AGENDA MEMO

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

AGENDA OF:

Feb 3, 2016

AGENDA ITEM:

DATE SUBMITTED:

December 28, 2016

DEPARTMENT:

Administration

PREPARED BY:

Michelle Killebrew, Building Official

PRESENTER:

Michelle Killebrew, Building Official

SUBJECT:

Special Use Request

ATTACHMENTS:

Application, Site plan, Survey, and other documents

EXPENDITURE REQUIRED:

\$0

AMOUNT BUDGETED:

\$0

\$0

ACCOUNT: Development Services

ADDITIONAL APPROPRIATION REQUIRED:

ACCOUNT NO:

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.

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ACCOMMENDA Notice of Special Use Request The compliance, which be City of Fullshear Zoming Ordinance Number 2010, 1028; the Manning and Zoming Commission will should a higher hearing on a formation and a 3800 and a mather Gity Commission and phe bentlehof the promise un'diestopsis bened hybre Pownown Displey, 0029C (Aphile).

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The applicantists coking a Special Use Pennip sons constitutive existing structure to be used as the complete of the comp the applicantaleservesative righters supported this application and/or seek at the time of the rearing, such other approvals, interpretations and/or valvers as may be requested or required by reapplicant or the Board. orthave any questions regarding this request please call the (GH) Secretari

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PO Box 279 / 30603 FM 1093 Fulshear, Texas 77441 Phone: 281-346-1796 Fax: 281-346-2556 www.fu lsheartexas.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 I093, 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.



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

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.

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

Sincerely

Michelle Killebrew Building Official

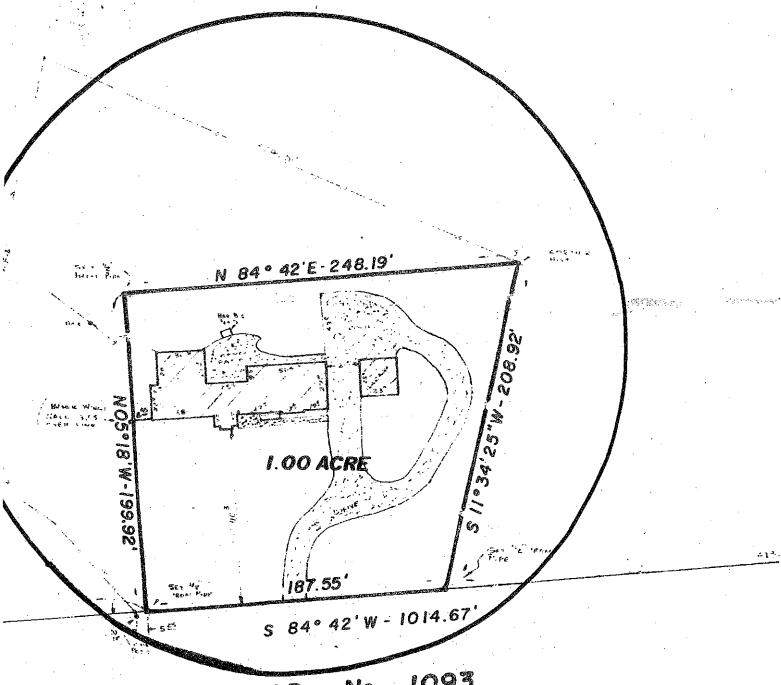


PO Box 279 / 30603 FM 1093 Fulshear, Texas 77441 Phone: 281-346-1796 ~ Fax: 281-346-2556 www.fulsheartexas.gov

ZONING SPECIAL USE APPLICATION

Date of A	Application: 106 16
Property	Address: 30136 FM 1093
Legal Des	cription of the property: 0029 C FUSTEAR, TRACT 87-C, ACRES 2.0
Property	Owner Name(s): WOODHAM FAMILY TRUST ATOM. 63 BIG CHIEF THE, BOZZMAN, MT 59718-9419
Address:	63 BIG CHIEF THE, BOZEMAN, MT 59718-9419
	mber: 406-539-7979 Email Address: FBWOODHAM @GMAIL.COM
	/Agent:
۸ ططعممه،	9550 Social France Plant Clay 1100-211
Address: _	1350 Spring Gireen Biver Ste 400-246
Phone Nu	9550 Spring Green Blud Ste 408-246 Katy TX 77494 mber: 832-633-4805 Email Address: admin@furivecturch.
Zoning Dis	Strict: DIMOUA DISTRICT Current use of property: VENDE JTIAL
Requested	I use of the property: CHMPRCIAL OFFICE
Land Uses	of Adjoining Property:
	tural, Single Family, Industrial, Business)
North	VACANT LAND
outh	VACANT LAND
ast	VA CANT LAND
Nest	VACANT LAND
s the prop	osed special use allowable in the current zoning designation?
Application	n Fees: \$15 <u>0.00 for Residential Us</u> e
	\$500.00 for Commercial Use
	()

* Application # 2016 1922 - \$500.00 pd by CK by Thrive Church



M MARKET ROAD No. 1093

A.P.R.R.



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

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

From:

Michelle Killebrew

Sent:

Thursday, December 08, 2016 4:20 PM

To:

'Admin'

Cc:

Sharon Valiante

Subject:

Property Owners

Good afternoon Tom.

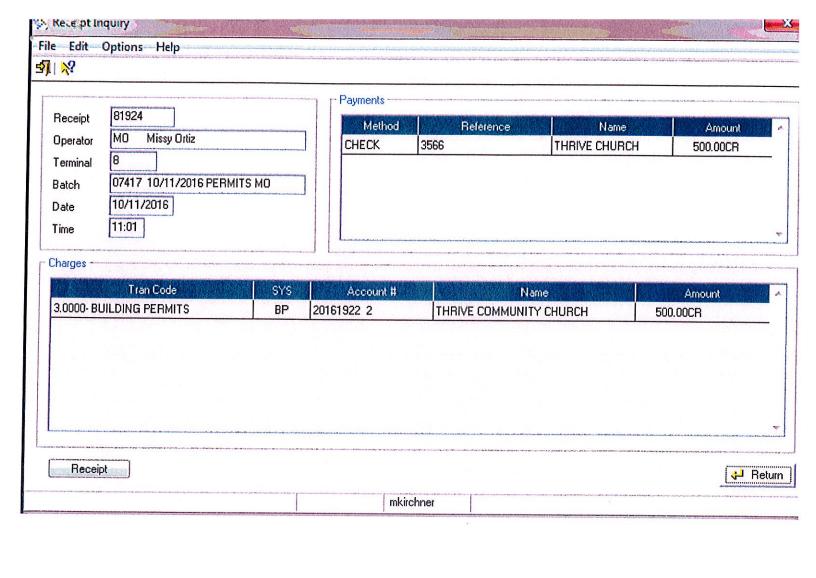
Measuring from Google Earth and using the Fort Bend Central Appraisal District I found the following property owners.

- 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
- Fort Bend Country Troll 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



Kimberly Kopecky

From:

Michelle Killebrew

Sent:

Thursday, January 05, 2017 12:02 PM

To:

Kimberly Kopecky

Subject: Attachments:

FW: Special Use Request Special Use Application.pdf

Email to Applicant

From: Michelle Killebrew

Sent: Wednesday, November 16, 2016 9:13 AM

To: 'admin@thrivechurch.cc' <admin@thrivechurch.cc>

Subject: FW: Special Use Request

From: Michelle Killebrew

Sent: Wednesday, November 16, 2016 9:12 AM

To: 'admin@thrivechurch.com' <admin@thrivechurch.com>

Cc: cjsnipes@fulsheartexas.gov; Michael Ross <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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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



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

How to Request a Special Use Permit

Special Use Permits take at a <u>minimum 90 days</u> 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 <u>30 days</u> prior to the next Planning Commission Meeting. The Planning Commission meets on the 1st 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.



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:
Property Address:
Legal Description of the property:
Property Owner Name(s):
Address:
Phone Number: Email Address:
Applicant/Agent:Attach letter of authorization along with this application
Address:
Phone Number: Email Address:
Coning District: Current use of property:
Requested use of the property:
and Uses of Adjoining Property: (Agricultural, Single Family, Industrial, Business)
outh
act
Vest
the proposed special use allowable in the current zoning designation?
pplication Fees: \$150.00 for Residential Use \$500.00 for Commercial Use

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

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

AGENDA OF:

Feb 3, 2016

AGENDA ITEM:

DATE SUBMITTED:

January 23, 2017

Building Official

DEPARTMENT:

Administration

PREPARED BY:

Michelle Killebrew,

PRESENTER:

Michelle Killebrew, Building Official

SUBJECT:

Special Use Request – 30415 5th Street

ATTACHMENTS:

Application, Site plan, Survey, and other documents

EXPENDITURE REQUIRED:

\$0

AMOUNT BUDGETED:

\$0

\$0

ACCOUNT: Development Services

ADDITIONAL APPROPRIATION REQUIRED:

ACCOUNT NO:

EXECUTIVE SUMMARY

Goki Development is requesting a Special Use Permit for the property located at 30415 5th 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.

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.

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

Posted: 1-17-2017

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my of Tulshear

PUBLISHER'S AFFIDAVIT

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;
_	14 to 11 to 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

(CLIPPING) (S)

- 2. it is published at least once each week;
- 3. it is entered as second-class postal matter in the county where it is published; and
- 4. it has been published regularly and continuously since 1959.
- 5. it is generally circulated within Fort Bend County.

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

1-23	-
	, A.D. 2017
	Toll
	Lee Hartman
	Publisher

SUBSCRIBED AND SWORN BEFORE ME by <u>Lee</u> Hartman, who

X	_a) is personally known to me, or						
	b) provided the following evidence to establish his/her identity,						
	,						

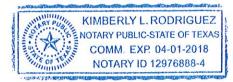
on this the <u>Jum</u> day of <u>January</u>, A.D. 2017 to certify which witness my hand and seat of office.

RECEIVED CITY OF FULSHEAR

JAN 26 2017

CITY SECRETARY OFFICE

Notary Public, State of Texas



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 30503 FM 1093 at which time and place all interested persons will be given an opportunity to be heard.

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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.

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a The applicant is also requesting a variance to the Zoning Ordinance for Tellef of the required parking, from Section 13 (64/3) (d)

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A Copy of said application and documents is on file at the City of Pulshear City Hall located at 30003 EM 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. ting the Tripical section is a supposed to the continue section of the continue section is a supposed to the

City Secretary's Number, 281,346-1796,3204



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

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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 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



Application Fees:

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

Total of Long Control
Date of Application: $\sqrt{-1/-2017}$
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 gordonchristingyahoo.com
Phone Number: 281-346-1937 Email Address: Wajconstruction and com wintergordonjrogmail.com
Applicant/Agent: Goki DEVELOPMENT CORPORATION/ GORDON Attach letter of authorization along with this application
Address: P.D. Box 158 Fulshear, Tx. 77441
Phone Number: 281-346-1937 Email Address: gokidevelopmentcorpagmail.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 Buisiness
South Single Family
East Buisiness
Nest Buisiness
s the proposed special use allowable in the current zoning designation?

\$150.00 for Residential Use

\$500.00 for Commercial Use

JAN 12 2017

RECEIVED
REGISTRATION & PERMIT DEPT



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 5th Street Fulshear,TX. We don't currently have any parking issues nor foresee any problems in the future with our new building expansion.

Sincerely,

Winter Gordon, Jr.

President

	Owner GOKI DE'	VELOPMENT C		perty Address 117 5TH ST,	FULSHEAR, TX	< 77441				sessed Value 46,570	
2016 GEN	NERAL IN	FORMATION				2	016 VA	LUE INFO	RMATIO	N	
Property 5	Status Ac	tive					Improv	vement Hor	nesite Valu	je \$	
Property	Type Re	al Commercial						Improvement Non-Homesite			
Descr	Legal FL	LSHEAR, BLOCK 2	27 (PT), ACR	7 (PT), ACRES 1.0875 Office Whse Multiple Tenant				Value Total Improvement Market Value			
Neighbor	rhood Fu	lshear Industrial (Office Whse					environes Emplementalesson Total Administration			
Ac	count 33	80-00-027-0020-9	01					ie \$376,540			
				P329249, P332249, P332250, P339919,				Land Non-Homesite Value Land Agricultural Market Value			
		39920, P339924,	P341515, P.	341516		W100		Comment of the second of the second			
Map Nu 2016 OW		D27-J DRMATION					1	otal Land M	larket Valu	e \$376,540	
Owne	r Name (Goki Developmen	t Corp					Total M	larket Valu	e \$846,57 0	
O	wner ID (00069701						e \$0			
Exer	mptions							e \$846,57 0			
Percent Ow	nership 1	00%						Homestead Cap Loss			
Mailing A	Address I	O Box 158 Fulshe	ear, TX 7744	41-0158				Total Asse	essed Valu	e \$846,57 0	
016 ENTIT	TES & EX	EMPTIONS	T	EVEN	IDTIONS	LAWARIE		TAVDATE	DED	TAV	
TAXING ENT	TITY		EXEMPTI	ONS AMO	IPTIONS UNT	TAXABLE VALUE		TAX RATE 100	PER	TAX CEILING	
C04- City	of Fulshear				\$0) \$8	346,570	0.156901		0	
CAD- Fort Bend Central Appraisal District					\$0	\$8	346,570	46,570 0 0			
D01- Ft Bend Drainage				\$0			846,570 0.016 0			0	
G01- Ft Bend Co Gen			\$0			\$8	846,570 0.458 0			0	
R05- Ft Bend Co ESD 4				\$0			846,570 0.1 0			0	
S01- Lamar CISD			\$0				46,570 1.39005 0			0	
TOTALS								2.120951			
016 IMPRO	#1 Sta	<mark>TS</mark> te Code · Real Commercia	I		Home No	site	Total N	Aain Area			
RECORD	TYPE			YEAR BUILT	SQ. FT		VALU	JE		ADD'L INFO	
1	-			20	05	1,54	0		\$70,140	¥ Details	
2	- 199				97	1,440 \$12,100					
3 Paving Concrete 2007				07	14,68	0		\$52,130	∀ Details		
Improvement #2 State Code - F1 - Real Commercial				Homesite No			Total Main Area Market \ - \$256,12			Value	
RECORD	TYPE			YEAR BUILT	SQ. FT	alian mener and a	VALU	JE		ADD'L	
1	-			20		4,80	0		\$240,480	INFO	
2	Paving C	oncrete		19		10,60			\$15,640	∀ Details	
nprovement	#3 Sta	e Code Real Commercia	SARTE ALM APPLICATION OF STREET		Home: No			lain Area	Market \$791,7	: Value	
RECORD	TYPE	near commercia		YEAR	SQ. FT		VALU	JE	415111	ADD'L	
1			***************************************	BUILT 20		9,500			\$791,740	INFO	
016 LAND	SEGMEN	TS								and the state of t	
		STATE CODE		HOMESITE	MARKET VALU	E AGUS	E LOSS	LAND SIZ	7F		
1 - Commercial Primary F1 - Real Com			nmercial				47,150 Sq. ft				
i - comme	ciai Fillidi)	i i - Real Coll	intercial	110	4501,000	\$0		47,150 5	4. 11		



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.

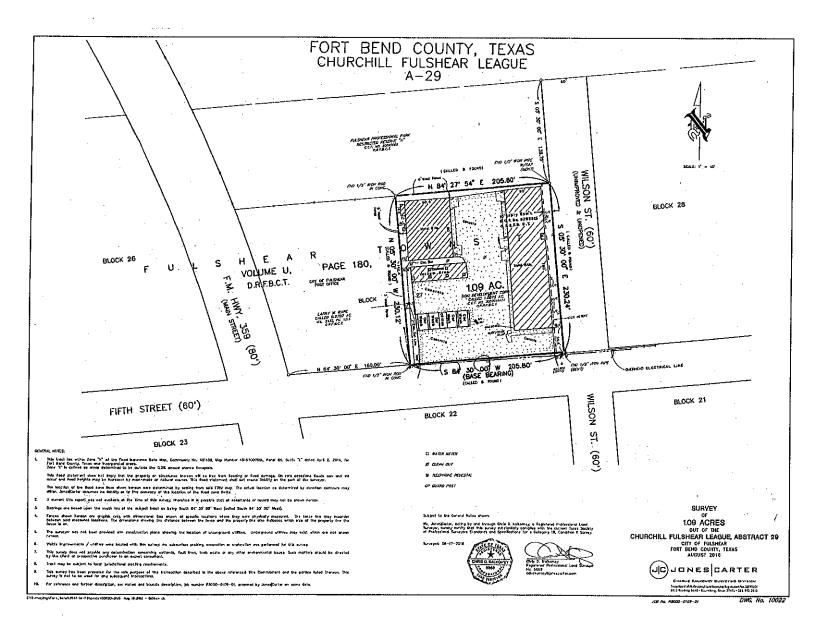
Office, Retail, Warehouse, Fitness Center, and/or a Small Restaurant not larger than 2000sq.ft are other potential uses for future tenants.

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

Sincerely,

Winter Gordon, Jr.

President



STATE OF TEXAS

8

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:

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

CHRIS D. KALKOMEY

Acting By/Through Chris D. Kalkerney Registered Professional Land Surveyor No. 5869

CDKalkomey@jonescarter.com

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

50417 5TH STREET

FULSHEAR, TEXAS 77441

f or

GOKI DEVELOPMENT CORPORATION



ARCHITECTURE/INTERIORS/ PROJECT MANAGEMENT/ CONSTRUCTION MANAGEMENT

2415 1/2 OAKDALE ST., #02

OFF 832-335-4570

INDEX OF DRAWINGS

HOUSTON, TEXAS 77004

FAX: XXX-XXX-XXXX

PROJECT LOCATION MAP

TDLR PROJECT #: EABPRJB7804366

EXP. DATE: 02.28,17

SYMBOLS & ABBREV, TYP. RISER DIAGRAMS FOUNDATION PLAN & DETAILS BUILDING SECTIONS & DETAILS PARTITION TYPES & UL DESIGN DATA OVERALL BUILDING FLOOR PLAN LANDSCAPING PLANS & DETAILS CIVIL SITE AND GRADING PLAN AND DETAILS INLET DETAILS DEMO & NEW SITE PLAN AND DETAILS HANDICAPPED ACCESS REQUIREMENTS BLDG.CODE & PARKING ANALYSIS COVERSHEET, DRAWING INDEX, ETC. MP2.1-E HVAC & PLUMBING SCHEDULES & DETAILS MP2.0-E HVAC & PLUMBING PLANS, RISERS A2.00-E FLOOR PLAN, RCP & INT ELEVATIONS A00.0-E INS OFFICE - LEASE 'E' DRAWNGS: MP2.1-D HVAC & PLUMBING SCHEDULES & DETAILS MP2.0-D HVAC & PLUMBING PLANS A2.00-D FLOOR PLAN, RCP & INT ELEVATIONS A2.10-C REFLECTED CEILING PLAN A2.00-C FLOOR PLAN & INT. ELEVATIONS A0.00-C FITNESS CENTER - LEASE 'C' DRAWNGS: A0.00-D BARBER SHOP - LEASE 'D' DRAWNGS: POWER & LIGHTING PLAN POWER & LIGHTING PLAN, PANEL SCHEDULES PLUMBING PLANS & RISER DIAGRAMS LIGHTING PLAN & PANEL SCHEDULES HVAC SCHEDULES & DETAILS **HVAC PLANS** VICINITY MAP

A0.00 A1.00

A1.10

90.53 90.53

G0.00

L1.00

FLOOD ZONE INFORMATION:

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

KERL & ASSOCIATES ARCHITECTS WILL NOT ASSUME ANY RESPONSIBILITY OR LIABILITY FOR PLAN DEVIATIONS DURING CONSTRUCTION OF THIS DOCUMENT SET WITHOUT

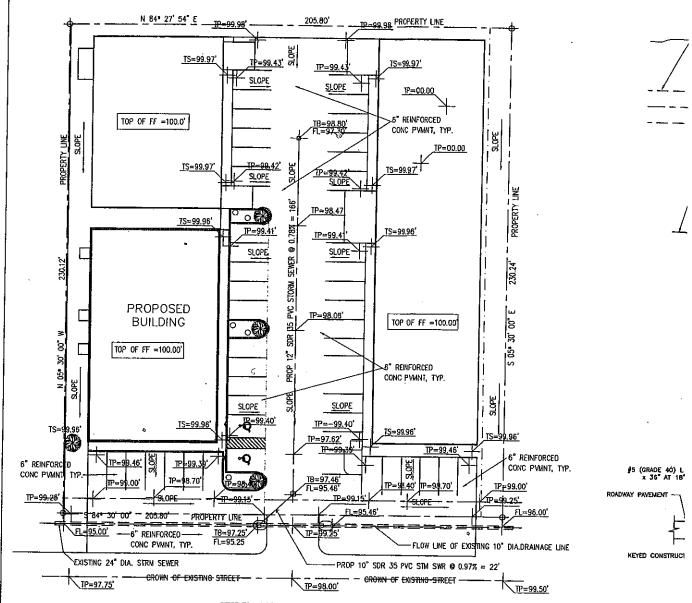
METAL BUILDING PERMIT DRAWINGS (19 SHEETS)

EXPRESSED WRITTEN AUTHORIZATION.

LEGAL DESCRIPTION

1.09 ACRES OF THE EAST PORTION OF BLOCK 27 OUT OF THE THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

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



5TH STREET

SITE PLAN

SCALE: 1" =20'-0"

LEGEND:

TP TOP OF PAMEMENT
IS TOP OF SIDEMALN
IB TOP OF CATCH BASIN
FL FLOW LINE
FF FINISHED FLOOR

PLAN NORTH

GENERAL NOTES:

ALL EXISTING ELEVATIONS USED AS BASE REFERENCES SUPPLIED BY OTHERS.



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

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

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

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. <u>Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on December 2, 2016</u>

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

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

<u>8/Final Plat</u> (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

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. <u>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</u>

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

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 other property or improvements in the neighborhood in which the subject property is located, nor impair adequate supply of light 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 injurior other property or improvements in the neighborhood in which the subject property is located, nor impair adequate supply of ligar 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 Cros	ss Creek Ranch Section 2	Final Plat
City Engineer Review ReviewedSee Attached Letter		
BY:	DATE: 1-31-17	
City Secretary Processed Returned for additional data		
Planning Commission Review	DATE:	
Approved Returned for additional data		
BY:	DATE:	
City Council Review		
Approved Returned for additional data		
nv.	DATE.	-0



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 Subdivision: THE BROOKS AT CROSS CREEK	Date Received by the City of Fulshear:	
SUBMITTAL OF PLAT: (Check Appropriate		
Preliminary Replat Amending Plat TYPE OF PLAT: (Check Appropriate Select	✓ Final Vacation Plat	Short Form Final Admin. (Minor) Plat
Single-Family Residential Planned Development Plat Location: City	Zero Lot Line/ Patio Home Zero Lot Line/ Patio Home Commercial ETJ (Extraterritorial Jurisdiction) OUT OF THE M. AUTREY SURVEY	Multi-Family Residential Industrial
Variance: Yes (Attach a Copy of	1	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Number of Lots: 39		Platting Fees
Number and Types of Reserves: 4 Total Acres in Reserve: 0.9701	Preliminary Plat - \$:	500.00 plus 3.50 per lot, plus \$12.50
Owner: CCR LOAN SUBSIDIARY1, L.P. Address: 5005 RIVERWAY, STE. 500	1 mar rat - \$300,00	plus \$5.00 per lot plus \$25.00 per acre
City/State: HOUSTON, TX 77056		
Telephone: 713-960-9977		
Email Address:BGE, INC. Contact Person: TREY DEVILLIER	· · · · · · · · · · · · · · · · · · ·	s - \$100.00 (each additional review)
Telephone: 713-488-8204		Final Plat Application)
Fax Number: 281-558-9701	, and ees face at	That Flat Application)
Email Address: tdevillier@bgeinc.com		
application. I understand that if all necessar	is form is complete, true and correct and the underly information, required documents, and plat fees we needed in order to submit to the P&Z board.	ersigned is authorized to make this s are required at time of submittal or
Jely Chillie	TREY DEVILLIER	01/13/2017
SIGNATURE	TYPED OR PRINTED NAME/TITLE	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

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 $16^{\circ}56'46''$ 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 $76^{\circ}12'40"$ 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 $76^{\circ}35'16''$ 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;

 $N\ 51^{\circ}40'45"$ 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. <u>2005003096</u>, <u>2009026093</u> and <u>2010127400</u> 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. <u>2008039552</u>, and <u>2008054441</u>, 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. <u>2012006439</u> 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. <u>2012016697</u> 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.

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. <u>2014033471</u> 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. <u>2012054544</u> 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

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

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

My commission expires: Commission For Life

COUNTY OF FORT BEND
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
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,
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.
GIVEN under my hand and Notary Seal, this day of, 2017.

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. certain 9.794 acres of land out of the M. Autry Survey property was surveyed and platted on Engineers, Inc. and known as THE BROOKS AT CRO at Plat Number Records of Real Property of Fort Bend County, Texas; a	by, Brown & Gay OSS CREEK RANCH SECTION TWO, recorded
WHEREAS, U.S. BANK NATIONAL ASSO national banking association is the present owner an property, said lien being evidenced as recorded at 2014024651, 2014024652, 2014024653, 20151199 2016059211, 2016059212 and 2016059213 of the Rea and, desires to subordinate said lien to the dedication of as all other terms and conditions referred to on the plat SECTION TWO.	t Clerk's File No. 2013019470, 2013019472, 57, 2015119959, 2015119986, 2016059210, I Property Records of Fort Bend County, Texas, f all streets, rights-of-way, and easements as well
NOW, THEREFORE, KNOW ALL MEN BY T	HESE PRESENTS:
That for and in consideration of the premises, and the consideration this day paid by CCR LOAN SUBSIDIA lienholder, the receipt and sufficiency of which is lienholder as the agent for the present owners and hold payment of the same, does hereby fully subordinate BROOKS AT CROSS CREEK RANCH SECTION TW hereby RATIFY, CONFIRM AND APPROVE in all CROSS CREEK RANCH SECTION TWO and the dedicates the constant of the same of the constant of the same of the constant o	RY 1, L.P., a Texas limited partnership, to said hereby acknowledged and confessed, the said lers of the notes and the lien given to secure the its lien to the plat of the subdivision of THE O and the dedication evidenced thereby and does respects the subdivision of THE BROOKS AT
The said lienholder does hereby WARRANT anowners and holders of the notes and the lien given to assigned the same nor any part thereof.	d REPRESENT that it is the agent for the present a secure the payment of the same and have not
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 House association	ton Capital Company, a national banking
By:	
Printed Name:	•
Title:	
STATE OF TEXAS	
COUNTY OF	
BEFORE ME, the undersigned authori	
D/B/A Houston Capital Company, a national banking as name is subscribed to the foregoing instrument and ackn the purposes and considerations therein expressed and in	lowledged to me that they executed the same for
GIVEN UNDER MY HAND AND SEAL OF OFFICE, t	his, 2017.
:	Notary Public in and for the State of Texas
	My commission expires
	COLVERNITURATION GATHERY

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,

Samantha Richards Right of Way Agent

C: Trey DeVillier<tdevillier@browngay.com>

amenato Kalians

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.

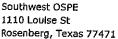
This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys, or street right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process.

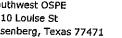
Please feel free to contact me at 713-637-5025 with any questions that you may have.

Sincerely,

Chris Grey

Construction Supervisor, Design and Serviceability





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

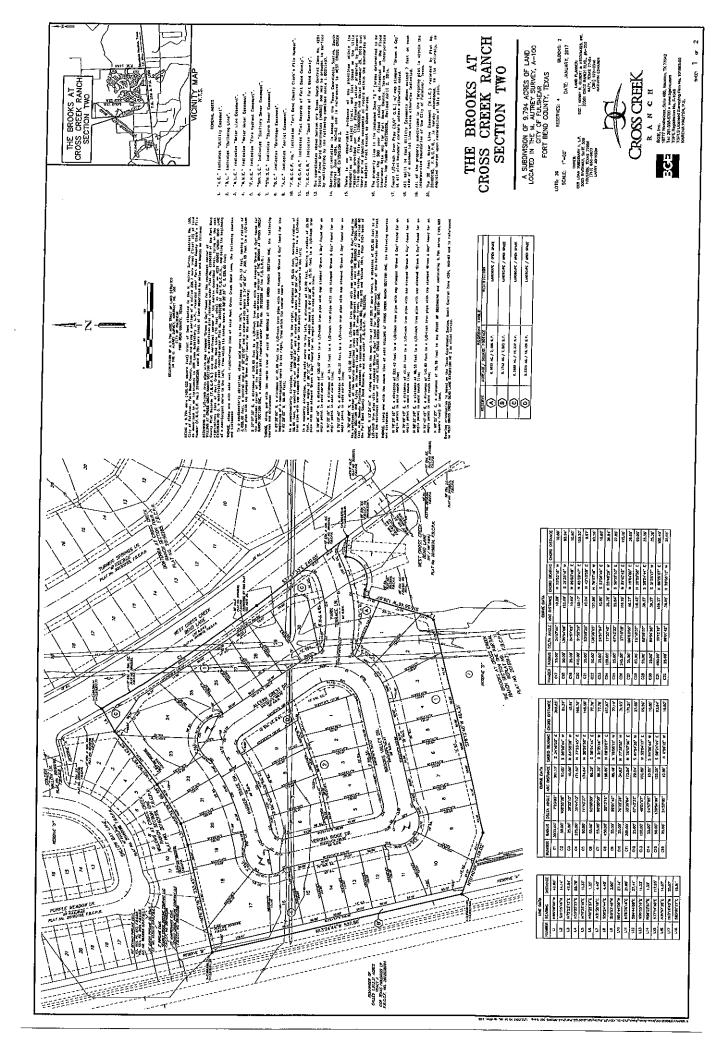
Dear Mr. DeVillier:

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

This plat of the Berghell at Grass check Reach MERTICA The is approved by the City Planning Comuseion of the City of Fullianing Comuseion of the City of

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Diona Corden Offerd

leff T. Roberts Sayor

By: Caputy

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ANTINES, was deviced with the property of the IN VESTIGNEY WIGHOUS CON LOAN SOURDEART : L.F., a Town Ilmited performable, deting by and through CEL Lean Sub 1, Left a Tabea included including company, its General Partons, has command through Arestin to be signed by Bang Soff, its Wiest President, barrante extra rests

CON LOAN EMBS (p) ACR 1, L.P., a Texas ilmited perioaciallo By: CON Lean Sob I, LLC, o Texas Ilmited Licklitty company. Its Canarol Periner

Lorry G. Johnson President

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Morreng B. Mouter, A Professional Engineer enjitteres in the Stote of Years do herrby cartify that this plat mets all equirements of the Gity of Fulamen, to the best of my knowledge.

Korana B. Mauter, P.E. Tauan Registration No. 102103 Brown & Cay Engineers, Inc. 1896 Registration No. F-1046

THE BROOKS AT CROSS CREEK RANCH SECTION TWO

A SUBDIVISION OF 9,784 ACRES OF LAND LOCATED IN THE M. AJTHEY SURVEY, A-100 CITY OF FULSHEAR FORT BEND COUNTY, TEXAS

10TS: 39 SCALE: 1"-60'

RESERVES: 4 BLOCKS: 2 DATE: JANUARY, 2017

LAND PLANETS:

2 MOT F ASSOCIATE, INC.

2 MOT GROD RANGE BLAD.

ANT. TRAN 77444

(A) PROTE COMANDS OPER LOAM SUBMILIER I, LP.
LOOS PARTHANY, SUIT, SAQ
HOUSTON, TEACH 37030
(713) abo-1637
LARRY LOAMSON

CROSS CREEK

R. A. N. C. H.
1077 (State Conference Confere

· see: 2 or 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 Sec	tion 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- Xorg	DATE: 1-17-2017	
Planning Commission Review		
Approved Returned for additional data		
3Y:	DATE:	
City Council Review		
Approved Returned for additional data		
3Y:	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: <u>01-10-2017</u>	Date Received by the City of Fulshear: 01-	16-2017
Subdivision: TAMARRON SECTION 32	Development: TAMARRON	
SUBMITTAL OF PLAT: (Check Appropriate So		
Preliminary Replat Amending Plat	Final Amended Vacation Plat	Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection	n)	
Single-Family Residential Planned Development Plat Location: City	Zero Lot Line/ Patio Home Commercial ETJ (Extraterritorial Jurisdiction)	Multi-Family Residential Industrial
Legal Description: 37.545 ACRES IN THE J.D. Ve	rmillion SURVEY, A-339	7
Variance: Yes (Attach a Copy of Ap	proval Letter)X No	1 1 1000 1000
Total Acreage: 37.545		
Number of Streets: 7		
Number of Lots: 140		Platting Fees
Number and Types of Reserves:		
Total Acres in Reserve: 7.968	Preliminary Plat per acre	- \$500.00 plus 3.50 per lot, plus \$12.50
Owner: D.R. HORTON-TEXAS, LTD.	Final Plat - \$500	.00 plus \$5.00 per lot plus \$25.00 per acre
Address: 14100 SOUTHWEST FREEWAY, SUITE S	500	plus 5.00 per lot plus \$25.00 per acre
City/State: SUGAR LAND, TEXAS 77478		
Telephone:	The state of the s	Minor Plat - \$200.00
Email Address: _clindhorst@drhorton.com	Plat Vacation -	\$500.00
Engineer/Planner: _LJA ENGINEERING, INC.		plats - \$100.00 (each additional review)
Contact Person: GEOFF FREEMAN	TOTAL PLATTIN	NG FEE \$2,138.63
Telephone: 713-358-8830	Park Fees (due	at Final Plat Application)
Fax Number:		
Email Address: gfreeman@ljaengineering.com		
and the second s		
This is to certify that the information on this f	form is complete, true and correct and the u	ndersigned 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 t
City of Fulshear will not complete the review	needed in order to submit to the P&Z board	
MAZ	Coeff France / Disting Manager	
SIGNATURE	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° 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° 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° 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° 01' 56" East, 319.35 feet to a point for corner;

Thence, South 01°43' 05" East, 148.38 feet to a point for corner:

Thence, South 07°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° 14' 32", and a chord which bears South 82° 59' 12" East, 9.34 feet to a point for corner;

Thence, South 01°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° 42′ 16″, and a chord which bears North 72° 16′ 19″ West, 925.14 feet to a point for corner;

Thence, North 60°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° 10' 37", and a chord which bears North 63° 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° 04' 17", and a chord which bears North 22° 03' 41" West, 41.71 feet to a point for corner;

Thence, North 68° 01' 32" West, 80.00 feet to a point for corner:

Thence, North 21°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° 43′ 14″, and a chord which bears North 23° 53′ 09″ West, 35.88 feet to a point for corner;

Thence, North 20° 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° 20' 07", and a chord which bears South 69° 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°36' 53", and a chord which bears North 66°16' 54" East, 34.93 feet to a point for corner;

Thence, North 21°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°49′21″, and a chord which bears North 23°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, JOTNT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title

insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

Tatanisha Walker

DHI Title of Central Texas



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,

LaWanda Grant, SR/WA Senior Right of Way Agent

C: Ashley Fuller <afuller@ljaengineering.com>

La Wanday. Hant

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

Chin Herry

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D.P. HONDON—TEXAS, LTD. A TEXAS LIMITED PARTICUSSING

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UCENSION PROFESSION, ENGINEER
TEXAS LICENSIC NO. 88456

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VICINITY MAP SCALE: 1" = 1/2 MALE KEY MAP NO. 4830 TAN III

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CONTROL W. STOLLDS, P.E.

GOADY PRISTAGE PROCINCT 2, COUNTY COMMISSIONOR VINCONT W. MORNIES, JR. PRECENT 1, COUNTY COMMESSIONER

COUNTY JUDGE

JAMES PATICASON PRECIDED 4, COUNTY COMMISSIONER R. A. (MOD) MEYERS PRECINCT 3, COUNTY COMMESSIONER

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THE PART ACCORDE OF PORT EDG CAUNTY, TOAG.

MRNOSS ary House and SOAL OF DIFFICE, AT PICHARONIQ, TIDAC, THE DAY AND DATE LAST ABOVE WRITTEN.

DALIFA RETAVNO, COLUMP CLERK FORT DENG COLUMP, YEARS

Anada E

A SUBDIVISION OF 37,545 ACRES OF LAND SITUATED IN THE LO. VERMILLION SURVEY, ABSITRACT 339, FORT BEND COUNTY, TEXAS. FINAL PLAT OF TAMARRON SECTION 32

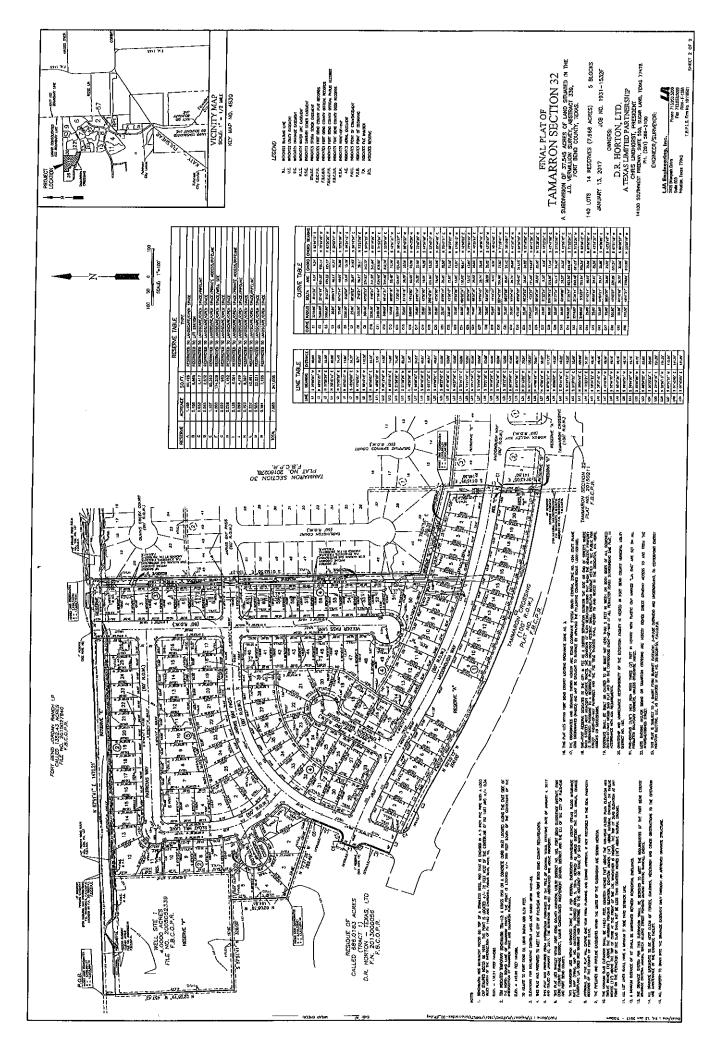
JOB NO. 1931-1532F 140 LOTS 14 RESERVES (7.968 ACRES) OWNERS: JANUARY 13, 2017

D.R. FIONTON, LTD.
A TEXAS LIMITED PARTNERSHIP
GHIST UNIVEST, PESSEGN,
14102 SQUPHEST FREDWY, SUIT, SAG, SLIGHE, LIMB, TROSS
PA. (201) 266-2109 ENGINEER/SURVEYOR:



Phinos 713 (23, 200) For 713 (23, 200) FRN - F. 1335 T.B.P.L.S. Firm No. 10110301

SHEET 1 OF 2



CITY OF FULSHEAR

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Trace	Section 2 - Street Dedication / Fina	ul Plat
City Engineer Review		
Reviewed See Attached Letter		~
BY:	DATE: 1-31-17	
City Secretary		
Processed Returned for additional data		
BY: X- Xgrf	DATE: 1-17-2017	
Planning Commission Review		
Approved Returned for additional data		
BY:	DATE:	
City Council Review		
Approved Returned for additional data		
RV·	DATE	



PO Box 279 / 30603 FM 1093 Fulshear, Texas 77441

Phone: 281-346-1796 ~ Fax: 281-346-2556 www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: <u>01-10-2017</u>	Date Received by the City of Fulshear: 01-16-201	7
Subdivision: <u>TAMARRON TRA</u>	CE 2 STD Development: TAMARRON	NAME OF THE PROPERTY OF THE PR
SUBMITTAL OF PLAT: (Check Appropr	riate Selection)	
Preliminary	× 5:11	
Replat	X Final	Short Form Final
Amending Plat	. Vacation Plat	Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Sel	lection)	
Single-Family Residential	. Zero Lot Line/ Patio Home	Multi-Family Residential
. Planned Development	Commercial	Industrial
Plat Location: _ City	ETJ (Extraterritorial Jurisdiction)	• ,,
Legal Description: 2.017 ACRES IN THE	MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COU	NTY, TEXAS
Variance: Yes (Attach a Copy	of Approval Letter) . 🗸 No	
Total Acreage: 2.017		
Number of Streets: 2	The state of the s	
Number of Lots: 0		Platting Fees
Number and Types of Reserves: 0		riacting rees
Total Acres in Reserve: 0		0.00 plus 3.50 per lot, plus \$12.50
Owner: D.R. HORTON TEXAS, LTD.	Final Plat - \$500.00 pl	us \$5.00 per lot plus \$25.00 per acre
Address: 14100 SW FREEWAY, SUITE 500		
City/State: SUGAR LAND, TEXAS 77478		5.00 per lot plus \$25.00 per acre
Telephone: 281-566-2100	Amending or Minor	Plat - \$200.00
Email Address:	Plat Vacation - \$500	0.00
Engineer/Planner: LJA ENGINEERING, IN	NC. 2 nd Review of plats -	\$100.00 (each additional review)
Contact Person: GEOFF FREEMAN	TOTAL PLATTING FE	E \$550.43
Telephone: 713-358-8830	Park Fees (due at Fi	nal Plat Application)
Fax Number:		
Email Address: gfreeman@ljaengineering.com		
This is to certify that the information on	this form is complete two and a series and a	
application. Lunderstand that if all noce	this form is complete, true and correct and the unders	signed is authorized to make this
City of Fulshear will not complete the re	essary information, required documents, and plat fees a eview needed in order to submit to the P&Z board.	re required at time of submittal or
MAZ	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° 22' 38" and a chord which bears South 01° 47' 27" West, 160.20 feet to the POINT OF BEGINNING of the herein described tract;

Thence, North 86° 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° 33′ 55″ and a chord which bears South 01° 40′ 49″ East, 13.22 feet to a point for corner;

Thence, South 01° 57' 47" East, 669.11 feet to a point for comer, the beginning of a curve;

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

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

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

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

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

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

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

Thence, North 01° 57' 47" West, 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, JOTNT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

Tatanisha Walker

DHI Title of Central Texas

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CHARD M. STOLLDS, P.C. ORT DEND COUNTY ENGINEER

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JUINA RICHARD, COUNTY CLERK THE BEND COUNTY, TEXAS

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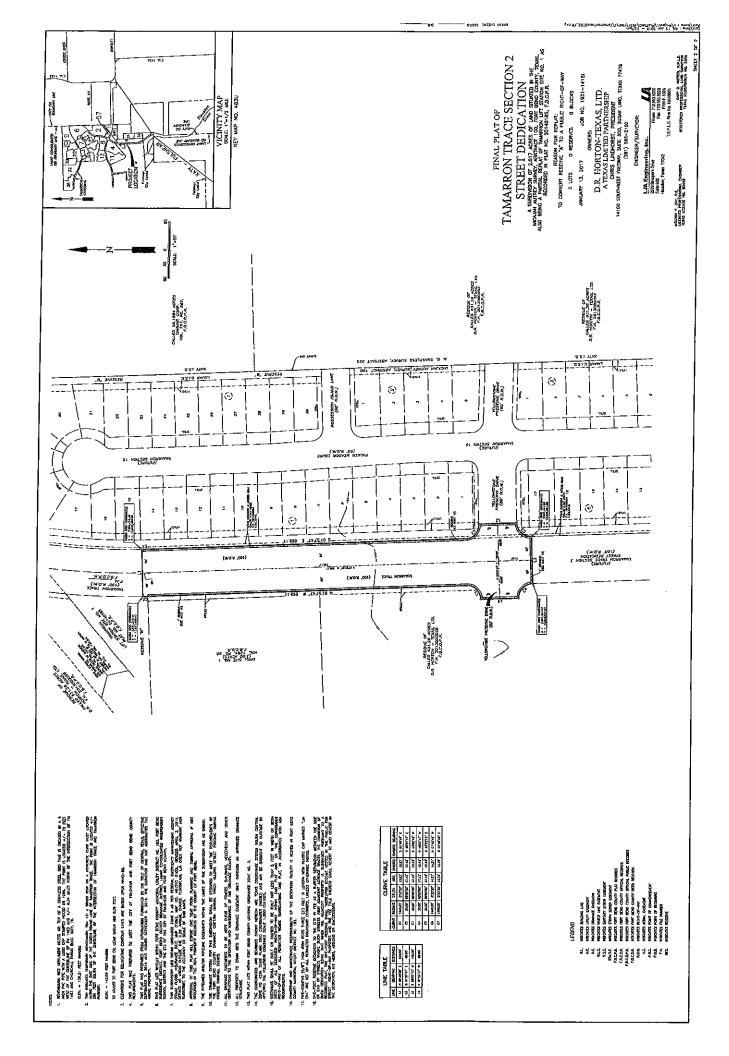
REASON FOR REPLAT: TO CONVERT RESERVE "A" TO A PUBLIC RICHTI-OF-WAY JOB NO. 1931-14161 O RESERVES O BLOCKS JANUARY 13, 2017 o LOTS

D.R. HORTON-TEXAS, L.TD.
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Photo 713.93.530 For 713.93.530 For F-1395 T.B.P.L.S. For No. 1010501 ENGINEER/SURVEYOR: 1.1A Engineering, Inc. 203 Brigat Dire Serie BO Hooden, Iran 770/2

MICHAEL PROFESSION, DIGNERS IDAS UCINEE NO. EXAM

CART D. MUTTER, R.P.L.S. REGISTERED PROFESSIONE, LAND SARAFOR TEMS REGISTRATION MG. 5639



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 P	'lat
<u>City Engineer Review</u>	•	
Reviewed See Attached Letter		
BY:	DATE:1-31-17	
City Secretary		
Processed Returned for additional data		
BY: X- Xorf	DATE: 1-17-2017	
Planning Commission Review		
Approved Returned for additional data		
	DATE:	
City Council Review		
Approved Returned for additional data		
3Y:	DATE:	



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

Subdivision/Development Platting Application

Date: 01-12-2017	Date Received by the City of Fulshear: 01-16-2017	7
Subdivision: TAMARRON TRA	ACE 3 STD Development: TAMARRON	
SUBMITTAL OF PLAT: (Check Approp	priate Selection)	
Preliminary Replat Amending Plat	Final Vacation Plat	Short Form Final _ Admin. (Minor) Plat
	January V	
TYPE OF PLAT: (Check Appropriate Se	election)	
Single-Family Residential	. Zero Lot Line/ Patio Home	Multi-Family Residential
. Planned Development	Commercial	. Industrial
Plat Location: _ City	ETJ (Extraterritorial Jurisdiction)	. "muustiidi
_ ,		
Legal Description: 5.254 ACRES IN THE	MICAJAH AUTREY SURVEY, A-100 & THE A.G. SHARPLESS SURVE	Y, A-332, FORT BEND COUNTY, TEXAS
Variance: Yes (Attach a Cop	v of Approval Letter)	
	y of Approval Letter) _ ✓ No	
Total Acreage: 5.254		
Number of Streets: 1		
Number of Lots: 0	F	Platting Fees
Number and Types of Reserves: 0		· · ·
Total Acres in Reserve: 0	Preliminary Plat - \$500 per acre	0.00 plus 3.50 per lot, plus \$12.50
Owner:D.R. HORTON TEXAS, LTD.	Final Plat - \$500 00 pla	us \$5.00 per lot plus \$25.00 per acre
Address: 14100 SW FREEWAY, SUITE 500)	
City/State: SUGAR LAND, TEXAS 77478		5.00 per lot plus \$25.00 per acre
Telephone: 281-566-2100	Amending or Minor	Plat - \$200.00
Email Address:	Plat Vacation - \$500	.00
Engineer/Planner: LJA ENGINEERING, I	NC. 2 nd Review of plats -	\$100.00 (each additional review)
Contact Person: GEOFF FREEMAN	TOTAL PLATTING FEI	
Telephone: 713-358-8830		nal Plat Application)
Fax Number:	Tark rees (uue at rii	iai Fiat Application)
Emall Address: gfreeman@ljaengineering.com	The state of the s	
	126	
This is to certify that the information o	n this form is complete, true and correct and the unders	igned is authorized to make this
application. I understand that if all nec	essary information, required documents, and plat fees a	re required at time of submittal or t
City of Fulshear will not complete the r	eview needed in order to submit to the P&Z board.	or squared at time or submitted of t
1147	0 " 1 5	
MINA	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.

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° 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°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°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°01'56" East, 319.35 feet to a point for corner;

Thence, South 01°43' 05" East, 148.38 feet to a point for corner;

Thence, South 07°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° 14′ 32″, and a chord which bears South 82° 59′ 12″ East, 9.34 feet to a point for corner;

Thence, South 01°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° 42′ 16″, and a chord which bears North 72° 16′ 19″ West, 925.14 feet to a point for corner;

Thence, North 60°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° 10' 37", and a chord which bears North 63° 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°04'17", and a chord which bears North 22°03'41" West, 41.71 feet to a point for corner;

Thence, North 68° 01' 32" West, 80.00 feet to a point for corner:

Thence, North 21°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° 43′ 14″, and a chord which bears North 23° 53′ 09″ West, 35.88 feet to a point for corner;

Thence, North 20° 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° 20' 07", and a chord which bears South 69° 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°36'53", and a chord which bears North 66°16'54" East, 34.93 feet to a point for corner;

Thence, North 21°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°49'21", and a chord which bears North 23°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, JOTNT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title

insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

Tatanisha Walker

DHI Title of Central Texas

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WOOMID W. STOLLES, P.E. THE BEND COUNTY ENGINEER

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COUNTY AGGE

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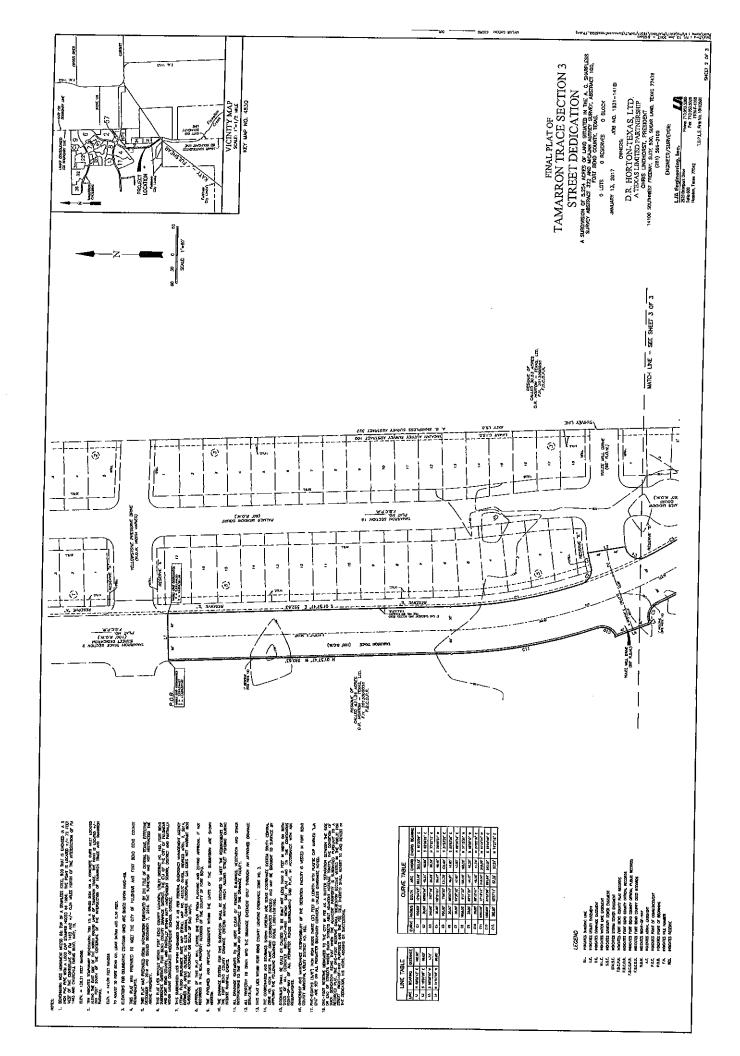
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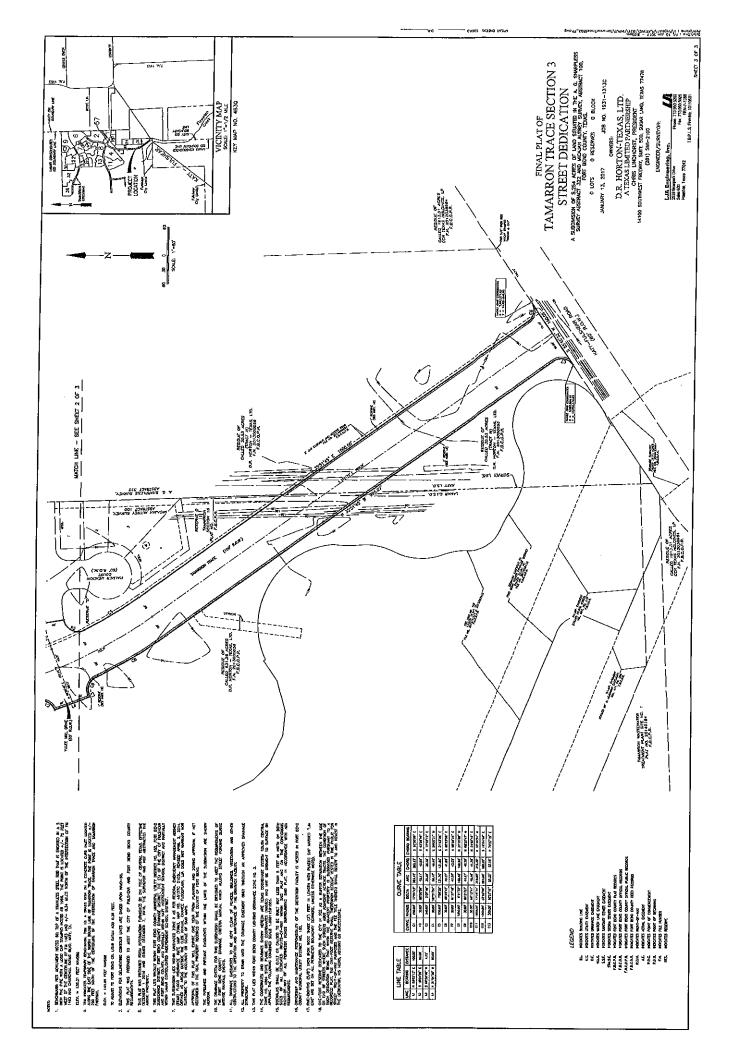
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D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
GHES UNDHOSEST, PRESIDENT
14100 SOUTHWEST PRESIDENT
(281) 366-2100 OWNERS:

LJA Engineering, Inc.
2028 Enguir Dree
Sale 800 Fax 715425 House, Tears 77047 F8P.LS ENGINEER/SURVEYOR:

SHEET 1 OF 3





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 Tamacron Coles Cany City Engineer Review	yon and Rileys Ridge-Street	Dedication/Final
City Engineer Review		Plat
Reviewed See Attached Letter		
BY:	DATE:1-31-17	- -
City Secretary		
Processed Returned for additional data		
BY: K- Konf	DATE: 1-17-2017	_
Planning Commission Review		
Approved Returned for additional data		
BY:	DATE:	-
City Council Review		
Approved Returned for additional data		
3Y:	DATE:	



PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441 Phone: 281-346-1796 ~ Fax: 281-346-2556

Phone: 281-346-1796 ~ Fax: 281-346-2! www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: <u>01-13-2017</u>	Date Received by the City of Fulshear: 01-16-2017	7
Subdivision: Coles Canyon & Riley	s Ridge Development: TAMARRON	
SUBMITTAL OF PLAT: (Check Appropriate S		
Preliminary Replat Amending Plat	∑ Final Vacation Plat	Short Form Final _ Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selectio	on)	
Single-Family Residential	. Zero Lot Line/ Patio Home	Multi-Family Residential
. Planned Development	Commercial	Industrial
Plat Location: _ City	ETJ (Extraterritorial Jurisdiction)	1 × 1000 200003
	AH AUTREY SURVEY, A-100 & THE J.D. VERMILLION SURVE	Y, A-339, FORT BEND COUNTY, TEXAS
Variance: Yes (Attach a Copy of A	pproval Letter) . 🗸 No	
Total Acreage: 3.323		
Number of Streets: 4		
Number of Lots:		Platting Fees
Number and Types of Reserves: 0	Parliation Division Association	
Total Acres in Reserve: 0	per acre	0.00 plus 3.50 per lot, plus \$12.50
Owner: D.R. HORTON TEXAS, LTD.	Final Plat - \$500 00 plu	us \$5.00 per lot plus \$25.00 per acre
Address: 14100 SW FREEWAY, SUITE 500	l l	5.00 per lot plus \$25.00 per acre
City/State: SUGAR LAND, TEXAS 77478	Nopiae - \$300.00 pius :	
Telephone:281-566-2100	Amending or Minor	811
Email Address:	Plat Vacation - \$500	
Engineer/Planner: _LJA ENGINEERING, INC.	2 nd Review of plats -	\$100.00 (each additional review)
Contact Person: GEOFF FREEMAN	TOTAL PLATTING FEI	E \$583.08
	· · · · · · · · · · · · · · · · · · ·	nal Plat Application)
Fax Number:	1 3 1 3 1 3 1 3 1 3 1 3 1 3 1 3 1 3 1 3	ar rat Application)
Email Address: gfreeman@ljaengineering.com		
annication to destroy that the information on this	form is complete, true and correct and the unders	igned is authorized to make this
City of Euleboar will not complete the analysis	information, required documents, and plat fees a	re required at time of submittal or the
ruisilear will not complete the review	needed in order to submit to the P&Z board.	
MAZ	Geoffrey A. Freeman / Platting Manager	01-13-2017
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE
		W/116

January 31, 2017

Engineering Review

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

For Information only:

- 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.

agardele

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

CITY PLANNING LETTER

December 7, 2016

City Planning Commission

To Whom It May Concern:

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

Record Owner:

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

Recording Instrument:

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

Legal Description:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Deed Restrictions:

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

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

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

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

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

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

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

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

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

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

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

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

3. Lien Holders: None of record.

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

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Sincerely,

Watanisha Walker

DHI Title of Central Texas

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LAUR REPURG, EBLATY CLERK FORT BEND COUNTY, TEXAS

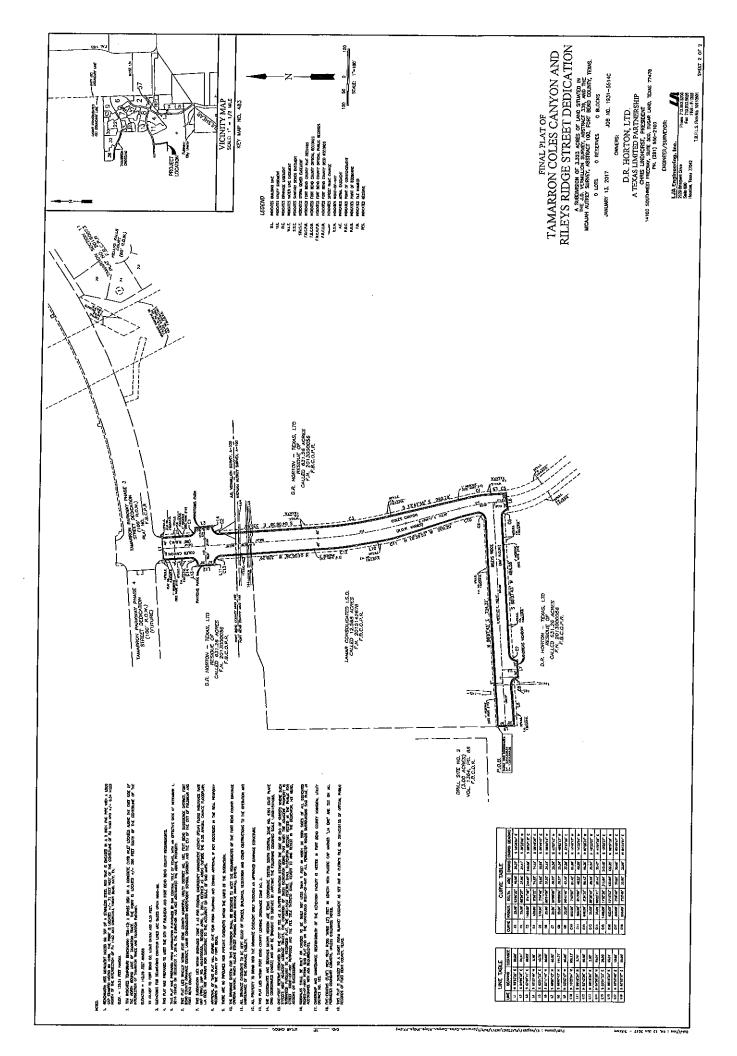
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A SUBDIVISION OF 3.223 ACRES OF UNIO STRAIRD IN THE CAR PUBLILLAY SUBSECT, ASSTRAIN 239, AND THE MICHAEL STRAIRD IN SUBSTRAIN TO, FORT BEND COLUMY, TEXAS O LOTS O GLOCKS JOB NO. 1931~5514C JANUARY 13, 2017

ENGINEER/SURVEYOR: CJA Engineering, Inc. 2823 Stapes Dave Sale 500 Hoube, Yeas 77012

C. Phone 713,831,520 Far 713,933,672 FRN - F13,8 7.8,P.L.S. Firm No. 16110901

SHEET 1 OF 2



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 ReviewedSee Attached Letter	
BY:	DATE: 1-31-17
City Secretary	
Processed Returned for additional data	
BY: X Xopf	DATE: 1-17-2017
Planning Commission Review	
Approved Returned for additional data	
BY:	DATE:
<u>City Council Review</u>	
Approved Returned for additional data	
BY:	DATE:



PO Box 279 / 30603 FM 1093 Fulshear, Texas 77441 e: 281-346-1796 ~ Fax: 281-346-255

Phone: 281-346-1796 ~ Fax: 281-346-2556 www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: <u>01-12-2017</u>	Date Received by the City of Fulshear: 01-16-20	017
Subdivision: TAMARRON SECTION 16	Development: TAMARRON	
SUBMITTAL OF PLAT: (Check Appropriate S	election)	*
Preliminary Replat Amending Plat	X Final Vacation Plat	Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection	n)	
Single-Family Residential Planned Development Plat Location: City	Zero Lot Line/ Patio Home Commercial ETJ (Extraterritorial Jurisdiction)	Multi-Family Residential
Legal Description: 19.081 ACRES IN THE MICAJ	AH AUTREY SURVEY, A-100	
Variance: Yes (Attach a Copy of Ap	proval Letter) X No	
Total Acreage:19.081		
Number of Streets: 4 Number of Lots: 74		Diatting Face
Number and Types of Reserves: 5	Address of the state of the other bands of the othe	Platting Fees
Total Acres in Reserve: 2.414	Preliminary Plat - \$5	500.00 plus 3.50 per lot, plus \$12.50
Owner: D.R. HORTON-TEXAS, LTD. Address: 14100 SOUTHWEST FREEWAY, SUITE S	500	plus \$5.00 per lot plus \$25.00 per acre
City/State: SUGAR LAND, TEXAS 77478	COLONIA DA SE DE CONTRACTO DE CO	s 5.00 per lot plus \$25.00 per acre
Telephone: 281-566-2100	Amending or Mino	or Plat - \$200.00
Email Address:	Plat Vacation - \$50	00.00
Engineer/Planner: _LJA ENGINEERING, INC.	2 nd Review of plats	5 - \$100.00 (each additional review)
Contact Person: GEOFF FREEMAN	TOTAL PLATTING F	EE \$1,347.03
Telephone: 713-358-8830	Park Fees (due at I	Final Plat Application)
Eav Number		That i lat ripplication/
Email Address: gfreeman@ljaengineering.com		
This is to certify that the information on this tapplication. I understand that if all necessary City of Fulshear will not complete the review	form is complete, true and correct and the unde information, required documents, and plat fees needed in order to submit to the P&Z board.	ersigned is authorized to make this are required at time of submittal or t
MAFE	Geoffrey A. Freeman / Platting Manager	01-12-2017
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

January 3, 2017

Engineering Review

Preliminary Plat – Tamarron Section 16 City of Fulshear, Texas

For Information only:

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

Recommendations:

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

eyendete

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

CITY PLANNING LETTER

December 14, 2016

City Planning Commission

To Whom It May Concern:

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

Record Owner:

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

Recording Instrument:

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

Legal Description:

TAMARRON SECTION 16 (Proposed Plat)

DESCRIPTION OF 19.081 ACRES TAMARRON SECTION 16

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Deed Restrictions:

None of record.

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

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

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

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

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

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

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

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

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

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

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

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

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

3. Lien Holders: None of record.

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

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

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

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party, Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOTNT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

Tatanisha Walker
DHI Title of Central Texas



August 11, 2016

City of Fulshear 30603 FM 1093 Fulshear, TX 77441

Re: Preliminary Plat of Tamarron Sec. 16

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated August 12, 2016.

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

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

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

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

If there are any questions, please contact Samantha Richards at 713.207.6362.

Sincerely,

Samantha Richards Right of Way Agent

C: Ashley Fuller<afuller@ljaengineering>

Syricutha Richards

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

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KEY MAP NO. 4830

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DAURA RICHARD, COUNTY CLUDGE FORT BLOND COUNTY, TOXAS

E SCAUM

FINAL PLAT OF TAMARRON SECTION 16

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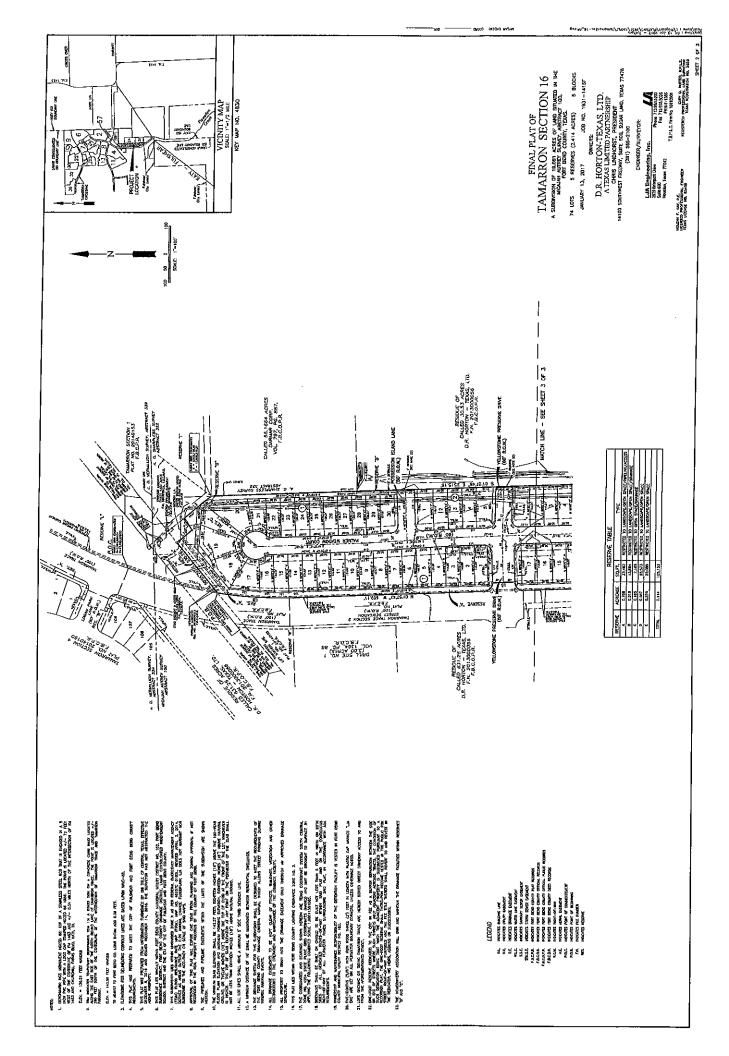
D.R. HORTON-TEXAS, LTD.
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(201) 506-7100 74 LOTS 5 RESERVES (2.414 ACRES) 5 BLOCKS JOB NO. 1931-1416F JANUARY 13, 2017

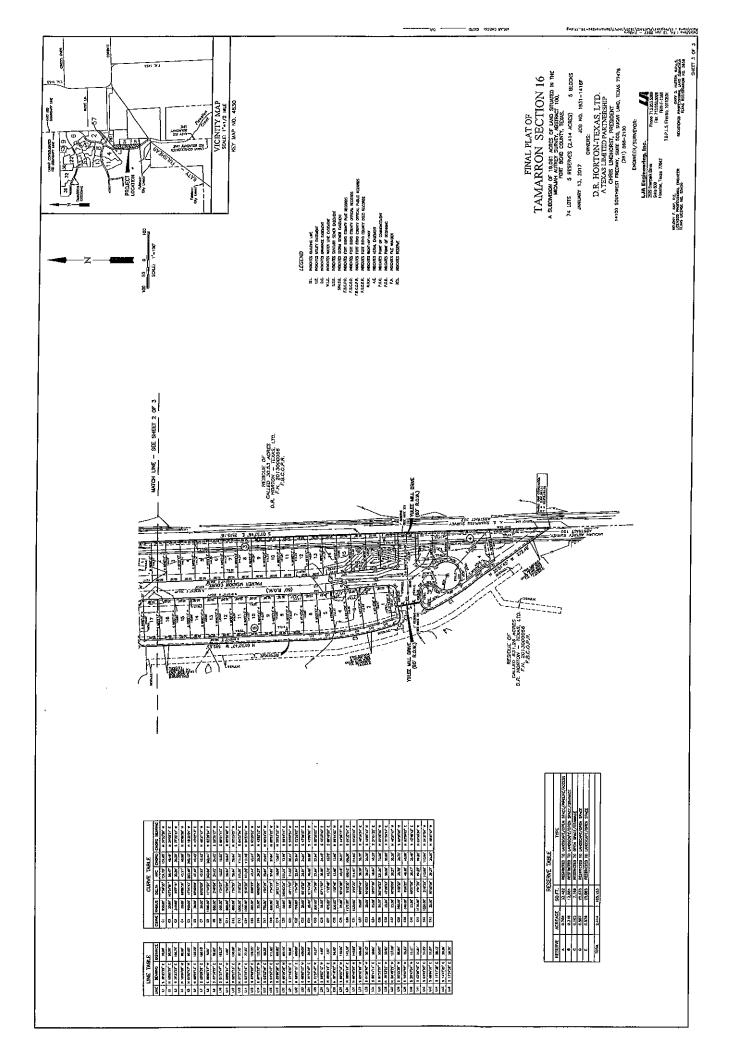
ENGINEER/SURVEYOR L.J.A. Engineering, Inc. 2020 Bimper Dies Saie 600 Houlon, Twee 77042

Phose 7/3 85,500 Fig. 773 85,500 Fig. 773 85,500 FRM-5-1388 T.B.P.L.S. Frim No. 1670561

SHEET 1 OF 3

AMPY D. MUTTON, RALLESS RECEIVED SUPERIOR NO. 3659 MODENT F. CAY, P.E. UKDINSO PROFESSION, ENGARTH TONS DICTORS NO. 18468





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/ Preliminare	Plat
<u>City Engineer Review</u>		1
Reviewed See Attached Letter		
BY:	DATE:1-3	-17
City Secretary		
Processed Returned for additional data		
BY: 76-76pg	DATE:	-2017
Planning Commission Review		
Approved Returned for additional data		
3Y:	DATE:	
City Council Review		
Approved Returned for additional data		
3Y:	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 Received by the City of Fulshear: 01/16/2	017
Subdivision: TAMARRON SECTION 24	Development: TAMARRON	
SUBMITTAL OF PLAT: (Check Appropriate Se	lection)	<u>.</u>
Preliminary Replat Amending Plat	Final Vacation Plat	Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection))	
Single-Family Residential Planned Development Plat Location: City	Zero Lot Line/ Patio Home Commercial ETJ (Extraterritorial Jurisdiction)	Multi-Family Residential Industrial
Legal Description: 11.918 ACRES IN THE A.G. SH	ARPLESS SURVEY, A-322	
Variance: Yes (Attach a Copy of App	proval Letter)XNo	
Total Acreage:11.918 Number of Streets:4		
Number of Lots: 51		Platting Fees
Number and Types of Reserves: 1		· idealing i des
Total Acres in Reserve: 0.175		500.00 plus 3.50 per lot, plus \$12.50
Owner: D.R. HORTON-TEXAS, LTD. Address: 14100 SOUTHWEST FREEWAY, SUITE 5	00	plus \$5.00 per lot plus \$25.00 per acre
City/State: _SUGAR LAND, TEXAS 77478	Replat - \$500.00 plu	us 5.00 per lot plus \$25.00 per acre
Telephone: 281-566-2100	Amending or Min	or Plat - \$200.00
Email Address:		00.00
Engineer/Planner: LJA ENGINEERING, INC.	AND ADDRESS (1) 1 - 4 - 5 (1) 11 14 A - 4 (1) 2 (4) A - 4 (1) 2 (4) A - 4 (1) A - 4 (1	s - \$100.00 (each additional review)
Contact Person: GEOFF FREEMAN	TOTAL PLATTING	FEE \$827.48
Telephone:713-358-8830	Park Fees (due at	Final Plat Application)
Fav Mussia and		· marriat ripplication/
Email Address: gfreeman@ljaengineering.com		
This is to certify that the information on this for application. I understand that if all necessary in a possible of Fulshear will not complete the review r	orm is complete, true and correct and the undenformation, required documents, and plat fee needed in order to submit to the P&Z board.	ersigned is authorized to make this s are required at time of submittal or t
MAR	Geoffrey A. Freeman / Platting Manager	01-09-2016 7
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.

Doyenlede

Geoff Freeman

From:

Geoff Freeman

Sent:

Thursday, January 12, 2017 8:40 AM

To:

'Irow@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

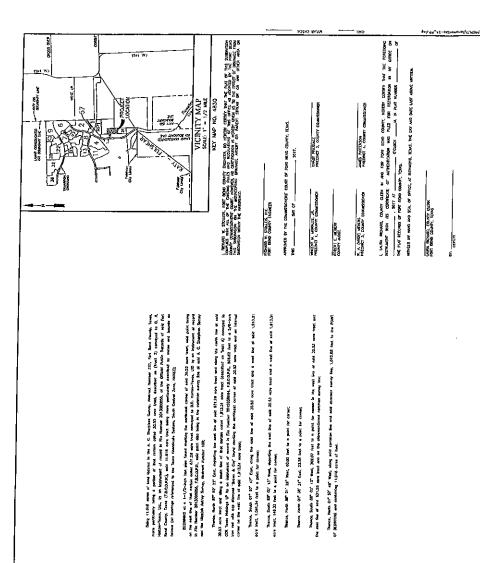
LJA Engineering | We Build Civilization

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P: 713.953.5200 D: 713.358.8830

www.ljaengineering.com

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PRELIMINARY PLAT OF TAMARRON SECTION 24

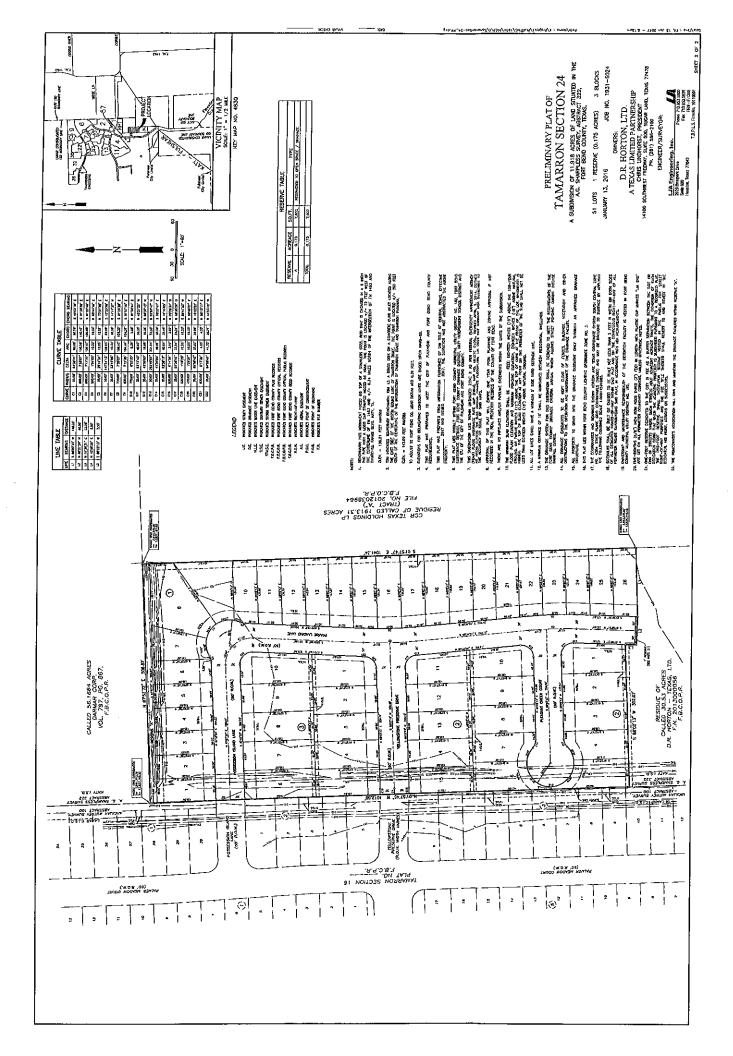
A SUBDIVISION OF 11.918 ACRES OF LAND SITUATED IN THE AG, SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.

51 LOTS 1 RESERVE (0.175 ACRES) 3 8LOCKS
JANUARY 13, 2016 UGB NO. 1931-5024
D.R. HONTRON, LTD.
A TEXA LIMITED PARTYRESHIP
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ENGINEER/SURVEYOR:

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CITY OF FULSHEAR

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Section	n 31/Preliminary Plat	
City Engineer Review ReviewedSee Attached Letter		
BY:	DATE: 1-31-17	
City Secretary Processed Returned for additional data		
BY: ZCZGG Planning Commission Review Approved Returned for additional data	DATE: 1-17-2017	
BY:	DATE:	
City Council Review		
Approved Returned for additional data		
3Y:	DATE:	



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093 Fulshear, Texas 77441 e: 281-346-1796 ~ Fax: 281-346-255

Phone: 281-346-1796 ~ Fax: 281-346-2556 www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: <u>01/12/2017</u> Da	ate Received by the City of Fulshear: 01/16/20	17
Subdivision: TAMARRON SECTION 31	Development: TAMARRON	
SUBMITTAL OF PLAT: (Check Appropriate Selection	ction)	7
Preliminary Replat Amending Plat	Final Vacation Plat	Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection)		
Single-Family Residential Planned Development Plat Location: City	Zero Lot Line/ Patio Home Commercial ETJ (Extraterritorial Jurisdiction)	Multi-Family Residential
Legal Description: 15.341 ACRES IN THE A.G. SHAR	PLESS SURVEY, A-322	
Variance: Yes (Attach a Copy of Appro	oval Letter)XNo	
Total Acreage: 15.341		
Number of Streets: _4		
Number of Lots: 62		Platting Fees
Number and Types of Reserves: 4		
Total Acres in Reserve: 1.027	Preliminary Plat - \$5 per acre	00.00 plus 3.50 per lot, plus \$12.50
Owner: D.R. HORTON-TEXAS, LTD.	Final Plat - \$500.00 p	olus \$5.00 per lot plus \$25.00 per acre
Address: 14100 SOUTHWEST FREEWAY, SUITE 500	· · · · · · · · · · · · · · · · · · ·	s 5.00 per lot plus \$25.00 per acre
City/State: SUGAR LAND, TEXAS 77478		
Telephone:	Amending or Mino	A CONTRACTOR OF THE CONTRACTOR
Email Address:	Plat Vacation - \$50	00.00
Engineer/Planner: _ LJA ENGINEERING, INC.	2 nd Review of plats	- \$100.00 (each additional review)
Contact Person: GEOFF FREEMAN	TOTAL PLATTING F	EE \$908.76
Telephone: 713-358-8830		Final Plat Application)
Fax Number:	raik rees (ude at P	That Plat Application)
Email Address: gfreeman@ljaengineering.com	The state of the s	
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This is to certify that the information on this form	n is complete, true and correct and the unde	reigned is authorized to make this
application. I understand that if all necessary info	ormation, required documents, and plat fees	are required at time of submitted and be
City of Fulshear will not complete the review nee	eded in order to submit to the P&Z hoard	are required at time of submittal or the
,	and the state of t	
MAR	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

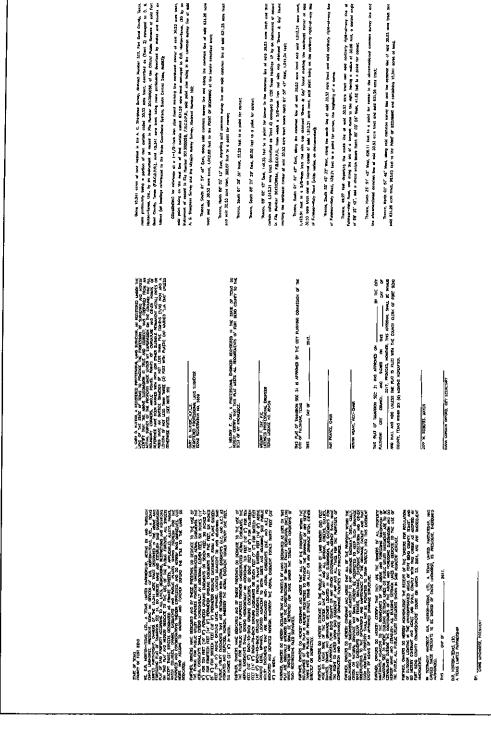
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Katy

P: 713.953.5200 D: 713.358.8830

www.ljaengineering.com

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PRECIPIC 3, COUNTY COUNTSHOUTH SHEEKE IN MORNES, IR. LAUPA RICHARD, COUNTY CLERK PORT BEND COUNTY, TEXAS BOWRD W. STOLLES, P.E. FORE BOYD COUNTY DICINITIRE SOUTH SUDGE TO SCIENT

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TAMARRON SECTION 31 PRELIMINARY PLAT OF

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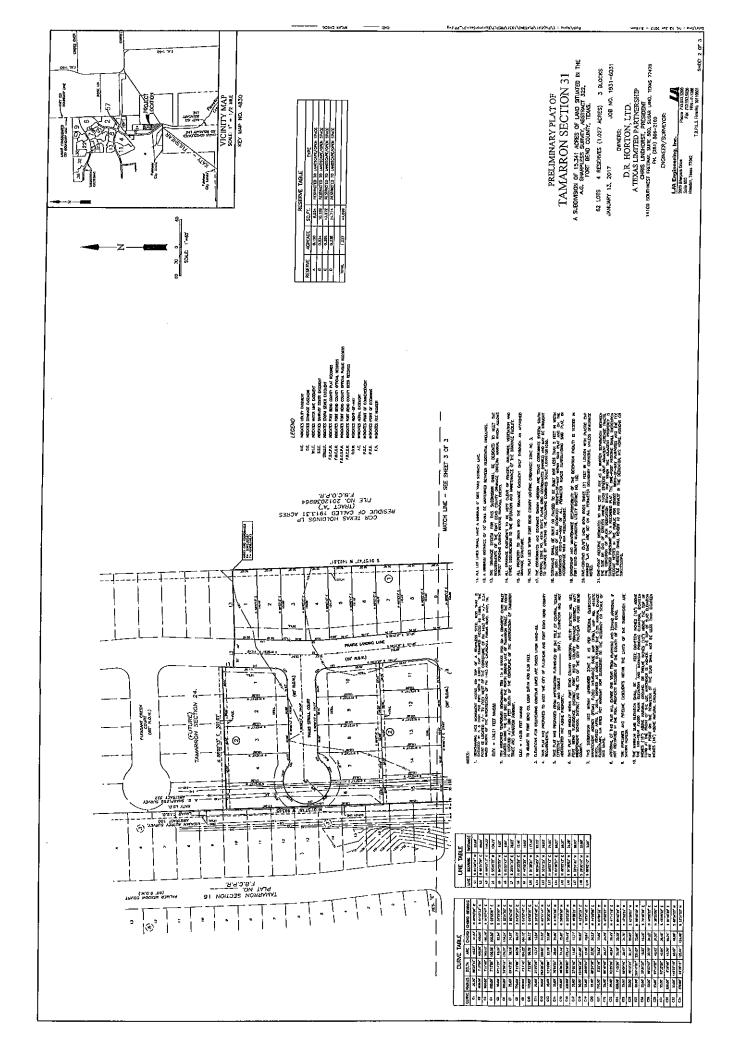
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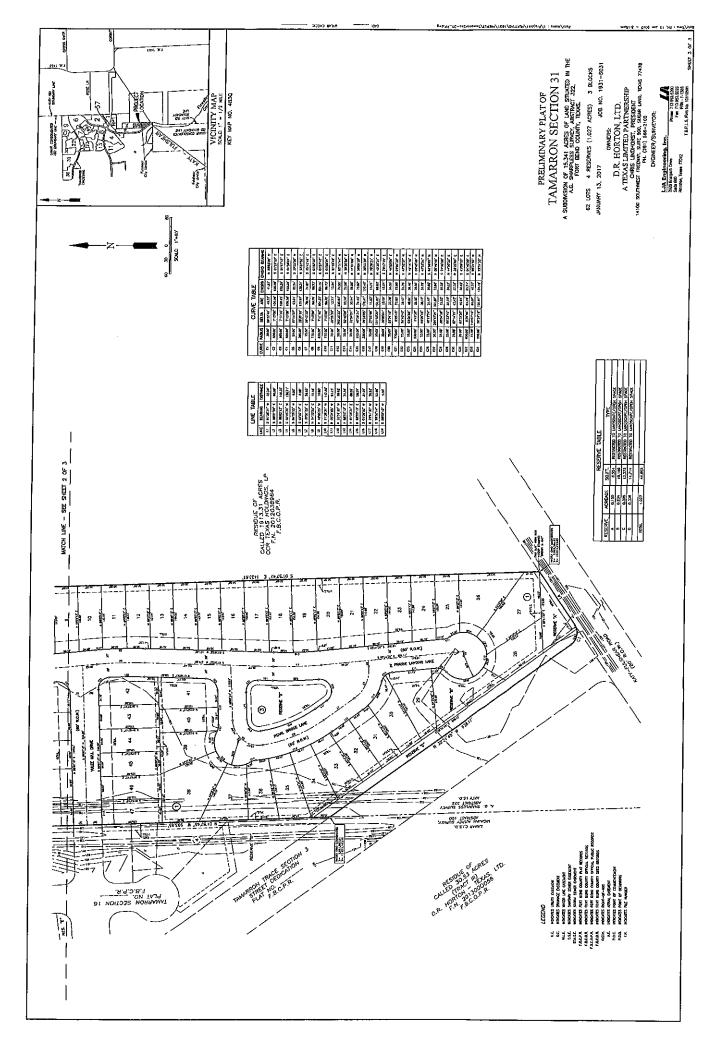
A SUBDIVISION OF 15,341 ACRES OF LAND SITUATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS, JOB NO. 1931-6031 62 LOTS 4 RESERVES (1.027 AGRES) 3 BLOCKS JANUARY 13, 2017

D.R. HORTON, LTD.
A TEXAS LIMITED PARTNERSHIP
CHIRL UMHORGS, PRESEDENT
14100 SOUTHEST FREMS, SUIT SON, SLUHN, 17048 71478
14100 SOUTHEST FREMS, SUIT SON, SLUHN, 17048 71478 OWNERS

ENGINEER/SURVEYOR: LJA Engineering, Inc. 2008 Burpat Dave Sule 620 Housen, Taxa 77042

Fig. 17354,620 Fig. 77356,526 Fig. F.130 T.B.P.LS. Fim No. 1011001





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 C	ireek Rand	ch - Partial	Replat 1	Jo. 1 / Preli	minary
City Engineer Review ReviewedSee Attached Letter					Pla
BY:	DATE:	1-31-17			
City Secretary ProcessedReturned for additional data					
BY: Z-Xop BY:ApprovedReturned for additional data					
BY:					
<u>City Council Review</u> ApprovedReturned for additional data					
2V·	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 PA	ARTIAL REPLAT NO 1 Development: CROSS CREEK RAN	CH
SUBMITTAL OF PLAT: (Check Appropriate	e Selection)	
✓ Preliminary Replat Amending Plat	Final Vacation Plat	Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Select	ion)	
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 loc	ated in the J.W. Scott Survey, Abs	tract No. 321
Variance: Yes (Attach a Copy of	Approval Letter)No	
Total Acreage:13.80		
Number of Streets: 0		
Number of Later O		Platting Fees
Number and Types of Reserves: 2		
Total Acres in Reserve: 13.80	Preliminary Plat -	\$500.00 plus 3.50 per lot, plus \$12.50
Owner: HEB GROCERY COMPANY, LE	5	0 plus \$5.00 per lot plus \$25.00 per acre
Address: 646 SOUTH FLORES STREET		No. 100 to 180 t
City/State: SAN ANTONIO, TX 78204		olus 5.00 per lot plus \$25.00 per acre
Telephone: 210-938-8357	Amending or Mi	nor Plat - \$200.00
mail Address: tdevillier@bgeinc.com	Plat Vacation - \$	500.00
Engineer/Planner: BGE INC.		ats - \$100.00 (each additional review)
Contact Person: TREY DEVILLIER	TOTAL PLATTING	FEE \$672.50
elephone: 713-488-8204	Park Fees (due a	t Final Plat Application)
ax Number: 281-558-9701		
mail Address: _tdevillier@bgeinc.com	-	
pplication. I understand that if all necessa	is form is complete, true and correct and the und ary information, required documents, and plat fe ew needed in order to submit to the P&Z board.	dersigned is authorized to make this es are required at time of submittal or t
Trus Puttle	TREY DEVILLIER	1/20/2017
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

January 31, 2017

Engineering Review

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

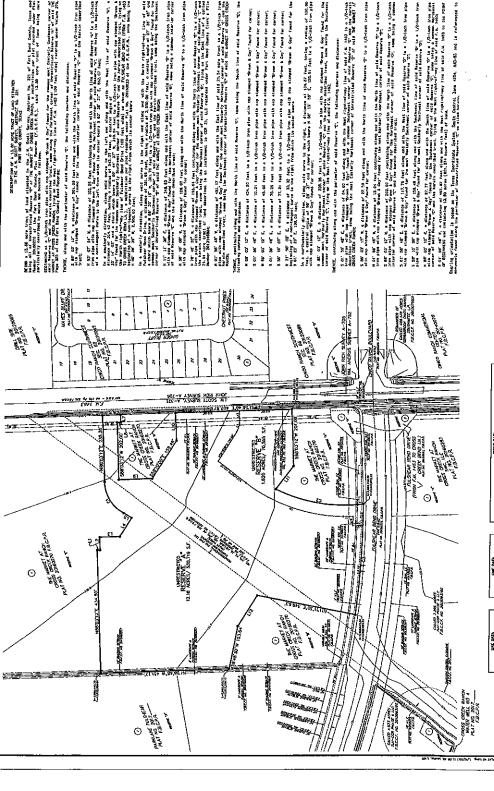
For Information only:

- 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 Reserce "C" was further subdivided, the Traffic Impact Analysis needs to be updated for the Final Plat submittal.



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The amount of streams, when any one to the stream of the s 5 88 62 32° N. e discase of 25.08 feet shop out with the Next III of held Reserve "A" to e 1/2-inft Irm Sips skills map alsopse "from A Gy" comp for the common laterial corner of said Reserve "S" to e 1/2-inft Irm Sips Treet, i Ny IV-dia ny amin'ny tanàna mandritry ny taona mandritry ny taona mandritry ny taona mandritry ny taona mandri Ny INDEE dia mampiasa ny kaominina mandritry ny taona mandritry ny taona mpikambana ny kaominina mpikambanka n Ny INDEE dia mpikambanka mpikambanka mpikambanka ny INDEE NY INDEE

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H OF 96' 46' N, a distance of 13.64 dasi continuing along one with the Mych line of sois Baares 19: to a l'Animon From pips with top micapas decemi 4 day found for the mast Nather's over bleast corner of mais Reserve 19: fight CV 12" V, a distance of 202.00 feat continuing story and with the Nopub line of eats Reserve Of to a Uponted The Popularity Continuing them is now in Sep Town Of the Northwest Corner of said Reserve Of some being a commo Literies covered and feature are to not have been described to pure. 5 Gt 56' 40' E. a distance of 117.76 fest along and with the Vest line of sold Messawa "Or is a 1/8-lath from pipe with sep stamped "Bond & Egy famed for the mast Wester's Seethers! corner of sele Reserve "Oy. 5 SF 10' 00' E, a statence of 1504 of fast along and with Des Sambwest Line of seld Reserve OF to a 1/2-inoh tra pips with top atomptor Deam & Ony Found for the sont Souther's Sautheat corner of seld Reserve OF .

VICINITY MAP THE MARKET AT CROSS CREEK RANCH PARTIAL

NT.S. KEY MAP NO. 523 H

- "U.E." Indicates "Utility Economit", "B.L." Indicates "Boliding Line".
 - "mil.C." Indicates Noter time Communit. "W.M.C." Indicates "Noter Maler Communit.
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- 10. "F.B.C.C.F. No." Indicates "Fort Send County Clerk's File
- 11. "F.B.C.P.R." Indicates "Piet Records of Fort Band Caucity". 12. "F.B.C.D.R." Indicates "Deed Records of Fort Band Caucity".
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- 16. The property lies in the Unbahadas Zone "X." (wrest distributed to be marified in 200 year lies placing and climates so the flow hearones. Reta May 10r feet Send County. Tenso and Inscriped a Kvess, May Names, 4813/201021. Revised April 2, 2014. Found 1/2-Inch Iros Pipe (3/4" 0.0.) v/ cap atomped "Brown & Cay" of all piot beundery correct unions atherwise maked.
 - All of the property modelvices in the locapoing piet is within incorporated bounderies of the City of Feinheer, Teach.
- 11. The Proceedings of the Proce

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CROSS CREEK RANCH PARTIAL REPLAT NO THE MARKET AT

A SUBDIVISION OF 13.80 ACRES OF LAND
COUNTED IN HIS
J.W. SOUT SURVEY, ABSTRACT 321
OTY OF FLUSHENET 322
FORT BEND COUNTY, TEXAS
ALSO BENN & PARILL, REFLAIT OF THE
MARKET AT OCCAS CREEK RANCH RECORDED
AT PLAT NO. 2016CS70, FABLC-BR.

REASON FOR HEPLATS TO CREATE 2 UNRESTRICTED RESERVES RESERVES-2 LOTS:0 SCALE: 1"=100"

LAND PLANTER & ASSOCIATE, WG. 23001 GREG RANGE BLIG., 84-250 KATY, TEAN 7748-DATE: JANUARY, HER CHOCKEY COMPANY, LO 646 SOUR: NEMES STREET 944 ANTORG, TX. 78504 (795) 830-8537 TODE A, PEAND



BOCE Inc. 1977 Weinhort, State 400, Howers, TX 77042 Te 204, 526-8700 • www.bejest.com Till P. Regillerian Me. F. 11046 Till S. Lebende Savenjey Pem No. 101085-00 E. BENTON SCIOLALTE

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 15D	Elementary School No. 41 / Prelimin	ary Plat
City Engineer Review	,	
✓Reviewed See Attached Letter		
BY:	DATE: 1-31-17	
City Secretary ProcessedReturned for additional data		
Planning Commission ReviewApproved	DATE: 1-20-2017	
Returned for additional data		
BY:	DATE:	
City Council Review		
Approved Returned for additional data		
3Y:	DATE:	



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. 4	Development: _			***************************************
Name Submitted As	Type of Su	hmittal	Date Approved	
SUBMITTAL OF PLAT: (Check Appropriate Selecti	. , ,	billictal	bate Approved	
Land Plan/Conceptual	X Preliminary		Revised Prelin	ninary
Final	Revised Fina		Short Form Fi	nal
Replat	Vacation Plan	t	Admin. (Mind	r) Plat
Amending Plat	Public Hearin	ng	Street Dedica	tion
TYPE OF PLAT: (Check Appropriate Selection)				
Single-Family Residential	Zero Lot Line	/ Patio Home	Commercial/I	ndustrial
Multi-Family Residential	Planned Deve		Building/Offic	
Plat Location: X City E	TJ (Extraterritorial Juris	NAME OF STREET		
				22
Legal Description : 14.008 Acres out of the A.G.	Sharpless Survey, Abs	stract No 322 City o	f Fulshear, Fort Bend Co	unty, Texas
Variance Request: X :None Requested	:Yes – Attached	:Previous	ly ApprovedA	pproved
Total Acreage: 14.008				
Number of Streets: 0		and a second of	P(C + S + S + T) \ \ \tag{2.5}	
Number of Lots: 0	ORDY LINEAR STREET SHEET		Platting Fees	
Typical Lot Size(ie 80x120):	TORRO ENTRE CONTROL DE TOUR DE LE PROPERTIE DE LA CONTROL	1		
Number and Types of Reserves: 1 Restricted Res	serve		-Per Plat Fee	
Total Acres in Reserve: 14.008			-Per Lot Fee	1
Owner: Katy Independent School District		X\$ 2.00 =	Per Acre Fee	:
Address: 6301 South Stadium Lane	~~~		g areas, commercial and/or indu as not subdivided into lots	strial
City/State: Katy, Texas 77494			- Plan Review	,
Telephone: _281-369-6000			-Per lot or Dv	
Telephone: 201-309-0000	CONCRETE COLUMN CONTRACTOR OF THE SAME	Unit (Final Plats o		
Engineer/Planner: West Belt Surveying, Inc.			500 f. 6	
Contact Person: _ Abrahim Nimroozi	TO STATE OF THE PROPERTY OF TH	TOTAL PLATTING	FEE	
Telephone: 281-902-3179	Charles and Charles and Charles and Angely and State (State (Stat		an and a grant and the first of the first of the second	TOTAL
Fax Number: 281-492-6026		(wrong for	orm printed)	\$ 675.10
Email Address: _abrahimn@westbeltsurveying.co	m	(4 6 15.10
This is to certify that the information on this form		correct and the und	ersigned is authorized to n	nake this
application				100 TO 1070.
	Abrahim Nimro	ozi	1/20/17	
SIGNATURE	TYPED OR PRINTED N	JAME/TITLE	DATE	The same of the sa

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

RE: Katy ISD Elementary School No. 41 Job No. #8528-0055B

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

Page 2

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.

Katy ISD Elementary School No. 41 Page 3

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

harle William

Charles Williams

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.

Texas Registration No. 5189

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

JOEL D. WALKER D

Page 2 of 2

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



June 23, 2016

Tierracon

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. 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



Environmental

Facilities

Geotechnical





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,

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,

2 rankle Touchy

Frankie Touchy

Associate Right of Way AGENT

C: Abrahim Nimroozi Abrahim N@westbeltsurveying.com

PLR17.021



December 29, 2016

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

Ryan Herweck

Director of Pipeline Construction



DRAINAGE DISTRICT

Fort Bend County, Texas

January 19, 2017

Mr. Abrahim 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

Neil f. Hours

Engineer II

Fort Bend County Drainage District

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

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President, Indexects culterfixed, olderland by Courtory Doye, Secusion, Dis 2017.

Caty Independent School District

Appecco Fox, President

Altasti Countriey Dayle, Secretory

COUNTY OF FORT BEND \$ TATE OF YEARS \$

The Committee of the co

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GVEN UNDER MY HAND AND SEAL OF OFFICE, INS.

Votery Public in and for State of Tends, County of Fort Bend

My Commission Equinae

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Jest D. Holler Taxon Registration No. 5180

), Name, o Professional England registered in the State of Times do hardly certify that this plot means of redermants of Fort Band County to the best of my knowledge.

PRELIMINARY, THS DOCLMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"

Name Registered Professional Engineer Transa Registration No.

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This plot of Kely independent School Clarket Dimmetery School No. 41 was opposed by the elty Plenning Commission of the City of Fullshey, Texas this Cary of Cay of Talahey, Texas this Cay of Cay of

Availy Wedn. Co-Chelmon Arry Pearce, Chaliman

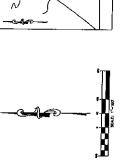
The god of broad suppressed Special Control of the control of the

By D. Cordon Offerd, Oity Secretary By. Tommy Kaylendolt, Mayor

i. Cataro Risonal, Could, Cata in sea for Fort Band County, innerly sersity has the troughing instrument with confidence to substantiation for expensions in my office or County, Forty Milease my hand and ered of office, at Richmand, Temps, The day and date hast above written

County Geris for Forth Band County, Taxas

SHEET 1 OF 2



E-KOODBOOK OF FLAN, WAS NOT SERVICED, COMMUNITY-FAND. IN CHEEDING, MAP TO TO DIET, AFRIL 2, 2114, THE STARCH PROSONY LES WHIN HE KEN DESOANTED AS ONE ?" UNSINGED, OFTENHAND TO BE OFFISE THE CASE ANNUAL CHARLE FOOD. THE CONCUMENTS AND BEDGINGS, SHOWN HEREON ARE TICKINS SOUTH CONTINUE, TOBE NO. 4504 THE PLANE GENE CONCUMENTS SHOWED, AND MAY BE BROICHT TO SUIFSIVE BY APPLYING THE TOLINHON CONTINUES OF SHELL CHARGES AND THE TOLINHON TO SUIFSIVE BY APPLYING THE THIS STATEMENT IS BASED ON SOUMED THE LOCATION OF THE SUBJECT TRACT ON THE ABOVE PETERSONED THE SHEET STATEMENT OF THE DEFINITION FOR INSURANCE RATES ONLY AND IS NOT HERRED TO LEVELTY SPECIES FLORING CHARLINGS. 3. ALL UTUTES SKOWN HERCON ATE LOCATED USING "APPARENT & WSBLC" ENDERGE BY ON-STE. OBSERVATION UNLESS OTHERWISE NOTED. PROVID JANKOLIS MAK NOT BEIN NOTJULDI AT INE THE O'R STAREN. A LAL IRRANGE LEGIORITY TO BE MOTFILLIAN OF FOLKES, BULDINGS, RETEINDA HAS ONES PROJETT BY THE LARRESTEEN LINTE. 4. THE SUBJECT TRACT IS AFFECTED BY THE CITY ORDINANCES AND ZOWING RECOLLATIONS OF THE CITY OF PUBLISHEAR FOR ZOWE R-2. A. THERE ARE NO KNOWN PIPEUMES OR PIPEUME EASEMENTS WITHIN THE LIADES OF THE PLAT TOWGRAFY. 6, WITH RESPECT TO INSTITUTENTS OF RECORD WITHIN THIS PLAT, SAINEYON RELED ON OTH PLANING LETTER ESSUED BY TEXAS MESTRACT SERVICES DATED DECEMBER 14, 2016. δ_{r-1} indicates an underspond sembly that with unknown drection, size on location or a possible, size-out,

ELEMENTARY SCHOOL SCHOOL DISTRICT INDEPENDENT No. 41 KATY

A SUBDIVISION OF 14-00B AGRES DUT OF THE A. G. SHARPLESS SURVEY, ABSTRAT NO. 322 GITY OF FULSHESS FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE

JANUARY 2017



SURVEYING, INC.

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