CITY OF Incorporated 1977
FULSHEAR
281-346-1796 (ph) 281-346-2556 (fax)
30603 FM 1093
P.O. Box 279
Fulshear, Texas 77441

PLANNING AND ZONING COMMISSION MINUTES
APRIL 7, 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 8:30 a.m. on Friday, April 7, 2017 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas.

2. Quorum

A quorum was present.

Members Present:
Amy Pearce-Chairman
Austin Weant-Co-Chair
Dar Hakimzadeh
Bijay Aryal-(arrived at 8:40 a.m.)
Jason Cherubini

Members Absent:
Harold Collins
Dawn McRea

City Staff:
D. (Diana) Gordon Offord, City Secretary
Kimberly Kopecky, Deputy City Secretary
Michelle Killebrew, Chief Building Official
Sharon Valiante, Public Works Director
David Leyendecker, City Engineer
Brant Gary, Exec. Director of Planning & Dev.

Others Present:
Belen Valdovinos
Trey Devillier
And 1 other that did not sign in

3. Citizen's Comments

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 10 speakers and each speaker is limited to three minutes. Comments or discussion by planning and zoning members will only be made at the time the subject is scheduled for consideration.

No Citizen Comments

4. PUBLIC HEARING- SPECIAL USE REQUEST

In compliance with the City of Fulshear Zoning Ordinance 2010-1028, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on April 7, 2017 at 8:30 a.m., the second hearing will be held by the City Council on April 18, 2017 at 7:00 p.m. both hearings will be in the City Council Chambers of the City of Fulshear, located at 30603 FM 1093 at which time and place all interested persons will be given an opportunity to be heard.

The location of the premises in question is located in the Downtown District, Lots 7 & 10 Block 12 of the Town of Fulshear, specifically the address is 8525 FM 359 Road, Suite 100 Fulshear, Texas 77441.

The applicant is seeking a Special Use Permit pursuant to the Zoning Ordinance to permit the use of a structure to be Commercial Use for Restaurant/Bar.

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

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 5:00 p.m. and Fridays from 8:00 a.m. to 3:00 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.

Chairman Pearce called the Public Hearing to order at 8:30 a.m.

Michelle Killebrew briefed members on why this is brought to Planning and Zoning. It is a 2,066 square foot restaurant and drinking facility. There are 6 spaces of parking up front and some in back.
Chairman Pearce asked if they would have 2 signs. Michelle Killebrew stated they would only have 1 sign. They are unsure where they are placing it. They will have to meet the sign ordinance.
The discussion continues regarding parking for several minutes.

Chairman Pearce adjourned the Public Hearing at 8:42 a.m.

5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on March 3, 2017

A motion was made by Planning and Zoning member Hakimzadeh to approve minutes from the Planning and Zoning Commission meeting held on March 3, 2017. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Hakimzadeh, Pearce, and Weant
Nays: None
Absent: Harold Collins
Dawn McRea

Motion Passes

6. Consideration and possible action to approve Commercial Reserves at FM 1463 (Replat)/Final Plat

David Leyendecker states that staff recommends that it not be approved at this time they were unable to get all their information in. A motion was made by Planning and Zoning member Aryal to reject approval on Commercial Reserves at FM 1463. It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Hakimzadeh, Pearce, and Weant
Nays: None
Absent: Harold Collins
Dawn McRea

Motion Passes to Reject Approval

7. Consideration and possible action to approve Special Use Request located at 8525 FM 359, Suite 100 Fulshear, TX 77441 (Owner/Applicant: Louis Lippman, Sharif Al-Amin)

Brant Gary, Executive Director of Planning and Development addressed the Planning and Zoning members. He spoke of "confusion outside of this room regarding kinda the role of P and Z and this process. And just to clarify, the ordinance looks to P and Z to provide a recommendation to City Council. So, P and Z isn't necessarily approving or not approving. You can provide a positive recommendation or a negative recommendation. You can also recommend along with that certain changes or additional requirements that council should consider when making their decision." "I did want to make that statement just to formalize that and really maybe clear up some misconceptions that might of taken place regarding P and Z's role in this process."
There was a brief discussion regarding parking. Several members would like for the owner to seek approval from other local businesses (such as ACE Hardware) to use their parking.
A motion was made by Planning and Zoning member Weant to approve the Special Use Request located at 8525 FM 359, Suite 100, subject to staff's full recommendations. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Hakimzadeh, Pearce, and Weant
Nays: None
Absent: Harold Collins
Dawn McRea

Motion Passes

8. Adjournment

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

Ayes: Planning and Zoning members Aryal, Cherubini, Hakimzadeh, Pearce, and Weant
Nays: None
Absent: Harold Collins
Dawn McRea

The meeting adjourned at 8:55 a.m.

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

AGENDA OF:	May 5, 2017	**AGENDA ITEM:**	
DATE SUBMITTED:	May 2, 2017	**DEPARTMENT:**	Administration
PREPARED BY:	Sharon Valiante, Public Works Director, Michelle Killebrew Building Official, Brant Gary, Executive Director of Planning and Development	**PRESENTER:**	David Leyendecker, City Engineer
SUBJECT:	**Plat Summaries for Planning and Zoning Commission**		
ATTACHMENTS:	**City Engineer's Engineering Review: Preliminary Plat Bonterra at Cross Creek Ranch Section 2**		

EXECUTIVE SUMMARY

The Planning and Zoning Commission has for its consideration a Preliminary Plat for Bonterra at Cross Creek Ranch Section 2. The plat, as submitted, generally meets the requirements set forth in the City's Subdivision Ordinance No. 04-913, which is in alignment with Chapter 21, Texas Local Government Code. There were two minor items as referenced in the City Engineer's report that the applicant has since corrected and resubmitted for packet inclusion.

RECOMMENDATION

After staff review of this request, we recommend the Planning and Zoning Commission provide a positive recommendation for plat approval as submitted.

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: 04-13-2017 Date Received by the City of Fulshear: _____

Subdivision: Bonterra at Cross Creek Ranch Sec 2 Development: Cross Creek Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: ____ City ____ ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 13.02 Acres out of the A.G. SHARPLESS SURVEY, A-322

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

Total Acreage: 13.02
Number of Streets: 4
Number of Lots: 57
Number and Types of Reserves: 3 - Landscape/o.s.
Total Acres in Reserve: 0.25

Owner: CCR Texas Holdings LP
Address: 6450 Cross Creek Bend Lane
City/State: Fulshear, Texas 77441
Telephone: 281-341-8320
Email Address: robb@johnsondev.com

Engineer/Planner: BGE|Kerry Gilbert & Assoc.
Contact Person: Kathryn Edwards
Telephone: 281-579-0340
Fax Number: _____
Email Address: kedwards@krga.com

Platting Fees

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

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

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

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

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

TOTAL PLATTING FEE $862.25

Park Fees (due at Final Plat Application) n/a

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

Kathryn Edwards	Kathryn Edwards/ Planner	April 13, 2017
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

May 2, 2017

Engineering Review

Preliminary Plat
Bonterra at Cross Creek Ranch Section 2
City of Fulshear, Texas

For Information only:

1. This plat will create 57 lots in three (3) Blocks with three (3) Reserves that covers a total area of 13.02 acres.

2. The typical lot for this section are 45-foot by 130-foot with a 20-foot Front Building Line.

3. Access to this Section is provided by an extension of Winding Terrace Lane

4. The streets in this section are shown to be private along with the storm sewer system.

5. This section was previously submitted with 50-foot wide lots in 2016.

Recommendations:

I recommend approval of this Preliminary Plat of Bonterra at Cross Creek Ranch Section 2 with the following additions/changes:

A) Contour lines are required on the face of the plat.

B) The Metes and Bounds description on the plat describes the tract as being in the M. Autrey Survey, Abstract 100, while the Title Block says it is located in the A. G. Sharpless Survey, Abstract 322.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

CenterPoint Energy
Houston

April 11, 2017

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of 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 April 14, 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 LaWanda J. Grant at 713.207.6539

Sincerely,

LaWanda J. Grant

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

C: Kathryn Edwards <kedwards@krga.com>

PLR15.453B

From:	Kathryn Edwards
To:	"dm8736@att.com"
Cc:	landplan@krga.com
Subject:	No Objection Request_Bonterra at CCR Sec 2
Date:	Friday, April 07, 2017 1:33:00 PM
Attachments:	1350_Bonterra at Cross Creek Sec.2_04-06-17.pdf image001.png

Good Afternoon,

Please find the above referenced Bonterra at Cross Creek Ranch Sec 2 preliminary plat for your review.
If it meets your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.
Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

KERRY R. GILBERT & ASSOCIATES

Serving. Leading. Solving.™

If you have any problems reading this email or any attachments, please contact us immediately.

From:	Kathryn Edwards
To:	"Chris_Grey@cable.comcast.com"
Cc:	landplan@krga.com
Subject:	No Objection Request_Bonterra at CCR Sec 2
Date:	Friday, April 07, 2017 1:35:00 PM
Attachments:	image001.png 1350_Bonterra at Cross Creek Sec.2_04-06-17.pdf

Good Afternoon,

Please find the above referenced Bonterra at Cross Creek Ranch Sec 2 preliminary plat for your review.
If it meets your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.
Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

KERRY R. GILBERT & ASSOCIATES

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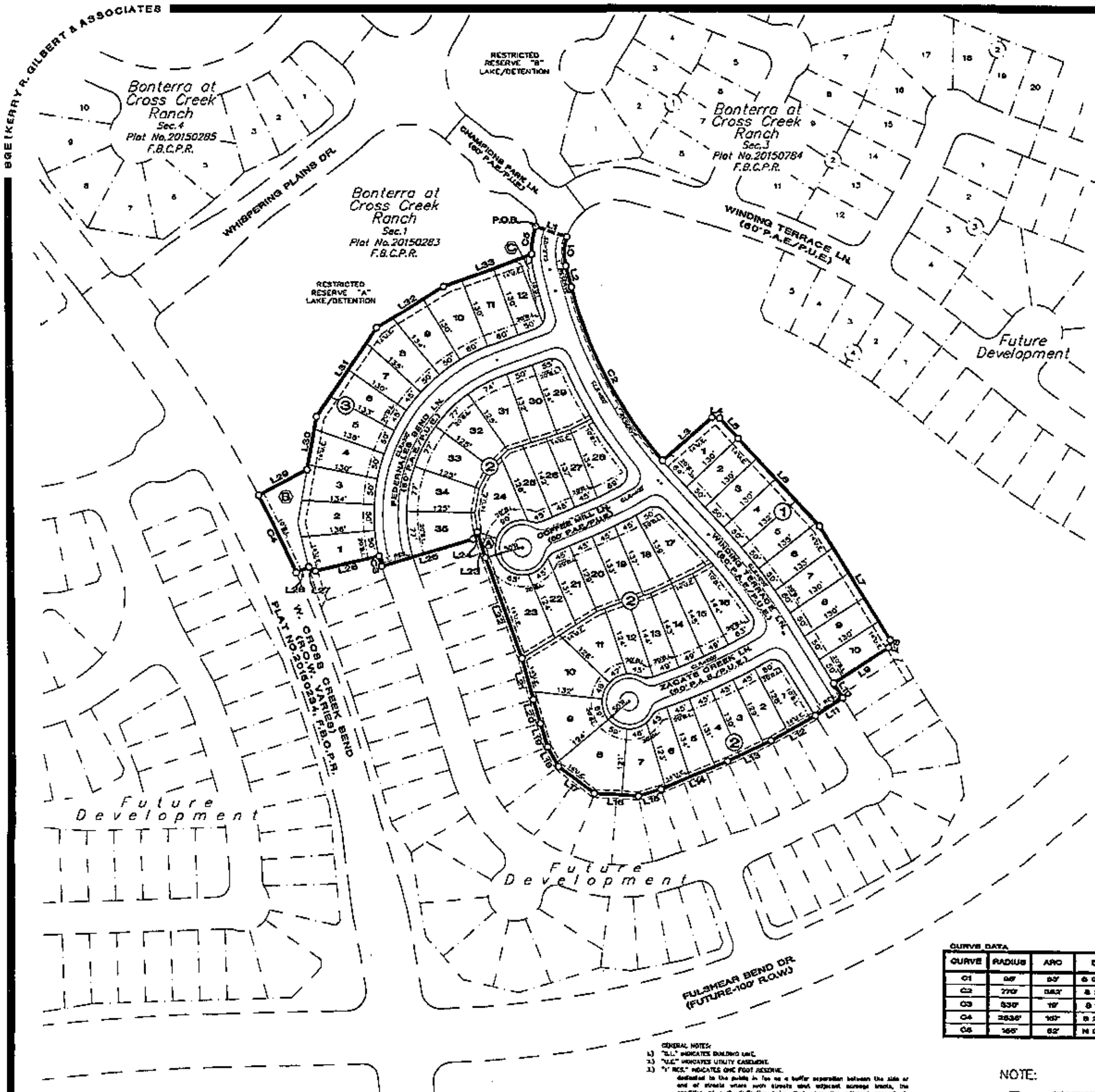
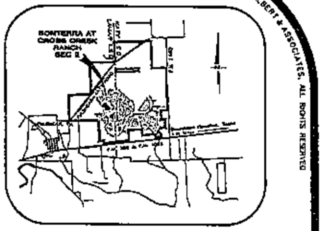




Vicinity Map
N. T. S.

[illegible]

LINE DATA

LINE	DISTANCE	BEARING
L1	60'	N 71°51'06" W
L2	41'	S 14°03'16" E
L3	131'	S 40°00'36" W
L4	14'	N 50°30'50" W
L5	60'	S 43°12'16" E
L6	219'	S 45°06'17" E
L7	243'	N 32°17'47" W
L8	14'	S 12°42'13" W
L9	120'	S 57°42'13" W
L10	52'	N 32°17'47" W
L11	60'	S 57°42'13" W
L12	93'	S 60°55'06" W
L13	69'	S 64°30'16" W
L14	133'	S 67°11'41" W
L15	43'	S 70°10'40" W
L16	51'	N 88°02'50" W
L17	62'	N 53°24'52" W
L18	41'	N 28°52'26" W
L19	45'	N 17°15'44" W
L20	46'	N 10°50'46" W
L21	77'	N 18°28'01" W
L22	104'	N 20°54'26" W
L23	49'	N 17°11'16" W
L24	19'	S 32°55'59" W
L25	175'	S 73°32'34" W
L26	120'	S 76°53'00" W
L27	14'	N 55°26'11" W
L28	25'	S 65°59'49" W
L29	101'	N 82°27'19" E
L30	98'	S 10°20'49" W
L31	197'	S 04°30'39" W
L32	144'	S 66°41'10" W
L33	173'	N 70°04'46" E

CURVE DATA

CURVE	RADIUS	ARC	BEARING	CHORD
C1	96'	63'	S 02°02'40" W	60'
C2	770'	362'	S 27°31'20" E	359'
C3	530'	19'	S 14°47'13" E	19'
C4	2536'	107'	S 25°46'29" E	107'
C5	165'	62'	N 86°53'00" E	62'

A PRELIMINARY PLAT OF

BONTERRA AT CROSS CREEK RANCH

SEC 2

BEING 13.02± ACRES OF LAND

CONTAINING 57 LOTS AND
THREE RESERVES IN THREE BLOCKS.
OUT of THE
A.G. SHARPLESS SURVEY, A-322
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

OWNER:
CCR TEXAS HOLDINGS, LP
ATTN: ROB BAMFORD
6450 CROSS CREEK BEND LANE
FULSHEAR, TEXAS 77441

PLANNER:
KERRY R. GILBERT
& ASSOCIATES
- Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340

SCALE: 1" = 100'
0 50 100 200

APRIL 14, 2017
KGA# 1350A

NOTE:

Ⓐ RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±0.02 ACRE

Ⓑ RESTRICTED RESERVE "B"
LANDSCAPE/OPEN SPACE
±0.19 ACRE

Ⓒ RESTRICTED RESERVE "C"
LANDSCAPE/OPEN SPACE
±0.04 ACRE

GENERAL NOTES:

1.) "B.L." INDICATES BUILDING LINE.
2.) "U.E." INDICATES UTILITY EASEMENT.
3.) "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
4.) "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS.
5.) "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS.
6.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
7.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND OR THE REAR BUILDING PAD LINE.
8.) ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE.
9.) THE PROPERTY LIES IN THE UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48157C0105L, REVISED APRIL 2, 2014.
10.) "P.A.E./P.U.E." INDICATES PERMANENT ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT.

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF FULSHEAR SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE FULSHEAR PLANNING & ZONING COMMISSION AND / OR CITY - COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

Kimberly Kopecky

From: Kathryn Edwards <kedwards@krga.com>
Sent: Tuesday, May 02, 2017 2:21 PM
To: Kimberly Kopecky; davidleyen@aol.com
Cc: landplan@krga.com
Subject: RE: Planning and Zoning Agenda for May 2017
Attachments: 1350_Bonterra at Cross Creek Sec.2_05-02-17.pdf; 1350_Creek Cove S 11_05-02-17.pdf; SKonica C2817050214150.pdf; SKonica C2817050214151.pdf

Good Afternoon,

Attached are PDF's of the revised plats for Bonterra Sec 2 and Creek Cove Sec 11. All comments have been addressed.

Please let me know if you need anything else,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

From: Kimberly Kopecky [mailto:kkopecky@fulsheartexas.gov]
Sent: Tuesday, May 02, 2017 12:17 PM
To: Kathryn Edwards <kedwards@krga.com>
Subject: FW: Planning and Zoning Agenda for May 2017

Please see the attached Engineering Reviews regarding 2 plats submitted for the meeting on 5/5/17.

Best Regards,

Kimberly Kopecky
Deputy City Secretary
City of Fulshear
281-346-1796 ext. 251
kkopecky@fulsheartexas.gov

From: Paula Elps [mailto:pelps314@hotmail.com]
Sent: Tuesday, May 02, 2017 11:15 AM

To: Kimberly Kopecky <kkopecky@fulsheartexas.gov>; Diana Offord <dofford@fulsheartexas.gov>; Sharon Valiante <svaliante@fulsheartexas.gov>; CJ Snipes <cjsnipes@fulsheartexas.gov>; Brant Gary <bgary@fulsheartexas.gov>
Subject: Re: Planning and Zoning Agenda for May 2017

Attached you will find the Engineering Reviews for May 5, 2017 Planning and Zoning Meeting.

Have a Great Day,
Paula Elps

Clay & Leyendecker, Inc.
1350 Avenue D
Katy, Texas 77493
Phone: 281-391-0173

KERRY R. GILBERT
& ASSOCIATES

May 2, 2017

Mr. David Leyendecker, P.E.
City Engineer
City of Fulshear
30603 FM 1093
Fulshear, Texas 77441

Re: BONTERRA AT CROSS CREEK RANCH SEC 2 – PRELIMINARY PLAT

Dear David,

On behalf of Johnson Development Corp., we BGE|Kerry R. Gilbert & Associates respectfully submit our responses below to the City Comments dated November 2, 2016 for the above referenced plat.

1) Contour lines are required on the face of the plat per the City's Subdivision Ordinance.
   Response: Contours have been added.

2) The Metes and Bounds description on the plat describes the tract as being in the M. Autrey Survey, Abstract 100, while the Title Block says it is located in the A.G. Sharpless Survey, Abstract 322.
   Response: The title block has been updated to reflect the description in the Metes and Bounds

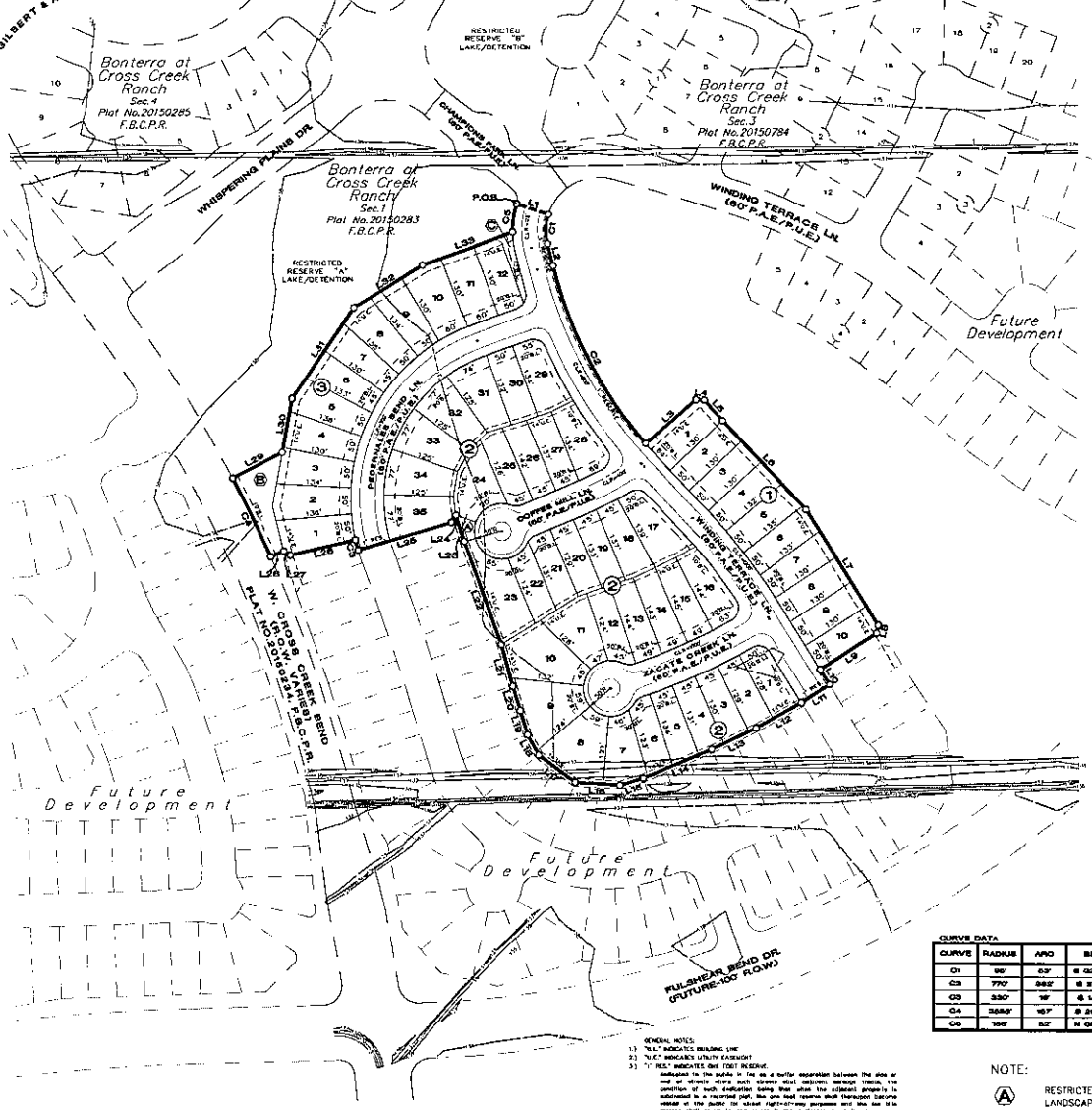
Enclosed is a copy of the revised plat. Please contact me if you need any additional information.

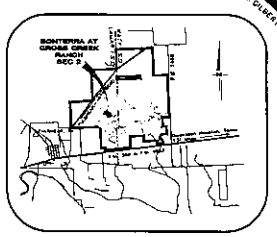
Sincerely,

Kathryn Edwards

Kathryn Edwards

Enclosure





Vicinity Map
N. T. S.

N

DESCRIPTION OF A 13.02 ACRE TRACE OF LAND SITUATED IN THE M. AUTREY SURVEY, A-100, ABSTRACT NO. 100 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING ± 13.02 acre tract of land situated in the M. Autrey Survey, Abstract No. 100, City of Fulshear of Fort Bend County, Texas and being a portion of a called 25.30 acre tract of land as described in an instrument to CCR Texas Holdings L.P. recorded under Fort Bend County Clerk's File No. 2015-000000 of the Official Public Records of Fort Bend County, Texas, and being a portion of Restricted Reserve "A" and Restricted Reserve "B" of BONTERRA AT CROSS CREEK RANCH SECTION ONE, as shown on the plat recorded under Plat No. 20150283 of the Fort Bend County Plat Records (F.B.C.P.R.), lying on the East right-of-way line of Main Green Creek, Road Width (170 feet wide) as shown on WEST CROSS CREEK BEND (PLAT NO.20150284) NO. 2, a subdivision per plat recorded under Plat No. 20150284 of the F.B.C.P.R.

THENCE, along and with the North line of said 25.30 acre tract and the Southeast line of said Restricted Reserve "A" the following courses and distances:

N 87° 27' 16" E, a distance of 100.70 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" found for corner;

N 10° 30' 46" E, a distance of 68.49 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" found for corner;

N 24° 34' 56" E, a distance of 184.94 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" found for corner;

N 38° 47' 15" E, a distance of 114.36 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" found for corner;

THENCE, N 70° 24' 46" E, a distance of 173.57 feet continuing along and with the Southeast line of said Restricted Reserve "A" and continuing along and with the North line of said 25.30 acre tract to a 1/2-inch pipe with cap stamped "Brown & Gay" found for the most Easterly Southeast corner of said Restricted Reserve "A", same being the beginning of a non-tangent curve to the right from which the center bears N 58° 56' 39" E, 135.00 feet;

THENCE, N a Northerly direction, along said curve to the right and along and with the East line of said Restricted Reserve "A", a distance of 74.85 feet, having a radius of 135.00 feet, a central angle of 31° 04' 32" and a chord which bears N 26° 32' 37" E, 73.91 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" found for the most Westerly Southwest terminus of Winding Terrace Lane (60 feet width) as shown on SECTION 1 OF CROSS CREEK RANCH SECTION THREE, a subdivision per plat recorded under Plat No. 20150784 of the F.B.C.P.R., same being the most Northerly Northwest corner of the herein described tract;

THENCE, S 70° 24' 46" E, along and with the South line of said Winding Terrace Lane and the North line of said tract, a distance of 60.00 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" found for the most Northerly Northeast corner of the herein described tract, same being the beginning of a non-tangent curve to the left from which the center bears S 71° 35' 46" E, 94.00 feet;

THENCE, over and across said 25.30 acre tract and said 1,813.31 acre tract the following courses and distances:

In a Southerly direction, along said curve to the left, a distance of 53.40 feet, having a radius of 94.00 feet, a central angle of 32° 33' 18" and a chord which bears S 55° 51' 05" W, 52.70 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for the point of tangency;

S 14° 07' 26" E, a distance of 41.04 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for the beginning of a curve to the left;

In a Southeasterly direction, along said curve to the left, a distance of 36.67 feet, having a radius of 77.00 feet, a central angle of 54° 64' 54" and a chord which bears S 13° 21' 20" E, 35.64 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for an interior corner of the herein described tract;

N 49° 00' 36" E, a distance of 180.95 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

S 84° 35' 50" E, a distance of 14.36 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

S 13° 12' 15" E, a distance of 48.87 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

S 43° 06' 17" E, a distance of 318.84 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

S 27° 17' 47" E, a distance of 348.67 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for the most Easterly corner of the herein described tract;

S 12° 47' 12" W, a distance of 14.14 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

S 07° 43' 17" W, a distance of 118.98 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for an interior corner of the herein described tract;

S 33° 17' 32" E, a distance of 31.82 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

S 84° 43' 12" E, a distance of 50.00 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

S 84° 59' 35" E, a distance of 83.37 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

S 84° 34' 15" W, a distance of 86.77 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

S 87° 11' 47" W, a distance of 133.36 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

S 77° 10' 40" W, a distance of 43.43 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for the most Southerly corner of the herein described tract;

N 86° 59' 50" W, a distance of 91.29 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

N 53° 34' 43" W, a distance of 81.93 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

N 34° 54' 24" W, a distance of 41.26 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

N 17° 10' 44" W, a distance of 44.88 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

N 34° 58' 18" W, a distance of 46.46 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

N 15° 58' 01" W, a distance of 77.97 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

N 26° 04' 17" W, a distance of 183.77 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

N 17° 12' 18" W, a distance of 46.71 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for an interior corner of the herein described tract;

N 38° 54' 50" W, a distance of 18.16 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

S 37° 24' 14" W, a distance of 113.00 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for the beginning of a non-tangent curve to the left from which the center bears N 73° 33' 56" E, 173.00 feet;

In a Southerly direction, along said curve to the left, a distance of 17.04 feet, having a radius of 270.00 feet, a central angle of 03°36'09" and a chord which bears S 16°15'51" E, 17.04 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

S 62°56'37" W, a distance of 40.00, to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the beginning of a non-tangent curve to the right, from which the center bears N 88°53'17" E, 130.00 feet;

In a Northerly direction, along said curve to the right, a distance of 15.07 feet, having a radius of 370.00 feet, a central angle of 02°37'27" and a chord which bears N 16°38'50" W, 15.06 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an interior corner of the herein described tract;

S 74°50'00" W, a distance of 120.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for corner;

N 88°53'11" W, a distance of 11.53 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for corner;

S 60° 54' 40" W, a distance of 28.46 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for the most Westerly Southwest corner of the herein described tract, same being on the East right-of-way line of Main Green Creek, Road Width (170 feet wide), same being the beginning of a non-tangent curve to the left, from which the center bears S 81° 06' 40" W, 2,535.00 feet;

THENCE, In a Northerly direction, along said curve to the left and along and with the East right-of-way line of said Main Green Creek Road Width (170 feet wide), a distance of 184.73 feet, having a radius of 2,535.00 feet, a central angle of 04° 10' 30" and a chord which bears N 09° 00' 25" W, 184.64 feet to the POINT OF BEGINNING and containing 13.02 acres of land.

Bearing orientation and coordinates are based on the Texas Coordinate System, South Central Zone 4204, NAD-83 and in conformance to BONTERRA AT CROSS CREEK RANCH SECTION ONE as cited herein.

LINE DATA

LINE	DISTANCE	BEARING
L1	60'	N 77°07'00" W
L2	41'	S 14°03'16" E
L3	121'	S 49°03'38" W
L4	14'	N 88°31'00" W
L5	60'	S 42°15'16" E
L6	142'	S 49°06'07" E
L7	243'	N 22°17'47" W
L8	14'	S 19°49'52" W
L9	120'	S 67°43'52" W
L10	32'	N 22°17'47" W
L11	60'	S 67°43'52" W
L12	52'	S 67°54'06" W
L13	69'	S 64°38'18" W
L14	130'	S 67°11'47" W
L15	42'	S 73°10'40" W
L16	57'	N 69°02'50" W
L17	83'	N 69°34'52" W
L18	41'	N 26°53'26" W
L19	46'	N 17°18'44" W
L20	40'	N 19°50'46" W
L21	77'	N 19°30'07" W
L22	164'	N 50°04'58" W
L23	48'	N 17°17'16" W
L24	18'	S 89°56'58" W
L25	176'	S 73°33'34" W
L26	130'	S 76°43'00" W
L27	14'	N 68°28'17" W
L28	55'	S 68°28'46" W
L29	107'	N 42°27'50" E
L30	66'	S 10°30'46" W
L31	167'	S 84°30'56" W
L32	144'	S 68°41'10" W
L33	173'	N 70°04'46" E

CURVE DATA

CURVE	RADIUS	ARC	BEARING	CHORD
C1	90'	63'	S 62°02'46" W	62'
C2	770'	962'	S 37°37'20" E	359'
C3	330'	18'	S 14°47'13" E	18'
C4	3586'	167'	S 20°46'36" E	167'
C5	156'	52'	N 68°59'50" E	52'

NOTE:

Ⓐ RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.02 ACRE

Ⓑ RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.16 ACRE

Ⓒ RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.04 ACRE

GENERAL NOTES:

1.) "B.L." INDICATES BUILDING LINE
2.) "U.E." INDICATES UTILITY EASEMENT
3.) "1' RES." INDICATES ONE FOOT RESERVE
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided by a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and remain in the dedicator, his heirs, assigns or successors.
4.) "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS.
5.) "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS
6.) ALL PROPERTY LINE BEARINGS ARE APPROXIMATE.
7.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
8.) ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE.
9.) THE PROPERTY LIES IN THE UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48157C0080L, DUNDED APRIL 2, 2014.
10.) "P.A.E./P.U.E." INDICATES PERMANENT ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT.

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF FULSHEAR SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORDEMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE FULSHEAR PLANNING & ZONING COMMISSION AND / OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES ON, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

A PRELIMINARY PLAT OF

BONTERRA AT CROSS CREEK RANCH

SEC 2

BEING 13.02± ACRES OF LAND

CONTAINING 57 LOTS AND
THREE RESERVES IN THREE BLOCKS.
OUT of THE
M. AUTREY SURVEY, A-100
CITY of FULSHEAR FORT BEND COUNTY, TEXAS

OWNER:
CCR TEXAS HOLDINGS, LP
ATTN: ROB BAMFORD
6450 CROSS CREEK BEND LANE
FULSHEAR, TEXAS 77441

PLANNER:
BGE KERRY R. GILBERT & ASSOCIATES
- Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel. 281-579-0340

SCALE, 1" = 100'
0 50 100 200

MAY 5, 2017
KGAF 1350A

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

AGENDA OF:	May 5, 2017	**AGENDA ITEM:**	
DATE SUBMITTED:	May 2, 2017	**DEPARTMENT:**	Administration
PREPARED BY:	Sharon Valiante, Public Works Director, Michelle Killebrew Building Official, Brant Gary, Executive Director of Planning and Development	**PRESENTER:**	David Leyendecker, City Engineer
SUBJECT:	**Plat Summaries for Planning and Zoning Commission**		
ATTACHMENTS:	**City Engineer's Engineering Review: Preliminary Plat Creek Cove at Cross Creek Ranch Section 11**		

EXECUTIVE SUMMARY

The Planning and Zoning Commission has for its consideration a Preliminary Plat for Creek Cove at Cross Creek Ranch Section 11. The plat, as submitted, generally meets the requirements set forth in the City's Subdivision Ordinance No. 04-913, which is in alignment with Chapter 21, Texas Local Government Code. There were two minor items as referenced in the City Engineer's report that the applicant has since corrected and resubmitted for packet inclusion.

RECOMMENDATION

After staff review of this request, we recommend the Planning and Zoning Commission provide a positive recommendation for plat approval as submitted.

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: 04-13-2017 Date Received by the City of Fulshear: _____

Subdivision: Creek Cove at Cross Creek Ranch Sec 11 Development: Cross Creek Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: ____ City ____ ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 23.94 Acres out of the A.G. SHARPLESS SURVEY, A-322

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

Total Acreage: 23.94
Number of Streets: 5
Number of Lots: 65
Number and Types of Reserves: 5 - Landscape/Unres.
Total Acres in Reserve: 3.38

Owner: CCR Texas Holdings LP
Address: 6450 Cross Creek Bend Lane
City/State: Fulshear, Texas 77441
Telephone: 281-341-8320
Email Address: robb@johnsondev.com

Engineer/Planner: BGE|Kerry Gilbert & Assoc.
Contact Person: Kathryn Edwards
Telephone: 281-579-0340
Fax Number: _____
Email Address: kedwards@krga.com

Platting Fees

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

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

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

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

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

TOTAL PLATTING FEE $1026.75

Park Fees (due at Final Plat Application) n/a

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

Kathryn Edwards	Kathryn Edwards/ Planner	April 13, 2017
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

May 2, 2017

Engineering Review

Preliminary Plat
Creek Cove at Cross Creek Ranch Section 11
City of Fulshear, Texas

For Information only:

1. This will create 65 Lots in two (2) Blocks with five (5) Reserves that covers a total acreage of 23.94 acres.

2. Access to the section will be from an extension of Harmony Breeze Lane from Cross Creek Bend Lane and from Victory Hill Lane extended from Creek Cove at Cross Creek Ranch Section Seven (7).

3. The typical lot in this section appears to be 65-foot by 130-foot with a 25' foot Front Building Line.

Recommendations:

I recommend that this Preliminary Plat of Creek Cove at Cross Creek Ranch Section Eleven be approved with the following additions/corrections:

A) Contour lines are required on the face of the plan per the City's Subdivision Ordinance.

B) There is a narrow strip of land between Lots 39 & 40, Block 2 that may be in Restricted Reserve "E". If this is the case, this needs to be shown clearly.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

CenterPoint Energy
Houston

April 11, 2017

Kathryn Edwards
BGE/Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250

Re: Preliminary Plat Creek Cove At Cross Creek Ranch Sec. 11

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC (hereinafter referred to as "CenterPoint Energy"): Surveying and Right-of-Way Department has reviewed the above mentioned subdivision plat that was submitted to the City of Fulshear. During this process, it has come to our attention that the subject property is located in close proximity to a CenterPoint Energy Transmission Corridor.

CenterPoint Energy cannot move forward on this project until it has determined that there will be no adverse impact to CenterPoint Energy's Transmission Corridor. Please submit a drainage plan revealing water flow and shed, along with wet utility plans for further review. If it is ascertained that the proposed designs may negatively affect the CenterPoint Energy Corridor, you will be contacted by CenterPoint Energy's Asset Planning & Optimization (APO) Department with further instructions.

In lieu of the drainage plan, CenterPoint Energy will accept an impact analysis, which is signed, sealed, and dated by a licensed professional engineer. This declaration must clearly state your findings as to the effects of your development in regards to drainage on CenterPoint Energy's Transmission Corridor. Wet utility design plans will also need to be provided for this review.

Please direct inquiries to our Asset Planning & Optimization (APO) Department, via email to TransmissionReview@centerpointenergy.com

Sincerely,

LaWanda J. Grant

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

C: Kathryn Edwards <kedwards@krga.com>

REF # PLR17.180

From:	Kathryn Edwards
To:	"Chris_Grey@cable.comcast.com"
Cc:	landplan@krga.com
Subject:	No Objection Request_Creek Cove at CCR Sec 11
Date:	Friday, April 07, 2017 1:35:00 PM
Attachments:	image001.png 1350_Creek Cove S 11_04-06-17.pdf

Good Afternoon,

Please find the above referenced Creek Cove at Cross Creek Ranch Sec 11 preliminary plat for your review.
If it meets your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.
Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

KERRY R. GILBERT & ASSOCIATES

Serving. Leading. Solving.™

If you have any problems reading this email or any attachments, please contact us immediately.

From:	Kathryn Edwards
To:	"dm8736@att.com"
Cc:	landplan@krga.com
Subject:	No Objection Request_Creek Cove at CCR Sec 11
Date:	Friday, April 07, 2017 1:33:00 PM
Attachments:	image001.png 1350_Creek Cove S 11_04-06-17.pdf

Good Afternoon,

Please find the above referenced Creek Cove at Cross Creek Ranch Sec 11 preliminary plat for your review.
If it meets your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.
Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

KERRY R. GILBERT & ASSOCIATES

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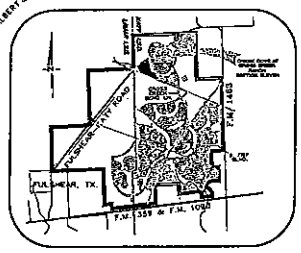
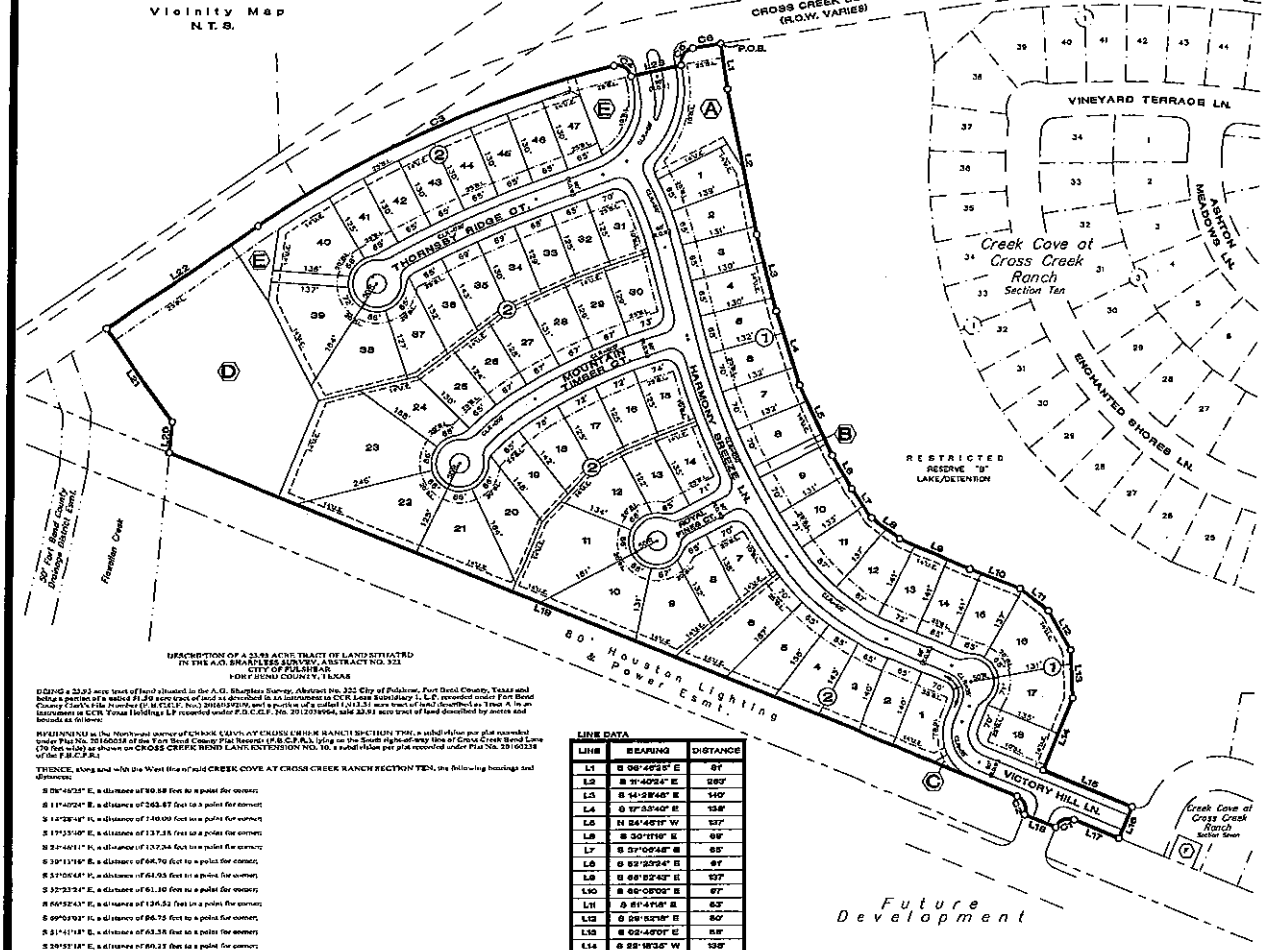
If you have any problems reading this email or any attachments, please contact us immediately.



Vicinity Map
N.T.S.



DESCRIPTION OF A 23.93 ACRE TRACT OF LAND SITUATED
IN THE A.G. SHARPLESS SURVEY, ABSTRACT NO. 322
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

BEING a 23.93 acre tract of land situated in the A.G. Sharpless Survey, Abstract No. 322 City of Fulshear, Fort Bend County, Texas and being a portion of a called 51.29 acre tract of land as described in an instrument to CCR Lone Substidiary 1, L.P. recorded under Fort Bend County Clerk's file Number (F.B.C.C.F. No.) 2016135219, and a portion of a called 1.013.31 acre tract of land described as Tract A in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2012039964, said 23.93 acre tract of land described by metes and bounds as follows:

BEGINNING at the Northwest corner of CREEK COVE AT CROSS CREEK RANCH SECTION TEN, a subdivision per plat recorded under Plat No. 20160038 of the Fort Bend County Plat Records (F.B.C.P.R.), lying on the South right-of-way line of Cross Creek Bend Lane (70 feet wide) as shown on CROSS CREEK BEND LANE EXTENSION NO. 10, a subdivision per plat recorded under Plat No. 20160238 of the F.B.C.P.R.;

THENCE, along and with the West line of said CREEK COVE AT CROSS CREEK RANCH SECTION TEN, the following bearings and distances:

S 06°46'25" E, a distance of 90.58 feet to a point for corner;
S 11°40'24" E, a distance of 263.67 feet to a point for corner;
S 14°28'48" E, a distance of 140.00 feet to a point for corner;
S 17°33'40" E, a distance of 137.38 feet to a point for corner;
S 24°46'11" E, a distance of 137.24 feet to a point for corner;
S 30°11'16" E, a distance of 68.70 feet to a point for corner;
S 37°06'48" E, a distance of 64.95 feet to a point for corner;
S 52°23'24" E, a distance of 61.10 feet to a point for corner;
S 66°52'43" E, a distance of 136.52 feet to a point for corner;
S 69°03'03" E, a distance of 86.75 feet to a point for corner;
S 81°41'18" E, a distance of 63.38 feet to a point for corner;
S 28°55'18" E, a distance of 60.23 feet to a point for corner;
S 02°46'01" E, a distance of 93.74 feet to a point for corner;
S 22°18'35" W, a distance of 135.14 feet to a point for corner;
S 67°41'25" E, a distance of 171.00 feet to a point for corner;

THENCE, S 22°23'12" W, a distance of 60.00 feet to a point for corner;

THENCE, N 67°41'25" W, a distance of 83.92 feet to a point for corner;

THENCE, in a southwesterly direction, along said curve to the left, a distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears S 67°18'36" W, 35.36 feet to a point for corner;

THENCE, N 67°41'25" W, a distance of 60.00 feet to the beginning of a non-tangent curve to the left from which its center bears N 67°41'25" W, 25.00 feet;

THENCE, in a northwesterly direction, along said curve to the left, a distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears N 22°41'25" W, 35.36 feet to a point for corner;

THENCE, N 67°41'25" W, a distance of 1614.93 feet to a point for corner;

THENCE, N 00°19'23" E, a distance of 34.36 feet to a point for corner;

THENCE, N 34°24'58" W, a distance of 201.04 feet to a point for corner;

THENCE, N 55°33'02" E, a distance of 318.88 feet to a point for corner;

THENCE, in a northeasterly direction, along said curve to the right, a distance of 683.97 feet, having a radius of 1,965.00 feet, a central angle of 19°56'36" and a chord which bears N 65°31'20" E, 680.53 feet to a point of compound curvature;

THENCE, in a northeasterly direction, along said curve to the right, a distance of 49.17 feet, having a radius of 25.00 feet, a central angle of 92°04'04" and a chord which bears S 52°06'07" E, 35.99 feet to a point for corner;

THENCE, N 77°15'12" E, a distance of 90.00 feet to the beginning of a non-tangent curve to the right, from which its center bears N 77°15'12" E, 25.00 feet;

THENCE, in a northeasterly direction, along said curve to the right, a distance of 49.17 feet, having a radius of 25.00 feet, a central angle of 92°04'04" and a chord which bears N 33°37'44" E, 35.99 feet to a point of compound curvature;

THENCE, in an easterly direction, along said curve to the right, a distance of 49.13 feet, having a radius of 1965.00 feet, a central angle of 01°26'18" and a chord which bears N 90°33'45" E, 49.13 feet to the POINT OF BEGINNING and containing 23.93 acres of land.

LINE DATA

LINE	BEARING	DISTANCE
L1	S 06°46'25" E	91'
L2	S 11°40'24" E	263'
L3	S 14°28'48" E	140'
L4	S 17°33'40" E	138'
L5	N 24°46'11" W	137'
L6	S 30°11'16" E	69'
L7	S 37°06'48" E	65'
L8	S 52°23'24" E	61'
L9	S 66°52'43" E	137'
L10	S 69°03'03" E	87'
L11	S 81°41'18" E	63'
L12	S 28°55'18" E	60'
L13	S 02°46'01" E	94'
L14	S 22°18'35" W	135'
L15	S 67°41'25" E	171'
L16	N 22°23'12" E	60'
L17	N 67°41'25" W	83'
L18	N 67°41'25" W	60'
L19	N 67°41'25" W	1615'
L20	N 00°19'23" E	34'
L21	N 34°24'58" W	201'
L22	N 55°33'02" E	319'
L23	N 77°15'12" E	90'

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	25'	39'	25'	S 67°18'36" W	35'
C2	25'	39'	25'	N 22°41'25" W	35'
C3	1965'	684'	345'	N 65°33'20" E	681'
C4	25'	49'	26'	N 55°29'30" W	35'
C5	25'	49'	26'	S 55°07'44" W	35'
C6	1965'	49'	25'	N 90°22'45" E	49'

NOTE:

(A) RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.42 ACRE

(B) RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.08 ACRE

(C) RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.01 ACRE

(D) RESTRICTED RESERVE "D" UNRESTRICTED ±21 ACRES

(E) RESTRICTED RESERVE "E" LANDSCAPE/OPEN SPACE ±0.79 ACRE

GENERAL NOTES

1) "B.L." INDICATES BUILDING LINE.
2) "U.E." INDICATES UTILITY EASEMENT.
3) "1" NOT INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts. For condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
4) "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS.
5) "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS.
6) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
7) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND ON THE REAR BUILDING PAD LINE.
8) ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE.
9) THE PROPERTY LIES IN THE UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48157C0195G, REVISED APRIL 2, 2014.

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF FULSHEAR SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE FULSHEAR PLANNING & ZONING COMMISSION AND / OR CITY – COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

A PRELIMINARY PLAT OF

CREEK COVE AT CROSS CREEK RANCH

SECTION ELEVEN

BEING 23.94± ACRES OF LAND

CONTAINING 66 LOTS AND
FIVE RESERVES IN TWO BLOCKS.

OUT OF THE
A.G. SHARPLESS SURVEY, A-322
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

OWNER:
CCR TEXAS HOLDINGS, LP
ATTN: ROB BAMFORD
6450 CROSS CREEK BEND LANE
FULSHEAR, TEXAS 77441

PLANNER:
BGE KERRY R. GILBERT & ASSOCIATES
- Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340

SCALE: 1" = 100'
0 50 100 200

APRIL 14, 2017
KGA# 1350A

Kimberly Kopecky

From: Kathryn Edwards <kedwards@krga.com>
Sent: Tuesday, May 02, 2017 2:21 PM
To: Kimberly Kopecky; davidleyen@aol.com
Cc: landplan@krga.com
Subject: RE: Planning and Zoning Agenda for May 2017
Attachments: 1350_Bonterra at Cross Creek Sec.2_05-02-17.pdf; 1350_Creek Cove S 11_05-02-17.pdf; SKonica C2817050214150.pdf; SKonica C2817050214151.pdf

Good Afternoon,

Attached are PDF's of the revised plats for Bonterra Sec 2 and Creek Cove Sec 11. All comments have been addressed.

Please let me know if you need anything else,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

From: Kimberly Kopecky [mailto:kkopecky@fulsheartexas.gov]
Sent: Tuesday, May 02, 2017 12:17 PM
To: Kathryn Edwards <kedwards@krga.com>
Subject: FW: Planning and Zoning Agenda for May 2017

Please see the attached Engineering Reviews regarding 2 plats submitted for the meeting on 5/5/17.

Best Regards,

Kimberly Kopecky
Deputy City Secretary
City of Fulshear
281-346-1796 ext. 251
kkopecky@fulsheartexas.gov

From: Paula Elps [mailto:pelps314@hotmail.com]
Sent: Tuesday, May 02, 2017 11:15 AM

To: Kimberly Kopecky <kkopecky@fulsheartexas.gov>; Diana Offord <dofford@fulsheartexas.gov>; Sharon Valiante <svaliante@fulsheartexas.gov>; CJ Snipes <cjsnipes@fulsheartexas.gov>; Brant Gary <bgary@fulsheartexas.gov>
Subject: Re: Planning and Zoning Agenda for May 2017

Attached you will find the Engineering Reviews for May 5, 2017 Planning and Zoning Meeting.

Have a Great Day,
Paula Elps

Clay & Leyendecker, Inc.
1350 Avenue D
Katy, Texas 77493
Phone: 281-391-0173

KERRY R. GILBERT
& ASSOCIATES

May 2, 2017

Mr. David Leyendecker, P.E.
City Engineer
City of Fulshear
30603 FM 1093
Fulshear, Texas 77441

Re: CREEK COVE AT CROSS CREEK RANCH SEC 11 – PRELIMINARY PLAT

Dear David,

On behalf of Johnson Development Corp., we BGE|Kerry R. Gilbert & Associates respectfully submit our responses below to the City Comments dated November 2, 2016 for the above referenced plat.

1) Contour lines are required on the face of the plat per the City's Subdivision Ordinance.
   Response: Contours have been added.

2) The narrow strip of land between Lots 39 and 40, block 2 that may be in Restricted Reserve "E". IF this is the case, this needs to be shown.
   Response: The area mentioned above is part of Reserve "E" and is included in the acreage listed under the Reserve description.

Enclosed is a copy of the revised plat. Please contact me if you need any additional information.

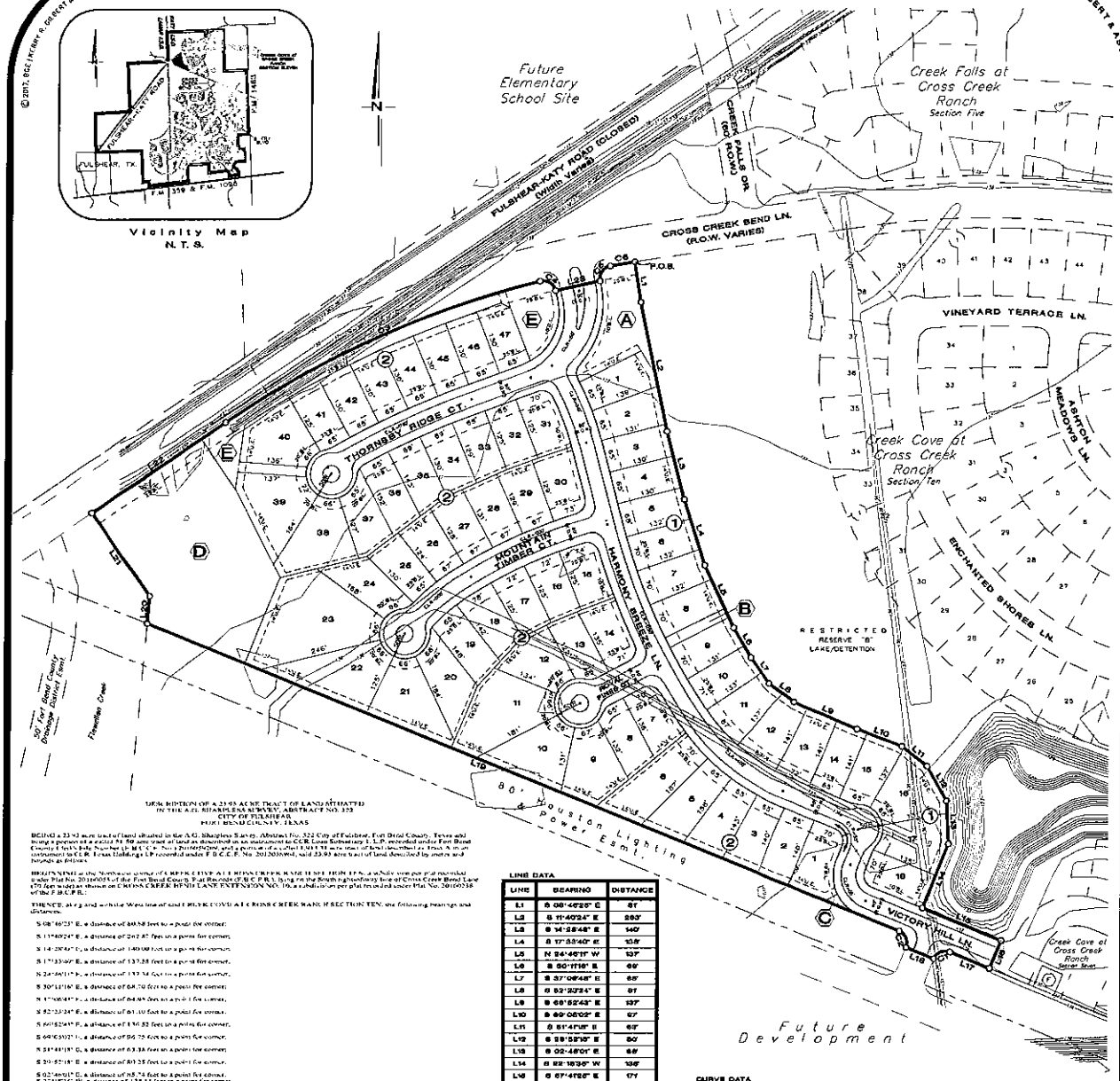
Sincerely,

Kathryn Edwards

Kathryn Edwards

Enclosure

Vicinity Map
N. T. S.



BRIEF DESCRIPTION OF A 23.93 ACRE TRACT OF LAND SITUATED
IN THE A.G. SHARPLESS SURVEY, ABSTRACT NO. 322
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

BEING a 23.93 acre tract of land situated in the A.G. Sharpless Survey, Abstract No. 322 City of Fulshear, Fort Bend County, Texas and being a portion of a called 54.50 acre tract of land as described in an instrument to CCR Land Subsidiary I, L.P. recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2016045294 and a portion of a called 13.0139 acre tract of land as described in Tract A in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2012030366, said 23.93 acre tract of land described by metes and bounds as follows:

BEGINNING at the Northeast corner of CREEK COVE AT CROSS CREEK RANCH SECTION TEN, a subdivision per plat recorded under Plat No. 2016160058 of the Fort Bend County Plat Records (F.B.C.P.R.), lying on the South right-of-way line of Cross Creek Bend Lane (70' feet wide) as shown on CROSS CREEK BEND LANE EXTENSION NO. 10, a subdivision per plat recorded under Plat No. 2016160238 of the F.B.C.P.R.;

THENCE, along and within the West line of said CREEK COVE AT CROSS CREEK RANCH SECTION TEN, the following bearings and distances:

S 08°16'03" E, a distance of 80.58 feet to a point for corner;
S 11°40'24" E, a distance of 267.87 feet to a point for corner;
S 14°28'40" E, a distance of 140.00 feet to a point for corner;
S 17°33'40" E, a distance of 137.88 feet to a point for corner;
S 24°46'11" E, a distance of 137.34 feet to a point for corner;
S 30°11'16" E, a distance of 68.00 feet to a point for corner;
S 17°08'48" E, a distance of 64.99 feet to a point for corner;
S 52°33'24" E, a distance of 81.10 feet to a point for corner;
S 60°52'43" E, a distance of 137.82 feet to a point for corner;
S 69°03'07" E, a distance of 96.75 feet to a point for corner;
S 51°41'05" E, a distance of 63.38 feet to a point for corner;
S 29°52'18" E, a distance of 80.28 feet to a point for corner;
S 02°46'01" E, a distance of 58.74 feet to a point for corner;
S 22°16'55" W, a distance of 134.84 feet to a point for corner;
S 67°41'25" E, a distance of 174.00 feet to a point for corner;

THENCE, S 22°23'12" W, a distance of 60.00 feet to a point for corner;

THENCE, N 67°41'25" W, a distance of 85.92 feet to a point for corner;

THENCE, in a southwesterly direction, along said curve to the left, a distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears S 67°38'24" W, 35.36 feet to a point for corner;

THENCE, N 67°41'25" W, a distance of 60.00 feet to the beginning of a non-tangent curve to the left from which its center bears N 67°41'25" W, 25.00 feet;

THENCE, in a northwesterly direction, along said curve to the left, a distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears N 22°41'25" W, 35.36 feet to a point for corner;

THENCE, N 67°41'25" W, a distance of 164.05 feet to a point for corner;

THENCE, N 68°17'37" E, a distance of 54.56 feet to a point for corner;

THENCE, N 34°24'58" W, a distance of 201.04 feet to a point for corner;

THENCE, N 59°35'02" E, a distance of 314.88 feet to a point for corner;

THENCE, in a northeasterly direction, along said curve to the right, a distance of 653.97 feet, having a radius of 1,965.00 feet, a central angle of 19°35'30" and a chord which bears N 49°53'20" E, 650.94 feet to a point of compound curvature;

THENCE, in a southeasterly direction, along said curve to the right, a distance of 39.13 feet, having a radius of 25.00 feet, a central angle of 92°10'04" and a chord which bears S 38°26'07" E, 35.08 feet to a point for corner;

THENCE, N 77°35'42" E, a distance of 66.00 feet to the beginning of a non-tangent curve to the right from which its center bears N 77°35'42" E, 25.00 feet;

THENCE, in a northeasterly direction, along said curve to the right, a distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears N 32°37'44" E, 35.36 feet to a point of compound curvature;

THENCE, in an easterly direction, along said curve to the right, a distance of 49.13 feet, having a radius of 1965.00 feet, a central angle of 01°26'35" and a chord which bears N 89°22'45" E, 49.13 feet to the POINT OF BEGINNING and containing 23.93 acres of land.

LINE DATA

LINE	BEARING	DISTANCE
L1	S 08°16'03" E	81'
L2	S 11°40'24" E	293'
L3	S 14°28'40" E	140'
L4	S 17°33'40" E	138'
L5	N 24°46'11" W	137'
L6	S 30°11'16" E	68'
L7	S 37°08'48" E	65'
L8	S 52°33'24" E	81'
L9	S 60°52'43" E	137'
L10	S 69°03'07" E	97'
L11	S 51°41'05" E	63'
L12	S 29°52'18" E	80'
L13	S 02°46'01" E	59'
L14	S 22°16'55" W	135'
L15	S 67°41'25" E	171'
L16	N 22°23'12" E	60'
L17	N 67°41'25" W	86'
L18	N 67°41'25" W	60'
L19	N 67°41'25" W	164'
L20	N 68°17'37" E	54'
L21	N 34°24'58" W	201'
L22	N 59°35'02" E	314'
L23	N 77°35'42" E	66'

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	25'	39'	25'	S 67°16'36" W	35'
C2	25'	39'	25'	N 22°41'25" W	35'
C3	1965'	654'	348'	N 59°53'20" E	651'
C4	25'	40'	26'	N 58°29'20" W	36'
C5	25'	40'	25'	S 58°37'44" W	36'
C6	1965'	49'	25'	N 80°22'45" E	49'

NOTE:

(A) RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.42 ACRE

(B) RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.06 ACRE

(C) RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.01 ACRE

(D) RESTRICTED RESERVE "D" UNRESTRICTED ±2.1 ACRES

(E) RESTRICTED RESERVE "E" LANDSCAPE/OPEN SPACE ±0.79 ACRE

GENERAL NOTES

1) "B.L." INDICATES BUILDING LINE
2) "U.E." INDICATES UTILITY EASEMENT
3) "R.R." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts. The dedication of such reservation being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
4) "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS
5) "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS
6) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
7) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE
8) ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE.
9) THE PROPERTY LIES IN THE UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500' YEAR FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48157C0125L, REVISED APRIL 2, 2014

DISCLAIMER AND LIMITED WARRANTY

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A PRELIMINARY PLAT OF

CREEK COVE AT CROSS CREEK RANCH

SECTION ELEVEN

BEING 23.94± ACRES OF LAND

CONTAINING 65 LOTS AND
FIVE RESERVES IN TWO BLOCKS.

OUT OF THE
A.G. SHARPLESS SURVEY, A-322
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

OWNER:
CCR TEXAS HOLDINGS, LP
ATTN: ROB BAMFORD
6450 CROSS CREEK BEND LANE
FULSHEAR, TEXAS 77441

PLANNER:

BGE KERRY R. GILBERT & ASSOCIATES
- Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel 281-579-0340

SCALE 1" = 100'
0 50 100 200

MAY 5, 2017
KGA# 1355A

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

AGENDA OF:	May 5, 2017	**AGENDA ITEM:**	
DATE SUBMITTED:	May 2, 2017	**DEPARTMENT:**	Administration
PREPARED BY:	Sharon Valiante, Public Works Director, Michelle Killebrew Building Official, Brant Gary, Executive Director of Planning and Development	**PRESENTER:**	David Leyendecker, City Engineer
SUBJECT:	**Plat Summaries for Planning and Zoning Commission**		
ATTACHMENTS:	**City Engineer's Engineering Review: Final Plat (Replat) Commercial Reserves at FM 1463**		

EXECUTIVE SUMMARY

The Planning and Zoning Commission has for its consideration a Final (Replat) of the Commercial Reserves at FM 1463. This plat was approved as a Preliminary Plat at the Commissions regularly scheduled meeting on March 3, 2017, providing for a subdivision of land into two unrestricted reserves, A and B. Since the March 3, approval, the owner requested a revision to the subdivision of Reserve A into two reserves. This revision was provided by a lot line drawn on the plat to indicate so. There were no other revisions to the plat. These changes to the plat created a replat.

The plat, was submitted as a Final Replat at the April 7, 2017 Planning and Zoning Commission meeting for consideration with a negative recommendation by the City Engineer – the submittal did not meet the requirements set forth in the City's Subdivision Ordinance No. 04-913, which is in alignment with Chapter 21, Texas Local Government Code. The Planning and Zoning Commission followed the City Engineer's recommendation and voted to uphold the negative recommendation for approval. The owner's representative agreed to resubmit in time for the May 5, 2017 agenda to correct the outstanding issues.

For this, May 5, 2017, session of the Planning and Zoning Commission, the owner's representative resubmitted the corrected plat to address the outstanding issues noted during the April 7, 2017 session:

1. Ownership of property is not listed on plat; City Planning letter is not included to allow for verification of ownership and lienholders
2. Utility Easements dedicated to the City are not depicted as an appropriate width to accommodate ownership and maintenance.

RECOMMENDATION

After staff review of this request, we recommend the Planning and Zoning Commission provide a positive recommendation for plat approval as submitted.

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: ~~03/30/17~~ 4/21/17 Date Received by the City of Fulshear: _____

Subdivision: Commercial Reserves at FM 1463 Development: Commercial Reserves

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: [ ] City [x] ETJ (Extraterritorial Jurisdiction)

Legal Description: Subdivision of 6.2138 acres (270,674 Sq. Ft.) of land situated in the Alexander Phillips Survey abstract No. 300 City of Fulshear, Fort Bend County, Texas.

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

Total Acreage: 6.2138
Number of Streets: 0
Number of Lots: 0
Number and Types of Reserves: 3 Unrestricted
Total Acres in Reserve: 6.2138

Owner: DLM Management L,.L.C.
Address: 10575 West Office Drive.
City/State: Houston, Tx. 77042
Telephone: _____
Email Address: _____

Engineer/Planner: Benchmark Engineering Corporation
Contact Person: Luis D. Valencia
Telephone: 713-554-2277
Fax Number: 713-266-3804
Email Address: lvalencia@benchmarkengr.net

Platting Fees

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

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

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

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

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

TOTAL PLATTING FEE $655.35

Park Fees (due at Final Plat Application) _____

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

SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE
	Luis D. Valencia	04/21/2017

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

May 3, 2017

Engineering Review

Revised - Final Plat
Commercial Reserves at FM 1463
City of Fulshear, Fort Bend County, Texas

For Information only:

1. This plat will create three (3) Reserves that are restricted to Commercial use only that covers a total of 6.2138 acres of land.

2. Access will be from F.M. 1463 thru the Texas Department of Transportation Permit Process. Please note the City of Fulshear has a minimum driveway spacing set out by the access ordinance.

3. Since this tract is located in the E.T.J. of the City of Fulshear, plats will require approval from both the City and Fort Bend County.

Recommendations:

I recommend that this Revised Final Plat of Commercial Reserves at FM 1463 be approved as submitted.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

stewart title

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

April 11, 2017

City Planning Commission
City of Fulshear, Texas.

File No.: 17157035806CPL

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 5th day of April, 2017, the last Deed that we find, of record, reflects the record owner to be:

DLM MANAGEMENT, LLC, a Texas limited liability (By virtue of Deed dated September 28, 2011, recorded under Clerk's File No. 2011096944 and dated January 26, 2016, recorded under Clerk's File No. 2016012965 of the Official Records of Fort Bend County, Texas)

Legal Description:

METES AND BOUNDS DESCRIPTION
6.2138 ACRES
(270,674 SQUARE FEET)
FORT BEND COUNTY, TEXAS

All that 6.2138 acre (270,674 square foot) tract of land being all of a called 5.410 acre tract of land as conveyed by Special Warranty Deed dated September 29, 2011 to DLM Management, LLC as recorded under Clerk's File No. 2011096944 of the Official Public Records of Real Property, Fort Bend County, Texas and all of a called 0.8037 acre tract of land as conveyed by Deed dated January 26, 2016 to DLM Management, LLC as recorded under Clerk's File No. 2016012965 of the Official Public Records of Real Property, Fort Bend County, Texas and being situated in the Alexander Phillips Survey, Abstract Number 300 in Fort Bend County, Texas and being further described by metes and bounds as follows: (All bearings and coordinates refer to the Texas Coordinate System of 1983, South Central Zone 4204)

BEGINNING at a 5/8-inch iron rod with cap stamped Benchmark Engr found at the southeast corner of said 5.410 acre tract, the north east corner of Churchill Farms, Section Four as recorded under Plat No. 20120053 of the Plat Records of Fort Bend County, Texas and being situated in the west right-of-way line of FM 1463 (100-foot wide) as recorded in Volume 275, Page 538 and Volume 275, Page 534 of the O.P.R.R.P.F.B.C.T.

THENCE South 88°03'15" West, along the south line of said 5.410 acre tract and the north line of said Churchill Farms Section Four, for a distance of 276.47 feet to a ¾-inch iron rod with cap stamped "Benchmark Engr." found for corner;

THENCE South 75°59'04" West, continuing along the south line of said 5.410 acre tract and the north line of said Churchill Farms Section Four, for a distance of 1.29 feet to a ¾-inch iron rod with cap stamped "Benchmark Engr." found for corner at the southeast corner of Churchill Farms Section Five as recorded under Plat No. 20130073 of the Plat Records of Fort Bend County, Texas and the southwest corner of said

5.410 acre tract;

THENCE North 16°02'56" West, along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 106.86 feet to a ¾-inch iron rod with cap stamped "Benchmark Eng." found for corner;

THENCE North 11°44'36" West, continuing along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 99.42 feet to a ¾-inch iron rod with cap stamped "Benchmark Engr." found for corner;

THENCE North 04°45'50" West, continuing along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 99.43 feet to a ¾-inch iron rod with cap stamped "Benchmark Engr." found for corner;

THENCE North 01°58'46" West, continuing along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 300.45 feet to a ¾-inch iron rod with cap stamped "Benchmark Engr." found for corner;

THENCE North 05°25'19" East, continuing along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 146.04 feet to a ¾-inch iron rod with cap stamped "Benchmark Engr." found for corner;

THENCE North 23°16'44" West, continuing along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 100.45 feet to a ¾-inch iron rod with cap stamped "Benchmark Engr." found for corner;

THENCE North 04°11'40" West, continuing along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 38.53 feet to a ¾-inch iron rod with cap stamped "Benchmark Engr." found for corner in the south line of said 0.8037 acre tract;

THENCE in a northwesterly direction, along the arc of a curve to the left having a radius of 505.41 feet, a central angle of 03°20'08", an arc length of 29.42 feet and a chord bearing North 75°07'01" West, 29.42 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for corner in the south right-of-way line of FM 1463 (based on a width of 100-feet) as recorded under Volume 275, Page 534 and Volume 275, Page 538 of the Deed Records of Fort Bend County, Texas and being the westernmost corner of said 0.8037 acre tract;

THENCE North 86°05'11" East, along the south right-of-way line of said FM 1463 and the north line of said 0.8037 acre tract, for a distance of 98.21 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for corner;

THENCE North 84°11'22" East, continuing along the south right-of-way line of said FM 1463 and the north line of said 0.8037 acre tract, for a distance of 108.75 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for corner;

THENCE North 85°04'09" East, continuing along the south right-of-way line of said FM 1463 and the north line of said 0.8037 acre tract, for a distance of 104.62 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for corner;

THENCE South 47°56'02" East, along a cut-back line, 27.79 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for corner in the west right-of-way line of said FM 1463;

THENCE South 01°56'13" East, along the west right-of-way line of said FM 1463 and the east line of said 0.8037 acre tract, for a distance of 280.95 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for corner in the north line of said 5.410 acre tract;

THENCE in a southeasterly direction, along the east line of said 5.410 acre tract, along the west right-of-way line of said FM 1463 and along the arc of a curve to the right having a radius of 505.21 feet, a central angle of 23°33'11", an arc length of 207.68 feet and a chord bearing of South 13°43'13" East, 206.22 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for the point of tangency of herein described curve to the right;

THENCE South 01°56'45" East, along the east line of said 5.410 acre tract and the west right-of-way line of said FM 1463, for a distance of 398.70 feet to the **POINT OF BEGINNING** of herein described tract and containing 6.2138 acres (270,674 square feet) of land, more or less.

Subject to the following:

1. Restrictions:

Those set out in Declaration of Covenants, Conditions and Restrictions recorded under Clerk's File No. 2011096943 of the Official Public Records of Fort Bend County, Texas.

2. Easements/Other Exceptions:

An easement seven (7) feet wide, electric distribution and communication, natural gas, telephone communication, and for cable communication facilities, the location of which is shown by the double hatched area on Exhibit "A", attached thereto and made a part thereof, together with an unobstructed aerial easement eight (8) feet wide, beginning at a plane sixteen (16) feet above the ground and extending upward, located northerly of and adjoining said seven (7) foot wide easement, granted to CenterPoint Energy Houston Electric, LLC et al, by instrument recorded under Clerk's File No. 2012073906 of the Official Records of Fort Bend County, Texas.

Storm Sewer Easement granted to Fort Bend County Municipal Utility District No. 156, as set forth and described by instrument recorded under Clerk's File No. 2015027990 of the Official Records of Fort Bend County, Texas.

Water Line Easement granted to Fort Bend County Municipal Utility District NO. 156 as set forth and described by instrument recorded under Clerk's File No. 2016089826 of the Official Records of Fort Bend County, Texas.

Drainage And Detention Easement granted to the State Of Texas as set forth and described by instrument recorded under Clerk's File No. 2016063436 of the Official Records of Fort Bend County, Texas.

Building set back lines 25 feet wide along the north and east property lines, and 30 feet wide along the west property lines as established on that restrictive instrument recorded under Clerk's File No. 2011096943 of the Official Records of Fort Bend County, Texas, and as shown on the survey dated September 9, 2016, prepared by Brian Nesvadba, R.P.L.S. No. 5776, for Texas Engineering And Mapping Co .

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 156 and recorded under Clerk's File No. 2015067952 of the Official Records of Fort Bend County, Texas.

Subject to the rights of any and all existing public utilites or common carriers in accordance with V.T.C.A., Transportation Code Chapter 202, Subchapter B, Section 202.029 as set forth in Deed recorded under Clerk's File No. 2016012965 of the Official Records of Fort bend County, Texas.

3. Liens/Misc:

Deed of Trust dated June 21, 2013, recorded in/under Clerk's File No. 2014128474 of the Official Records of Fort Bend County, Texas, executed by DLM MANAGEMENT, LLC, a Texas limited liability company, securing the payment of one note in the principal amount of $900,000.00, bearing interest and payable as therein provided to the order of GUY J. ROBERTSON, SR.

The Company requires for its review, satisfactory copy of the Certificate of Formation and Operating Agreement and any amendments thereto, a certificate of good standing and satisfactory evidence of authority of the officers, managers or members to execute the documents.

Subject property is located in the Fort Bend Municipal Utility District NO. 156. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected.

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

Albert Calderon
Commercial Acreage Examiner Senior

Authorized Countersignature

CenterPoint Energy

Luis Valencia
Benchmark Engineering Corporation
2401 Fountainview, Suite 500, Houston, Texas 77057

2/16/17

RE: Commercial property SW corner of Roesner @ FM 1463

Dear Luis;

This letter is in response to your inquiry regarding the availability of electric service to the above referenced project.

Senate Bill 7 (SB7) was created by the Texas Legislature and was put into effect on January 1, 2002, to deregulate the electrical industry in the State of Texas. The current function of CenterPoint Energy is to provide a travelway, or path, for electricity to flow to the customer. The customer is required to choose a particular Retail Energy Provider (REP), also known as a Competitive Retailer (CR) for their electrical needs.

Under the Tariff Agreement between CenterPoint Energy and the Texas Public Utilities Commission (TPUC), adequate required electrical service capabilities may be extended to locations with some restrictions. Primary overhead electrical distribution facilities currently exist in the general vicinity of the above referenced location. Facilities may be extended to a location along public rights of way or inside dedicated easements.

Extension of overhead facilities and the possible cost associated with the extension is dependent upon receipt of a final plat of the facility to be served, and a customer approved CenterPoint Energy outlet location.

If you need any additional information, please feel free to contact me.

Sincerely,

Jordan Hobbs- Service Consultant
jordan.hobbs@centerpointenergy.com
281-391-5138

Consolidated® communications

24403 Roesner Road • Katy, Texas 77494 • Office(281)396-5078 • Fax (281)396-5004

April 18,2017

Bench Mark Engineering
Luis D. Valencia

Subject: Letter of service availability(Commercial Reserves at FM 1463)

Mr. Valencia,

Please accept this correspondence as Consolidated Communications' commitment to serve your proposed development reverenced as Commercial Reserves at FM 1463 in Fulshear Texas. This development lies within the ILEC (Incumbent Local Exchange Carrier) service area boundaries of Consolidated Communications. Consolidated Communications has its Fiber Optic Infrastructure in place in the area of your proposed development. We look forward to working with you in the planning, designing, and implementation of your communications, data, and video needs for your development.

Thank you,

Rob Rychlik
Consolidated Communications
24403 Roesner Road
Katy, Texas 77494
281-396-5074 - Office
281-960-0824 - Cell

BENCHMARK ENGINEERING CORPORATION
ENGINEERING • PLANNING • LAND SURVEYING
TEXAS BOARD OF PROFESSIONAL ENGINEERS
REGISTRATION NUMBER F-6788
2401 FOUNTAINVIEW DRIVE, SUITE 500
HOUSTON, TEXAS 77057
(713) 266-9930
CONSULTING ENGINEERS
FAX (713) 266-3804

February 10, 2017

City of Fulshear
29378-C McKinnon Rd/P.O. Box 279
Fulshear, TX 77441

Re: Fort Bend County Municipal Utility District No. 156
6.2 Acre DLM Management, LLC Tract
Water and Wastewater Capacity

To Whom it May Concern:

Benchmark Engineering Corporation serves as the District engineer for Fort Bend County Municipal Utility District No. 156 ("The District"), which serves the above referenced tract. Regarding this proposed commercial tract, located at the northeast corner of the District, on the south and west side of FM 1463, 25 Equivalent Single Family Connections (ESFC's) have been reserved for development of this tract. This In total, the District has 645 ESFC reserved from the water and wastewater plants of the adjacent Fort Bend Municipal Utility District 57 (FBCMUD57), per agreement between FBCMUD57 and the District. Of these 645 ESFCs, the majority are reserved for residential development within the Churchill Farms community within the District, and the remainder are reserved and allocated to specific commercial tracts within the District, including 25 ESFCs for the above referenced tract.

Please call if you have any questions or need additional information.

Sincerely,

Brian Chovanec

Brian E. Chovanec, P.E.
District Engineer

BENCHMARK ENGINEERING CORPORATION

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

April 4, 2017

Engineering Review

Final Plat
Commercial Reserves at FM 1463
City of Fulshear, Fort Bend County, Texas

For Information only:

1. This plat will create three (3) Reserves that are restricted to Commercial use only that covers a total of 6.2138 acres of land.

2. Access will be from F.M. 1463 thru the Texas Department of Transportation Permit Process. Please note the City of Fulshear has a minimum driveway spacing set out by the access ordinance.

3. Since this tract is located in the E.T.J. of the City of Fulshear, plats will require approval from both the City and Fort Bend County.

Recommendations:

I recommend that this Final Plat of Commercial Reserves at FM 1463 be approved with the following corrections/additions:

A) A note needs to be added to the face of the plat showing that the area is located in the E.T.J. of the City of Fulshear.

B) The water line and sanitary sewer line easements need to incorporate into one (1) water and sewer easement that is 20-foot in width. The City is not able to maintain an underground utility line in a 10-foot easement.

C) The owners name needs to be filled in and a City Planning Letter provided so the ownership can be checked as well as lien holders, etc.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

EXHIBIT___
METES AND BOUNDS DESCRIPTION
6.2138 ACRES
(270,674 SQUARE FEET)
FORT BEND COUNTY, TEXAS
February 24, 2016

All that 6.2138 acre (270,674 square foot) tract of land being all of a called 5.410 acre tract of land as conveyed by Special Warranty Deed dated September 29, 2011 to DLM Management, LLC as recorded under Clerk's File No. 2011096944 of the Official Public Records of Real Property, Fort Bend County, Texas and all of a called 0.8037 acre tract of land as conveyed by Deed dated January 26, 2016 to DLM Management, LLC as recorded under Clerk's File No. 2016012965 of the Official Public Records of Real Property, Fort Bend County, Texas and being situated in the Alexander Phillips Survey, Abstract Number 300 in Fort Bend County, Texas and being further described by metes and bounds as follows: (All bearings and coordinates refer to the Texas Coordinate System of 1983, South Central Zone 4204)

BEGINNING at a 5/8-inch iron rod with cap stamped Benchmark Engr found at the southeast corner of said 5.410 acre tract, the north east corner of Churchill Farms, Section Four as recorded under Plat No. 20120053 of the Plat Records of Fort Bend County, Texas and being situated in the west right-of-way line of FM 1463 (100-foot wide) as recorded in Volume 275, Page 538 and Volume 275, Page 534 of the O.P.R.R.P.F.B.C.T.

THENCE South 88°03'15" West, along the south line of said 5.410 acre tract and the north line of said Churchill Farms Section Four, for a distance of 276.47 feet to a ¾-inch iron rod with cap stamped "Benchmark Engr." found for corner;

THENCE South 75°59'04" West, continuing along the south line of said 5.410 acre tract and the north line of said Churchill Farms Section Four, for a distance of 1.29 feet to a ¾-inch iron rod with cap stamped "Benchmark Engr." found for corner at the southeast corner of Churchill Farms Section Five as recorded under Plat No. 20130073 of the Plat Records of Fort Bend County, Texas and the southwest corner of said 5.410 acre tract;

THENCE North 16°02'56" West, along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 106.86 feet to a ¾-inch iron rod with cap stamped "Benchmark Eng." found for corner;

THENCE North 11°44'36" West, continuing along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 99.42 feet to a ¾-inch iron rod with cap stamped "Benchmark Engr." found for corner;

THENCE North 04°45'50" West, continuing along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 99.43 feet to a ¾-inch iron rod with cap stamped "Benchmark Engr." found for corner;

THENCE North 01°58'46" West, continuing along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 300.45 feet to a ¾-inch iron rod with cap stamped "Benchmark Engr." found for corner;

THENCE North 05°25'19" East, continuing along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 146.04 feet to a ¾-inch iron rod with cap stamped "Benchmark Engr." found for corner;

THENCE North 23°16'44" West, continuing along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 100.45 feet to a ¾-inch iron rod with cap stamped "Benchmark Engr." found for corner;

THENCE North 04°11'40" West, continuing along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 38.53 feet to a ¾-inch iron rod with cap stamped "Benchmark Engr." found for corner in the south line of said 0.8037 acre tract;

THENCE in a northwesterly direction, along the arc of a curve to the left having a radius of 505.41 feet, a central angle of 03°20'08", an arc length of 29.42 feet and a chord bearing North 75°07'01" West, 29.42 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for corner in the south right-of-way line of FM 1463 (based on a width of 100-feet) as recorded under Volume 275, Page 534 and Volume 275, Page 538 of the Deed Records of Fort Bend County, Texas and being the westernmost corner of said 0.8037 acre tract;

THENCE North 86°05'11" East, along the south right-of-way line of said FM 1463 and the north line of said 0.8037 acre tract, for a distance of 98.21 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for corner;

THENCE North 84°11'22" East, continuing along the south right-of-way line of said FM 1463 and the north line of said 0.8037 acre tract, for a distance of 108.75 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for corner;

THENCE North 85°04'09" East, continuing along the south right-of-way line of said FM 1463 and the north line of said 0.8037 acre tract, for a distance of 104.62 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for corner;

THENCE South 47°56'02" East, along a cut-back line, 27.79 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for corner in the west right-of-way line of said FM 1463;

THENCE South 01°56'13" East, along the west right-of-way line of said FM 1463 and the east line of said 0.8037 acre tract, for a distance of 280.95 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for corner in the north line of said 5.410 acre tract;

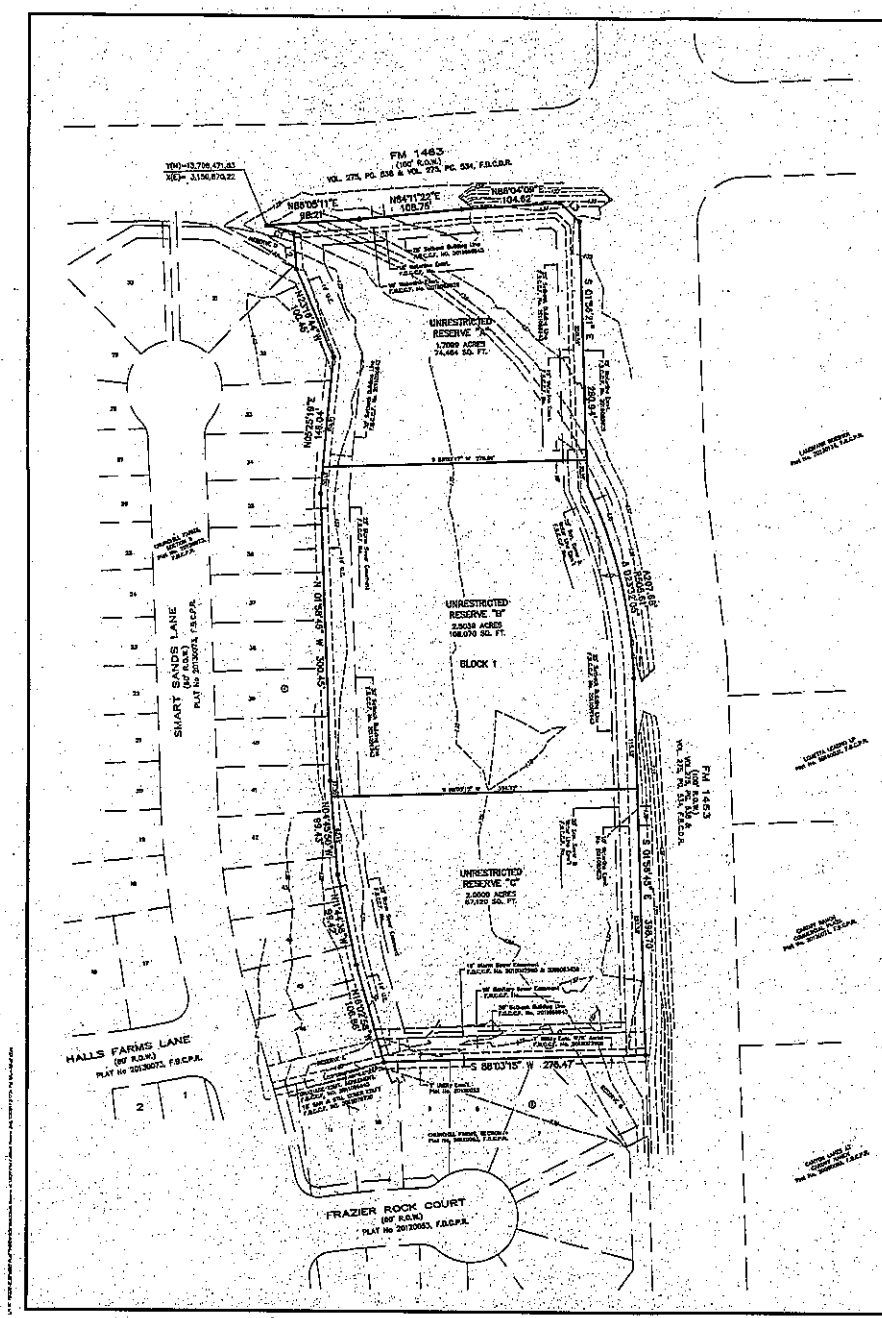
THENCE in a southeasterly direction, along the east line of said 5.410 acre tract, along the west right-of-way line of said FM 1463 and along the arc of a curve to the right having a radius of 505.21 feet, a central angle of 23°33'11", an arc length of 207.68 feet and a chord bearing of South 13°43'13" East, 206.22 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for the point of tangency of herein described curve to the right;

THENCE South 01°56'45" East, along the east line of said 5.410 acre tract and the west right-of-way line of said FM 1463, for a distance of 398.70 feet to the **POINT OF BEGINNING** of herein described tract and containing 6.2138 acres (270,674 square feet) of land.

This description was prepared in connection with a Land Title Survey prepared by way of Benchmark Engineering Corporation on Febrary 17, 2016. Reference No. 11011.

STATE OF TEXAS
REGISTERED
RONALD G. HARRISON
5342
PROFESSIONAL
LAND SURVEYOR

9/21/17



METES AND BOUNDS DESCRIPTION
6.2138 ACRES
(270,674 SQUARE FEET)
FORT BEND COUNTY, TEXAS

ALL THAT 6.2138 ACRE (270,674 SQUARE FOOT) TRACT OF LAND BEING ALL OF A CALLED 5.410 ACRE TRACT OF LAND AS CONVEYED BY SPECIAL WARRANTY DEED DATED SEPTEMBER 29, 2011 TO DLM MANAGEMENT, LLC AS RECORDED UNDER CLERK'S FILE NO. 2011096444 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, FORT BEND COUNTY, TEXAS AND ALL OF A CALLED 0.8037 ACRE TRACT OF LAND AS CONVEYED BY DEED DATED JANUARY 28, 2016 TO DLM MANAGEMENT, LLC AS RECORDED UNDER CLERK'S FILE NO. 2016015243 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, FORT BEND COUNTY, TEXAS AND BEING SITUATED IN THE ALEXANDER PHILLIPS SURVEY, ABSTRACT NUMBER 300 IN FORT BEND COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS AND COORDINATES REFER TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204)

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED BENCHMARK ENGR FOUND AT THE SOUTHEAST CORNER OF SAID 5.410 ACRE TRACT, THE NORTH EAST CORNER OF CHURCHILL FARMS, SECTION FOUR AS RECORDED UNDER PLAT NO. 20120063 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS AND BEING SITUATED IN THE WEST RIGHT-OF-WAY LINE OF FM 1463 (100-FOOT WIDE) AS RECORDED IN VOLUME 275, PAGE 538 AND VOLUME 275, PAGE 534 OF THE O.P.R.R.P.F.B.C.T.;

THENCE SOUTH 88°03'15" WEST, ALONG THE SOUTH LINE OF SAID 5.410 ACRE TRACT AND THE NORTH LINE OF SAID CHURCHILL FARMS SECTION FOUR, FOR A DISTANCE OF 276.47 FEET TO A ½-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR." FOUND FOR CORNER;

THENCE SOUTH 73°59'04" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID 5.410 ACRE TRACT AND THE NORTH LINE OF SAID CHURCHILL FARMS SECTION FOUR, FOR A DISTANCE OF 139 FEET TO A ½-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR." FOUND FOR CORNER AT THE SOUTHEAST CORNER OF CHURCHILL FARMS SECTION FIVE AS RECORDED UNDER PLAT NO. 20130075 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS AND THE SOUTHWEST CORNER OF SAID 5.410 ACRE TRACT;

THENCE NORTH 16°02'16" WEST, ALONG THE WEST LINE OF SAID 5.410 ACRE TRACT AND THE EAST LINE OF SAID CHURCHILL FARMS SECTION FIVE, FOR A DISTANCE OF 106.55 FEET TO A ½-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR." FOUND FOR CORNER;

THENCE NORTH 11°44'36" WEST, CONTINUING ALONG THE WEST LINE OF SAID 5.410 ACRE TRACT AND THE EAST LINE OF SAID CHURCHILL FARMS SECTION FIVE, FOR A DISTANCE OF 99.42 FEET TO A ½-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR." FOUND FOR CORNER;

THENCE NORTH 06°43'50" WEST, CONTINUING ALONG THE WEST LINE OF SAID 5.410 ACRE TRACT AND THE EAST LINE OF SAID CHURCHILL FARMS SECTION FIVE, FOR A DISTANCE OF 99.43 FEET TO A ½-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR." FOUND FOR CORNER;

THENCE NORTH 01°55'41" WEST, CONTINUING ALONG THE WEST LINE OF SAID 5.410 ACRE TRACT AND THE EAST LINE OF SAID CHURCHILL FARMS SECTION FIVE, FOR A DISTANCE OF 180.45 FEET TO A ½-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR." FOUND FOR CORNER;

THENCE NORTH 02°25'19" EAST, CONTINUING ALONG THE WEST LINE OF SAID 5.410 ACRE TRACT AND THE EAST LINE OF SAID CHURCHILL FARMS SECTION FIVE, FOR A DISTANCE OF 146.04 FEET TO A ½-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR." FOUND FOR CORNER;

THENCE NORTH 23°16'44" WEST, CONTINUING ALONG THE WEST LINE OF SAID 5.410 ACRE TRACT AND THE EAST LINE OF SAID CHURCHILL FARMS SECTION FIVE, FOR A DISTANCE OF 108.45 FEET TO A ½-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR." FOUND FOR CORNER;

THENCE NORTH 04°11'50" WEST, CONTINUING ALONG THE WEST LINE OF SAID 5.410 ACRE TRACT AND THE EAST LINE OF SAID CHURCHILL FARMS SECTION FIVE, FOR A DISTANCE OF 38.33 FEET TO A ½-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR." FOUND FOR CORNER IN THE SOUTH LINE OF SAID 0.8037 ACRE TRACT;

THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 505.41 FEET, A CENTRAL ANGLE OF 03°20'08", AN ARC LENGTH OF 29.41 FEET AND A CHORD BEARING NORTH 75°07'01" WEST, 29.42 FEET TO A 5/8-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF FM 1463 (BASED ON A WIDTH OF 100-FEET) AS RECORDED UNDER VOLUME 275, PAGE 534 AND VOLUME 275, PAGE 538 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS AND BEING THE WESTERNMOST CORNER OF SAID 0.8037 ACRE TRACT;

THENCE NORTH 89°05'11" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID FM 1463 AND THE NORTH LINE OF SAID 0.8037 ACRE TRACT, FOR A DISTANCE OF 38.21 FEET TO A 5/8-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND FOR CORNER;

THENCE NORTH 54°11'22" EAST, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID FM 1463 AND THE NORTH LINE OF SAID 0.8037 ACRE TRACT, FOR A DISTANCE OF 108.75 FEET TO A 5/8-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND FOR CORNER;

THENCE NORTH 89°04'08" EAST, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID FM 1463 AND THE NORTH LINE OF SAID 0.8037 ACRE TRACT, FOR A DISTANCE OF 104.62 FEET TO A 5/8-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND FOR CORNER;

THENCE SOUTH 47°45'02" EAST, ALONG A CUT-BACK LINE, 27.78 FEET TO A 5/8-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF SAID FM 1463;

THENCE SOUTH 01°55'41" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FM 1463 AND THE EAST LINE OF SAID 0.8037 ACRE TRACT, FOR A DISTANCE OF 280.95 FEET TO A 5/8-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND FOR CORNER IN THE NORTH LINE OF SAID 5.410 ACRE TRACT;

THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE EAST LINE OF SAID 5.410 ACRE TRACT, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FM 1463 AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 505.21 FEET, A CENTRAL ANGLE OF 32°33'11", AN ARC LENGTH OF 287.08 FEET AND A CHORD BEARING OF SOUTH 13°42'15" EAST, 284.22 FEET TO A 5/8-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND FOR THE POINT OF TANGENCY OF HEREIN DESCRIBED CURVE TO THE RIGHT;

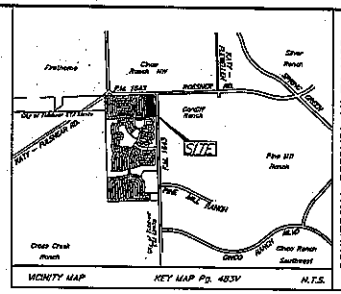
THENCE SOUTH 01°55'45" EAST, ALONG THE EAST LINE OF SAID 5.410 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID FM 1463, FOR A DISTANCE OF 398.50 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT AND CONTAINING 6.2138 ACRES (270,674 SQUARE FEET) OF LAND,

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 70°08'04" W	1.29'
L2	N 04°11'50" W	38.33'
L3	S 47°45'02" E	27.78'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	505.41'	29.42	29.42	N75°07'01"W	03°20'08"

LEGEND

R.O.W.	RIGHT OF WAY
B.L.	BUILDING LINE
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT
W.L.E.	WATER LINE EASEMENT
S.D.E.	STORM SEWER EASEMENT
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
Sq. Ft.	SQUARE FEET
F.B.C.C.F. No.	FORT BEND COUNTY CLERK'S FILE NUMBER
F.B.C.P.R.	FORT BEND COUNTY PUBLIC RECORDS
F.C.	FILM CODE
1234567	EXISTING CONTOURS
(B)	RESERVE IDENTIFICATION LETTER
Rad.	RADIUS
Rest. Res.	RESTRICTED RESERVE
Eas'm.	EASEMENT
(1)	BLOCK DESIGNATION
Main. E.	MAINTENANCE EASEMENT
w	WITH
San. Sew.	SANITARY SEWER
Sto. Sew.	STORM SEWER



COMMERCIAL RESERVES AT FM 1463

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

COMMERCIAL RESERVES AT FM 1463

A SUBDIVISION OF 6.2138 ACRES (270,674 SQ. FT.)
OF LAND SITUATED IN THE ALEXANDER PHILLIPS
SURVEY ABSTRACT No. 300
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

0 LOTS 1 BLOCK 3 RESERVES

SCALE: 1"=60' DATE: MAY, 2017

OWNER:
DLM MANAGEMENT LLC
A TEXAS LIMITED LIABILITY COMPANY
10375 West Office Drive
Houston, Tx. 77042

PREPARED BY:
BENCHMARK ENGINEERING CORPORATION
Consulting Engineers – Planners – Surveyors
2401 Fountainview Suite #500
Houston, Texas 77057 U.S.A.
Texas Board of Professional Engineers
Registration Number F-6788
(713)266-6930 Fax (713)266-3604
TBPLS Firm Registration Number 10009200

B.E.C. 308 .01001-01.U

STATE OF TEXAS §
COUNTY OF FORT BEND §

WE, DLM MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH DOUGLAS L. MULVANEY, PRESIDENT, BEING AN OFFICER OF DLM MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS, HEREINAFTER REFERRED TO AS OWNER OF THE 6.2138 ACRE TRACT OF LAND DESCRIBED IN THE ABOVE AND FOREGOING MAP OF COMMERCIAL RESERVES AT FM 1463, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLANS OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS) ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELF, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'-6") FOR TEN FEET (10'-0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'-6") FOR FOURTEEN FEET (14'-0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'-6") FOR SIXTEEN FEET (16'-0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET, SIX INCHES (31'-6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'-0") FOR TEN FEET (10'-0") BACK-TO-BACK GROUND EASEMENTS OR EIGHT FEET (8'-0") FOR FOURTEEN FEET (14'-0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7'-0") FOR SIXTEEN FEET (16'-0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'-0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING FORT BEND COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY IS HEREBY RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, DLM MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DOUGLAS L. MULVANEY, PRESIDENT, OF DLM MANAGEMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, THEREUNTO AUTHORIZE THIS _____ DAY OF _____ 2017.

DLM MANAGEMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
DOUGLAS L. MULVANEY, PRESIDENT

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOUGLAS L. MULVANEY, PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2017.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, RONALD D. HARRISON, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTER (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER AND THE STATE PLANE COORDINATES (NAD83).

RONALD D. HARRISON, R.P.L.S.
TEXAS REGISTRATION NO. 5342

STATE OF TEXAS
RONALD D. HARRISON
5342
REGISTERED
PROFESSIONAL LAND SURVEYOR

I, SAID Y. SAOUD, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF THE CITY OF FULSHEAR AND FORT BEND COUNTY, TEXAS.

SAID Y. SAOUD, P.E.
TEXAS REGISTRATION NO. 46094

STATE OF TEXAS
SAID YACOOB SAOUD
46094
LICENSED
PROFESSIONAL ENGINEER

I, GUY J. ROBERTSON, SR., INDIVIDUAL, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS COMMERCIAL RESERVES AT FM 1463, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN CLERK'S FILE NUMBER DIVISION OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE SAID INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

GUY J. ROBERTSON, SR.

_____
GUY J. ROBERTSON, SR., INDIVIDUAL

THIS PLAT OF COMMERCIAL RESERVES AT FM 1463, IS APPROVED BY CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS, THIS _____ DAY OF _____ 2017.

AMY PEARCE
CHAIRMAN

JAYSON NUNNAY
VICE CHAIRMAN

THIS PLAT OF COMMERCIAL RESERVES AT FM 1463, WAS APPROVED ON _____, 2017 BY THE CITY OF FULSHEAR, CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 2017; PROVIDED HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

JEFF W. ROBERTS
MAYOR

DIANA GORDON OFFORD
CITY SECRETARY

ENGINEERING CERTIFICATE

I, SAID Y. SAOUD, DO HEREBY CERTIFY THAT ALL EXISTING ENGINEERING, SUCH AS VARIOUS TYPES OF EASEMENTS BOTH PUBLIC AND PRIVATE, PIPE STRIPS AND ALL SIGNIFICANT TOPOGRAPHICAL FEATURES WHICH WOULD AFFECT THE PHYSICAL DEVELOPMENT OF THE PROPERTY ILLUSTRATED ON THIS PLAT ARE ACCURATELY IDENTIFIED AND LOCATED AND FURTHER CERTIFY THAT THIS PLAT REPRESENTS ALL OF THE CONTIGUOUS LAND WHICH THE OWNER OWNS OR HAS A LEGAL INTEREST IN.

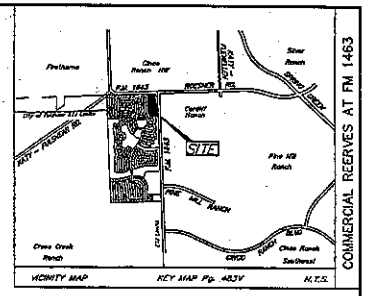
SAID Y. SAOUD, R.P.L.S.
TEXAS REGISTRATION NO. 3540

STATE OF TEXAS
SAID Y. SAOUD
3540
REGISTERED
PROFESSIONAL LAND SURVEYOR

NOTES

1. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 93.00 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
2. THIS PLAT IS BEING SERVICED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 156, AND IS WITHIN FORT BEND COUNTY DRAINAGE DISTRICT, AND FORT BEND COUNTY SUBDIVISION DISTRICT.
3. BENCHMARK: THIS DISC IS THE TOP OF THE SOUTHEAST END OF THE SOUTHWEST ABUTMENT OF FM 1463 BRIDGE OVER WILLOW FORK BUFFALO BAYOU. FM 1 ON FEMA MAP 48157C0005 A HIGH DESIGNATION: NAVD 88 ANGLE: BOND DATUM OF 1929, 1987 ADJUSTMENT. ELEVATION = 126.97
4. TEMPORARY BENCHMARK: "DISC CUT SET ON THE BACK-OF-CURB NEAR THE INTERSECTION OF FM 1463 AND CARDIFF RANCH DRIVE IN FORT BEND COUNTY, TEXAS, LOCATED ON THE NEXT MAIL OF THE MEDIAN AT THE ENTRANCE TO CARTON LAKES AT CARDIFF RANCH SUBDIVISION. ELEVATION 131.49' NGVD 1929, 1987 ADJUSTMENT.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48157C0005-L FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS, REVISED DATE APRIL 2, 2014, THE SUBJECT PROPERTIES LIE IN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
6. LIGHTING ZONE DESIGNATION: THIS PROPERTY LIES WITHIN THE "LZ1" LIGHTING ZONE DESIGNATION IN COMPLIANCE WITH THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS".
7. SIDEWALK NOTE: SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE FEET (5') IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT IN ACCORDANCE WITH THE A.D.A.
8. PIPELINE NOTE: IF ANY, ALL EXISTING PIPELINES AND PIPELINE EASEMENTS WITHIN THE PLATTED BOUNDARY HAVE BEEN SHOWN.
9. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING WITH INTENSE RAINFALL EVENTS.
11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATIONS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
13. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 1.00013883.
14. WITHOUT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND FENCED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALLEYWAYS NEAR LOTS BACK ARE PERMITTED, THEY WOULD BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. WHEN UTILITIES MAY PUT SAID WOODEN POSTS AND FENCED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
15. THIS PROPERTY BOUNDARY IS LOCATED WITHIN THE E.T.J. OF THE CITY OF FULSHEAR.

DISTRICT NAMES	
WCID:	N/A
MUD	F.B.C.M.U.D. No. 156
LID	N/A
DID	N/A
SCHOOL	KATY I.S.D.
FIRE	F.B.C. FIRE MARSHALL
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	ETJ OF CITY OF FULSHEAR
UTILITIES CO.	CONSOLIDATED COMMUNICATIONS AND CENTERPOINT ENERGY



COMMERCIAL RESERVES AT FM 1463

I, Richard W. Stolleis, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within the watershed.

_____
Richard W. Stolleis, P.E
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas this _____ day of _____, 2017.

_____ Vincent M. Morales, Commissioner Precinct 1

_____ Grady Prestage, Commissioner Precinct 2

_____ Robert E. Hebert, County Judge

_____ W. A. "Andy" Meyers, Commissioner Precinct 3

_____ James Patterson, Commissioner Precinct 4

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____ day of _____ 2017 at _____ o'clock, ___M., in Plat No. _____ of the plat records of said county.

WITNESS MY HAND AND SEAL OF OFFICE at Richmond, Texas, the day and date last above written.

_____ By: _____
Laura Richard, County Clerk
Fort Bend County, Texas
Deputy

COMMERCIAL RESERVES AT FM 1463

A SUBDIVISION OF 6.2138 ACRES (270,674 SQ. FT.)
OF LAND SITUATED IN THE ALEXANDER PHILLIPS
SURVEY ABSTRACT No. 300
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

0 LOTS 1 BLOCK 3 RESERVES

SCALE: 1"=60' DATE: MAY, 2017

OWNER:
DLM MANAGEMENT LLC
A TEXAS LIMITED LIABILITY COMPANY
10575 West Bitsy Drive.
Houston, Tx. 77042

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BENCHMARK ENGINEERING CORPORATION
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B.E.C. JOB #1101-BJM