

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

AGENDA OF:	July 7, 2017		
DATE SUBMITTED:	June 30, 2017	DEPARTMENT:	Planning and Development
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 Reviews: Preliminary Plats for – Tamarron Section 29, Jordan Ranch Section 14, Creek Falls Drive Extension No. 2, Creek Falls at Cross Creek Ranch Section 10, and Creek Falls at Cross Creek Ranch Section 11; Final Plats for – Creek cove at Cross Creek Ranch Section 11; Final Partial Replat for Fulbrook on Fulshear Creek Section 12		

EXECUTIVE SUMMARY

The Planning and Zoning Commission has for its consideration the following plats:

1. Preliminary for Tamarron Section 29
2. Final for Creek cove at Cross Creek Ranch Section 11
3. Final Partial Replat for Fulbrook on Fulshear Creek Section 12
4. Preliminary for Jordan Ranch Section 14
5. Preliminary for Creek falls Drive Extension No. 2
6. Preliminary for Creek Falls at Cross Creek Ranch Section 10
7. Preliminary for Creek Falls at Cross Creek Ranch Section 11

The plats, as submitted, generally meet the requirements set forth in the City's Subdivision Ordinance No. 04-913 and/or 013-1091, which is in alignment with Chapter 21, Texas Local Government Code. Plat comments noted in the City Engineer's report are minor in nature and pose no major concerns that would warrant a negative recommendation.

RECOMMENDATION

After staff review of the City Engineer's report, staff recommend the Planning and Zoning Commission provide a positive recommendation for approval of all the plats submitted herein for consideration.



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: 06/15/2017 Date Received by the City of Fulshear: _____
 Subdivision: TAMARRON SECTION 29 Development: TAMARRON

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 25.852 ACRES IN THE J.D. VERMILLION SURVEY, A-339

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

Total Acreage: 25.852
 Number of Streets: 6
 Number of Lots: 103
 Number and Types of Reserves: 5 - Landscape / Open Space
 Total Acres in Reserve: 2.802

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$1,183.65
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

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

06-15-2017
 DATE

June 29, 2017

Engineering Review

Preliminary Plat – Tamarron Section 29
City of Fulshear, Texas

For Information only:

1. This plat will create 103 Lots in five (5) Reserves in four (4) Blocks that covers a total area of 25.852 acres.
2. Access to this section is from Tamarron Crossing (Tamarron Crossing Section 7) via Jarvis Bay Pass.
3. Since this section is located in the ETJ of the City it will need approval from the City, Fort Bend County and Fort Bend County Drainage District.
4. The typical lot in this section is 50-foot by 117-foot with a 25-foot Front Building Line.

Recommendations:

I recommend that this Preliminary Plat of Tamarron Section 29 be approval as submitted.

A handwritten signature in black ink, appearing to read "Leyendecker", with a large, stylized initial "L" that loops around the start of the name.



June 5, 2017

Josue Sandoval
Platting

LJA Engineering | We Build Civilization
Katy
P: 713.953.5200
D: 713.953.5252

Re: Tamarron Sec-29

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated June 5, 2017

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

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

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

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

Please feel free to contact me at 713-637-5169 with any questions that you may have.

Sincerely,

A handwritten signature in black ink that reads "David Miller".

David Miller
Construction, Technician 3, Designer



June 7, 2017

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Tamarron Section 29

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 June 5, 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 Sheila R. Agee at 713.207.6349.

Sincerely,

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

Sheila R. Agee
Senior Right of Way Agent

C: Josue Sandoval <josandoval@lja.com>

PLR17.298

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

AGENDA OF:	July 7, 2017		
DATE SUBMITTED:	June 30, 2017	DEPARTMENT:	Planning and Development
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 Reviews: Preliminary Plats for – Tamarron Section 29, Jordan Ranch Section 14, Creek Falls Drive Extension No. 2, Creek Falls at Cross Creek Ranch Section 10, and Creek Falls at Cross Creek Ranch Section 11; Final Plats for – Creek cove at Cross Creek Ranch Section 11; Final Partial Replat for Fulbrook on Fulshear Creek Section 12		

EXECUTIVE SUMMARY

The Planning and Zoning Commission has for its consideration the following plats:

1. Preliminary for Tamarron Section 29
2. Final for Creek cove at Cross Creek Ranch Section 11
3. Final Partial Replat for Fulbrook on Fulshear Creek Section 12
4. Preliminary for Jordan Ranch Section 14
5. Preliminary for Creek falls Drive Extension No. 2
6. Preliminary for Creek Falls at Cross Creek Ranch Section 10
7. Preliminary for Creek Falls at Cross Creek Ranch Section 11

The plats, as submitted, generally meet the requirements set forth in the City's Subdivision Ordinance No. 04-913 and/or 013-1091, which is in alignment with Chapter 21, Texas Local Government Code. Plat comments noted in the City Engineer's report are minor in nature and pose no major concerns that would warrant a negative recommendation.

RECOMMENDATION

After staff review of the City Engineer's report, staff recommend the Planning and Zoning Commission provide a positive recommendation for approval of all the plats submitted herein for consideration.



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: 06/26/2017 Date Received by the City of Fulshear: _____

Subdivision: CREEK COVE AT CROSS Development: CROSS CREEK RANCH
CREEK RANCH SECTION ELEVEN

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 23.89 ACRESS OF LAND IN THE A.G. SHARPLESS SURVEY, A-322

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

Total Acreage: 23.89
 Number of Streets: 5
 Number of Lots: 65
 Number and Types of Reserves: 5 (4LANDSCAPE OPEN SPACE & 1 UNRESTRICTED)
 Total Acres In Reserve: 3.4967

Owner: CCR TEXAS HOLDINGS, L.P. & CCR LOAN SUBSIDIARY
 Address: 5005 RIVERWAY, STE. 500
 City/State: HOUSTON, TX 77056
 Telephone: 713-960-9977
 Email Address: _____

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$1,422.25
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.

Trey Devillier TREY DEVILLIER 06/26/2017
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

June 29, 2017

Engineering Review

Final 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 23.89 acres.
2. Access to the section will be from an extension of Thornsby Ridge Ct. 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 Final Plat of Creek Cove at Cross Creek Ranch Section Eleven be approved with the following additions/corrections:

- A) Reserve "C" needs to have the Title to include pipeline in the Reserve Name.
- B) Reserve "D" needs to have the Title to include pipeline in the Reserve Name.
- C) The easement that is shown on the plat along the front of the lots in Block No. 1 needs to be identified.



Kimberly Kopecky

From: Trey DeVillier <TDeVillier@bgeinc.com>
Sent: Friday, June 30, 2017 12:38 PM
To: David Leyendecker (davidleyen@aol.com)
Cc: Diana Offord; Kimberly Kopecky; Sharon Valiante; CJ Snipes; Brant Gary; Gerald Grissom; Karena Hauter
Subject: CREEK COVE AT CROSS CREEK RANCH SECTION ELEVEN - FINAL PLAT COMMENT(S) RESPONSE
Attachments: 2017-6-30_CREEK COVE 11_FINAL PLAT COMM RESP LTR_scan.pdf; 2017-6-29_PLAT_CREEK COVE SEC 11_com resp exhibit.pdf

Mr. Leyendecker,

Please find the attached plat comment(s) response letter and exhibit. Hard copies will be delivered to the City Monday, July 3, 2017.

Contact me should you have any questions. Thank you.

Trey DeVillier | Platting Technician

BGE, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042
Tel: 281-558-8700 x8204
Direct: 713-488-8204
Fax: 281-558-9701
tdevillier@bgeinc.com
www.bgeinc.com



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June 30, 2017

Clay & Leyendecker, Inc.
Attn: Mr. David Leyendecker
1350 Avenue D
Katy, Texas 77493

Sent via email

Re: CREEK COVE AT CROSS CREEK RANCH SECTION ELEVEN – Response to Final Plat Comments

Dear Mr. Leyendecker:

Below is our itemized list of responses to the Engineering Review comments, dated June 29, 2017, regarding the above referenced plat. If you have any questions, or require any additional information, please do not hesitate to call.

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

- A. Reserve "C" needs to have the Title to include pipeline in the Reserve Name.**
RESPONSE: Pipeline has been added to the Reserve Name. Please see attached/enclosed exhibit copy.

- B. Reserve "D" needs to have the Title to include pipeline in the Reserve Name.**
RESPONSE: Pipeline has been added to the Reserve Name. Please see attached/enclosed exhibit copy.

- C. The easement that is shown on the plat along the front of the lots in Block No. 1 needs to be identified.**
RESPONSE: The easement that is shown on the plat along the front of the lots in Block No. 1 has been identified. Please see attached/enclosed exhibit copy.

Sincerely,

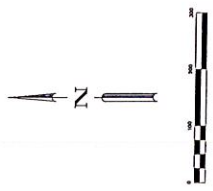
A handwritten signature in blue ink, reading "Trey DeVillier". The signature is written in a cursive, flowing style.

Trey DeVillier
Platting Tech

cc: D. Offord, City Secretary
Sharon Valiante, Director of Public Works
Michelle Killebrew, Building Official
CJ Snipes, City Manager

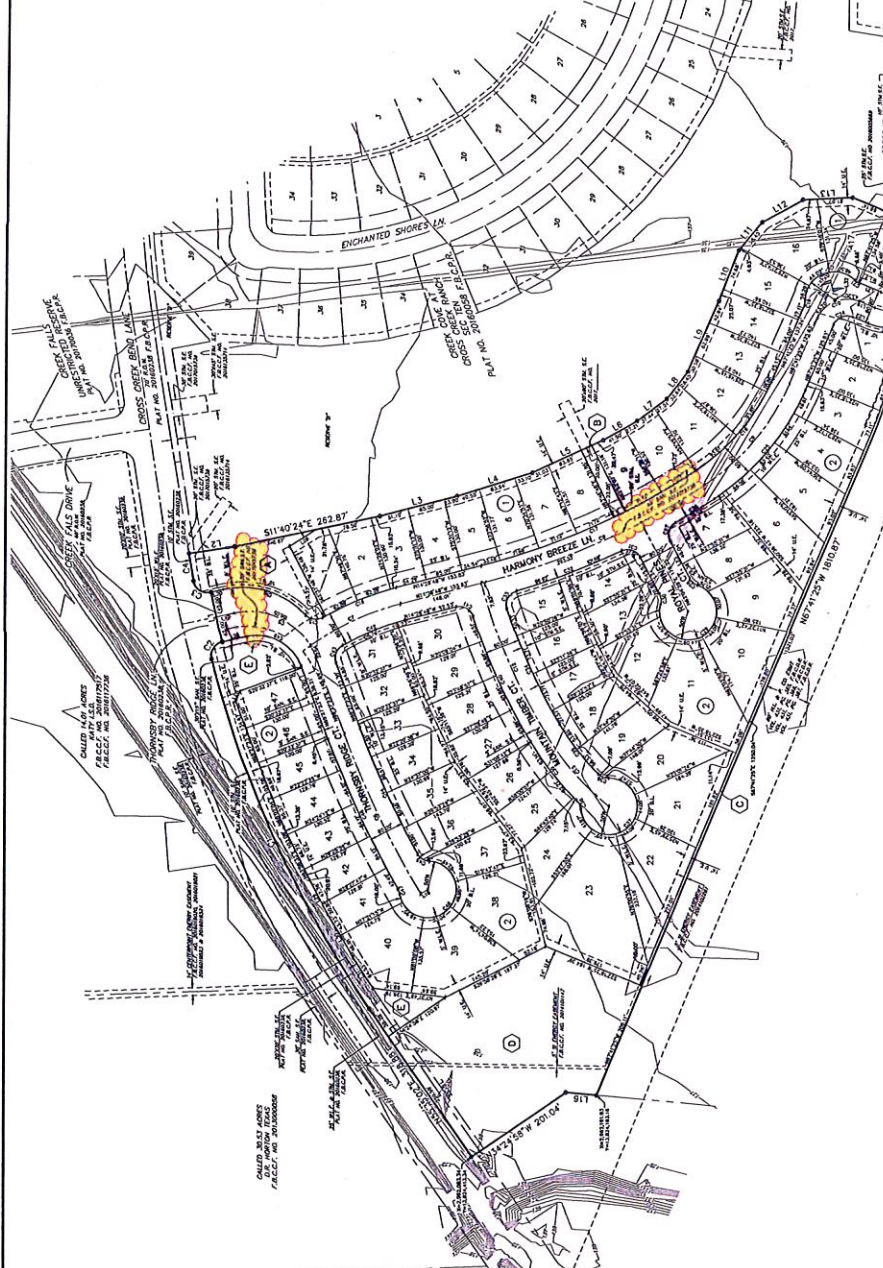
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BGE, Inc. • 10777 Westhelmer Road, Suite 400 • Houston, Texas 77042 • 281-558-8700 • www.bgeinc.com



- GENERAL NOTES**
- "U.E." Indicates "Utility Easement".
 - "B.L." Indicates "Building Line".
 - "B.L.C." Indicates "Back Lot Easement".
 - "M.W.C." Indicates "Main Water Easement".
 - "F.H.C." Indicates "Fire Hydrant Easement".
 - "S.W.S.E.C." Indicates "Storm Sewer Easement".
 - "D.E." Indicates "Drainage Easement".
 - "A.E." Indicates "Aerial Easement".
 - "F.B.C.C.A. No." Indicates "Fort Bend County Clerk's File Number".
 - "F.B.C.P.R." Indicates "First Record of Fort Bend County".
 - "F.B.C.D.R." Indicates "First Record of District Record".
 - Circle Coordinates (NAD83) were used through the survey by the following coordinates: 11, 00111610; 12, 00111610; 13, 00111610; 14, 00111610; 15, 00111610; 16, 00111610; 17, 00111610; 18, 00111610; 19, 00111610; 20, 00111610.
 - 100% accuracy was achieved by the use of the following instruments: 1. Total Station (Trimble S6) with a 1" accuracy at 1000 feet. 2. GPS (Trimble R10) with a 1" accuracy at 1000 feet. 3. Laser Level (Trimble DLI 100) with a 1/8" accuracy at 100 feet. 4. Leveling Staff (Sirona) with a 1/16" accuracy at 100 feet. 5. Tripod (Sirona) with a 1/16" accuracy at 100 feet. 6. Prisms (Sirona) with a 1/16" accuracy at 100 feet. 7. Leveling Rod (Sirona) with a 1/16" accuracy at 100 feet. 8. Leveling Staff (Sirona) with a 1/16" accuracy at 100 feet. 9. Tripod (Sirona) with a 1/16" accuracy at 100 feet. 10. Prisms (Sirona) with a 1/16" accuracy at 100 feet. 11. Leveling Rod (Sirona) with a 1/16" accuracy at 100 feet. 12. Leveling Staff (Sirona) with a 1/16" accuracy at 100 feet. 13. Tripod (Sirona) with a 1/16" accuracy at 100 feet. 14. Prisms (Sirona) with a 1/16" accuracy at 100 feet. 15. Leveling Rod (Sirona) with a 1/16" accuracy at 100 feet. 16. Leveling Staff (Sirona) with a 1/16" accuracy at 100 feet. 17. Tripod (Sirona) with a 1/16" accuracy at 100 feet. 18. Prisms (Sirona) with a 1/16" accuracy at 100 feet. 19. Leveling Rod (Sirona) with a 1/16" accuracy at 100 feet. 20. Leveling Staff (Sirona) with a 1/16" accuracy at 100 feet.

REMARKS	ADVERSE / ADVERSE DISTANCE	RESTRICTION
A	0.100 AC / 10.000 S.F.	LANDSCAPE / OPEN SPACE
B	0.100 AC / 10.000 S.F.	LANDSCAPE / OPEN SPACE
C	0.100 AC / 10.000 S.F.	LANDSCAPE / OPEN SPACE / OPEN SPACE
D	0.100 AC / 10.000 S.F.	UNDEVELOPED / OPEN SPACE
E	0.100 AC / 10.000 S.F.	LANDSCAPE / OPEN SPACE



CREEK COVE AT CROSS CREEK RANCH SECTION ELEVEN

A SUBDIVISION OF 23.89 ACRES OF LAND LOCATED IN THE A.G. SHARPLESS SURVEY, 1/2 SECTION 11, T24N, R10E, COUNTY OF FORT BEND COUNTY, TEXAS

DATE: JUNE, 2017
BLOCKS: 2
RESERVES: 5

OWNER:
CROSS CREEK RANCH, L.P.
5000 ROCKWELL, SUITE 500
DALLAS, TEXAS 75244
(714) 400-9777
LARRY JOHNSON

LAND PLANNER:
BGE | CROSS CREEK RANCH & ASSOCIATES, INC.
3300 ROCKWELL, SUITE 500
DALLAS, TEXAS 75244
(714) 400-9777
KATHRYN EDWARDS

CROSS CREEK RANCH

BGE, Inc.
7777 Rockwell, Suite 400, Houston, TX 77062
7700 Rockwell, Suite 500, Dallas, TX 75244
7700 Rockwell, Suite 500, Dallas, TX 75244
7700 Rockwell, Suite 500, Dallas, TX 75244
KATHRYN EDWARDS, P.E.
101096500

LOT DATA

NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1863.00	192.00	483.17	S 87.232° E	486.25
C2	750.00	97.50	491.17	S 87.232° E	364.89
C3	1863.00	192.00	483.17	N 87.232° E	486.25
C4	750.00	97.50	491.17	N 87.232° E	364.89
C5	1863.00	192.00	483.17	S 87.232° E	486.25
C6	750.00	97.50	491.17	S 87.232° E	364.89
C7	1863.00	192.00	483.17	N 87.232° E	486.25
C8	750.00	97.50	491.17	N 87.232° E	364.89
C9	1863.00	192.00	483.17	S 87.232° E	486.25
C10	750.00	97.50	491.17	S 87.232° E	364.89
C11	1863.00	192.00	483.17	N 87.232° E	486.25
C12	750.00	97.50	491.17	N 87.232° E	364.89
C13	1863.00	192.00	483.17	S 87.232° E	486.25
C14	750.00	97.50	491.17	S 87.232° E	364.89
C15	1863.00	192.00	483.17	N 87.232° E	486.25
C16	750.00	97.50	491.17	N 87.232° E	364.89
C17	1863.00	192.00	483.17	S 87.232° E	486.25
C18	750.00	97.50	491.17	S 87.232° E	364.89
C19	1863.00	192.00	483.17	N 87.232° E	486.25
C20	750.00	97.50	491.17	N 87.232° E	364.89
C21	1863.00	192.00	483.17	S 87.232° E	486.25
C22	750.00	97.50	491.17	S 87.232° E	364.89
C23	1863.00	192.00	483.17	N 87.232° E	486.25
C24	750.00	97.50	491.17	N 87.232° E	364.89
C25	1863.00	192.00	483.17	S 87.232° E	486.25
C26	750.00	97.50	491.17	S 87.232° E	364.89
C27	1863.00	192.00	483.17	N 87.232° E	486.25
C28	750.00	97.50	491.17	N 87.232° E	364.89
C29	1863.00	192.00	483.17	S 87.232° E	486.25
C30	750.00	97.50	491.17	S 87.232° E	364.89
C31	1863.00	192.00	483.17	N 87.232° E	486.25
C32	750.00	97.50	491.17	N 87.232° E	364.89
C33	1863.00	192.00	483.17	S 87.232° E	486.25
C34	750.00	97.50	491.17	S 87.232° E	364.89
C35	1863.00	192.00	483.17	N 87.232° E	486.25
C36	750.00	97.50	491.17	N 87.232° E	364.89
C37	1863.00	192.00	483.17	S 87.232° E	486.25
C38	750.00	97.50	491.17	S 87.232° E	364.89
C39	1863.00	192.00	483.17	N 87.232° E	486.25
C40	750.00	97.50	491.17	N 87.232° E	364.89
C41	1863.00	192.00	483.17	S 87.232° E	486.25
C42	750.00	97.50	491.17	S 87.232° E	364.89
C43	1863.00	192.00	483.17	N 87.232° E	486.25
C44	750.00	97.50	491.17	N 87.232° E	364.89
C45	1863.00	192.00	483.17	S 87.232° E	486.25
C46	750.00	97.50	491.17	S 87.232° E	364.89
C47	1863.00	192.00	483.17	N 87.232° E	486.25
C48	750.00	97.50	491.17	N 87.232° E	364.89
C49	1863.00	192.00	483.17	S 87.232° E	486.25
C50	750.00	97.50	491.17	S 87.232° E	364.89

LINE DATA

NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
L1	1863.00	192.00	483.17	S 87.232° E	486.25
L2	750.00	97.50	491.17	S 87.232° E	364.89
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L6	750.00	97.50	491.17	S 87.232° E	364.89
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L9	1863.00	192.00	483.17	S 87.232° E	486.25
L10	750.00	97.50	491.17	S 87.232° E	364.89
L11	1863.00	192.00	483.17	N 87.232° E	486.25
L12	750.00	97.50	491.17	N 87.232° E	364.89
L13	1863.00	192.00	483.17	S 87.232° E	486.25
L14	750.00	97.50	491.17	S 87.232° E	364.89
L15	1863.00	192.00	483.17	N 87.232° E	486.25
L16	750.00	97.50	491.17	N 87.232° E	364.89
L17	1863.00	192.00	483.17	S 87.232° E	486.25
L18	750.00	97.50	491.17	S 87.232° E	364.89

LINE DATA

NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
L19	1863.00	192.00	483.17	S 87.232° E	486.25
L20	750.00	97.50	491.17	S 87.232° E	364.89
L21	1863.00	192.00	483.17	N 87.232° E	486.25
L22	750.00	97.50	491.17	N 87.232° E	364.89
L23	1863.00	192.00	483.17	S 87.232° E	486.25
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L27	1863.00	192.00	483.17	S 87.232° E	486.25
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L29	1863.00	192.00	483.17	N 87.232° E	486.25
L30	750.00	97.50	491.17	N 87.232° E	364.89
L31	1863.00	192.00	483.17	S 87.232° E	486.25
L32	750.00	97.50	491.17	S 87.232° E	364.89
L33	1863.00	192.00	483.17	N 87.232° E	486.25
L34	750.00	97.50	491.17	N 87.232° E	364.89
L35	1863.00	192.00	483.17	S 87.232° E	486.25
L36	750.00	97.50	491.17	S 87.232° E	364.89
L37	1863.00	192.00	483.17	N 87.232° E	486.25
L38	750.00	97.50	491.17	N 87.232° E	364.89
L39	1863.00	192.00	483.17	S 87.232° E	486.25
L40	750.00	97.50	491.17	S 87.232° E	364.89



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

June 22, 2017

City Planning Commission
The City of Fulshear, Texas

File No.: 1790311CPL

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 18th day of June, 2017, the last Deed that we find, of record, reflects the record owner to be:

CCR TEXAS HOLDINGS LP, a Delaware limited partnership and CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership (By virtue of Deed dated April 12, 2012, recorded under Clerk's File No. 2012038964; and by Deed dated June 2, 2016, recorded under Clerk's File No. 2016059209 of the Official Records of Fort Bend County, Texas)

Legal Description:

Proposed CREEK COVE AT CROSS CREEK RANCH SECTION ELEVEN

DESCRIPTION OF A 23.89 ACRE TRACT OF LAND SITUATED
IN THE A.G. SHARPLESS SURVEY, ABSTRACT NO. 322
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 23.89 acre (1,040,777 square feet) tract of land situated in the A.G. Sharpless Survey, Abstract No. 322 of Fort Bend County, Texas and being a portion of a called 51.50 acre tract of land (Tract 7) as described in an instrument to CCR Loan Subsidiary 1, L.P. recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2016059209 and a portion of a called 1,913.31 acre tract of land (Tract A) as described in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2012038964, said 23.89 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Northwest corner of CREEK COVE AT CROSS CREEK RANCH SECTION 10, a subdivision per plat recorded under Plat No. 20160058 of the Fort Bend County Plat Records (F.B.C.P.R.), same being the Northeast corner of the herein described tract, lying on the Southerly 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;

THENCE, along and with the Westerly and Southerly lines of said CREEK COVE AT CROSS CREEK RANCH SECTION 10 the following courses and distances:

S 08°46'25" E, a distance of 80.88 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 11°40'24" E, a distance of 262.87 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 14°28'48" E, a distance of 140.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for

corner;

S 17°33'40" E, a distance of 137.58 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 24°46'11" E, a distance of 137.34 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 30°11'16" E, a distance of 68.70 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 37°06'48" E, a distance of 64.95 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 52°23'24" E, a distance of 61.10 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 66°52'43" E, a distance of 136.52 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 69°05'02" E, a distance of 96.75 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 51°41'18" E, a distance of 63.38 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 29°52'18" E, a distance of 80.25 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 02°46'01" E, a distance of 85.74 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 22°18'35" W, a distance of 138.14 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 67°41'25" E, a distance of 170.92 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Westerly end of a cutback corner on the Westerly right-of-way line of Evergreen Cove Lane (60 feet wide) and the Northerly right-of-way line of Victory Hill Lane (60 feet wide) both as shown on CREEK COVE AT CROSS CREEK RANCH SECTION SEVEN, a subdivision per plat recorded under Plat No. 20150259 of the F.B.C.P.R.;

THENCE, S 22°18'35" W, along and with the West line of said CREEK COVE AT CROSS CREEK RANCH SECTION SEVEN, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Southwest corner of said CREEK COVE AT CROSS CREEK RANCH SECTION SEVEN, same being the Southeast corner of the herein described tract;

THENCE, N 67°41'25" W, along and with the Southwest line of said 51.50 acre tract and over and across said 1,913.31 acre tract, at a distance of 1,545.31 feet pass the Southwest corner of said 51.50 acre and continuing for a total distance of 1,810.87 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most southerly Southwest corner of the herein described tract, lying on the East line of a called 61.66 acre tract of land as described in an instrument to Fort Bend County Municipal Utility District No. 169 recorded under F.B.C.C.F. No. 2015105132;

THENCE, N 05°17'27" E, along and with said East line, a distance of 54.56 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, N 34°24'58" W, continuing along and with said East line, a distance of 201.04 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most westerly Southwest corner of the herein described tract;

THENCE, N 55°35'02" E, over and across said 1,913.31 acre tract, passing at 199.39 feet the Northwest

corner of said 51.50 acre tract and continuing along and with the North line of said 51.50 acre tract for a distance of 318.88 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

THENCE, in a northeasterly direction, along said curve to the right, at a distance of 99.77 pass a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Southwest corner of said CROSS CREEK BEND LANE EXTENTION NO. 10, and continuing for a total 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°33'20" E, 680.52 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of a compound curve to the right;

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

In a southeasterly direction, along said curve to the right, a distance of 40.17 feet, having a radius of 25.00 feet, a central angle of 92°04'04" and a chord which bears S 58°26'20" E, 35.99 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 77°35'42" E, a distance of 90.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the right from which its center bears N 77°35'42" E, 25.00 feet;

In a northeasterly direction, along said curve to the right, a distance of 40.17 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 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of a compound curve to the right;

In an easterly direction, along said curve to the right, a distance of 49.13 feet, having a radius of 1,965.00 feet, a central angle of 01°25'58" and a chord which bears N 80°22'45" E, 49.13 feet to the **POINT OF BEGINNING** and containing 23.89 acres (1,040,777 square feet) of land.

Subject to the following:

1. Restrictions:

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

Restrictive Covenants as set forth in that Community Charter For Cross Creek Ranch recorded under Clerk's File Nos. [2008039552](#), and [2008054441](#), and [2015111017](#) of the Official Records of Fort Bend County, Texas. **(Encumbered only by filing a Supplement)**

2. Easements/Other Exceptions:

The following easements as reflected on the plat of Cross Creek Bend Lane Extension NO. 10 recorded under Plat No [20160238](#) of the Plat Records of Fort Bend County, Texas:

1. 20' x 30' storm sewer easement. (Proposed Reserve E)
2. 10' wide Storm Easement (Proposed Reserves A, D, & E)
3. 25' wide water line and storm sewer easements. (Proposed Reserves D & E)
4. 20' x 15' water line easement (Reserve A)
5. 30' x 15' sanitary sewer easement. (Pt proposed Reserve E)

Electric Easements for electric distribution and communication facilities granted to CenterPoint Energy Houston Electric, LLC, as set forth and described by instrument recorded under Clerk's File No. [2016027351](#), [2016011202](#), and [2016061136](#) of the Official Records of Fort Bend County, Texas.

Gas Facilities Easement granted to SI Energy, LP, a Texas limited partnership as set forth and described by instruments recorded under Clerk's File No. [2014102261](#) of the Official Records of Fort Bend County, Texas.

Gas Pipeline Temporary Easement granted to SI Energy, LP, by instrument recorded under Clerk's File No. [2014101147](#) of the Official Records of Fort Bend County, Texas. (Proposed Reserve D)

Consent To Encroachment into that easement area created in favor of CenterPoint energy Houston Electric,

LLC, as set forth and described by instrument recorded under Clerk's File No. [2014025425](#) of the Official Records of Fort Bend County, Texas.

A 20' x 25' sanitary sewer easement as reflected on the plat of Creek Cove At Cross Creek Ranch Section Seven recorded under Plat No. **20150259** of the Plat Records of Fort Bend County, Texas. (Victory Hill LN.)

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

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

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

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

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

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

There is a (1) foot reserve along Cross Creek Bend Lane dedicated to the public in fee as a buffer separation as reflected on the plat of Cross Creek Bend Lane Extension No. 10 recorded under Plat No. [20160238](#) of the Plat Records of Fort Bend County, Texas. The subject property does not have access to said street until such time the subject property is subdivided in a recorded plat. **(Will be removed upon filing of the plat)**

3. Liens/Misc:

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

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

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

Construction Deed of Trust (with Assignment Of Leases And Rents Security Agreement And Fixture Filing) dated June 2, 2016, recorded in/under Clerk's File No. [2016059211](#) of the Official Records of County, Texas,

executed by CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, securing the payment of certain Revolving one note in the principal amount of \$25,000,000.00, bearing interest and payable as therein provided to the order of BRANDI HERMIS, as trustee, fro the benefit of U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSTON CAPITAL COMPANY.

(i). Said lien additionally secured by a Collateral Assignment Of Construction Documents, Design Contracts, Plans, Licenses, Builder Lot Contract And Permits recorded in/under Clerk's File No. 2016059212 of the Official Records of County, Texas.

(ii). Said lien additionally secured by a Collateral Assignment Of MUD Proceeds recorded in/under Clerk's File No. 2016059213 of the Official Records of County, Texas.

Said lien and Deed of Trust securing same is subject to that This Intercreditor Agreement made and entered into effective the 2nd day of June, 2016 by and among CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership ("Senior Borrower"), U.S. BANK NATIONAL ASSOCIATION, d/b/a HOUSING CAPITAL COMPANY, a national banking association ("Senior Lender"), CCR TEXAS HOLDINGS LP, a Delaware limited partnership ("Subordinated Borrower) and CCR TEXAS LENDER INC., an Ontario corporation and PSPIB-CCR Inc., a Canadian corporation ("PSPIB" and together with CCR Texas as the "Subordinate Lender) and CCR TEXAS AGENT INC., an Ontario corporation and recorded under Clerk's File No. 2016059210 of the Official Records of Fort Bend County, Texas.

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

Trey DeVillier

SENT TO: CenterPoint Energy, AT&T, Comcast

From: Trey DeVillier
Sent: Monday, June 12, 2017 1:39 PM
Cc: Trey DeVillier
Subject: CREEK COVE AT CROSS CREEK RANCH SECTION ELEVEN - NO OBJECT REQUEST
Attachments: 2017-5-26_PLAT_CREEK COVE SEC 11.pdf

Please provide us a letter of “**utility availability**”, “**will serve**” or “**no objection**” for the attached plat as required for final plats by the City of Fulshear.

If you have any questions or require any additional information please feel free to call or email.

Respectfully,

Trey DeVillier | Platting Technician

BGE, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042
Tel: 281-558-8700 x8204
Direct: 713-488-8204
Fax: 281-558-9701
tdevillier@bgeinc.com
www.bgeinc.com



Serving. Leading. Solving.™

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 23.89 acres of land out of the A.G. Sharpless Survey, A-322, Fort Bend County, Texas, which property was surveyed and platted on _____ by, Brown & Gay Engineers, Inc., DBA BGE, Inc., and known as CREEK COVE AT CROSS CREEK RANCH SECTION ELEVEN, recorded at Plat Number _____ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

EXECUTED this the _____ day of _____, 2017.

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

By: _____
Printed Name: _____
Title: _____

STATE OF TEXAS

COUNTY OF _____

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

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

Notary Public in and for the State of Texas

My commission expires: _____

AFTER RECORDING RETURN TO:
Trey DeVillier
BGE, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, has platted that certain 23.89 acres of land out of the A.G. Sharpless Survey, A-322, Fort Bend County, Texas, which property was surveyed and platted on _____ by, Brown & Gay Engineers, Inc., DBA BGE, Inc, and known as CREEK COVE AT CROSS CREEK RANCH SECTION ELEVEN, recorded at Plat Number _____ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

EXECUTED this the _____ day of _____, 2017.

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

By: _____

Printed Name: _____

Title: _____

PROVINCE OF ONTARIO
COUNTRY OF CANADA

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

GIVEN under my hand and Notary Seal, this _____ day of _____, 2017

Notary Public
My commission expires: Commission For Life

AFTER RECORDING RETURN TO:
Trey DeVillier
BGE, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042

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

AGENDA OF:	July 7, 2017		
DATE SUBMITTED:	June 30, 2017	DEPARTMENT:	Planning and Development
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 Reviews: Preliminary Plats for – Tamarron Section 29, Jordan Ranch Section 14, Creek Falls Drive Extension No. 2, Creek Falls at Cross Creek Ranch Section 10, and Creek Falls at Cross Creek Ranch Section 11; Final Plats for – Creek cove at Cross Creek Ranch Section 11; Final Partial Replat for Fulbrook on Fulshear Creek Section 12		

EXECUTIVE SUMMARY

The Planning and Zoning Commission has for its consideration the following plats:

1. Preliminary for Tamarron Section 29
2. Final for Creek cove at Cross Creek Ranch Section 11
3. Final Partial Replat for Fulbrook on Fulshear Creek Section 12
4. Preliminary for Jordan Ranch Section 14
5. Preliminary for Creek falls Drive Extension No. 2
6. Preliminary for Creek Falls at Cross Creek Ranch Section 10
7. Preliminary for Creek Falls at Cross Creek Ranch Section 11

The plats, as submitted, generally meet the requirements set forth in the City's Subdivision Ordinance No. 04-913 and/or 013-1091, which is in alignment with Chapter 21, Texas Local Government Code. Plat comments noted in the City Engineer's report are minor in nature and pose no major concerns that would warrant a negative recommendation.

RECOMMENDATION

After staff review of the City Engineer's report, staff recommend the Planning and Zoning Commission provide a positive recommendation for approval of all the plats submitted herein for consideration.



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: 6-19-17

Date Received by the City of Fulshear: _____

Subdivision: FULBROOK ON FULSHEAR CREEK SECTION TWELVE PARTIAL REPLAT NO. 1 Development: FULBROOK ON FULSHEAR CREEK

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 2.0801 AC. 10 LOTS 1 BLOCK 0 RESERVES

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

Total Acreage: 2.0801
 Number of Streets: 0
 Number of Lots: 10
 Number and Types of Reserves: 0
 Total Acres in Reserve: 0

Owner: FULSHEAR LAND PARTNERS, LTD.
 Address: THREE RIVERWAY # 120
 City/State: HOUSTON, TEXAS 77056
 Telephone: 713-623-2466
 Email Address: _____

Engineer/Planner: COSTELLO, INC.
 Contact Person: MARK ARMSTRONG
 Telephone: 713-783-7788
 Fax Number: 713-783-3560
 Email Address: MARMSTRONG@COSTELLOINC.COM

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE \$602.00	
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

JORGE L. DELAROSA / PLAT COORDINATOR

TYPED OR PRINTED NAME/TITLE

6-19-17

DATE

June 29, 2017

Engineering Review

Final Plat
Fulbrook on Fulshear Creek Section Twelve Partial Replat No. 1
Fort Bend County, Texas

For Information only:

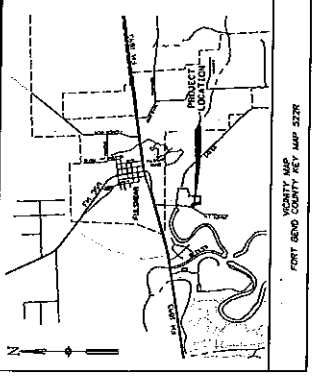
1. This plat will remove the Aerial Easement that was on the original plat for 10 lots.
2. According to the Replat submitted, no other changes are being made to dimensions, bearings, building lines, etc.

Recommendations:

I recommend that this Final Plat for Fulbrook on Fulshear Creek Section Twelve – Partial Replat No. 1 be approved with the following additions/corrections:

- A) The name of the Chairman of the Planning Commission (Amy Pearce) needs to be added to the face of the plat.





VICINITY MAP
FORT BEND COUNTY REY. MAP 5274

COUNTY OF FORT BEND
 I, LARRY BROWN, COUNTY CLERK, IN AND FOR THE COUNTY OF FORT BEND, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2017, AT _____ O'CLOCK _____ AM, WITHIN _____ OF THE PLAT NUMBER OF THIS COUNTY, TEXAS.
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AT HOUSTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.
 LARRY BROWN
 COUNTY CLERK
 FORT BEND COUNTY, TEXAS

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AT HOUSTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.
 LARRY BROWN, ASSISTANT COUNTY CLERK, FORT BEND COUNTY, TEXAS
 I, _____, COUNTY CLERK, IN AND FOR THE COUNTY OF FORT BEND, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2017, AT _____ O'CLOCK _____ AM, WITHIN _____ OF THE PLAT NUMBER OF THIS COUNTY, TEXAS.
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AT HOUSTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

 COUNTY CLERK
 FORT BEND COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF FORT BEND
 I, _____, COUNTY CLERK, IN AND FOR THE COUNTY OF FORT BEND, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2017, AT _____ O'CLOCK _____ AM, WITHIN _____ OF THE PLAT NUMBER OF THIS COUNTY, TEXAS.
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AT HOUSTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

 COUNTY CLERK
 FORT BEND COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF FORT BEND
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 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AT HOUSTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

 COUNTY CLERK
 FORT BEND COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF FORT BEND
 I, _____, COUNTY CLERK, IN AND FOR THE COUNTY OF FORT BEND, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2017, AT _____ O'CLOCK _____ AM, WITHIN _____ OF THE PLAT NUMBER OF THIS COUNTY, TEXAS.
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AT HOUSTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

 COUNTY CLERK
 FORT BEND COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF FORT BEND
 I, _____, COUNTY CLERK, IN AND FOR THE COUNTY OF FORT BEND, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2017, AT _____ O'CLOCK _____ AM, WITHIN _____ OF THE PLAT NUMBER OF THIS COUNTY, TEXAS.
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AT HOUSTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

 COUNTY CLERK
 FORT BEND COUNTY, TEXAS

**FINAL PLAT
 OF
 FULBROOK ON FULSHEAR CREEK
 SECTION TWELVE
 PARTIAL REPLAT NO. 1**

A SUBDIVISION OF 2.0501 ACRES
 LOCATED IN THE
 CHURCHILL FULSHEAR LEAGUE, A-29
 CITY OF FULSHEAR
 FORT BEND COUNTY, TEXAS
 ALSO BEING
 A PARTIAL REPLAT OF FULBROOK ON
 FULSHEAR CREEK SECTION TWELVE
 LOTS 5 THRU 7 AND 9 THRU 15 OF BLOCK 4,
 AS RECORDED IN PLAT NO. 20170091, FORT
 BEND COUNTY PLAT RECORDS
 FORT BEND COUNTY, TEXAS

REASON FOR REPLAT:
 (TO REMOVE THE AERIAL EASEMENT IN
 LOTS 5 THRU 7 AND 9 THRU 15 AND A PORTION
 OF THE AERIAL EASEMENT IN LOT 13 OF BLOCK 4)
 10 LOTS 1 BLOCK 0 RESERVES

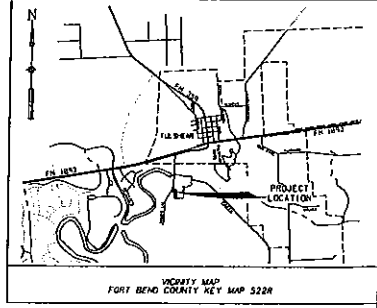
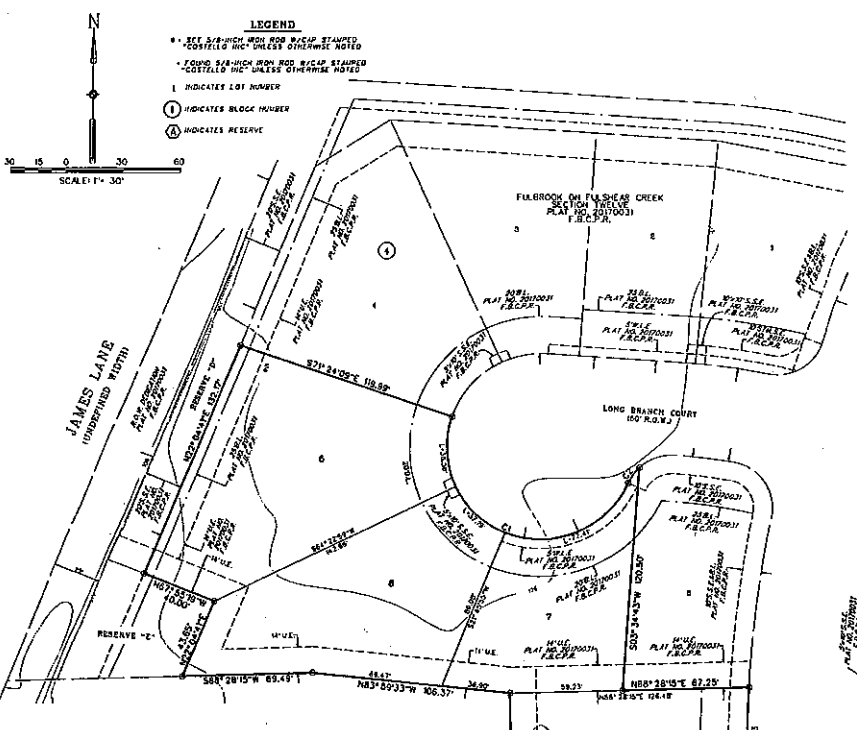
DATE: JUNE, 2017

OWNERS
FULSHEAR LAND PARTNERS, LTD.
 A TEXAS PARTNERSHIP
 10000 WINDY HOLLOW DRIVE
 HOUSTON, TEXAS 77036
 TELEPHONE: 281.468.1100
 AND
MICHAEL HOMES-HOUSTON, LLC
 10000 WINDY HOLLOW DRIVE
 HOUSTON, TEXAS 77036
 TELEPHONE: 281.468.1100



PLANNER
SWITZER AND ASSOCIATES
 10000 WINDY HOLLOW DRIVE
 HOUSTON, TEXAS 77036
 TELEPHONE: 281.468.1100

FOR MORE INFORMATION, VISIT US AT WWW.COSTELLOENGINEERS.COM
 10000 WINDY HOLLOW DRIVE, HOUSTON, TEXAS 77036
 281.468.1100



NOTES:

- THIS PLAN IS BEING FILED BY THE ENGINEER IN THE COUNTY CLERK'S OFFICE IN THE CITY OF FORT BEND COUNTY, TEXAS, AND IS SUBJECT TO ALL TRANSACTIONS, LAWS AND ORDINANCES.
- IF ANY EASEMENTS OR RIGHTS ARE SHOWN ON THIS PLAN, THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAS FOUND THAT THE EASEMENTS OR RIGHTS SHOWN ON THIS PLAN ARE ACCURATELY LOCATED AND DESCRIBED.
- THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS ACCURATELY LOCATED AND DESCRIBED.
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METES AND BOUNDS DESCRIPTION

Being a 2.0801 acre tract of land located in the Church Hill Subdivision, Block 4, of the City of Fort Bend, Texas, and being a portion of the 2.0801 acre tract of land as described in the plat of the Church Hill Subdivision, Block 4, as recorded in the public records of Fort Bend County, Texas, under the name of Fulbrook on Fulshear Creek, Section 12, as recorded in Plat No. 20170031, Fort Bend County Plat Records, Fort Bend County, Texas.

1. There, with the eastern line of said Lot 5 and said Reserve "C", North 12 degrees 32 minutes 44 seconds East, a distance of 130.10 feet to a 24.00 foot wide easement for a portion of the easement shown on the plat of the Church Hill Subdivision, Block 4, as recorded in the public records of Fort Bend County, Texas, under the name of Fulbrook on Fulshear Creek, Section 12, as recorded in Plat No. 20170031, Fort Bend County Plat Records, Fort Bend County, Texas.
2. There, with the eastern line of said Lot 6 and said Reserve "C", North 12 degrees 32 minutes 44 seconds East, a distance of 130.10 feet to a 24.00 foot wide easement for a portion of the easement shown on the plat of the Church Hill Subdivision, Block 4, as recorded in the public records of Fort Bend County, Texas, under the name of Fulbrook on Fulshear Creek, Section 12, as recorded in Plat No. 20170031, Fort Bend County Plat Records, Fort Bend County, Texas.
3. There, with the eastern line of said Lot 7 and said Reserve "C", North 12 degrees 32 minutes 44 seconds East, a distance of 130.10 feet to a 24.00 foot wide easement for a portion of the easement shown on the plat of the Church Hill Subdivision, Block 4, as recorded in the public records of Fort Bend County, Texas, under the name of Fulbrook on Fulshear Creek, Section 12, as recorded in Plat No. 20170031, Fort Bend County Plat Records, Fort Bend County, Texas.
4. There, with the eastern line of said Lot 8 and said Reserve "C", North 12 degrees 32 minutes 44 seconds East, a distance of 130.10 feet to a 24.00 foot wide easement for a portion of the easement shown on the plat of the Church Hill Subdivision, Block 4, as recorded in the public records of Fort Bend County, Texas, under the name of Fulbrook on Fulshear Creek, Section 12, as recorded in Plat No. 20170031, Fort Bend County Plat Records, Fort Bend County, Texas.
5. There, with the eastern line of said Lot 9 and said Reserve "C", North 12 degrees 32 minutes 44 seconds East, a distance of 130.10 feet to a 24.00 foot wide easement for a portion of the easement shown on the plat of the Church Hill Subdivision, Block 4, as recorded in the public records of Fort Bend County, Texas, under the name of Fulbrook on Fulshear Creek, Section 12, as recorded in Plat No. 20170031, Fort Bend County Plat Records, Fort Bend County, Texas.
6. There, with the eastern line of said Lot 10 and said Reserve "C", North 12 degrees 32 minutes 44 seconds East, a distance of 130.10 feet to a 24.00 foot wide easement for a portion of the easement shown on the plat of the Church Hill Subdivision, Block 4, as recorded in the public records of Fort Bend County, Texas, under the name of Fulbrook on Fulshear Creek, Section 12, as recorded in Plat No. 20170031, Fort Bend County Plat Records, Fort Bend County, Texas.
7. There, with the eastern line of said Lot 11 and said Reserve "C", North 12 degrees 32 minutes 44 seconds East, a distance of 130.10 feet to a 24.00 foot wide easement for a portion of the easement shown on the plat of the Church Hill Subdivision, Block 4, as recorded in the public records of Fort Bend County, Texas, under the name of Fulbrook on Fulshear Creek, Section 12, as recorded in Plat No. 20170031, Fort Bend County Plat Records, Fort Bend County, Texas.
8. There, with the eastern line of said Lot 12 and said Reserve "C", North 12 degrees 32 minutes 44 seconds East, a distance of 130.10 feet to a 24.00 foot wide easement for a portion of the easement shown on the plat of the Church Hill Subdivision, Block 4, as recorded in the public records of Fort Bend County, Texas, under the name of Fulbrook on Fulshear Creek, Section 12, as recorded in Plat No. 20170031, Fort Bend County Plat Records, Fort Bend County, Texas.
9. There, with the eastern line of said Lot 13 and said Reserve "C", North 12 degrees 32 minutes 44 seconds East, a distance of 130.10 feet to a 24.00 foot wide easement for a portion of the easement shown on the plat of the Church Hill Subdivision, Block 4, as recorded in the public records of Fort Bend County, Texas, under the name of Fulbrook on Fulshear Creek, Section 12, as recorded in Plat No. 20170031, Fort Bend County Plat Records, Fort Bend County, Texas.
10. There, with the eastern line of said Lot 14 and said Reserve "C", North 12 degrees 32 minutes 44 seconds East, a distance of 130.10 feet to a 24.00 foot wide easement for a portion of the easement shown on the plat of the Church Hill Subdivision, Block 4, as recorded in the public records of Fort Bend County, Texas, under the name of Fulbrook on Fulshear Creek, Section 12, as recorded in Plat No. 20170031, Fort Bend County Plat Records, Fort Bend County, Texas.
11. There, with the eastern line of said Lot 15 and said Reserve "C", North 12 degrees 32 minutes 44 seconds East, a distance of 130.10 feet to a 24.00 foot wide easement for a portion of the easement shown on the plat of the Church Hill Subdivision, Block 4, as recorded in the public records of Fort Bend County, Texas, under the name of Fulbrook on Fulshear Creek, Section 12, as recorded in Plat No. 20170031, Fort Bend County Plat Records, Fort Bend County, Texas.
12. There, with the eastern line of said Lot 16 and said Reserve "C", North 12 degrees 32 minutes 44 seconds East, a distance of 130.10 feet to a 24.00 foot wide easement for a portion of the easement shown on the plat of the Church Hill Subdivision, Block 4, as recorded in the public records of Fort Bend County, Texas, under the name of Fulbrook on Fulshear Creek, Section 12, as recorded in Plat No. 20170031, Fort Bend County Plat Records, Fort Bend County, Texas.

**FINAL PLAT
OF
FULBROOK ON FULSHEAR CREEK
SECTION TWELVE
PARTIAL REPLAT NO. 1**

A SUBDIVISION OF 2.0801 ACRES
LOCATED IN THE
CHURCHILL FULSHEAR LEAGUE, A-29
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS
ALSO BEING
A PARTIAL REPLAT OF FULBROOK ON
FULSHEAR CREEK SECTION TWELVE
LOTS 5 THRU 7 AND 9 THRU 14 AND PORTION
OF THE AERIAL EASEMENT IN LOT 16 OF BLOCK 4,
AS RECORDED IN PLAT NO. 20170031, FORT
BEND COUNTY PLAT RECORDS,
FORT BEND COUNTY, TEXAS

REASON FOR REPLAT:
**(TO REMOVE THE AERIAL EASEMENT IN
LOTS 5 THRU 7 AND 9 THRU 14 AND PORTION
OF THE AERIAL EASEMENT IN LOT 16 OF BLOCK 4)**

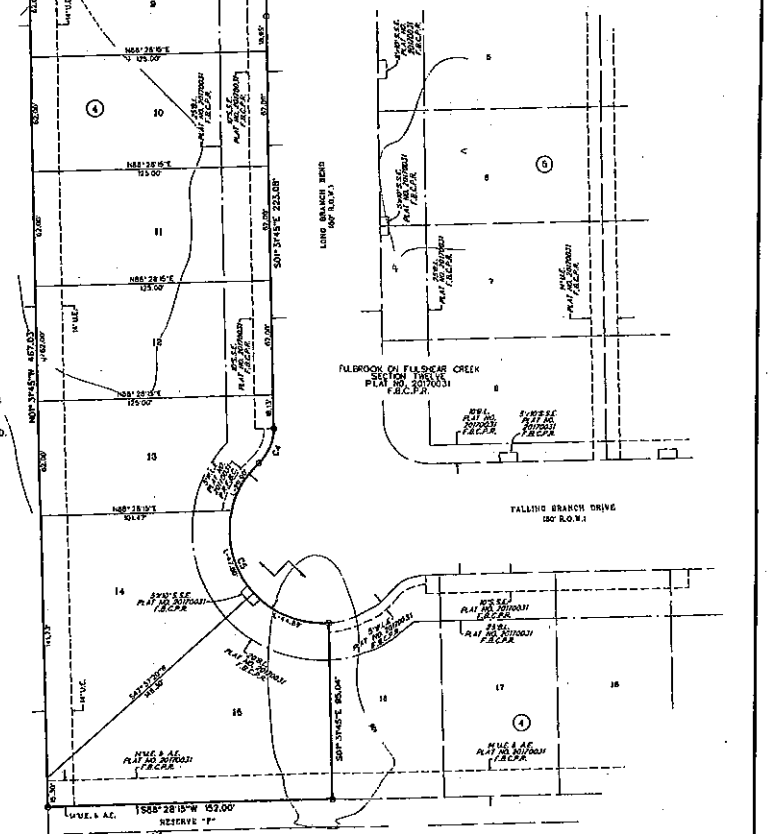
10 LOTS 1 BLOCK 0 RESERVES

SCALE: 1"=30' DATE: JUNE, 2017

OWNERS:
FULSHEAR LAND PARTNERS, LTD.
A TEXAS PARTNERSHIP
THOMAS V. FULSHEAR, PARTNER
AND
HIGHLAND HOMES-HOUSTON, LLC
8801 BRIDGEWAY, SUITE 200
PLANO, TEXAS 75074
TELEPHONE: (972) 944-9800

PLANNER:
SWEITZER AND ASSOCIATES
1300 WEST 15TH STREET, SUITE 100
HOUSTON, TEXAS 77008
TELEPHONE: (713) 863-3311

ENGINEER/SURVEYOR:
Costello
10000 WEST 15TH STREET, SUITE 100
HOUSTON, TEXAS 77008
TELEPHONE: (713) 863-3311



REASON FOR REPLAT:
**(TO REMOVE THE AERIAL EASEMENT IN
LOTS 5 THRU 7 AND 9 THRU 14 AND PORTION
OF THE AERIAL EASEMENT IN LOT 16 OF BLOCK 4)**

10 LOTS 1 BLOCK 0 RESERVES

SCALE: 1"=30' DATE: JUNE, 2017

OWNERS:
FULSHEAR LAND PARTNERS, LTD.
A TEXAS PARTNERSHIP
THOMAS V. FULSHEAR, PARTNER
AND
HIGHLAND HOMES-HOUSTON, LLC
8801 BRIDGEWAY, SUITE 200
PLANO, TEXAS 75074
TELEPHONE: (972) 944-9800

PLANNER:
SWEITZER AND ASSOCIATES
1300 WEST 15TH STREET, SUITE 100
HOUSTON, TEXAS 77008
TELEPHONE: (713) 863-3311

ENGINEER/SURVEYOR:
Costello
10000 WEST 15TH STREET, SUITE 100
HOUSTON, TEXAS 77008
TELEPHONE: (713) 863-3311

CURVE DATA TABLE

STATION	PC (LENGTH)	PVI (ELEV.)	PT (ANGLE)	CORD ANGLE	CORD LENGTH
0+00	100.00	100.00	90.00	100.00	100.00
0+50	100.00	100.00	90.00	100.00	100.00
1+00	100.00	100.00	90.00	100.00	100.00
1+50	100.00	100.00	90.00	100.00	100.00
2+00	100.00	100.00	90.00	100.00	100.00

County: Fort Bend
Project: Fulbrook on Fulshear Creek Section Twelve Partial Replat No. 1 Boundary
C.I. No.: 1084-17 (Plat prepared)
Job Number: 2017-082-020

METES AND BOUNDS DESCRIPTION
2.0801 ACRES

Being a 2.0801 acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas; said 2.0801 acre tract being all of Lots 5 - 7 and 9 - 15, Block 4 of Fulbrook on Fulshear Creek Section Twelve, a 35.8850 acre subdivision recorded in Plat No. 20170031 of the Plat Records of Fort Bend County (P.R.F.B.C.); said 2.0801 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone):

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the most westerly corner of Lot 5, Block 4, the most southerly corner of Restricted Reserve "D", and being on the northeasterly line of Restricted Reserve "E" of said Fulbrook on Fulshear Creek Section Twelve;

1. Thence, with the common line of said Lot 5 and said Restricted Reserve "D", North 22 degrees 04 minutes 41 seconds East, a distance of 132.17 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the most northerly corner of said Lot 5 and the most westerly corner of Lot 4;
2. Thence, with the common line of said Lot 5 and said Lot 4, South 71 degrees 24 minutes 09 seconds East, a distance of 119.99 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northeast corner of said Lot 5 and the southeast corner of said Lot 4, being on the right-of-way line of Long Branch Court (width varies) as established by the plat of said Fulbrook on Fulshear Creek Section Twelve;
3. Thence, with said right-of-way line of Long Branch Court, 153.19 feet along the arc of a curve to the left, said curve having a central angle of 175 degrees 32 minutes 27 seconds, a radius of 50.00 feet and a chord that bears South 69 degrees 10 minutes 22 seconds East, a distance of 99.92 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
4. Thence, continuing with said right-of-way line of Long Branch Court, 10.30 feet along the arc of a curve to the right, said curve having a central angle of 23 degrees 36 minutes 46 seconds, a radius of 25.00 feet and a chord that bears North 34 degrees 51 minutes 48 seconds East, a distance of 10.23 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northeast corner of Lot 7 and the northwest corner of Lot 8, Block 4;

5. Thence, with the common line of said Lots 7 and 8, South 03 degrees 34 minutes 43 seconds West, a distance of 120.50 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the common southerly corner of said Lot 7 and said Lot 8, being on the northerly line of Lot 9, Block 4;
6. Thence, with the common line of said Lots 8 and 9, North 88 degrees 28 minutes 15 seconds East, a distance of 67.25 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the common easterly corner of said Lot 8 and said Lot 9, being on the westerly right-of-way line of Long Branch Bend (60 feet wide) as established by said plat of Fulbrook on Fulshear Creek Section Twelve;

Thence, with said westerly right-of-way line of Long Branch Bend, the following four (4) courses:

7. 43.09 feet along the arc of a curve to the left, said curve having a central angle of 03 degrees 56 minutes 59 seconds, a radius of 625.00 feet and a chord that bears South 00 degrees 26 minutes 44 seconds West, a distance of 43.08 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
8. South 01 degrees 31 minutes 45 seconds East, a distance of 223.08 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
9. 21.03 feet along the arc of a curve to the right, said curve having a central angle of 48 degrees 11 minutes 23 seconds, a radius of 25.00 feet and a chord that bears South 22 degrees 33 minutes 56 seconds West, a distance of 20.41 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
10. 122.59 feet along the arc of a curve to the left, said curve having a central angle of 140 degrees 28 minutes 56 seconds, a radius of 50.00 feet and a chord that bears South 23 degrees 34 minutes 50 seconds East, a distance of 94.11 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northeast corner of Lot 15 and the northwest corner of Lot 16, Block 4;
11. Thence, with the common line of said Lots 15 and 16, South 01 degrees 31 minutes 45 seconds East, a distance of 95.04 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the common southerly corner of said Lots 15 and 16, being on the northerly line of Restricted Reserve "F";
12. Thence, with the common line of said Lot 15 and said Restricted Reserve "F", South 88 degrees 28 minutes 15 seconds West, a distance of 152.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the southwest corner of Lot 15 and the northwest corner of said Restricted Reserve "F", being on the westerly line of said Block 4;

13. Thence, with said westerly line of Block 4, North 01 degrees 31 minutes 45 seconds West, a distance of 467.03 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northwest corner of aforesaid Lot 9, being on the southerly line of aforesaid Lot 7;
14. Thence, with the southerly lines of said Lot 7 and Lot 6, Block 4, North 83 degrees 59 minutes 33 seconds West, a distance of 106.37 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
15. Thence, continuing with said southerly line of Lot 6, South 88 degrees 28 minutes 15 seconds West, a distance of 69.49 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the southwest corner of said Lot 6 and the southeast corner of aforesaid Restricted Reserve "E";
16. Thence, with the common line of said Lot 6 and said Restricted Reserve "E", North 22 degrees 04 minutes 41 seconds East, a distance of 43.65 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northwest corner of said Lot 6, the northeast corner of said Restricted Reserve "E", and the most southerly corner of aforesaid Lot 5;
17. Thence, with the common line of said Restricted Reserve "E" and said Lot 5, North 67 degrees 55 minutes 19 seconds West, a distance of 40.00 feet to the **Point of Beginning** and containing 2.0801 acres of land.



Joseph B. May
05-02-2017

CITY PLANNING LETTER

GF No.: 1045002628CSA
Time frame covered by this report:

Effective Date: June 7, 2017

PROPERTY

Legal Description:

All of Lots Five (5), Six (6), Seven (7), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14) and Fifteen (15), all in Block Four (4), of FULBROOK ON FULSHEAR CREEK, SECTION TWELVE, a subdivision in Fort Bend County, Texas, according to the plat thereof recorded under Plat Number 20170031 of the Plat Records of Fort Bend County, Texas.

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

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

Highland Homes-Houston, LLC as to Lot 12 in Block 4 by virtue of Deed recorded under Fort Bend County Clerk's File No. 2017056849

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

RESTRICTIONS:

Covenants, conditions and restrictions shown and/or noted on plat recorded under Plat Number 20170031 of the Plat Records of Fort Bend County, Texas and those recorded under Fort Bend County Clerk's File No. 2008054643, as supplemented and annexed by instrument recorded under Fort Bend County Clerk's File No. 2017039006, as amended by instruments recorded under Fort Bend County Clerk's File No. 2009052045, 2009080566, 2012053236, 2013016885, 2013016886, 2013016887, 2013016922, 2013016931, 2013016936, 2013016937, 2013016950, 2013059507, 2013151906, 2013152070, and 2016050372, all of the Real Property records of FORT BEND County, Texas but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

EASEMENTS:

1. Easements and building setbacks shown and/or noted on plat recorded under Plat Number 20170031 of the Plat Records of Fort Bend County, Texas, as affected by Release of Easement executed by CenterPoint Energy Houston Electric, LLC affecting Lots 5 through 7 in Block 4 and Lots 9 through 15 in Block 4, recorded under Fort Bend County Clerk's File No. 2017052466.
2. Drainage Easement 20 feet in width on each side of the center line of all natural drainage courses noted on plat recorded under Plat Number 20170031 of the Plat Records of Fort Bend County, Texas.
3. Agreement for Underground Electric Service - Fulbrook on Fulshear Creek Section Twelve by and between CenterPoint Energy Houston Electric, LLC and Fulshear Land Partners, LTD., recorded March 8, 2017 under Fort Bend County Clerk's File No. 2017024489.
4. Reservation by Grantor of the entire mineral estate of the property owned by Grantor, if any, including all oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same as set out in Deeds filed under Clerk's File Nos. 2008000215 of the Official Public Records of Real Property of Fort Bend County, Texas. *Said instruments containing the following language: "Reserved Minerals. Grantors reserve all of the oil, gas and other minerals which may be produced in and under the Property ("Reserved Minerals") on behalf of Grantors and on behalf of all future oil, gas and mineral owners, mineral lessees and others acting by, through or under Grantors, but not otherwise ("Mineral Owners"), but waiving for themselves and all Mineral Owners any and all right of ingress and egress to and from the surface of the Property. Nothing in this waiver will restrict or prohibit the pooling or unitization of the Reserved Minerals with land other than the Property; or the exploration or production of the Reserved Minerals or other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property Surface Waiver. Grantors waive the right to explore, develop, drill, produce, mine, treat or store the Reserved Minerals from the surface of the Property."*
5. Easement Agreement by and between Fulshear Land Partners, Ltd., a Texas limited partnership and Fulshear Creek Crossing Homeowners Association, Inc., a Texas non-profit corporation, recorded under Fort Bend County Clerk's File No. 2013134157.
6. Waiver of Special Appraisal for the Benefit of Fulshear Municipal Utility District No. 1 of Fort Bend County recorded under Fort Bend County Clerk's File No. 2014068483.
7. Assessments and/or maintenance charges payable to Fulshear Creek Crossing Homeowners Association, Inc., a Texas non-profit corporation, as set forth in instrument recorded in/under Fort Bend County Clerk's File No. 2008054643, as annexed by instrument recorded under Fort Bend County Clerk's File No. 2017039006 of the Real Property Records of FORT BEND County, Texas.

Clerk's File No. 2008054643 states therein "SECTION 10. SUBORDINATION OF THE LIEN TO MORTGAGES. As herein above provided, the title to each Lot shall be subject to a lien securing the payment of all assessments and charges due the Association, but the lien shall be subordinate to the lien of any mortgage or deed of trust. Sale or transfer of any Lot shall not affect the lien in favor of the Association provided, however, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien securing such assessment or charge as to payments which

became due prior to such sale or transfer. No sale or transfer shall relieve such Lot or the Owner thereof from liability for any charges or assessments thereafter becoming due or from the lien thereof. In addition to the automatic subordination provided for hereinabove, the Association, in the sole discretion of its Board of Directors, may subordinate the lien securing any assessment provided for herein to any other mortgage lien or encumbrance, subject to such limitations, if any, as the Board of Directors may determine."

8. Subject property lies within the boundaries of FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1.

LIENS:

1. Deed of Trust executed by FULSHEAR LAND PARTNERS, LTD., a Texas limited partnership to John D. Hudgens, Trustee, dated March 29, 2016, filed March 30, 2016, recorded in/under Fort Bend County Clerk's File No. 2016032016 of the Real Property Records of FORT BEND County, Texas, securing **TEXAS CAPITAL BANK**, National Association in the payment of one note in the principal sum of Twelve Million (\$12,000,000.00), due and payable and bearing interest as therein provided; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument, as affected by Partial Release recorded under Fort Bend County Clerk's File No. 2017058739 **affecting Lots Five (5), Six (6), Seven (7), Nine (9), Ten (10), Eleven (11), Thirteen (13), Fourteen (14) and Fifteen (15), all in Block Four (4)**

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

2. Master Form Deed of Trust payable to REGIONS BANK, dated March 8, 2010, filed March 15, 2010, recorded in/under Fort Bend County Clerk's File No. 2010021597 of the Real Property Records of FORT BEND County, Texas; also being secured by Supplemental Deed of Trust executed by HIGHLAND HOMES-HOUSTON, LLC, a Texas limited liability company formerly known as Highland Homes-Houston, Ltd., a Texas limited partnership to Randy Reid, Trustee, dated May 19, 2017, filed May 25, 2017, recorded in/under Fort Bend County Clerk's File No. 2017056850 of the Real Property Records of FORT BEND County, Texas, securing REGIONS BANK in the payment of one note in the principal sum of Fifty Million (\$50,000,000.00), due and payable and bearing interest as therein provided, and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument **affecting Lot Twelve (12), in Block Four (4)**

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


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

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

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

Charter Title Company

BY:


Katherine Ann Burghard
Commercial Title Officer



RELEASE OF EASEMENT

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS §

COUNTY OF FORT BEND §

WHEREAS, under the platting and dedication of that certain subdivision known as Fulbrook on Fulshear Creek Section Twelve, certain utility easements were dedicated as reflected by the official plat of said subdivision, recorded under Plat No. 20170031 of the Plat Records of Fort Bend County, Texas; and,

WHEREAS, CenterPoint Energy Houston Electric, LLC has been requested to release its right of use of a portion of the dedicated easements, which CenterPoint Energy Houston Electric, LLC is willing to do;

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: That in consideration of the premises, CenterPoint Energy Houston Electric, LLC has **RELEASED**, and does by these presents **FOREVER RELEASE**, all of its right of use of the following portion of the aforesaid dedicated easements, which released portion is described as follows:

- 1) An unobstructed aerial easement seven (7) feet, six (6) inches wide located northerly of and adjoining the dedicated fourteen (14) feet wide foot utility easement located northerly of and adjoining the southerly line of Reserve "D" and Lots 5 through 7, inclusive, in Block 4.

- 2) An unobstructed aerial easement seven (7) feet, six (6) inches wide located easterly of and adjoining the dedicated fourteen (14) feet wide foot utility easement located easterly of and adjoining the western line of Lots 9 through 14, inclusive, in Block 4.
- 3) A portion of an unobstructed aerial easement seven (7) feet, six (6) inches wide, located easterly of and adjoining a portion of the dedicated fourteen (14) feet wide foot utility easement located easterly of and adjoining the western line of Lot 15 in Block 4.

This is a partial release, which affects only that part of the easement described in the preceding paragraph and which does not in any manner affect the rights of CenterPoint Energy Houston Electric, LLC's to use the remainder of the dedicated easements in the aforesaid subdivision.

EXECUTED this 11th day of May, 2017.

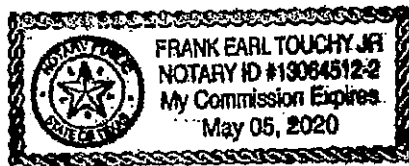
Centerpoint Energy Houston Electric, LLC

BY: 
Mark L. Kouwe, Manager, Surveying & Right of Way Division
Agent & Attorney-in-Fact

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on May 11, 2017, by Mark L. Kouwe, Manager of the Surveying & Right of Way Division of CenterPoint Energy Houston Electric, LLC, Agent and Attorney-in-Fact, on behalf of said corporation.



Frank Earl Touchy, Jr.
Notary's Signature



May 16, 2017

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Fulbrook on Fulshear Creek Section Twelve Partial Replat No. 1

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 May 2017.

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

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

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

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

If there are any questions, please contact Frankie Touchy at 713.207.5783.

Sincerely,

A handwritten signature in black ink that reads "Frankie Touchy".

Frankie Touchy
Associate Right of Way Agent

C: Jorge L. De La Rosa, Sr. <jdelarosa@costelloinc.com>

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

AGENDA OF:	July 7, 2017		
DATE SUBMITTED:	June 30, 2017	DEPARTMENT:	Planning and Development
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 Reviews: Preliminary Plats for – Tamarron Section 29, Jordan Ranch Section 14, Creek Falls Drive Extension No. 2, Creek Falls at Cross Creek Ranch Section 10, and Creek Falls at Cross Creek Ranch Section 11; Final Plats for – Creek cove at Cross Creek Ranch Section 11; Final Partial Replat for Fulbrook on Fulshear Creek Section 12		

EXECUTIVE SUMMARY

The Planning and Zoning Commission has for its consideration the following plats:

1. Preliminary for Tamarron Section 29
2. Final for Creek cove at Cross Creek Ranch Section 11
3. Final Partial Replat for Fulbrook on Fulshear Creek Section 12
4. Preliminary for Jordan Ranch Section 14
5. Preliminary for Creek falls Drive Extension No. 2
6. Preliminary for Creek Falls at Cross Creek Ranch Section 10
7. Preliminary for Creek Falls at Cross Creek Ranch Section 11

The plats, as submitted, generally meet the requirements set forth in the City's Subdivision Ordinance No. 04-913 and/or 013-1091, which is in alignment with Chapter 21, Texas Local Government Code. Plat comments noted in the City Engineer's report are minor in nature and pose no major concerns that would warrant a negative recommendation.

RECOMMENDATION

After staff review of the City Engineer's report, staff recommend the Planning and Zoning Commission provide a positive recommendation for approval of all the plats submitted herein for consideration.



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: 06-15-2017 Date Received by the City of Fulshear: 06-15-2017
 Subdivision: Jordan Ranch Sec.14 Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: BEING 9.1 ACRES OUT OF THE H.&T.C.R.R. CO. SURVEY, SECTION 105

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

Total Acreage: 9.1
 Number of Streets: 3
 Number of Lots: 39
 Number and Types of Reserves: 1-landscape/ Open space
 Total Acres in Reserve: 0.07

Owner: FORT BEND JORDAN RANCH LP
 Address: 5005 Riverway, Suite 500
 City/State: Houston, Texas 77056
 Telephone: 713-960-9977
 Email Address: steves@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	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$750.25</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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 6/22/17
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

June 29, 2017

Engineering Review

Preliminary Plat - Jordan Ranch Section Fourteen
Fort Bend County, Texas

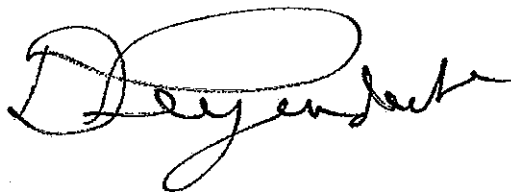
For Information only:

1. This plat will create 39 Lots in two (2) Blocks with one (1) Reserves that covers a total acreage of 9.1 acres.
2. The typical lot size for this section appears to be 45-foot by 140-foot with a 20-foot Front Building Line
3. This tract is located in the E.T.J. of the City of Fulshear and as such approval will be needed from the following:
 - A) City of Fulshear
 - B) Fort Bend County
 - C) Fort Bend County Drainage District

Recommendations:

I recommend that this Preliminary Plat of Jordan Ranch, Section Fourteen be approved with the following additions/corrections:

- A) Line L6 on the Line Data Table is not heading in the proper direction & is not reflected in the Metes and Bounds Description.
- B) All easements shall be a minimum width of 14 foot including the 10 foot U.E. along the Southwest Line of Lot 27, Block 1.



Kimberly Kopecky

From: Kathryn Edwards <archg@krga.com>
Sent: Friday, June 30, 2017 11:49 AM
To: davidleyen@aol.com
Cc: Kimberly Kopecky
Subject: Plat revisions_Jordan Ranch
Attachments: 8004C_Jordan Ranch_Sec.14_06-30-17.pdf; Jordan Ranch 14_2017-06-30_Comment Response Letter.pdf

David,

Attached are the comment response letters and revised plats for Jordan Ranch Sec 14

Let me know if you need anything else.
Have a great weekend,

Kathryn Edwards
Architectural Review Committee
BGE | Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340



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KERRY R. GILBERT
& ASSOCIATES

June 30, 2017

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

Re: JORDAN RANCH SECTION FOURTEEN – 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 June 29, 2017 for the above referenced plat.

- 1) Line 6 on the Line Data Table is not heading in the proper direction & is not reflected in the Metes and Bounds Description.

Response: Line 6 has been removed and is now consistent with the metes and bounds description.

- 2) All easements shall be a minimum width of 14 foot including the 10 foot U.E. along the Southwest Line of Lot 27, Block 1.

Response: This easement is temporary until the 14' U.E. at the rear of the lots is extended when the adjacent section is platted.

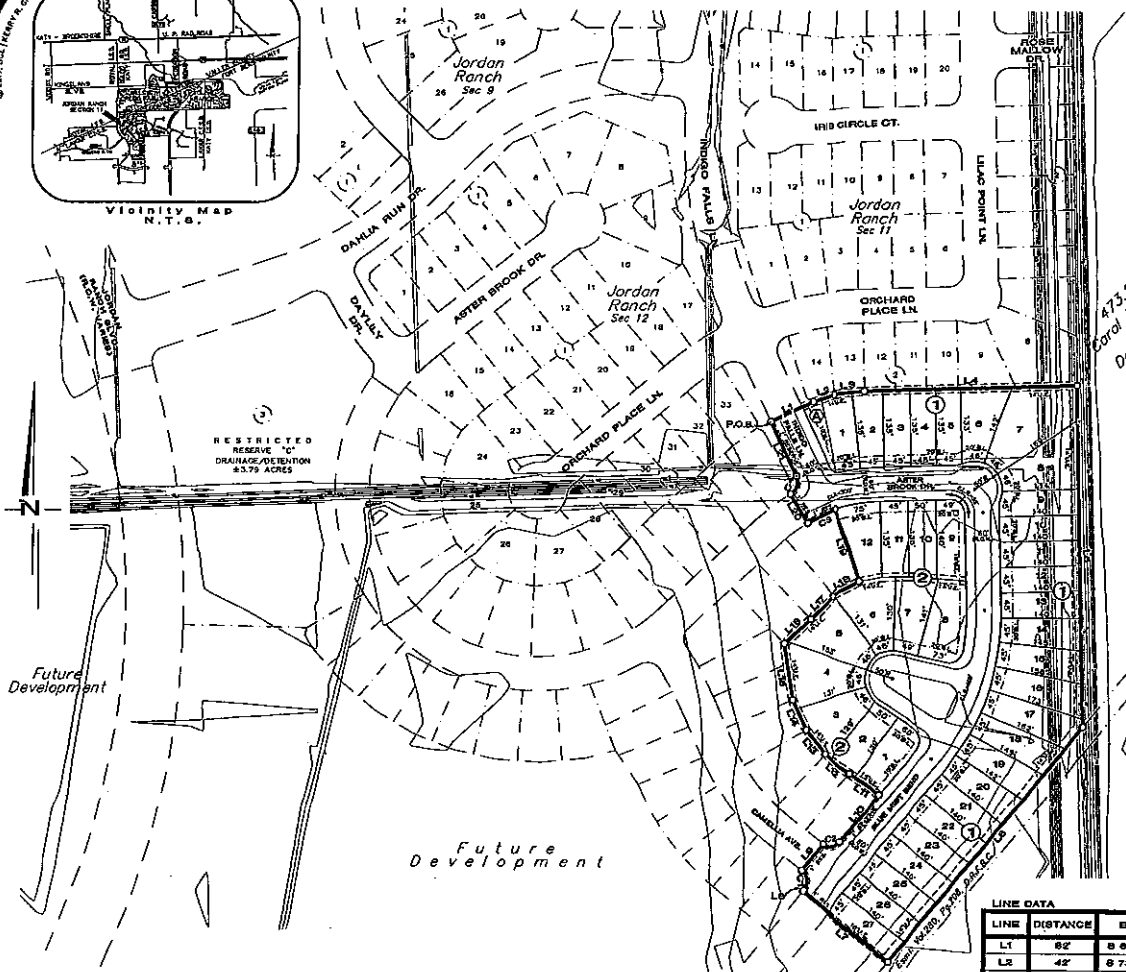
Enclosed is a copy of the revised plat. Please contact me if you need any additional information.

Sincerely,

A handwritten signature in black ink that reads 'Kathryn Edwards'. The signature is written in a cursive, flowing style.

Kathryn Edwards

Enclosure



473.246 Acres
To
Carol W. Allen, ET AL.
Don J. Harrison, Jr.
No. 330-79132, 08-W.C.

All that certain 9.1 acres of land, to the H. & T.C.A.R. Co. Survey, Section 105, A-261, being a portion of the 1351.43 acre tract described in the deed from The Massimo Fido Silvestri Irrevocable Trust dated December 30, 2005 and The Rose Marie Silvestri Trust dated December 30, 2005 to Fort Bend Jordan Ranch LP, recorded under File No. 2015027940 in the Official Public Records of Fort Bend County, Texas, being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a 1/2 inch iron pipe found for the northwest corner of said 1351.43 acre tract, common to the southwest corner of the 92.15 acre tract described in the deed from Memorial Willow Creek Farm II, LLC to Forests/Fields, LP recorded under File No. 2012082472, in the Official Public Records of Fort Bend County, Texas, S 33° 15' 28" E for a distance of 4354.88' to the POINT OF BEGINNING of herein described tract.

Beginning at a point whose Northing is 13855812.835 and whose Easting is 2554686.717;
 Thence bearing S 01° 54' 37" E a distance of 604.125;
 Thence bearing S 38° 42' 38" W a distance of 537.537;
 Thence bearing N 51° 47' 22" W a distance of 250.000;
 Thence bearing N 38° 43' 38" E a distance of 3.108;
 Thence along a curve to the LEFT, having a radius of 25,000 a delta angle of 90° 00' 00.00", and whose long chord bears N 05° 17' 22" W a distance of 55.255;
 Thence bearing N 50° 42' 58" E a distance of 90.000;
 Thence along a curve to the LEFT, having a radius of 25,000 a delta angle of 90° 00' 00.00", and whose long chord bears N 83° 42' 34" E a distance of 51.555;
 Thence bearing N 54° 42' 58" E a distance of 109.875;
 Thence bearing N 54° 58' 03" W a distance of 124.239;
 Thence bearing N 38° 58' 40" W a distance of 54.741;
 Thence bearing N 24° 29' 51" W a distance of 58.587;
 Thence bearing N 09° 06' 27" W a distance of 130.759;
 Thence bearing N 46° 29' 25" E a distance of 123.915;
 Thence bearing N 60° 15' 16" E a distance of 93.177;
 Thence bearing N 18° 23' 09" W a distance of 185.000;
 Thence along a curve to the LEFT, having a radius of 370,000 a delta angle of 11° 29' 36.54", and whose long chord bears S 05° 15' 53" W a distance of 59.564;
 Thence bearing N 31° 02' 59" W a distance of 60.000;
 Thence along a curve to the LEFT, having a radius of 35,000 a delta angle of 64° 34' 41.37", and whose long chord bears N 36° 39' 40" E a distance of 53.644;
 Thence bearing N 23° 37' 41" W a distance of 106.631;
 Thence bearing N 64° 22' 59" E a distance of 90.427;
 Thence bearing N 79° 37' 08" E a distance of 44.010;
 Thence bearing N 89° 52' 23" E a distance of 59.065;
 Thence bearing N 88° 05' 23" E a distance of 377.360 to the point of beginning of the herein described tract and containing 9.1 acres of land.

- GENERAL NOTES
- 1) "ALL" INDICATES BUILDING LINE.
 - 2) "V.L." INDICATES VULNERABILITY ZONING.
 - 3) "F.L." INDICATES FLOOD ZONING.
- Noted in the public in the act of a duly appointed before the side of and of estate where such street shall be laid out, the boundaries of said subdivision being that when the adjacent property is subdivided in a corner lot, the new lot remains and becomes known as the public for street right-of-way purposes and by the lot owner shall be held to the level of the elevation of the lot, unless a modification.
- 4) "T.C.A.P.A." INDICATES FORT BEND COUNTY PLAT RECORDS.
 - 5) "F.C.A.P.A." INDICATES FORT BEND COUNTY PLAT RECORDS.
 - 6) ALL LOT AREAS AND DEEDS DESCRIBED ARE APPROPRIATE, AND LOT METERS ARE SHOWN AT THE FRONT BOUNDARY LINE AND ON THE REAR BOUNDARY LINE.
 - 7) ALL LOTS ARE SUBJECT TO A 1% (1%) FLOOD FILL ZONING USE.
 - 8) THE PROPERTY USE OF THE UNDIVIDED ZONE OF LANDS IS TO BE USED OUTSIDE THE 200 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, AND ACCORDING TO LOCAL, STATE AND FEDERAL REGULATIONS, EFFECTIVE APRIL 1, 2011.
 - 9) THE PRELIMINARY PLAT LIES IN FORT BEND COUNTY, THE CITY OF FORT BEND, TEXAS AND DISTRICT AND LAUREL OGS.

LINE	DISTANCE	BEARING
L1	62'	S 84° 22' 19" W
L2	42'	S 73° 37' 05" W
L3	65'	N 63° 56' 23" E
L4	372'	N 88° 08' 29" E
L5	604'	S 01° 54' 37" E
L6	537'	S 38° 42' 38" W
L7	200'	N 51° 47' 22" W
L8	2"	N 88° 42' 58" E
L9	60"	N 50° 42' 58" E
L10	107'	S 36° 42' 38" W
L11	65'	S 61° 07' 44" E
L12	60"	N 53° 15' 42" W
L13	60"	N 55° 08' 04" W
L14	60"	N 24° 29' 51" W
L15	107'	N 09° 06' 27" W
L16	60"	S 48° 24' 35" W
L17	60"	N 48° 52' 04" E
L18	60"	N 80° 16' 20" E
L19	135'	S 16° 23' 09" E
L20	60"	S 31° 02' 59" W
L21	106'	N 23° 37' 41" W

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	25'	90'	20'	S 05° 17' 22" E	35'
C2	25'	90'	20'	N 83° 42' 38" E	35'
C3	270'	60'	30'	S 05° 15' 53" W	60'
C4	25'	37'	23'	N 16° 39' 40" E	34'

NOTE:
 (A) RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE 8.07 ACRE

JORDAN RANCH SECTION FOURTEEN

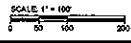
BEING 9.1± ACRES OF LAND CONTAINING 39 LOTS AND ONE RESERVE IN TWO BLOCKS.

OUT OF THE H. & T.C.A.R. CO. SURVEY, SECTION 105, A-261 FORT BEND COUNTY, TEXAS

OWNER:
 FORT BEND JORDAN RANCH LP.

PLANNER:
BGE KERRY R. GILBERT & ASSOCIATES

-Land Planning Consultants-
 25201 Cinco Ranch Blvd, Suite A-250
 Katy, Texas 77454
 Tel 281-579-6340



JUNE 15, 2017
 KGAJ 6004C

PRELIMINARY PLAT. THE PRELIMINARY PLAT IS NOT A FINAL PLAT. THE PRELIMINARY PLAT IS SUBJECT TO THE APPROVAL OF THE FORT BEND COUNTY CLERK. THE PRELIMINARY PLAT IS SUBJECT TO THE APPROVAL OF THE FORT BEND COUNTY CLERK. THE PRELIMINARY PLAT IS SUBJECT TO THE APPROVAL OF THE FORT BEND COUNTY CLERK.

From: [Kathryn Edwards](#)
To: ["dm8736@att.com"](mailto:dm8736@att.com)
Cc: landplan@krga.com
Subject: Jordan Ranch 14_No Objection Request
Date: Monday, June 12, 2017 2:33:00 PM
Attachments: [image001.png](#)
[8004C_Jordan_Ranch_Sec.14_06-09-17.pdf](#)

Good Afternoon,

Attached is a copy of the preliminary plat for **Jordan Ranch Sec 14** for your review.

If the plat 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



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From: [Kathryn Edwards](#)
To: ["Chris_Grey@cable.comcast.com"](mailto:Chris_Grey@cable.comcast.com)
Cc: landplan@krga.com
Subject: Jordan Ranch 14_No Objection Request
Date: Monday, June 12, 2017 2:32:00 PM
Attachments: [8004C Jordan Ranch Sec.14 06-09-17.pdf](#)
[image001.png](#)

Good Afternoon,

Attached is a copy of the preliminary plat for **Jordan Ranch Sec 14** for your review.

If the plat 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



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From: [Kathryn Edwards](#)
To: ["LROW@centerpointenergy.com"](mailto:LROW@centerpointenergy.com)
Cc: landplan@krga.com
Subject: Jordan Ranch 14_No Objection Request
Date: Monday, June 12, 2017 2:33:00 PM
Attachments: [8004C Jordan Ranch Sec.14 06-09-17.pdf](#)
[image001.png](#)

Good Afternoon,

Attached is a copy of the preliminary plat for **Jordan Ranch Sec 14** for your review.

If the plat 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



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Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.
County Engineer

June 16, 2017

Ms. Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Blvd., Suite A-250
Katy, TX 77494
kedwards@krga.com

RE: Preliminary Plat for Jordan Ranch, Sec. 14

Dear Ms. Edwards:

The Fort Bend County Engineering Department interposes no objection to the referenced preliminary plat subject to the conditions listed below and provided that the procedures for recordation under the Regulations of Subdivision as approved by Fort Bend County Commissioners are followed.

- No Comments

Please note that preliminary plats are not required by Fort Bend County subdivision regulations and this letter does not constitute a full, formal review of the plat. Should you have any questions please do not hesitate to call.

Sincerely,

Maggie Dalton
Development Coordinator

MD/cmv

cc: File



KERRY R. GILBERT
& ASSOCIATES

June 12, 2017

Mr. Dwayne G. Grigar, CFM
Fort Bend County Drainage District
P.O. Box 1028
Rosenberg, Texas 77471

RE: Jordan Ranch Section 14 Preliminary Plat

Dear Mr. Grigar,

The attached Preliminary Plat is located within the ETJ of the City of Fulshear.

We request that you review the Preliminary Plat and determine acceptability. Upon your review, please forward a letter to the City of Fulshear at the following address stating the acceptability of the Preliminary Plat. Our firm would appreciate a copy of this letter.

Planning Department
City of Fulshear
30603 FM 1093
Fulshear, TX 77441
Attn: D. Offord

Should any questions arise, please feel free to contact our firm at your convenience.

Sincerely,

Kathryn Edwards
Planner
kedwards@krga.com

Serving. Leading. Solving.™

23501 Cinco Ranch Boulevard | Suite A-250 | Katy, Texas 77494 | 281-579-0340

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

AGENDA OF:	July 7, 2017		
DATE SUBMITTED:	June 30, 2017	DEPARTMENT:	Planning and Development
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 Reviews: Preliminary Plats for – Tamarron Section 29, Jordan Ranch Section 14, Creek Falls Drive Extension No. 2, Creek Falls at Cross Creek Ranch Section 10, and Creek Falls at Cross Creek Ranch Section 11; Final Plats for – Creek cove at Cross Creek Ranch Section 11; Final Partial Replat for Fulbrook on Fulshear Creek Section 12		

EXECUTIVE SUMMARY

The Planning and Zoning Commission has for its consideration the following plats:

1. Preliminary for Tamarron Section 29
2. Final for Creek cove at Cross Creek Ranch Section 11
3. Final Partial Replat for Fulbrook on Fulshear Creek Section 12
4. Preliminary for Jordan Ranch Section 14
5. Preliminary for Creek falls Drive Extension No. 2
6. Preliminary for Creek Falls at Cross Creek Ranch Section 10
7. Preliminary for Creek Falls at Cross Creek Ranch Section 11

The plats, as submitted, generally meet the requirements set forth in the City's Subdivision Ordinance No. 04-913 and/or 013-1091, which is in alignment with Chapter 21, Texas Local Government Code. Plat comments noted in the City Engineer's report are minor in nature and pose no major concerns that would warrant a negative recommendation.

RECOMMENDATION

After staff review of the City Engineer's report, staff recommend the Planning and Zoning Commission provide a positive recommendation for approval of all the plats submitted herein for consideration.



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: 06-15-2017 Date Received by the City of Fulshear: _____
 Subdivision: Creek Falls Dr. Ext No.2 Development: Cross Creek Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City _____ ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 2.06 Acres out of the A.G. Sharpless Survey A-322

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

Total Acreage: 2.06
 Number of Streets: 1
 Number of Lots: 0
 Number and Types of Reserves: 0
 Total Acres in Reserve: 0

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	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$525.75</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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 June 23, 2017
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

June 29, 2017

Engineering Review

Preliminary Plat
Creek Falls Drive Extension
Street Dedication No.2
City of Fulshear, Texas

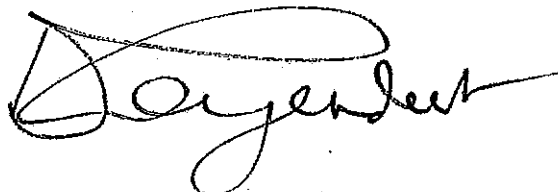
For Information only:

1. This plat will create approximately 1450 Linear Foot of Right-of-Way for Creek Falls Drive (60 foot width).
2. The road will begin at the West side of the intersection with Pebble Creek Lane and follow a curve to the Southwest.

Recommendations:

I recommend that this Preliminary Plat of Creek Falls Drive Extension Street Dedication No.2 be approved as with the following additions/correction:

- A) The arrow on the Vicinity Map does not point to this street location.
- B) Note #8 needs to be updated to the current Fort Bend County Flood Plain Map with effective date April 2, 2014.



Kimberly Kopecky

From: Kathryn Edwards <archg@krga.com>
Sent: Friday, June 30, 2017 8:39 AM
To: davidleyen@aol.com
Cc: Kimberly Kopecky
Subject: Plat revisions_CCR
Attachments: 1350A_Creek Falls Dr. Extension No.2_06-30-17.pdf; Creek Falls Ext 2_2017-06-30
_Comment Response Letter.pdf; 1350_Creek Falls at Cross Creek Ranch S.11_
06-21-17.pdf; Creek Falls 11_2017-06-30_Comment Response Letter.pdf

David,

Attached are the comment response letters and revised plats for Creek Falls Dr. Ex 2 and Creek Falls Sec 11.

Let me know if you need anything else.
Have a great weekend,

[Kathryn Edwards](#)

Architectural Review Committee
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340



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

*******CONFIDENTIALITY NOTICE*******

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KERRY R. GILBERT
& ASSOCIATES

June 30, 2017

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

Re: CREEK FALLS DRIVE EXTENSION NO. 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 June 29, 2017 for the above referenced plat.

- 1) The arrow on the Vicinity Map does not point to this street location
Response: The arrow has been corrected.

- 2) Note #8 needs to be updated to the current Fort Bend County Flood Plain Map with effective date April 2, 2014.
Response: Note #8 has been updated.

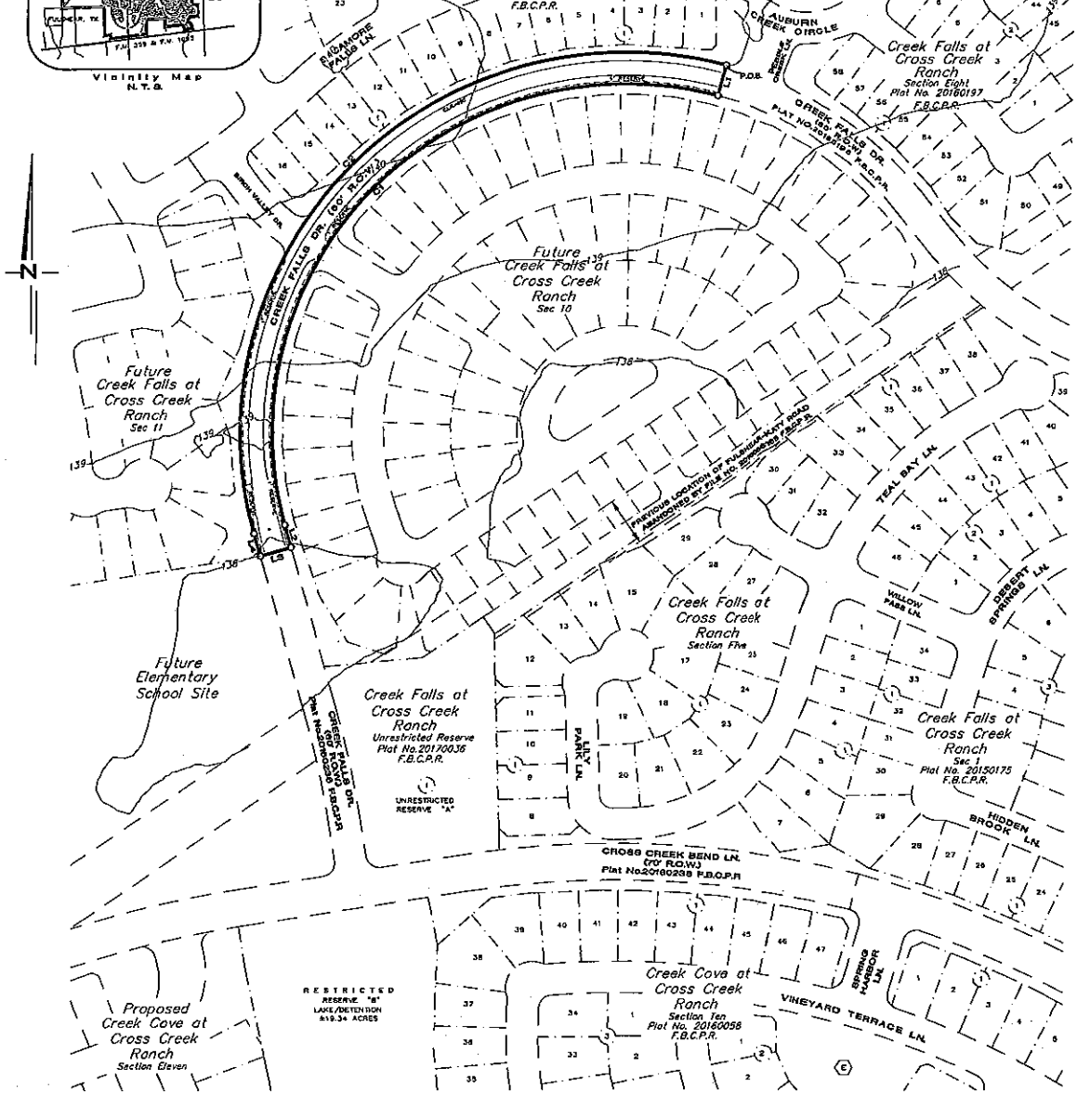
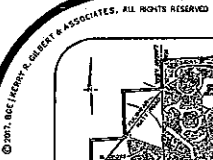
Enclosed is a copy of the revised plat. Please contact me if you need any additional information.

Sincerely,

A handwritten signature in blue ink that reads 'Kathryn Edwards'.

Kathryn Edwards

Enclosure



DESCRIPTION OF A 2.06 ACRE TRACT OF LAND SITUATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT NO. 322 IN FULSHEAR COUNTY, TEXAS

BEING 1.5641 acres (97.78 square feet) more or less bounded by the A.G. Sharpless Survey, Abstract No. 322 of the County of Fulshear, Texas, the boundary lines of which are as follows: To the north by the boundary line of the A.G. Sharpless Survey, Abstract No. 322, the boundary line of which is as follows: To the east by the boundary line of the A.G. Sharpless Survey, Abstract No. 322, the boundary line of which is as follows: To the south by the boundary line of the A.G. Sharpless Survey, Abstract No. 322, the boundary line of which is as follows: To the west by the boundary line of the A.G. Sharpless Survey, Abstract No. 322, the boundary line of which is as follows:

RECORDS

1. A.G. SHARPLESS SURVEY, ABSTRACT NO. 322, FULSHEAR COUNTY, TEXAS.

2. A.G. SHARPLESS SURVEY, ABSTRACT NO. 322, FULSHEAR COUNTY, TEXAS.

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CURVE DATA

CURVE	RADIUS	ARC	BEARING	CHORD
C1	650'	158° 00'	S 44° 07' 00" W	1145'
C2	750'	168° 00'	N 44° 07' 00" E	1247'

LINE DATA

LINE	DISTANCE	BEARING
L1	60'	N 54° 42' 00" E
L2	42'	S 58° 00' 00" E
L3	50'	S 74° 57' 00" W
L4	40'	S 84° 00' 00" W

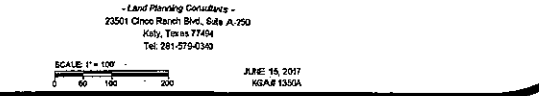
- GENERAL NOTES**
- 1.) ALL PROPERTY LINES SHOWN ARE APPROXIMATE.
 - 2.) "R" INDICATES RIGHT-OF-WAY.
 - 3.) "E" INDICATES EASEMENT.
 - 4.) "Y" INDICATES ONE FOOT RIGHT-OF-WAY.
 - 5.) "C" INDICATES CURVE DATA.
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A PRELIMINARY PLAT OF
CREEK FALLS DR. EXTENSION NO.2
 STREET DEDICATION
 BEING 2.06 ACRE OF LAND

OUT OF THE
 A.G. SHARPLESS SURVEY, ABSTRACT NO. 322
 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

OWNER:
CCR TEXAS HOLDINGS, LP
 ATTN: ROB BAMFORD
 6480 CROSS CREEK BEND LANE
 FULSHEAR, TEXAS 77441

PLANNER:
BCE KERRY R. GILBERT & ASSOCIATES
 Land Planning Consultants -
 23501 Cinco Ranch Blvd, Suite A-750
 Katy, Texas 77494
 Tel: 281-979-0390



BOE KERRY R. GILBERT & ASSOCIATES



June 15, 2017

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

Re: 1350A Creek Falls Dr. Extension No. 2

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated June 15, 2017.

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

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

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

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

Please feel free to contact me at 713-637-5520 with any questions that you may have.

Sincerely,

A handwritten signature in blue ink that reads "Leslie M. Noyola".

Leslie Noyola
Construction, Coord 2, Planning & Design

From: [Kathryn Edwards](#)
To: ["dm8736@att.com"](mailto:dm8736@att.com)
Cc: landplan@krga.com
Subject: No Objection Request_CCR preliminary plats_06-13-17
Date: Tuesday, June 13, 2017 4:04:00 PM
Attachments: [image001.png](#)

Good Afternoon,

Please find the below reference plats for your review:

Please [Click here](#) to download attachments from BGE | Kerry R. Gilbert & Associates, Inc.
This link will expire in 7 days.

- Creek Falls at Cross Creek Ranch Sec 10
- Creek Falls at Cross Creek Ranch Sec 11
- The Brooks at Cross Creek Ranch Sec 3
- The Willows at Cross Creek Ranch Sec 2
- W. Cross Creek Bend Ext 4
- Creek Falls Dr Ext 2

If it meets your approval, please provide out 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



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From: [Kathryn Edwards](#)
To: "LROW@centerpointenergy.com"
Cc: landplan@krqa.com
Subject: No Objection Request_CCR preliminary plats_06-13-17
Date: Tuesday, June 13, 2017 4:03:00 PM
Attachments: [image001.png](#)

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

AGENDA OF:	July 7, 2017		
DATE SUBMITTED:	June 30, 2017	DEPARTMENT:	Planning and Development
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 Reviews: Preliminary Plats for – Tamarron Section 29, Jordan Ranch Section 14, Creek Falls Drive Extension No. 2, Creek Falls at Cross Creek Ranch Section 10, and Creek Falls at Cross Creek Ranch Section 11; Final Plats for – Creek cove at Cross Creek Ranch Section 11; Final Partial Replat for Fulbrook on Fulshear Creek Section 12		

EXECUTIVE SUMMARY

The Planning and Zoning Commission has for its consideration the following plats:

1. Preliminary for Tamarron Section 29
2. Final for Creek cove at Cross Creek Ranch Section 11
3. Final Partial Replat for Fulbrook on Fulshear Creek Section 12
4. Preliminary for Jordan Ranch Section 14
5. Preliminary for Creek falls Drive Extension No. 2
6. Preliminary for Creek Falls at Cross Creek Ranch Section 10
7. Preliminary for Creek Falls at Cross Creek Ranch Section 11

The plats, as submitted, generally meet the requirements set forth in the City's Subdivision Ordinance No. 04-913 and/or 013-1091, which is in alignment with Chapter 21, Texas Local Government Code. Plat comments noted in the City Engineer's report are minor in nature and pose no major concerns that would warrant a negative recommendation.

RECOMMENDATION

After staff review of the City Engineer's report, staff recommend the Planning and Zoning Commission provide a positive recommendation for approval of all the plats submitted herein for consideration.



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: 06-23-2017

Date Received by the City of Fulshear: _____

Subdivision: Creek Falls at Cross Creek

Development: Cross Creek Ranch

Ranch Sec 10

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary

____ Final

____ Short Form Final

____ Replat

____ Vacation Plat

____ Admin. (Minor) Plat

____ Amending Plat

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential

____ Zero Lot Line/ Patio Home

____ Multi-Family Residential

____ Planned Development

____ Commercial

____ Industrial

Plat Location: City

____ ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 21.16 Acres out of the A.G. SHARPLESS SURVEY, A-322

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

Total Acreage: 21.16

Number of Streets: 4

Number of Lots: 74

Cross Creek Bend Lane Extension No. 15

Number and Types of Reserves: 3 - Landscape/o.s.

Total Acres in Reserve: 3.43

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 \$1023.50

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

June 23, 2017

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

June 29, 2017

Engineering Review

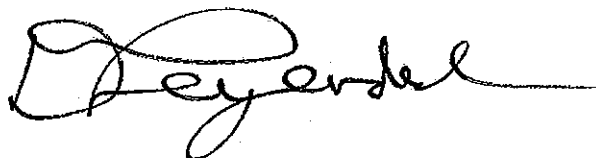
Preliminary Plat
Creek Falls at Cross Creek Ranch Section 10
City of Fulshear, Texas

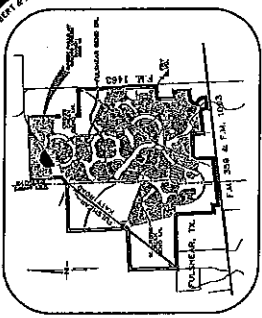
For Information only:

1. This plat will create 74 lots in two (2) Block with three (3) Reserves that cover a total area of 21.16 acres of land.
2. Access to these lots will be from Birch Valley Dr. by the way of Creek Falls Drive.
3. The typical lot in this section is 55-foot by 130-foot and a 25-foot Front Building Line.
4. All of the streets in this section are shown to have a 60-foot Right-of-way with the exception of Damon Creek Lane (50 foot Right-of-way).

Recommendations:

I recommend that this Preliminary Plat of Creek Falls at Cross Creek Ranch Section 10 be approved with the stipulation that the Right-of-way for Damon Creek Lane be increased to 60 foot. It appears that there is ample room to accomplish this by taking 10-foot out of Reserve "A".





Vicinity Map
N.T.S.

LINE DATA

LINE	BEARING	DISTANCE
L1	N 80°20'00" W	100'
L2	N 80°20'00" W	100'
L3	S 80°20'00" W	100'
L4	S 80°20'00" W	100'
L5	N 80°20'00" W	100'
L6	N 80°20'00" W	100'

CURVE DATA

CURVE	ARC	TANGENT	CHORD
C1	100'	100'	100'
C2	100'	100'	100'

A PRELIMINARY PLAT OF CREEK FALLS AT CROSS CREEK RANCH SEC 10

BEING 2116± ACRES OF LAND
CONTAINING 74 LOTS AND
OUTLETS
RESERVE IN TWO BLOCKS.

A.G. SHARPLESS SURVEY, A-922
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

OWNER:
COR TEXAS HOLDINGS, LP
ATTN: ROB BAMFORD
23861 CROSS CREEK BEND LANE
FULSHEAR, TEXAS 77441

BGE
KERRY S. GIBERT
& ASSOCIATES

PLANNER:
KERRY S. GIBERT
& ASSOCIATES
-Landscape Consultant-
23861 Cross Creek Bend, Suite A-239
Katy, Texas 77494
Tel: 281-578-9440

SCALE: 1" = 100'
0 50 100 200
JUNE 23, 2017
10:58 1530A

RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
23.37 ACRES
RESTRICTED RESERVE "B"
LANDSCAPE/OPEN SPACE
24.80 ACRES
RESTRICTED RESERVE "C"
LANDSCAPE/OPEN SPACE
24.80 ACRES

NOTE:
A B C

1. THIS PLAT IS A PRELIMINARY PLAT AND IS SUBJECT TO THE APPROVED FINAL PLAT. THE FINAL PLAT WILL BE FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, AND WILL BE THE FINAL AND AUTHORITY FOR THE PLAT.

2. THE PLAT IS SUBJECT TO THE APPROVED FINAL PLAT AND THE FINAL PLAT WILL BE THE FINAL AND AUTHORITY FOR THE PLAT.

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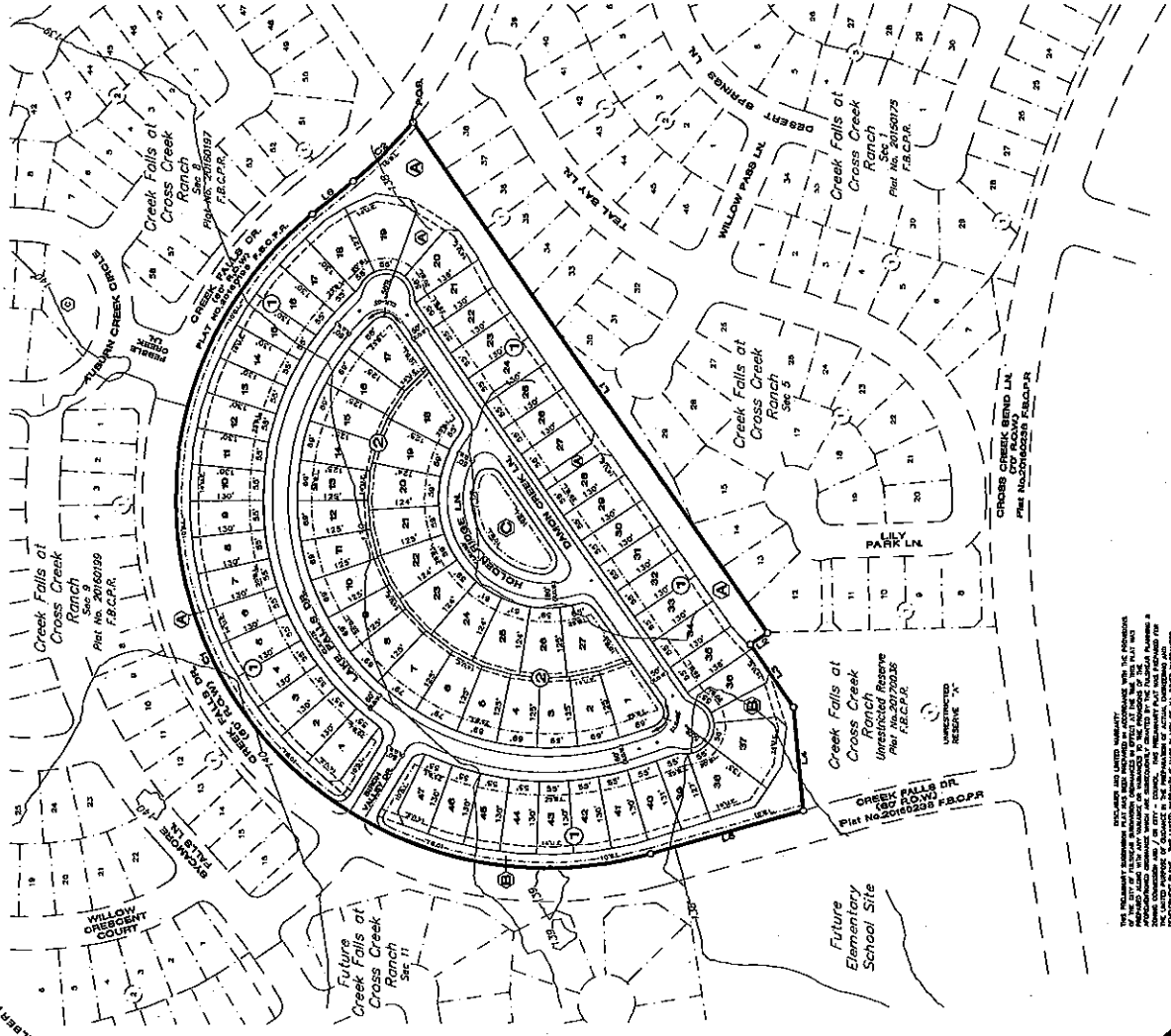
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June 15, 2017

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

Re: 1350 Creek Falls at Cross Creek Ranch S. 10

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated June 15, 2017.

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

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

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

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

Please feel free to contact me at 713-637-5520 with any questions that you may have.

Sincerely,

A handwritten signature in blue ink that reads "Leslie M. Noyola".

Leslie Noyola
Construction, Coord 2, Planning & Design

From: [Kathryn Edwards](#)
To: "LROW@centerpointenergy.com"
Cc: landplan@krga.com
Subject: No Objection Request_CCR preliminary plats_06-13-17
Date: Tuesday, June 13, 2017 4:03:00 PM
Attachments: [image001.png](#)

Good Afternoon,

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Please [Click here](#) to download attachments from BGE | Kerry R. Gilbert & Associates, Inc.
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- Creek Falls at Cross Creek Ranch Sec 11
- The Brooks at Cross Creek Ranch Sec 3
- The Willows at Cross Creek Ranch Sec 2
- W. Cross Creek Bend Ext 4
- Creek Falls Dr Ext 2

If it meets your approval, please provide out 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



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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



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

AGENDA OF:	July 7, 2017		
DATE SUBMITTED:	June 30, 2017	DEPARTMENT:	Planning and Development
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 Reviews: Preliminary Plats for – Tamarron Section 29, Jordan Ranch Section 14, Creek Falls Drive Extension No. 2, Creek Falls at Cross Creek Ranch Section 10, and Creek Falls at Cross Creek Ranch Section 11; Final Plats for – Creek cove at Cross Creek Ranch Section 11; Final Partial Replat for Fulbrook on Fulshear Creek Section 12		

EXECUTIVE SUMMARY

The Planning and Zoning Commission has for its consideration the following plats:

1. Preliminary for Tamarron Section 29
2. Final for Creek cove at Cross Creek Ranch Section 11
3. Final Partial Replat for Fulbrook on Fulshear Creek Section 12
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5. Preliminary for Creek falls Drive Extension No. 2
6. Preliminary for Creek Falls at Cross Creek Ranch Section 10
7. Preliminary for Creek Falls at Cross Creek Ranch Section 11

The plats, as submitted, generally meet the requirements set forth in the City's Subdivision Ordinance No. 04-913 and/or 013-1091, which is in alignment with Chapter 21, Texas Local Government Code. Plat comments noted in the City Engineer's report are minor in nature and pose no major concerns that would warrant a negative recommendation.

RECOMMENDATION

After staff review of the City Engineer's report, staff recommend the Planning and Zoning Commission provide a positive recommendation for approval of all the plats submitted herein for consideration.



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: 06-23-2017 Date Received by the City of Fulshear: _____
 Subdivision: Creek Falls 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
- Planned Development
- Zero Lot Line/ Patio Home
- Commercial
- Multi-Family Residential
- Industrial

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 15.36 Acres out of the A.G. SHARPLESS SURVEY, A-322

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

Total Acreage: 15.36
 Number of Streets: 3
 Number of Lots: 69
 Number and Types of Reserves: 3 - Landscape/o.s.
 Total Acres in Reserve: 0.55

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	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$898.50 933.50</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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 June 23, 2017
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

June 29, 2017

Engineering Review

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

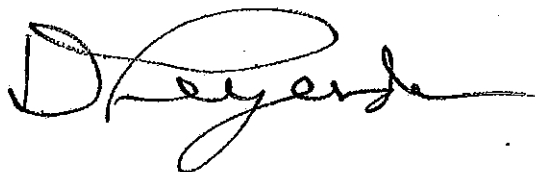
For Information only:

1. This plat will create 69 lots in one (1) Block with three (3) Reserves that cover a total area of 15.36 acres of land.
2. Access to these lots will be from Sycamore Falls Lane as it extends out of Creek Falls at Cross Creek Ranch Section 9.
3. The typical lot in this section is 50-foot by 125-foot and a 25-foot Front Building Line.
4. The lots that backup to the North boundary line of this plat are partly on a berm or in a ditch (the contour lines are not identified).

Recommendations:

I recommend that this Preliminary Plat of Creek Falls at Cross Creek Ranch Section 11 be approved with the following considerations:

- A) The lots that backup to Reserve "B" are either partly in a ditch or on a berm. The contour lines in this area need to be identified.



Kimberly Kopecky

From: Kathryn Edwards <archg@krga.com>
Sent: Friday, June 30, 2017 8:39 AM
To: davidleyen@aol.com
Cc: Kimberly Kopecky
Subject: Plat revisions_CCR
Attachments: 1350A_Creek Falls Dr. Extension No.2_06-30-17.pdf; Creek Falls Ext 2_2017-06-30
_Comment Response Letter.pdf; 1350_Creek Falls at Cross Creek Ranch S.11_
06-21-17.pdf; Creek Falls 11_2017-06-30_Comment Response Letter.pdf

David,

Attached are the comment response letters and revised plats for Creek Falls Dr. Ex 2 and Creek Falls Sec 11.

Let me know if you need anything else.
Have a great weekend,

Kathryn Edwards
Architectural Review Committee
BGE | Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340



**KERRY R. GILBERT
& ASSOCIATES**

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KERRY R. GILBERT
& ASSOCIATES

June 30, 2017

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

Re: CREEK FALLS 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 June 29, 2017 for the above referenced plat.

- 1) The lots that backup to Reserve "B" are either partly in a ditch or on a berm. The contour lines in this area need to be identified.

Response: Final contours reflecting all adjustments for final lot layout will be provided with the final plat and/or construction plans.

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

Sincerely,

A handwritten signature in black ink that reads 'Kathryn Edwards'. The signature is written in a cursive, flowing style.

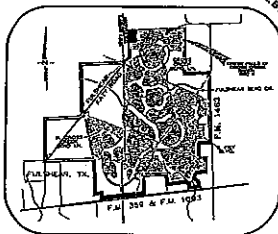
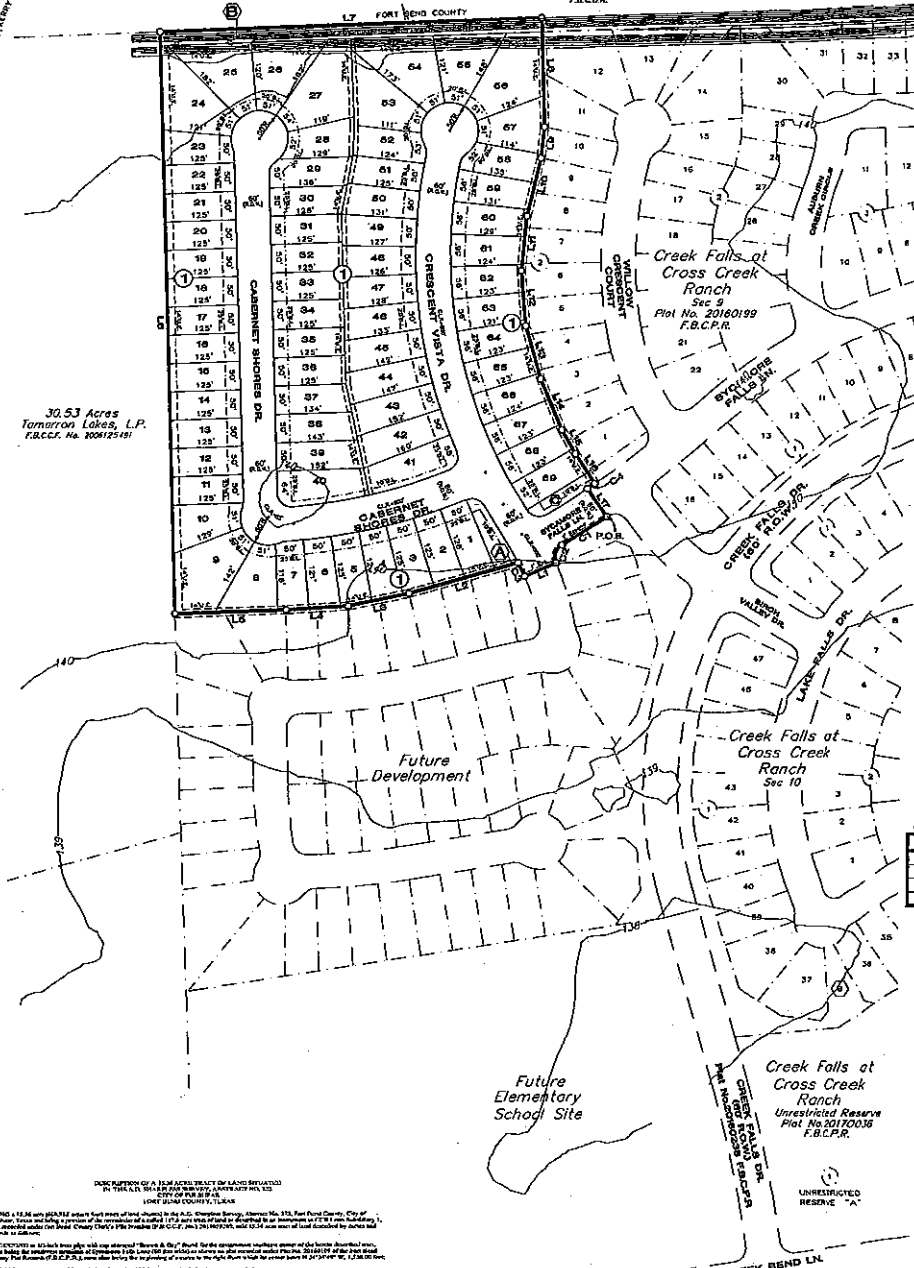
Kathryn Edwards

Enclosure

KERRY R. GILBERT & ASSOCIATES, ALL RIGHTS RESERVED

Remainder of a
called 58,166+ Acres
Darmor Corporation
T.C. 272, P. 487
F.B.C.P.R.

KERRY R. GILBERT & ASSOCIATES



30.53 Acres
Tommaso Lakes, L.P.
F.B.C.P.R. No. 200125191

Creek Falls at
Cross Creek
Ranch
Sec 9
Plot No. 20180199
F.B.C.P.R.

Creek Falls at
Cross Creek
Ranch
Sec 10

Future
Development

Future
Elementary
School Site

LINE	DISTANCE	BEARING
L1	80'	S 65°18'04" W
L2	137'	S 73°48'52" W
L3	100'	S 78°08'34" W
L4	100'	N 88°38'44" E
L5	100'	S 88°02'38" W
L6	100'	N 81°07'14" W
L7	848'	N 87°56'02" E
L8	100'	S 02°07'07" E
L9	65'	S 04°58'47" W
L10	100'	S 13°03'37" W
L11	97'	N 04°00'47" E
L12	83'	S 04°06'08" E
L13	81'	S 18°00'16" W
L14	97'	S 23°00'02" E
L15	41'	N 06°03'27" W
L16	67'	S 22°00'00" E
L17	80'	S 34°54'47" W

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	628'	83'	24'	N 87°06'59" E	83'
C2	100'	32'	22'	S 67°34'04" W	33'
C3	470'	37'	15'	N 88°18'57" W	37'
C4	1470'	19'	0'	S 88°08'54" W	19'

- NOTE:**
- (A) RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.10 ACRE
 - (B) RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.38 ACRE
 - (C) RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.07 ACRE

DESCRIPTION OF A 15.36 ACRES PLAT OF LAND SITUATED IN THE EAST SHARPLESS SURVEY, A-322, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

BEING 15.36 ACRES, BEING 15.36 ACRES OF LAND, DIVIDED INTO 69 LOTS, BEING 15.36 ACRES OF LAND CONTAINING 69 LOTS AND THREE RESERVES IN ONE BLOCK, OUT OF THE A.G. SHARPLESS SURVEY, A-322, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

TIES: ...

TRENCH: ...

WELL: ...

RESERVE: ...

GENERAL NOTES:

1. THIS PLAT SHOWS THE PROPOSED LOTS AND CURVES.
2. THIS PLAT SHOWS THE PROPOSED LOTS AND CURVES.
3. THIS PLAT SHOWS THE PROPOSED LOTS AND CURVES.

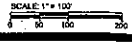
A PRELIMINARY PLAT OF CREEK FALLS AT CROSS CREEK RANCH SEC II

BEING 15.36± ACRES OF LAND CONTAINING 69 LOTS AND THREE RESERVES IN ONE BLOCK OUT OF THE A.G. SHARPLESS SURVEY, A-322 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

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

KERRY R. GILBERT & ASSOCIATES

Land Planning Consultants
2301 Oneal Ranch Blvd, Suite A-250
Wily, Texas 77618
Tel: 281-579-3340



JUNE 23, 2017
KGAF 1200A

KERRY R. GILBERT & ASSOCIATES



June 15, 2017

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

Re: 1350 Creek Falls at Cross Creek Ranch S. 11

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated June 15, 2017.

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

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

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

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

Please feel free to contact me at 713-637-5520 with any questions that you may have.

Sincerely,

A handwritten signature in blue ink that reads "Leslie M. Noyola".

Leslie Noyola
Construction, Coord 2, Planning & Design

From: [Kathryn Edwards](#)
To: ["LROW@centerpointenergy.com"](mailto:LROW@centerpointenergy.com)
Cc: landplan@krga.com
Subject: No Objection Request_CCR preliminary plats_06-13-17
Date: Tuesday, June 13, 2017 4:03:00 PM
Attachments: [image001.png](#)

Good Afternoon,

Please find the below reference plats for your review:

Please [Click here](#) to download attachments from BGE | Kerry R. Gilbert & Associates, Inc.
This link will expire in 7 days.

- Creek Falls at Cross Creek Ranch Sec 10
- Creek Falls at Cross Creek Ranch Sec 11
- The Brooks at Cross Creek Ranch Sec 3
- The Willows at Cross Creek Ranch Sec 2
- W. Cross Creek Bend Ext 4
- Creek Falls Dr Ext 2

If it meets your approval, please provide out 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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From: [Kathryn Edwards](#)
To: ["dm8736@att.com"](mailto:dm8736@att.com)
Cc: landplan@krga.com
Subject: No Objection Request_CCR preliminary plats_06-13-17
Date: Tuesday, June 13, 2017 4:04:00 PM
Attachments: [image001.png](#)

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Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards

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