ROOF.
THE NEW BUILDING WILL BE LOCATED APPROX 5' TO THE EAST
OF WHERE THE OLD BUILDING CURRENTLY SITS. NEW BUILDING
TO SERVE AS A OUTDOOR KITCHEN/POOL ROOM.
WE ARE ASKING FOR THE VARIANCE ON BOTH FENCE & BUILDING TO
NOT HAVE TO REMOVE TREES ETC. THE OLD BUILDING NEEDS TO
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: W. L. Dupont Date: 9/1/2016

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

Tamela
Walt
Andrew B.

Address

8402 Wilson
Fulshear TX 77441
8407 Wilson St 77441

White Wrought Iron Fence



New Building



Old Building



Property Owner: R65748 DAVENPORT JAMES M & PAMELA L
 Property Address: 2ND ST
 2016 Assessed Value: \$555,480

2016 GENERAL INFORMATION

Property Status: Active
 Property Type: Real Residential
 Legal Description: FULSHEAR, BLOCK 1, Lot 1, ACRES 0.5, Platinum Estates Final Plat
 Neighborhood: Fulshear
 Account: 3380-00-010-0010-901
 Related Properties: R65749
 Map Number: A-027-N

2016 VALUE INFORMATION

Improvement Homesite Value: \$222,590
 Improvement Non-Homesite Value: \$0
 Total Improvement Market Value: \$222,590
 Land Homesite Value: \$225,000
 Land Non-Homesite Value: \$107,890
 Land Agricultural Market Value: \$0
 Total Land Market Value: \$332,890
 Total Market Value: \$555,480
 Agricultural Use: \$0
 Total Appraised Value: \$555,480
 Homestead Cap Loss: -\$0
 Total Assessed Value: \$555,480

2016 OWNER INFORMATION

Owner Name: Davenport James M & Pamela L
 Owner ID: O0466455
 Exemptions:
 Percent Ownership: 100%
 Mailing Address: 31202 Lower Oxbow TRCE Fulshear, TX 77441-4544

2016 ENTITIES

TAXING ENTITY	ASSESSED VALUE	TAX RATE PER 100
S01- Lamar CISD	\$555,480	1.39005
C04- City of Fulshear	\$555,480	0.156901
G01- Ft Bend Co Gen	\$555,480	0.458
D01- Ft Bend Drainage	\$555,480	0.016
R05- Ft Bend Co ESD 4	\$555,480	0.1
CAD- Fort Bend Central Appraisal District	\$555,480	0

TOTALS 2.120951

2016 IMPROVEMENTS

Improvement #1: -
 State Code: A1 - Residential Single Family Houses
 Homesite: Yes
 Total Main Area: 3,722 Sq. Ft
 Market Value: \$222,590
 Expand/Collapse All

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	1915	2,278	\$114,570	Details
2	Main Area 2nd Story	1915	1,444	\$71,350	Details
3	Open Porch	1915	390	\$3,160	Details
4	Screen Porch	1915	308	\$6,160	Details
5	Open Porch	1915	156	\$1,260	Details
6	Detached Garage	1915	600	\$14,390	Details
7	Detached Garage	1995	160	\$5,090	Details
8	Swimming Pools	1974	450	\$6,610	Details

2016 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE LOSS	LAND SIZE
1 - 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 / 0.501607 acres

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	Murphree, Terence H Murphree Terence H & Mary	PB12-CPR-024420 -	

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.

my witness
Special Use Permit

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.

(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.

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



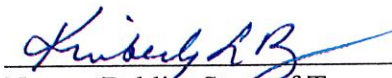
Lee Hartman
Publisher

SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

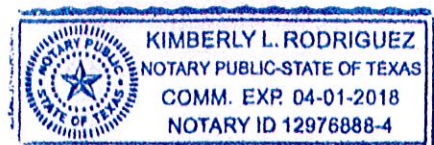
X a) is personally known to me, or

_____ b) provided the following evidence to establish his/her identity, _____

on this the 21st day of December, A.D. 2016 to certify which witness my hand and seal of office.



Notary Public, State of Texas





CITY OF FULSHEAR

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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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.

Sincerely,

Michelle Killebrew
Building Official



CITY OF FULSHEAR

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 Properties
4850 James Lane
Fulshear TX 77441

Betty Roberts
PO Box 658
Fulshear TX 77441

Taylor Properties LLC
PO BOX 661 Fulshear TX 77441



CITY OF FULSHEAR

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 instead. 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, CJ 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*



CITY OF Incorporated 1977

FULSHEAR

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

30603 FM 1093

P.O. Box 279
Fulshear, Texas 77441

PLANNING AND ZONING COMMISSION MINUTES 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

**FULSHEAR PLANNING AND ZONING MINUTES
DECEMBER 2, 2016**

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. Consideration and possible action to approve Creek Falls at Cross Creek Ranch-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:

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

Nays: None

**FULSHEAR PLANNING AND ZONING MINUTES
DECEMBER 2, 2016**

*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. Consideration and possible action to approve Tamarron Crossing Section 1-Street 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. Consideration and possible action to approve Tamarron Crossing Section 2-Street 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*

**FULSHEAR PLANNING AND ZONING MINUTES
DECEMBER 2, 2016**

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

**FULSHEAR PLANNING AND ZONING MINUTES
DECEMBER 2, 2016**

Nays: None
Absent: Bijay Aryal
Harold Collins
Austin Weant

Motion Passes

13. Consideration and possible action to approve Cross Creek Commercial/Final Plat (Re-submittal) *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.

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 Cross Creek Commons - Retail Site - Re Plat No.1/Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 1-3-2017

City Secretary

Processed
 Returned for additional data

BY: [Signature] DATE: 12-19-2016

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

Subdivision/Development Platting Application

Date: 12/16/2016 Date Received by the City of Fulshear: _____
 Subdivision: CROSS CREEK COMMONS RETAIL SITE REPLAT NO. 1 Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 10.08 Acres located in the J.W. Scott Survey, Abstract No. 321

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

Total Acreage: 10.08
 Number of Streets: 0
 Number of Lots: 0
 Number and Types of Reserves: 7
 Total Acres in Reserve: 10.08

Owner: A-S 132 S. FRY ROAD-FM 1463. L.P.
 Address: 8827 W. SAM HOUSTON PKWY N, STE. 200
 City/State: HOUSTON, TX 77040
 Telephone: 281-477-4300
 Email Address: _____

Engineer/Planner: BGE INC.
 Contact Person: TREY DEVILLIER
 Telephone: 713-488-8204
 Fax Number: 281-558-9701
 Email Address: tdevillier@bgeinc.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$626.00</u>
Park Fees (due at Final Plat Application)	_____

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


 SIGNATURE

TREY DEVILLIER
 TYPED OR PRINTED NAME/TITLE

12/16/2016
 DATE

January 3, 2017

Engineering Review

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

For Information only:

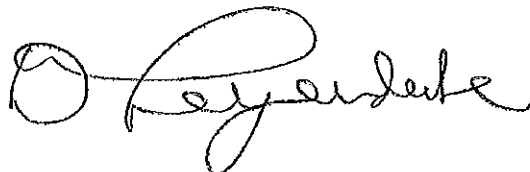
1. This plat will create seven (7) Unrestricted Reserves within one (1) Block with an area of 10.08 acres
2. All seven (7) Reserves are shown to have direct access to F.M. 1463 but two (2) of the Reserves are Flag Lots. Reserve "E" has only 6.28 foot of frontage on F.M. 1463. Reserve "A" also has access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



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 Parklane Fulshear / Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 1-3-2017

City Secretary

Processed
 Returned for additional data

BY: TC Kopf DATE: 12-19-2016

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 12/16/2016

Date Received by the City of Fulshear: _____

Subdivision: PARKLANE FULSHEAR

Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary

Final

Short Form Final

Replat

Vacation Plat

Admin. (Minor) Plat

Amending Plat

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential

Zero Lot Line/ Patio Home

Multi-Family Residential

Planned Development

Commercial

Industrial

Plat Location: City

ETJ (Extraterritorial Jurisdiction)

Legal Description: 21.54 Acres located in the J.W. Scott Survey, Abstract No. 321

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

Total Acreage: 21.54

Number of Streets: 0

Number of Lots: 0

Number and Types of Reserves: 1

Total Acres in Reserve: 21.54

Owner: JUDWIN REALTY GROUP

Address: 4295 SAN FELIPE, STE. 370

City/State: HOUSTON, TX 77027

Telephone: 713-297-4400

Email Address: _____

Engineer/Planner: BGE, INC.

Contact Person: TREY DEVILLIER

Telephone: 713-488-8204

Fax Number: 281-558-9701

Email Address: tdevillier@bgeinc.com

Platting Fees

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

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

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

Amending or Minor Plat - \$200.00

Plat Vacation - \$500.00

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

TOTAL PLATTING FEE \$1,038.50

Park Fees (due at Final Plat Application) _____

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

SIGNATURE

TREY DEVILLIER

TYPED OR PRINTED NAME/TITLE

12/16/2016

DATE

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.





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. 2005003096, 2008039552, 2008054441, 2009026093, 2010105647, 2010127400, 2011070465, 2012016789, 2013123613, 2013146922, 2015087019, 2013146882, 2013146883, 2015093113, 2016082114, 2016101020 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. 2013146884 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 Volume 1, Page 85 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. 2008039552 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. 2012006443 of the Official Records of Fort Bend County, Texas.

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

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. 2013146887 of the Official Public Records of Fort Bend County, Texas. First Amendment to Repurchase Option Agreement recorded under Clerk's File No. 2015084142 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. 2013146886 of the Official Public Records of Fort Bend County, Texas.

3. 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 Fulshear

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.

Sincerely,

A handwritten signature in black ink that reads "LaWanda J. Grant".

LaWanda J. Grant, SR/WA
Senior Right of Way Agent

C: Trey DeVillier <TDeVillier@bgeinc.com>

PLR16.567



Southwest OSPE
1110 Louise St
Rosenberg, Texas 77471

T: 281-341-4130
F: 281-341-4289
mj524k.att.com

December 12, 2016


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

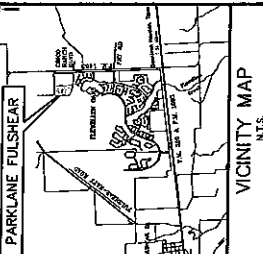
Re: PARKLANE FULSHEAR - UTILITY AVAILABILITY LETTER

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



VICINITY MAP
M.T.S.

PARKLANE FULSHEAR

A SUBDIVISION OF 21.54 ACRES OF LAND
LOCATED IN THE
J.W. SCOTT SURVEY, ABSTRACT 321
CITY OF FULSHEAR,
FORT BEND COUNTY, TEXAS

LOT: 0
SCALE: 1"=100'
DATE: DECEMBER, 2018
BLOCKS: 1
RESERVES: 1
LAND PLANNER:
GUY L. GIBSON & ASSOCIATES, P.C.
2000 WEST WINDYBROOK DRIVE
SUITE 200
FULSHEAR, TEXAS 77957
PHONE: 832-2207
FAX: 832-2208
WWW.GUYL.GIBSON.COM

EGE
BUREAU, INC.
10000 WEST WINDYBROOK DRIVE
SUITE 200
FULSHEAR, TEXAS 77957
PHONE: 832-2207
FAX: 832-2208
WWW.EGE.COM

STATE OF TEXAS
COUNTY OF FORT BEND
I, _____, County Clerk, do hereby certify that the foregoing instrument with its acknowledgment was filed for recordation in my office on _____ 2017, at _____ o'clock _____ M. in said County.

This plat of PARKLANE FULSHEAR is approved by the City Planning Commission of the City of Fulshear, Texas, this _____ day of _____, 2017.

City Manager

City Secretary

This plat of PARKLANE FULSHEAR was approved by the City of Fulshear City Council and signed by the City Clerk of Fort Bend County, Texas within six (6) months hereafter.

City Clerk

City Secretary

I, _____, County Clerk, in and for Fort Bend County, hereby certify that the foregoing instrument with its acknowledgment was filed for recordation in my office on _____ 2017, at _____ o'clock _____ M. in said County.

County Clerk

City Secretary

Witness my hand and seal of Office, at Richmond, Texas, this _____ day and _____ month last above written.

County Clerk

City Secretary

STATE OF TEXAS
COUNTY OF FORT BEND
I, _____, County Clerk, do hereby certify that the foregoing instrument with its acknowledgment was filed for recordation in my office on _____ 2017, at _____ o'clock _____ M. in said County.

County Clerk

City Secretary

This plat of PARKLANE FULSHEAR was approved by the City of Fulshear City Council and signed by the City Clerk of Fort Bend County, Texas within six (6) months hereafter.

City Clerk

City Secretary

I, _____, County Clerk, in and for Fort Bend County, hereby certify that the foregoing instrument with its acknowledgment was filed for recordation in my office on _____ 2017, at _____ o'clock _____ M. in said County.

County Clerk

City Secretary

Witness my hand and seal of Office, at Richmond, Texas, this _____ day and _____ month last above written.

County Clerk

City Secretary

STATE OF TEXAS
COUNTY OF FORT BEND
I, _____, County Clerk, do hereby certify that the foregoing instrument with its acknowledgment was filed for recordation in my office on _____ 2017, at _____ o'clock _____ M. in said County.

County Clerk

City Secretary

This plat of PARKLANE FULSHEAR was approved by the City of Fulshear City Council and signed by the City Clerk of Fort Bend County, Texas within six (6) months hereafter.

City Clerk

City Secretary

I, _____, County Clerk, in and for Fort Bend County, hereby certify that the foregoing instrument with its acknowledgment was filed for recordation in my office on _____ 2017, at _____ o'clock _____ M. in said County.

County Clerk

City Secretary

Witness my hand and seal of Office, at Richmond, Texas, this _____ day and _____ month last above written.

County Clerk

City Secretary

STATE OF TEXAS
COUNTY OF FORT BEND
I, _____, County Clerk, do hereby certify that the foregoing instrument with its acknowledgment was filed for recordation in my office on _____ 2017, at _____ o'clock _____ M. in said County.

County Clerk

City Secretary

This plat of PARKLANE FULSHEAR was approved by the City of Fulshear City Council and signed by the City Clerk of Fort Bend County, Texas within six (6) months hereafter.

City Clerk

City Secretary

I, _____, County Clerk, in and for Fort Bend County, hereby certify that the foregoing instrument with its acknowledgment was filed for recordation in my office on _____ 2017, at _____ o'clock _____ M. in said County.

County Clerk

City Secretary

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 Fulbrook on Fulshear Creek Section 8
Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 1-3-2017

City Secretary

Processed
 Returned for additional data

BY:  DATE: 12-20-2016

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

Subdivision/Development Platting Application

Date: 12-20-16 Date Received by the City of Fulshear: _____

Subdivision: FULBROOK ON FULSHEAR Development: _____
CREEK SECTION EIGHT

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: _____ City _____ ETJ (Extraterritorial Jurisdiction)

Legal Description: METES & BOUNDS ON THE FACE OF PLAT.

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

Total Acreage: 18.3333 AC.

Number of Streets: 4

Number of Lots: 50

Number and Types of Reserves: 2 LANDSCAPE/OPENSPACE

Total Acres in Reserve: 1.1083 AC.

Owner: FULSHEAR LAND PARTNERS, LTD

Address: THREE RIVERWAY, SUITE 120

City/State: HOUSTON, TEXAS 77056

Telephone: 713-623-2466

Email Address: _____

Engineer/Planner: COSTELLO, INC

Contact Person: RALPH WISSEL / MARK ARMSTRONG

Telephone: 713-783-7788

Fax Number: 713-783-3580

Email Address: RWISSEL@COSTELLOINC.COM /
MARKSTRONG@COSTELLOINC.COM

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$ 904.17</u>
Park Fees (due at Final Plat Application)	_____

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

[Signature]
 SIGNATURE

JONEL DELAROSA / PLAT COORDINATOR
 TYPED OR PRINTED NAME/TITLE

12-20-16
 DATE

January 3, 2017

Engineering Review

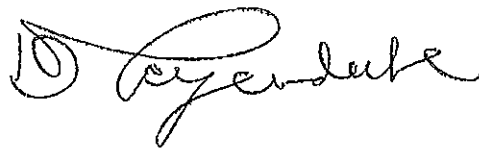
Final Plat
Fulbrook on Fulshear Creek Section 8
City of Fulshear, Texas

For Information only:

1. 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.



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 Municipal 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 Municipal 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 Municipal 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 re-subdivided in a recorded plat the one foot reserve shall thereupon become vested in the public for

street right-of-way purposes and the fee title 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.
8. All of the remaining mineral interest reserved in instrument from Carolyn Ann Huggins Michnoff 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.

9. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in 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 described. 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.

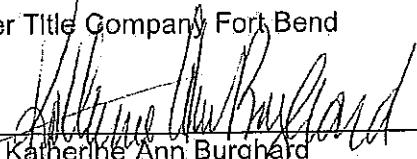
SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed 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

BY:


Katherine Ann Burghard
Commercial Title Officer

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

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):

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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:

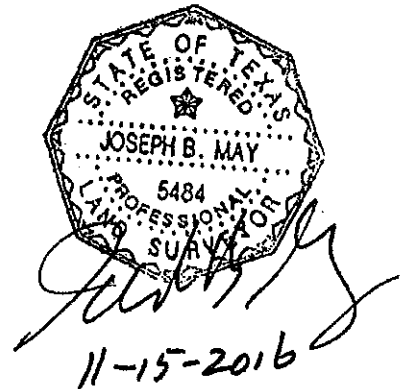
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Thence, with said easterly right-of-way line of Fulshear Trace, the following three (3) courses:

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;
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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 Fulbrook on Fulshear Creek Section 12
Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 1-3-2017

City Secretary

Processed
 Returned for additional data

BY: [Signature] DATE: 12-20-2016

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

Subdivision/Development Platting Application

Date: 12-20-16

Date Received by the City of Fulshear: _____

Subdivision: FULBROOK ON FULSHEAR Development: _____
CREEK SECTION TWELVE

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: METES & BOUNDS ON THE FACE OF THE PLAT

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

Total Acreage: 35.8850 AC.

Number of Streets: 10

Number of Lots: 84

Number and Types of Reserves: 6 LANDSCAPE/OPENSPACE

Total Acres in Reserve: 10.7043 AC. LIFESTATION DRAINAGE

Owner: FULSHEAR LAND PARTNERS, LTD.

Address: THREE RIVERWAY, SUITE 120

City/State: HOUSTON, TEXAS, 77056

Telephone: 713-623-2466

Email Address: _____

Engineer/Planner: COSTELLO, INC.

Contact Person: RALPH WISSEL / MARK ARMSTRONG

Telephone: 713-783-7788

Fax Number: 713-783-3580

Email Address: RWISSEL@COSTELLOINC.COM /

M.ARMSTRONG@COSTELLOINC.COM

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$1,242.56</u>
Park Fees (due at Final Plat Application)	_____

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

J. J. M.
SIGNATURE

JORGEL DELA ROSA / PLAT COORDINATOR 12-20-16

TYPED OR PRINTED NAME/TITLE

DATE

January 3, 2017

Engineering Review

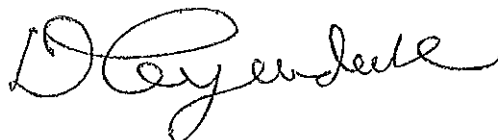
Final Plat
Fulbrook on Fulshear Creek Section 12
City of Fulshear, Texas

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.



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 iron 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:

1. 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 Fort Bend County Clerk's File No. 2014024296, shown on plat recorded in Plat No. 20140072 of the Plat 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:

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.

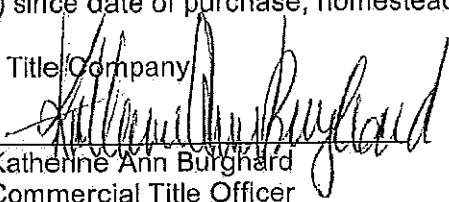
SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed 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

BY:


Katherine Ann Burghard
Commercial Title Officer

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):

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:

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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;
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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.



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

PLATTING AND SUBDIVISION REVIEW

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

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 1-3-2017

City Secretary

Processed
 Returned for additional data

BY: X. Korf DATE: 1-3-2017

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

REC'D JAN 03 2017

Subdivision/Development Platting Application

Date: 12/16/2016 Date Received by the City of Fulshear: 12/19/2016
 Subdivision: TAMARRON TRACE 2 STD Development: TAMARRON

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 2.017 ACRES IN THE MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS

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

Total Acreage: 2.017
 Number of Streets: 2
 Number of Lots: 0
 Number and Types of Reserves: 0
 Total Acres in Reserve: 0

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE \$550.43	
Park Fees (due at Final Plat Application)	_____

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

Geoffrey A. Freeman / Platting Manager 12-16-2016
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

January 3, 2017
Engineering Review

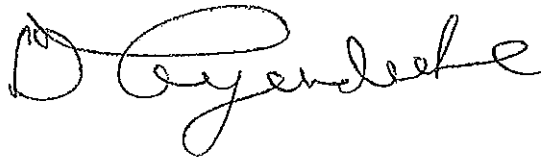
Preliminary Plat - Tamarron Trace Section 2
Street Dedication
City of Fulshear, Texas

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.





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,

A handwritten signature in cursive script that reads "Sheila R. Agee". The signature is written in black ink and is positioned above the typed name and title.

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 $06^{\circ} 48' 38''$, and a chord which bears South $01^{\circ} 34' 28''$ West, 171.07 feet to the northwest corner and POINT OF BEGINNING of the herein described tract;

Thence, North $86^{\circ} 36' 08''$ 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 $00^{\circ} 33' 55''$, and a chord which bears South $01^{\circ} 40' 49''$ East, 13.22 feet to a point for corner;

Thence, South $01^{\circ} 57' 47''$ 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 $90^{\circ} 00' 00''$, and a chord which bears South $46^{\circ} 57' 47''$ East, 42.43 feet to a point for corner;

Thence, South $01^{\circ} 57' 47''$ 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 $90^{\circ} 00' 00''$, and a chord which bears South $43^{\circ} 02' 13''$ West, 42.43 feet to a point for corner;

Thence, South $88^{\circ} 02' 13''$ 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.

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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, 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,

A handwritten signature in black ink, appearing to read "Walker". The signature is written in a cursive, flowing style.

Tatanisha Walker
DHI Title of Central Texas

- NOTES:
1. THE PLAT IS SUBJECT TO THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, AND THE RECORDS OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS.
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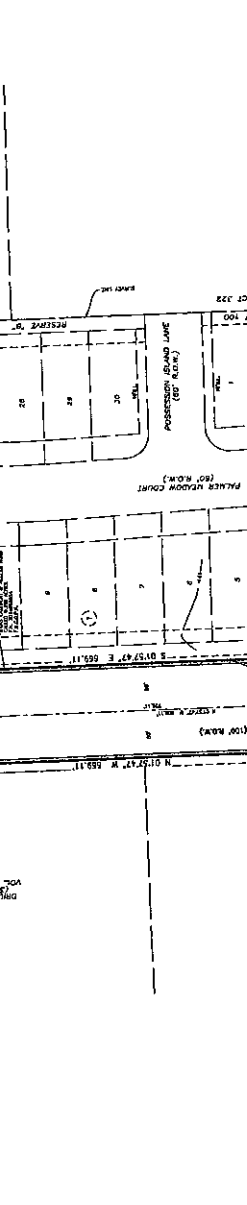
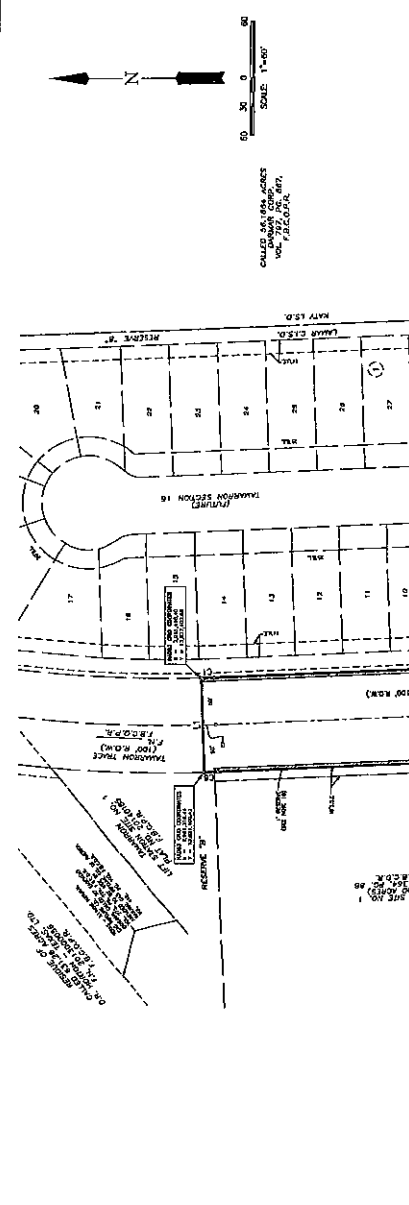
LINE TABLE

LINE	BEARING	DISTANCE
1	N 89° 00' 00" E	100.00
2	S 89° 00' 00" E	100.00
3	N 89° 00' 00" E	100.00
4	S 89° 00' 00" E	100.00
5	N 89° 00' 00" E	100.00
6	S 89° 00' 00" E	100.00
7	N 89° 00' 00" E	100.00
8	S 89° 00' 00" E	100.00
9	N 89° 00' 00" E	100.00
10	S 89° 00' 00" E	100.00

CURVE TABLE

CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE	PIE BEARING	PIE DISTANCE
N 89° 00' 00" E	100.00	N 89° 00' 00" E	100.00	N 89° 00' 00" E	100.00
S 89° 00' 00" E	100.00	S 89° 00' 00" E	100.00	S 89° 00' 00" E	100.00
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S 89° 00' 00" E	100.00	S 89° 00' 00" E	100.00	S 89° 00' 00" E	100.00
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S 89° 00' 00" E	100.00	S 89° 00' 00" E	100.00	S 89° 00' 00" E	100.00

- LEGEND
- BL. INDICATES BEARING LINE
 - DL. INDICATES DEED LINE
 - EL. INDICATES EASEMENT
 - FL. INDICATES FLOOD LINE
 - GL. INDICATES GRANT
 - HL. INDICATES HOME
 - IL. INDICATES INTEREST
 - KL. INDICATES KITCHEN
 - LL. INDICATES LANE
 - ML. INDICATES MOUND
 - NL. INDICATES NORTH
 - OL. INDICATES OIL
 - PL. INDICATES PLOT
 - QL. INDICATES QUARTER
 - RL. INDICATES ROAD
 - SL. INDICATES SLOPE
 - TL. INDICATES TRAIL
 - UL. INDICATES UPRIGHT
 - VL. INDICATES VENTURE
 - WL. INDICATES WELL
 - XL. INDICATES X
 - YL. INDICATES Y
 - ZL. INDICATES Z



PRELIMINARY PLAT OF
TAMARRON TRACE SECTION 2
STREET DEDICATION

A SUBDIVISION OF 2,017 ACRES OF LAND SITUATED IN THE
MCCOY AND JAMES TRACT, ABSTRACT 100, FORT BEND COUNTY, TEXAS,
ALSO BEING A PART OF THE SUBDIVISION OF LAND SHOWN ON
RECORDED PLAT NO. 20140185, F.A.C.P.R.

REASON FOR REPLAT:
TO CONVERT RESERVE "A" TO A PUBLIC RIGHT-OF-WAY

0 LOTS 0 RESERVES 0 BLOCKS

DECEMBER 15, 2016 JOB NO. 1931-1313C

OWNERS:
D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
14100 SOUTHWEST FREEMAN, SUITE 500, SUGAR LAND, TEXAS 77478
(281) 368-2100

ENGINEER/SURVEYOR:
L&A Engineering, Inc.
18011 Highway 100
Suite 200
Houston, Texas 77060
(281) 368-2100

DATE OF PREPARATION: 12/15/16
DATE OF RECORDATION: 12/15/16

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

PLATTING AND SUBDIVISION REVIEW

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

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 1-3-2017

City Secretary

Processed
 Returned for additional data

BY: KC Kopf DATE: 1-3-2017

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

REC'D JAN 03 2017

Subdivision/Development Platting Application

Date: 12/16/2016 Date Received by the City of Fulshear: 12/19/2016
 Subdivision: TAMARRON TRACE 3 STD Development: TAMARRON

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 5.254 ACRES IN THE MICAJAH AUTREY SURVEY, A-100 & THE A.G. SHARPLESS SURVEY, A-332, FORT BEND COUNTY, TEXAS

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

Total Acreage: 5.254
 Number of Streets: 1
 Number of Lots: 0
 Number and Types of Reserves: 0
 Total Acres in Reserve: 0

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE \$565.68	
Park Fees (due at Final Plat Application)	_____

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

Geoffrey A. Freeman 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,

A handwritten signature in black ink that reads "Sheila R. Agee". The signature is written in a cursive style.

Sheila R. Agee
Senior Right of Way Agent

C: Ashley Fuller <afuller@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 $17^{\circ} 16' 14''$ and a chord which bears North $10^{\circ} 35' 54''$ West, 315.30 feet to a point for corner;

Thence, North $01^{\circ} 57' 47''$ West, 592.63 feet to a point for corner;

Thence, North $88^{\circ} 02' 13''$ East, 100.00 feet to a point for corner;

Thence, South $01^{\circ} 57' 47''$ 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 $17^{\circ} 04' 43''$ and a chord which bears South $10^{\circ} 30' 09''$ 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 $86^{\circ} 08' 56''$ and a chord which bears South $62^{\circ} 06' 59''$ 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 $05^{\circ} 07' 18''$ and a chord which bears North $77^{\circ} 22' 12''$ East, 30.38 feet to a point for corner;

Thence, South $10^{\circ} 04' 09''$ 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 $107^{\circ} 51' 01''$ and a chord which bears South $26^{\circ} 00' 21''$ 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 $07^{\circ} 56' 35''$ and a chord which bears South $31^{\circ} 53' 28''$ East, 131.60 feet to a point for corner;

Thence, South $35^{\circ} 51' 45''$ 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.

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Sincerely,



Tatanisha Walker
DHI Title of Central Texas

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Coles Canyon and Rileys Ridge - Street Dedication/
Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 1-3-2017

City Secretary

Processed
 Returned for additional data

BY: K. Kopf DATE: 1-3-2017

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

REC'D JAN 03 2017

Subdivision/Development Platting Application

Date: 12/16/2016 Date Received by the City of Fulshear: 12/19/2016
 Subdivision: Coles Canyon & Rileys Ridge Development: TAMARRON

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 3.323 ACRES IN THE MICAJAH AUTREY SURVEY, A-100 & THE J.D. VERMILLION SURVEY, A-339, FORT BEND COUNTY, TEXAS

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

Total Acreage: 3.323
 Number of Streets: 4
 Number of Lots: 0
 Number and Types of Reserves: 0
 Total Acres in Reserve: 0

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$541.54</u>
Park Fees (due at Final Plat Application)	_____

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

Geoffrey A. Freeman / Platting Manager 12-16-2016
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

January 3, 2017

Engineering Review

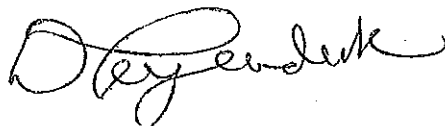
Preliminary Plat
Tamarron Coles Canyon and
Riley's Ridge Street Dedication
Fort Bend County, Texas

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 $86^{\circ}07'43''$ 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 $96^{\circ}41'49''$, and a chord which bears North $37^{\circ}37'53''$ 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 $07^{\circ}52'50''$, and a chord which bears North $14^{\circ}48'17''$ West, 81.36 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;
4. North $18^{\circ}39'53''$ 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 $08^{\circ}13'59''$, and a chord which bears North $14^{\circ}32'54''$ West, 40.20 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;
6. North $10^{\circ}25'54''$ 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 $06^{\circ}34'38''$, and a chord which bears North $07^{\circ}08'34''$ West, 96.38 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;
8. North $04^{\circ}06'38''$ 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 $89^{\circ}36'49''$, and a chord which bears North $48^{\circ}55'02''$ West, 35.24 feet to a point for corner;

Thence, South $86^{\circ}16'34''$ West, 5.74 feet to a point for corner;

Thence, North $03^{\circ}43'26''$ West, 60.00 feet to a point for corner;

Thence, North $86^{\circ}16'34''$ 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 $90^{\circ}23'11''$, and a chord which bears North $41^{\circ}04'58''$ East, 35.47 feet to a point for corner;

Thence, North $04^{\circ}06'38''$ West, 95.04 feet to a point for corner;

Thence, North $85^{\circ}53'22''$ East, 80.00 feet to a point for corner;

Thence, South $04^{\circ}06'38''$ 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 $93^{\circ}00'33''$, and a chord which bears South $50^{\circ}36'54''$ East, 36.27 feet to a point for corner;

Thence, South $07^{\circ}07'11''$ East, 60.00 feet to a point for corner;

Thence, South $82^{\circ}52'49''$ 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 $86^{\circ}59'27''$, and a chord which bears South $39^{\circ}23'06''$ West, 34.41 feet to a point for corner;

Thence, South $04^{\circ}06'38''$ 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 $09^{\circ} 41' 18''$, and a chord which bears South $08^{\circ} 57' 16''$ East, 246.58 feet to a point for corner;

Thence, South $13^{\circ} 47' 55''$ 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 $09^{\circ} 56' 32''$, and a chord which bears South $08^{\circ} 49' 39''$ East, 74.52 feet to a point for corner;

Thence, South $03^{\circ} 51' 23''$ 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 $03^{\circ} 56' 48''$, and a chord which bears South $05^{\circ} 49' 47''$ East, 18.59 feet to a point for corner;

Thence, South $82^{\circ} 11' 49''$ 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 $86^{\circ} 04' 06''$, and a chord which bears North $50^{\circ} 50' 14''$ West, 34.12 feet to a point for corner;

Thence, South $86^{\circ} 07' 43''$ 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 $90^{\circ} 00' 00''$, and a chord which bears South $41^{\circ} 07' 43''$ West, 35.36 feet to a point for corner;

Thence, South $86^{\circ} 07' 43''$ 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 $90^{\circ} 00' 00''$, and a chord which bears North $48^{\circ} 52' 17''$ West, 35.36 feet to a point for corner;

Thence, South $86^{\circ} 07' 43''$ 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.

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, 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,



Tatanisha Walker
DHI Title of Central Texas

COUNTY OF TARRANT

THE STATE OF TEXAS, COUNTY OF TARRANT, BEING THE COUNTY OF TARRANT, TEXAS, WHEREAS THE CITY OF FORT BEND HAS ADOPTED THE FOLLOWING RESOLUTION...

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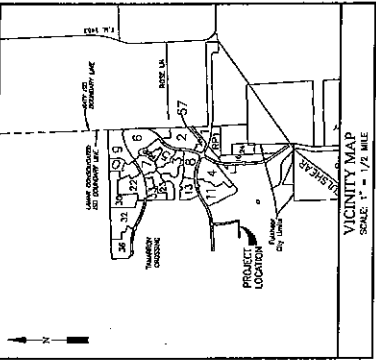
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VICINITY MAP SCALE: 1" = 1/2 MILE KEY MAP NO. 483

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WHEREAS THE CITY OF FORT BEND HAS ADOPTED THE FOLLOWING RESOLUTION...

PRELIMINARY PLAT OF TAMARRON COLES CANYON AND RILEYS RIDGE STREET DEDICATION

A SUBDIVISION OF 3,322 ACRES OF LAND SITUATED IN THE COUNTY OF TARRANT, TEXAS, BEING THE LAND DESCRIBED IN THE MICHOUX AUCTION SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

OWNERS: D.R. HORTON, LTD. A TEXAS LIMITED PARTNERSHIP... ENGINEER/SURVEYOR: LJA Engineering, Inc.

Main body of the document containing the detailed plat description, including lot numbers, acreages, and legal descriptions for the subdivision.

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Section 16 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 1-3-2017

City Secretary

Processed
 Returned for additional data

BY: X. Kempf DATE: 1-3-2017

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

REC'D JAN 03 2017

Subdivision/Development Platting Application

Date: 12/15/2016 Date Received by the City of Fulshear: 12-19-2016
 Subdivision: TAMARRON SECTION 16 Development: TAMARRON

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 19.081 ACRES IN THE MICAJAH AUTREY SURVEY, A-100

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


Total Acreage: 19.081
 Number of Streets: 4
 Number of Lots: 74
 Number and Types of Reserves: 5
 Total Acres in Reserve: 2.414

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE \$997.51	
Park Fees (due at Final Plat Application)	_____

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

 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,

A handwritten signature in blue ink that reads "Chris Grey".

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,

A handwritten signature in purple ink that reads "Samantha Richards". The signature is written in a cursive style with a large, looping initial "S".

Samantha Richards
Right of Way Agent

C: Ashley Fuller<afuller@ljaengineering>

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 $07^{\circ} 56' 35''$ and a chord which bears North $31^{\circ} 53' 28''$ 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 $107^{\circ} 51' 01''$ and a chord which bears North $26^{\circ} 00' 21''$ East, 48.49 feet to a point for corner;

Thence, North $10^{\circ} 04' 09''$ 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 $05^{\circ} 07' 18''$ and a chord which bears South $77^{\circ} 22' 12''$ 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 $86^{\circ} 08' 56''$ and a chord which bears North $62^{\circ} 06' 59''$ 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 $17^{\circ} 04' 43''$ and a chord which bears North $10^{\circ} 30' 09''$ West, 282.13 feet to a point for corner;

Thence, North $01^{\circ} 57' 47''$ 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 $90^{\circ} 00' 00''$ and a chord which bears North $43^{\circ} 02' 13''$ East, 42.43 feet to a point for corner;

Thence, North $01^{\circ} 57' 47''$ 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 $90^{\circ} 00' 00''$, and a chord which bears North $46^{\circ} 57' 47''$ 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, 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,

Tatanisha Walker
DHI Title of Central Texas

