

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

<b>AGENDA OF:</b>	Feb 3, 2016	<b>AGENDA ITEM:</b>
<b>DATE SUBMITTED:</b>	December 28, 2016	<b>DEPARTMENT:</b> Administration
<b>PREPARED BY:</b>	Michelle Killebrew, Building Official	<b>PRESENTER:</b> Michelle Killebrew, Building Official
<b>SUBJECT:</b>	Special Use Request	
<b>ATTACHMENTS:</b>	Application, Site plan, Survey, and other documents	
<b>EXPENDITURE REQUIRED:</b>	\$0	
<b>AMOUNT BUDGETED:</b>	\$0	
<b>ACCOUNT:</b>	Development Services	
<b>ADDITIONAL APPROPRIATION REQUIRED:</b>	\$0	
<b>ACCOUNT NO:</b>		

**EXECUTIVE SUMMARY**

Thrive Church is requesting a Special Use Permit for the property located at 30136 FM 1093. The property is within the Downtown District and has been used as Residential. They are requesting to use the property for Commercial Use, specifically for Office/Business. There will be no modifications made to the building except for code compliance and they are requesting to follow the regulations as outlined in the sign ordinance.

This request came to the Planning and Zoning Commission and was approved on November 4, 2016, however the applicant believed that there were no property owners that needed to be notified and a survey of the property was missing from the application, staff requested at the November 15, 2016 City Council meeting to table the request and we informed the applicant, in due diligence we are re-presenting this request to you.

2016-01-14 10:30 AM

PUBLIC HEARING

### Notice of Special Use Request

In compliance with the City of Bulshear Zoning Ordinance Number 2010-1023, the Planning and Zoning Commission will hold a Public Hearing on February 3, 2017 at 8:30 am in the City Council Chamber of the City of Bulshear located at 9060 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, 0029C Bulshear Blvd 87C, specifically the address is 30130 FM 1093 Bulshear, Texas 77749.

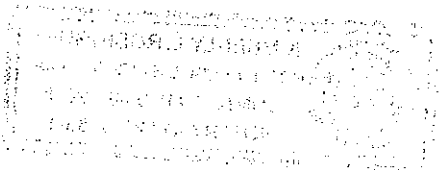
The applicant is seeking a Special Use Permit to allow the existing structure to be used as a Commercial Office/Business.

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 Bulshear City Hall located at 9060 FM 1093 Bulshear, Texas 77749 on Monday through Thursday from 8:00 am to 5 pm and Fridays from 8:00 am to 3 pm 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 251-346-1796 x204.

REC'D JAN 2 2017





## CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

[www.fulsheartexas.gov](http://www.fulsheartexas.gov)

### PUBLIC HEARING

## **Notice of Special Use Request**

In compliance with the City of Fulshear Zoning Ordinance Number 2010-1028, the Planning and Zoning Commission will hold a Public Hearing on February 3, 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, 0029 C Fulshear Tract 87-C, specifically the address is 30136 FM 1093 Fulshear, Texas 77441.

The applicant is seeking a Special Use Permit so as to permit the existing structure to be used as Commercial Office/Business.

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.



## CITY OF FULSHEAR

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Phone: 281-346-1796 ~ Fax: 281-346-2556  
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1/16/2016

### **Notice of Special Use 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 February 3, 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.

A Second hearing will be held at the City of Fulshear City Council meeting on February 21, 2017 at 7:00 p.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, 0029 C Fulshear Tract 87-C, specifically the address is 30136 FM 1093 Fulshear, Texas 77441.

The applicant is seeking a Special Use Permit so as to permit the existing structure to be used as Commercial Office/Business.

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

Sincerely,

Michelle Killebrew  
Building Official



# CITY OF FULSHEAR

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

## ZONING SPECIAL USE APPLICATION

Date of Application: 10/6/16  
Property Address: 30136 FM 1093  
Legal Description of the property: 0029 C FULSHEAR, TRACT 87-C, ACRES 2.0  
Property Owner Name(s): WOODHAM FAMILY TRUST *FBW*  
Address: 63 BIG CHIEF TRL, BOZEMAN, MT 59718-9419  
Phone Number: 406-539-7979 Email Address: FBWOODHAM@GMAIL.COM

Applicant/Agent: Thrive Church  
Attach letter of authorization along with this application  
Address: 9550 Spring Green Blvd Ste 408-246  
Katy TX 77494  
Phone Number: 832-633-4805 Email Address: admin@thrivechurch.cc

Zoning District: DOWNTOWN DISTRICT Current use of property: RESIDENTIAL

Requested use of the property: COMMERCIAL/OFFICE

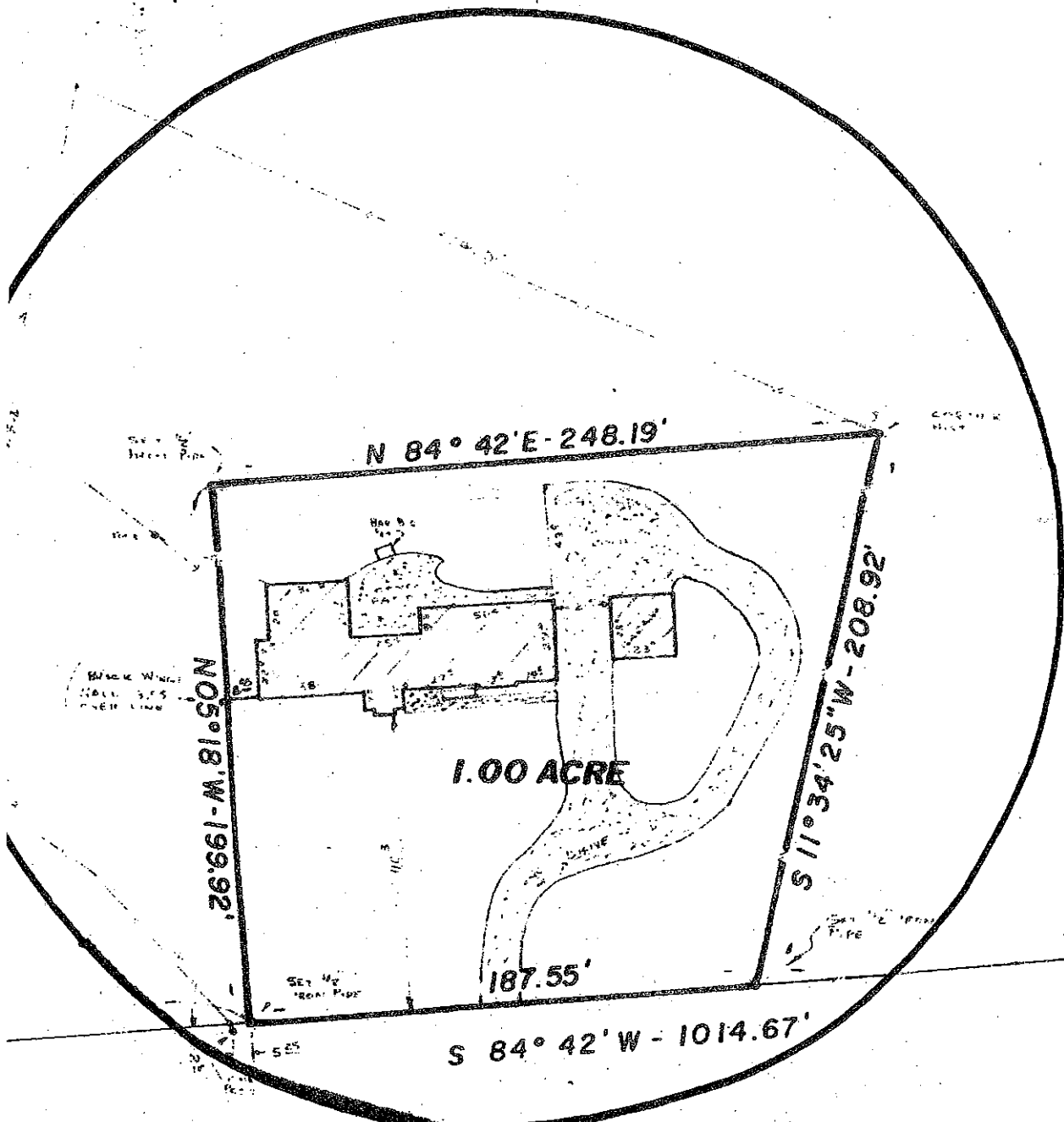
Land Uses of Adjoining Property:  
(Agricultural, Single Family, Industrial, Business)

North	VACANT LAND
South	VACANT LAND
East	VACANT LAND
West	VACANT LAND

Is the proposed special use allowable in the current zoning designation? \_\_\_\_\_

Application Fees: \$150.00 for Residential Use  
\$500.00 for Commercial Use

\* Application # 20161922 - \$500.00 pd by CK by ThriveChurch



M MARKET ROAD No. 1093

A. P. R. R.



Property Search

Enter any combination of name, address, or property identifier



advanced

- Streets
- Aerial
- Layers





Search



### Property Search

Enter any combination of name, address, or property identifier

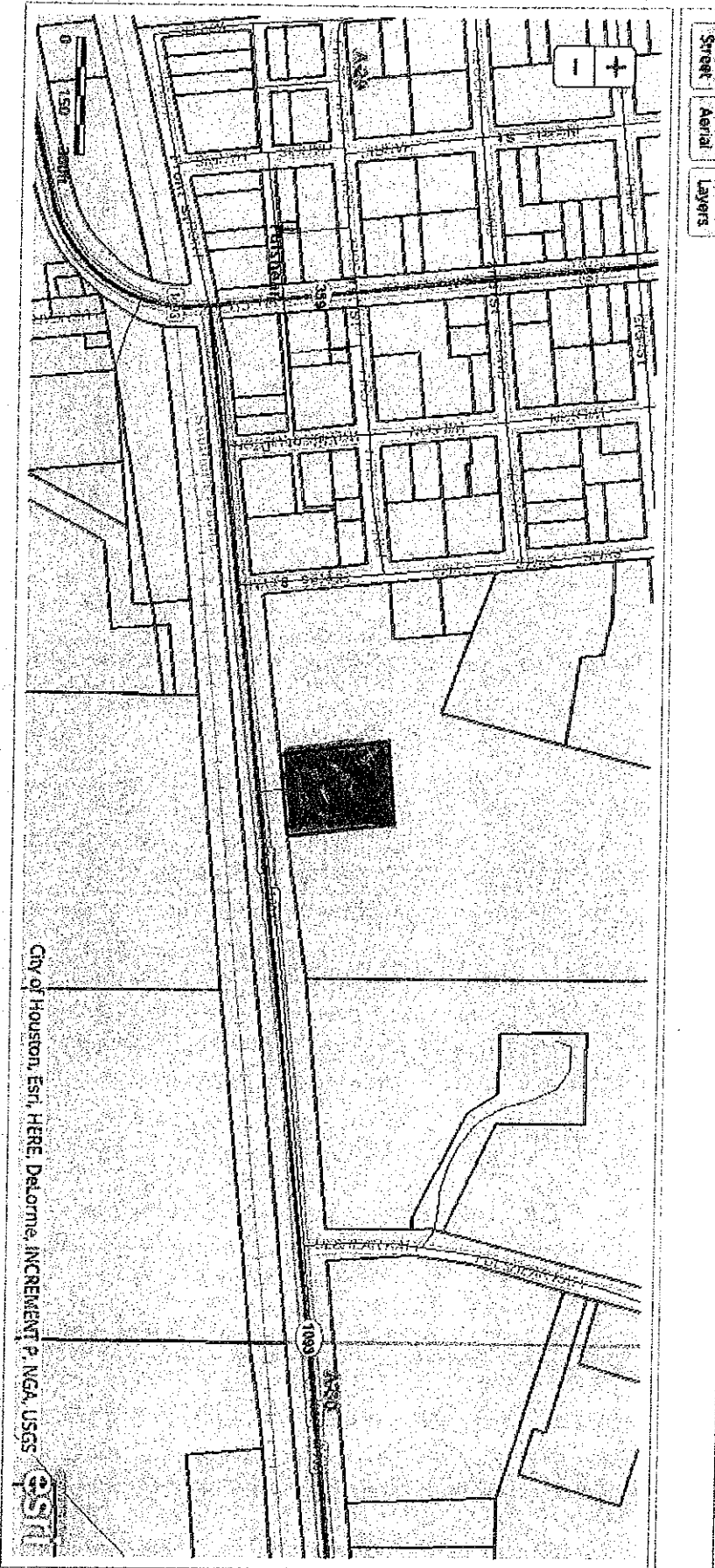


SEARCHED

Street

Aerial

Layers



CITY OF HOUSTON, EST. HERE DELORME, INCREMENT P. NGA, USGS





## Parking Plan

30136 FM 1093

Fulshear, TX 77441

Our goal is a streamlined parking plan. Parking should be orderly and efficient.

1. When entering the property, all traffic flows to the right.
2. Parking is in the rear of the garage, facing north.
3. All cars exit under the portico.
4. Signs will be posted stating entry and exit points.
5. Cars should not block the driveway at any time.

## Special Use Request

30136 FM 1093

Fulshear, TX 77441

1. Request made that property address 30136 FM 1093, Fulshear, Texas 77441 be used as commercial office space only.
2. It is an existing single story building with no major modifications at this time.
3. Typical hours of operation will be 7 am to 6 pm.
4. Number of occupants will be 10 or less.
5. It will comply with all applicable sign regulations.

**Michelle Killebrew**

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**To:** admin@thrivechurch.com  
**Cc:** cjsnipes@fulsheartexas.gov; Michael Ross  
**Subject:** Special Use Request

Good morning,

I wanted to update you on the Special Use Request that you made for the property located at 30136 FM 1093. Late yesterday afternoon, CJ and myself went over the application and found deficiencies. I allowed the application to be processed due to the fact that the property did not have any other residential nearby even though it was missing most of the requirements set forth in the Zoning Ordinance. Seeing my error, we requested that the Special Use Request was postponed.

The following items need to be submitted for review and once I have them I will request a new hearing for City Council, I apologize for any inconvenience this might cause.

1. Survey: a survey prepared and stamped by a state registered land surveyor listing the metes and bounds, legal description and the gross acreage within the subject parcel.
2. Site plan: 20 full size 24x36 inch copies of the site plan detailing the current conditions including any and all buildings and parking plan, ingress and egress points, and landscaping.
3. Vicinity map: A general location map indicating the approximate location of the property (this can be included with the site plan)
4. We believe that there are other property owners within 300 ft of this property. Please submit the required stamped and addressed business size envelopes to all owners of the boundary within 300 feet as listed in the current county records. <http://fbcad.org/>

When we reschedule the Hearing someone must be there to represent the applicant to answer any questions that the City Council might have. I have attached a copy of the application requirements to better help you, you do not have to refill out the application nor do you have to pay additional fees.

If you have any questions regarding this email please feel free to contact 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

## **Michelle Killebrew**

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**From:** Michelle Killebrew  
**Sent:** Thursday, December 08, 2016 4:20 PM  
**To:** 'Admin'  
**Cc:** Sharon Valiante  
**Subject:** Property Owners

Good afternoon Tom,

Measuring from Google Earth and using the Fort Bend Central Appraisal District I found the following property owners.

1. Huggins Ranch Ltd, 3823 Elfand Circle Dallas Texas 75229
2. George Pickard Jr, PO Box 177 Waring TX 78074
3. Fulshear Real Estate, 4007 Penn Lane Richmond Texas 77406
4. HEB Grocery Company LP, 5 Sawdust Rd Suite B Spring Texas 77380
5. Fort Bend Country Trol Road Authority, 16555 Southwest Fwy c/o The Muller Law Group 16555 Southwest Fwy Suite 200 Sugarland Texas 77479
6. Metropolitan Transit Authority of Harris County, PO Box 61429 Houston Texas 77208
7. Brett Deshazo, PO Box 87 Fulshear Texas 77441
8. Vela Deshazo, 15707 Ensenada Drive Houston Texas 77083
9. Burgin Real Estate LLC, PO Box 395 Fulshear Texas 77441

I will need business envelopes addressed to each one with a stamp on it submitted along with your Special Use Request, you can verify my information by measuring on Google Maps and finding the owner information on <http://www.fbcad.org/Map?PropertyQuickRefID=R65803>

*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*



Receipt: 81924  
 Operator: MO Missy Ortiz  
 Terminal: 8  
 Batch: 07417 10/11/2016 PERMITS MD  
 Date: 10/11/2016  
 Time: 11:01

Payments

Method	Reference	Name	Amount
CHECK	3566	THRIVE CHURCH	500.00CR

Charges

Tran Code	SYS	Account #	Name	Amount
3.0000- BUILDING PERMITS	BP	20161922 2	THRIVE COMMUNITY CHURCH	500.00CR

Receipt

Return

mkirchner

## Kimberly Kopecky

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**From:** Michelle Killebrew  
**Sent:** Thursday, January 05, 2017 12:02 PM  
**To:** Kimberly Kopecky  
**Subject:** FW: Special Use Request  
**Attachments:** Special Use Application.pdf

Email to Applicant

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**From:** Michelle Killebrew  
**Sent:** Wednesday, November 16, 2016 9:13 AM  
**To:** 'admin@thrivechurch.cc' <admin@thrivechurch.cc>  
**Subject:** FW: Special Use Request

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**From:** Michelle Killebrew  
**Sent:** Wednesday, November 16, 2016 9:12 AM  
**To:** 'admin@thrivechurch.com' <[admin@thrivechurch.com](mailto:admin@thrivechurch.com)>  
**Cc:** [cjsnipes@fulsheartexas.gov](mailto:cjsnipes@fulsheartexas.gov); Michael Ross <[mross@fulsheartexas.gov](mailto:mross@fulsheartexas.gov)>  
**Subject:** Special Use Request

Good morning,

I wanted to update you on the Special Use Request that you made for the property located at 30136 FM 1093. Late yesterday afternoon, CJ and myself went over the application and found deficiencies. I allowed the application to be processed due to the fact that the property did not have any other residential nearby even though it was missing most of the requirements set forth in the Zoning Ordinance. Seeing my error, we requested that the Special Use Request was postponed.

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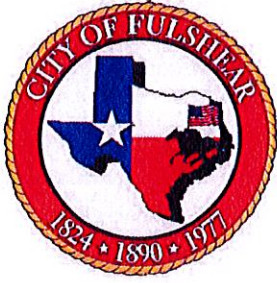
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If you have any questions regarding this email please feel free to contact me.

*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*  
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### **How to Request a Special Use Permit**

Special Use Permits take at a **minimum 90 days** to obtain and must obtain both the Planning Commission and the City Council Approval. Below are the steps needed to take in order to process the permit. Submission of all the paperwork and fees must be turned in to the Building Official at least **30 days** prior to the next Planning Commission Meeting. The Planning Commission meets on the 1<sup>st</sup> Friday of every month. We strongly advise that a pre meeting at the location for the special use permit takes place with the Building Official in order to go over all the requirements for the Change of Use. You may contact the Building Official and set up an Appointment at any time before or after submission of the Special Use Permit.

Requirements needed in order to submit a Special Use Permit:

1. Ownership Affidavit: A statement of ownership and control of the property and a statement describing the nature of the intended use. A statement indicating how the proposed development complies with the City's adopted comprehensive plan.
2. Vicinity Map: A general location map indicating the approximate location of the property.
3. Context Map: 20 full size, 24 x 36 inch copies of the context map. The context map should include; the existing features within 200 ft of the property, all buildings on the property, ingress and egress points, landscaping, pedestrian paths and property names.
4. Survey: a survey prepared and stamped by a state registered land surveyor listing the metes and bounds, legal description and the gross acreage within the subject parcel.
5. Site Plan: 20 full size, 24 x 36 inch copies of the site plan detailing the current conditions and proposed conditions of the property including the Lighting plan, Landscaping plan, Grading and drainage plan, Signage plan, Parking plan and Elevation plan as detailed in the ordinance. The City Officials may deem necessary for the plans to be stamped by Professional Engineer, Architect or Land Planner.
6. Traffic Impact Study: A traffic impact study must be submitted unless waived by the City Officials, completed by a certified traffic engineer as outlined in the ordinance.

7. Stamped and addressed business size envelopes (which do not include return addresses) to all owners of the property located within 300 feet of the boundary of the proposed conditional use, as listed in the current county records.
8. Application fee must be submitted for processing of the Special Use Permit
  - \$150.00 for Residential Use
  - \$500.00 for Commercial Use
9. Post a notice on the property in form of a sign, one sign per each 200 feet of frontage along a public street with a maximum of two signs posted per frontage. The sign shall be located so that the lettering is visible from the street. The sign shall state "The property has requested a Special Use Permit, for information regarding this request contact the City of Fulshear at 30603 FM 1093 Fulshear, Texas 77441, 281-346-1796. 2 Public Hearings will be held for this request."

Please provide a narrative explaining the reasoning and justification for the Special Use. The narrative should focus on the existing uses and zoning classification of the property and the general area surrounding the parcel. Discussion of the request and its general suitability to the current zoning designation and the future development vision of the area should also be addressed. Please be prepared to discuss these and other related concepts at the public hearing.





Woodham Family Trust

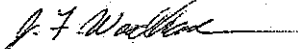
J. Fred Woodham Trustee

63 Big Chief Trail, Bozeman, MT 59718

November 15, 2016

Micheal Killebrew

I Fred Woodham approve the application for Special Use Permit for the property at 30136 F.M. 1093  
Fulshear Texas.



J. Fred Woodham

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## Kimberly Kopecky

---

**From:** Michelle Killebrew  
**Sent:** Thursday, January 05, 2017 12:01 PM  
**To:** Kimberly Kopecky  
**Subject:** FW: Special Use Permit  
**Attachments:** Special Use Permit approval letter.pdf

Woodham letter of authorization

**From:** J. Fred Woodham [mailto:fbwoodham@gmail.com]  
**Sent:** Tuesday, November 15, 2016 5:49 PM  
**To:** Michelle Killebrew <mkillebrew@fulsheartexas.gov>  
**Subject:** Special Use Permit

Micheal,

Please find attached letter of approval.

--

Sincerely,  
J. Fred Woodham

63 Big Chief Trail  
Bozeman, MT 59718

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

<b>AGENDA OF:</b>	Feb 3, 2016	<b>AGENDA ITEM:</b>
<b>DATE SUBMITTED:</b>	January 23, 2017	<b>DEPARTMENT:</b> Administration
<b>PREPARED BY:</b>	Michelle Killebrew, Building Official	<b>PRESENTER:</b> Michelle Killebrew, Building Official
<b>SUBJECT:</b>	Special Use Request – 30415 5 <sup>th</sup> Street	
<b>ATTACHMENTS:</b>	Application, Site plan, Survey, and other documents	
<b>EXPENDITURE REQUIRED:</b>	\$0	
<b>AMOUNT BUDGETED:</b>	\$0	
<b>ACCOUNT:</b>	Development Services	
<b>ADDITIONAL APPROPRIATION REQUIRED:</b>	\$0	
<b>ACCOUNT NO:</b>		

**EXECUTIVE SUMMARY**

Goki Development is requesting a Special Use Permit for the property located at 30415 5<sup>th</sup> Street. The property is within the Downtown District and has been used as Commercial Property. They recently demolished a car wash building and would like to build a 6000 sqft office/fitness center. The property currently has 2 buildings existing, with the current uses being, offices and warehouse. The uses for the overall site will include, offices, warehouse, and fitness center, they are also requesting that a small restaurant not larger than 2000 sqft be allowed.

Goki Development is in the process of working with their Architect to meet all of the Architectural Design requirements, the plan shows 1 tree and 2 shrubs for each parking median however, they have agreed to correct the plans to reflect the 2 trees and 4 shrubs as required under the Zoning Ordinance for parking medians. There will be no additional landscaping added to this project.

Under the landscape Ordinance number 06-936 Section 6 (a) (1-2) for the Downtown Fulshear area 10% of the lot area not covered by structure should be utilized for landscaping. The street frontage of every lot should contain 1 3" caliper live oak tree every 30 feet.

Goki Development is requesting a variance along with this application for the parking requirements.

Existing Buildings 14,300 sqft / 250 sqft = 58 space required

New Building 3000 sqft / 200 sqft (fitness center) = 15 space required

3000 sqft / 250 sqft (business) = 12 spaces required

Total Required parking = 85 spaces required

Ordinance number 2012-1069 Section 1-164 (3) (d)

They currently have a total of 28 parking spaces are providing a total of 18 new spaces for the new building, which will give them a total of overall 46 parking spaces, which is a total of 39 parking space variance.

## **PUBLIC HEARING**

### **Special Use Request**

In compliance with the City of Fulshear Zoning Ordinance Number 2010-1028, the City will hold a Public Hearing. The Public Hearing will be held by the Planning and Zoning Commission on February 3, 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, 1.09 Acres out of the Churchhill Fulshear League Block 27, specifically the address is 30415 5th Street Fulshear, Texas 77441.

The applicant is seeking a Special Use Request pursuant to the Zoning Ordinance so as to permit the use of a structure to be Commercial Use.

Specific relief is requested from Section 1-193 (c) (2) (g) which states that the use of office within the Downtown District is permitted if they are approved in the process outlined in section 1-283.

The applicant is also requesting a variance to the Zoning Ordinance for relief of the required parking, from Section 1-164 (3) (d)

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/Council.

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City Secretary's Number: 281-346-1796 X204

Posted: 1-17-2017

PUBLISHER'S AFFIDAVIT

City of Fulshear

2010-1028 P+Z

5th St.

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)
ON BACK

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

1-23

\_\_\_\_\_, A.D. 2017

[Signature]

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, \_\_\_\_\_

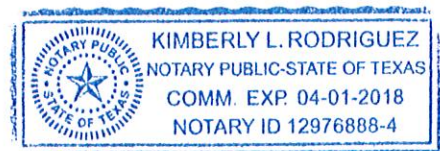
on this the 24th day of January, A.D. 2017 to certify which witness my hand and seal of office.

RECEIVED
CITY OF FULSHEAR

JAN 26 2017

CITY SECRETARY OFFICE

[Signature]
Notary Public, State of Texas



**PUBLIC HEARING**  
**Special Use Request**

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City Secretary's Number: 281-346-1796 X204

Posted: 1-17-2017



## CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

[www.fulsheartexas.gov](http://www.fulsheartexas.gov)

### **Notice of Special Use Request**

1/17/2017

TO WHOM IT MAY CONCERN;

In compliance with the City of Fulshear Zoning Ordinance Number 2010-1028, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on February 3, 2017 at 8:30 a.m., the second hearing will be held by the City Council on February 21, 2017 at 7:00 p.m. both hearings will be 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, 1.09 Acres out of the Churchhill Fulshear League Block 27, specifically the address is 30415 5<sup>th</sup> Street Fulshear, Texas 77441.

The applicant is seeking a Special Use Request pursuant to the Zoning Ordinance so as to permit the use of a structure to be Commercial Use.

Specific relief is requested from Section 1-193 (c) (2) (g) which states that the use of office within the Downtown District is permitted if they are approved in the process outlined in section 1-283.

The applicant is also requesting a variance to the Zoning Ordinance for relief of the required parking, from Section 1-164 (3) (d)

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/Council.

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.

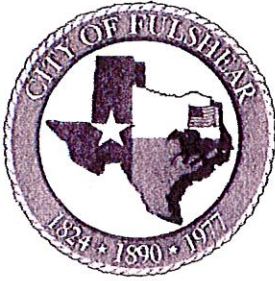
Sincerely,

Michelle Killebrew  
Building Official



Applicant submitted letters to notify the following persons within 300 ft of this application:

Jamie & Martha Roberts – PO BOX 26, Fulshear TX 77441  
Jackie & Bernice Gilmore – PO BOX 622, Fulshear TX 77441  
Saul Yousefpor – PO BOX 190, Fulshear TX 77441  
Madtuck Holdings LP – PO BOX 947, Fulshear TX 77441  
Jumon Properties LLC – 2123 Winged Foot Drive, Missouri City TX 77459  
Frances Doucette – 2916 Velero, Grand Prairie TX 75054  
Viola Randle – PO BOX 182, Fulshear TX 77441  
Bertha Rogers – PO BOX 1, Fulshear TX 77441  
Postmaster – 8055 FM 359 Road S, Fulshear TX 77441  
Carole Ann McCann – PO BOX 33, Fulshear TX 77441  
Pride of Austin – 401 Congress Ave Suite 1504, Austin TX 78701  
Fort Bend County Library – 301 Jackson Street, Richmond TX 77469  
Derrick Woods – PO BOX 172, Fulshear TX 77441  
Michael Martini – PO BOX 909, Fulshear TX 77441  
Casey Property LLC – PO BOX 424, Fulshear TX 77441  
Thomas Blackburn – PO BOX 999, Brookshire TX 77423



# CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441  
Phone: 281-346-8860 ~ Fax: 281-346-8237  
www.fulsheartexas.gov

## ZONING SPECIAL USE APPLICATION

Date of Application: 1-11-2017

Property Address: 30415 5th Street, Fulshear, Tx. 77441

Legal Description of the property: \_\_\_\_\_

Property Owner Name(s): GOKI DEVELOPMENT CORPORATION

Address: P.O. Box 158, Fulshear, Texas 77441  
gordonchristin@yahoo.com

Phone Number: 281-346-1937 Email Address: ulgjconstruction@aol.com  
wintergordonjr@gmail.com

Applicant/Agent: GOKI DEVELOPMENT CORPORATION / Winter Gordon  
Attach letter of authorization along with this application

Address: P.O. Box 158, Fulshear, Tx. 77441

Phone Number: 281-346-1937 Email Address: gokidevelopmentcorp@gmail.com

Zoning District: DOWN TOWN Current use of property: Commercial use

Requested use of the property: COMMERCIAL use

### Land Uses of Adjoining Property:

(Agricultural, Single Family, Industrial, Business)

North	<u>Business</u>
South	<u>Single Family</u>
East	<u>Business</u>
West	<u>Business</u>

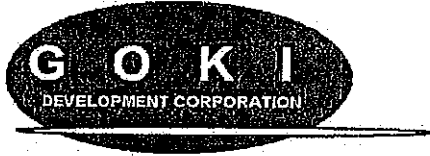
Is the proposed special use allowable in the current zoning designation? YES

Application Fees: \$150.00 for Residential Use  
\$500.00 for Commercial Use

RECEIVED  
REGISTRATION & PERMIT DEPT

JAN 12 2017

CITY OF FULSHEAR  
FULSHEAR, TX 77441



January 17, 2017

To Whom This May Concern:

We at GOKI Development Corp. are asking for a Variance to the parking required for our new building at 30415 5<sup>th</sup> Street Fulshear, TX. We don't currently have any parking issues nor foresee any problems in the future with our new building expansion.

Sincerely,

A handwritten signature in black ink that reads "Winter Gordon, Jr." with a stylized flourish at the end.

Winter Gordon, Jr.  
President

GOKI DEVELOPMENT CORPORATION  
P.O. Box 158 Fulshear, Texas 77441  
Phone 281.346.1937  
Fax 281.346.1941

Property Owner Property Address 2016 Assessed Value  
 R213686 GOKI DEVELOPMENT CORP 30417 5TH ST, FULSHEAR, TX 77441 \$846,570

2016 GENERAL INFORMATION

Property Status Active  
 Property Type Real Commercial  
 Legal Description FULSHEAR, BLOCK 27 (PT), ACRES 1.0875  
 Neighborhood Fulshear Industrial Office Whse Multiple Tenant  
 Account 3380-00-027-0020-901  
 Related Properties P285849, P319068, P329249, P332249, P332250, P339919, P339920, P339924, P341515, P341516  
 Map Number A-027-J

2016 VALUE INFORMATION

Improvement Homesite Value \$0  
 Improvement Non-Homesite Value \$470,030  
 Total Improvement Market Value \$470,030  
 Land Homesite Value \$0  
 Land Non-Homesite Value \$376,540  
 Land Agricultural Market Value \$0  
 Total Land Market Value \$376,540  
 Total Market Value \$846,570  
 Agricultural Use \$0  
 Total Appraised Value \$846,570  
 Homestead Cap Loss -\$0  
 Total Assessed Value \$846,570

2016 OWNER INFORMATION

Owner Name Goki Development Corp  
 Owner ID O0069701  
 Exemptions  
 Percent Ownership 100%  
 Mailing Address PO Box 158 Fulshear, TX 77441-0158

2016 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
C04- City of Fulshear		\$0	\$846,570	0.156901	0
<a href="#">CAD- Fort Bend Central Appraisal District</a>		\$0	\$846,570	0	0
D01- Ft Bend Drainage		\$0	\$846,570	0.016	0
G01- Ft Bend Co Gen		\$0	\$846,570	0.458	0
R05- Ft Bend Co ESD 4		\$0	\$846,570	0.1	0
S01- Lamar CISD		\$0	\$846,570	1.39005	0

TOTALS 2.120951

2016 IMPROVEMENTS

[Expand/Collapse All](#)

Improvement #1 State Code Homesite Total Main Area Market Value  
 - F1 - Real Commercial No - \$134,370

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	-	2005	1,540	\$70,140	<a href="#">Details</a>
2	-	1997	1,440	\$12,100	<a href="#">Details</a>
3	Paving Concrete	2007	14,680	\$52,130	<a href="#">Details</a>

Improvement #2 State Code Homesite Total Main Area Market Value  
 - F1 - Real Commercial No - \$256,120

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	-	2007	4,800	\$240,480	<a href="#">Details</a>
2	Paving Concrete	1997	10,600	\$15,640	<a href="#">Details</a>

Improvement #3 State Code Homesite Total Main Area Market Value  
 - F1 - Real Commercial No - \$791,740

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	-	2007	9,500	\$791,740	<a href="#">Details</a>

2016 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE LOSS	LAND SIZE
1 - Commercial Primary	F1 - Real Commercial	No	\$361,060	\$0	47,150 Sq. ft

TOTALS 47,150 Sq. ft / 1.082415 acres



**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.



January 10, 2017

To Whom This May Concern:

We at GOKI Development Corp. are proud to be a part of the Fulshear, Texas community. We have been supporters of this community from our company's inception. We strive for excellence and want to provide our neighbors with the best facilities possible. We have taken down our previous self-serve carwash and see the need for a retail/warehouse space to go in its place.

We already have tenants waiting to move in their potential spaces and serve Fulshear residents with their businesses. Many Residents are awaiting their grand openings.

The space that we plan to build will house an Insurance Agency, a Barber Shop, and CrossFit Center. We believe this will benefit our community along with adding to the agenda of making our city beautiful.

Office, Retail, Warehouse, Fitness Center, and/or a Small Restaurant not larger than 2000sq.ft are other potential uses for future tenants.

If you have any questions, Please feel free to contact us at 281.346.1937.

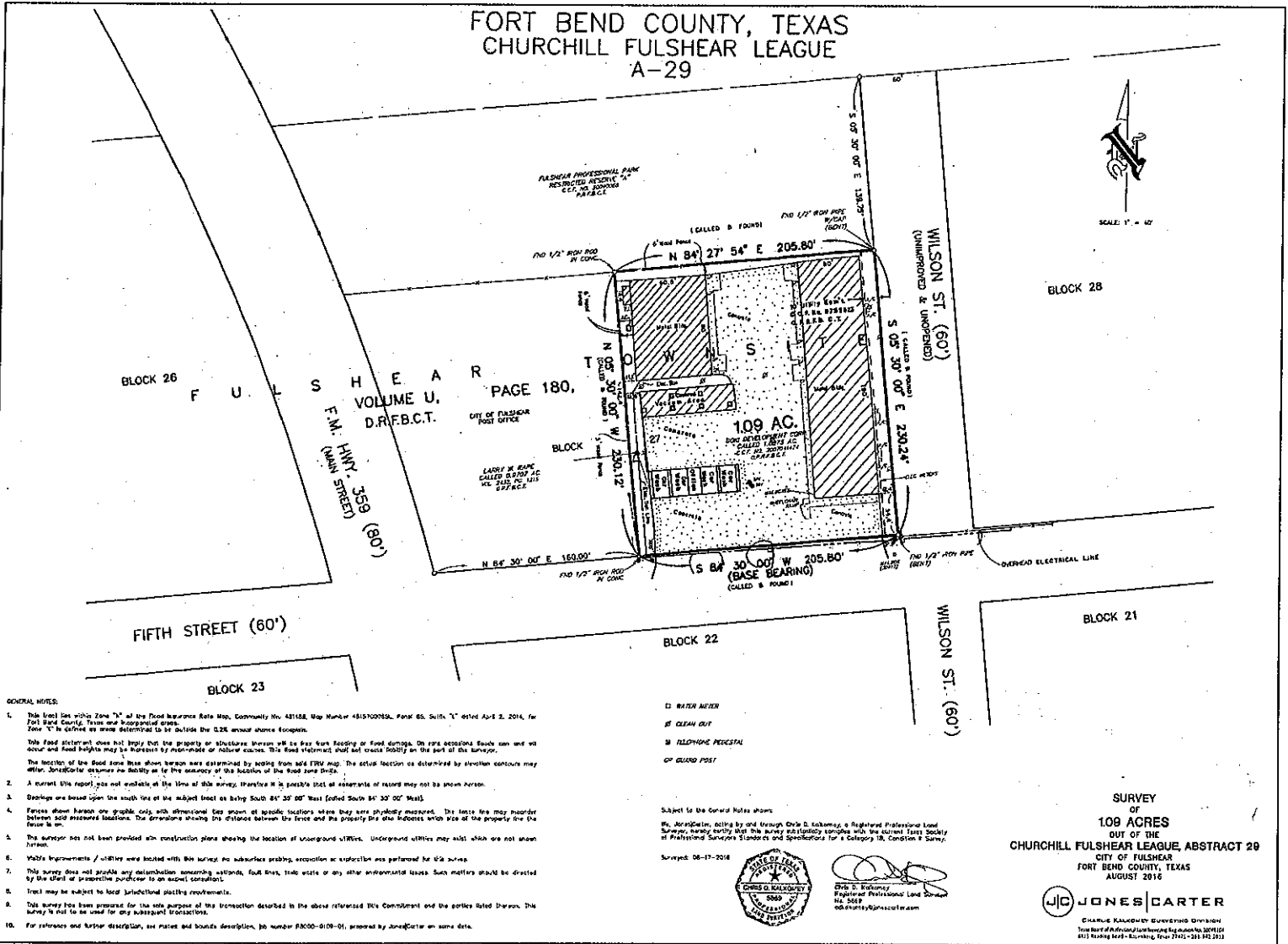
Sincerely,

A handwritten signature in black ink, appearing to read 'Winter Gordon, Jr.', with a long horizontal flourish extending to the right.

Winter Gordon, Jr.  
President

**GOKI DEVELOPMENT CORPORATION**  
P.O. Box 158 Fulshear, Texas 77441  
Phone 281.346.1937  
Fax 281.346.1941


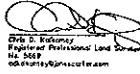
FORT BEND COUNTY, TEXAS  
 CHURCHILL FULSHEAR LEAGUE  
 A-29




- GENERAL NOTES**
- This tract lies within Zone "X" of the Flood Insurance Rate Map, Community No. 48118, Map Number 481510025L, Panel 85, South "X" dated April 2, 2014, for Fort Bend County, Texas and incorporated areas. Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.
  - This Flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by wind-wave or hollow waves. This Flood statement shall not constitute liability on the part of the surveyor.
  - The location of the Flood zone lines shown hereon was determined by reading from said FIRM Map. The actual location as determined by swollen contours may differ. Jones & Carter assumes no liability as to the accuracy of the location of the Flood zone lines.
  - A current title report was not available at the time of this survey, therefore it is possible that easements of record may not be shown hereon.
  - Stations are based upon the south line of the subject tract on being South 84° 30' 00" West (called South 84° 30' 00" West).
  - Fences shown hereon are graphed only with dimensional bearings shown at specific locations where they were physically measured. The lines may be shorter between said measured locations. The dimensions showing the distance between the fence and the property line are indicated on the side of the property line the fence is on.
  - The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
  - Utility encroachments / utilities were located with the survey; no subsurface probing, excavation or construction was performed for this survey.
  - This survey does not provide any information concerning wetlands, flood lines, tree wells or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an actual consultant.
  - Tract may be subject to local jurisdictional planning requirements.
  - This survey has been prepared for the sole purpose of the transaction described in the above referenced Title Commitment and the parties related thereon. This survey is not to be used for any subsequent transactions.
  - For references and further description, see plat and bounds description, job number P3000-0109-01, prepared by Jones & Carter on same date.

WATER METER  
 CLEAN OUT  
 TELEPHONE PEDESTAL  
 GROUND POST

Subject to the General Notes above:  
 We, the undersigned, acting by and through Charles D. Kalkbrenner, a Registered Professional Land Surveyor, hereby certify that this survey complies with the accurate Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition 1 Survey.  
 Surveyed 08-17-2016

SURVEY  
 OF  
 1.09 ACRES  
 OUT OF THE  
 CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29  
 CITY OF FULSHEAR  
 FORT BEND COUNTY, TEXAS  
 AUGUST 2016


**JONES & CARTER**  
 CHARLES KALKBRENNER, SURVEYING DIVISION  
 800 RUDOLPH ROAD, SUITE 100, FORT BEND COUNTY, TEXAS 77401-3111

1.09 Acres

Churchill Fulshear League, Abstract 29

STATE OF TEXAS           §

COUNTY OF FORT BEND   §

A **METES & BOUNDS** description of a 1.09 acre tract of land in the Churchill Fulshear League, Abstract 29, City of Fulshear, Fort Bend County, Texas, being that certain called 1.0875 acre tract described in deed recorded under County Clerk's File Number 2007041474, Official Public Records, Fort Bend County, Texas, with all bearings based on the south line of said called 1.0875 acre tract as being South 84 degrees 30 minutes 00 seconds West (called South 84 degrees 30 minutes 00 seconds West).

**BEGINNING** at a ½ inch iron rod found in concrete in the north right-of-way line of Fifth Street for the southwest corner of said called 1.0875 acre tract, same being the southeast corner of an adjoining called 0.9707 acre tract described in deed recorded in Volume 2432, Page 1215, Official Records, Fort Bend County, Texas, for the southwest corner and **Place of Beginning** of the herein described tract;

**THENCE** North 05 degrees 30 minutes 00 seconds West (called North 05 degrees 30 minutes 00 seconds West) along the west line of the herein described tract and the west line of said called 1.0875 acre tract, same being the east line of said adjoining called 0.9707 acre tract, 230.12 feet (called 230.12 feet) to a ½ inch iron rod found in concrete for the northwest corner of the herein described tract and the northwest corner of said called 1.0875 acre tract, same being the northeast corner of said adjoining called 0.9707 acre tract, and being in the south line of the adjoining Restricted Reserve "A" of Fulshear Professional Park, according to map or plat thereof recorded under County Clerk's File Number 20090068, Plat Records, Fort Bend County, Texas;

**THENCE** North 84 degrees 27 minutes 54 seconds East (called North 84 degrees 27 minutes 54 seconds East) along the north line of the herein described tract and the north line of said called 1.0875 acre tract, same being the south line of said adjoining Fulshear Professional Park, 205.80 feet (called 205.80 feet) to a ½ inch iron pipe with cap marked "Kalkomey Surveying" (bent) found for the northeast corner of the herein described tract and the northeast corner of said called 1.0875 acre tract, same being the southeast corner of said adjoining Fulshear Professional Park, and being in the west right-of-way line of Wilson Street (unimproved and unopened);

**THENCE** South 05 degrees 30 minutes 00 seconds East (called South 05 degrees 30 minutes 00 seconds East) along the east line of the herein described tract and the east line of said called 1.0875 acre tract, same being the west right-of-way line of Wilson Street, 230.24 feet (called 230.24 feet) to a ½ inch iron pipe (bent) found for the southeast corner of the herein described tract and the southeast corner of said called 1.0875 acre tract, said point being at the intersection of the west right-of-way line of Wilson Street with the north right-of-way line of said Fifth Street;



1.09 Acres

Churchill Fulshear League, Abstract 29

**THENCE** South 84 degrees 30 minutes 00 seconds West (called South 84 degrees 30 minutes 00 seconds West) along the south line of the herein described tract and the south line of said called 1.0875 acre tract, same being the north right-of-way line of Fifth Street, 205.80 feet (called 205.80 feet) to the **Place of Beginning** and containing 1.09 acres of land, more or less.

For reference and further description see Survey Plat No. 10022 prepared by the undersigned on same date.

August 17, 2016

Job Number R8000-0109-01

Jones | Carter  
Charlie Kalkomey Surveying Division  
6415 Reading Road  
Rosenberg, TX 77471-5655  
(281) 342-2033  
Texas Board of Professional Land  
Surveying Registration No. 10046104



  
Acting By/Through Chris D. Kalkomey  
Registered Professional Land Surveyor  
No. 5869  
CDKalkomey@jonescarter.com

# NEW OFFICE BUILDING - SUITES "C", "D" & "E"

50417 5TH STREET  
 for  
**GOKI DEVELOPMENT CORPORATION**  
 KERL AND ASSOCIATES  
 ARCHITECTURE/INTERIORS/ PROJECT MANAGEMENT/ CONSTRUCTION MANAGEMENT  
 2415 1/2 OAKDALE ST., #02  
 HOUSTON, TEXAS 77004  
 OFF 832-335-4570  
 FAX: XXX-XXX-XXXX  
 TDLR PROJECT #: EABPRJB7804366

FULSHEAR, TEXAS 77441



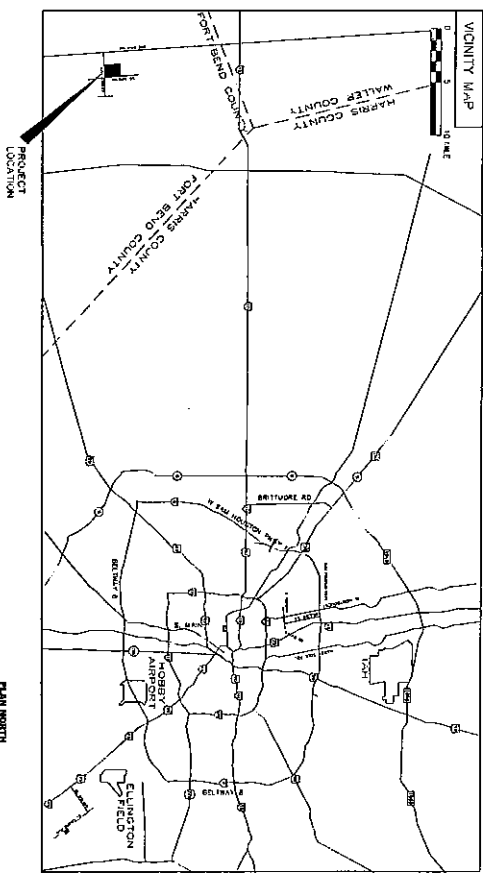
## INDEX OF DRAWINGS:

60.00	COVERSHEET, DRAWING INDEX, ETC.	A0.00-C	FITNESS CENTER - LEASE 'C' DRAWINGS:
60.01	BLDG CODE & PARKING ANALYSIS	A2.00-C	FLOOR PLAN & INT. ELEVATIONS
60.02	HANDICAPPED ACCESS REQUIREMENTS	A2.10-C	REFLECTED CEILING PLAN
C1.00	CIVIL SITE AND GRADING PLAN AND DETAILS	M1.0-C	HVAC PLANS
	INLET DETAILS	P1.0-C	PLUMBING PLANS & RISER DIAGRAMS
		M2.1-C	HVAC SCHEDULES & DETAILS
		E2.0-C	LIGHTING PLAN & PANEL SCHEDULES
		E2.1-C	POWER PLAN
L1.00	LANDSCAPING PLANS & DETAILS	A0.00-D	BARBER SHOP - LEASE 'D' DRAWINGS:
		A2.00-D	FLOOR PLAN, RCP & INT ELEVATIONS
A0.00	DEMO & NEW SITE PLAN AND DETAILS	MP2.0-D	HVAC & PLUMBING PLANS
A1.00	OVERALL BUILDING FLOOR PLAN	MP2.1-D	HVAC & PLUMBING SCHEDULES & DETAILS
A1.10	PARTITION TYPES & UL DESIGN DATA	E2.0-D	POWER & LIGHTING PLAN, PANEL SCHEDULES
A3.00	BUILDING ELEVATIONS		
A4.00	BUILDING SECTIONS & DETAILS		
S1.0	FOUNDATION PLAN & DETAILS	A0.0-E	INS OFFICE - LEASE 'E' DRAWINGS:
		A2.00-E	FLOOR PLAN, RCP & INT ELEVATIONS
MEP-1.0	MEP SITE PLAN	MP2.0-E	HVAC & PLUMBING PLANS, RISERS
E-1.0	SYMBOLS & ABBREV. TYP. RISER DIAGRAMS	MP2.1-E	HVAC & PLUMBING SCHEDULES & DETAILS
		E2.0-E	POWER & LIGHTING PLAN

METAL BUILDING PERMIT DRAWINGS (19 SHEETS)

**NOTE:**  
 KERL & ASSOCIATES ARCHITECTS WILL NOT ASSUME ANY RESPONSIBILITY OR LIABILITY FOR PLAN DEVIATIONS DURING CONSTRUCTION OF THIS DOCUMENT SET WITHOUT EXPRESSED WRITTEN AUTHORIZATION.

## PROJECT LOCATION MAP



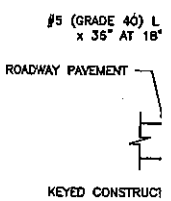
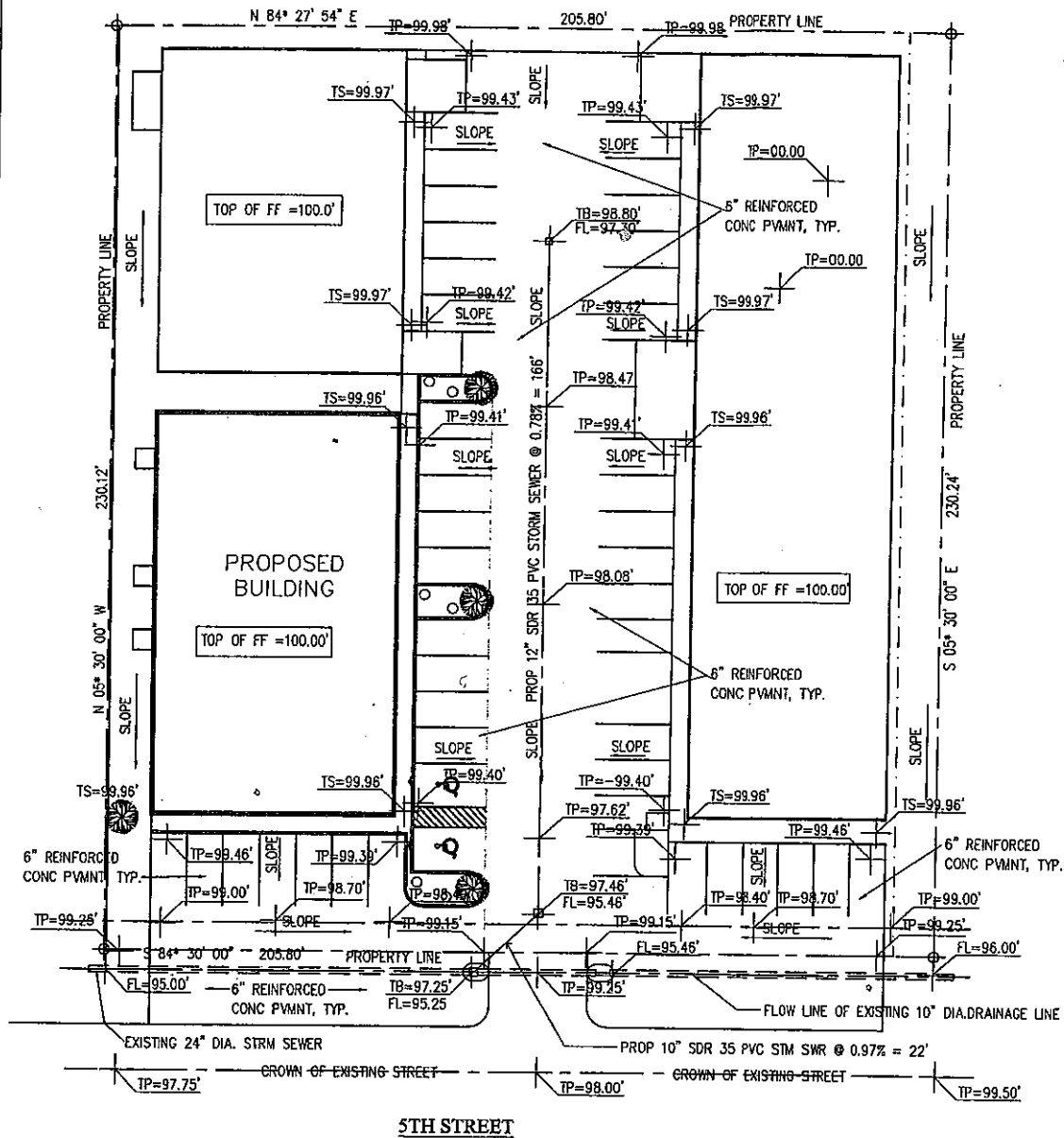
## FLOOD ZONE INFORMATION:

\* PROPERTY APPEARS TO BE LOCATED OUT OF THE 100 YEAR FLOOD PLAIN & LOCATED IN FLOOD INSURANCE RATE MAP, COMMUNITY NO. 481488, PANEL SHEET "1" DATED APRIL 2, 2014, FOR FORT BEND COUNTY, TEXAS.

## LEGAL DESCRIPTION:

1.09 ACRES OF THE EAST PORTION OF BLOCK 27 OUT OF THE FORT BEND COUNTY LEASE, ASSHACKET 73, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

DOCUMENTS ISSUED FOR REGULATORY APPROVAL AND CONSTRUCTION PURPOSES: JANUARY 09, 2017



1 SITE PLAN  
SCALE: 1" = 20'-0"

LEGEND:  
 TP TOP OF PAVEMENT  
 TS TOP OF SIDEWALK  
 TB TOP OF CATCH BASIN  
 FL FLOW LINE  
 FF FINISHED FLOOR



**GENERAL NOTES:**  
 ALL EXISTING ELEVATIONS USED AS BASE REFERENCES SUPPLIED BY OTHERS.



CITY OF Incorporated 1977

# FULSHEAR

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

30603 FM 1093

P.O. Box 279

Fulshear, Texas 77441

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## PLANNING AND ZONING COMMISSION MINUTES JANUARY 6, 2017

### **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 8:32 a.m. on Friday, January 6, 2017 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*

*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*

*Sharon Valiante, Public Works Director*

#### *Others Present:*

*Mark Armstrong*

*Trey Devillier*

*Gerald Grissom*

*Kaye Kahlich*

*And 3 other people 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. PUBLIC HEARING – VARIANCE REQUEST**

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 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 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.

Project Site Location: 30406 Second Street, Fulshear, Texas 77441

Property Owner: Mike Davenport

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. If you have any questions regarding this request, please call the City Secretary's office at 281-346-1796 x204.

Posted: December 20, 2016

*Sharon Valiante introduced herself as the new Public Works Director for the City of Fulshear. Michelle Killebrew took over the presentation. There is an existing accessory building that is a little over the property line. Owner is wanting to move it so it is more in compliance. (For full commentary, please request audio recording.) Michelle answered questions by several members from the Planning and Zoning Commission.*

*No citizens spoke at the Public Hearing.*

*The Public Hearing was closed by Chairman Pearce at 8:39 A.M.*

**5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on December 2, 2016**

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

*A motion was made by Planning and Zoning member Collins to approve the Minutes from the Planning and Zoning Commission meeting held on December 2, 2016. It was seconded by Planning and Zoning member Hakimzakeh. The motion was carried by the following vote:*

*Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzakeh, McRea, Pearce, and Weant*

*Nays: None*

*Absent: None*

*Motion Passes*

**6. Consideration and possible action to approve Cross Creek Commons (Retail Site) Replat No. 1/Preliminary Plat**

*David Leyendecker explains they may be making more changes and will probably have to come back but the Engineer requests approval and he can recommend as such because it is a preliminary plat.*

*A motion was made by Planning and Zoning member Collins to approve Cross Creek Commons (Retail Site) Replat No. 1/Preliminary Plat contingent on the City Engineer recommendations (corrections still need to be made). It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:*

*Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzakeh, McRea, Pearce and Weant*

*Nays: None*

*Absent: None*

*Motion Passes*

**7. Consideration and possible action to approve Parklane Fulshear/Final Plat**

*Per David Leyendecker the corrections have been made and he recommends approval. A motion was made by Planning and Zoning member Collins to approve Parklane Fulshear/Final Plat. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following:*

*Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzakeh, McRea, Pearce and Weant*

*Nays: None*

*Absent: None*

*Motion Passes*

**8. Consideration and possible action to approve Fulbrook on Fulshear Creek- Section 8/Final Plat** (already approved but did not get recordation done timely/Preliminary plat approved on 12/2/16)

*A motion was made by Planning and Zoning member Collins to approve Fulbrook on Fulshear Creek-Section 8/Final Plat contingent on the City Engineer's recommendations. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following:*

*Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzakeh, McRea, Pearce and Weant*

*Nays: None*

FULSHEAR PLANNING AND ZONING MINUTES  
DECEMBER 2, 2016

*Absent: None*

*Motion Passes*

**9. Consideration and possible action to approve Fulbrook on Fulshear Creek- Section 12/Final Plat** (already approved but did not get recordation done timely/Preliminary plat approved on 12/2/16)

*\*\*Dawn has concerns about the drainage. CJ Snipes and David Leyendecker explain to the Commission members about drainage and detention in this location. (For full commentary, please request the audio.) David Leyendecker recommends we approve this plat. He will look at the drainage but the drainage is not really a platting issue. A motion was made by Planning and Zoning member Collins to approve Fulbrook on Fulshear Creek-Section 12/Final Plat. It was seconded by Planning and Zoning member Hakimzakeh. The motion was carried by the following vote:*

*Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzakeh, McRea, Pearce and Weant*

*Nays: None*

*Absent: None*

*Motion Passes*

**10. Consideration and possible action to approve a Variance Request to permit the construction of an accessory structure 5 foot off of the front property line, located at 30406 Second Street, Fulshear, Texas 77441**

*A motion was made by Planning and Zoning member McRea to approve the Variance located at 30406 Second Street, Fulshear, Texas 77441. It was seconded by Planning and Zoning member Collins. The motion was carried by the following vote:*

*Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzakeh, McRea, Pearce and Weant*

*Nays: None*

*Absent: None*

*Motion Passes*

*Chairman Pearce asks the Commission to take Items 11 and 12 together. There were no objections.*

**11. Consideration and possible action to approve Tamarron Trace Section 2- Street Dedication/Preliminary Plat** (previously approved by Planning & Zoning and City Council but developer changed plat after approval)

*See Item 12*

**12. Consideration and possible action to approve Tamarron Trace Section 3- Street Dedication/Preliminary Plat** (previously approved by Planning & Zoning and City Council but developer changed plat after approval)

*A motion was made by Planning and Zoning member Aryal to approve Tamarron Trace Section 2-Street Dedication/Preliminary Plat AND Tamarron Trace Section 3-Street*

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

*Dedication/Preliminary Plat (Items 11 and 12). It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:*

*Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzakeh, McRea, Pearce and Weant*

*Nays: None*

*Absent: None*

*Motion Passes*

**13. Consideration and possible action to approve Tamarron Coles Canyon and Rileys Ridge-Street Dedication/Preliminary Plat** (previously approved by Planning & Zoning and City Council but developer changed plat after approval)

*A motion was made by Planning and Zoning member Weant to approve Tamarron Coles Canyon and Rileys Ridge-Street Dedication/Preliminary Plat. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:*

*Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzakeh, McRea, Pearce and Weant*

*Nays: None*

*Absent: None*

*Motion Passes*

**14. Consideration and possible action to approve Tamarron Section 16/Preliminary Plat** (previously approved by Planning & Zoning and City Council but developer changed plat after approval)

*Per David Leyendecker this plat has been through the Preliminary and Final stages, but the developer changed some configuration/added some extra street access. David Leyendecker recommends approval. A motion was made by Planning and Zoning member Hakimzakeh to approve Tamarron Section 16/Preliminary Plat. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:*

*Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzakeh, McRea, Pearce and Weant*

*Nays: None*

*Absent: None*

**15. Adjournment**

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

*Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzakeh, McRea, Pearce and Weant*

*Nays: None*

*Absent: None*

*The meeting adjourns at 8:59 a.m.*





## Special Use Permit

APPLICANT/OWNER: Thrive Church

ADDRESS OF PREMISES: 30136 FM 1093 Fulshear, Tx 77441

REQUESTING: to use property for Commercial Use, specifically  
Office / Business

HEARING DATE: 2-3-2017

### PLANNING AND ZONING COMMISSION REVIEW

GRANTED

DENIED

RETURNED FOR ADDITIONAL DATA

COMMENTS/CONDITIONS: \_\_\_\_\_

CHAIRMAN SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

*"The Planning and Zoning Commission finds that granting the Special Use Permit will not be materially detrimental or injurious to other property or improvements in the neighborhood in which the subject property is located, nor impair adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public health, safety and well-being, or substantially diminish or impair property values within the neighborhood."*

### CITY COUNCIL REVIEW

GRANTED

DENIED

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_



## Special Use Permit

APPLICANT/OWNER: Goki Development Corporation

ADDRESS OF PREMISES: 30415 Fifth Street Fulshear, TX 77441

REQUESTING: to permit the use of a structure to be commercial use

HEARING DATE: 2-3-2017

### PLANNING AND ZONING COMMISSION REVIEW

GRANTED

DENIED

RETURNED FOR ADDITIONAL DATA

COMMENTS/CONDITIONS: \_\_\_\_\_

CHAIRMAN SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

*"The Planning and Zoning Commission finds that granting the Special Use Permit will not be materially detrimental or injurious to other property or improvements in the neighborhood in which the subject property is located, nor impair adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public health, safety and well-being, or substantially diminish or impair property values within the neighborhood."*

### CITY COUNCIL REVIEW

GRANTED

DENIED

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat The Brooks at Cross Creek Ranch Section 2 / Final Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 1-31-17

City Secretary

Processed  
 Returned for additional data

BY: K. Kopf DATE: 1-13-2017

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

**Subdivision/Development Platting Application**

Date: 01/13/2017 Date Received by the City of Fulshear: \_\_\_\_\_

Subdivision: THE BROOKS AT CROSS CREEK SECTION TWO 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: 9.794 ACRES OUT OF THE M. AUTREY SURVEY, A-100

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

Total Acreage: 9.794  
 Number of Streets: 5  
 Number of Lots: 39  
 Number and Types of Reserves: 4  
 Total Acres in Reserve: 0.9701

Owner: CCR LOAN SUBSIDIARY1, L.P.  
 Address: 5005 RIVERWAY, STE. 500  
 City/State: HOUSTON, TX 77056  
 Telephone: 713-960-9977  
 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 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$939.85</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

01/13/2017

DATE

January 31, 2017

**Engineering Review**

Final Plat  
The Brooks at Cross Creek Ranch Section Two  
City of Fulshear, Texas

For Information Only:

1. This plat will create 39 lots in two (2) Blocks with four (4) Reserves that cover a total of 9.794 acres.
2. These lots will have one (1) point of access, Park Terrace Lane off of West Cross Creek Bend.
3. A typical Lot in this section appears to be 50-foot by 120-foot with a 25-foot Front Building Line.

Recommendations:

I recommend that this Final Plat of The Brooks at Cross Creek Ranch Section Two be approved with care being given to insure that the Lien Holder's spelling is the same from the Lien Holder's Subordination (separate document) to what is shown on the City Planning Letter.





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

January 10, 2017

File No.: 1790002CPL

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 29th day of December, 2016, the last Deed that we find, of record, reflects the record owner to be:  
CCR Loan Subsidiary 1, L.P., a Texas limited partnership

Legal Description:

DESCRIPTION OF A 9.794 ACRE TRACT OF LAND SITUATED  
IN THE M. AUTREY SURVEY, ABSTRACT NO. 100  
CITY OF FULSHEAR  
FORT BEND COUNTY, TEXAS

BEING a 9.794 acre (426,622 square foot) tract of land situated in the M. Autrey Survey, Abstract No. 100, City of Fulshear, Fort Bend County, Texas and being a portion of a called 239.7 acre tract (Tract 10) of land as described in an instrument to CCR Loan Subsidiary 1, L.P., recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2016059209, said 9.794 acre tract of land described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southeast corner of WILLOWS AT CROSS CREEK RANCH SECTION ONE, a subdivision plat recorded under Plat No. 20160198 of the Fort Bend County Plat Records (F.B.C.P.R.) and the northeast corner of the herein described tract, lying on the west right-of-way line of West Cross Creek Bend Lane (70 feet wide) as shown on WEST CROSS CREEK BEND LANE EXTENSION NO 3, a subdivision plat recorded under Plat No. 20160195 of the F.B.C.P.R., and being the beginning of a non-tangent curve to the left, from which its center bears N 59° 25'28" E, 3,035.00 feet;

**THENCE**, along and with said west right-of-way line of said West Cross Creek Bend Lane, the following courses and distances:

In a southeasterly direction, along said curve to the left, a distance of 391.13 feet, having a radius of 3,035.00 feet, a central angle of 07°23'02" and a chord which bears S 34°16'02" E, 390.85 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

S 37°57'33" E, a distance of 240.05 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southeast corner of the herein described tract and the northeast corner of THE BROOKS AT CROSS CREEK RANCH SECTION ONE, a subdivision plat recorded under Plat No. 20150309

of the F.B.C.P.R.;

THENCE, along and with the north line of said THE BROOKS AT CROSS CREEK RANCH SECTION ONE, the following courses and distances:

N 85°28'00" W, a distance of 42.66 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a non-tangent curve to the right, from which its center bears N 85°28'00" W, 50.00 feet;

In a southwesterly direction, along said curve to the right, a distance of 95.05 feet, having a radius of 50.00 feet, a central angle of 108°55'28" and a chord which bears S 58°59'44" W, 81.37 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the left;

In a westerly direction, along said curve to the left, a distance of 16.09 feet, having a radius of 25.00 feet, a central angle of 36°52'12" and a chord which bears N 84°58'38" W, 15.81 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said north line;

S 16°56'46" W, a distance of 139.07 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said north line;

S 31°35'16" W, a distance of 14.14 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said north line;

S 76°12'40" W, a distance of 464.31 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said north line;

N 70°40'09" W, a distance of 139.02 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southwest corner of the herein described tract and the northwest corner of said THE BROOKS AT CROSS CREEK RANCH SECTION ONE, lying on the west line of said 239.7 acre tract, same being the west line of a called 60 feet wide Seaway Pipeline easement as recorded under Volume 862, Page 672 and Volume 1914, Page 2104 both of the Fort Bend County Deed Records, and also under F.B.C.C.F. No. 9622059;

THENCE, N 13°24'44" W, along and with the west line of said 239.7 acre tract, a distance of 537.86 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northwest corner of the herein described tract and the southwest corner of said WILLOWS AT CROSS CREEK RANCH SECTION ONE;

THENCE, along and with the south line of said WILLOWS AT CROSS CREEK RANCH SECTION ONE, the following courses and distances:

N 76°35'16" E, a distance of 233.43 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said south line;

N 72°22'13" E, a distance of 47.84 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said south line;

N 58°32'29" E, a distance of 96.58 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said south line;

N 51°40'45" E, a distance of 142.82 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said south line;

N 59°25'27" E, a distance of 55.78 feet to the **POINT OF BEGINNING** and containing 9.794 acres (426,622 square feet) of land.

Subject to the following:

1. Restrictions:

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

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

2. Easements/Other Exceptions:

Utility easement 7 feet in width as set forth by Plat No. 20160198 of the Plat Records of Fort Bend County, Texas. (affects proposed Lots 17 thru 24, Block 1)

Storm and Sanitary sewer easement 15 feet in width as set forth by Plat No. 20160195 of the Plat Records of Fort Bend County, Texas. (affects proposed Reserve C)

A portion of that certain Storm sewer easement 20 feet in width as set forth in instrument recorded under Clerk's File No. 2016083536 of the Official Records of Fort Bend County, Texas. (affects proposed Reserve A)

Water line easement 20 feet in width as set forth by Plat No. 20160195 of the Plat Records of Fort Bend County, Texas. (affects proposed Lot 28, Block 1 and a portion Reserve C)

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

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

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

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

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

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

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

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

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



**only when annexed by filing a supplement)**

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

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

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

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

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

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

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

**3. Liens/Misc:**

Construction Deed of Trust (with Assignment of Leases and Rents, Security Agreement and Fixture Filing) dated June 2, 2016, recorded in/under Clerk's File No. 2016059211 of the Official Records of Fort Bend County, Texas, executed by CCR Loan Subsidiary 1, L.P., a Texas limited partnership, securing the payment of one note in the principal amount of \$25,000,000.00, bearing interest and payable as therein provided to the order of U.S Bank National Association d/b/a Housing Capital Company. Said lien being given in renewal and extension of those certain liens recorded in/under Clerk's File Nos. 2014024651, 2014024652, 2014024653, 2013019470, 2013019472, 2015119957, 2015119959, 2015119986 of the Official Records of Fort Bend County, Texas.

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

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

Intercreditor Agreement dated June 2, 2016 by and among CCR Loan Subsidiary 1, L.P., a Texas limited partnership and U.S Bank National Association d/b/a Housing Capital Company and CCR Texas Holdings LP, a Delaware limited partnership and CCR Texas Lender Inc., an Ontario corporation and PSPIB-CCR Inc., a Canadian corporation and CCR Texas Agent Inc., an Ontario corporation, as set forth in instrument recorded under Clerk's File No. 2016059210 of the Official Records of Fort Bend County, Texas.

Vendors Lien retained in Deed dated April 12, 2012, recorded in/under Clerk's File No. 2012038964 of the Official Public Records, securing the payment of one note in the principal amount of \$9,000,000.00, bearing interest and payable as therein provided to the order of CCR Texas Lender, Inc., and one note in the principal

amount of \$81,000,000.00, bearing interest and payable as therein provided to the order of PSPIB\_CCR, Inc., and additionally secured by Deed of Trust of even date therewith executed by CCR Texas Holdings LP, and recorded in/under Clerk's File No. 2012038977 of the Official Public Records of Fort Bend County, Texas, for the benefit of CCR Texas Agent Inc., as Agent. (Covers other property also)

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

(ii). Said lien subject to the terms, conditions and provisions of that Amended And Restated Intercreditor Agreement recorded under Clerk's File No. 2014033471 of the Official Public Records of Fort Bend County, Texas.

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

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

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.

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

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

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

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

Sincerely,  
Stewart Title Company

A handwritten signature in black ink, appearing to read "Sharon Seibert". The signature is written in a cursive style with a large initial 'S'.

for Anthony DeBorde  
Anthony DeBorde/Sharon Seibert  
Commercial Acreage Examiner Senior

**LIENHOLDER'S SUBORDINATION TO DEDICATION**

THE STATE OF TEXAS  
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 9.794 acres of land out of the M. Autry Survey, Abstract 100, Fort Bend County, Texas, which property was surveyed and platted on \_\_\_\_\_ by, Brown & Gay Engineers, Inc. and known as THE BROOKS AT CROSS CREEK RANCH SECTION TWO, recorded at Plat Number \_\_\_\_\_ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent for the lenders, is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2012038960, 2012038964, 2012038977, 2012054544, 2013019470, 2013019472, 2014024651, 2014024652, 2014024653, 2014033471, 2015119957, 2015119959, 2015119986 and 2016059210 of the Real Property Records of Fort Bend County, Texas, and, in its capacity as the agent, is the agent for the holders of promissory notes secured by said lien, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of THE BROOKS AT CROSS CREEK RANCH SECTION TWO.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

PROVINCE OF ONTARIO  
COUNTRY OF CANADA

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

GIVEN under my hand and Notary Seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public  
My commission expires: Commission For Life

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

**LIENHOLDER'S SUBORDINATION TO DEDICATION**

THE STATE OF TEXAS  
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 9.794 acres of land out of the M. Austry Survey, Abstract 100, Fort Bend County, Texas, which property was surveyed and platted on \_\_\_\_\_ by, Brown & Gay Engineers, Inc. and known as THE BROOKS AT CROSS CREEK RANCH SECTION TWO, recorded at Plat Number \_\_\_\_\_ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, a national banking association is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2013019470, 2013019472, 2014024651, 2014024652, 2014024653, 2015119957, 2015119959, 2015119986, 2016059210, 2016059211, 2016059212 and 2016059213 of the Real Property Records of Fort Bend County, Texas, and, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of THE BROOKS AT CROSS CREEK RANCH SECTION TWO.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

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



December 16, 2015

City of Fulshear  
30603 FM 1093  
Fulshear, TX 77441

**Re: Bonterra At Cross Creek Ranch Sec. 2**

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 December, 2015.

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

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

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

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

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

Sincerely,

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

Samantha Richards  
Right of Way Agent

C: Trey DeVillier<tdevillier@browngay.com>

PLR15.453

December 13, 2015

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

**Re: Bonterra at Cross Creek Ranch Section Two**

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 December 2015

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



Southwest OSPE  
1110 Louise St  
Rosenberg, Texas 77471

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

December 9, 2015


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

Re: BONTERRA AT CROSS CREEK RANCH SECTION 2- No Objection Letter

Dear Mr. DeVillier:

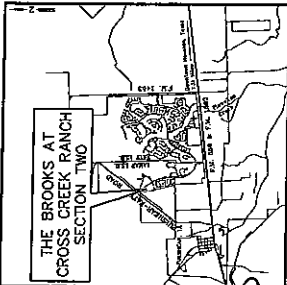
AT&T is pleased to respond to your request for approval of subdivision plans received for the above referenced project. AT&T places facilities within Utility Easements and/or public rights-of-way adjacent to property requiring service. The easements as shown on the plat provided are adequate for AT&T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

Sincerely,

  
Michael Jones  
Manager Engineering - Design







# THE BROOKS AT CROSS CREEK RANCH SECTION TWO

A SUBDIVISION OF 0.704 ACRES OF LAND  
LOCATED IN THE W. ALTRISCH AVE., A-100  
CITY OF FULSHEAR  
FORT BEND COUNTY, TEXAS

LOTS 20 RESERVES 4 DATE JANUARY, 2017  
BOOKS 2  
SCALE 1"=60'  
LAWYER  
COTI LAW ASSOCIATES, L.P.  
2500 CROOK STREET, SUITE 200  
HOUSTON, TEXAS 77056  
(713) 860-8877  
COTI.COM



BGE, INC.  
10777 Westheimer, Suite 400, Houston, TX 77042  
713.860.8877  
BGE.COM  
THE BROTHERS GROUP, INC.  
10000 Katy Freeway, Suite 1000, Houston, TX 77058  
713.860.8877  
BROTHERSGROUP.COM

This plat of the Brooks at Cross Creek Ranch Section Two is approved by the City Planning Commission of the City of Ft. Worth, Texas, on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

By: \_\_\_\_\_  
City Clerk

This plat of the Brooks at Cross Creek Ranch Section Two was approved by the City of Ft. Worth, Texas, on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by the City of Ft. Worth, Texas, and shall be filed with the County Clerk of Fort Bend County, Texas, within six (6) months hereafter.

By: \_\_\_\_\_  
City Clerk

I, \_\_\_\_\_, County Clerk in and for Fort Bend County, Texas, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2017, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in plot number \_\_\_\_\_ of the plat records of said county.

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

\_\_\_\_\_  
County Clerk  
Fort Bend County, Texas

By: \_\_\_\_\_  
City Clerk

**STATE OF TEXAS**  
COUNTY OF FORT BEND

COTI LAW ASSOCIATES, L.P., a Texas limited liability partnership, acting by and through Larry G. Johnson, President of COTI Law Associates, L.P., a Texas limited liability partnership, acting by and through Larry G. Johnson, President of COTI Law Associates, L.P., do hereby certify that the undersigned instrument, with its certificate of authentication, was filed for recordation in my office on \_\_\_\_\_, 2017, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in plot number \_\_\_\_\_ of the plat records of said county. I, Larry G. Johnson, County Clerk in and for Fort Bend County, Texas, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2017, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in plot number \_\_\_\_\_ of the plat records of said county.

I, \_\_\_\_\_, County Clerk in and for Fort Bend County, Texas, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2017, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in plot number \_\_\_\_\_ of the plat records of said county.

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

\_\_\_\_\_  
County Clerk  
Fort Bend County, Texas

By: \_\_\_\_\_  
City Clerk

This \_\_\_\_\_ day of \_\_\_\_\_, 2017.

COTI LAW ASSOCIATES, L.P., a Texas limited liability partnership  
By: Larry G. Johnson  
President

**STATE OF TEXAS**  
COUNTY OF FORT BEND

RESERVE 4, the undersigned instrument, with its certificate of authentication, was filed for recordation in my office on \_\_\_\_\_, 2017, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in plot number \_\_\_\_\_ of the plat records of said county. I, Larry G. Johnson, County Clerk in and for Fort Bend County, Texas, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2017, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in plot number \_\_\_\_\_ of the plat records of said county.

I, \_\_\_\_\_, County Clerk in and for Fort Bend County, Texas, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2017, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in plot number \_\_\_\_\_ of the plat records of said county.

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

\_\_\_\_\_  
County Clerk  
Fort Bend County, Texas

By: \_\_\_\_\_  
City Clerk

I, \_\_\_\_\_, County Clerk in and for Fort Bend County, Texas, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2017, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in plot number \_\_\_\_\_ of the plat records of said county.

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

\_\_\_\_\_  
County Clerk  
Fort Bend County, Texas

By: \_\_\_\_\_  
City Clerk

I, \_\_\_\_\_, County Clerk in and for Fort Bend County, Texas, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2017, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in plot number \_\_\_\_\_ of the plat records of said county.

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

\_\_\_\_\_  
County Clerk  
Fort Bend County, Texas

By: \_\_\_\_\_  
City Clerk

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 32 / (Amended) Final Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 1-31-17

City Secretary

Processed  
 Returned for additional data

BY: X. Xepf DATE: 1-17-2017

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

**Subdivision/Development Platting Application**

Date: 01-10-2017 Date Received by the City of Fulshear: 01-16-2017

Subdivision: TAMARRON SECTION 32 Development: TAMARRON

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

- Preliminary
- Replat
- Amending Plat
- Final **Amended**
- 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: 37.545 ACRES IN THE J.D. Vermillion SURVEY, A-339

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

Total Acreage: 37.545  
 Number of Streets: 7  
 Number of Lots: 140  
 Number and Types of Reserves: 14  
 Total Acres in Reserve: 7.968

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

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 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b>	<u>\$2,138.63</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.

MAF \_\_\_\_\_ Geoff Freeman / Platting Manager \_\_\_\_\_ 01-10-2017  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

January 31, 2017

**Engineering Review**

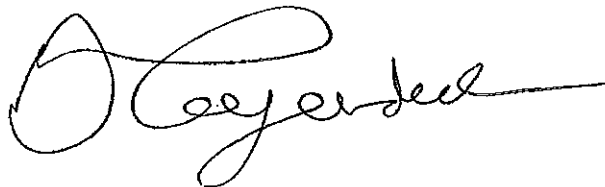
Revised Final Plat - Tamarron Section 32  
City of Fulshear, Texas

**For Information only:**

1. This plat will create 140 Lots in five (5) Blocks with fourteen (14) Reserves that cover an area of 37.545 acres.
2. Access to this section is from an extension of Jarvis Bay Pass out of Section 30 and McDonough Way.
3. The typical lot in this section appears to be 50-foot by 120-foot with a 25-foot Front Building Line.
4. Since this tract is located in the E.T.J. of the City of Fulshear approval will be required from Fort Bend County and the City of Fulshear.

**Recommendations:**

I recommend that this Revised Final Plat of Tamarron Section 32 be approved as submitted.



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

**CITY PLANNING LETTER**

January 10, 2017

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 January, 2017, 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 32 (Proposed Plat)**

Being 37.545 acres of land located in the J. D. Vermillion Survey, Abstract 339, Fort Bend County, Texas, more particularly being a portion of that certain called 686.0183 acre tract (described as Tract I) 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 37.545 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83);

COMMENCING for reference at a 1-inch iron pipe found for the northwest corner of said 686.0183 acre tract, same being an angle corner on the south line of that certain called 1,352.43 acre tract conveyed to Fort Bend Jordan Ranch LP by an instrument of record under File Number

2015027940, F.B.C.O.P.R., also being on the easterly line of that certain called 473.246 acre tract conveyed to Harrison Interests LTD by an instrument of record in Volume 1289, Page 625 in the Deed Records of Fort Bend County, Texas (F.B.C.D.R.) and described in Volume 528, Page 132, F.B.C.D.R., and said point being on the common survey line of said J. D. Vermillion Survey and the J. G. Bennett Survey, Abstract 611, Fort Bend County, Texas;

Thence, North  $87^{\circ} 51' 41''$  East, along the north line of said 686.0183 acre tract and a south line of said 1,352.43 acre tract, 999.85 feet to the POINT OF BEGINNING of the herein described tract, same being the northwest corner of that certain called 4.0000 acre tract (described as Well Site No. 1) by an instrument of record in File Number 2005052339, F.B.C.O.P.R.;

Thence, North  $87^{\circ} 51' 41''$  East, continuing along the north line of said 686.0183 acre tract and a south line of said 1,352.43 acre tract, 1,470.21 feet to a point for corner;

Thence, South  $01^{\circ} 03' 58''$  East, departing the north line of said 686.0183 acre tract and a south line of said 1,352.43 acre tract, 1,155.27 feet to a point for corner;

Thence, South  $76^{\circ} 01' 56''$  East, 319.35 feet to a point for corner;

Thence, South  $01^{\circ} 43' 05''$  East, 148.38 feet to a point for corner;

Thence, South  $07^{\circ} 08' 04''$  West, 60.00 feet to a point for corner, the beginning of a curve;

Thence, 9.34 feet along the arc of a non-tangent curve to the left, having a radius of 2,210.00 feet, a central angle of  $00^{\circ} 14' 32''$ , and a chord which bears South  $82^{\circ} 59' 12''$  East, 9.34 feet to a point for corner;

Thence, South  $01^{\circ} 43' 05''$  East, 141.50 feet to a point for corner, the beginning of a curve;

Thence, 931.22 feet along the arc of a non-tangent curve to the right, having a radius of 2,350.00 feet, a central angle of  $22^{\circ} 42' 16''$ , and a chord which bears North  $72^{\circ} 16' 19''$  West, 925.14 feet to a point for corner;

Thence, North  $60^{\circ} 55' 12''$  West, 200.00 feet to a point for corner, the beginning of a curve;

Thence, 185.23 feet along the arc of a tangent curve to the left, having a radius of 2,050.00 feet, a central angle of  $05^{\circ} 10' 37''$ , and a chord which bears North  $63^{\circ} 30' 30''$  West, 185.17 feet to a point for corner, the beginning of a reverse curve;

Thence, 46.11 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of  $88^{\circ} 04' 17''$ , and a chord which bears North  $22^{\circ} 03' 41''$  West, 41.71 feet to a point for corner;

Thence, North  $68^{\circ} 01' 32''$  West, 80.00 feet to a point for corner;

Thence, North  $21^{\circ} 58' 28''$  East, 85.20 feet to a point for corner, the beginning of a curve;

Thence, 40.02 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of  $91^{\circ} 43' 14''$ , and a chord which bears North  $23^{\circ} 53' 09''$  West, 35.88 feet to a point for corner;

Thence, North  $20^{\circ} 15' 14''$  East, 60.00 feet to a point for corner, the beginning of a curve;

Thence, 13.16 feet along the arc of a non-tangent curve to the right, having a radius of 2,250.00 feet, a central angle of  $00^{\circ} 20' 07''$ , and a chord which bears South  $69^{\circ} 34' 42''$  East, 13.16 feet to a point for corner, the beginning of a reverse curve;

Thence, 38.67 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of  $88^{\circ} 36' 53''$ , and a chord which bears North  $66^{\circ} 16' 54''$  East, 34.93 feet to a point for corner;

Thence, North  $21^{\circ} 58' 28''$  East, 74.40 feet to a point for corner, the beginning of a curve;

Thence, 26.11 feet along the arc of a tangent curve to the right, having a radius of 530.00 feet, a central angle of  $02^{\circ} 49' 21''$ , and a chord which bears North  $23^{\circ} 23' 09''$  East, 26.11 feet to a point for corner;



Thence, North 72° 27' 26" West, 289.49 feet to a point for corner;

Thence, North 02° 08' 39" West, 194.81 feet to a point for corner;

Thence, South 87° 51' 41" West, 320.00 feet to a point for corner;

Thence, North 02° 08' 19" West, 457.42 feet to the POINT OF BEGINNING and containing 37.545 acres of land.

**1. Deed Restrictions:**

None of record.

NOTE; Property is subject to inclusion into restriction documents recorded in Document Nos. 2014128516 and 2014129256, Official Public Records of Fort Bend County, Texas, but is not subject to said documents unless a Notice of Applicability to the subject property is recorded.

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

Private Road Right-of-Way to Dan J. Harrison, Jr., recorded in Volume 528, Page 137, Deed Records of Fort Bend County, Texas.

Drill Site (2.000 acres) pursuant to Tract Agreement recorded in Volume 1036, Page 201, Deed Records of Fort Bend County, Texas.

Easement for access strips and Well Site No. 1 as described in Modification to 1986 Agreement recorded in Document No. 2005052339, as affected by instrument executed by D. R. Horton-Texas, Ltd., recorded in Document No. 2014100229 and by Modification of Access and Pipeline Easement to Drill Sites recorded in Document No. 2016127931 of the Official Public Records of Fort Bend County, Texas. (Does not affect residential lots as depicted on preliminary plat.)

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.

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.

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, to CenterPoint Energy Houston Electric, LLC, recorded in Document No. 2014039155, of the 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.

1' Reserve between the subject property and McDonough Way created by the Plat of Tamarron Section 22 recorded in Volume 2015, Page 211, Plat Records of Fort Bend County, Texas, said reserve conditioned that upon platting of adjacent property said reserve shall become vested in the Public for street right of way purposes.

1' Reserve between the subject property and Jarvis Bay Pass created by the Plat of Tamarron Section 30 recorded in Volume 2016, Page 278, Plat Records of Fort Bend County, Texas, said reserve conditioned that upon platting of adjacent property said reserve shall become vested in the Public for street right of way purposes.

**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 "Tatanisha Walker", with a long horizontal flourish extending to the right.

Tatanisha Walker  
DHI Title of Central Texas



April 30, 2015

City of Fulshear  
30603 FM 1093  
Fulshear, TX 77441

**Re: Preliminary Plat of Tamarron Section 32**

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 April 20, 2015.

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 Grant at 713.207.6539 or Sandra Goodall at 713.207.6347.

Sincerely,

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

LaWanda Grant, SR/WA  
Senior Right of Way Agent

C: Ashley Fuller <afuller@ljaengineering.com>

**PLR15.149A**

May 10, 2015

Ms. Ashley Fuller  
LJA Engineering, Inc.  
2929 Briarpark Drive, Suite 600  
Houston, Texas 77042-3703

**Re: Preliminary Plat of Tamarron Section 32**

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 April 20, 2015

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





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 / Final Plat

**City Engineer Review**

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 1-31-17

**City Secretary**

Processed  
 Returned for additional data

BY: Xc Xopf DATE: 1-17-2017

**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

**Subdivision/Development Platting Application**

Date: 01-10-2017 Date Received by the City of Fulshear: 01-16-2017  
 Subdivision: TAMARRON TRACE 2 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: 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 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b> \$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.

GAF Geoffrey A. Freeman / Platting Manager 01-10-2017  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

January 31, 2017  
**Engineering Review**

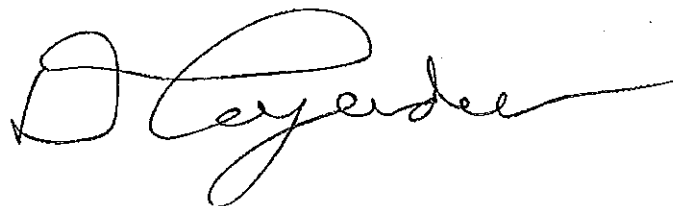
Final Plat - Tamarron Trace Section 2  
Street Dedication  
City of Fulshear, Texas

**For Information only:**

1. This plat will create approximately 770-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 for approximately 770-foot North.
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 as submitted.



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

**CITY PLANNING LETTER**

January 12, 2017

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 6th day of January, 2017, 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  
2.017 ACRES  
TAMARRON TRACE SECTION 2  
STREET DEDICATION**

Being 2.017 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 (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 on Plat Number 20140185 of the Plat Records of said Fort Bend County (F.B.C.P.R.), said 2.017 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 point being on the westerly line of said Reserve "A";

Thence, 160.28 feet along the 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  $06^{\circ} 22' 38''$  and a chord which bears South  $01^{\circ} 47' 27''$  West, 160.20 feet to the POINT OF BEGINNING of the herein described tract;

Thence, North  $86^{\circ} 36' 08''$  East, 100.00 feet to the northeast corner of the herein described tract, the beginning of a curve;

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, 669.11 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, 669.11 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 2.017 acres of land.

**1. Deed Restrictions:**

None of record.

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

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

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

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

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

from BFH Mining, Ltd., to D.R. Horton – Texas, Ltd., recorded in Document No. 2013000062 of the Official Public Records of Fort Bend County, Texas.

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

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

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

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

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

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

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

**3. Lien Holders:** None of record.

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

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

This letter is issued with the express understanding, evidenced by the acceptance thereof, that Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party, Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY**

TITLE COMPANY (WHETHER SOLE, 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", with a long horizontal flourish extending to the right.

Tatanisha Walker  
DHI Title of Central Texas

I, GUY D. MATTHEWS, a Registered Professional Land Surveyor in good standing under the laws of the State of Texas, do hereby certify that I have personally surveyed and located the boundaries of the property described in this plat, and that the same are correct and true to the best of my knowledge and belief.

GUY D. MATTHEWS, Surveyor  
1100 West 12th Street  
Fort Worth, Texas 76104

I, LARRY L. GRIFF, a Professional Engineer in good standing in the State of Texas, do hereby certify that the plat meets all requirements of Fort Worth County to be recorded.



LARRY L. GRIFF, Engineer  
1100 West 12th Street  
Fort Worth, Texas 76104

This plat of subdivision of land is hereby approved by the City of Fort Worth, Texas, and the Fort Worth County Commissioners.

APPROVED BY THE CITY OF FORT WORTH, TEXAS  
CITY CLERK

APPROVED BY THE COUNTY COMMISSIONERS OF FORT WORTH COUNTY, TEXAS  
COUNTY CLERK

I, MICHAEL J. HORTON, President of D.R. Horton-Texas, Ltd., do hereby certify that the plat is correct and true to the best of my knowledge and belief.

MICHAEL J. HORTON, President  
D.R. Horton-Texas, Ltd.  
1100 West 12th Street  
Fort Worth, Texas 76104

I, CHRIS LINDHOLM, President of D.R. Horton-Texas, Ltd., do hereby certify that the plat is correct and true to the best of my knowledge and belief.

CHRIS LINDHOLM, President  
D.R. Horton-Texas, Ltd.  
1100 West 12th Street  
Fort Worth, Texas 76104

I, GUY D. MATTHEWS, a Registered Professional Land Surveyor in good standing under the laws of the State of Texas, do hereby certify that I have personally surveyed and located the boundaries of the property described in this plat, and that the same are correct and true to the best of my knowledge and belief.

GUY D. MATTHEWS, Surveyor  
1100 West 12th Street  
Fort Worth, Texas 76104

APPROVED BY THE COUNTY COMMISSIONERS OF FORT WORTH COUNTY, TEXAS  
COUNTY CLERK

APPROVED BY THE CITY OF FORT WORTH, TEXAS  
CITY CLERK

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COUNTY CLERK

APPROVED BY THE CITY OF FORT WORTH, TEXAS  
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APPROVED BY THE COUNTY COMMISSIONERS OF FORT WORTH COUNTY, TEXAS  
COUNTY CLERK

STATE OF TEXAS  
COUNTY OF FORT WORTH

I, GUY D. MATTHEWS, a Registered Professional Land Surveyor in good standing under the laws of the State of Texas, do hereby certify that I have personally surveyed and located the boundaries of the property described in this plat, and that the same are correct and true to the best of my knowledge and belief.

I, LARRY L. GRIFF, a Professional Engineer in good standing in the State of Texas, do hereby certify that the plat meets all requirements of Fort Worth County to be recorded.

LARRY L. GRIFF, Engineer  
1100 West 12th Street  
Fort Worth, Texas 76104

This plat of subdivision of land is hereby approved by the City of Fort Worth, Texas, and the Fort Worth County Commissioners.

APPROVED BY THE CITY OF FORT WORTH, TEXAS  
CITY CLERK

APPROVED BY THE COUNTY COMMISSIONERS OF FORT WORTH COUNTY, TEXAS  
COUNTY CLERK

I, MICHAEL J. HORTON, President of D.R. Horton-Texas, Ltd., do hereby certify that the plat is correct and true to the best of my knowledge and belief.

MICHAEL J. HORTON, President  
D.R. Horton-Texas, Ltd.  
1100 West 12th Street  
Fort Worth, Texas 76104

I, CHRIS LINDHOLM, President of D.R. Horton-Texas, Ltd., do hereby certify that the plat is correct and true to the best of my knowledge and belief.

CHRIS LINDHOLM, President  
D.R. Horton-Texas, Ltd.  
1100 West 12th Street  
Fort Worth, Texas 76104

I, GUY D. MATTHEWS, a Registered Professional Land Surveyor in good standing under the laws of the State of Texas, do hereby certify that I have personally surveyed and located the boundaries of the property described in this plat, and that the same are correct and true to the best of my knowledge and belief.

GUY D. MATTHEWS, Surveyor  
1100 West 12th Street  
Fort Worth, Texas 76104

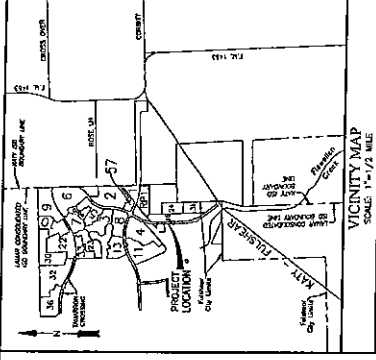
APPROVED BY THE COUNTY COMMISSIONERS OF FORT WORTH COUNTY, TEXAS  
COUNTY CLERK

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APPROVED BY THE COUNTY COMMISSIONERS OF FORT WORTH COUNTY, TEXAS  
COUNTY CLERK



VICINITY MAP  
SCALE 1/4" = 1/2 MILE  
KEY MAP NO. 4831U

I, LARRY L. GRIFF, a Professional Engineer in good standing in the State of Texas, do hereby certify that the plat meets all requirements of Fort Worth County to be recorded.

LARRY L. GRIFF, Engineer  
1100 West 12th Street  
Fort Worth, Texas 76104

This plat of subdivision of land is hereby approved by the City of Fort Worth, Texas, and the Fort Worth County Commissioners.

APPROVED BY THE CITY OF FORT WORTH, TEXAS  
CITY CLERK

APPROVED BY THE COUNTY COMMISSIONERS OF FORT WORTH COUNTY, TEXAS  
COUNTY CLERK

I, MICHAEL J. HORTON, President of D.R. Horton-Texas, Ltd., do hereby certify that the plat is correct and true to the best of my knowledge and belief.

MICHAEL J. HORTON, President  
D.R. Horton-Texas, Ltd.  
1100 West 12th Street  
Fort Worth, Texas 76104

I, CHRIS LINDHOLM, President of D.R. Horton-Texas, Ltd., do hereby certify that the plat is correct and true to the best of my knowledge and belief.

CHRIS LINDHOLM, President  
D.R. Horton-Texas, Ltd.  
1100 West 12th Street  
Fort Worth, Texas 76104

I, GUY D. MATTHEWS, a Registered Professional Land Surveyor in good standing under the laws of the State of Texas, do hereby certify that I have personally surveyed and located the boundaries of the property described in this plat, and that the same are correct and true to the best of my knowledge and belief.

GUY D. MATTHEWS, Surveyor  
1100 West 12th Street  
Fort Worth, Texas 76104

APPROVED BY THE COUNTY COMMISSIONERS OF FORT WORTH COUNTY, TEXAS  
COUNTY CLERK

APPROVED BY THE CITY OF FORT WORTH, TEXAS  
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CITY CLERK

APPROVED BY THE COUNTY COMMISSIONERS OF FORT WORTH COUNTY, TEXAS  
COUNTY CLERK

FINAL PLAT OF  
STREET DEDICATION  
TAMARRON TRACE SECTION 2

A SUBSECTION OF THE TAMARRON TRACE SECTION 2, TARRANT COUNTY, TEXAS, BEING A PARTIAL REPLAT OF TAMARRON TRAIL, SECTION 2, TARRANT COUNTY, TEXAS, AS RECORDED IN PLAT NO. 201401ES, FILED P.A.

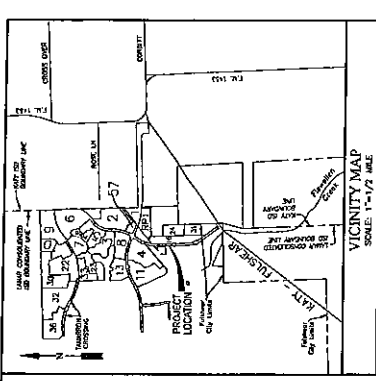
REASON FOR REPLAT:  
TO CONVERT RESERVE "A" TO A PUBLIC RIGHT-OF-WAY  
0 LOTS 0 RESERVES 0 BLOCKS  
JANUARY 13, 2017 JOB NO. 1931-1419

OWNERS:  
D.R. HORTON-TEXAS, LTD.  
A TEXAS LIMITED PARTNERSHIP  
CHRIS LINDHOLM, PRESIDENT  
11400 SOUTHWEST FREEMAN, SUITE 500, SOUTH PLAINS, TEXAS 77098  
(817) 360-2100

ENGINEER/SURVEYOR:  
LJA Engineering, Inc.  
500 Tarrant Ave  
Fort Worth, Texas 76102  
Tel: 817-360-2100  
Fax: 817-360-2101  
TSP/LS PERMITS 0010504  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF TEXAS NO. 56349

DATE OF RECORDING: JAN 13 2017  
FILE NO: 2017-00000000  
SHEET 1 OF 2





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

# FINAL PLAN OF TAMARON TRACE SECTION 2 STREET DEDICATION

A SUBSECTION OF THE TAMARON TRACE DEVELOPMENT, AS SHOWN ON THE MOUNTAIN ARCADE SHARED INTERESTS CO. PLAT AND SHOWN IN THE RECORDS OF THE CLERK OF THE COUNTY OF HARRIS, TEXAS, ALSO BEING A PARTIAL REPEAT OF TAMARON LIFT STANDING SITE NO. 1 AS RECORDED IN PLAT NO. 20140B01, F.B.C.F.P.R.

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

0 LOTS 0 RESERVES 0 BLOOMS

JANUARY 13, 2017 JOB NO. 1931-1415

OWNERS:  
D.R. HORTON-TEXAS, LTD.  
A TEXAS LIMITED PARTNERSHIP  
CHRIS LINDHORST, PRESIDENT

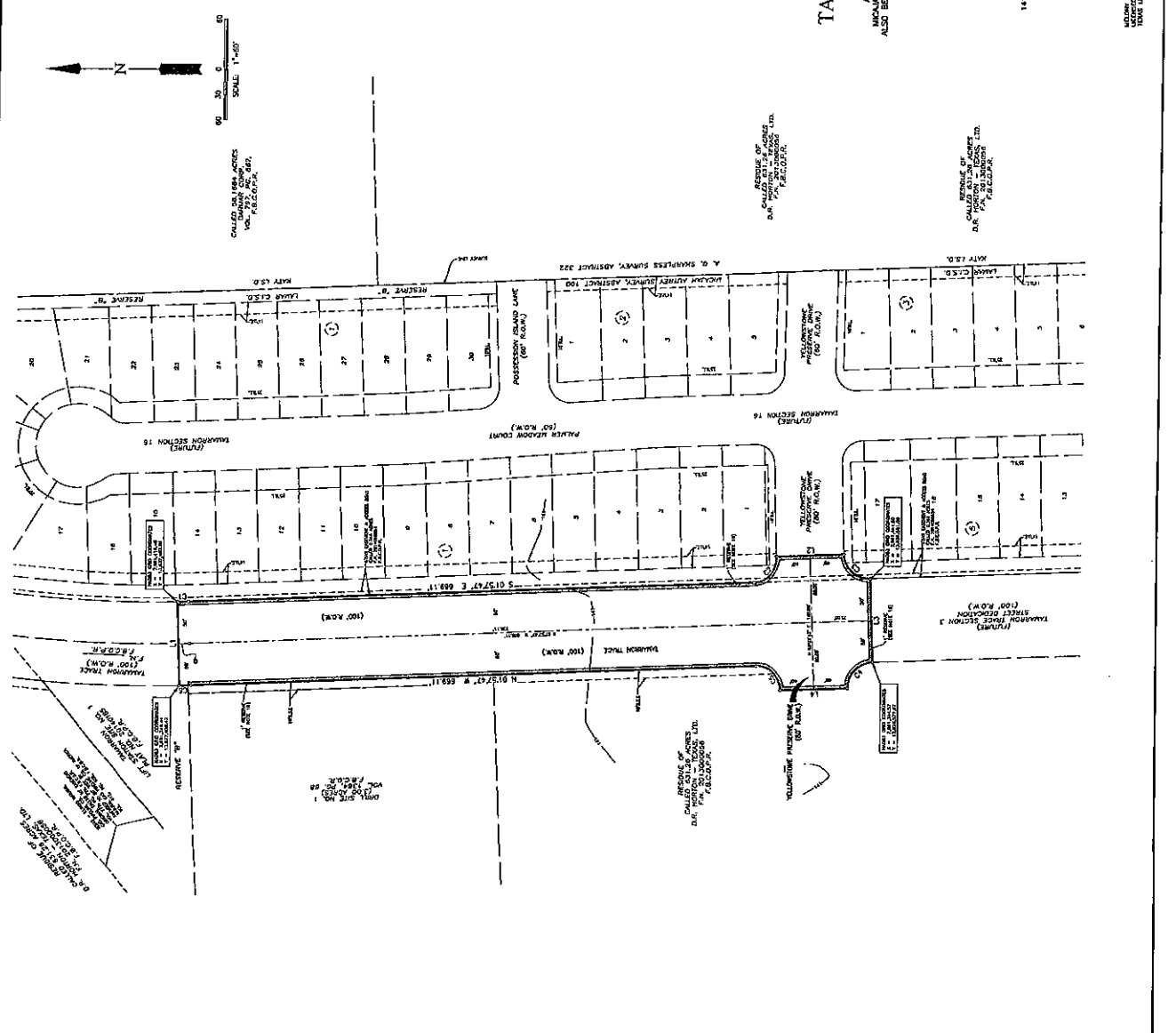
14100 SOUTHVIEW FREEDAY, SUITE 500, DOWD LMD, TEXAS 77478  
(281) 582-2100

ENGINEER/SURVEYOR:  
LIA Engineering, Inc.  
2229 Bayport Drive  
Houston, Texas 77058  
Tel: 281-831-2229  
Fax: 281-831-2228  
TIFPLE PERNA 1018061

CALLER: D. WATERS, 2014  
TELEPHONE NO. 281-831-2229  
TELETYPE NO. 281-831-2228

KEY MAP NO. 483U

SHEET 2 OF 2



NOTES:

1. THE PLAT AND RECORDING INSTRUMENT NO. 1931-1415, DATED JANUARY 13, 2017, IS SUBJECT TO A 5 YEAR PERIOD OF RECORDATION. THE PERIOD OF RECORDATION SHALL BE THE PERIOD OF RECORDATION OF THE INSTRUMENT NO. 1931-1415, DATED JANUARY 13, 2017, AND NOT THE PERIOD OF RECORDATION OF THE INSTRUMENT NO. 1931-1415, DATED JANUARY 13, 2017.
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CURVE TABLE

CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH
S 89° 57' 42" E	100.00	89° 57' 42"	100.00	S 89° 57' 42" E	100.00	89° 57' 42"	100.00
S 89° 57' 42" E	100.00	89° 57' 42"	100.00	S 89° 57' 42" E	100.00	89° 57' 42"	100.00
S 89° 57' 42" E	100.00	89° 57' 42"	100.00	S 89° 57' 42" E	100.00	89° 57' 42"	100.00
S 89° 57' 42" E	100.00	89° 57' 42"	100.00	S 89° 57' 42" E	100.00	89° 57' 42"	100.00
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S 89° 57' 42" E	100.00	89° 57' 42"	100.00	S 89° 57' 42" E	100.00	89° 57' 42"	100.00
S 89° 57' 42" E	100.00	89° 57' 42"	100.00	S 89° 57' 42" E	100.00	89° 57' 42"	100.00
S 89° 57' 42" E	100.00	89° 57' 42"	100.00	S 89° 57' 42" E	100.00	89° 57' 42"	100.00

LEGEND

- BL. PROPOSED BALANCE LINE
- DL. DEDICATED LOT CORNER
- LL. PROPOSED LANE CORNER
- RL. PROPOSED ROAD CORNER
- SL. PROPOSED STREET CORNER
- PL. PROPOSED PAVEMENT CORNER
- FL. PROPOSED FIRE LANE CORNER
- AL. PROPOSED ALLEY CORNER
- CL. PROPOSED CUL-DE-SAC CORNER
- PL. PROPOSED PAVEMENT CORNER
- FL. PROPOSED FIRE LANE CORNER
- AL. PROPOSED ALLEY CORNER
- CL. PROPOSED CUL-DE-SAC CORNER

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 / Final Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 1-31-17

City Secretary

Processed  
 Returned for additional data

BY: K. Kopf DATE: 1-17-2017

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

**Subdivision/Development Platting Application**

Date: 01-12-2017 Date Received by the City of Fulshear: 01-16-2017  
 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

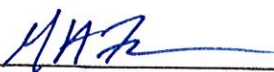
Total Acreage: 5.254  
 Number of Streets: 1  
 Number of Lots: 0  
 Number and Types of Reserves: 0  
 Total Acres in Reserve: 0

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 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$631.35</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 01-12-2017  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

January 31, 2017

**Engineering Review**

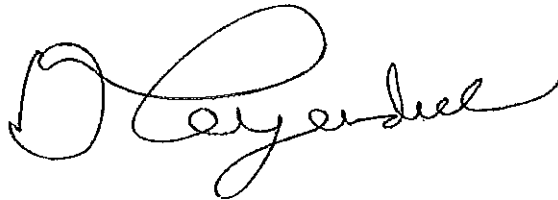
Final Plat - Tamarron Trace Section 3  
Street Dedication  
City of Fulshear, Texas

**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.

**Recommendations:**

I recommend that this Final Plat of Tamarron Trace Section 3 Street Dedication be approved as submitted.

A handwritten signature in cursive script, appearing to read "Clay & Leyendecker". The signature is written in black ink and is positioned centrally below the recommendations section.

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

**CITY PLANNING LETTER**

January 10, 2017

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 January, 2017, 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 32 (Proposed Plat)**

Being 37.545 acres of land located in the J. D. Vermillion Survey, Abstract 339, Fort Bend County, Texas, more particularly being a portion of that certain called 686.0183 acre tract (described as Tract I) 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 37.545 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83);

COMMENCING for reference at a 1-inch iron pipe found for the northwest corner of said 686.0183 acre tract, same being an angle corner on the south line of that certain called 1,352.43 acre tract conveyed to Fort Bend Jordan Ranch LP by an instrument of record under File Number

2015027940, F.B.C.O.P.R., also being on the easterly line of that certain called 473.246 acre tract conveyed to Harrison Interests LTD by an instrument of record in Volume 1289, Page 625 in the Deed Records of Fort Bend County, Texas (F.B.C.D.R.) and described in Volume 528, Page 132, F.B.C.D.R., and said point being on the common survey line of said J. D. Vermillion Survey and the J. G. Bennett Survey, Abstract 611, Fort Bend County, Texas;

Thence, North  $87^{\circ} 51' 41''$  East, along the north line of said 686.0183 acre tract and a south line of said 1,352.43 acre tract, 999.85 feet to the POINT OF BEGINNING of the herein described tract, same being the northwest corner of that certain called 4.0000 acre tract (described as Well Site No. 1) by an instrument of record in File Number 2005052339, F.B.C.O.P.R.;

Thence, North  $87^{\circ} 51' 41''$  East, continuing along the north line of said 686.0183 acre tract and a south line of said 1,352.43 acre tract, 1,470.21 feet to a point for corner;

Thence, South  $01^{\circ} 03' 58''$  East, departing the north line of said 686.0183 acre tract and a south line of said 1,352.43 acre tract, 1,155.27 feet to a point for corner;

Thence, South  $76^{\circ} 01' 56''$  East, 319.35 feet to a point for corner;

Thence, South  $01^{\circ} 43' 05''$  East, 148.38 feet to a point for corner;

Thence, South  $07^{\circ} 08' 04''$  West, 60.00 feet to a point for corner, the beginning of a curve;

Thence, 9.34 feet along the arc of a non-tangent curve to the left, having a radius of 2,210.00 feet, a central angle of  $00^{\circ} 14' 32''$ , and a chord which bears South  $82^{\circ} 59' 12''$  East, 9.34 feet to a point for corner;

Thence, South  $01^{\circ} 43' 05''$  East, 141.50 feet to a point for corner, the beginning of a curve;

Thence, 931.22 feet along the arc of a non-tangent curve to the right, having a radius of 2,350.00 feet, a central angle of  $22^{\circ} 42' 16''$ , and a chord which bears North  $72^{\circ} 16' 19''$  West, 925.14 feet to a point for corner;

Thence, North  $60^{\circ}55'12''$  West, 200.00 feet to a point for corner, the beginning of a curve;

Thence, 185.23 feet along the arc of a tangent curve to the left, having a radius of 2,050.00 feet, a central angle of  $05^{\circ}10'37''$ , and a chord which bears North  $63^{\circ}30'30''$  West, 185.17 feet to a point for corner, the beginning of a reverse curve;

Thence, 46.11 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of  $88^{\circ}04'17''$ , and a chord which bears North  $22^{\circ}03'41''$  West, 41.71 feet to a point for corner;

Thence, North  $68^{\circ}01'32''$  West, 80.00 feet to a point for corner;

Thence, North  $21^{\circ}58'28''$  East, 85.20 feet to a point for corner, the beginning of a curve;

Thence, 40.02 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of  $91^{\circ}43'14''$ , and a chord which bears North  $23^{\circ}53'09''$  West, 35.88 feet to a point for corner;

Thence, North  $20^{\circ}15'14''$  East, 60.00 feet to a point for corner, the beginning of a curve;

Thence, 13.16 feet along the arc of a non-tangent curve to the right, having a radius of 2,250.00 feet, a central angle of  $00^{\circ}20'07''$ , and a chord which bears South  $69^{\circ}34'42''$  East, 13.16 feet to a point for corner, the beginning of a reverse curve;

Thence, 38.67 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of  $88^{\circ}36'53''$ , and a chord which bears North  $66^{\circ}16'54''$  East, 34.93 feet to a point for corner;

Thence, North  $21^{\circ}58'28''$  East, 74.40 feet to a point for corner, the beginning of a curve;

Thence, 26.11 feet along the arc of a tangent curve to the right, having a radius of 530.00 feet, a central angle of  $02^{\circ}49'21''$ , and a chord which bears North  $23^{\circ}23'09''$  East, 26.11 feet to a point for corner;

Thence, North 72° 27' 26" West, 289.49 feet to a point for corner;

Thence, North 02° 08' 39" West, 194.81 feet to a point for corner;

Thence, South 87° 51' 41" West, 320.00 feet to a point for corner;

Thence, North 02° 08' 19" West, 457.42 feet to the POINT OF BEGINNING and containing 37.545 acres of land.

**1. Deed Restrictions:**

None of record.

NOTE; Property is subject to inclusion into restriction documents recorded in Document Nos. 2014128516 and 2014129256, Official Public Records of Fort Bend County, Texas, but is not subject to said documents unless a Notice of Applicability to the subject property is recorded.

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

Private Road Right-of-Way to Dan J. Harrison, Jr., recorded in Volume 528, Page 137, Deed Records of Fort Bend County, Texas.

Drill Site (2.000 acres) pursuant to Tract Agreement recorded in Volume 1036, Page 201, Deed Records of Fort Bend County, Texas.

Easement for access strips and Well Site No. 1 as described in Modification to 1986 Agreement recorded in Document No. 2005052339, as affected by instrument executed by D. R. Horton-Texas, Ltd., recorded in Document No. 2014100229 and by Modification of Access and Pipeline Easement to Drill Sites recorded in Document No. 2016127931 of the Official Public Records of Fort Bend County, Texas. (Does not affect residential lots as depicted on preliminary plat.)

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.

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.



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, to CenterPoint Energy Houston Electric, LLC, recorded in Document No. 2014039155, of the 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.

1' Reserve between the subject property and McDonough Way created by the Plat of Tamarron Section 22 recorded in Volume 2015, Page 211, Plat Records of Fort Bend County, Texas, said reserve conditioned that upon platting of adjacent property said reserve shall become vested in the Public for street right of way purposes.

1' Reserve between the subject property and Jarvis Bay Pass created by the Plat of Tamarron Section 30 recorded in Volume 2016, Page 278, Plat Records of Fort Bend County, Texas, said reserve conditioned that upon platting of adjacent property said reserve shall become vested in the Public for street right of way purposes.

**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 "Tatanisha Walker", with a long horizontal flourish extending to the right.

Tatanisha Walker  
DHI Title of Central Texas

**FINAL PLAT OF  
TAMARRON TRACE SECTION 3  
STREET DEDICATION**

A SUBDIVISION OF 5.264 ACRES OF LAND IN THE COUNTY OF TARRANT, TEXAS, AS SHOWN IN THE A.C. SIMPSON'S SURVEY ABSTRACT 322 AND MICHAEL ADRIEN SURVEY, ABSTRACT 104, FORT BEND COUNTY, TEXAS.

0 LOTS    0 RESERVES    0 BLOCKS  
 JANUARY 13, 2017  
 OWNERS:  
**D.R. HORTON-TEXAS LTD.**  
 A TEXAS LIMITED PARTNERSHIP  
 CHRIS LINDHORST, PRESIDENT  
 14100 SOUTHWEST FREDWAY, SUITE 800, SUITE LAND, TEXAS 77478  
 (281) 566-2100  
**ENGINEER/SURVEYOR:**  
**LJA Engineering, Inc.**  
 2922 Southwest Drive  
 Houston, Texas 77002  
 Phone: 713.852.0200  
 Fax: 713.852.0509  
 TSP.LA@LJA.COM



APPROVED BY THE COMMISSIONERS COURT OF TARRANT COUNTY, TEXAS,  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
 TARRANT COUNTY COMMISSIONER  
 PROJECT 1, COUNTY COMMISSIONER

\_\_\_\_\_  
 ROBERT E. DEWITT  
 COUNTY CLERK

\_\_\_\_\_  
 W.A. GAVIN, CLERK  
 PROJECT 2, COUNTY COMMISSIONER

\_\_\_\_\_  
 JAMES INTERSTATE  
 PROJECT 3, COUNTY COMMISSIONER

I, LISA BOWEN, COUNTY CLERK AND FOR TARRANT COUNTY, HEREBY CERTIFY THAT THE FOREGOING APPLICANT HAS IN COMPLIANCE WITH THE REQUIREMENTS OF TARRANT COUNTY, TEXAS, PROVIDED THAT THE PLAT ACCORDS TO TARRANT COUNTY LAWS, ORDINANCES AND ALL APPLICABLE PROVISIONS OF THE TARRANT COUNTY CONSTITUTION, THE LAWS AND ORDINANCES OF THE STATE OF TEXAS AND ALL APPLICABLE STATE AND FEDERAL LAWS.

BINDING AND NEARLY ADJACENT TO THE PROPERTY DESCRIBED IN ABSTRACT 322, FORT BEND COUNTY, TEXAS, AND THE PROPERTY DESCRIBED IN ABSTRACT 104, TARRANT COUNTY, TEXAS, THERE IS A TRACT OF LAND HEREIN DESCRIBED AS TRACT B (REFERRED AS TRACT B) OWNED BY D.R. HORTON - TEXAS LTD. BY AN INTEREST IN THE SECOND NINTH FIVE HUNDRED THIRTIETH PART OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, ABSTRACT 322 AND MICHAEL ADRIEN SURVEY, ABSTRACT 104, FORT BEND COUNTY, TEXAS. THE TRACT B IS BEING OFFERED FOR SALE BY THE A.C. SIMPSON'S SURVEY ABSTRACT 322 AND MICHAEL ADRIEN SURVEY, ABSTRACT 104, FORT BEND COUNTY, TEXAS. THE TRACT B IS BEING OFFERED FOR SALE BY THE A.C. SIMPSON'S SURVEY ABSTRACT 322 AND MICHAEL ADRIEN SURVEY, ABSTRACT 104, FORT BEND COUNTY, TEXAS. THE TRACT B IS BEING OFFERED FOR SALE BY THE A.C. SIMPSON'S SURVEY ABSTRACT 322 AND MICHAEL ADRIEN SURVEY, ABSTRACT 104, FORT BEND COUNTY, TEXAS.

**VICINITY MAP**  
 KEY MAP NO. 41820  
 SCALE 1"=1/2 MILE

THIS PLAT OF TAMARRON TRACE SECTION 3 STREET DEDICATION WAS APPROVED ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, PROCEEDED, FORWARDED, SIGNED AND APPROVED BY THE JUDICIAL AND JURY AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF TARRANT COUNTY, TEXAS WITHIN SIX (6) MONTHS THEREAFTER.

\_\_\_\_\_  
 JOY W. RESERICH, JUDGE  
 CLERK OF DISTRICT COURT, COUNTY OF TARRANT, TEXAS

\_\_\_\_\_  
 GINA GOSWAMI, CITY SECRETARY  
 COUNTY OF TARRANT, TEXAS



LADON K. MITCHELL, a PROFESSIONAL ENGINEER AND SURVEYOR, HAS REVIEWED THE RECORDS AND PLANS OF THIS PLAT AND HAS DETERMINED THAT THE PLAT ACCORDS TO THE REQUIREMENTS OF TARRANT COUNTY, TEXAS, AND ALL APPLICABLE STATE AND FEDERAL LAWS. THE PLAT IS BEING OFFERED FOR SALE BY THE A.C. SIMPSON'S SURVEY ABSTRACT 322 AND MICHAEL ADRIEN SURVEY, ABSTRACT 104, FORT BEND COUNTY, TEXAS. THE TRACT B IS BEING OFFERED FOR SALE BY THE A.C. SIMPSON'S SURVEY ABSTRACT 322 AND MICHAEL ADRIEN SURVEY, ABSTRACT 104, FORT BEND COUNTY, TEXAS.

\_\_\_\_\_  
 LADON K. MITCHELL, P.E.  
 TARRANT COUNTY, TEXAS

LADON K. MITCHELL, a PROFESSIONAL ENGINEER AND SURVEYOR, IN THE STATE OF TEXAS, HAS REVIEWED THE RECORDS AND PLANS OF THIS PLAT AND HAS DETERMINED THAT THE PLAT ACCORDS TO THE REQUIREMENTS OF TARRANT COUNTY, TEXAS, AND ALL APPLICABLE STATE AND FEDERAL LAWS. THE PLAT IS BEING OFFERED FOR SALE BY THE A.C. SIMPSON'S SURVEY ABSTRACT 322 AND MICHAEL ADRIEN SURVEY, ABSTRACT 104, FORT BEND COUNTY, TEXAS. THE TRACT B IS BEING OFFERED FOR SALE BY THE A.C. SIMPSON'S SURVEY ABSTRACT 322 AND MICHAEL ADRIEN SURVEY, ABSTRACT 104, FORT BEND COUNTY, TEXAS.

THIS PLAT OF TAMARRON TRACE SECTION 3 STREET DEDICATION WAS APPROVED ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, PROCEEDED, FORWARDED, SIGNED AND APPROVED BY THE JUDICIAL AND JURY AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF TARRANT COUNTY, TEXAS WITHIN SIX (6) MONTHS THEREAFTER.

\_\_\_\_\_  
 JOY W. RESERICH, JUDGE  
 CLERK OF DISTRICT COURT, COUNTY OF TARRANT, TEXAS

\_\_\_\_\_  
 GINA GOSWAMI, CITY SECRETARY  
 COUNTY OF TARRANT, TEXAS

\_\_\_\_\_  
 LADON K. MITCHELL, P.E.  
 TARRANT COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF TARRANT  
 I, LISA BOWEN, COUNTY CLERK AND FOR TARRANT COUNTY, HEREBY CERTIFY THAT THE FOREGOING APPLICANT HAS IN COMPLIANCE WITH THE REQUIREMENTS OF TARRANT COUNTY, TEXAS, PROVIDED THAT THE PLAT ACCORDS TO TARRANT COUNTY LAWS, ORDINANCES AND ALL APPLICABLE PROVISIONS OF THE TARRANT COUNTY CONSTITUTION, THE LAWS AND ORDINANCES OF THE STATE OF TEXAS AND ALL APPLICABLE STATE AND FEDERAL LAWS.

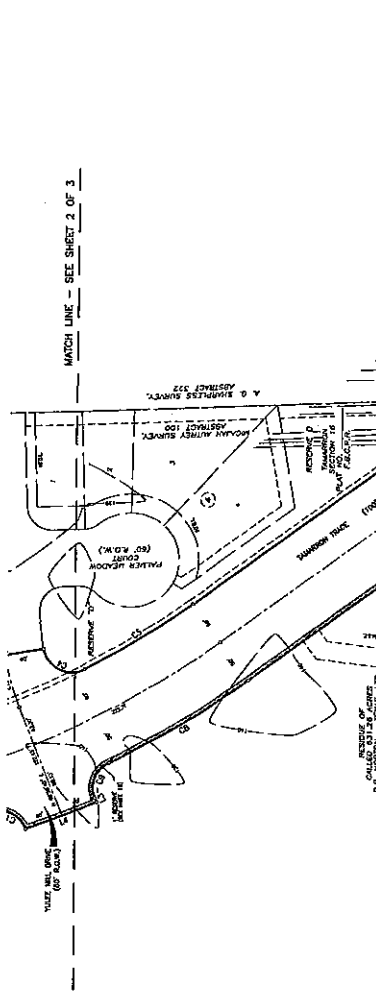
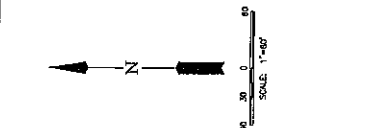
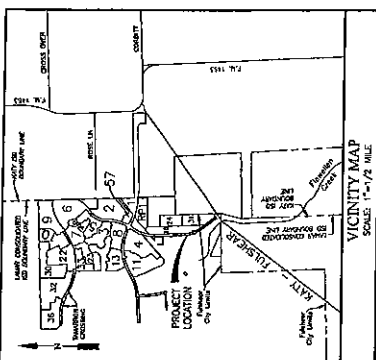
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
 LISA BOWEN, COUNTY CLERK AND FOR TARRANT COUNTY, TEXAS

\_\_\_\_\_  
 GINA GOSWAMI, CITY SECRETARY  
 COUNTY OF TARRANT, TEXAS

\_\_\_\_\_  
 LADON K. MITCHELL, P.E.  
 TARRANT COUNTY, TEXAS





**NOTES:**

1. THE PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS AND INTERESTS SHOWN ON THE PLAT AND TO ALL EASEMENTS, RIGHTS AND INTERESTS SHOWN ON ANY PLAT RECORDING IN THE PUBLIC RECORDS OF THE COUNTY OF DALLAS, TEXAS, THAT MAY AFFECT THE PLAT.
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**FINAL PLAT OF  
TAMARRON TRACE SECTION 3  
STREET DEDICATION**

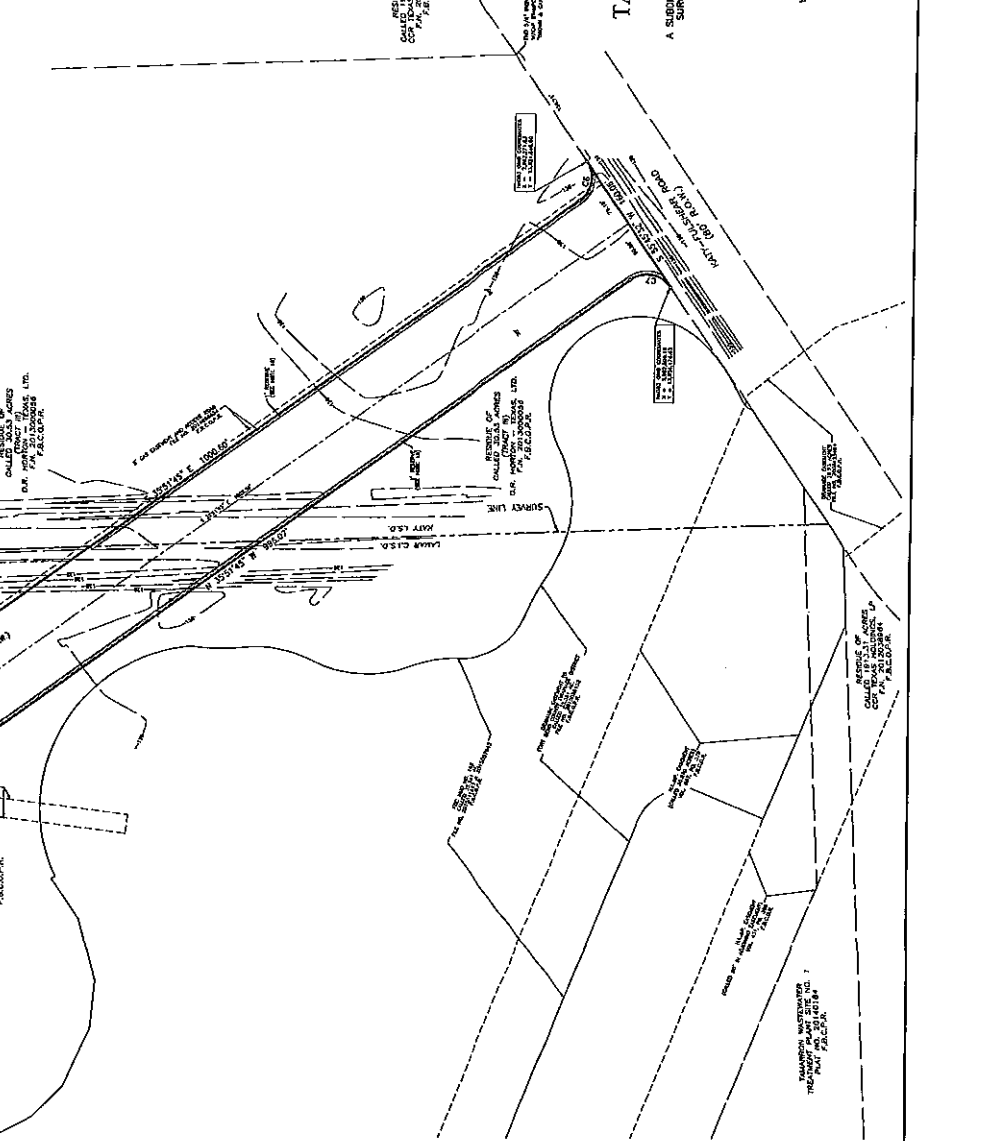
A SUBDIVISION OF 5.254 ACRES OF LAND SITUATED IN THE A. G. SHARPLESS SURVEY, ABSTRACT 100, COUNTY OF TARRANT, STATE OF TEXAS.

0 LOTS 0 RESERVES 0 BLOCK

JANUARY 13, 2017 JOB NO. 1931-1313C

OWNERS:  
D.R. HORTON-TEXAS, LTD.  
A TEXAS LIMITED PARTNERSHIP  
OF PIES LINDBERT, PRESIDENT  
14100 SOUTHWEST PRESIDENT LANE, TEXAS 75478  
(281) 566-2100

ENGINEER/SURVEYOR:  
LJA Engineering, Inc.  
11111 West Loop South  
Suite 200  
Houston, Texas 77042  
PH: 281-419-1188  
FAX: 281-419-1189  
E-MAIL: LJA@LJAENGINEERING.COM



**LEGEND**

- BL. BOUNDARY LINE
- DL. DRAINAGE LINE
- EL. EASEMENT
- FL. FENCE LINE
- GL. GRASSY AREA
- HL. HIGHWAY
- IL. IRREGULAR SHAPED LOT
- JL. JOINTLY OWNED
- KL. KITCHEN
- LL. LOTS
- ML. MOUNTAIN
- NL. NORTH
- OL. OTHER
- PL. PLAT
- QL. QUANTITY
- RL. ROAD
- SL. SURFACE
- TL. TOWN
- UL. UTILITY
- VL. VARIATION
- WL. WATER
- XL. X-SECTION
- YL. Y-SECTION
- ZL. ZONING
- AL. AREA
- BL. BOUNDARY
- CL. CENTER
- DL. DRAINAGE
- EL. EASEMENT
- FL. FENCE
- GL. GRASSY
- HL. HIGHWAY
- IL. IRREGULAR
- JL. JOINTLY
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- SL. SURFACE
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- VL. VARIATION
- WL. WATER
- XL. X-SECTION
- YL. Y-SECTION
- ZL. ZONING
- AL. AREA

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/Final Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 1-31-17

City Secretary

Processed  
 Returned for additional data

BY: K. Kopf DATE: 1-17-2017

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

### Subdivision/Development Platting Application

Date: 01-13-2017 Date Received by the City of Fulshear: 01-16-2017  
 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  
 Zero Lot Line/ Patio Home  
 Multi-Family Residential  
 Planned Development  
 Commercial  
 Industrial

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: 3.323 ACRES IN THE 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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b>	<u>\$583.08</u>
Park Fees (due at Final Plat Application)	<u></u>

**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

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      01-13-2017  
 SIGNATURE      TYPED OR PRINTED NAME/TITLE      DATE

January 31, 2017

**Engineering Review**

Final 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.

**Recommendations:**

I recommend that this Final 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,



Yatanisha Walker  
DHI Title of Central Texas

OWNER: D.D. HORTON, LTD. A TEXAS LIMITED PARTNERSHIP

FINAL PLAT OF TAMARRON COLES CANYON AND RILEYS RIDGE STREET DEDICATION

OWNER: D.D. HORTON, LTD. A TEXAS LIMITED PARTNERSHIP

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THE STATE OF TEXAS, COUNTY OF FORT BEND... BEING A SUBDIVISION OF 3,322 ACRES OF LAND... SUBDIVISION SURVEY ABSTRACT 1333-3388... MOJAHIB AUTNEY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

APPROVED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS... THIS IS DAY OF... 2017.

APPROVED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS... THIS IS DAY OF... 2017.

WITNESSES BY AND FOR THE STATE OF TEXAS... COURT CLERK OF FORT BEND COUNTY, TEXAS...

OWNER: D.D. HORTON, LTD. A TEXAS LIMITED PARTNERSHIP

FINAL PLAT OF TAMARRON COLES CANYON AND RILEYS RIDGE STREET DEDICATION

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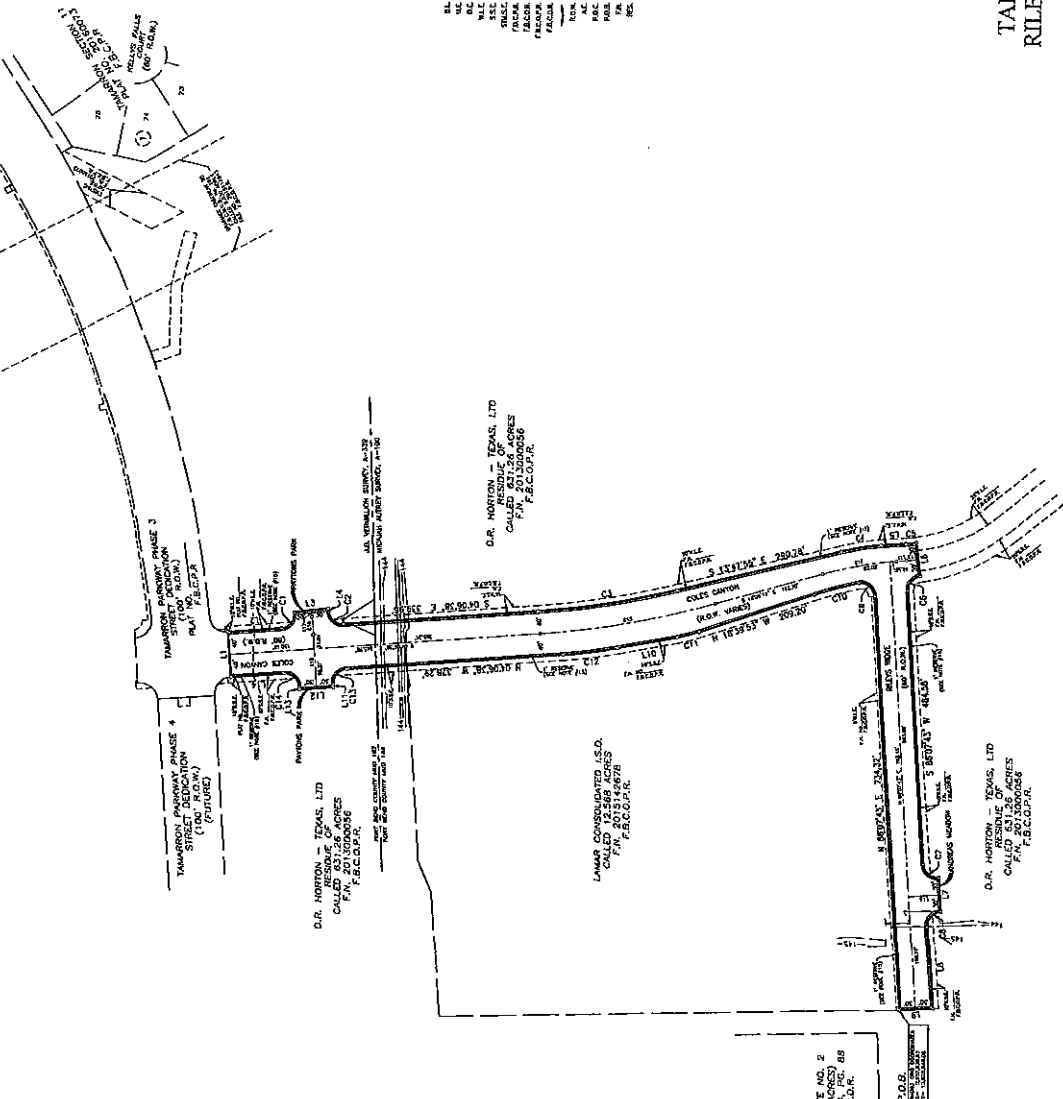
OWNER: D.D. HORTON, LTD. A TEXAS LIMITED PARTNERSHIP

THE STATE OF TEXAS, COUNTY OF FORT BEND... BEING A SUBDIVISION OF 3,322 ACRES OF LAND... SUBDIVISION SURVEY ABSTRACT 1333-3388... MOJAHIB AUTNEY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

APPROVED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS... THIS IS DAY OF... 2017.

APPROVED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS... THIS IS DAY OF... 2017.

- NOTES:**
1. THIS PLAN AND THE SPECIFICATIONS HERETO, WHICH MAY BE MODIFIED BY A SUPPLEMENTAL SPECIFICATION, SHALL BE CONSIDERED TO BE PART OF THE CONTRACT. THE CONTRACT SHALL BE THE INSTRUMENT OF SERVICES OF THE ARCHITECT, ENGINEER OR SURVEYOR, AS APPOINTED BY THE BOARD OF COUNTY COMMISSIONERS, TARRANT COUNTY, TEXAS.
  2. THE ARCHITECT, ENGINEER OR SURVEYOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE COUNTY OF TARRANT, TEXAS.
  3. THE ARCHITECT, ENGINEER OR SURVEYOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE COUNTY OF TARRANT, TEXAS.
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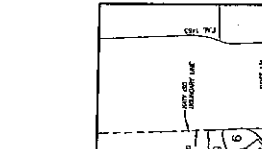


**LINE TABLE**

LINE	BEGINNING	END	LENGTH
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3	10+00.00	10+00.00	0.00
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17	10+00.00	10+00.00	0.00
18	10+00.00	10+00.00	0.00
19	10+00.00	10+00.00	0.00
20	10+00.00	10+00.00	0.00

**CURVE TABLE**

CURVE	PI	PC	PT	LC	EA	EB	EC	EA	EB	EC	EA	EB	EC
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2	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00
3	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00
4	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00
5	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00
6	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00
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20	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00



**FINAL PLAT OF**  
**TAMARRON COLES CANYON AND**  
**RULEYS RIDGE STREET DEDICATION**  
 IN THE TOWNSHIP OF 3253, ACRES OF LAND SITUATED IN  
 COUNTY OF TARRANT, STATE OF TEXAS, BEING THE  
 MOULAH AUREY SURVEY, ABSTRACT 100, FOOT BEARD COUNTY, TEXAS.  
 0 LOTS 0 RESERVES 0 BLOCKS  
 JANUARY 13, 2017 OWNERS:  
 D.R. HORTON, LTD.  
 A TEXAS LIMITED PARTNERSHIP  
 CHRIS LINDHORST, PRESIDENT  
 14100 SOUTHWEST FREEDOMWAY, SUITE 500, SBOUR LAKE, TEXAS 77478  
 (PH) (817) 369-4180  
 ENGINEER/SURVEYOR:  
**LJA Engineering, Inc.**  
 7130 S. Highway 138  
 Suite 600  
 Houston, Texas 77056  
 (PH) (281) 369-4180  
 SHEET 2 OF 2



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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Section 16/ Final Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 1-31-17

City Secretary

Processed  
 Returned for additional data

BY: K. Kopf DATE: 1-17-2017

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

**Subdivision/Development Platting Application**

Date: 01-12-2017 Date Received by the City of Fulshear: 01-16-2017  
 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 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b> \$1,347.03	
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*  
 SIGNATURE

Geoffrey A. Freeman / Platting Manager  
 TYPED OR PRINTED NAME/TITLE

01-12-2017  
 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.

A handwritten signature in cursive script, appearing to read "Clay & Leyendecker". The signature is written in black ink and is positioned centrally below the recommendations section.

**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 Darmor 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





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

August 9, 2016

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

**Re: Preliminary Plat of Tamarron Section 16**

To Whom It May Concern,

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

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

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

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

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

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

Sincerely,



Chris Grey  
Construction Supervisor, Design and Serviceability

STATE OF TEXAS  
COUNTY OF TARRANT

I, \_\_\_\_\_, COUNTY CLERK, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE OF THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

WITNESSES MY HAND AND SEAL OF OFFICE, AT FORT WORTH, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
COUNTY CLERK

STATE OF TEXAS  
COUNTY OF TARRANT

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WITNESSES MY HAND AND SEAL OF OFFICE, AT FORT WORTH, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
COUNTY CLERK

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COUNTY CLERK

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\_\_\_\_\_  
COUNTY CLERK

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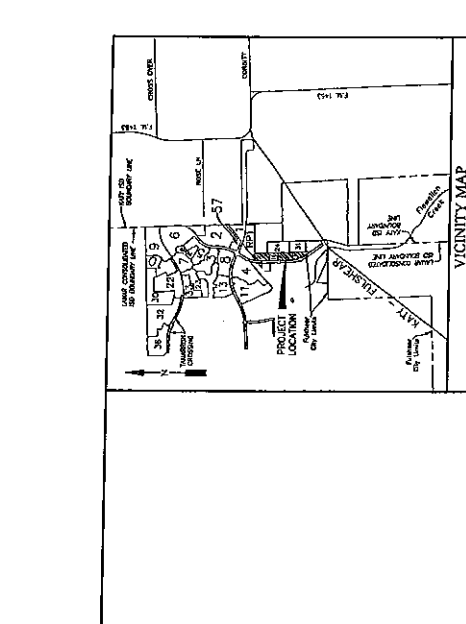
WITNESSES MY HAND AND SEAL OF OFFICE, AT FORT WORTH, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
COUNTY CLERK

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WITNESSES MY HAND AND SEAL OF OFFICE, AT FORT WORTH, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
COUNTY CLERK



VICINITY MAP  
SCALE: 1" = 1/2 MILE  
KEY MAP NO. 48350

APPROVED BY THE COMMISSIONER OF THE COUNTY COURT OF TARRANT COUNTY, TEXAS,  
ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
COMMISSIONER

APPROVED BY THE COMMISSIONER OF THE COUNTY COURT OF TARRANT COUNTY, TEXAS,  
ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
COMMISSIONER

STATE OF TEXAS  
COUNTY OF TARRANT

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WITNESSES MY HAND AND SEAL OF OFFICE, AT FORT WORTH, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
COUNTY CLERK

**FINAL PLAT OF  
TAMARRON SECTION 16**  
A SUBDIVISION OF 16.081 ACRES OF LAND SITUATED IN THE  
MICHIGAN TRACT, BLOCK 100,  
FORT BEND COUNTY, TEXAS.

74 LOTS 5 RESERVES (2,414 ACRES)

JANUARY 13, 2017 OWNERS:  
D.R. HORTON-TEXAS, LTD.  
A TEXAS LIMITED PARTNERSHIP  
14100 SOUTHWEST FREEMAN, SUITE 500, SUGAR LAND, TEXAS 77478  
(281) 545-2100

ENGINEER/SURVEYOR  
LAD Engineering, Inc.  
2201 West 11th  
Suite 600  
Houston, Texas 77002  
(281) 545-2100  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 1088

STATE OF TEXAS  
COUNTY OF TARRANT

I, \_\_\_\_\_, COUNTY CLERK, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE OF THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

WITNESSES MY HAND AND SEAL OF OFFICE, AT FORT WORTH, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
COUNTY CLERK





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 24 / Preliminary Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 1-31-17

City Secretary

Processed  
 Returned for additional data

BY: 7C 7C98 DATE: 1-17-2017

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

**Subdivision/Development Platting Application**

Date: 01/09/2017 Date Received by the City of Fulshear: 01/16/2017  
 Subdivision: TAMARRON SECTION 24 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: 11.918 ACRES IN THE A.G. SHARPLESS SURVEY, A-322

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

Total Acreage: 11.918  
 Number of Streets: 4  
 Number of Lots: 51  
 Number and Types of Reserves: 1  
 Total Acres in Reserve: 0.175

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 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b> \$827.48	
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.

MAF Geoffrey A. Freeman / Platting Manager 01-09-2017  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

January 31, 2017

**Engineering Review**

Preliminary Plat – Tamarron Section 24  
City of Fulshear, Texas

**For Information only:**

1. This plat will create 51 Lots in one (1) Reserve in three (3) Blocks that covers a total area of 11.918 acres.
2. Access to this section is from Possession Island Lane and from Yellowstone Preserve Drive from Tamarron Section 16.
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 135 foot with a 25 foot Front Building Line.

**Recommendations:**

I recommend that this Preliminary Plat of Tamarron Section 24 be approved as submitted.





## Geoff Freeman

---

**From:** Geoff Freeman  
**Sent:** Thursday, January 12, 2017 8:40 AM  
**To:** 'lrow@centerpointenergy.com'; 'chris\_grey@cable.comcast.com'  
**Subject:** Tamarron 24\_No Objection Request\_2017-01-12  
**Attachments:** TamarronSec-24\_PP\_2017-01-12.pdf

Good morning –

Please find attached the above referenced plat for your review. If the plat meets your approval please provide our office with a Letter of No Objection, addressed to the City of Fulshear, at your earliest inconvenience.

Please let me know if you have any questions or comments.

Thank you and have a great day!

-Geoff

**Geoffrey A. Freeman**

Platting Manager

**LJA Engineering** | We Build Civilization

• Katy

P: 713.953.5200

D: 713.358.8830

[www.ljaengineering.com](http://www.ljaengineering.com)

[Facebook](#) • [Twitter](#) • [LinkedIn](#)





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 31 / Preliminary Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 1-31-17

City Secretary

Processed  
 Returned for additional data

BY: X-Kopf DATE: 1-17-2017

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

**Subdivision/Development Platting Application**

Date: 01/12/2017 Date Received by the City of Fulshear: 01/16/2017  
 Subdivision: TAMARRON SECTION 31 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: 15.341 ACRES IN THE A.G. SHARPLESS SURVEY, A-322

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

Total Acreage: 15.341  
 Number of Streets: 4  
 Number of Lots: 62  
 Number and Types of Reserves: 4  
 Total Acres in Reserve: 1.027

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 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b>	<u>\$908.76</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.

MAF \_\_\_\_\_ Geoffrey A. Freeman / Platting Manager 01-12-2017  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

January 31, 2017

## Engineering Review

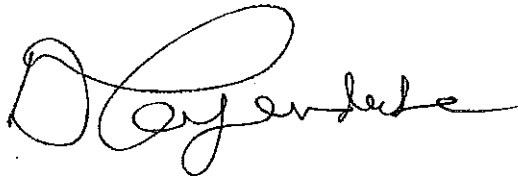
Preliminary Plat – Tamarron Section 31  
City of Fulshear, Texas

### For Information only:

1. This plat will create 62 Lots in four (4) Reserves in three (3) Blocks that covers a total area of 15.341 acres.
2. Access to this section is from Prairie Landing Lane and from Yulee Mill Drive from Tamarron Sections 16 & 24.
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 and 60 foot by 140 foot with a 25 foot Front Building Line.

### Recommendations:

I recommend that this Preliminary Plat of Tamarron Section 31 be approved with the Front Building Lines for Lots 37 – 39, Block 1 being adjusted to 25 foot. These lots are not on a true cul-de-sac.



## Geoff Freeman

---

**From:** Geoff Freeman  
**Sent:** Thursday, January 12, 2017 8:41 AM  
**To:** 'lrow@centerpointenergy.com'; 'chris\_grey@cable.comcast.com'  
**Subject:** Tamarron 31\_No Objection Request\_2017-01-12  
**Attachments:** TamarronSec-31\_PP\_2017-01-12.pdf

Good morning –

Please find attached the above referenced plat for your review. If the plat meets your approval please provide our office with a Letter of No Objection, addressed to the City of Fulshear, at your earliest inconvenience.

Please let me know if you have any questions or comments.

Thank you and have a great day!

-Geoff

**Geoffrey A. Freeman**  
Platting Manager

**LJA Engineering** | We Build Civilization

• Katy

P: 713.953.5200

D: 713.358.8830

[www.ljaengineering.com](http://www.ljaengineering.com)

[Facebook](#) • [Twitter](#) • [LinkedIn](#)









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

**PLATTING AND SUBDIVISION REVIEW**

Plan or Plat The Market at Cross Creek Ranch - Partial Replat No.1 / Preliminary Plat

**City Engineer Review**

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 1-31-17

**City Secretary**

Processed  
 Returned for additional data

BY: K. Kopf DATE: 1-19-2017

**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

**Subdivision/Development Platting Application**

Date: 1/20/2017

Date Received by the City of Fulshear: \_\_\_\_\_

Subdivision: THE MARKET AT CROSS CREEK RANCH PARTIAL 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: 13.80 Acres located in the J.W. Scott Survey, Abstract No. 321

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

Total Acreage: 13.80  
 Number of Streets: 0  
 Number of Lots: 0  
 Number and Types of Reserves: 2  
 Total Acres in Reserve: 13.80

Owner: HEB GROCERY COMPANY, LP  
 Address: 646 SOUTH FLORES STREET  
 City/State: SAN ANTONIO, TX 78204  
 Telephone: 210-938-8357  
 Email Address: tdevillier@bgeinc.com

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 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$672.50</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

1/20/2017  
 DATE

January 31, 2017

## Engineering Review

Preliminary Plat – The Market at Cross Creek Ranch Partial Replat No. 1  
City of Fulshear, Texas

### For Information only:

1. This replat will create two (2) Unrestricted Reserves that cover a total acreage of 13.80 acres.
2. Both Unrestricted Reserve "A" and "B" will have access to F.M. 1463 along their East boundary line through the Texas Department of Transportation's Permit Process. They will both also have access to Fulshear Bend Drive along their South boundary line.

### Recommendations:

I recommend that this Preliminary Plat of The Market at Cross Creek Ranch Partial Replat No. 1 be approved with the following items being noted:

- A) The City of Fulshear has an access ordinance that may affect these Reserves. Cross access easements will be required and should be added to the Final Plat.
- B) Since the original Reserve "C" was further subdivided, the Traffic Impact Analysis needs to be updated for the Final Plat submittal.





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 Katy ISD Elementary School No. 41 / Preliminary Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 1-31-17

City Secretary

Processed  
 Returned for additional data

BY: [Signature] DATE: 1-20-2017

Planning Commission Review

Approved  
 Returned for additional data

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

City Council Review

Approved  
 Returned for additional data

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



Incorporated 1977

# City of Fulshear

PH: 281-346-1796 FAX: 281-346-2556 -- P.O. Box 279/30603 FM 1093 Fulshear, TX 77441

## Subdivision/Development Platting Application

Date: 1/16/17

Subdivision: Katy ISD Elementary School No. 41 Development: \_\_\_\_\_

Name Submitted As	Type of Submittal	Date Approved
<b>SUBMITTAL OF PLAT: (Check Appropriate Selection)</b>		
<input type="checkbox"/> Land Plan/Conceptual	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Revised Preliminary
<input type="checkbox"/> Final	<input type="checkbox"/> Revised Final	<input type="checkbox"/> Short Form Final
<input type="checkbox"/> Replat	<input type="checkbox"/> Vacation Plat	<input type="checkbox"/> Admin. (Minor) Plat
<input type="checkbox"/> Amending Plat	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Street Dedication

### TYPE OF PLAT: (Check Appropriate Selection)

<input type="checkbox"/> Single-Family Residential	<input type="checkbox"/> Zero Lot Line/ Patio Home	<input type="checkbox"/> Commercial/Industrial
<input type="checkbox"/> Multi-Family Residential	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Building/Office

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: 14.008 Acres out of the A.G. Sharpless Survey, Abstract No 322 City of Fulshear, Fort Bend County, Texas

Variance Request:  None Requested  Yes - Attached  Previously Approved  Approved

Total Acreage: 14.008

Number of Streets: 0

Number of Lots: 0

Typical Lot Size (ie 80x120): \_\_\_\_\_

Number and Types of Reserves: 1 Restricted Reserve

Total Acres in Reserve: 14.008

Owner: Katy Independent School District

Address: 6301 South Stadium Lane

City/State: Katy, Texas 77494

Telephone: 281-369-6000

Engineer/Planner: West Belt Surveying, Inc.

Contact Person: Abraham Nimroozi

Telephone: 281-902-3179

Fax Number: 281-492-6026

Email Address: abrahimn@westbeltsurveying.com

Platting Fees	
<u>      </u> X\$350.00 = <u>      </u>	-Per Plat Fee
<u>      </u> X\$ .50 = <u>      </u>	-Per Lot Fee
<u>      </u> X\$ 2.00 = <u>      </u>	-Per Acre Fee
*For multiple dwelling areas, commercial and/or industrial districts and other areas not subdivided into lots	
<u>      </u> X\$350.00 = <u>      </u>	- Plan Review
<u>      </u> X\$450.00 = <u>      </u>	-Per lot or Dwelling
Unit (Final Plats only)	
TOTAL PLATTING FEE _____	

*(wrong form printed)*

**TOTAL**  
**\$ 675.10**

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application

_____	Abraham Nimroozi	1/20/17
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

REC'D JAN 20 2017



January 31, 2017

## Engineering Review

Preliminary Plat – Katy Independent School District – Elementary School No. 41  
City of Fulshear, Texas

### For Information only:

1. This plat will create one (1) Restricted Reserve (14.008 Acres) that is restricted to School and related use.
2. The school tract will have access to Creek Falls Drive along its East boundary line and to Cross Creek Bend Lane along its South boundary line. Both streets are shown on the plat as being platted but are also shown unimproved.
3. At the time of Final Platting, a Traffic Impact Analysis Study will be required for the school tract.
4. This Reserve straddles the old right-of-way for Katy-Fulshear Road along its Southeast corner.

### Recommendations:

I recommend that this Preliminary Plat of Katy Independent School District Elementary School No. 41 be approved with the following items being addressed:

- A) The name of the mayor needs to be updated to the current mayor Jeff Roberts.
- B) A note needs to be added to the face of the plat that this reserve is completely contained in the City Limits of the City of Fulshear.
- C) The Vicinity Map needs to be updated to show the streets in Cross Creek Ranch that serve this Reserve.



**TEXAS ABSTRACT SERVICES  
167 Pine Post Cove  
Driftwood, Texas 78619**

**CITY PLANNING LETTER**

December 14, 2016

Control No. 20350

Mr. Abraham Nimroozi  
West Belt Surveying, Inc.  
21020 Park Row  
Katy, Texas 77449-5020

**RE: Katy ISD Elementary School No. 41  
Job No. #S528-0055B**

**SUBJECT PROPERTY:** A tract of land containing 14.01 acres, more or less, in the A. G. Sharpless Survey, Abstract No. 322, Fort Bend County, Texas and being more particularly described in Special Warranty Deed recorded under Clerk's File No. 2016117517.

Dear Mr. Nimroozi:

At your request, we have searched the records of the County Clerk of Fort Bend County, Texas, pertaining to the property referenced above and have determined the following:

**OWNERSHIP:** Katy Independent School District, by Special Warranty Deed dated October 19, 2016, recorded under Clerk's File Nos. 2016117517 and 2016117736.

**RESTRICTIONS:** Restrictive covenants set out in instruments recorded under Clerk's File Nos. 2005003096, 2008039552, 2009026093, 2010127400, 2011070465, 2012016789, 2012038962, 2016117516 and 2016117735.

**LIENS:** None of record.

**INVOLUNTARY LIENS:** None of record.

**EASEMENTS:** Unobstructed easement seven (7) feet wide, together with unobstructed aerial easement eight (8) wide, from a plane of sixteen (16) feet above the ground and extending upward, located on the east side of and adjoining said easement, also an unobstructed easement fourteen (14) feet wide, together with unobstructed aerial easement seven feet six inches (7'-6") wide, from a plane of sixteen (16) feet above the ground and extending upward, located on the south side of and adjoining said easement, dated February 3, 2016, granted to the CenterPoint Energy Houston Electric, LLC, recorded under Clerk's File No. 2016019020.

continued

Unobstructed easement seven (7) feet wide, together with unobstructed aerial easement eight (8) feet wide, from a plane of sixteen (16) feet above the ground and extending upward, located on the west side of and adjoining said easement dated February 17, 2016, granted to the CenterPoint Energy Houston Electric, LLC, recorded under Clerk's File No. 2016019019.

Unobstructed easement seven (7) feet wide, together with unobstructed aerial easement eight (8) feet wide, from a plane of sixteen (16) feet above the ground and extending upward, located on the east side of and adjoining said easement, also an unobstructed easement fourteen (14) feet wide, together with unobstructed aerial easement seven feet six inches (7'-6") wide, from a plane of sixteen (16) feet above the ground and extending upward, located on the south side of and adjoining said easement, dated February 3, 2016, granted to the CenterPoint Energy Houston Electric, LLC, recorded under Clerk's File No. 2016019524.

Unobstructed easement seven (7) feet wide, together with unobstructed aerial easement eight (8) feet wide, from a plane of sixteen (16) feet above the ground and extending upward, located on the west side of and adjoining said easement dated February 17, 2016, granted to the CenterPoint Energy Houston Electric, LLC, recorded under Clerk's File No. 2016019525.

Unobstructed aerial easement seven (7) feet wide, together with an aerial easement eight (8) feet wide, from a plane of sixteen (16) feet above the ground and extending upward, located on the east side of and adjoining said easement, also an unobstructed easement fourteen (14) feet wide, together with unobstructed aerial easement seven feet six inches (7'-6") wide, from a plane of sixteen (16) feet above the ground and extending upward, located on the south side of and adjoining said easement, dated August 15, 2016, dedicated to the public utilities, recorded under Clerk's File No. 2016093400.

Unobstructed aerial easement seven (7) feet wide, together with an aerial easement eight (8) feet wide, from a plane of sixteen (16) feet above the ground and extending upward, located on the east side of and adjoining said easement, also an unobstructed easement fourteen (14) feet wide, together with unobstructed aerial easement seven feet six inches (7'-6") wide, from a plane of sixteen (16) feet above the ground and extending upward, located on the south side of and adjoining said easement, dated August 15, 2016, dedicated to the public utilities, recorded under Clerk's File No. 2016094554.

continued

Perpetual non-exclusive easement for landscaping purposes over the southern thirty (30) feet of the subject property as it extends along Cross Creek Bend Drive, and the eastern thirty (30) foot portion of the subject property, as granted to Cross Creek Ranch Commercial Association, Inc. as set out and described in Special Warranty Deed dated October 19, 2016, recorded under Clerk's File Nos. 2016117517 and 2016117736.

**OTHER:**

Memorandum Of Development Agreement dated December 19, 2006, executed by the City Of Fulshear, Texas, recorded under Clerk's File No. 2007001836.

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 173, dated December 21, 2010, executed by Trendmaker Homes, Inc. and S. G. Partners, LP, recorded under Clerk's File No. 2011008641.

Memorandum Of Preferential Purchase Right Agreement dated April 12, 2012, executed by CCR Texas Holdings, LP and Trendmaker Homes, Inc., recorded under Clerk's File No. 2012038961.

Right Of First Opportunity Agreement dated October 19, 2016, executed by CCR Texas Holdings, LP, and Katy Independent School District, recorded under Clerk's File Nos. 2016117518 and 2016117737.

Order Designating Underground Water Reservoir Subdivision dated January 11, 1957, executed by the Office Of The Board Of Water Engineers, recorded in Volume 1, Page 85, Water Permit Records.

The liability of TEXAS ABSTRACT SERVICES for mistakes or errors is hereby limited to the cost of this certificate.

Certified through December 9, 2016.

TEXAS ABSTRACT SERVICES

*Charles Williams*

Charles Williams

(JML)

14.008 ACRES  
610,195 SQUARE FEET  
A. G. SHARPLESS SURVEY,  
ABSTRACT NO. 322  
FORT BEND COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 14.008 acre (610,195 square foot) tract of land located in the A. G. Sharpless Survey, Abstract Number 322, Fort Bend County, Texas and said 14.008 acre tract of land being all a called 14.01 acre tract conveyed to Katy Independent School District, recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. Nos.) 2016117517 and 2016117736, said 14.008 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983.)

BEGINNING at a 5/8-inch iron rod set with an orange plastic cap stamped "West Belt Surveying Inc" marking the southerly end of the curved cut-back at the intersection of the northerly Right-of-Way (R.O.W.) line of unimproved Cross Creek Bend Land (based on a width of 70 feet) as recorded in Plat No. 20160238 Fort Bend County Plat Records (F.B.C.P.R.) and the westerly R.O.W. line of unimproved Creek Falls Drive (based on a width of 60 feet) as recorded in Plat No. 20160238 F.B.C.P.R. and the most southerly southeast corner of said called 14.01 acre tract and the herein described tract;

THENCE, South 81 degrees 13 minutes 35 seconds West, along the northerly R.O.W. line of said unimproved Cross Creek Bend Lane, a distance of 168.76 feet, to a 5/8-inch iron rod set with an orange plastic cap stamped "West Belt Surveying Inc" marking the beginning of a tangent curve to the left and a southerly corner of the herein described tract;

THENCE, in a southwesterly direction, continuing along the northerly R.O.W. line of said unimproved Cross Creek Bend Lane and said curve to the left having a radius of 2,035.00 feet, a central angle of 22 degrees 44 minutes 01 seconds (chord bears South 69 degrees 51 minutes 35 seconds West, 802.15 feet) and an arc distance of 807.44 feet to a 5/8-inch iron rod set with an orange plastic cap stamped "West Belt Surveying Inc" marking the most southerly southwest corner of said called 14.01 acre tract and the herein described tract;

THENCE, North 31 degrees 30 minutes 26 seconds West, departing said northerly R.O.W. line of said unimproved Cross Creek Bend Lane, a distance of 18.74 feet, to a 5/8-inch iron rod found marking the southeast corner of a called 30.53 acre tract described in the deed to DR Horton Texas, recorded under F.B.C.C.F. No. 2013000056, and the most northerly southwest corner of said called 14.01 acre tract and the herein described tract;

THENCE, North 01 degrees 57 minutes 48 seconds West, along the common east line of said 30.53 acre tract, a distance of 768.23 feet, to a 1/2-inch iron rod found with plastic cap stamped "Brown & Gay" in the east line of said 30.53 acre tract, marking the northwest corner of said called 14.01 acre tract and the northwest corner of the herein described tract;

THENCE, North 81 degrees 13 minutes 35 seconds East, along the north line of said 14.01 acre tract, a distance of 845.07 feet, to the westerly R.O.W. line of aforesaid unimproved Creek Falls Drive, the northeast corner of said called 14.01 acre tract and the herein described tract, from which a bent 1/2-inch iron rod found bears, south 19 degrees 47 minutes east, 0.16 feet;

THENCE, South 15 degrees 45 minutes 09 seconds East, along the westerly R.O.W. line of said unimproved Creek Falls Drive, a distance of 313.91 feet, to beginning of a tangent curve to the right along a easterly line of the herein described tract, from which a 1/2-inch iron pipe found with a plastic cap stamped "Brown & Gay" bears, north 05 degrees 06 minutes west, 0.13 feet;

THENCE, in a southeasterly direction, continuing along the westerly R.O.W. line of said unimproved Creek Falls Drive, and said curve to the right having a radius of 1,770.00 feet, a central angle of 6 degrees 58 minutes 44 seconds (chord bears South 12 degrees 15 minutes 47 seconds East, 215.46 feet) and an arc distance of 215.59 feet to a 5/8-inch iron rod set with an orange plastic cap stamped "West Belt Surveying Inc" marking the end of said curve;

THENCE, South 08 degrees 46 minutes 25 seconds East, continuing along the westerly R.O.W. line of said unimproved Creek Falls Drive, a distance of 70.36 feet, to a 1/2-inch iron pipe found with a plastic cap stamped "Brown & Gay" marking the most northerly end of aforesaid curved cut-back and the most northerly southwest corner of aforesaid called 14.01 acre tract and the herein described tract;

THENCE, in a southwesterly direction, continuing along said curved cut-back being the westerly R.O.W. line of said unimproved Creek Falls Drive, and said curve to the right having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds (chord bears South 36 degrees 13 minutes 35 seconds West, 35.36 feet) and an arc distance of 39.27 feet, to the POINT OF BEGINNING and containing an area of 14.008 acres (610,195 square feet) of land.

West Belt Surveying, Inc.  
Certified Firm No. 10073800  
21020 Park Row  
Katy, Texas 77449  
(281) 599-8288



*Joel D. Walker*  
Joel D. Walker Date: 01/19/17  
Texas Registration No. 5189

# Phase I Environmental Site Assessment

Proposed Elementary School  
Cross Creek Ranch Development  
Katy-Fulshear Road  
Katy, Fort Bend County, Texas

June 23, 2016

Terracon Project No. 92167427



**Prepared for:**  
Katy ISD  
Katy, Texas

**Prepared by:**  
Terracon Consultants, Inc.  
Houston, Texas

[terracon.com](http://terracon.com)

**Terracon**

Environmental



Facilities



Geotechnical



Materials

June 23, 2016



Katy ISD  
6301 S. Stadium Lane  
Katy, Texas 77492

Attn: Ms. Donita Meadows  
P: (281) 396-2307  
E: donitameadows@katyisd.org

Re: Phase I Environmental Site Assessment  
Proposed Elementary School  
Cross Creek Ranch Development  
Katy-Fulshear Road  
Katy, Fort Bend County, Texas  
Terracon Project No. 92167427

Dear Ms. Meadows:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced site. This assessment was performed in accordance with Terracon Proposal No. P92167427 dated May 10, 2016.

We appreciate the opportunity to be of service to you on this project. In addition to Phase I services, our professionals provide geotechnical, environmental, construction materials, and facilities services on a wide variety of projects locally, regionally and nationally. For more detailed information on all of Terracon's services please visit our website at [www.terracon.com](http://www.terracon.com). If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,  
**Terracon Consultants, Inc.**

**DRAFT**  
Jordan C. Morgan  
Field Environmental Scientist

**DRAFT**  
Christina Rosilez  
ESA Group Manager

**DRAFT**  
Thomas R. Martens, P.G.  
Senior Principal

Attachments

Terracon Consultants Inc. 11555 Clay Road Suite 100 Houston, TX 77043

P 713-690-8989 F 713-690-8787 [terracon.com](http://terracon.com)



**Environmental**



**Facilities**



**Geotechnical**



**Materials**





October 17, 2016

Mr. Michael Winkler  
Consolidated Property Advisors, Ltd.  
3003 West Alabama  
Houston, Texas 77098

Re: Capacity Letter for Proposed KISD Elementary School Tract  
Fort Bend County Municipal Utility District No. 169 and  
Fort Bend County Municipal Utility District No. 173 (the "Districts")  
BGE Job No. 61-11

Dear Mr. Winkler:

The Districts have received your request for a capacity commitment letter for 12,000 gallons per day of average daily flow for water and 9,000 gallons per day of average daily flow for sanitary sewer to serve the approximately 14 acre proposed KISD Elementary School located at the intersection of Creek Falls Drive and Cross Creek Bend Lane.

The system has adequate capacity available and the request will be presented to the Districts at their upcoming meetings.

Thank you for your inquiry. Should you have any questions, please contact me.

Sincerely,

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

Karena Hauter, P.E.  
Engineer for the District

cc: Alex Garcia – Allen Boone Humphries Robinson, LLP  
Ryan Harper – Allen Boone Humphries Robinson, LLP



January 12, 2017

City of Fulshear  
30603 FM 1093  
Fulshear, TX 77441

**Re: Katy Independent School District Elementary School District No. 41**

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 January 2017.

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 Frankie Touchy at 713.207.5783.

Sincerely,

A handwritten signature in black ink that reads "Frankie Touchy". The signature is written in a cursive, slightly slanted style.

Frankie Touchy  
Associate Right of Way AGENT

C: Abraham Nimroozi [AbrahamN@westbeltsurveying.com](mailto:AbrahamN@westbeltsurveying.com)

PLR17.021



4610 Riverstone Blvd • Suite 200  
Missouri City, Texas 77459  
(281) 778-6250

---

December 29, 2016

West Belt Surveying, Inc  
21020 Park Row  
Katy, Texas 77449  
Attention: Mr. Abraham Nimroozi

Re: Proposed Plat of Katy ISD Elementary #41  
Located in Fort Bend County, Texas

Mr. Nimroozi:

SiEnergy has reviewed the plans for the above mentioned project and finds no objections to the project as submitted.

If you have any further concerns please do not hesitate to contact me at 281-969-5003.

Very Truly Yours

A handwritten signature in black ink, appearing to read 'Ryan Herweck', is written over the typed name.

Ryan Herweck  
Director of Pipeline Construction



## DRAINAGE DISTRICT

Fort Bend County, Texas

January 19, 2017

Mr. Abraham Nimroozi  
West Belt Surveying, Inc.  
21020 Park Row  
Katy, Texas 77449  
Ph.: (281) 599-8288  
Email: abrahimn@westbeltsurveying.com

Re: Katy Independent School District Elementary School No. 41

Dear Mr. Nimroozi:

The Fort Bend County Drainage District has received the above referenced plat for review and comment. The project appears to lie within Fort Bend County Municipal Utility District No. 173 and the incorporated limits of the City of Fulshear.

The City of Fulshear is the entity responsible for plat and plan review, approval and permitting for developments within their city limits. Fort Bend County MUD No. 173 is responsible for outfall drainage, flood control and detention mitigation within their district boundary. The development does not appear to be adjacent to or affect any Drainage District Right-of-Way.

If during their review the City of Fulshear and Fort Bend County MUD No. 173 determine that the plat meets the minimum requirements of the *Fort Bend County Drainage Criteria Manual*, the Drainage District interposes no objection to approval of the "Katy Independent School District Elementary School No. 41" plat.

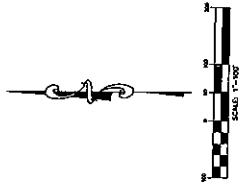
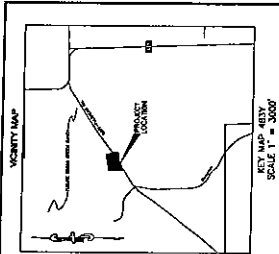
Please let me know if you have any questions.

Sincerely,

Neil J. Goertz, P.E., CFM  
Engineer II  
Fort Bend County Drainage District

cc: Ms. Maggie Dalton – Fort Bend County Engineering Department





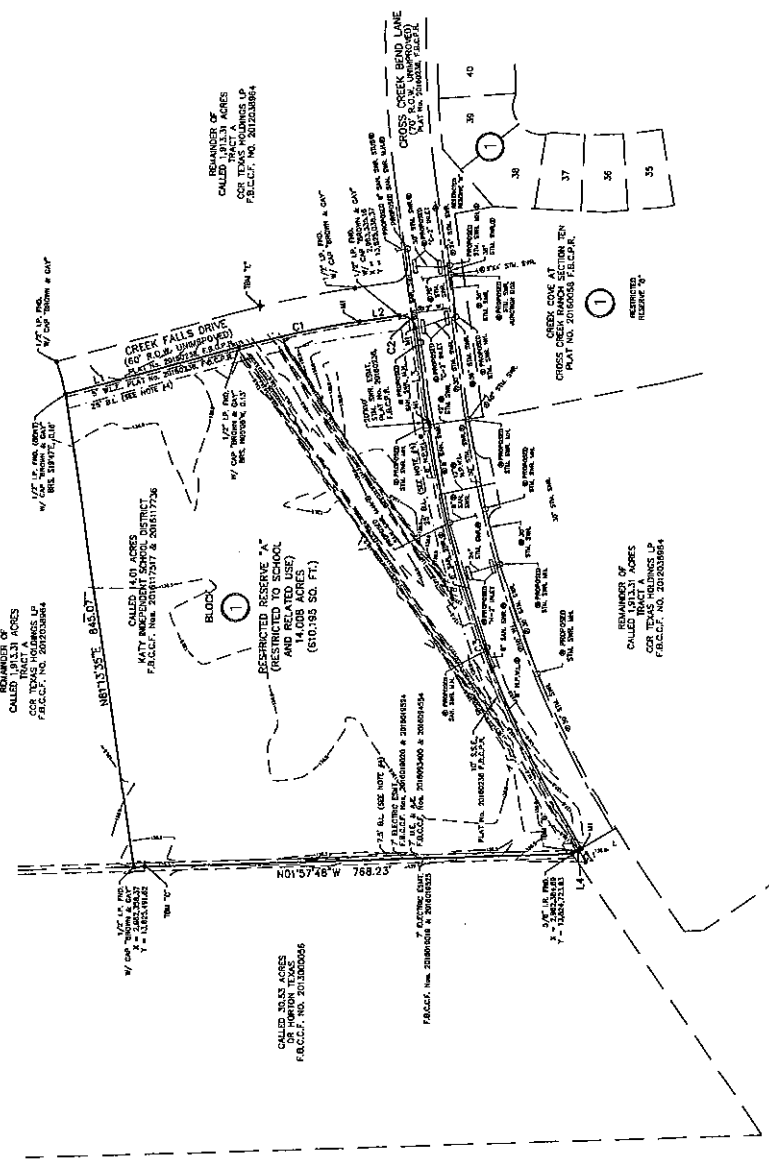
- LEGEND**
- CITY WIRE
  - POWER POLE
  - ⊙ LOCATION BASED ON RECORD CIVIL DRAWINGS
- ABBREVIATIONS**
- AL - ACTUAL EASEMENT
  - BL - BUILDING LINE
  - BLA - BUILDING AREA
  - BLN - BUILDING NUMBER
  - BLP - BUILDING PERMIT
  - BLR - BUILDING RECORD
  - BLT - BUILDING TRACT
  - BLU - BUILDING UNIT
  - BLV - BUILDING VARIATION
  - BLW - BUILDING WIDTH
  - BLX - BUILDING EXTENSION
  - BLY - BUILDING YIELD
  - BLZ - BUILDING ZONE
  - BLAA - BUILDING AREA ADJUSTMENT
  - BLBA - BUILDING AREA BOUNDARY
  - BLCA - BUILDING AREA CALCULATION
  - BLDA - BUILDING AREA DETERMINATION
  - BLFA - BUILDING AREA FACTOR
  - BLGA - BUILDING AREA GROWTH
  - BLHA - BUILDING AREA HEDGING
  - BLIA - BUILDING AREA INCREASE
  - BLJA - BUILDING AREA JUMP
  - BLKA - BUILDING AREA KICK
  - BLLA - BUILDING AREA LEASING
  - BLMA - BUILDING AREA MAINTENANCE
  - BLNA - BUILDING AREA NOTICE
  - BLOA - BUILDING AREA OFFSET
  - BLPA - BUILDING AREA PROTECTION
  - BLQA - BUILDING AREA QUANTITY
  - BLRA - BUILDING AREA RATIO
  - BLSA - BUILDING AREA SURFACE
  - BLTA - BUILDING AREA TOLERANCE
  - BLUA - BUILDING AREA UTILITY
  - BLVA - BUILDING AREA VARIATION
  - BLWA - BUILDING AREA WIDTH
  - BLXA - BUILDING AREA EXTENSION
  - BLYA - BUILDING AREA YIELD
  - BLZA - BUILDING AREA ZONE

# KATY INDEPENDENT SCHOOL DISTRICT ELEMENTARY SCHOOL NO. 41

A SUBDIVISION OF 14,008 ACRES OUT OF THE A. G. SHARPLESS SURVEY, ABSTRACT NO. 9322 CITY OF FULSHEAR FORT BEND COUNTY, TEXAS

JANUARY 2017

**WEST BUILT SURVEYING, INC.**  
 14711 FULSHEAR ROAD, SUITE 100  
 FORT BEND COUNTY, TEXAS 78148  
 PHONE: 281.281.8888  
 FAX: 281.281.8889  
 WWW.WESTBUILTINC.COM



**REFERENCE BENCHMARK:**

RH180033 - STAINLESS STEEL IRON NAIL CORNER STAMPED INTO CONCRETE FOUNDATION OF SOUTH SIDE OF CORBIT ROAD ON THE SOUTH SIDE OF LOT 35, CROSS CREEK BEND LANE, FULSHEAR, TEXAS. ELEVATION: 102.11' (1997) ADJUSTMENT PLUS (+) 0.23' EQUALS (+) 102.34' (2001)

**TEMPORARY BENCHMARK:**

BM 30 - COTTON SPINDLE WITH SHIRNER POWER POLE LOCATED AT THE NORTHWEST CORNER OF THE SUBJECT TRACT. ELEVATION: 102.09'

BM 31 - COTTON SPINDLE WITH SHIRNER POWER POLE LOCATED AT THE NORTHWEST CORNER OF THE SUBJECT TRACT. ELEVATION: 102.09'

BM 32 - COTTON SPINDLE WITH SHIRNER POWER POLE LOCATED AT THE NORTHWEST CORNER OF THE SUBJECT TRACT. ELEVATION: 102.09'

BM 33 - COTTON SPINDLE WITH SHIRNER POWER POLE LOCATED ON THE EAST SIDE OF CROSS CREEK BEND LANE. ELEVATION: 101.09'

**MOMENTUM TABLE**

NO.	DATE	DESCRIPTION
01	1/10/17	AS-BUILT "AS-BUILT" WEST BUILT SURVEYING, INC.

**CURVE TABLE**

CURVE	LENGTH	BEARING	CHORD BEARING	CHORD DISTANCE
C1	214.58	179.040	183.642	100.000
C2	28.27	25.000	18.026	25.000
C3	807.64	103.000	27.400	100.000

**LINE TABLE**

LINE	BEARING	LENGTH
L1	180.000	100.000
L2	180.000	100.000
L3	180.000	100.000