AGENDA OF: August 4, 2017 AGENDA ITEM:

**DATE SUBMITTED:** July 31, 2017 **DEPARTMENT:** Building Services

PREPARED BY: Michelle Killebrew,
Building Official PRESENTER: Michelle Killebrew,
Building Official

Dunding Official Dunding Official

SUBJECT: Special Use Request – 8310 Wilson Street

ATTACHMENTS: Application, Site Plan, Survey, and Related Documents

**EXPENDITURE REQUIRED:** \$0

AMOUNT BUDGETED: \$0

**ACCOUNT:** Development Services

ADDITIONAL APPROPRIATION REQUIRED: \$0

ACCOUNT NO:

### **EXECUTIVE SUMMARY**

The owner of the property located at 8310 Wilson Street, is requesting a Special Use Permit for the property indicated. The property is within the Downtown District and was previously occupied for residential use. They are requesting to use the property for commercial use, specifically to allow a business/office use.

We have been provided the following documents as required by Sec. 1-283 of the City's Zoning Ordinance (2012-1069) which include the attached items referenced:

- Completed Special Use Application: Completed Application from the Owner/Owner's Representative. (See Item 1)
- Owner Affidavit: The owner has submitted proof of ownership and affidavit. (See Item 2)
- Vicinity Map: Ariel map of the surrounding property has been submitted. (See Item 3)
- Context Map: Map shows existing layout, pavement, and access points. Staff accepts this document as there will be no new buildings allowed without further approval via Special Use Permit(s) and/or building permit(s). (See Item 4)
- Survey: A survey was provided which shows the existing lot and the building that sits on it, along with metes and bounds for the property. (See Item 5)
- Compliance with the Comprehensive plan: After review of the request from the applicant, City Staff finds that the requested use of a restaurant/bar is an approved and desired use within the Downtown District (See Item 6)
- Site Plan: The site plan shows the building layout, and the proposed parking areas. Staff accepts these document as there will be no new buildings allowed without further approval via Special Use Permit(s) and/or building permit(s). Additional parking will be created for the business use, such parking will be of crushed granite or similar material in order to preserve the tree. (See Item 7)

- Landscape Plan: The applicant provided an overview of the current landscaping and indicated that no modifications were planned at this time. (See Item 7)
- Grading and Drainage Plan: The applicant provided an overview of the current drainage flows and indicated that no modifications were planned at this time that would affect the grading and/or drainage of the area. (See Item 8)
- Lighting Plan: The applicant provided a letter and 6 that indicates no changes will be made to the existing lighting on the property, . (See Item 1 & 9) He is working on this one I wanted a site plan that shows the existing lighting not just a statement that says there will be no changes.
- Elevations: The applicant provided the existing outdoor lighting details and indicated that no modifications were planned at this time. (See Item 10)
- Traffic Impact Study: This requirement is waived based on the determination of the City Engineer. However, it is staff's recommendation that such parking will be of crushed granite or similar material to preserve the tree, with the addition of parking blocks to protect the building. (See Item 11)
- Signage: The applicant has indicated that they have not determined the need for signage at this time and will comply with the sign ordinance for the Downtown District requirements. (See Item 1)
- Notification to the Public: This has been completed. Notice was published in an approved newspaper and a notice was also sent by the City to a verified listing of adjacent property owners within 300' as required by ordinance. (See Item 12)
  - o Sign Notification on the Property: The sign has been duly posted by the applicant. (Verified by Staff; no attachment item included)

### STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission recommend approval to City Council for the Special Use Permit requesting the use of a business/office to be located at 8310 Wilson Street, with certain conditions applied. Staff recommends that those conditions include the following:

- 1.) The parking lot in front of the building be crushed granite or similar material in order to preserve the tree located near the proposed parking area. We suggest delegating parking spots with parking blocks, yellow indicating parking, blue indicating handicap parking.
- 2.) As the Comprehensive Plan suggests, signage should be low key and limited.

It is Staff's understanding that if Planning and Zoning Commission recommends approval with conditions, that any conditions recommended would also be subject to City Council's approval and would be required before a Certificate of Occupancy would be issued by City Staff.

### Clay & Leyendecker, Inc.

Texas Engineer Registration Number - F-2309

Consulting Engineers and Surveyors

July 31, 2017

Michelle Killebrew, Building Official City of Fulshear P.O. Box 279 Fulshear, TX 77441

Re:

Proposed Office Building 8310 Wilson Street

Fulshear, Texas

### Dear Michelle:

I have reviewed the submittal for conversion of an existing single family home at 8310 Wilson Street to a small office building. The proposed office building will be 1995 square foot in size and will have six (6) head-in parking spaces that will front Wilson Street.

The proposed office building at 8310 Wilson Street will not generate sufficient traffic to warrant a Traffic Study. If you need additional information or if you have any questions please feel free to contact me.

Very truly yours,

David Leyendecker, P.E., R.P.L.S. Engineer for the City of Fulshear

DL/pe



# CITY OF FULSHEAR

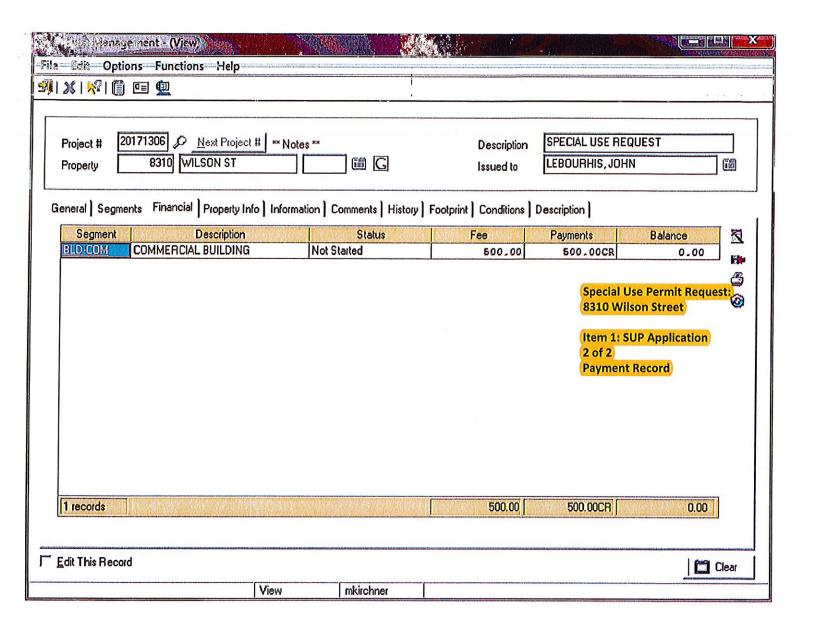
Item 1: SUP Application
1 of 2

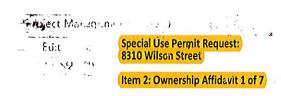
Special Use Permit Reques

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

### **ZONING SPECIAL USE APPLICATION**

Date of Application: JUNE 20, 2017
Property Address: 8310 WILSON ST. FULSHEAR, TX 7744-1
Legal Description of the property: Two STORY BUILDING (1.995 SF)
Property Owner Name(s): TAYAC PROPERTIES, LLC
Address: ABSO JAMES LANE FULSHEAR, TX 77441
Phone Number: 281-346 8677 Email Address: JOHN @ JOHN LEBOURING COM
Applicant/Agent: <u>JOHN LE BOURHIS</u> Attach letter of authorization along with this application
Address: P.O.BOX GGI FULSHEAR, TX, 77441
Phone Number: 281 346 8777 Email Address: JOHN @ JOHN VERO SPHIS, COM
Zoning District: DD Current use of property: 4001E OFFICE
Requested use of the property: OFFICE (ATTORNEY OR REAL ESTATE AGENT)
Land Uses of Adjoining Property: (Agricultural, Single Family, Industrial, Business)
North SINGLE FAMILY
South SINGLE FAMILY
East   WILSON ST.
West EMPTY COTS
Is the proposed special use allowable in the current zoning designation?
Application Fees: \$150.00 for Residential Use
√\$500 00 for Commercial Use





#### **ACKNOWLEDGEMENTS:**

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Planning & Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my request. I understand that all recommendations of the Planning & Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the third Tuesday of the month. I further understand that any actions of the Planning & Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Planning & Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, upon written request filed with the City Secretary. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / We respectfully request approval and adoption of the proposed Special Use, land use of property, within the City of Fulshear, as identified in this application.

Signature of Owner/Agent\* Duble Duble 07/25/2017 (circle one)

Printed name UOHN UE BOURHIS Phone. No. 281-346-8677

\*Note: An Agent must furnish a signed Letter of Authorization from the owner when submitting this application.



2016046206 ELECTRONICALLY RECORDED Official Public Records 5/4/2016 12:46 PM



Laura Richard, County Clerk Fort Bend County Texas

Pages: 3

Fee: \$19.00

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.

WARRANTY DEED

Date:

May 47 2016

Special Use Permit Request: 8310 Wilson Street

**Grantors:** 

JOHN Y. LEBOURHIS and CATHERINE E. LEBOURHIS

Item 2: Ownership Affidavit 2 of 7
Warranty Deed Record 1

Grantors' Mailing Address

P.O. Box 661

Fulshear, Texas (17441.

Grantee:

TAYAC PROPERTIES, LLC

Grantee's Mailing Address:

P.O. Box 661

Fulshear, Texas 77441

Consideration:

Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lots Five (5) and Eight (8), in Block Ten (10), of the Town of Fulshear, an addition in Fort Bend County, Texas, according to the map or plat thereof recorded under Volume U, Page 180 of the Deed Records of Fort Bend County, Texas.

Lots One (1) and Two (2) in Block Three (3) of Fulbrook, Section Five "O", a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Slide No. 201301-83 of the Plat Records of Fort Bend County, Texas.

Reservations from Conveyance:

None.

:06 Page 2 of

Special Use Permit Request: 8310 Wilson Street

Item 2: Ownership Affidavit Warranty Deed Record 2

### Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters to the extent same are in effect at this time: Any and all restrictions, covenants, conditions, easements, mineral or royalty reservations and leases, if any, relating to the hereinabove described property, but (only to the extent they are still in effect, shown of record in the public records of Harris County, Texas; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities if any, but only to the extent that they are still in effect.

Grantors, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grant, sell, and convey to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs successors and assigns forever. Grantors bind Grantors and Grantors' heirs, successors and essigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Taxes for 2016 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership are assumed by GRANTEE.

When the context requires, singular nouns and propouns include the plural.

GRANTORS

JOHN Y **EBOURH)** 

CATHERINE E/LEBOURIS

STATE OF TEXAS

COUNTY OF FORT Bend

This instrument was acknowledged before me on May 4th, 2016, YOHNY, LEBOURHIS.

MICHAEL A. RUIZ Notory Public. State of Texas Comm. Expires 11-12-2019 Notary ID 130439275

Notary Public, State of Tes

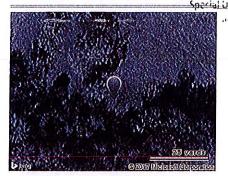
no Page 3 of 2016046206 Page 3 of 3 **Special Use Permit Request:** 8310 Wilson Street Item 2: Ownership Affidavit 4 of 7 STA<del>TĖ</del> OF TEXAS Warranty Deed Record 3 COUNTY OR Fort Bend This instrument was acknowledged before me on May 4th, 2016, CATHERINE E. LEBOURHS MICHAEL A. RUIZ

Notory Public, Stole of Jexos

Comm. Expires 11-12-2019

Notary ID 130439275 PREPARED IN THE OFFICE OF: WADLER, PERCHES, HUNDY & KERTICK 101 West Burleson Street Wharton, Texas 77488

### Fm 359 Rd, Fulshear, TX 77441, Fort Bend County



N/A	N/A	15,000	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	COM-NEC	N/A
Baths	Yr Built	Туре	Sale Date

Special Use Permit Request: 8310 Wilson Street

Item 2: Ownership Affidavit 5 of 7 **FBCAD Property Record 1** 

#### **Owner Information**

Owner Name:	
Carrier Route:	

Tax Billing Address:

Tayac Properties LLC R002

4850 James Ln

Tax Billing City & State:

Tax Billing Zip: Tax Billing Zip+4: Fulshear, TX 77441

3016

#### **Location Information**

Subdivision: School District Name: Neighborhood Code:

**Fulshear** Lamar Consolidated ISD **Fulshear Residence** 

Township: Census Tract: Map Facet:

**Fulshear** 6732.00 A-027-N

#### **Tax Information**

Parcel ID: Parcel ID: Lot #:

3380-00-010-0060-901 3380000100060901

Commercial-F04apr

Block #: Tax Area:

Fire Dept Tax Dist:

10 G01 **R05** 

**FULSHEAR, BLOCK 10, LOT 6 & 7** 

#### Assessment & Tax

Legal Description:

**Assessment Year** 2016 **Assessed Value - Total** \$289,800 Assessed Value - Land \$289,800 Market Value - Total \$289,800 Market Value - Land \$289,800

Tax Year 2016

**Total Tax** \$6,147

Tax Rate

Jurisdiction Lamar Cisd City Of Fulshear Ft Bend Co Gen Fort Bend Drng Ft Bend Co Esd 4 Total Estimated Tax Rate

1.39005 .1569 458 .016 1 2.1209

**Tax Amount** \$4,028.36 \$454.70

\$1,327.28 \$46.37 \$289.80

### Characteristics

Land Use - CoreLogic: Land Use - State:

Commercial (NEC) **Real Commercial** 

Lot Acres: Lot Sq Ft:

0.3444 15,000

Lot Acres: 0.3444 Porch Sq Ft: 145 Lot Sq Ft: . 15,000 ... Patio Type: **Covered Patio** # of Buildings: 1 Patio/Deck 1 Area: , 288 Building Sq Ft: 1,995 Patio/Deck 2 Area: 144 Gross Sq Ft: 1,995 Roof Material: **Composition Shingle** Ground Floor Sq Ft: 1,473 Roof Shape: Gable 2nd Floor Sq Ft: 522 Drywall Interior Wall: Stories: 2 Carpet Floor Cover: Bedrooms: 4 Foundation: Pier 2 Total Baths: Exterior: **Brick Veneer** Full Baths: 2 Year Built: 1940 Elec Svs Type: Electric/Gas Effective Year Built: 1940 Cooling Type: Central

#### **Features**

Feature Type	Unit	Size/Qty	Year Built
Open Porch	S	145	1940
Main Area	S	1,473	1940
Main Area Second Floor	S	522	1940
Open Porch	S	144	1940
Patio Cover	S	288	2014
Wood Deck	S	144	2014

### **Listing Information**

	· · · · · · · · · · · · · · · · · · ·			
	48326498	MLS Pending Date	MLS Pending Date:	
	Sold	MLS Sale Date:	MLS Sale Date:	
	30 - FT. BEND SOUTH	IWEST MLS Sale/Close Pri	ce:	\$1,895
	121	MLS Withdrawn Da	ite:	02/08/2011
MLS Listing Date: 10/11/2010		Listing Agent:	Listing Agent:	
e:	\$1,895	Listing Broker:	Listing Broker:	
ALS Original List Price: \$1,895		Selling Agent:		<b>Ehamby-Emilie Hamby</b>
Date:	03/23/2011	Selling Broker:		STARK REALTY, LLC
85983325	58775224	31472826	47754984	60812029
Sold	Sold	Terminated	Sold	Terminated
10/02/2009	09/05/2009	07/08/2009	05/04/2009	9 03/23/2009
	e: e: Date: 85983325 Sold	Sold 30 - FT. BEND SOUTH 121 10/11/2010 e: \$1,895 e: \$1,895 Oate: 03/23/2011  85983325 58775224 Sold Sold	Sold         MLS Sale Date:           30 - FT. BEND SOUTHWEST         MLS Sale/Close Pri           121         MLS Withdrawn Da           10/11/2010         Listing Agent:           e:         \$1,895         Selling Agent:           Date:         03/23/2011         Selling Broker:           85983325         58775224         31472826           Sold         Sold         Terminated	Sold       MLS Sale Date:         30 - FT. BEND SOUTHWEST       MLS Sale/Close Price:         121       MLS Withdrawn Date:         10/11/2010       Listing Agent:         e:       \$1,895         Date:       \$1,895         Oate:       \$03/23/2011         85983325       \$8775224         Sold       \$Sold         Terminated       \$Sold

MLS Listing #	85983325	58775224	31472826	47754984	60812029
MLS Status	Sold	Sold	Terminated	Sold	Terminated
MLS Listing Date	10/02/2009	09/05/2009	07/08/2009	05/04/2009	03/23/2009
MLS Listing Price	\$1,650	\$279,000	\$289,000	\$1,600	\$289,000
MLS Orig Listing Price	\$1,650	\$290,000	\$289,000	\$1,600	\$469,000
MLS Sale Date	12/31/2009	09/14/2011		05/31/2009	***************************************
MLS Sale Price	\$1,650	\$240,000		\$1,600	***************
MLS Wthdr Date	12/31/2009	08/30/2011	07/26/2009	05/15/2009	07/07/2009

MLS Listing #	4165692	3455769	6186170
MLS Status	Expired	Expired	Expired
MLS Listing Date	01/29/2009	12/13/2008	08/19/2008
MLS Listing Price	\$1,600	\$469,000	\$419,000
MLS Orig Listing Price	\$1,600	\$469,000	\$419,000
MLS Sale Date	*******************************	***************************************	
MLS Sale Price			
MLS Wthdr Date	04/29/2009	03/13/2009	11/19/2008
***************************************			

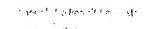
Special Use Permit Request: 8310 Wilson Street

Item 2: Ownership Affidavit 6 of 7
FBCAD Property Record 2

### Last Market Sale & Sales History

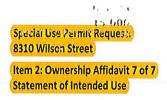
05/04/2016	09/15/2011	12/23/1998	05/28/1996
Tayac Properpties LLC	Lebourhis John Y & Catherine E	Roberts Jeff W & Melisa M	Buckner Donald A Jr & Karen M
	Lebourhis Catherine E	Roberts Melisa M	Buckner Karen M
Lebourhis John Y & Catherine E	Roberts Jeff W & Melisa M	Buckner Donald A Jr & Karen M	Sullivan Jack L Jr
46206	91610	104648	33224
	Tayac Properpties LLC Lebourhis John Y &	Tayac Properpties LLC  Lebourhis John Y & Catherine E  Lebourhis John Y & Roberts Jeff W & Melisa M	Tayac Properpties LLC  Lebourhis John Y & Roberts Jeff W & Melisa M  Lebourhis John Y & Roberts Melisa M  Lebourhis John Y & Roberts Jeff W & Melisa M  Roberts Jeff W & Melisa M

Page 2 of 3



### 8310 WILSON STREET

Fulshear, Tx 77441



### APPLICATION FOR SPECIAL USE PERMIT

The present owner purchased the house at 8310, Wilson Street in September 2011 and used the building to manage his own engineering business. The business was sold early 2017 and the owner is now requesting a Special Use Permit to lease the building commercially with the same use as a professional business office.

The house at 8310 Wilson Street is sitting within lots 5 & 8 of downtown Fulshear block 10. The building was built in 1942 and was upgraded to a two-story house in 1998. It has 2 bathrooms and the total leasing space is 1995 sq ft. requiring 6 parking spaces in front, including one with an access ramp for handicapped person. For the time being, Wilson Street is not a thoroughfare and the traffic is local.

The Application includes the following documentation:

- 1. Zoning Special Use Application
- 2. Owner's Property Affidavit
- 3. Context Map
- 4. Survey with metes and bounds from a registered land surveyor
- 5. Parking Site Plan
- 6. Drainage Plan
- 7. Planning and Confidentiality Request Form
- 8. Notice of Confidentiality Rights
- 9. Seven stamped envelopes with the address of the property owners located within the 300 ft. boundary of the house (as listed in the current county records)

The owner is not planning to change the existing lighting and landscaping. However, the owner intend to comply with the applicable city ordinances and will ensure that the lessee will apply for a city sign permit.

John LeBourhis

Owner

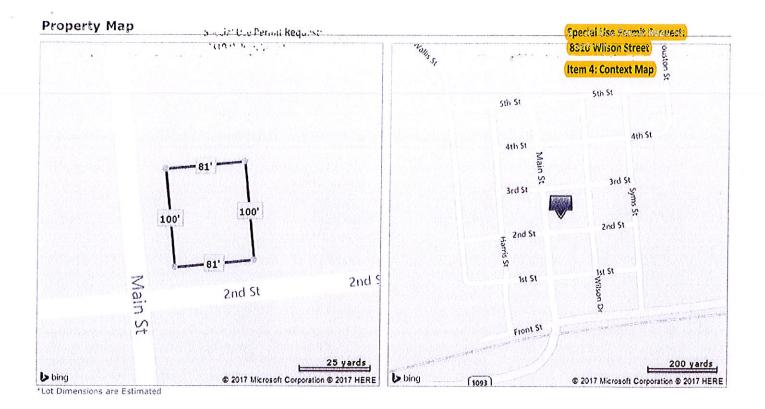
Tayac Properties LLC



Special Use Permit Request:

mchael.wannight

RBCAD © Pictometry



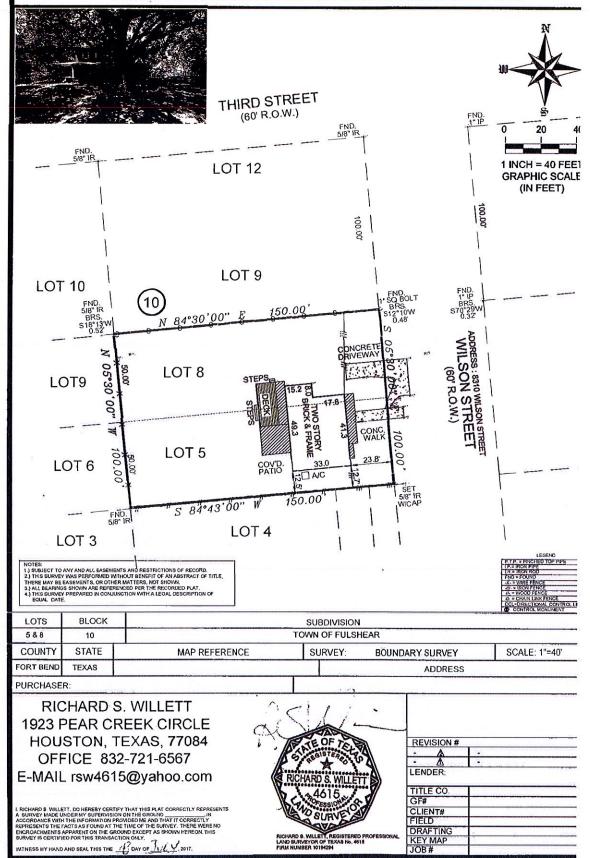
FLOOD NOTE

\*Subject Property is not located in a Federal Insurance Administration Designated Flood Hazard Area

s, citos cinata

As per,map 4815C0085L Panel 85 OF 575 Dated 4/2/2014

\* THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.



Special Use Permit Request: 8310 Wilson Street

item 5: Survey 2 of 2 Survey Metes & Bounds

July 18, 2017

### **Legal Description**

Description of a 15,000 square feet (0.3443 acre) tract of land, being all of Lots 5 and 8, Block 10 of the Town of Fulshear recorded under Volume 1, Page 180 of the Fort Bend County Deed Records, said 15,000 square feet tract being more particularly described by metes and bounds as follows (with bearings based on said subdivision of Fulshear;

COMMENCING at a 5/8-inch iron rod found marking the intersection of the southerly right-of-way line of Third Street (60' wide) and the westerly right-of-way line of Wilson Street (60' wide);

THENCE South 05°30'00" East, along said westerly right-of-way line, a distance of 100.00 feet to the POINT OF BEGINNING being the southeasterly corner of Lot 9 and the northeasterly corner of said Lot 8, from which a square bolt bears South 12°10' West, 0.48 feet;

THENCE South 05°30'00" East, along said westerly right-of-way line, a distance of 100.00 feet to a capped 5/8-inch iron rod stamped "RPLS 4615" set marking the southeasterly corner of Lot 4 and the southeasterly corner of Lot 5;

THENCE South 84°43'00" West, along the northerly line of said Lot 4, a distance of 150.00 feet to a 5/8-inch iron rod found marking the southwesterly corner of Lot 5 and the southeasterly corner of Lot 6;

THENCE North 05°30'00" West, along the easterly line of Lots 6 and 9, a distance of 100.00 feet to the northwesterly corner of Lot 8 and the southwesterly corner of Lot 9, a 5/8-inch iron rod bears South 18°13' West, 0.52 feet;

THENCE North 84°30'00" East, along the southerly line of said Lot 9, a distance of 150.00 feet to the POINT OF BEGINNING and containing all of Lots 5 and 8.

Richard S. Willett, Registered Professional Land Surveyor #4615





# CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093 Fulshear, Texas 77441

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

www.fulsheartexas.gov

Special Use Permit Request: 8310 Wilson Street Item 6: Compliance with Comprehensive Plan

### Re: Special Use Permit Request/ Conformance with the Comprehensive Plan:

**Property Address:** 8310 Wilson Lots 5 & 8 Block 10 of Town of Fulshear

The owner of the property located at 8310 Wilson Street has requested a Special Use Permit for the property indicated above. The property is within the Downtown District and was previously occupied as residential use. They are requesting to use the property for commercial use, specifically for business/office.

As it concerns the requested use of this property in the Downtown District, the City of Fulshear Comprehensive Plan addresses this possibility. We find that the section cited below provides specific relevance to this request:

### City of Fulshear Comprehensive Plan Page 5.7

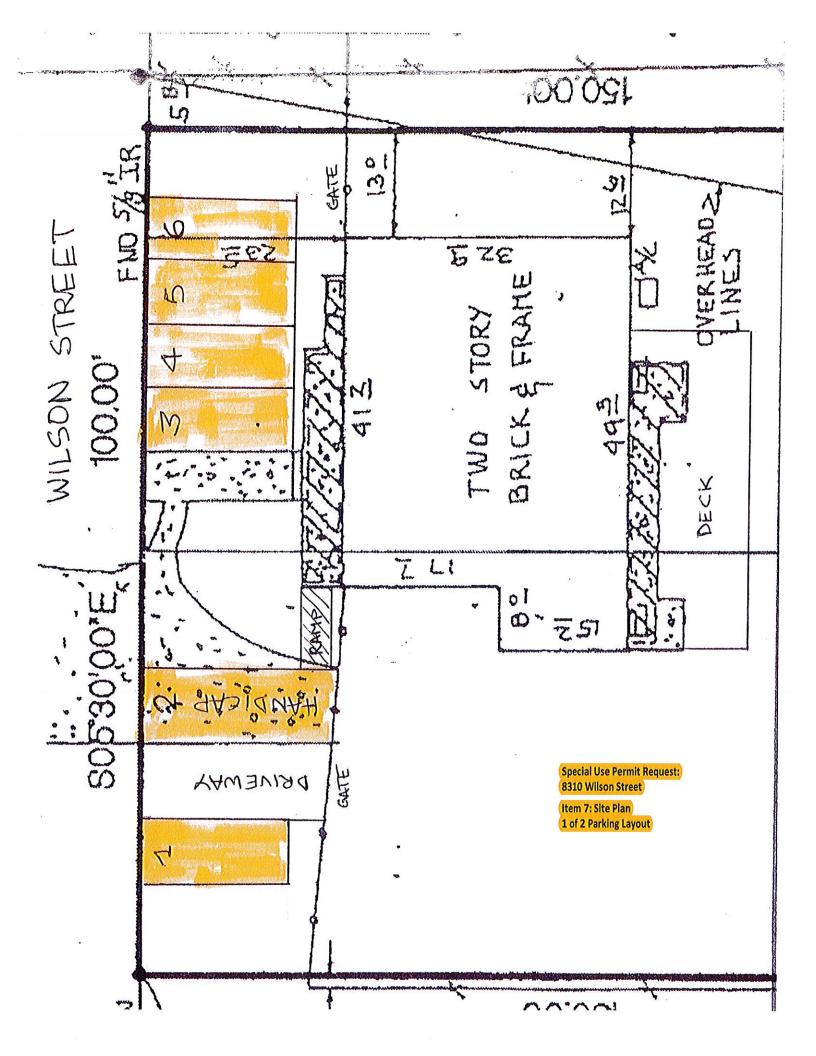
Office and professional uses should be compatible with nearby residential areas and other uses through appropriate building height limitations and adequate buffering and landscaping. Low intensity office and professional uses should provide a transition between more intense uses and residential areas.

Based on a review of the documentation and of the Comprehensive Plan, City Staff has reason to believe that the property will accommodate a business/office use as requested by the applicant and will not increase the danger of fire; will not adversely affect the public health, safety and wellbeing; nor will it substantially diminish or impair the property values within the neighborhood. Thus, we find that the request for the property located at 8525 FM 359 is in line with the Comprehensive Plan.

Sincerely,

Michelle Killebrew

Michelle Killebrew Chief Building Official



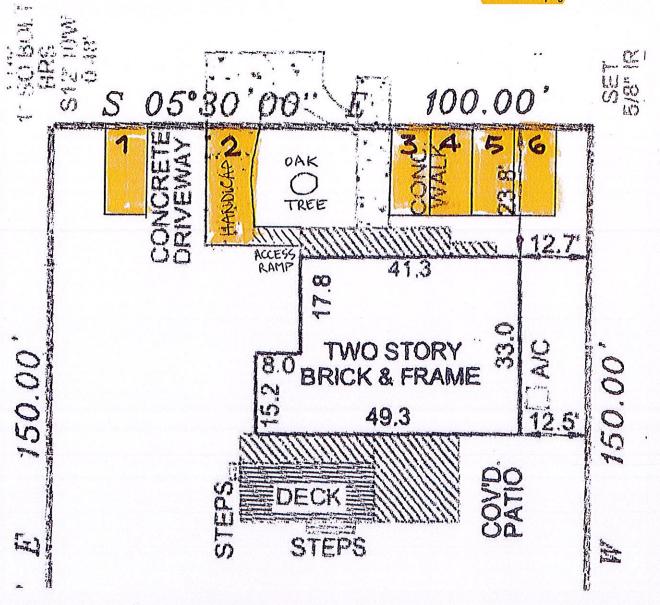
### ADDRESS: 8310 WILSON STREET

# WILSON STREET

(60' R.O.W.)

Special Use Permit Request: 8310 Wilson Street

Item 7: Site Plan
2 of 2 Landscaping



PARKING PLAN

DRATURGE

Special Use Pern of Reports
8310 Wilson Street

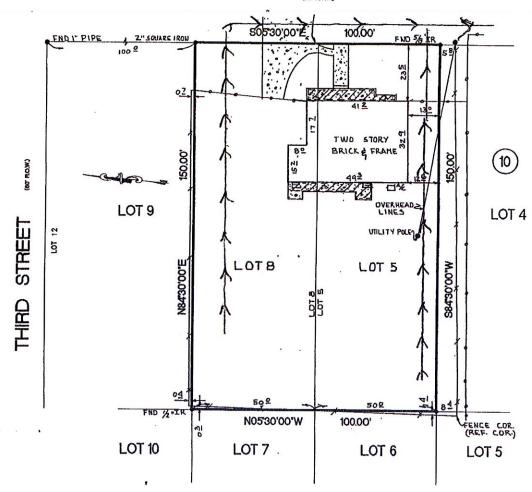
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DRATNAGE ...

Special Use Permit Request: 8310 Wilson Street

### WILSON STREET Item 8: Drainage Plan

(60' RO.W.)



THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
SUBJECT PROPERTY IS BASED ON TITLE COMMITMENT LISTED BELOW.
ALL BEARINGS SHOWN ARE REFERENCED PER RECORDED PLAT OF SAID SUBDIVISION.

LOTS:			BLOCK:	SUBDMSIO	N :		CONTRACTOR OF THE PROPERTY MANAGEMENT	SECTION:
	5 AND 8		10		TOWN OF	FULSHEAR		-
COUNTY:	STATE :	RECORDATION	1		SURVEY:			SCALE: 1'-3
FT. BEND	TEXAS	VOL. 1, P	Q. 180 F.B.C.D	.R.	FIELD WORK:	11-25-98/PD	FINAL CHEC	K: 11-30-98/SE
PURCHASER:	JEFF W. RO	OBERTS AND MELISA	M. ROBERTS		DRAFTING: 1	11-30-98/.F.V.	KEY MAP:	522 M
ADDRESS:	8310 WI SO	N STREET EN SHEAR	TEYAS		-	THE PROPERTY OF THE PARTY OF TH		***************************************

ADDRESS: 8310 WILSON STREET, FULSHEAR, TEXAS



ALLIEX REALTY SEEMICES

REAL ESTATE SURVEY DIVISION 9525 KATY FREEWAY, SUITE 420 HOUSTON, TEXAS 77024 TEL: (713) 468-7707 FAX: (713) 468-8815



Ton Survi MORT.

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROWN OF THE PROPERTY LEGALLY DESCRIBED HEREON IS CORRECT AND THERE ARE NO BYCROACHMENTS EXCEPT AS SHOWN HEREON.

Subject Property     Federal Insurance Admin		IS NOT	Located in	
		ZONE X	rialed Flood	
Hezerd Area	-			
As per map		481488		
Panel	0075	J Dated _ J.	AN. 03 1988	

 THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

MORT, CO.	FORT BEND FEDERA
TITLE CO.	FORT BEND TITLE
GF. NO.	9820100
JOB NO.	98 - 12477
REV. DATE	-

# ADDRESS: 8310 WILSON STREET WILSON STREET

-IGHTING

(60' R.O.W.)

2 FRONT DOOR LIGHTS COMPACT FLUORESCENT CF28 EL

× 3 FRONT PORCH RECESSED 60 W LIGHTS 100.00' 05°B recessed ACCESS RAMP HTS FRONT DOOR LIGHTS TWO STORY 150.00 BRICK & FRAME 49.3

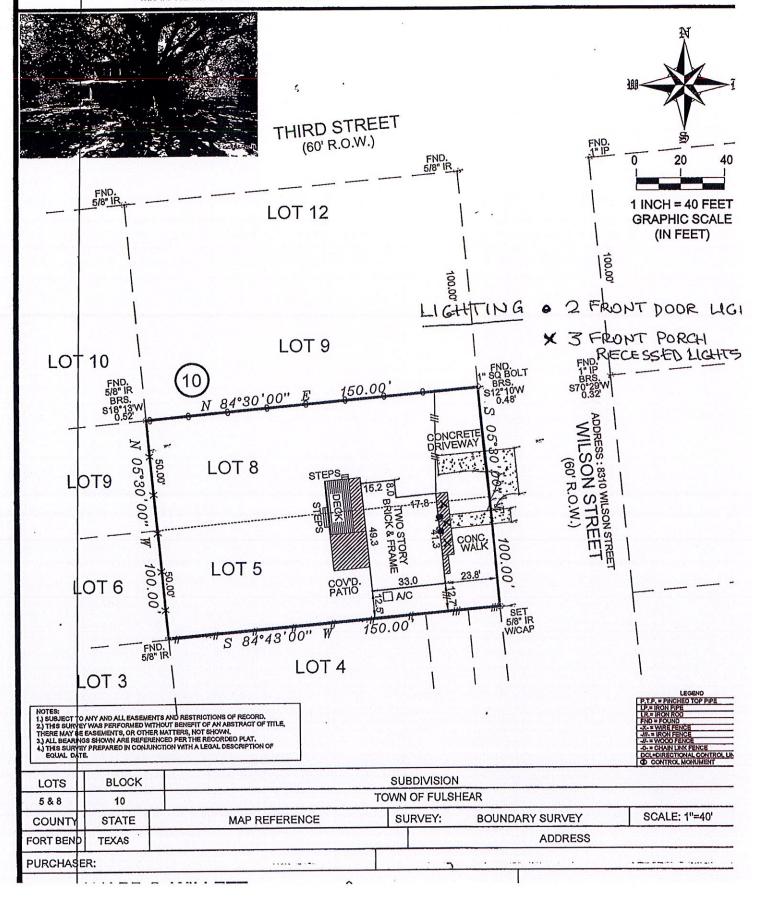
Special Use Permit Request: 8310 Wilson Street

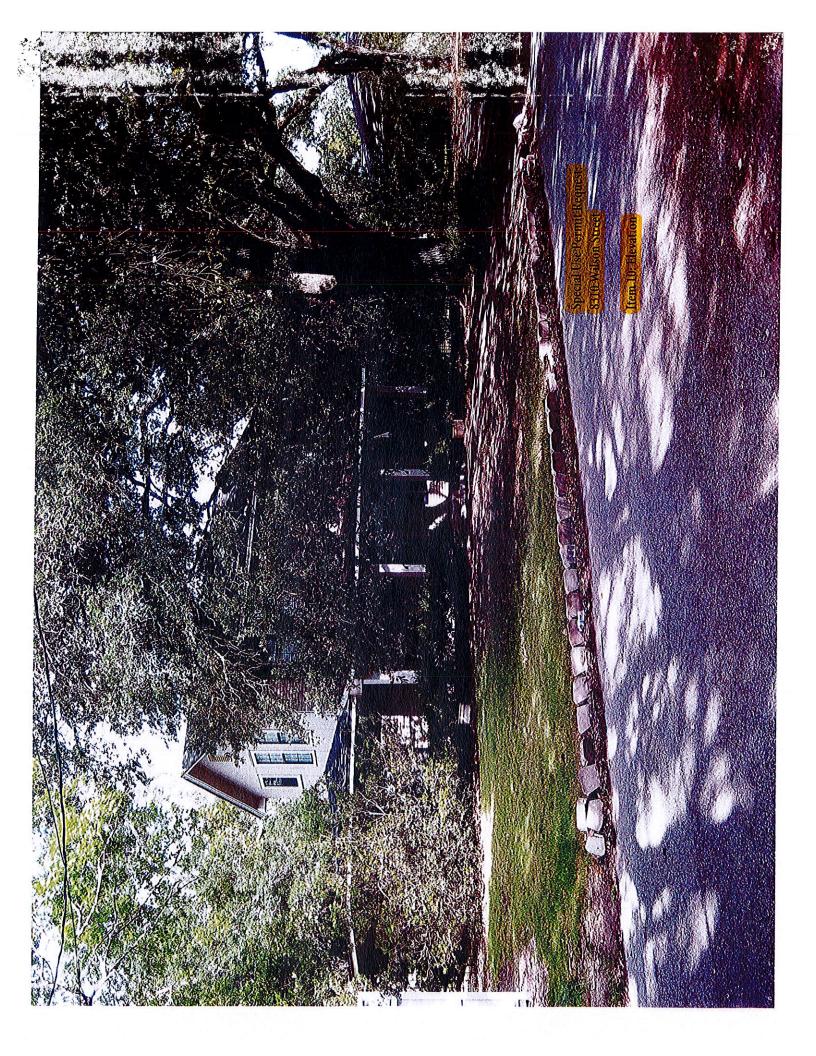
Item 9: Lighting plan 2 of 2

### FLOOD NOTE

\* Subject Property is not located Located in a Federal Insurance Administration Designated Flood Hazard Area

Panel \_\_\_\_\_85 OF 575 \_ Dated 4815C0085L THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.







# CITY OF T LISHEAR

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

www.fulsheartexas.gov

Special Use Permit Request: 8310 Wilson Street

Item 9: Notification to the public 1 of 3

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

7/21/2017

### TO WHOM IT MAY CONCERN;

In compliance with the City of Fulshear Zoning Ordinance Number 2010-1028, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on August 4, 2017 at 8:30 a.m., the hearing will be held at city hall located at 30603 FM 1093. The second hearing will be held by the City Council on August 15, 2017 at 7:00 p.m. the hearing will be held at the Irene Stern Center located at 6920 Katy Fulshear Road. Both hearing will allow all interested persons will be given an opportunity to be heard.

The location of the premises in question is in the Downtown District, Lots 5 & 8 Block 10 of the Town of Fulshear, specifically the address is 8310 Wilson Street, Fulshear, Texas 77441.

The applicant is seeking a Special Use Request pursuant to the Zoning Ordinance to permit the use of a structure to be an Business/Office.

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

The applicant reserves the right to supplement this application and/or seek at the time of the hearing, such other approvals, interpretations, and/or waivers as may be requested or required by the applicant or the Board/Council.

A copy of said application and documents is on file at the City of Fulshear City Hall located at 30603 FM 1093 Fulshear, Texas 77441 on Monday through Thursdays from 8:00 a.m. to 5 p.m. and Fridays from 8:00 a.m. to 3 p.m. in the City Secretary's office for all interested parties prior to said hearing.

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

Sincerely,

Michelle Killebrew Building Official



This letter was mailed to the following property owners:

Huggins Ranch Ltd C050 3823 Elfland Circle Dallas, TX 75229

Betty Louise Roberts PO Box 658 Fulshear, TX 77441

James Davenport 31202 Lower Oxbow Trace Fulshear, TX 77441

Krista Ann Schroeder 8903 Wilson Street Fulshear, TX 77441

Laura A Kocian PO Box 597 Fulshear, TX 77441

Terence H Murphree 6002 Rogerdale Road # 200 Houston, TX 77072

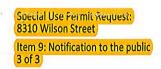
Hanna Elias 4631 Chestnut Meadow Drive Sugarland, TX 77479 Special Use Permit Request: 8310 Wilson Street

Item 9: Notification to the public 2 of 3



## CITY OF FULSHEAR

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



## FIRST PUBLIC HEARING- SPECIAL USE PERMIT PLANNING AND ZONING COMMISSION

In compliance with the City of Fulshear Zoning Ordinance Number 2010-1028, the City will hold two Public Hearings; the **first Public Hearing will be held by the Planning and Zoning Commission on August 4, 2017 at 8:30 a.m.**; the second hearing will be held by the City Council. First hearing will be in the City Council Chambers of the City of Fulshear, located at 30603 FM 1093 at which time and place all interested persons will be given an opportunity to be heard. (The second hearing will be held by the City Council on August 15, 2017 at 7:00 p.m., Irene Stern Community Center, located at 6920 Katy Fulshear Road, Fulshear, Texas).

The location of the premises in question is located in the Downtown District, Lots 5&8 Block 10 of the City of Fulshear, specifically the address is 8310 Wilson Street, Fulshear, Texas 77441.

The applicant is seeking a Special Use Request pursuant to the Zoning Ordinance to permit the use of a structure from Residential to Commercial (Specifically Business/Office use).

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

The applicant reserves the right to supplement this application and/or seek at the time of the hearing, such other approvals, interpretations, and/or waivers as may be requested or required by the applicant or the Board/Council.

A copy of said application and documents is on file at Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas 77441 on Monday through Thursday from 8:00 a.m. to 5 p.m. and Friday from 8:00 a.m. to 3 p.m. in the City Secretary's office for all interested parties prior to said hearing for your review.

If you have any questions regarding this request please call the City Secretary's office at 281-346-1796 X204.

Posted on the bulletin board: July 21, 2017

### PUBLISHER'S AFFIDAVIT

THE STATE OF TEXAS § COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared Lee Hartman who being by me duly sworn, deposes and says that he is the Publisher of Fort Bend Herald and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

- 1. it devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
- 2. it is published at least once each week;
- 3. it is entered as second-class postal matter in the county where it is published; and
- 4. it has been published regularly and continuously since 1959.
- 5. it is generally circulated within Fort Bend County.

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

7- 25	
	, A.D. 201
	THE
	Lee Hartman
	Publisher
SUBSCRIBED AND SWORN BE Hartman, who	
Xa) is personally known to	o me, or
b) provided the following his/her identity,	g evidence to establish
on this the day of to certify which witness my hand and seal	, A.D. 201

(CLIPPING) (S)

The applicant is seeking a Special Use Request pursuant to the Zoning Ordinance to permit the use of a structure from Residential to Commercial (Specifically Business/Office use). Specific relief is requested from Section 1-193 (c) (2) (g) which states that the use of Office; within the Downtown District is permitted if they are approved in the process outlined in section 1-283.

The applicant reserves the right to supplement this application and/or seek at the time of the hearing, such other approvals. interpretations, and/or waivers as may be requested or required by the applicant or the Board/Council.

A copy of said application and documents is on file at Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas 77441 on Monday through Thursday from 8:00 a.m. to 5 p.m. and Friday from 8:00 a.m. to 3 p.m. in the City Secretary's office for all interested parties prior to said hearing for your review.

If you have any questions regarding this request please call the City Secretary's office at 281-346-1796 X204. Posted on the bulletin board:

July 21, 2017

Road, Fulshear, Texas).

FIRST PUBLIC HEARING -

SPECIAL USE PERMIT

**PLANNING AND ZONING** 

COMMISSION

In compliance with the City of

Fulshear Zoning Ordinance

Number 2010-1028, the City

will hold two Public Hearings;

the first Public Hearing will

be held by the Planning and

Zoning Commission on Au-

gust 4, 2017 at 8:30 a.m.; the

second hearing will be held by

the City Council. First hearing

will be in the City Council

Chambers of the City of Fuls-

hear, located at 30603 FM

1093 at which time and place

all interested persons will be given an opportunity to be heard. (The second hearing will be held by the City Council on August 15, 2017 at 7:00 p.m.,

The location of the premises in question is located in the Downtown District, Lots 5&8 Block 10 of the City of Fulshear, specifically the address is 8310 Wilson Street, Fulshear, Texas 77441.

Irene Stern Community Center, located at 6920 Katy Fulshear

> KIMBERLY L. RODRIGUEZ NOTARY PUBLIC-STATE OF TEXAS COMM. EXP. 04-01-2018 NOTARY ID 12976888-4



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

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

# PLANNING AND ZONING COMMISSION MINUTES JULY 7, 2017

### 1. Call to Order

A Regular Meeting of the Fulshear Planning and Zoning Commission was called to order by Planning and Zoning Chairman Amy Pearce at 8:30 a.m. on Friday, July 7, 2017 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas.

### 2. Quorum

A quorum was present.

Members Present: Amy Pearce-Chairman Jason Cherubini Bijay Aryal Austin Weant

Members Absent: Dar Hakimzadeh Dawn McRea Harold Collins

City Staff:
Diana Gordon Offord, City Secretary
Kimberly Kopecky, Deputy City Secretary
CJ Snipes, City Manager
Sharon Valiante, Public Works Director
Brant Gary, Executive Director of Planning and Development (arrived @ 8:35 a.m.)

Others Present: Gerald Grissom Eric Johnson And 4 other people that did not sign in

### 3. Public Comment

# FULSHEAR PLANNING AND ZONING MINUTES JULY 7, 2017

Citizens who desire to address the Planning And Zoning Commission with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by planning and zoning members will only be made at the time the subject is scheduled for Consideration.

There were no Citizen Comments.

# 4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on June 2, 2017

A motion was made by Planning and Zoning member Aryal to approve Minutes from Planning and Zoning Commission meeting held on June 2, 2017. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Pearce, and Weant

Nays: None

Absent: Harold Collins Dar Hakimzadeh Dawn McRea

Motion Passes

# 5. Consideration and possible action to approve Tamarron Section 29/Preliminary Plat A motion was made by Planning and Zoning member Weant to approve Tamarron Section 29/Preliminary Plat. It was seconded by Planning and Zoning member Cherubini. The motion

was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Pearce, and Weant

Navs: None

Absent: Harold Collins Dar Hakimzadeh

Dawn McRea

Motion Passes

# 6. <u>Consideration and possible action to approve Creek Cove at Cross Creek Ranch Section</u> 11/Final Plat

A motion was made by Planning and Zoning member Aryal to approve Creek Cove at Cross Creek Ranch Section 11/Final Plat. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Pearce, and Weant

Nays: None

Absent: Harold Collins Dar Hakimzadeh Dawn McRea

Motion Passes

# FULSHEAR PLANNING AND ZONING MINUTES JULY 7, 2017

# 7. <u>Consideration and possible action to approve Fulbrook on Fulshear Creek Section 12-Partial Replat No. 1/Final Plat</u>

Per Sharon Valiante, this is a replat to remove an aerial easement that is no longer required. There are no other changes to this plat. Per Amy Pearce, the signature page needs to be updated. A motion was made by Planning and Zoning member Aryal to approve Fulbrook on Fulshear Creek Section 12- Partial Replat No. 1/Final Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Pearce, and Weant

Nays: None

Absent: Harold Collins Dar Hakimzadeh Dawn McRea

Motion Passes

8. <u>Consideration and possible action to approve Jordan Ranch- Section 14/Preliminary Plat</u>
A motion was made by Planning and Zoning member Weant to approve Jordan Ranch- Section
14/Preliminary Plat. It was seconded by Planning and Zoning member Aryal. The motion was
carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Pearce, and Weant

Nays: None

Absent: Harold Collins Dar Hakimzadeh Dawn McRea

Motion Passes

# 9. Consideration and possible action to approve Creek Falls Drive- Extension No. 2/Preliminary Plat

Per Sharon Valiante, the comments on the City Engineer's report have been addressed. A motion was made by Planning and Zoning member Weant to approve Creek Falls Drive-Extension No. 2/Preliminary Plat. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Pearce, and Weant

Navs: None

Absent: Harold Collins Dar Hakimzadeh Dawn McRea

Motion Passes

# 10. Consideration and possible action to approve Creek Falls at Cross Creek Ranch-Section 10/Preliminary Plat

Per Sharon Valiante, the recommendation is that the plat be approved on the stipulation that the ROW for Damon Creek Lane be increased to 60'. A motion was made by Planning and Zoning

# FULSHEAR PLANNING AND ZONING MINUTES JULY 7, 2017

member Aryal to approve Creek Falls at Cross Creek Ranch- Section 10/Preliminary Plat with the stipulation that the Right of Way for Damon Creek Lane be increased to 60'. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Pearce, and Weant

Nays: None

Absent: Harold Collins Dar Hakimzadeh Dawn McRea

Motion Passes

# 11. Consideration and possible action to approve Creek Falls at Cross Creek Ranch-Section 11/Preliminary Plat

Per Amy Pearce, all corrections have been made. Sharon Valiante confirmed. Ms. Pearce asks if the lot or part of lot is partly in a ditch or berm, is that affected when you build on it? The representative from the Engineering firm (she did not sign in) stated those were the existing contours but as the final design comes in, they will be addressing them.

A motion was made by Planning and Zoning member Cherubini to approve Creek Falls at Cross Creek Ranch-Section 11/Preliminary Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Pearce, and Weant

Nays: None

Absent: Harold Collins Dar Hakimzadeh Dawn McRea

### Motion Passes

\*\*\*Diana Offord, City Secretary, asked if the stipulation on **Item 10** (increasing ROW to 60') needed to be corrected by the final plat. Planning and Zoning members Pearce, Aryal, and Cherubini agreed it needed to be done by the final plat submission.

### 12. Adjournment

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

Ayes: Planning and Zoning members Aryal, Cherubini, Pearce, and Weant

Nays: None

Absent: Harold Collins Dar Hakimzadeh Dawn McRea

Motion Passes

The meeting was adjourned at 8:42 a.m.

### AGENDA MEMO

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

AGENDA OF:

August 5, 2017

**DATE SUBMITTED:** 

July 28, 2017

**DEPARTMENT:** 

Planning and

Development

Sharon Valiante,

Public Works Director,

Michelle Killebrew

David Leyendecker,

PREPARED BY:

Building Official,

PRESENTER:

City Engineer

Brant Gary,

Executive Director of Planning and Development

SUBJECT:

Plat Summaries for Planning and Zoning Commission

ATTACHMENTS:

City Engineer's Engineering Reviews: Preliminary Plats for – The Brooks at Cross Creek Ranch Section 3, Willows at Cross Creek Ranch Section 2, Thrive Church Fulshear, Katy Independent School District High School No. 9 and Junior High No. 16, W. Cross Creek Bend Ext. 4 – Street Dedication, Tamarron Section 43, Kiddos Ranch, and Commercial Reserves at FM 1463 (Resubmittal); Final Plats: Creek Falls at Cross Creek Ranch Section 5, Tamarron Section 29, Jordan Ranch Street Dedication No. 2 and Reserves, Jordan Ranch Section 9, and Jordan Ranch Section 12.

### **EXECUTIVE SUMMARY**

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

- 1. Preliminary for The Brooks at Cross Creek Ranch Section 3
- 2. Preliminary for Willows at Cross Creek Ranch Section 2
- 3. Preliminary for Thrive Church Fulshear
- 4. Preliminary for approve Katy Independent School District High School No. 9 and Junior High No. 16
- 5. Preliminary for W. Cross Creek Bend Ext. 4- Street Dedication Preliminary for Creek Falls at Cross Creek Ranch Section 10
- 6. Final for Creek Falls at Cross Creek Ranch Section 5
- 7. Final for Tamarron Section 29
- 8. Preliminary for Tamarron Section 43
- 9. Final for Street Jordan Ranch Street Dedication No. 2 and Reserves
- 10. Final for Jordan Ranch Section 9
- 11. Final for Jordan Ranch Section 12
- 12. Preliminary for Kiddos Ranch
- 13. Preliminary Resubmittal for Commercial Reserves at FM 1463

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.

Of note, staff have the following observations relating to the following Plats:

- 1. Preliminary Plat Thrive Church the proposed plat is adjacent to Harris Street, which currently operates as a major collector/minor arterial. (Minor Arterials – functional class per Federal Highway Admiration = provides service for trips of moderate length, serve geographic areas that are smaller than their higher Arterial counterparts and offer connectivity to the higher Arterial system. In an urban context, they interconnect and augment the higher Arterial system, provide intra-community continuity and may carry local bus routes.) Harris Street is considered as an integral system network piece of the City's long range transportation mobility needs. This involves the preservation of right of way for the thoroughfare system development. City street right of way standards set a minimum width for major streets at 100 LF. Current right of width in this section of Harris Street is 60 LF. The additional right of way at 40 LF would be acquired or dedicated by plat form each of the adjacent property owners; therefore, staff supports CE recommendation of a 20 LF additional right of way dedication to preserve the right of way for future transportation improvements. (Subdivision Ord. 013-1091 and Comprehensive Plan Section 3 – Mobility)
- 2. Preliminary Plat Willows at Cross Creek Ranch Section Two Similar layout and adjacent to the Willows at CCR Section One; the Cross Creek Ranch Development Agreement (DA) allows for multifamily and other industry standard residential development up to 1500 units or up to a maximum of 20% of the variance set forth in the DA. (Sec 3.02 Density) Of note and in support of the CE review, staff will require the minimum street right of way width @ 60 LF (Subdiv Ord 04-913 Sect D Streets)
- 3. Preliminary Plat Tamarron Section 43 Provisions are set forth in 04-913 Section D Streets, Item 3; off street parking shall be provided for. Staff supports CE review and recommendation to accommodate off street parking.

### 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 with exceptions/requirements as noted.



### 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: Brooks Cross Creek	Development: Cross Creek	Ranch	
Ranch Sec 3 SUBMITTAL OF PLAT: (Check Appropriate Selection	n)		
		a a	
Preliminary	Final	Short Form Final	
Replat Amending Plat	Vacation Plat	Admin. (Minor) Plat	
Notice that we have the second and t		20002	
TYPE OF PLAT: (Check Appropriate Selection)			
Single-Family Residential	Zero Lot Line/ Patio Home	Multi-Family Residential	
Planned Development	Commercial		
Plat Location: City FT		Industrial	
to 1 J	(Extraterritorial Jurisdiction)		
Legal Description: Being 47.94 Acres out of the M.Autrey Survey, A-100			
Variance: Yes (Attach a Copy of Approval	Letter) No		
Total Acreage: 47.94			
Number of Streets: 8	A CONTRACTOR OF THE PROPERTY O		
Number of Lots: 146	Crass Creek Bend Land Extension No. 13	Platting Fees	
Number and Types of Reserves: 11 - Lands	scape/o.s.,	riacting rees	
Total Acres in Reserve: 15.9 drill site	rill site, drainage Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50		
Owner: CCR Texas Holdings LP			
Variety 0420 CTOSP CTECK DELIG Date		us \$5.00 per lot plus \$25.00 per acre	
City/State: Fulshear, Texas 77441	Replat - \$500.00 plus	5.00 per lot plus \$25.00 per acre	
Telephone: _281-341-8320	Amending or Minor	Plat - \$200.00	
Email Address: robb@johnsondev.com	*********************************	Plat Vacation - \$500.00	
Engineer/Planner: BGE Kerry Gilbert	and .	- \$100.00 (each additional review)	
Contact Person: Kathryn Edwards	TOTAL PLATTING FE	1	
Telephone: 281-579-0340	The state of the s		
Fax Number:	Taix rees (due at Fir	nal Plat Application)n/a	
Email Address: <u>kedwards@krga.com</u>			
	And a second sec		
This is to certify that the information on this form is	complete, true and correct and the unders	signed is authorized to make this	
application. I understand that if all necessary inform	ation, required documents, and plat fees a	re required at time of submitted as 4	
City of Fulshear will not complete the review needed	in order to submit to the P&Z board.	a	
1/	Kathryn Edwards/ Planner	luno 22, 2047	
		June 23, 2017	
SIGNATURE V	YPED OR PRINTED NAME/TITLE	DATE	

July 27, 2017

### **Engineering Review**

Preliminary Plat

The Brooks at Cross Creek Ranch Section 3

City of Fulshear, Texas

### For Information Only:

- 1. This plat will create 146 lots in three (3) Blocks with eleven (11) Reserves that cover a total of 47.94 acres.
- 2. These lots will have two (2) points of access, Sage Meadow Trail off of West Cross Creek Bend and Dell Crossing Lane.
- 3. A typical Lot in this section appears to be 50-foot by 120-foot with a 25-foot Front Building Line.

### Recommendations:

I recommend that this Preliminary Plat of The Brooks at Cross Creek Ranch Section 3 be approved with the following additions:

- A) The contour numbers on the contour lines are so small that they are hard to read.
- B) The major street that adjoins the Section to the North has no name shown on either the Plat or the Vicinity Map.
- C) The Plat needs a note showing that this Section is located in the City Limits of the City of Fulshear, Fort Bend County and the M.U.D. District.

eyerded



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 The Brooks at Cross Creek S. 3 (Sf-45)

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,

Leslie Noyola

Construction, Coord 2, Planning & Design

Suslii M. Noyola

From: To: Kathryn Edwards
"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 <u>Click here</u> 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: |andplan@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 <u>Click here</u> 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

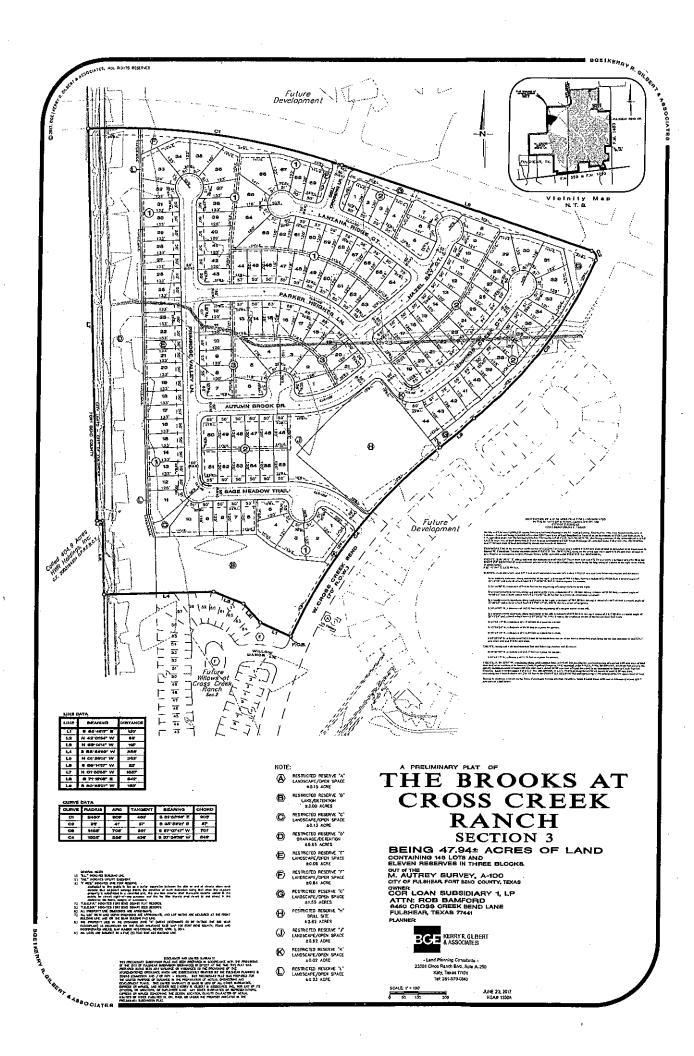


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### CITY OF FULSHEAR

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	te Received by the City of Fulshear:	
Subdivision: Willows at Cross Cree	Development: Cross Cree	k Ranch
Ranch Sec 2		
SUBMITTAL OF PLAT: (Check Appropriate Select	tion)	x 2
Preliminary	Final	
Replat	Vacation Plat	Short Form Final
Amending Plat	Vacation Fig.	Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection)		
Single-Family Residential	Zero Lot Line/ Patio Home	Multi-Family Residential
Planned Development	Commercial	Industrial
Plat Location: City	ETJ (Extraterritorial Jurisdiction)	
Legal Description: Being 13.36 Acres or	at of the M.Autrey Survey, A	-100
Variance:Yes (Attach a Copy of Appro	val Letter)No	
Total Acreage: 13.36		
Number of Streets: 2	And the state of t	
Number of Lots: 64	Crass Creek Bend Land Entersion No. 13	Platting Fees
Number and Types of Reserves: 6 - Lands	scape/o.s.,	racting rees
Total Acres in Reserve: 5.87 dra:	inage/det. Preliminary Plat -	\$500.00 plus 3.50 per lot, plus \$12.50
Owner: CCR Texas Holdings LP	per acre	20
Address: 6450 Cross Creek Bend	Lighte	00 plus \$5.00 per lot plus \$25.00 per acre
City/State: Fulshear, Texas 77441	Replat - \$500.00 p	plus 5.00 per lot plus \$25.00 per acre
Telephone: <u>281-341-8320</u>	Amending or M	inor Plat - \$200.00
Email Address: robb@johnsondev.co	m Plat Vacation - \$	\$500.00
Engineer/Planner: BGE   Kerry Gilber	t & Assoc. 2nd Review of plant	ats - \$100.00 (each additional review)
Contact Person: Kathryn Edwards		GFEE_\$891.00
Telephone: 281-579-0340	Park Fees (due a	nt Final Plat Application) n/a
Fax Number:		
Email Address: <u>kedwards@krga.com</u>		
This is to certify that the information on this form	is complete, true and correct and thous	dersigned is authorized to accept the
application. I understand that if all necessary info	rmation, required documents, and plat to	der signed is additionized to make this
City of Fulshear will not complete the review need	ded in order to submit to the P&Z board.	es are required at time of submittal or
Kathup Eduands	Kathryn Edwards/ Planner	June 23, 2017
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

# Clay & Leyendecker, Inc.

Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

July 27, 2017

# **Engineering Review**

Preliminary Plat Willows at Cross Creek Ranch Section Two City of Fulshear, Fort Bend County, Texas

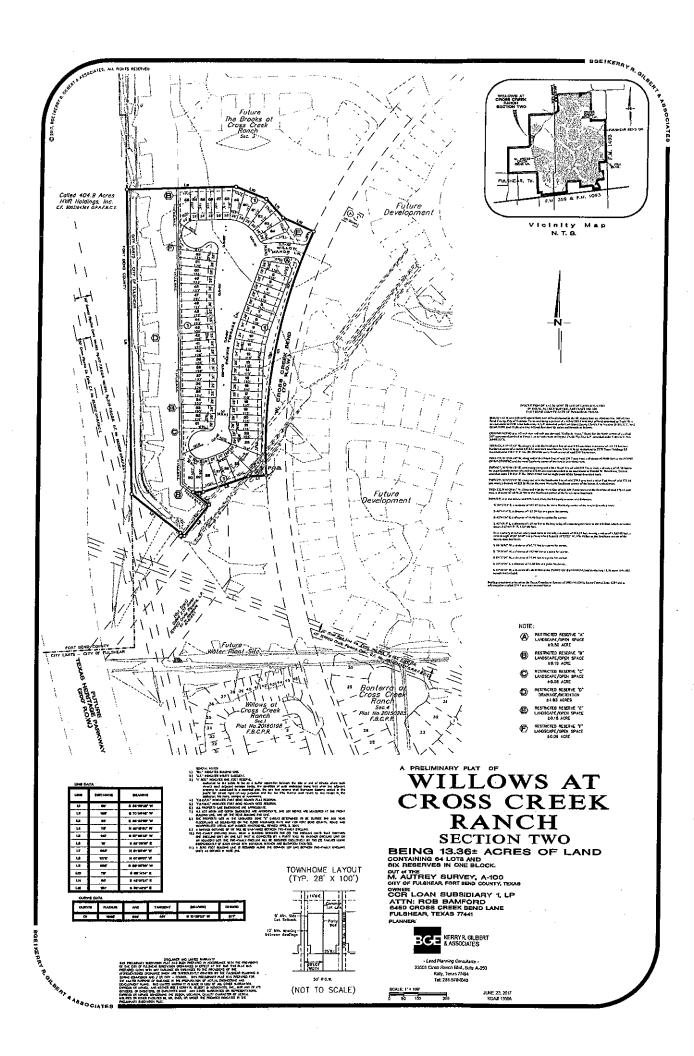
## For Information only:

- 1. This plat will create 64 lots in one (1) Block with six (6) Reserves that cover a total acreage of 13.36 acres.
- 2. The lots being created are for Town Homes (two (2) family units) and have a typical size of 28-foot by 110-foot with a 25-foot Front Building Line.
- Access to this section will be from Willow Manor Lane off of West Cross Creek Bend.

## Recommendations:

I recommend that this Preliminary Plat of Willows at Cross Creek Ranch Section Two be approved with the following items being addressed:

- A) At the time of Final Platting the side lots with the zero lot line need to be delineated.
- B) I would recommend that the paving width be increased in this section because of the limited parking on a 28-foot width lot and the street R.O.W. is only 50-foot wide in one area. An island needs to be shown to clarify how traffic will flow.
- C) A Note needs to be added to the face of the plat showing that this Section is located in the City Limits of the City of Fulshear, Fort Bend County and the M.U.D. District.





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 Willows at Cross Creek Ranch Sec. 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,

Leslie Noyola

Construction, Coord 2, Planning & Design

Swlie M. noyola

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,

Please find the below reference plats for your review:

Please <u>Click here</u> 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: <u>kedwards@krga.com</u>



Serving, Leading, Solving,™

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#### \*\*\*\*\*\*CONFIDENTIALITY NOTICE\*\*\*\*\*\*

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From: To: Kathryn Edwards "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 <u>Click here</u> 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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## CITY OF FULSHEAR

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

# Subdivision/Development Platting Application

Date: // 1 1 / 1 /	Date Received by the City of Fulshear:	
Subdivision: Thrive Church Fulshe	Date Received by the City of Fulshear:  Output  Development:  Thrive Church Fulsi	near
SUBMITTAL OF PLAT: (Check Appropriate	e Selection)	,
X Preliminary	Final	Short Form Final
Replat	Vacation Plat	Admin. (Minor) Plat
Amending Plat		
TYPE OF PLAT: (Check Appropriate Select	ion)	
Single-Family Residential	Zero Lot Line/ Patio Home	Multi-Family Residentia
Planned Development	X Commercial	Industrial
Plat Location: X City	ETJ (Extraterritorial Jurisdiction)	
Legal Description: Churchill League, Abstrac	ct No. 29	
Variance:Yes (Attach a Copy of	Approval Letter) × No	And the second s
	The state of the s	
otal Acreage: 6.000 A.C lumber of Streets: 0	Control of the Section of the Control of the Contro	
lumber of Lots:	Section and the section of the secti	Pol At Pos Mon
lumber and Types of Reserves: 0	The state of the s	Platting Fees
otal Acres in Reserve: 6.000	Preliminary Platiper acre	\$500.00 plus 3.50 per lot, plus \$12.50
Owner: Thrive Church		00 plus \$5.00 per lot plus \$25.00 per acre
ddress: 27326 Royal Canyon	l l	
Ity/State: Katy, Texas		plus 5.00 per lot plus \$25.00 per acre
elephone: (361)573-5291	Amending or M	linor Plat - \$200.00
mall Address: kkrueger@donkruegerconstru	uction.com Plat Vacation -	\$500.00
ngineer/Planner: Windrose Land Services	2 <sup>nd</sup> Review of p	lats - \$100.00 (each additional review)
ontact Person: Andrew Allemand	TOTAL PLATTIN	G FEE \$578.50
710 150 0001		
av Number		at Final Plat Application)
mail Address: andrew.allemand@windroseservice	es.com	
inali Address:		
his is to certify that the information on th	is form is complete, true and correct and the ur	ndersigned is authorized to make this
pplication. I understand that If all necessa	ry information, required documents, and plat f	ees are required at time of submittal
ity of Fulshear will not complete the revie	w needed in order to submit to the P&Z board.	and the second s
11/1/1/		
Car for Cler	Andrew Allemand	7/11/17
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

July 27, 2017

# **Engineering Review**

Preliminary Plat Thrive Church Fulshear City of Fulshear, Texas

## For Information Only:

- 1. This plat will create one (1) Reserve that covers an area of 6.000 acres of land.
- The tract has access to Wallis Street along its entire Northeast line.

## Recommendations:

I recommend that this Preliminary Plat of Thrive Church Fulshear be approved with the following Corrections/Additions:

- A) The tract will need to have its Zoning changed as the use that is being requested is a Church.
- B) The names of the Mayor, the Chairperson and Co-Chairperson for the Zoning Commission need updating.
- C) The City requires a Roadway dedication of 20-foot along the frontage of Wallis Street.
- D) Building Lines need to be shown on the face of the plat and/or with a Plat Note.
- E) The Plat needs to show a 50-foot wide Drainage Easement adjoining the Northeast Boundary Line (the centerline of Union Chapel Branch).
- F) At the time of Final Platting a Traffic Impact Analysis will be required.

Typendelle

# Charter Title Company

609 Main Street, Suite 4325, Houston, Texas 77002 (713) 222-6060 FAX (713) 222-7213

### CITY PLANNING SEARCH REPORT

July 10, 2017

City of Houston Planning Commission 611 Walker Street, 6<sup>th</sup> Floor Houston, Tx 77002

We, Charter Title Company duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records FORT BEND County, Texas, as of July 3, 2017 insofar as they pertain to:

6.00 acres, as part of the Churchill Fulshear League, Abstract 29, Fort Bend County, Texas, and as more particularly described in Exhibit A attached hereto and incorporated herein.

And find the following:

RECORD TITLE APPEARS TO BE VESTED IN:

Thrive Church, a Texas non-profit corporation

#### **EASEMENTS AND OTHER ENCUMBRANCES:**

A 3/4 of 1/8th royalty interest in and to all of the oil, gas, and other minerals in, on, under or that may be produced from the subject property, as set forth in an instrument of record in Volume 301, Page 1 and amended by Volume 417, Page 8, of the Deed Records of Fort Bend County, Texas. Title to said interest has not been examined subsequent to the date of its execution.

An oil, gas, and mineral lease dated August 12, 1947, recorded in Volume 248, Page 293, of the Deed Records of Fort Bend County, Texas.

A 1/16 non-participating royalty interest in and to all of the oil, gas, and other minerals in, on, under or that may be produced from the subject property, as set forth in an instrument of record in Volume 241, Page 396 and Volume 287, Page 289, of the Deed Records of Fort Bend

County, Texas.

A 1/16 non-participating royalty interest in and to all of the oil, gas, and other minerals in, on, under or that may be produced from the subject property, as set forth in an instrument of record in Volume 348, Page 157, of the Deed Records of Fort Bend County, Texas.

Terms, conditions and stipulations of those certain Mineral Lease(s), recorded in Volume 211, Page 195, Volume 248, Page 496 and Volume 789, Pages 237 and 252, of the Deed Records of Fort Bend County, Texas and those filed for record under Fort Bend County Clerk's File No(s). 9844885 and 9844888 and a ratification filed for record under Fort Bend County Clerk's File No(s). 9851787.

Any portion of subject property that lies within a road right-of-way, public or private.

Title to any portion of the subject property lying within the boundaries of the cemetery as currently recognized or as later determined, together with all rights and claims now asserted, or that may be asserted, for access to and from burial plots located within this cemetery, as set out in instrument(s) recorded in Volume 132, Page 499 of the Deed Records of Fort Bend County. Texas. (Bains Family Cemetery and the Fulshear Cemetery)

RF	ST	RI	CI	'IO	NS:

None of Record.

#### LIENS:

None of Record.

No examination has been made as to Abstract of Judgments, state or federal tax liens, the status of taxes, tax suits, or paving assessments.

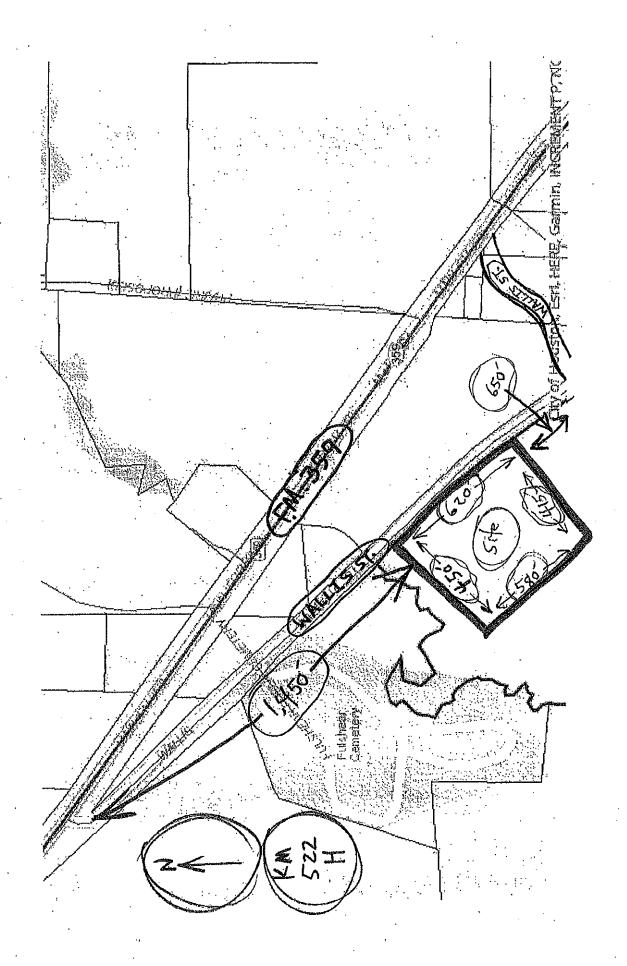
This certificate is issued for the use of and shall inure to the benefit of City of Houston; and liability of Charter Title Company hereunder for mistakes and/or errors in this certificate is limited to the cost of said certificate.

This company does not undertake to give or express any opinion as to the validity of the title to the property above described, nor the validity or effect of the instruments listed, and this certificate is neither a guaranty nor warranty of title.

Prepared by: Charter Title Company

/Yolanda Mercado, Examiner

July 10, 2017



### HENRY STEINKAMP, INC.

Land Boundary & Topographic Surveying 909 Fifth Street

Rosenberg, Texas 77471 Telephone/Fax 281.342.2241 email: schodek@yahoo.com

Franklin R. Schodek Registered Professional Land Surveyor

James L. Syptak, Sr. Registered Professional Land Surveyor

#### March 25, 2017

A Field Note Description of a 6.00 Acre Tract of Land (more or less), being out of the Grandes Ricos, LLC call 44.512 Acre Tract (FBC 2015091411), being in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas.

For Connection Beginning at a 7/8 inch iron pipe found in the Southwest right-of-way line of Wallis Street marking the Northeast corner of said 44.512 Acre Tract of Land and the Northwest corner of the original Leonard H. Clay, Sr. call 1.0 Acre Tract (FBC 2011016409) THENCE, North 35deg, 18'48" West, along the Southwest right-of-way line of said Wallis Street, 490.13 feet to a point marking the East corner of and place of beginning for this tract;

THENCE, South 54deg,41'12" West, 440.01 feet to a point marking the South corner of this tract;

THENCE, North 34deg. 18'48" West, 681.59 feet to a point on the centerline of Union Chapel Branch marking a Westerly corner of this tract;

THENCE. Northerly along the centerline of said Union Chapel Branch with the following courses and distances:

North 60deg.56'32" East, 91.46 feet to a point; South 75deg.29'39" East, 17.61 feet to a point; South 47deg 05'12" East, 21.04 feet to a point;

South 22deg.45'14" East, 49.82 feet to a point; South 52deg.15'53" East, 18.07 feet to a point;

North 40deg.54'09" East, 56.87 feet to a point;

North 72deg.39'45" East, 13.14 feet to a point;

North 03deg.36"23" West, 25.74 feet to a point;

North 53deg,29°07" East, 23.80 feet to a point;

South 80deg.59'59" East, 48.33feet to a point;

North 04deg.16'01" East, 26.92 feet to a point;

South 28deg.48'27" East, 44.41 feet to a point;

North 05deg.08'56" East, 34.66 feet to a point;

North 45deg.58'34" East, 14.78 feet to a point; South 66deg 22'19" East, 14.37 feet to a point;

North 42deg.20'01" East, 39.88 feet to a capped 5/8 inch iron rod found marking the

North corner for this tract;

FN 6.00 Acres Grandes Ricos.doc

#### 2017041539 Page 6 of 8

Page 2. 6.00 Acres Churchill Fulshear League, Ab. 29 Fort Bend County, Texas.

THENCE, South 43deg.06'37" East, along the Southwest right-of-way line of said Wallis Street, 433.87 feet to a capped 5/8 inch iron rod stamped "1535-4035" marking an angle point;

THENCE, South 35deg.18'46" East, along said Southwest right-of-way line of Wallis Street, 204.9 feet to the place of beginning and comaining 6.00 Acres of Land.

Paristand Professional Land Surveyor No. 153

NOTE: Not a field survey this date, prepared from Field Surveys by our Firm.

FN 6.00 Acres Grandes Ricos.doc

#### 2016 YEAR TAX STATEMENT



#### PATSY SCHULTZ, PCC FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR 1317 EUGENE HEIMANN CIRCLE **RICHMOND, TEXAS 77469-3623** PHONE NO. (281) 341-3710

Mail To: GRANDES RICOS LLC 27714 WIMBERLY FALLS LN FULSHEAR, TX 77441-1141

Legal Description:

0029 C FULSHEAR, ACRES 23.7334, (PART

OF A 44.512 ACRE TRACT)

Legal Acres:

23.7334

Parcel Address: 7510 WALLIS ST

Account No: 0029-00-000-0396-901

CAD No. R444522

As of Date: 07/11/2017

Print Date: 07/11/2017 Printed By: ACT INO

OZAD I TO			110 01 2 277			~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	10
Mark	et Value	Appraised	Assessed	Capped	Homesite	Agricultural	Non-Qualifying
Land	Improvement	Value	Value	Value	Value	Market Value	Value
\$1,424,000	\$0	61 424 000	\$1,424,000	\$0	\$0	\$1,424,000	\$0

Taxing	Assessed	Exemption	ons	Taxable	Tax	
Unit	Value (100%)	Code	Value	Value	Rate	Tax
LAMAR CISD-OPERATING	\$1,424,000	OSP	\$1,421,150	\$2,850	1.390050	\$2,015.09
FORT BEND ESD#4	\$1,424,000	OSP	\$1,421,150	\$2,850	0.100000	\$144.97
CITY OF FULSHEAR	\$1,424,000	OSP	\$1,421,150	\$2,850	0.156901	\$227.45
FORT BEND CO DRAINAGE	\$1,424,000	OSP	\$1,421,150	\$2,850	0.016000	\$23.20
FORT BEND CO GEN FND	\$1,424,000	OSP	\$1,421,150	\$2,850	0.458000	\$663.94

Total 2016 Tax:

\$3,074.65 \$2,971.07 Total 2016 Levy Paid To Date:

2016 Levy Due: Total 2016 Due: \$103.58 \$146,67

Exemptions:

OPEN SPACE 1-D-1

ODI OTENOTACE	1-D-1				
AMOUNT DUE IF PAID	BY THE END OF:	'Taxes become deline	quent on February 01, 201	7.	
07/31/2017 18 + 20%	08/31/2017 19 + 20%	09/30/2017 20 + 20%	10/31/2017 21 + 20%	11/30/2017 22 + 20%	12/31/2017 23 + 20%
\$146.67	\$147.93	\$149.17	\$150.39	\$151.63	\$152.88

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

School Information:

LAMAR C I S D- OPERATING 2016 M&O 1.0400500 I&S .35000000 Total I.3900500 2015 M&O 1.0400500 I&S .35000000 Total I.3900500

TO PAY BY CREDIT CARD VISIT WWW.FORTBENDCOUNTYTX.GOV

CREDIT CARD PAYMENTS ARE CHARGED 2.25% CONVENIENCE FEE PER ACCOUNT BY CERTIFIED PAYMENTS, NO FEE CHARGED FOR E-CHECK.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

AMOUNT DUE IF PAID BY THE END OF:

Print Date: 07/11/2017 08/31/2017 19 + 20% 09/30/2017 20 + 20% 10/31/2017 21 + 20% 11/30/2017 22 + 20% 07/31/2017 18 + 20% 12/31/2017 23 + 20% \$146.67 \$147.93 \$149.17 \$150.39 \$151.63 \$152.88

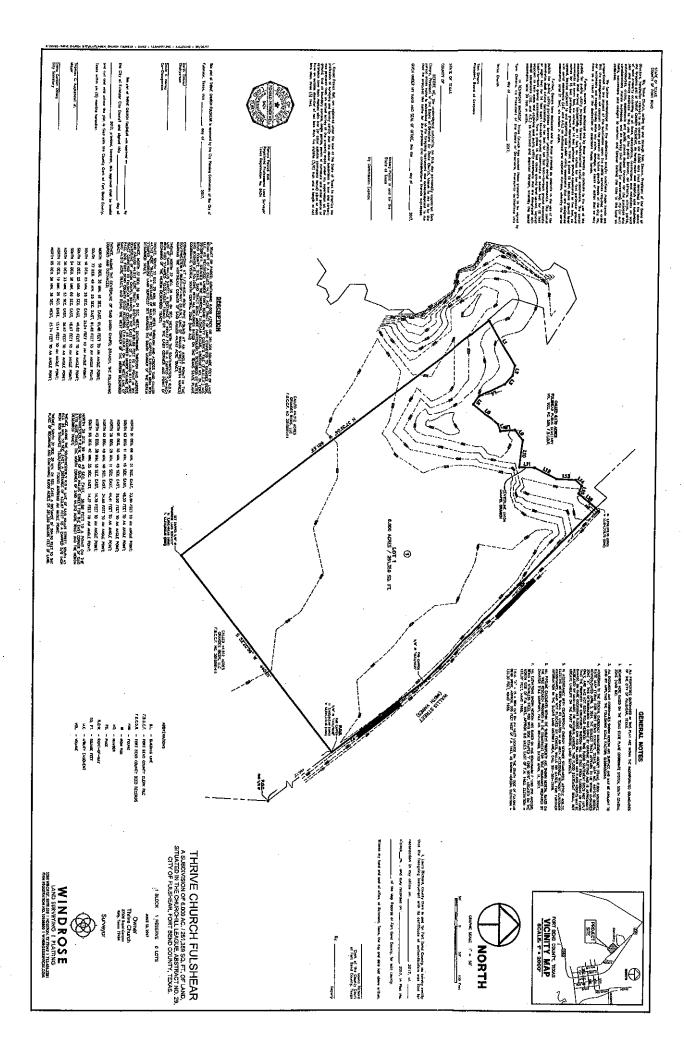
PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

PATSY SCHULTZ, PCC FORT BEND COUNTY TAX ASSESSOR/COLLECTOR PO BOX 1028 - PAYMENT PROCESSING DEPT SUGAR LAND, TX 77487-1028



0029-00-000-0396-901 GRANDES RICOS LLC 27714 WIMBERLY FALLS LN FULSHEAR, TX 77441-1141

ę	AMO	DUNT	PAID:		
e e					
Ψ.	\$				



### **Diana Offord**

From:

Andrew Allemand <andrew.allemand@windroseservices.com>

Sent:

Wednesday, July 19, 2017 9:44 AM

To:

Diana Offord

Cc: Subject: Lacey Bell

Subject.

RE: Send data from MFP11391318 07/18/2017 12:03

Attachments:

Thrive Church Fulshear - 53562 - 19JUL2017.pdf

### Good morning Diana,

Here is a revised PDF showing the correct public official names. Do you know the plat is going to Planning Commission and City Council? I'm trying to build a schedule for the client.

#### Thanks!

ANDREW ALLEMAND PLATTING MANAGER

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042

O: (713) 458-2281 | D: (832) 360-1694 | C: (281) 975-9065 WINDROSESERVICES.COM | FIRM REGISTRATION NO. 10108800

----Original Message----

From: Diana Offord [mailto:dofford@fulsheartexas.gov]

Sent: Tuesday, July 18, 2017 12:14 PM

To: Andrew Allemand <andrew.allemand@windroseservices.com> Subject: FW: Send data from MFP11391318 07/18/2017 12:03

FYI,

Mayor's name is Jeff W. Roberts.

PnZ Chairman: Amy Pearce

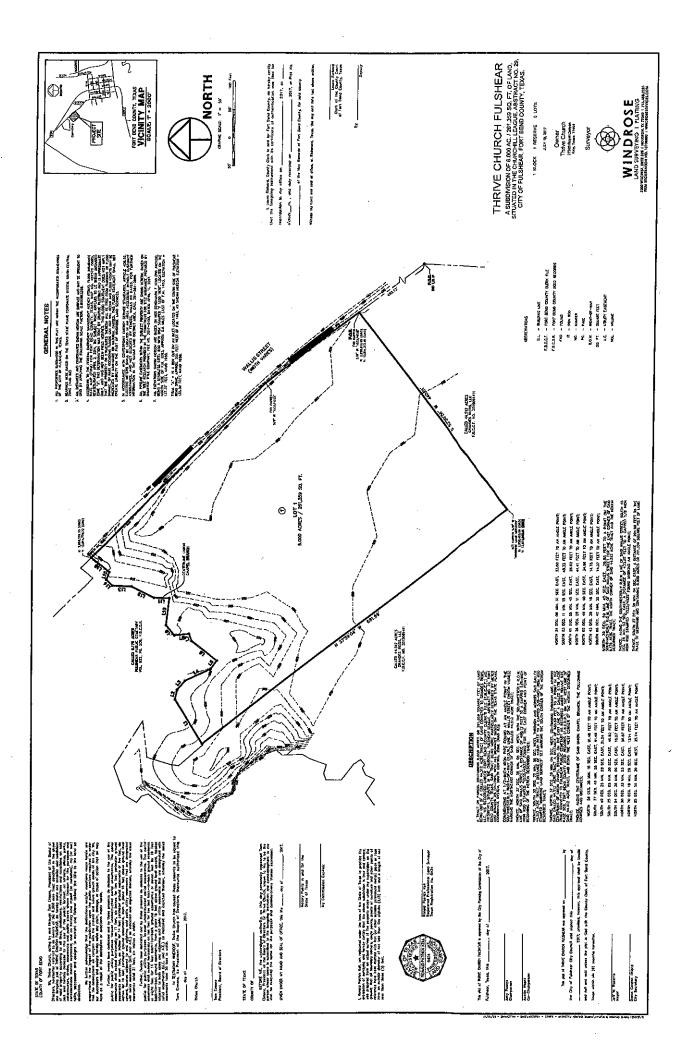
Co-Chairman: Austin Weant

This will need to be corrected before final plat.

Thanks a million,

D. (Diana) Gordon Offord, TRMC/LSW City Secretary of Fulshear, Texas 30603 FM 1093/P. O Box 279 Fulshear, Texas 77441

<sup>\*</sup>Please be advised that emails are subject to the Texas Public Information Act. City emails should not be considered confidential.





### 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

✓ Preliminary	Final	Shart Form Final
Replat Amending Plat	Vacation Plat	Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selecti	on)	
Single-Family Residential	Zero Lot Line/ Patio Home	Multi-Family Residentia
Planned Development	<u>✓</u> Commercial	Industrial
Plat Location: City	ETJ (Extraterritorial Jurisdiction)	
Legal Description: 111.2 ACRESS OF LA	AND IN THE A.G. SHARPLESS SURVEY, A-32	2 & J.W. SCOTT SURVEY, A-321
Variance: Yes (Attach a Copy of A	Approval Letter)No	
Total Acreage: 111.2		
Number of Streets: 0		
Number of Lots: 0		Platting Fees
Number and Types of Reserves: 1 (SCHOO	L & RELATED USES)	
Total Acres in Reserve: 111.2		\$500.00 plus 3.50 per lot, plus \$12.50
Owner: Katy Independent School District	per acre	0
Address: 6301 South Stadium Lane		0 plus \$5.00 per lot plus \$25.00 per acre
City/State: Katy, TX 77494		lus 5.00 per lot plus \$25.00 per acre
	Amending or Mi	nor Plat - \$200.00
Emall Address:		500.00
Engineer/Planner: BGE, INC.		its - \$100,00 (each additional review)
Contact Person: TREY DEVILLIER	2018년 1918년 1928년 1일 12 12 12 12 12 12 12 12 12 12 12 12 12	FEE \$1890.00
Telephone: 713-488-8204	THE PARTY OF THE P	
Fax Number: 281-558-9701	Park rees (due a	t Final Plat Application)

# Clay & Leyendecker, Inc.

Texas Engineer Registration Number - F-2309

Consulting Engineers and Surveyors

July 27, 2017

## **Engineering Review**

Preliminary Plat – Katy Independent School District High School No. 9 and Junior High No. 16 City of Fulshear; Fort Bend County, Texas

## For Information only:

- This plat creates a 111.2 acre tract that will be used as an High School and Junior High site in Cross Creek Ranch Subdivision.
- 2. Access to the school site will be along its South boundary line to Fulshear Bend Drive and along its West boundary line to Cross Creek Bend Lane.
- 3. Just South of this Reserve a major electrical line runs parallel to the Southwest line and is adjoined by Cross Creek Ranch Water Plant No. 2. The prevailing wind will convey the noise from this Water Plant toward the school site.

## Recommendations:

I recommend that this Preliminary Plat of the Katy Independent School District High School No. 9 and Junior High No. 16 be approved with the following corrections:

- A) At the time of Final Platting a Traffic Impact Analysis will be required..
- B) The City of Fulshear has an Access Driveway Ordinance that will need to be taken into account.
- C. The Vicinity Map needs to be updated to show the street names that adjoin this tract.



July 14, 2017

City of Fulshear C/o D. (Diana) Gordon Offord, City Secretary 30603 FM 1093 Road P. O. Box 279 Fulshear, Texas 77441

Re: KATY INDEPENDENT SCHOOL DISTRICT HIGH SCHOOL NO. 9 & JUNIOR HIGH NO. 16 PRELIMINARY PLAT SUBMISSION

Dear Ms. Offord:

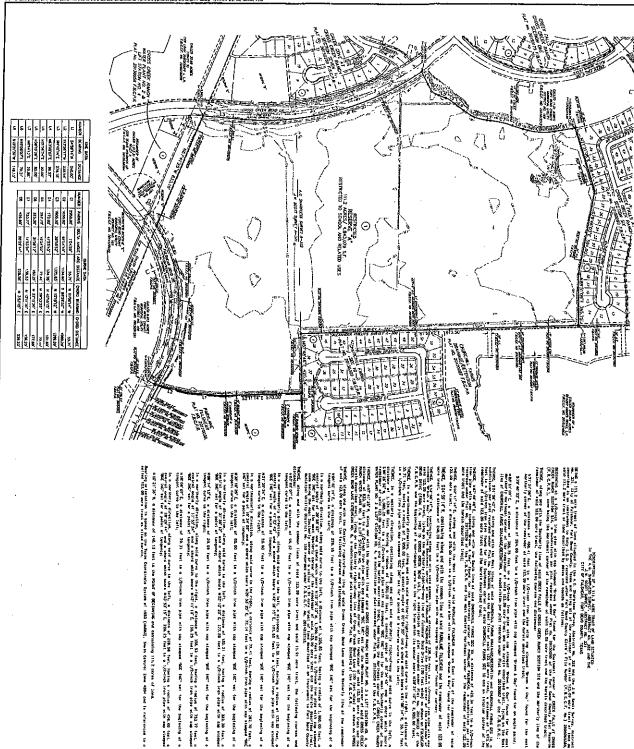
Enclosed are ten (10) copies of the above referenced plats along with accompanying documents for PRELIMINARY PLAT SUBMISION with the City of Fulshear. If you have any questions, or require any additional information, please contact me at 713-488-8204 or via email at tdevillier@bgeinc.com.

Sincerely,

Platting Tech

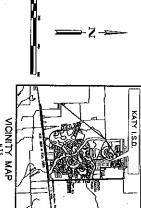
Enclosures: Plat Copies (10)

City Platting Application
Platting Fee Check No. <u>76134</u>
CD (Electronic copies of enclosures)



MRCML along and sith the comment inos of sold 125.00 more treet and sold 13.01 more treet. Doe (sithering coveras and 155606665) SADTHEFOT, a clithery of CL.25 feet to a 1/2-juna live play with the integrated VEC 100° will for the basylesing at a beauth even to the sithic in a merberly direction, along waid outer to the left, a distance of 25% M feet, hering a radius of 45% Op feet, a Coursel model of 1875 for your a source which hears NCO 55 15°C, 22% 25 feet to 6 1/2-level irea piper with may stepped Todd NCF bell for a phone of (theory). in a matherly direction, along mold curve to the right, a distance of 150,53 feet, hering a radium of 750,77 feet, o couldn'd applie of 175055 made accord which bear WT2 VY UT C. 175,55 feet is a 1/2-hash from pipe with comp stanged MGC lact wit he a point of temporary. in e methemir direction, along sold corre to the laft, a distance of 120.27 (ast, haring a radios of 320.20 feet, a could onell of 31.24 feet a courd white seats wide 12.27.20 feet to a 1,22-local feet of the city course with constance WAS LOC and for a point of company. n b devinantry direction, along sold corre to the right, a distance of 75,4 feet, being a radium of 287,75 feet, e central engle of 15 APT was a other which burn H25 APTC, 75,14 feet to a 1/2-both tron pipe with asp stamped sour DET as for a paint of tangency: le santhemiet's direction, along each overs se the left, a distance of 25.26 feat, horing a redice of 192.02 feat, o central mogh of 192 Off ond a moved eaten beave k42 M/55°C. 192,00 feat to a 1,72-ben tree pipe with one stomper 900 100° set for a paint of languacy. istibility"(), a division of 70.31 feet to a 1/2-lank tran pips with day stunges 1666 lack was for the beginning of s ungoet curve to the left; 09°14°13°K, a distance of 20.00 fast to a 3/2-inch from pipe with cop stamped "DOE 190" not for the beginning of c Empent cores to the right; 30°10°20°2, a distance of BD.D0 fact to a 1/2-inch iron pipe with cop stanged 922 iNC° out for the beginning of c expent curve to the left; 27'35'26'E, a distance of 50.00 feet to a 1/2-fact from pipe with cop stamped 1922 (NC set for the beginning of a Ampant surve to the right;

Ridd o 1112 zers rett ef land Haghel In Na A. Spepten deren, hetren Na 320 and to 12. Sail Sorte, Abstral Na 321. Illy of Politics. For the Gamba, Year end selen of Lat Gambar of a Gallatin 22.00 aest term of Derenha in an Matement is haly 1,150 creates ander Fer Dan Cambri Girlf Fire News (F.B.C.C. Na) 2000000000 und 1112 der Vers V Dan Gambler by Mateu und besond en follows: MCMC, SOTYP'A'E, shoop and with the West line of only DeBalady Full-Add one on East line of the remainder of only NLOS does from, a distance of 570.00 test to 0 1/2-loss from olde with one stanged Thrank 6 Eap' found (or carner, EMET, along and with the Sewtherly line of sold CHIEK FALLS AT CHOICS CHIEK ANNCH SECTION SIX and the Wartherly line of walness of sold 121 De ages tract, the fallewine courses and discovers: 77/1/00°E, o statemen af 488,4) fant to o 1/21-desh fram pipe mith cap slowped "Brewn A Cap" found far the deviately corner of the remainder of word 123,50 odde scort and the burein generated the treat; in the security destine, containing along and all sent websity replacations and sent corn is to left, or MEMORY SEASON TO A SEASON TO MEMORY SEASON TO A SEASON () to emithenistry direction, along our ofth and decistry projected may god used care to the right, of cleave of fact, heaving a redict of 2000,00 feet, a control new lot 00°00°00 and a power along back 100°00°14°1, 30.71 fact V2-lock from pipe with due tempore 50°C 100° per for a point of a review curve to the Latty . SCA-59/14°S. continuing eleagend with the common line of said PASKLANE FULSIGNA and the expeliment of said 123.08 exit. a although 54.000 feet is a 1/2-ince from pipe with say knowned Stopm A Boy" found for committy 2019 af eff. along des also ha men. Hims ef med despois, fonds men, uniquest for and assemble, fonds aff. is, a a me per met repetad and frit, the allocation and the librar is and complete for the complete for the first pa er af asid 12100 after track and by become mention and a major comboil. Finance aff. To one an interior corner of the er af asid 12100 after track and by become mentions. ry (f) (\* ) til sen et 30,75 fer be 1,750 fer bin plant fan plant (b. 00) til sen treget begin te bor fonat fer het met Heft het heelt (ower de 100 fer deltaten et delt 1,100 fer blet forefone under 1,000 fer blet met ef Chambilla (1,000 milhous)(Ostforfon, e redefishion per plat forefone under Phila Na. Ostforfone et Na. Ala. Na. 6.05°C, a distance of 594.00 feet to a 1/2-inch from pipe with top stamped Grown & Goy" found for on engle points 





BOIL, Inc.
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The 21 Healthairea, Salle 4th, Healtha, 17,77042
The 21 Healthairea No. 7-1166
The 22 Licenses Sarveying Fam No. 101085-03
MARCHA, MAUTER, P.E.

CROSS CREEK RANCH

COUNTY, TEXAS

A SUBDIVISION OF 111.2 ACRES OF LAND
LOCATED IN THE
A.G. SHARPLESS SURVEY, ABSTRACT NO. 32
& THE J.W. SCOTT SURVEY, ABTRACT NO. 3
& THE J.W. SCOTT SURVEY, ABTRACT NO. 3

ABSTRACT NO. 322

HIGH SCHOOL NO. 9 & JUNIOR HIGH NO. 16 KATY INDEPENDENT SCHOOL DISTRICT ጵ

all of the property subsisted in the foregoing plat is within the innerposotes bounderies of the City at Euleheor, Torus. ull splat 14 feet Utility Ensmerts shown estend 7 feet on mach side of a spermen lot like unions otherwise indicated.

Found 3/7-inch iron Fips (3/4" 0.0.) w/ cap stampes "Brown & Gay" at all plat boundary sarners unless otherwise moted.

property lies in (no deshooted Zone "X." (erace determined to be det lies 500 peer liesed galeid) on delineated on the Flood owner Kate Way for Eart Head Charty, Tease one interperated t, May Aymeter 40157001056, Revised April 2, 2014.

Nave is manareals enthace of similars silve the bonderies of the solicit force; and had bead on the fully remains position per city Planning exter proper to by Stemary Fills becomes, Fills to. When the services of cases affairs the bonderies of the solicit year in some region.

Barring principles is based that the test Coordinate System of 1943 (NADBS). Swith Cantrol Zone 1954 and it references to a called 1948 are treet collections.

The margilation shows herein are These Smith Centre Jone Ho. 2004 Note Plany Crit Coursinates (1902)) one way be brought in heriase by mailtiplying by the following consinus scale 1,000140).

"C.B.C.C.F. Me." Indicates "For L Dania County Clark's File Namosi".
"S.B.C.P.R." Indicates "Plat Decords of Fort Dania County".
"C.B.C.O.R." Indicates "Gred Decords of Fort Dania County".

3. "ELE" Indicator State Line Ensame!.

4. "M.R." Indicator "Note Stateme!.

4. "M.R." Indicator First Spread Ensame!.

6. "SM.R.E." Indicator "Spallary Soure Ensame!.

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9. "A.E." Indicator "Spallary Ensame...

wiceles "Outlding Line",

VICINITY MAP



## 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: 10-15-2017	ate Received by the City of Fulsh	ear:
Subdivision: W. Cross Creek Bend	Development: Cross	Creek Ranch
Ext No. 4  SUBMITTAL OF PLAT: (Check Appropriate Selection )	ction)	
Preliminary	Final	
Replat	Vacation Plat	Short Form Final
Amending Plat	- Vadation Flat	Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection)		
Single-Family Residential	Zero Lot Line/ Patio I	lome Multi-Family Residential
Planned Development	Commercial	Industrial
Plat Location:City	ETJ (Extraterritorial Jurisdiction)	musurar
Legal Description: Being 4.20 Acres out	t of the M. Autrey Sur	vey A-100
Variance: Yes (Attach a Copy of Appro	val Letter)No	
Total Acreage: 4.20		
Number of Streets: 1		
Number of Lots: 0	Control Could Band Land Education No. 17	Diatting Face
Number and Types of Reserves: $1 - \text{Lift}$	Station	Platting Fees
Total Acres in Reserve: 0.07		nary Plat - \$500.00 plus 3.50 per lot, plus \$12.50
Owner: CCR Texas Holdings LP		
Address: 6450 Cross Creek Bend		at - \$500.00 plus \$5.00 per lot plus \$25.00 per acre
City/State: Fulshear, Texas 77441	Replat -	\$500.00 plus 5.00 per lot plus \$25.00 per acre
Telephone: 281-341-8320	Amend	ing or Minor Plat - \$200.00
Email Address: robb@johnsondev.co	The same of the sa	cation - \$500.00
Engineer/Planner: BGE Kerry Gilber		iew of plats - \$100.00 (each additional review)
Contact Person: Kathryn Edwards		PLATTING FEE \$552.50
Telephone: 281-579-0340	The state of the s	
Fax Number:	Tarkle	es (due at Final Plat Application)n/a
Email Address: kedwards@krga.com		
This is to certify that the information on this form	is complete, true and correct an	d the undersigned is such as the
application. I understand that if all necessary info	rmation, required documents as	and plat foor are required at the
City of Fulshear will not complete the review need	ded in order to submit to the DR:	hoard
1/ 1/		. boaru,
* Cathup Eduends	Kathryn Edwards/ Planner	June 15, 2017
SIGNATURE <sup>V</sup>	TYPED OR PRINTED NAME/TITE	E DATE

Texas Engineer Registration Number - F-2309

July 27, 2017

# **Engineering Review**

Preliminary Plat
W. Cross Creek Bend Extension No. 4
City of Fulshear, Fort Bend County, Texas

# For Information only:

- 1. This plat will create approximately 2400 L.F. of Right-of-Way for W. Cross Creek Bend (70-Foot Right-of-Way).
- 2. The new R.O.W. dedication will begin at the intersection of Golden Willow Lane on the South and extend in a Northern direction.

# Recommendations:

I recommend that this Preliminary Plat of W. Cross Creek Bend Extension No. 4 be approved with the following corrections/additions:

- A) Notes #9, 10, &11 do not apply to this plat and need to be removed.
- B) A note is needed on the face of the plat showing that this tract is located in the City Limits of the City of Fulshear, Fort Bend County and in the M.U.D. District.

Deyend



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 W. Cross Creek Bend Extension No. 4 St. Dedication

To Whom It May Concern,

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

Leslie Noyola

Construction, Coord 2, Planning & Design

Seolii M. Noyola

From:

Kathryn Edwards

To:

"LROW@centerpointenergy.com"

Cc: Subject:

landplan@krga.com

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



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From:

Kathryn Edwards

To: Cc: "dm8736@att.com" 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 <u>Click here</u> 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: <u>kedwards@krga.com</u>

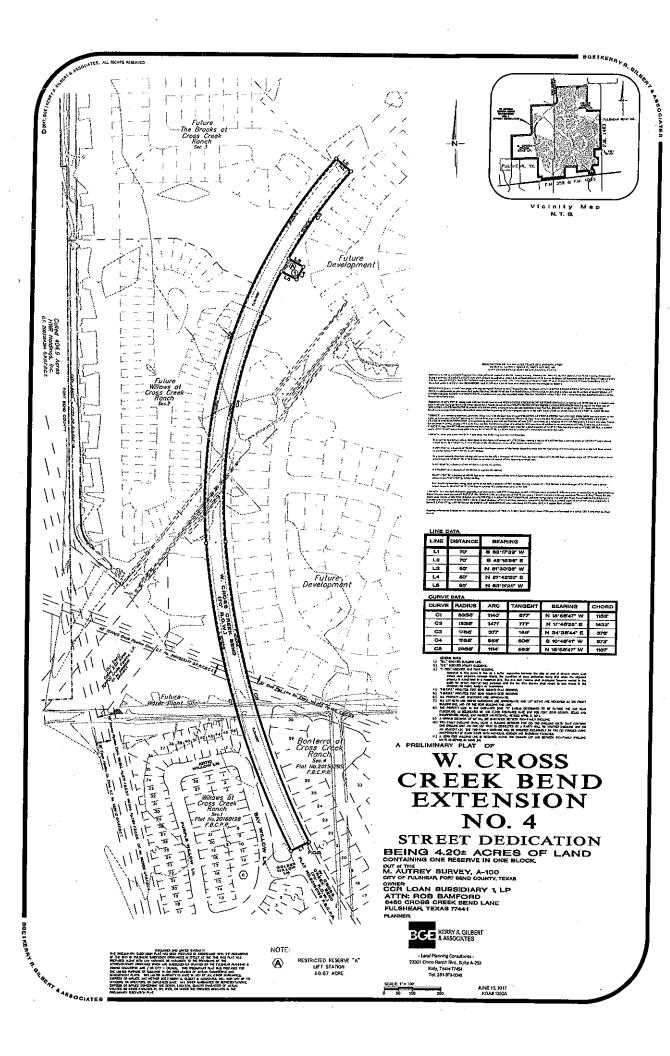


Serving, Leading, Solving.1"

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## 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: 07/14/2017 Date: CREEK FALLS AT CROSS CREEK RANCH SEC	ate Received by the City of Fulshear:	ICH
SUBMITTAL OF PLAT: (Check Appropriate Selec		OH
Preliminary Replat Amending Plat TYPE OF PLAT: (Check Appropriate Selection)	✓ Final  Vacation Plat	Short Form Final Admin. (Minor) Plat
Single-Family Residential Planned Development	Zero Lot Line/ Patio Home Commercial ETJ (Extraterritorial Jurisdiction) LAND IN THE A.G. SHARPLE	Multi-Family Residential Industrial ESS SURVEY, A-322
Variance: Yes (Attach a Copy of Appro	oval Letter)No	
Total Acreage:14.06  Number of Streets: _3		
Number of Lots: 46		Platting Fees
Number and Types of Reserves: 4 (LANDSCAPE) Total Acres in Reserve: 1.0446		\$500.00 plus 3.50 per lot, plus \$12.50
Owner: CCR TEXAS HOLDINGS, L.P.& CCR L	per acre	part place of the
Address: 5005 RIVERWAY, STE. 500	Final Plat - \$500.00	0 plus \$5.00 per lot plus \$25.00 per acre
City/State: HOUSTON, TX 77056	Replat - \$500.00 p	lus 5.00 per lot plus \$25.00 per acre
Telephone: 713-960-9977	Amending or Mi	nor Plat - \$200.00
Email Address:		
Engineer/Planner: BGE, INC.	2 <sup>nd</sup> Review of pla	its - \$100.00 (each additional review)
Contact Person: TREY DEVILLIER	The state of the s	FEE \$1,081.50
Telephone: 713-488-8204 Fax Number: 281-558-9701	Park Fees (due at	t Final Plat Application)
Email Address: _tdevillier@bgeinc.com		
Lucymor (Lucymor (Lucymor)		
This is to certify that the information on this form application. I understand that if all necessary info City of Fulshear will not complete the review nee	ormation, required documents, and plat fee	lersigned is authorized to make this es are required at time of submittal or t
Men Julle	Trey DeVillier	07/14/2017
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

July 27, 2017

# **Engineering Review**

Final Plat
Creek Falls at Cross Creek Ranch Section 5
City of Fulshear; Texas

## For Information only:

- 1. This plat will create 46 lots in one (1) Block with four (4) Reserves that cover a total area of 14.06 acres of land.
- 2. Access to these lots will be from Willow Pass Lane off of Desert Springs Lane.
- 3. The typical lot in this section is 63-foot by 125-foot and a 25-foot Front Building Line.

## Recommendations:

I recommend that this Final Plat of Creek Falls at Cross Creek Ranch Section 5 be approved with the following additions/corrections:

- A) The Street that adjoins this Section to the Northeast needs to be identified on the Plat.
- B) The Vicinity Map needs to have the Street names identified in the area of this tract.



July 14, 2017

City of Fulshear C/o D. (Diana) Gordon Offord, City Secretary 30603 FM 1093 Road P. O. Box 279 Fulshear, Texas 77441

Re: CREEK FALLS AT CROSS CREEK RANCH SECTION FIVE - FINAL PLAT SUBMISSION

Dear Ms. Offord:

Enclosed are ten (10) copies of the above referenced plats along with accompanying documents for FINAL PLAT SUBMISION with the City of Fulshear. If you have any questions, or require any additional information, please contact me at 713-488-8204 or via email at tdevillier@bgeinc.com.

Sincerely,

Trey De Villier Platting Tech

Enclosures:

Plat Copies (10)

City Platting Application
Platting Fee Check No. 76130

City Planning Letter

Lienholders Subordination Form (2)

Utility Availability/No Objection Correspondence

CD (Electronic copies of enclosures)

# stewart title

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

July 13, 2017

City Planning Commission and City Council City Of Fulshear, Texas

File No.: 1790344CPL

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 6th day of July, 2017, the last Deed that we find, of record, reflects the record owner to be:

CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership (By virtue of 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 FALLS AT CROSS CREEK RANCH SECTION FIVE

DESCRIPTION OF A 14.06 ACRE TRACT OF LAND SITUATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT NO. 322 CITY OF FULSHEAR FORT BEND COUNTY, TEXAS

BEING a 14.06 acre tract of land situated in the A.G. Sharpless Survey, Abstract No. 322 of City of Fulshear of Fort Bend County, Texas and being a portion of a called 117.6 acre tract of land as described in an instrument to CCR Loan Subsidiary 1, L.P. recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2016059209, said 14.06 acre tract of land described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Southeast corner of CREEK FALLS AT CROSS CREEK RANCH UNRESTRICTED RESERVE, a subdivision per plat recorded under Plat No. 20170036 of the Fort Bend County Plat Records (F.B.C.P.R.) and the Southwest corner of the herein described tract, lying on the North right-of-way line of Cross Creek Bend Lane (70 feet wide) as shown on CROSS CREEK BEND LANE EXTENSION NO. 10, a subdivision per plat recorded under Plat No. 20160238 of the F.B.C.P.R.;

THENCE, N 01°31'59" W, along and with the East line of said CREEK FALLS AT CROSS CREEK RANCH UNRESTRICTED RESERVE, a distance of 412.76 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Easterly Northeast corner of said CREEK FALLS AT CROSS CREEK RANCH UNRESTRICTED RESERVE same being an interior corner of the herein described tract;

THENCE, N 34°26'32" W, along and with a Northeast line of said CREEK FALLS AT CROSS CREEK RANCH UNRESTRICTED RESERVE, a distance of 1.68 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most Westerly Northwesterly corner of the herein described tract;

THENCE, N 55°39'13" E, over and across said 117.6 acre tract, a distance of 1,108.42 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most Northerly corner of the herein described tract, lying on the South right-of-way line of Creek Falls Drive (60 feet wide) as shown on Plat No. 20160196 of the F.B.C.P.R. and being the beginning of a non-tangent curve to the left from which its center bears N 39°16'44" E, 760.00

THENCE, in a southeasterly direction, along said South right-of-way line, and said curve to the left, a distance of 234.81 feet, having a radius of 760.00 feet, a central angle of 17°42'07" and a chord which bears S 59° 34'20" E, 233.87 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for a point of tangency;

THENCE, S 68°25'19" E, continuing along said South right-of-way line, said Northeast line, a distance of 104.01 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the North corner of CREEK FALLS AT CROSS CREEK RANCH SECTION ONE, a subdivision per plat recorded under Plat No. 20150175 of the F.B.C.P.R. and the Northeast corner of the herein described tract:

THENCE, along and with the West line of said CREEK FALLS AT CROSS CREEK RANCH SECTION ONE and the East line of said 117.6 acre tract, the following courses and distances:

- S 21°34'41" W, a distance of 27.94 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;
- S 37°14'11" W, a distance of 76.45 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;
- S 47°39'48" W, a distance of 60.57 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;
- S 64°24'23" W, a distance of 60.72 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;
- S 68°33'41" W, a distance of 52.92 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;
- S 58°35'08" W, a distance of 62.46 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;
- S 52°39'47" W, a distance of 60.61 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;
- S 45°25'23" W, a distance of 60.61 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;
- S 38°07'18" W, a distance of 60.61 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;
- S 30°38'33" W, a distance of 66.57 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;
- S 23°30'05" W, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;
- S 16°50'27" W, a distance of 489.10 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Southwest corner of said CREEK FALLS AT CROSS CREEK RANCH SECTION ONE and the Southeast corner of said 117.6 acre tract and the herein described tract, lying on the North right-of-way line of said Cross Creek Bend Lane being the beginning of a non-tangent curve to the left from which its center bears S 12°09'42" W, 1,900.00 feet;

THENCE, in a westerly direction, along said North right-of-way line, the South line of said 117.6 acre tract and said curve to the left, a distance of 618.04 feet, having a radius of 1,900.00 feet, a central angle of 18°38′15″ and a chord which bears N 87°09′26″ W, 615.32 feet to the **POINT OF BEGINNING** and containing 14.06 acres of land.

Subject to the following:

#### 1. Restrictions:

Restrictive Covenants as set forth under Clerk's File No. 2005003096, 2009026093, 2010127400, 2011070465 and 2012016789 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, 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 Creek Falls At Cross Creek Ranch Section One recorded under Plat No. <u>20150175</u> of the Plat Records of Fort Bend County, Texas:

- 1. 7' wide utility easement.
- 2. 15' x 15' water line easement.
- 3. 25' x 25' sanitary sewer easement.

A 20' wide storm sewer easement as reflected on the plat of Creek Falls Drive Extension NO. 1 recorded under Plat No. 20160196 of the Plat Records of Fort Bend County, Texas.

An easement fourteen (14) feet wide, for electric distribution and related communications facilities, together with unobstructed aerial easements eight (8) feet wide, beginning at a plane sixteen (16) feet above the ground and extending upward, located on both sides of and adjoining said fourteen (14) foot wide easement granted to CenterPoint Energy Houston Electric, LLC by instrument recorded under Clerk's File No. 2016004533 of the Official Records of Fort Bend County, Texas, and as reflected on the plat of Creek Falls Drive Extension NO. 1 recorded under Plat No. 20160196 of the Plat Records of Fort Bend County, Texas.

Rights of the Board of Water Engineers of the State of Texas to control the withdrawal of water from underground water reservoir beneath the subject property in accordance with that instrument recorded in Volume 1, Page 85 of the Water Permit Records of Fort Bend County, Texas.

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

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

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

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

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

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

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

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

Cross Creek Ranch Community Association, Inc., Document Retention, Access, Production And Copy Policy, recorded under Clerk's File No. <u>2012006437</u> of the Official Records of Fort Bend County, Texas. (Applies only when annexed by filing a supplement)

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

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

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

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

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

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

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

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)

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)

There is a (1) foot reserve adjacent Willow Pass LN. dedicated to the public in fee as a buffer separation as reflected on the plat of Creek Falls At Cross Creek Ranch Section One recorded under Plat No. 20150175 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)

There is a (1) foot reserve along Creek Falls Drive dedicated to the public in fee as a buffer separation as reflected on the plat of Creek Falls Drive Extension No. 1 recorded under Plat No. 20160196 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. <u>2016059212</u> 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.

We require a copy of the limited partnership agreement, and all amendments thereto, in order to determine who is authorized to execute documents in connection with the closing of this transaction. We require satisfactory evidence that said limited partnership is registered with the Secretary of State and is in good standing. The Company requires the joinder of all general partners and evidence of the consent of all of the limited partners to the closing of this transaction, where appropriate.

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

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

The letter is issued with the express understanding, evidenced by the acceptance thereof, that Stewart Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments

listed, and this letter is neither a guaranty or warranty of title.

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

Sincerely, Stewart Title Company

Albert Calderon

Commercial Acreage Examiner Senior

#### LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS COUNTY OF FORT BEND

#### KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent for the lenders, is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2012038960, 2012038977, 2012054544, 2014033471 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 CREBK FALLS AT CROSS CREEK RANCH SECTION FIVE.

#### 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 FALLS AT CROSS CREEK RANCH SECTION FIVE and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of CREEK FALLS AT CROSS CREEK RANCH SECTION FIVE 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 mo	odified hereby, the li	ien shall remain in full forc	e and effect.
EXECUTED this the	day of	, 2017.	
CCR TEXAS AGENT INC., an C	Ontario corporation i	n its capacity as agent	,
Ву:		<u></u>	
Printed Name:		<u> </u>	
Title:		<u></u>	
PROVINCE OF ONTARIO COUNTRY OF CANADA			
f,	y, that  pacity as agent of Construment, appears aid instrument there	of CCR CR Texas Lender Inc. and ed before me this day in p to as such	_, personally known to R TEXAS AGENT INC., PSPIB-CCR Inc., whose erson and acknowledged
of said corporation, as his free corporation as agent on behalf of			
GIVEN under my hand and Notar	y 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

### 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 certa 14.06 acres of land out of the A.G. Sharpless Survey, A-322, Fort Bend County, Texas, which proper the appropriate and platted an
was surveyed and platted onby, Brown & Gay Engineers, Inc DBA BGE, Inc., and known as CREEK FALLS AT CROSS CREEK RANCH SECTION FIVE, recorded
at Plat Number in the Plat Records of the Office Publi Records of Real Property of Fort Bend County, Texas; and
WHEREAS, U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, national banking association is the present owner and holder of a lien against the above describe
property, said lien being evidenced as recorded at Clerk's File No. 2016059210, 2016059212 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 FALLS AT CROSS CREEK RANCH SECTION FIVE.
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 sai lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the sai 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 FALLS AT CROSS CREEK RANCH SECTION FIVE and the dedication evidenced thereby and doe hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of CREEK FALLS AT CROSS CREEK RANCH SECTION FIVE 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 no 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
Ву:
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.
name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for
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.



July 14, 2017

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

Re: CREEK FALLS AT CROSS CREEK RANCH SECTION 5- No Objection Letter

Dear Mr. DeVillier:

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

Sincerely,

Michael Jones

Manager Engineering - Design

Merhael Jon

#### **Trey DeVillier**

## CENTER POINT ENERGY

From:

Trey DeVillier

Sent:

Thursday, July 13, 2017 3:56 PM

To:

'LROW@centerpointenergy.com'

Subject:

CREEK FALLS AT CROSS CREEK RANCH SECTION FIVE - NO OBJECT REQUEST

**Attachments:** 

2017-7-13\_PLAT\_CREEK FALLS 5\_Final Plat.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

Direct: 713-488-8204 Fax: 281-558-9701 tdevillier@bgeinc.com www.bgeinc.com



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#### **Trey DeVillier**

COMCAST

From:

Trey DeVillier

Sent:

Thursday, July 13, 2017 3:55 PM

To:

'Grey, Chris'

Subject:

CREEK FALLS AT CROSS CREEK RANCH SECTION FIVE - NO OBJECT REQUEST

**Attachments:** 

2017-7-13\_PLAT\_CREEK FALLS 5\_Final Plat.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

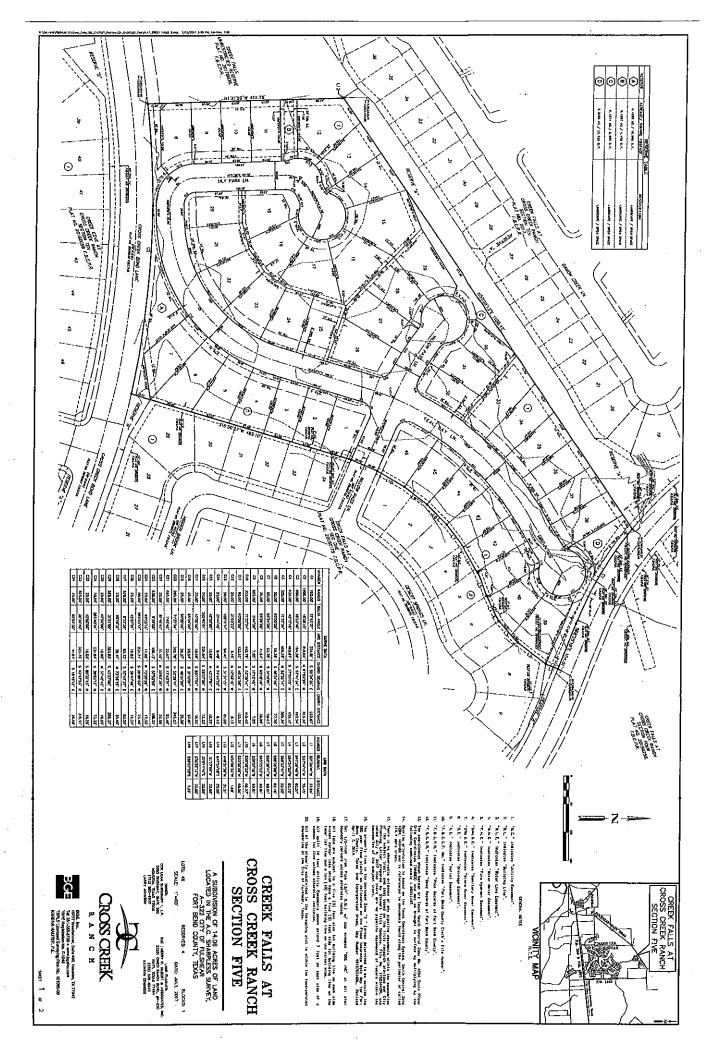
BGE, Inc. 10777 Westheir

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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a distance of 70.43 feet to a 1/2-inch iron pipe with cop examped Streen & Gay-mart

# CREEK FALLS AT CROSS CREEK RANCH SECTION FIVE

A SUBDIVISION OF 14,06 ACRES OF LAND LOCATED IN THE A.G. SHARPLESS SURVEY, A-322 CITY OF PULSHEAR FORT BEND COUNTY, TEXAS

Charles orientetian is beset on the Yaven Chardingto System, of 1900 (NADS) South Control 2010 1974 and is referenced to CMCD(FILLS AT CHOSE CHEEK CANCH SCOTTON ONE os otics margin.

BLOCKS: 1 DATE: JULY, 2017

SAGET 2 or 2

CROSS CREEK RANCH



#### CITY OF FULSHEAR

#### PO Box 279 / 30603 FM 1093 Fulshear, Texas 77441

Phone: 281-346-1796 ~ Fax: 281-346-2556 www.fulsheartexas.gov REC'D JUL 17 2017

## **Subdivision/Development Platting Application**

Date: 07/17/2017 Subdivision: TAMARRON SECTION 29	Date Received by the City of Fulshear: Development: TAMARRON	
SUBMITTAL OF PLAT: (Check Appropriate S	election)	
Preliminary Replat Amending Plat	Final Vacation Plat	Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection	n)	
Single-Family Residential Planned Development Plat Location: City	Zero Lot Line/ Patio Home Commercial ETJ (Extraterritorial Jurisdiction)	Multi-Family Residential Industrial
Legal Description: 25.852 ACRES IN THE J.D. VI	ERMILLION SURVEY, A-339	
Variance: Yes (Attach a Copy of Ap	pproval Letter)X No	
Total Acreage: 25.852		
Number of Streets: 6		
Number of Lots: 103		Platting Fees
Number and Types of Reserves: 5 - Landscape	/ Open Space	
Total Acres in Reserve: 2.802	Preliminary per acre	Plat - \$500.00 plus 3.50 per lot, plus \$12.50
Owner: D.R. HORTON-TEXAS, LTD.		500 00 mlus 45 00 mm las also 405 00
Address: 14100 SOUTHWEST FREEWAY, SUITE	500	500.00 plus \$5.00 per lot plus \$25.00 per acre
City/State: SUGAR LAND, TEXAS 77478	Replat - \$50	0.00 plus 5.00 per lot plus \$25.00 per acre
Telephone: 281-566-2100	Amending	or Minor Plat - \$200.00
Email Address:	Plat Vacation	on - \$500.00
Engineer/Planner: LJA ENGINEERING, INC.		of plats - \$100.00 (each additional review)
Contact Person: JOSUE SANDOVAL	TOTAL PLA	TTING FEE \$1,161.30
Tolonhano: 740 050 5050	Park Fees (	due at Final Plat Application)
Fax Number:		
Email Address: josandoval@lja.com		
This is to certify that the information on this application. I understand that if all necessary City of Fulshear will not complete the review	information, required documents, and p	lat fees are required at time of submittal or th
lage alle	Josue Sandoval / Platting Coordinator	07-17-2017
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

July 17, 2017

#### **Engineering Review**

Final 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 Final Plat of Tamarron Section 29 be approval with the following corrections/additions:

- A) The blanks left in Note # 10 need to be filled in as to the minimum slab elevation.
- B) A solid line is shown on the Plat parallel to the back property line approximately 27-feet from the back property line. This line is not identified anywhere on the Plat.

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D.R. HORTON-TEXAS, CTD. A TEXAS LIMITED PARTNERSE

CHRIS UNCHORST, PRESIDENT

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NOTION PUBLIC IN AND FOR ING STATE OF 15003

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County of the State of the Stat

DARY D. NUTTRO, N.P.C.S. NUCESTURED PROPERSIONS LAND SLANKTON FOLS PEOSITIVITIES NO. 3059

L MELDER F. CAN, A PROPESSORAL DARRECTOR RECEIPTED IN THE STATE OF 1200S GO STREETED CONTINUE AND MACHINES ALL RECORDANISTS OF 120TH DEAD COUNTY TO THE VASS OF THE PROPERTY.

LICENT F. CAY, P.E. LICENSED PROFESSORM: INCHEST TOWN LICENSEE NO. 85459

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PICHARD W. STOULDS, P.E.

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JAMES PATERSON PRECINCT 4, COUNTY COMMISSIONS N. A. (MOT) MOTES PRECARCE 3, COUNTY COMMISSIONER I, Werk Rowell, country Click at was fine roll alone country, splictin cooper hash the research reference of Authoritisms way must researche its ut only co.

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LAUNA RICHARD, COUNTY CLERA FORT DEMO COUNTY, TEXAS

TAMARRON SECTION 29 FINAL PLAT OF

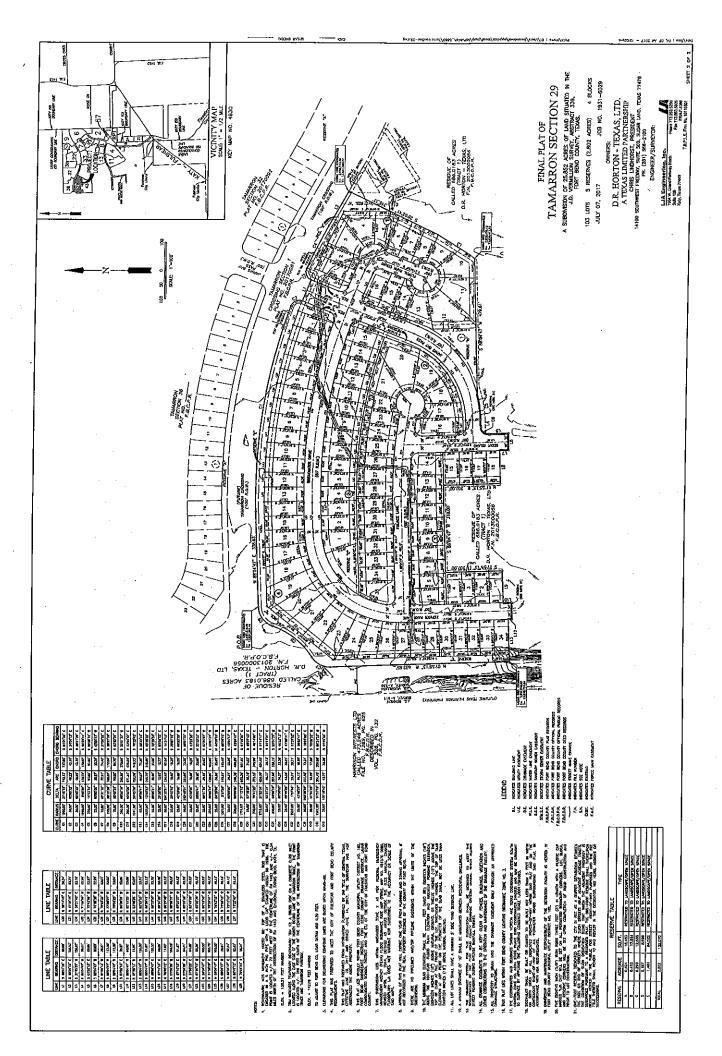
A SUBDINSION OF 25,852 ACRES OF LAND STILATED IN THE J.D. VERWILLION SURVEY, ABSTRACT 339, FORT BEND COLUMY, TEXAS,

JOB NO. 1931-5029 10.3 LOTS 5 RESERVES (2.802 ACRES) JULY 07, 2017

D.R. HORTON - TEXAS, LTD.
A TEXAS LIMITED PARTNERSHT
CHRIS LIMITED PARTNERSHT
CHRIS LIMITED PARTNERSHT
HAND SOUTHERT PRESEDEN
14:00 SOUTHERT PRESEDEN
15:00 SOUTHERT PRESEDEN

ENGINEER/SURVEYOR: LJA Engineering, Inc. 1964 W. Grad Parkersy North Sale 10 Kay, Tears 7749

Phone 773-553.500 Fac 773-553.800 RN4-1300 TAPALS. From No. 101/9591



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

#### CITY PLANNING LETTER

June 20, 2017

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 14th day of June, 2017, we find the following:

#### **Record Owner:**

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

#### **Recording Instrument:**

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

Special Warranty Deed, executed by Richard R. Humphreys to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated July 9, 2014, effective July 22, 2015, recorded in Document No. 2015081416 of the Official Public Records of Fort Bend County, Texas.

Special Warranty Deed, executed by Stedman Grigsby to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated June 25, 2015, recorded in Document No. 2015081417 of the Official Public Records of Fort Bend County, Texas.

Special Warranty Deed, executed by D. Scott Sullivan to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated June 25, 2015, recorded in Document No. 2015081418 of the Official Public Records of Fort Bend County, Texas.

Special Warranty Deed, executed by Tim Hardin to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated September 17, 2013, effective June 25, 2015, recorded in Document No. 2015081419 of the Official Public Records of Fort Bend County, Texas.

Special Warranty Deed, executed by Brandon Nelson to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated July 9, 2014, effective June 25, 2015, recorded in Document No. 2015081420 of the Official Public Records of Fort Bend County, Texas.

#### Legal Description:

#### TAMARRON SECTION 29 (Proposed Plat)

Being 25.852 acres of land located in the J. D. Vermillion Survey, Abstract 339, Fort Bend County, Texas, more particularly being a portion of that certain called 686.0183 acre tract (described as Tract I) conveyed to D.R. Horton – Texas, LTD by an instrument of record under File Number 2013000056 of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.) and all of those certain 0.1148 acre tracts conveyed to D. R. Horton-Texas, Ltd. by deeds recorded in Document Nos. 2015081416, 2015081417, 2015081418, 2015081419 and 2015081420, of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 25.852 acre tract being more particularly described in Exhibit A attached hereto.

#### 1. Deed Restrictions:

None of record.

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

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

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

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

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

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

Short Form Blanket Easement, 3-Phase Overhead and Underground, to CenterPoint Energy Houston Electric, LLC, recorded in Document No. 2014039155, of the Official Public Records of Fort Bend County, Texas.

1' Reserve between the subject property and Tamarron Crossing Section 1 recorded in Plat No. 20170061, Plat Records of Fort Bend County, Texas, said reserve conditioned that upon platting of adjacent property said reserve shall become vested in the Public for street right of way purposes.

Storm Sewer Easement and Water Line Easements created by the plat of Tamarron Crossing Section 1 Street Dedication plat recorded in Plat No. 20170061, Plat Records of Fort Bend County, Texas.

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

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

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

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

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

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

Sincerely,

Tatanisha Walker

DHI Title of Central Texas

#### DESCRIPTION OF 25.852 ACRES TAMARRON SECTION 29

Being 25.852 acres of land located in the J. D. Vermillion Survey, Abstract 339, Fort Bend County, Texas, more particularly being a portion of that certain called 686.0183 acre tract (described as Tract I) conveyed to D.R. Horton – Texas, LTD by an instrument of record under File Number 2013000056 of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), all of those certain called 0.1148 acre tracts conveyed to D.R. Horton – Texas, LTD by the instruments of record under File Numbers 2015081416, 2015081417, 2015081418, 2015081419, and 2015081420, F.B.C.O.P.R., said 25.852 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83);

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" found marking the most westerly corner of Tamarron Crossing Section 1 Street Dedication, a subdivision of record under Plat Number 20170061 in the Plat Records of Fort Bend County, Texas (F.B.C.P.R.), the beginning of a curve;

Thence, with the south line of said Tamarron Crossing Section 1 Street Dedication the following six (6) courses:

- 72.08 feet along the arc of a non-tangent curve to the right, having a radius of 1,950.00 feet, a central angle of 02° 07' 04", and a chord which bears South 71° 10' 26" East, 72.07 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner, the beginning of a compound curve;
- 2. 48.22 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of 92° 05' 22", and a chord which bears South 24° 04' 13" East, 43.19 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner;

- 3. South 68° 01' 32" East, 80.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner, the beginning of a curve;
- 4. 48.22 feet along the arc of a non-tangent curve to the right, having a radius of 30.00 feet, a central angle of 92° 05′ 22″, and a chord which bears North 68° 01′ 09″ East 43.19 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner, the beginning of a compound curve;
- 5. 170.72 feet along the arc of a tangent curve to the right, having a radius of 1,950.00 feet, a central angle of 05° 00' 59", and a chord which bears South 63° 25' 41" East, 170.67 feet to a point for corner;
- 6. South 60° 55' 12" East, 138.53 feet to a point for corner;

Thence, South 26° 02' 41" West, departing said south line, 346.37 feet to a point for corner;

Thence, South 31° 45′ 57" West, 159.97 feet to a point for corner;

Thence, South 88° 04' 47" West, 479.61 feet to a point for corner, the beginning of a curve;

Thence, 91.83 feet along the arc of a non-tangent curve to the right, having a radius of 370.00 feet, a central angle of 14° 13' 13", and a chord which bears South 80° 58' 10" West, 91.59 feet to a point for corner;

Thence, South 88° 04' 47" West, 26.61 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of 90° 00' 00", and a chord which bears South 43° 04' 47" West, 35.36 feet to a point for corner;

Thence, South 01° 55' 13" East, 69.66 feet to a point for corner; Thence, South 88° 04' 47" West, 60.00 feet to a point for corner; Thence, North 01° 55' 13" West, 30.27 feet to a point for corner; Thence, South 88° 04' 47" West, 117.00 feet to a point for corner; Thence, North 01° 55' 13" West, 207.00 feet to a point for corner; Thence, South 88° 04' 47" West, 310.00 feet to a point for corner; Thence. South 01° 55' 13" East, 207.00 feet to a point for corner; Thence, South 88° 04' 47" West, 113.00 feet to a point for corner; Thence, South 01° 55' 13" East, 30.27 feet to a point for corner; Thence, South 88° 04' 47" West, 60.00 feet to a point for corner; Thence, North 01° 55' 13" West, 14.94 feet to a point for corner; Thence, South 88° 04' 47" West, 150.00 feet to a point for corner;

Thence, North 01° 55′ 13" West, 632.65 feet to a point for corner, the beginning of a curve;

Thence, 77.91 feet along the arc of a tangent curve to the right, having a radius of 75.00 feet, a central angle of 59° 31' 10", and a chord which bears North 27° 50' 22" East, 74.45 feet to a point for corner, the beginning of a reverse curve;

Thence, 180.37 feet along the arc of a tangent curve to the left, having a radius of 270.00 feet, a central angle of 38° 16' 36", and a chord which bears North 38° 27' 39" East, 177.04 feet to a point for corner, the beginning of a reverse curve;

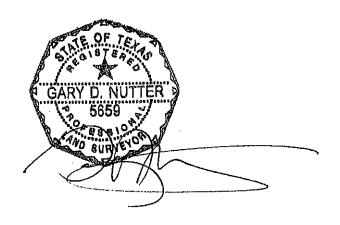
Thence, 90.00 feet along the arc of a tangent curve to the right, having a radius of 75.00 feet, a central angle of 68° 45' 26", and a chord which bears North 53° 42' 04" East, 84.70 feet to a point for corner;

Thence, North 88° 04' 47" East, 338.63 feet to a point for corner, the beginning of a curve;

Thence, 670.05 feet along the arc of a tangent curve to the right, having a radius of 1,950.00 feet, a central angle of 19° 41' 15", and a chord which bears South 82° 04' 36" East, 666.75 feet to the POINT OF BEGINNING and containing 25.852 acres of land.

The corner monuments were not set at the client's request.

LJA Engineering, Inc.



Page 4 of 4



June 12, 2017

Josue Sandoval Platting

LJA Engineering | We Build Civilization
• Katy

P: 713.953.5200 D: 713.953.5252 www.lja.com

Re: Tamarron Section 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 12, 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, Leslie M. Noyola

Leslie Noyola

Construction, Coord 2, Planning & Design



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,

Sheila R. Agee

Senior Right of Way Agent

C: Josue Sandoval < josandoval@lja.com>

PLR17.298



#### CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093 Fulshear, Texas 77441

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

REC'D JUL 17 2017

## Subdivision/Development Platting Application

Date: <u>07/17/2017</u> Da	te Received by the City of Fuls	hear:
Subdivision: TAMARRON SECTION 43	Development: TAMARR	
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 Plat Location: City	Zero Lot Line/ Pation   Zero Lot Line/ Pation   Commercial   ETJ (Extraterritorial Jurisdiction	Industrial
Legal Description: 27.223 ACRES IN THE J.D. VERM	ILLION SURVEY, A-339	
Variance: Yes (Attach a Copy of Appro	val Letter)XNo	
Total Acreage: 27.223	W2004	
Number of Streets: 7		
Number of Lots: 126		Platting Fees
Number and Types of Reserves: 5 - Landscape / Op	en Space	
Total Acres in Reserve: 1.075	Preli per a	minary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 acre
Owner: D.R. HORTON-TEXAS, LTD.	Final	Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre
Address: 14100 SOUTHWEST FREEWAY, SUITE 500		at - \$500.00 plus 5.00 per lot plus \$25.00 per acre
City/State: SUGAR LAND, TEXAS 77478		
Telephone:	Ame	ending or Minor Plat - \$200.00
Email Address:	Plat	Vacation - \$500.00
Engineer/Planner: _LJA ENGINEERING, INC.	2 <sup>nd</sup> F	Review of plats - \$100.00 (each additional review)
Contact Person: JOSUE SANDOVAL	TOT	AL PLATTING FEE \$1,281.29
Telephone:713-953-5252	Park	Fees (due at Final Plat Application)
Fax Number:		, , , , , , , , , , , , , , , , , , , ,
Email Address: josandoval@lja.com		
This is to certify that the information on this form application. I understand that if all necessary inficity of Fulshear will not complete the review near	ormation, required documents	, and plat fees are required at time of submittal or
1 - Com	Josue Sandoval / Platting Coordin	ator 07.47.0047
SIGNATURE	TYPED OR PRINTED NAME/	
	THE ON THINKED MAINIE!	UAIE

July 27, 2017

#### **Engineering Review**

Preliminary Plat – Tamarron Section 43 City of Fulshear, Texas

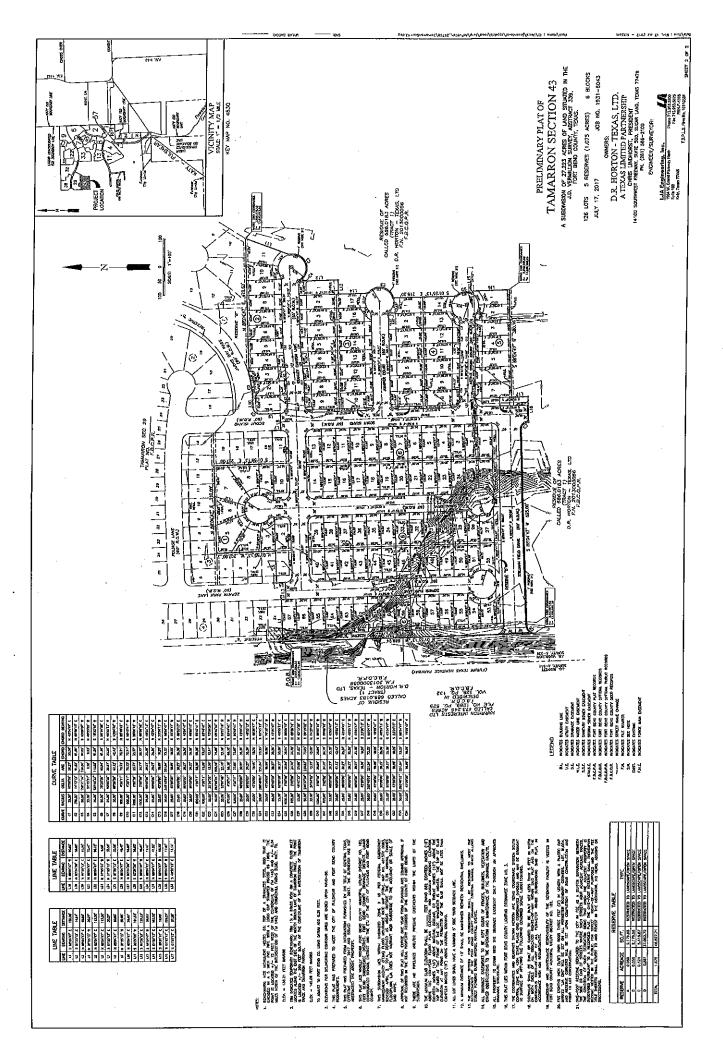
#### For Information only:

- 1. This plat will create 126 Lots in six (6) Blocks and five (5) Reserves that covers a total area of 27.223 acres.
- 2. Access to this section is from the extension of Zephyr Park Lane and Scout Island from Tamarron Section 29.
- 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 43 be approved with the following corrections/additions:

- A) The blanks left in Note # 10 need to be filled in on the face of the Plat.
- B) I recommend that the corner lot sizes be increased as there is only approximately 30-foot of width to install a driveway with the 25-foot corner radius. Parking is also limited in these cases.





#### **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:	te Received by the City o	of Fulshear:	
Subdivision: Jordan Ranch Street Dedication No. 2 and	Reserves Development: _	Jordan Rancl	h
UBMITTAL OF PLAT: (Check Appropriate Selec	tion)		
Preliminary X Final Replat Vacation Amending Plat			Short Form Final Admin. (Minor) Plat
YPE OF PLAT: (Check Appropriate Selection)	•		
X Single-Family Residential Zero Lot Line Planned Development Commercial			Multi-Family Residential
lat Location: City X	ETJ (Extraterritorial Juris	diction)	
egal Description: See Attached Plat for	Metes and Bounds I	Description	
Variance:Yes (Attach a Copy of Approof of Acreage:15.725  Jumber of Streets:7			
umber of Lots: 0		PI	atting Fees
lumber and Types of Reserves: 3 (Landscape/Open Space/Utilities/Detention) otal Acres in Reserve: 10.226		Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
wner: FORT BEND JORDAN RANCH LP ddress: 5005 Riverway, Suite 500 ity/State: Houston, TX	-		s \$5.00 per lot plus \$25.00 per acre .00 per lot plus \$25.00 per acre
elephone: (713) 960-9977	Market and the second of the contract of the c	Amending or Minor F	Plat - \$200.00
nail Address: steves@johnsondev.com		Plat Vacation - \$500.	00
ngineer/Planner: IDS Engineering Group ontact Person: John R. Herzog, P.E.		2 <sup>nd</sup> Review of plats - : TOTAL PLATTING FEE	\$100.00 (each additional review) \$893.13
elephone: (713) 462-3178		Park Fees (due at Fina	al Plat Application) \$0
x Number: nail Address: _jherzog@idseg.com			
is is to certify that the information on this formation. I understand that if all necessary infity of Fulshear will not complete the review near	ormation, required docu	ments, and plat fees ar	
In fray Jo	hn R. Herzog, P.E., P	roject Engineer	7/14/2017
SIGNATURE	TYPED OR PRINTED N	AME/TITLE	DATE

Texas Engineer Registration Number - F-2309

July 27, 2017

#### **Engineering Review**

Final Plat
Jordan Ranch Street Dedication No. 2 and Reserves
Fort Bend County, Texas

#### For Information only:

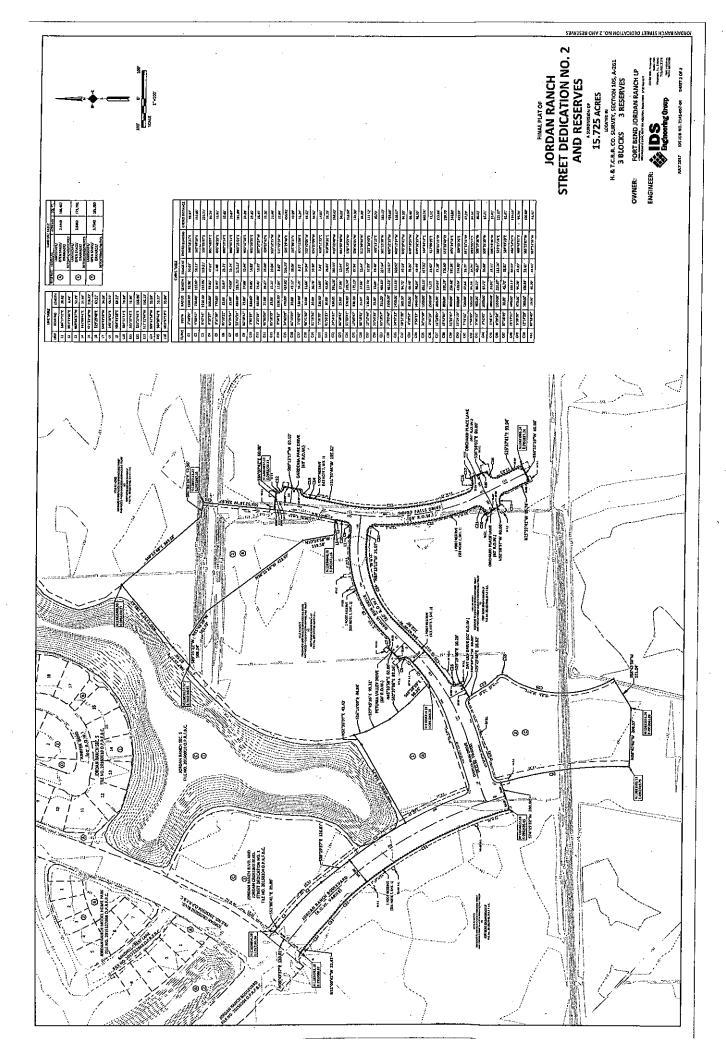
- 1. This plat will create Right-of-Way for Jordan Ranch Blvd (Igloo Road) with widths varying along with right-of-way for Dahlia Run Drive and Indigo Falls Drive.
- 2. This plat also creates three (3) Restricted Reserves
- 3. This tract is located in the ETJ of the City of Fulshear and in Fort Bend County. As such approval will be need from the following entities:
  - A) City of Fulshear
  - B) Fort Bend County
  - C) Fort Bend County Drainage District

#### Recommendations:

I recommend that this Final Plat of Jordan Ranch Street Dedication No. 2 and Reserves be approved once the following items are addressed:

- A) The City Planning Letter shows that a lien is present on this tract. This needs to be addressed.
- B) A one (1) foot Reserve is required along the Southwest side of the South side of the Jordan Ranch Blvd.

yen Jack



L teberal (Stabil, on teaching States) desired to the state of the miskedisk examine to the edition of the stability of the states of the stat JORDAN RANCH
STREET DEDICATION NO. 2
AND RESERVES FORT BEND COUNTY KEY MAP NO. 482M VICINITY MAP SCALE 1" = 5,000' UCATE: N. CO. SURVEY, SECTION 105, A-261 FORT BEND COUNTY, TEXAS 3 BLOCKS 3 RESERVES FORT BEND JORDAN RANCH LP 15.725 ACRES W.A. "Andy" Mayers President J. County Convellent Gave Nichard, County Clerk Fort Send County, Years MU.D. NO. 1A plotted arm is lacronic written Zone II, del band so karan destamband na be outside like 500 year (boedplein, per d'incomet late Riop Plane I Na. 4813/200401, effective appliste, 2814. t ha madestych dheuses, with sad chron to the right, having a palear of 750 at here, a present value of cor 15, a cheed bearing Neteral Seath of 2017 (and 1515 Last, and, and determed all 17.251 (and, to a kilo and) tone sod with top stamped 1757 feet by the he auchtennen's familiae, sich sied toten ist dat sight, haffag an plats mit 1560,00 fang, i amstel augle of dat allt ja choos ha am men dikende fog and tot ja dat 1871, a choos ha am men dikende fog and tot ja dat 1871, a choos ha am men dikende fog and tot and authende dit 1875 fan de 1875 per de 1875 fan de 1875 f MERCER IN THE CONTRACT WITH LAND CONTRACT OF THE THICK THE CONTRACT OF THE CON INICE na namanay decembanyan and cano un takahi, karong section ad 20000 kms, semenciangka ad NY 57 37, s daest basing baseng Hensin V. Hensi ad M. 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Professional Digities: registered in the reptiments of Pert Band County to the best of my locardodge. Amy Prents, Chairman

SHET 1 OF 2

JULY 2017 105 JOH NO. 2141-007-04



July 12th, 2017

John R. Herzog, P.E. Project Engineer IDS Engineering Group 13430 Northwest Freeway, Suite 700 Houston, TX 77040

Re: No Objection Letter Regarding Final Plats for Jordan Ranch Street Dedication No. 2 and Reserves, Jordan Ranch Sec 9, Jordan Ranch Sec 12, and Jordan Ranch Sec 14

Mr. Herzog:

SíEnergy has reviewed the proposed final plats provided by your firm, by email, on July 6<sup>th</sup>, 2017 to Daniel Pope of SíEnergy. We have no objection to the filing of the plats based on the documentation provided. Should you make any change that might affect SíEnergy's facilities, please email or call me at the number below immediately before proceeding. If you have any questions, please feel free to contact me.

Executed this, the 12th day of June 2017.

Julie Myhre, P.E.

VP Engineer Engineering and Construction

SíEnergy, L.P.

3 Lakeway Centre Court, Suite 110

Lakeway, TX 78734

juliemyhre@sienergy.com

(512) 615-4545

John R. Herzog, P.E. IDS Engineering Group 13430 Northwest Freeway, Suite 700 Houston, TX 77040





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

July 6,2017

IDS Engineering John R. Herzog

Subject: No Objection Letter

Mr. Herzog,

Please accept this correspondence as Consolidated Communications' no Objection Letter for all Plats mentioned below for Jordan Ranch in Fort Bend and Waller Counties between Katy and Brookshire Texas.

Jordan Ranch Street Dedication No.2 and Reserves

Jordan Ranch Sec 9

Jordan Ranch Sec 12

Jordan Ranch Sec 14

Thank you,

Rob Rychlik Consolidated Communications 24403 Roesner Road Katy, Texas 77494 281-396-5074

#### John Herzog (IDS)

From:

John Herzog (IDS)

Sent: To:

Thursday, July 06, 2017 10:56 AM LROW@CenterPointEnergy.com

Subject:

No Objection Letter - Jordan Ranch Projects

Attachments:

JR BLVD Ph2 STD NO. 2 PLAT.pdf; JR SEC 9 PLAT.pdf; JR SEC 12 PLAT.pdf; JR SEC 14 PLAT.pdf

Please provide a plat release/no objection letter for the attached final plats for Jordan Ranch in Fort Bend between Katy and Brookshire. You may provide one letter to encompass all of the plats if that is easier. I have listed the plat names below for quick reference.

Jordan Ranch Street Dedication No. 2 and Reserves Jordan Ranch Sec 9 Jordan Ranch Sec 12 Jordan Ranch Sec 14

If you have any questions, please let me know.

Thanks, John

John R. Herzog, P.E.

Engineering Group Project Engineer

13430 Northwest Freeway, Suite 700, Houston, Texas 77040 -

Main: 713.462.3178 | Direct: 832.590.7145

<u>JHerzog@idseg.com</u>

Website | Facebook | Linkedin

T8PE F-2726 | TBPL5 10110700 & 10110704

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## Charter Title Company

Charter Title Company 4265 San Felipe, Suite 350 Houston, TX 77027 Phone 713-871-97001

## CITY PLANNING LETTER JORDAN RANCH STREET DEDICATION NO. 2 AND RESERVES

GF No.: 1038002874

Time frame covered by this report:

Effective Date: 07/17/2017

#### **PROPERTY**

Legal Description:

BEING 15.725 acres of land in the H.&T.C.R.R. Co. Survey Section 105, Abstract Number 261, Fort Bend County, Texas and being a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust and The Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 in the Official Public Records of Fort Bend County, Texas and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

**BEGINNING** at a 5/8-inch iron rod with cap stamped "IDS" found for the southwest corner of Restricted Reserve "C" of JORDAN RANCH SEC. 5 according to the plat thereof recorded under Film Code No. 20160010, in the Official Plat Records of Fort Bend County, Texas and an angle corner of the herein described tract;

THENCE North 60° 28' 05" East – 316.78 feet, with a south line of said Restricted Reserve "C" to a 5/8-inch iron rod with cap stamped "iDS" found for an angle corner of said Restricted Reserve "C" and an angle corner the herein described tract;

**THENCE** North 52° 36' 07" East – 43.43 feet, continuing with said south line to a 5/8-inch iron rod with cap stamped "IDS" found for the southeast corner of said Restricted Reserve "C" and an angle corner the herein described tract;

THENCE South 16° 14' 09" East - 44.84 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 27° 45' 16" East - 93.31 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 40° 37' 06" East - 89.16 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 46° 28′ 59" East - 98.36 feet to a 5/8-inch iron rod with cap stamped "IDS" set for a point on a non-tangent curve to the left;

THENCE in a northeasterly direction, with said curve to the left, having a radius of 600.00 feet, a central angle of 08° 57' 37", a chord bearing and distance of North 51° 46' 07" East -93.74 feet, and an arc distance of 93.83 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Compound Curvature of a curve to the left;

THENCE in a northeasterly direction, with said curve to the left, having a radius of 770.00 feet, a central angle of 00° 57' 39", a chord bearing and distance of North 46° 48' 29" East -12.91 feet, and an arc distance of 12.91 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Compound Curvature of a curve to the left;

THENCE in a northerly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 91° 36′ 32″, a chord bearing and distance of North 00° 31′ 24″ East -35.85 feet, and an arc distance of 39.97 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE North 45° 10' 58" East - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for a point on a non-tangent curve to the left;

THENCE in an easterly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 91° 39′ 54″, a chord bearing and distance of North 88° 53′ 11″ East -35.87 feet, and an arc distance of 40.00 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the right;

THENCE in a northeasterly direction, with said curve to the right, having a radius of 430.00 feet, a central angle of 52° 43′ 35″, a chord bearing and distance of North 69° 25′ 01″ East -381.89 feet, and an arc distance of 395.71 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 84° 13' 11" East - 26.65 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the left:

THENCE in a northeasterly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 86° 18' 42", a chord bearing and distance of North 52° 37' 28" East -34.20 feet, and an arc distance of 37.66 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the right;

THENCE in a northerly direction, with said curve to the right, having a radius of 830.00 feet, a central angle of 02° 03' 37", a chord bearing and distance of North 10° 29' 55" East -29.85 feet, and an arc distance of 29.85 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE North 11° 31' 44" East - 6.46 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 89° 04' 37" West - 52.79 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 10° 24' 58" West - 113.58 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 36° 25' 38" West - 423.67 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 55° 43' 19" West - 101.73 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 89° 25' 22" West - 108.14 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract, in a southeast line of said Restricted Reserve "C";

THENCE North 47° 15' 27" East - 87.56 feet, with said southeast line, to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said Restricted Reserve "C" and an angle corner the herein described tract;

THENCE North 50° 23' 59" East - 288.63 feet, continuing with said southeast line, to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said Restricted Reserve "C" and the north corner the herein described tract;

THENCE South 40° 53' 48" East - 369.28 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

**THENCE** South 80° 36' 24" East - 52.56 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the northeast corner of the herein described tract and a point on a non-tangent curve to the left;

THENCE in a southerly direction, with said curve to the left, having a radius of 430.00 feet, a central angle of 03° 31' 19", a chord bearing and distance of South 07° 37' 57" West -26.43 feet, and an arc distance of 26.43 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 05° 52' 18" West - 224.97 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 84° 07' 42" East - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for a point on a non-tangent curve to the left;

THENCE in a southeasterly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 90° 00', a chord bearing and distance of South 39° 07' 42" East -35.36 feet, and an arc distance of 39.27 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 09° 13' 17" West - 60.10 feet to a 5/8-inch iron rod with cap stamped "IDS" set for a point on a non-tangent curve to the left;

THENCE in a southwesterly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 85° 19' 25", a chord bearing and distance of South 53° 12' 35" West -33.88 feet, and an arc distance of 37.23 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the right;

THENCE in a southerly direction, with said curve to the right, having a radius of 1030.00 feet, a central angle of 00° 58′ 52″, a chord bearing and distance of South 11° 02′ 18″ West -17.64 feet, and an arc distance of 17.64 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 11° 31' 44" West - 105.32 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the left;

**THENCE** in a southerly direction, with said curve to the left, having a radius of 770.00 feet, a central angle of 34° 03' 05", a chord bearing and distance of South 05° 29' 48" East -450.91 feet, and an arc distance of 457.62 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Compound Curvature of a curve to the left;

**THENCE** in an easterly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 86° 10' 20", a chord bearing and distance of South 65° 36' 31" East -40.99 feet, and an arc distance of 45.12 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the right;

THENCE in an easterly direction, with said curve to the right, having a radius of 530.00 feet, a central angle of 01° 45' 40", a chord bearing and distance of North 72° 11' 09" East -16.29 feet, and an arc distance of 16.29 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 16° 56' 01" East - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for a point on a non-tangent curve to the left;

THENCE in a southerly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 98° 41' 40", a chord bearing and distance of South 23° 43' 09" West -45.52 feet, and an arc distance of 51.68 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 25° 37' 41" East - 93.94 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the southeast corner the herein described tract;

THENCE South 64° 22' 19" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "iDS" set for an angle corner the herein described tract;

THENCE North 25° 37' 41" West - 95.74 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the left;

THENCE in a westerly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 96° 58' 56", a chord bearing and distance of North 74° 07' 09" West -44.93 feet, and an arc distance of 50.78 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE North 32° 36' 37" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for a point on a non-tangent curve to the right;

THENCE in an easterly direction, with said curve to the right, having a radius of 530.00 feet, a central angle of 01° 36' 20", a chord bearing and distance of North 58° 11' 33" East -14.85 feet, and an arc distance of 14.85 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the left;

THENCE in a northerly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 81° 50' 33", a chord bearing and distance of North 18° 04' 26" East -39.30 feet, and an arc distance of 42.85 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the right;

THENCE in a northerly direction, with said curve to the right, having a radius of 830.00 feet, a central angle of 24° 56' 22", a chord bearing and distance of North 10° 22' 40" West -358.43 feet, and an arc distance of 361.28 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the left;

THENCE in a northwesterly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 86° 18' 42", a chord bearing and distance of North 41° 03' 50" West -34.20 feet, and an arc distance of 37.66 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE North 84° 13' 11" West - 26.65 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the left;

THENCE in a westerly direction, with said curve to the left, having a radius of 370.00 feet, a central angle of 51° 03' 41", a chord bearing and distance of South 70° 14' 59" West -318.94 feet, and an arc distance of 329.74 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

**THENCE** South 44° 43' 08" West - 102,30 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the right;

THENCE in a southwesterly direction, with said curve to the right, having a radius of 830.00 feet, a central angle of 12° 05' 47", a chord bearing and distance of South 50° 46' 01" West -174.90 feet, and an arc distance of 175.23 feet, to the Point of Reverse Curvature of a curve to the left;

THENCE in a southerly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 86° 18' 42", a chord bearing and distance of South 13° 39' 34" West -34.20 feet, and an arc distance of 37.66 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 29° 29' 48" East - 10.28 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 60° 30' 12" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 29° 29' 48" East - 16.82 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the left;

**THENCE** in a southeasterly direction, with said curve to the left, having a radius of 530.00 feet, a central angle of 12° 17' 44", a chord bearing and distance of South 35° 38' 40" East -113.52 feet, and an arc distance of 113.74 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the right;

THENCE in a southerly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 75° 50' 18", a chord bearing and distance of South 03° 52' 23" East -30.73 feet, and an arc distance of 33.09 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the left;

THENCE in a southerly direction, with said curve to the left, having a radius of 355.00 feet, a central angle of 65° 18' 57", a chord bearing and distance of South 01° 23' 18" West -383.13 feet, and an arc distance of 404.69 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 58° 43' 50" West - 121.24 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 88° 40' 42" West - 208.57 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the southwest corner the herein described and a point on a non-tangent curve to the left;

THENCE in a northerly direction, with said curve to the left, having a radius of 1550.00 feet, a central angle of 17° 03' 46", a chord bearing and distance of North 07° 12' 35" West -459.89 feet, and an arc distance of 461.59 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 74° 15' 32" West - 100.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract and a point on a non-tangent curve to the left;

THENCE in a northerly direction, with said curve to the left, having a radius of 1450.00 feet, a central angle of 24° 57' 33", a chord bearing and distance of North 28° 13' 14" West -626.67 feet, and an arc distance of 631.65 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Compound Curvature of a curve to the left;

THENCE in a northwesterly direction, with said curve to the left, having a radius of 500.00 feet, a central angle of 10° 51' 20", a chord bearing and distance of North 46° 07' 41" West -94.59 feet, and an arc distance of 94.73 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the right;

THENCE in a northwesterly direction, with said curve to the right, having a radius of 850.00 feet, a central angle of 04° 28' 52", a chord bearing and distance of North 49° 18' 55" West -66.46 feet, and an arc distance of 66.48 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the left;

THENCE in a northwesterly direction, with said curve to the left, having a radius of 1440.00 feet, a central angle of 03° 56' 13", a chord bearing and distance of North 49° 02' 35" West -98.92 feet, and an arc distance of 98.94 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE North 51° 00' 41" West - 22.41 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the northwest corner the herein described tract;

THENCE North 39° 43' 37" East - 120.01 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 51° 00' 41" East - 20.86 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the right;

THENCE in a southeasterly direction, with said curve to the right, having a radius of 1560.00 feet, a central angle of 03° 40' 20", a chord bearing and distance of South 49° 10' 31" East -99.97 feet, and an arc distance of 99.98 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Compound Curvature of a curve to the right;

THENCE in a southeasterly direction, with said curve to the right, having a radius of 750.00 feet, a central angle of 09° 00′ 45″, a chord bearing and distance of South 42° 49′ 59″ East -117.85 feet, and an arc distance of 117.97 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 38° 19' 37" East - 126.87 feet to a 5/8-inch iron rod with cap stamped "IDS" set for a point on a non-tangent curve to the right;

THENCE in a southeasterly direction, with said curve to the right, having a radius of 1550.00 feet, a central angle of 08° 47' 44", a chord bearing and distance of South 33° 55' 47" East -237.71 feet, and an arc distance of 237.95 feet, to the **POINT OF BEGINNING** of the herein described tract and containing 15.725 acres of land.

Based on a search of the Public Records of FORT BEND County, Texas, the last instrument purporting to convey title to the land described above was: Fort Bend Jordan Ranch LP, a Texas limited partnership

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

#### RESTRICTIONS:

None found of record

#### **EASEMENTS:**

Terms, conditions and stipulations contained in that certain Memorandum of Fulshear Parkway Private
Participation Agreement filed for record under Clerk's File No. 2013119270 of the Official Public Records of Fort
Bend County, Texas.

#### LIENS:

Vendor's Lien retained in Deed, executed by The Mossimo Fabio Silvestri Irrevocable Trust dated December 30, 2005 and The Rocco Paolo Silvestri Irrevocable Trust dated December 30, 2005 to Fort Bend Jordan Ranch LP, a Texas limited partnership, dated March 18, 2015, filed March 19, 2015, recorded in/under Clerk's File No. 2015027940 of the Real Property Records of FORT BEND County, Texas, and filed March 20, 2015, recorded in/under Clerk's File No. 1501833 of the Real Property Records of WALLER County, Texas, securing Texas Capital Bank, National Association in the payment of one note in the principal sum of Twenty Seven Million Five Hundred Thousand and 00/100 (\$27,500,000.00), due and payable and bearing interest as therein provided; said Note being additionally secured by Deed of Trust to John D. Hudgens, Trustee, Trustee, recorded in/under Clerk's File No. 2015027941 of the Real Property Records of FORT BEND County, Texas and recorded in/under Clerk's File No. 1501834 of the Real Property Records of WALLER County, Texas; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument.

Additionally secured by Assignment of Reimbursement Contract and Proceeds, recorded in/under Clerk's File Nos. 2015027942, 2016079650 and 2016079655 all of the Real Property Records of FORT BEND County, Texas.

This report is issued for the use of and shall inure to the benefit of IDS Engineering Group and is issued in consideration of \$0.00 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

Sari LaGrone, Vice President

### **Diana Offord**

John Herzog (IDS) < JHerzog@idseg.com> From:

Thursday, July 27, 2017 4:37 PM Sent:

To:

Cc: Diana Offord

Subject: RE: Jordan Ranch Section 9, 12, St. Ded. 2 Title Reports

Lienholder Subordination for plat JR St. Ded, 2 and Reserves.pdf; Lienholder Attachments:

Subordination for plat JR9.pdf; Lienholder Subordination for plat JR12.pdf

David,

Please see attached lienholder's subordination that will be recorded with the plats for the above referenced projects.

Thanks, John



### John R. Herzog, P.E.

Project Engineer

13430 Northwest Freeway, Suite 700, Houston, Texas 77040

Main: 713.462.3178 | Direct: 832.590.7145

JHerzog@idseg.com

Website | Facebook | Linkedin T6PE F-2726 | T8PLS 10110700 & 10110704

From: John Herzog (IDS)

**Sent:** Thursday, July 27, 2017 3:57 PM

To: r

Cc: Diana Offord

Subject: Jordan Ranch Section 9, 12, St. Ded. 2 Title Reports

David,

Please see attached CPL's for the above referenced projects. I have also copied D. so she can have a copy as well.

Sorry for not including these with the original submittal.

Thanks, John



### John R. Herzog, P.E.

Project Engineer

13430 Northwest Freeway, Suite 700, Houston, Texas 77040

Main: 713.462.3178 | Direct: 832.590.7145

JHerzog@idseg.com

Website | Facebook | Linkedin

# THE STATE OF TEXAS COUNTY OF FORT BEND

We, TEXAS CAPITAL BANK, NATIONAL ASSOCIATON, owner and holder of liens against the property described in the plat known as JORDAN RANCH STREET DEDICATION NO. 2 AND RESERVES, with said liens being described in the instruments of record under File Nos. 2015027941 of the Official Public Records of Fort Bend County, Texas, do hereby in all things subordinate said liens to said plat and we hereby in all things subordinate said liens to said plat and we hereby confirm that we are the present owner of said liens and have not assigned the same nor any part thereof.

	EXECUTED this	day of	, 2017.	
Ву:	TEXAS CAPITAL BANK, N	NATIONAL ASSOCIATION		
Ву:				
	JERRY C. SCHILLACI SENIOR VICE PRESIDEN	T ·		
_	STATE OF TEXAS NTY OF HARRIS			
VICE ackno	PRESIDENT, known to me owledged to me that th	authority, on this day per to be person whose name they executed the same the therein and herein stated	e is subscribed to the fore for the purposes and c	egoing instrument and considerations therein
	GIVEN UNDER MY HAN	D AND SEAL OF OFFICE, th	is day of	, 2017.
		Nota	ry Public in and for the S	tate of Texas
		Print	Name	
		МуС	Commission Expires:	



#### 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: Date Received by the City of	f Fulshear:	
	Jordan Ranch	
SUBMITTAL OF PLAT: (Check Appropriate Selection)		
Preliminary X Final Replat Vacation Plat	Short Form Final Admin. (Minor) Plat	
TYPE OF PLAT: (Check Appropriate Selection)		
X       Single-Family Residential      Zero Lot Line,        Planned Development      Commercial         Plat Location:      City       X       ETJ (Extraterritorial Juriscons)	Industrial	
Legal Description: See Attached Plat for Metes and Bounds I	Description	
Variance:Yes (Attach a Copy of Approval Letter)XNo  Total Acreage:8.856  Number of Streets:2		
Number of Lots:26	Platting Fees	
Number and Types of Reserves: 2 (Open Space/Utilities/Landscape) Total Acres in Reserve: 0.590  Owner: FORT BEND JORDAN RANCH LP  Address: 5005 Riverway, Suite 500	Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.5 per acre  Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
City/State: Houston, TX Felephone: (713) 960-9977	Amending or Minor Plat - \$200.00	
Email Address: steves@johnsondev.com	Plat Vacation - \$500.00	
Engineer/Planner: IDS Engineering Group Contact Person: John R. Herzog, P.E. Telephone: (713) 462-3178	2 <sup>nd</sup> Review of plats - \$100.00 (each additional review) TOTAL PLATTING FEE \$851.40  Park Fees (due at Final Plat Application) \$11,700	
man Address: The 2086 raseBroom	*Per development agreement, Park Fees will paid prior to the plat being recorded	
This is to certify that the information on this form is complete, true and capplication. I understand that if all necessary information, required docu.  City of Fulshear will not complete the review needed in order to submit to	ments, and plat fees are required at time of submittal o	
John R. Herzog, P.E., P	roject Engineer 7/14/2017	
SIGNATURE TYPED OR PRINTED N	AME/TITLE DATE	

Texas Engineer Registration Number - F-2309

July 27, 2017

## **Engineering Review**

# Final Plat - Jordan Ranch Section Nine Fort Bend County, Texas

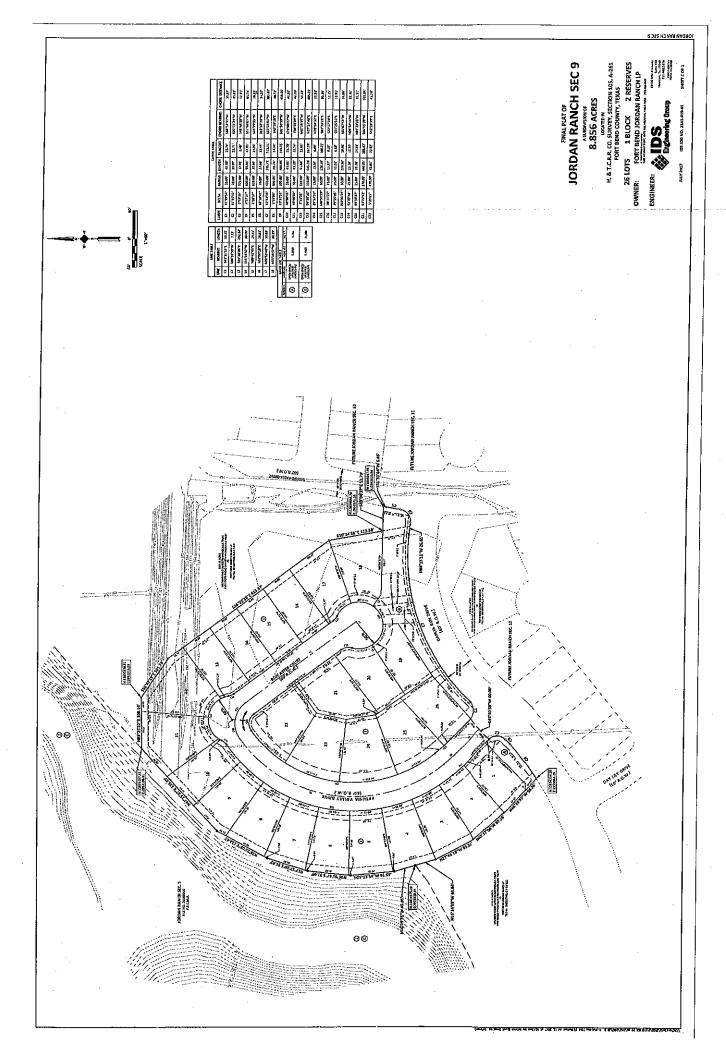
#### For Information only:

- 1. This plat will create 26 Lots in one (1) Block with two (2) Reserves that covers a total acreage of 8.856 acres.
- 2. The typical lot size for this section appears to be 70-foot by 133-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 Final Plat of Jordan Ranch, Section Nine be approved once the following items are addressed:

- A) The City Planning Letter shows that a lien exists on this tract. This needs to be addressed.
- B) Note # 18 needs to be corrected as there is no Reserve "C" on this Plat..



on the control published in resident of the "trains for Application of Osabes Lighting in the of Fool Boyd Courty, Trans', and do height consumit and appeared this compiy with this profess us downly Commissioners (Serit to North 23, 2004, 196 top professioners). ys IDHHODH JORDAN BANCH DZ, LLC » Tesan Limited Unitally Groupsay N's General Partner Medacy Public is and for the State Of Terrie The plat of JORDAN RANCH SEC 9 was approved by the City of Although on this hand they at 2007, provided; when this plan if their earth, Years which the Causey Clerk of Aust Brook, Years when the Ca THIS DICHAMON' IS RELEASED TO REVIEW UNDER THE AUTHORY OF DRINK METODER OF THE AUTHORY OF DRINK METODE, P.E. 126468 DN 07/5217, IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES, . Soho N. Hersag, A. Frankşishenif Englanear regispered (n. Star State Franksitz of Fort Josef County to the best of my honestedge. meters are to be been clear at featur, buildings, vegetables and when abstractions to the operation and the distincts facility, All property is required to distinct the distinct presidences through an appeared to núit ar ceanad to be built met lern than 3 fant in uaifé, on both déan of all dedanted rights-afway nabha - cealige am right-of-very of 12 parén-shaf routh mornameling unit pige, in accordance with the A.D.A. ratas within 20mg K, defined as areas circumstant to be exciden the 500 year floodythin, po risp-basel-ino. 44557 COURC, effective April 01, 2054. As transf and Geodesic strong this morted #114E, located #3.7, who station at Easy and \$.2 lost a worklover end the merchanic efficient and chairing. CE in a withinfy direction, with said caree to the full, having a redice of BSAAD text, a control angle of QT QT ET, a doord bearing and structed of South LD. S' West 13 as fact, and in art distance of 13 as feet, no a SPA lock from rout with cap paramend "ISS" set for the Polint of however Convolutes of a curve to the CG in sodifice try election, with said owne to the right, having a radic of 800.00 feet, a central angle of 66°57' 37", a chand bearing and distance of Geush If DT West, 93,74 feet, and an are distance of 93.43 feet, to a 5/04 bith iron rad with cup stamped "IDC" set for the southwest conner of the herein department Schold St. 1921 Watt-Stüdelten as Affendelmen with partiaged "195 set for a point an anominegationer and that myth: In a somberit destina, with did some in the face, having a make of 200 feet, a noone 1 age in 277. De 75, a bond tealing and dataving of South OV West ALSE was and as act distance of 3507 feet, in a 254 act amonds who can promped "195" set for the hist of Composind Constitute of source to the North DS 33 "Se" West - 93.69 feet, continuing with said test line, to a 5/Defect item rod with cap stumped "DS" (quad for an angle conver of said Restricted "C" and an angle conver of the harmin described trust; ha swatherstern streetlen, with said curve to the right, beeing a radius of 770.00 here, a certral angle of 60° S7° 35°, a short braining and distance of South S<sup>4</sup> West-12.91 lent, and an are distance of 12.95 lent, the a S/S-lent here red with cup stamped "IDS" set for the Point of Compound Commune of a converte eveninely execution, with seal crim to the fight, basing a people of 25 feet, a souther large of 27 feet, and southeaving and detection of South See 1.5 27 feet, and now detect of bowling the support of 25 feet feet, and now detected of bowling.

See 1.5 27 feet, and now detected of bowling to 25 25 feet for south day paisuraged they feet feet and of bowling.

See 1.5 27 feet feet, and now detected the see 25 feet feet bounded 1125 feet for a point on a complete grant date to the right: ch 17°12' 28° Est: • 51.69 feet, conthainy with 110 est. Rec. to a 5/6 high Iron rod with cap stamped "IDS" found for an angle corner of said Hasteleyed and an angle corner of the hasteleyed corne th 25° 33° 59° East - 132,43 feet, continuing with said and line, to a 5/block from red with sap stamped TIS5° found for an angle commend said flagsticsed and an angle corner of the hearth described tract; th OE' DY 47" East - 91.69 feet, continuing with sold east line, to a 5/8 feet, begand with cap stamped "IDS" foreid for an angle corner of said Restricted and exemple corner of the beyond described tract; with said met line, to a 5/8-both iron rod with cap stamped "IDS" found for an angle comer of calid Restricted Shot stagg: for an angle conner the horein described wast; and users and containing 8,856 acres of fand. ENGINEER: IDS
Engineering Group H. &.T.G.R.R. CO. SURVEY, SECTION 105, A-281
FORT BEND COUNTY, TEXAS
26 LOTS 1 BLOCK 2 RESERVES
FORT BEND JORDAN RANCH LP
NER: FORT BEND JORDAN RANCH LP JORDAN RANCH SEC 9 FORT BEND COUNTY KEY MAP NO. 482M VICINITY MAP 8,856 ACRES of the plat records of Fest bond County, Years. , or order carify that he plat of this attribution on what; I should by the fart field Cattry Commissioner Comt. You is how the submerting stabulge actory Visitod. CAUCH SIGNATE COMING CHAIN SCALE 1" = 5,000'

JULY 2017

IDS JOB NO. 2141-019-01



July 12th, 2017

John R. Herzog, P.E. Project Engineer IDS Engineering Group 13430 Northwest Freeway, Suite 700 Houston, TX 77040

Re: No Objection Letter Regarding Final Plats for Jordan Ranch Street Dedication No. 2 and Reserves, Jordan Ranch Sec 9, Jordan Ranch Sec 12, and Jordan Ranch Sec 14

Mr. Herzog:

SíEnergy has reviewed the proposed final plats provided by your firm, by email, on July 6<sup>th</sup>, 2017 to Daniel Pope of SíEnergy. We have no objection to the filing of the plats based on the documentation provided. Should you make any change that might affect SíEnergy's facilities, please email or call me at the number below immediately before proceeding. If you have any questions, please feel free to contact me.

Executed this, the 12th day of June 2017.

Julie Myhre, P.E.

Ally her

VP Engineer Engineering and Construction

SíEnergy, L.P.

3 Lakeway Centre Court, Suite 110

Lakeway, TX 78734

juliemyhre@sienergy.com

(512) 615-4545

John R. Herzog, P.E. IDS Engineering Group 13430 Northwest Freeway, Suite 700 Houston, TX 77040



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

July 6,2017

IDS Engineering John R. Herzog

Subject: No Objection Letter

Mr. Herzog,

Please accept this correspondence as Consolidated Communications' no Objection Letter for all Plats mentioned below for Jordan Ranch in Fort Bend and Waller Counties between Katy and Brookshire Texas.

Jordan Ranch Street Dedication No.2 and Reserves

Jordan Ranch Sec 9

Jordan Ranch Sec 12

Jordan Ranch Sec 14

Thank you,

Rob Rychlik Consolidated Communications 24403 Roesner Road Katy, Texas 77494 281-396-5074

## John Herzog (IDS)

From:

John Herzog (IDS)

Sent:

Thursday, July 06, 2017 10:56 AM

To: Subject: LROW@CenterPointEnergy.com No Objection Letter - Jordan Ranch Projects

Attachments:

JR BLVD Ph2 STD NO. 2 PLAT.pdf; JR SEC 9 PLAT.pdf; JR SEC 12 PLAT.pdf; JR SEC 14 PLAT.pdf

Please provide a plat release/no objection letter for the attached final plats for Jordan Ranch in Fort Bend between Katy and Brookshire. You may provide one letter to encompass all of the plats if that is easier. I have listed the plat names below for quick reference.

Jordan Ranch Street Dedication No. 2 and Reserves Jordan Ranch Sec 9 Jordan Ranch Sec 12 Jordan Ranch Sec 14

If you have any questions, please let me know.

Thanks, John



John R. Herzog, P.E.

Project Engineer

13430 Northwest Freeway, Suite 700, Houston, Texas 77040

Main: 713.462.3178 | Direct: 832.590.7145

<u>JHerzog@idseg.com</u>

Website | Facebook | Linkedin TBPE F-2726 | TBPLS 10110700 & 10110704

If the reader of this message is not the intended recipient, you are informed that any dissemination, copying or disclosure of the material contained herein, to include any attachments, in whole or in part, is strictly prohibited. If you have received this transmission in error, please notify the sender and purge this message. Please click here to view our full Email Confidentiality Disclaimer and specific limitations and acknowledgements for use of attached electronic files. If you cannot access the hyperlink, please contact sender.

## Charter Title Company

Charter Title Company 4265 San Felipe, Suite 350 Houston, TX 77027 Phone 713-871-9700]

## CITY PLANNING LETTER Jordan Ranch Sec 9

GF No.: 1038002874

Time frame covered by this report:

Effective Date: 07/17/2017

**PROPERTY** 

Legal Description:

BEING 8.856 acres of land in the H.&T.C.R.R. Co. Survey Section 105, Abstract Number 261, Fort Bend County, Texas and the J.G. Bennett Survey, Abstract Number 611 and being a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust and The Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 in the Official Public Records of Fort Bend County, Texas and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

**BEGINNING** at a 5/8-inch iron rod with cap stamped "IDS" found for the southeast corner of Restricted Reserve "C" of JORDAN RANCH SEC. 5 according to the plat thereof recorded under Film Code No. 20160010, in the Official Plat Records of Fort Bend County, Texas and an angle corner of the herein described tract;

THENCE North 16° 29' 35" West - 45.85 feet, with an east line of said Restricted Reserve "C" to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said Restricted Reserve "C" and an angle corner of the herein described tract;

THENCE North 05° 13' 54" West - 91.69 feet, continuing with said east line, to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said Restricted Reserve "C" and an angle corner of the herein described tract;

THENCE North 06° 01' 47" East - 91.69 feet, continuing with said east line, to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said Restricted Reserve "C" and an angle corner of the herein described tract:

THENCE North 17° 17' 28" East - 91.69 feet, continuing with said east line, to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said Restricted Reserve "C" and an angle corner of the herein described tract;

**THENCE** North 28° 33' 09" East - 122.43 feet, continuing with said east line, to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said Restricted Reserve "C" and an angle corner of the herein described tract;

**THENCE** North 47° 15' 27" East - 236.89 feet, continuing with said east line, to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said Restricted Reserve "C" and the northwest corner of the herein described tract;

THENCE North 89° 25' 22" East - 108.14 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the northeast corner the herein described tract;

THENCE South 55° 43' 19" East - 101.73 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract:

Order No. 1038002874
Title Search - City Planning

**THENCE** South 36° 25' 38" East - 423.67 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract:

THENCE South 10° 24' 58" East - 113.58 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract:

THENCE South 89° 04' 37" East - 52.79 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 11° 31' 44" West - 6.46 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the left:

THENCE in a southerly direction, with said curve to the left, having a radius of 830.00 feet, a central angle of 02° 03' 37", a chord bearing and distance of South 10° 29' 55" West -29.85 feet, and an arc distance of 29.85 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the right;

**THENCE** in a southwesterly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 86° 18' 42", a chord bearing and distance of South 52° 37' 28" West -34.20 feet, and an arc distance of 37.66 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE North 84° 13' 11" West - 26.65 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the left:

THENCE in a southwesterly direction, with said curve to the left, having a radius of 430.00 feet, a central angle of 52° 43' 35", a chord bearing and distance of South 69° 25' 01" West -381.89 feet, and an arc distance of 395.71 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the right;

THENCE in a westerly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 91° 39' 54", a chord bearing and distance of South 88° 53' 11" West -35.87 feet, and an arc distance of 40.00 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 45° 10' 58" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for a point on a non-tangent curve to the right;

THENCE in a southerly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 91° 36′ 32″, a chord bearing and distance of South 00° 31′ 24″ West -35.85 feet, and an arc distance of 39.97 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Compound Curvature of a curve to the right;

THENCE in a southwesterly direction, with said curve to the right, having a radius of 770.00 feet, a central angle of 00° 57' 39", a chord bearing and distance of South 46° 48' 29" West -12.91 feet, and an arc distance of 12.91 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Compound Curvature of a curve to the right;

THENCE in a southwesterly direction, with said curve to the right, having a radius of 600.00 feet, a central angle of 08° 57' 37", a chord bearing and distance of South 51° 46' 07" West -93.74 feet, and an arc distance of 93.83 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the southwest corner of the herein described tract;

THENCE North 46° 28' 59" West - 98.36 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 40° 37' 06" West - 89.16 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 27° 45' 16" West - 93.31 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 16° 14' 09" West - 44.84 feet to the **POINT OF BEGINNING** of the herein described tract and containing 8.856 acres of land.

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:

Sari LaGrone. Vice President

#### **Diana Offord**

From:

John Herzog (IDS) < JHerzog@idseg.com>

Sent:

Thursday, July 27, 2017 4:37 PM

To:

.

Cc:

Diana Offord

Subject:

RE: Jordan Ranch Section 9, 12, St. Ded. 2 Title Reports

Attachments:

Lienholder Subordination for plat JR St. Ded.2 and Reserves.pdf; Lienholder

Subordination for plat JR9.pdf; Lienholder Subordination for plat JR12.pdf

David,

Please see attached lienholder's subordination that will be recorded with the plats for the above referenced projects.

Thanks, John



### John R. Herzog, P.E.

Project Engineer

13430 Northwest Freeway, Suite 700, Houston, Texas 77040

Main: 713.462.3178 | Direct: 832.590.7145

JHerzog@idseg.com

Website | Facebook | Linkedin

TGPE F-2726 | TBPLS 10110700 & 10110704

From: John Herzog (IDS)

Sent: Thursday, July 27, 2017 3:57 PM

To: r

Cc: Diana Offord

Subject: Jordan Ranch Section 9, 12, St. Ded. 2 Title Reports

David,

Please see attached CPL's for the above referenced projects. I have also copied D. so she can have a copy as well.

Sorry for not including these with the original submittal.

Thanks, John



## John R. Herzog, P.E.

Project Engineer

13430 Northwest Freeway, Suite 700, Houston, Texas 77040

Main: 713.462.3178 | Direct: 832.590.7145

JHerzog@idseg.com

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# THE STATE OF TEXAS COUNTY OF FORT BEND

We, TEXAS CAPITAL BANK, NATIONAL ASSOCIATON, owner and holder of liens against the property described in the plat known as JORDAN RANCH SEC 9, with said liens being described in the instruments of record under File No. 2015027941 of the Official Public Records of Fort Bend County, Texas, do hereby in all things subordinate said liens to said plat and we hereby confirm that we are the present owner of said liens and have not assigned the same nor any part thereof.

	EXECUTED this	_ day of		, 2017.	
Ву:	TEXAS CAPITAL BANK, NATION	NAL ASSOCIAT	ION		
Ву:	JERRY C. SCHILLACI	_			
	SENIOR VICE PRESIDENT				
	TATE OF TEXAS TY OF HARRIS				
	RE ME, the undersigned author	rity, on this d	ay personally appear	ed JERRY C. SCHILLACI, SENIC	)R
ackno	RESIDENT, known to me to be welledged to me that they exceed (and in the capacity therein	ecuted the sa	ame for the purpos	es and considerations there	
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of, 2017.					
			Notary Public in and	for the State of Texas	
			Notary Fublic III allu	Tol the State of Texas	
·			Print Name		
			My Commission Exp	ires:	



### 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: Date Received by the Ci	ty of Fulshear:
Subdivision: Jordan Ranch Sec 12 Development	· · · · · · · · · · · · · · · · · · ·
SUBMITTAL OF PLAT: (Check Appropriate Selection)	
Preliminary X Final Replat Vacation I Amending Plat	Short Form Final Plat Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection)	
	ine/ Patio Home Multi-Family Residential
Planned Development Commerci	
Plat Location: CityX ETJ (Extraterritorial Ju	urisdiction)
Legal Description: See Attached Plat for Metes and Bound	ds Description
Variance:Yes (Attach a Copy of Approval Letter) X	No
Total Acreage: 9.088	
Number of Streets: 3	
Number of Lots: 33	Platting Fees
Number and Types of Reserves: 3 (Open Space/Utilities/Landsca Total Acres in Reserve: 0.871	Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre
Owner: FORT BEND JORDAN RANCH LP	Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre
Address: 5005 Riverway, Suite 500	Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre
City/State: Houston, TX	
Telephone: (713) 960-9977	Amending or Minor Plat - \$200.00
Email Address: steves@johnsondev.com	Plat Vacation - \$500.00
Engineer/Planner: IDS Engineering Group	2 <sup>nd</sup> Review of plats - \$100.00 (each additional review) TOTAL PLATTING FEE \$892.20
Contact Person: John R. Herzog, P.E.	
Telephone: (713) 462-3178	Park Fees (due at Final Plat Application) \$14,850*
Fax Number:	*Per development agreement, Park Fees will be paid prior to the plat being recorded
This is to certify that the information on this form is complete, true a application. I understand that if all necessary information, required d City of Fulshear will not complete the review needed in order to subr	ocuments, and plat fees are required at time of submittal or ti
John R. Herzog, P.E	E., Project Engineer 7/14/2017
SIGNATURE TYPED OR PRINTE	ED NAME/TITLE DATE

Texas Engineer Registration Number - F-2309

July 27, 2017

### **Engineering Review**

Final Plat - Jordan Ranch Section Twelve Fort Bend County, Texas

#### For Information only:

- 1. This plat will create 33 Lots in one (1) Block with two (2) Reserves that covers a total acreage of 9.088 acres.
- 2. The typical lot size for this section appears to be 60-foot by 130-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 Final Plat of Jordan Ranch, Section Twelve be approved once the following items are addressed:

- A) A 14-foot waterline easement is required at the cul-de-sac of Orchard Place Lane and Aster Brook Drive so the waterline can be looped. A 10-foot easement is not large enough to maintain a waterline.
- B) The City Planning Letter shows that a lien is present on this tract. This needs to be addressed..

, indexed W. Salack, fine hand possibly distance in section routh due to pinc of the authorithm company which if a fine articles are set of effective of either a close of the close at fooder by the expeditation to be interested to the company of the close at the close of the cl H. R.T.C.R.R. CO. SURVEY, SECTION 105, A-261
FORT BEND COUNTY, TXXS

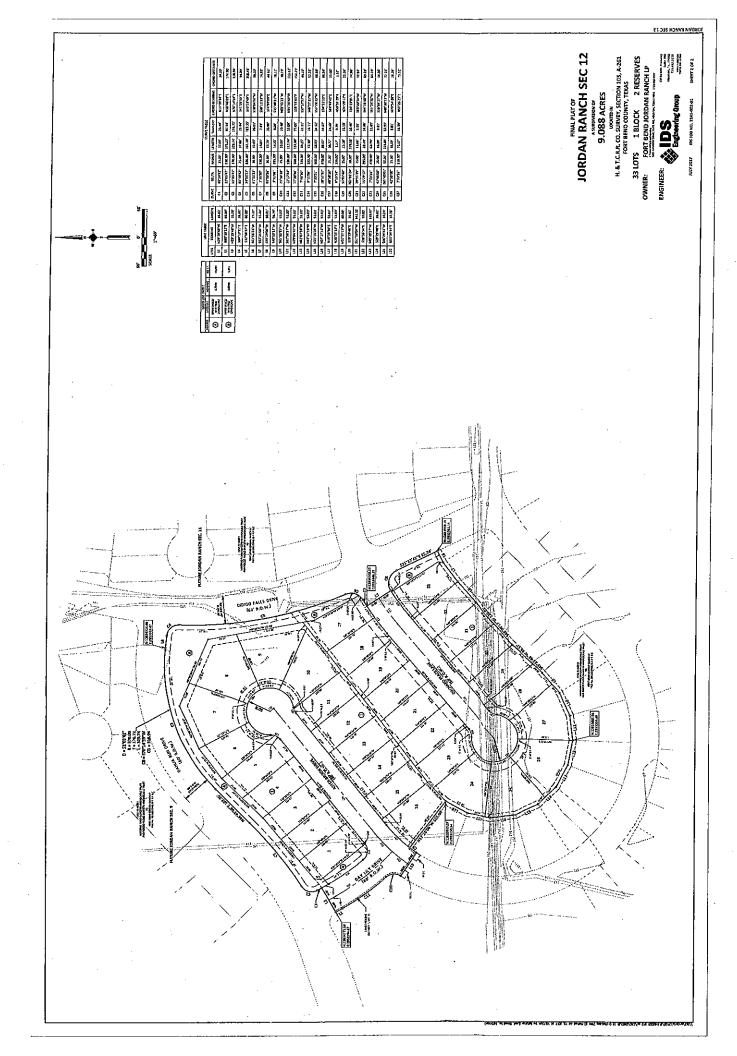
33 LOTS I BLOCK 2 RESERVES
OWNER: FORT BEND LOSEDAR RANCH F FORT BEND COUNTY KEY MAP NO. 482M VICINITY MAP SCALE 1" = 5,000' JORDAN RANCH SEC 12 of the pist meants of Fort Bend County, Teas Jumes Patreston Predect 4, Caunty Costodericas 9.088 ACRES ENGINEER: DE IDS

Engtheoring Group W.A. "Andy" Meyers. Frederi J. Caunty Commiss Leura Michael, Comity Clea Departy continuos of authoritication was filed for reconstitution in my either on Vincent M. Worsley, Ir. Present 3, County Commissioner M. Fled in plot mamber(s) COMMONITORS as a 50-led-lon not with top zamoped "105" loand for the most sensor's comer of Nestines Natures "C" of LIMBAN MONEY SES, sensoring to the pick themselves and the session of is southwarsely direction, with safe curve to the right, having a restinct of 20.00 less, scored angle of 31, '97 33', a short boaring of oddithers of South 35 of '92' Went '35 Dees, and men offstaren of 42.55 less to a 3.69 left, iron red with cap streeped "105' set 's the safe curve and with cap streeped "105' set 's the safe curve and the beginning of a core to the left. 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Andrig a nation of \$50,000 less, a control maple of OTT so Andrig Combiners and Bosoning an a southearach dimetor, with soid curve in the right, besing a radia of 25.00 feet, a tentral aspla of 85.25 427, a chood besing of distances of South 47 05 97 Days - 34,50 theu, an art of status of 37.56 feet to a 5,50-inch from rod with 649 stamped "ILD" set The soid of soid rows and of the degrading of a rower to the felt. n a northeastery direction, with said cover to the right, having a reduce at 2500 feet, a central angle of 160 124 42, a chased hearing Statement of hearing 150 of 160 to The chast of additioners and the topological across to the left. a socialismoni discriment with rad room and had having a make a 1950.01 lest, a count is sign of 36' 56' 25', a thord bearing and distance for sign of 12' and Tasa - 156.01 lest, and in receive a 156.22 lest to a 56's and bear not with tap stanced "105' and for the rold of sidd corns and the forgeting of a corns to the right. in a sautheatenty direction, with said come to the right, bowing a midter of 30,000 feet, a count angle of 95 56' 56', a cheed beging the following all counts of 07 pg/ East cakego level, and as not distance of 50,78 feet to a 5/8-fuch from red with cap stamped "DS" see for the raid of said carees: ha southworsery direction, with suid quees to the Irth knews a section of 18500 feet, a constant suide of 00°170 kg. 'a chend bearing and shareses at South 1874 9°17 West - UEA11 feet, and so suit districts of 1813 feet to a Sifehisch from rod Wells cap Samppel 1907 is a the suited spid come; it a methwesterje dheezkop, wikh said cane to the spirit, kaving a radius of 350 foret, scentral angle of 12°17 set", a thorst hearing medicinene of keen 18°14 set server 13.52 fees, met an ere distance of 333.74 keet to as 5,04 keeh keen rod with say rameped "105" of the total of spirits when rod with say trameped "105" of the total of spirits when rod with say trameped "105" of n noprimaturiy almaton, with seld carre to the Apit, boding a radios al 20100 feet, a mentral angle of 51°03′42′, a thank bearing additures of sellen 70°4′ size. 18204 best, and as are distance of 350/74 best no 5/70°00 km nod with cop stanged "105° of 10°40 of 10°40 km nod with cop stanged "105° of 10°40 of 10°40 km nod with cop stanged "105° of 10°40 km nod with cop stanged "10°50 km nod w South 3.7 36 3.7 Cent -60,00 feet to a 5,0-arch from rod with tap stamped 105° set for the beginning of a non-rangent curve to the right. n a northwaten's divention, with said covers to the left, having a major of 200.00 feet, a control ampte of 12' G2' 47', a chord bearing and distincted of North 1897 of 201' East - 374.00 feet, and an art distance of 1378.13 heet to a 3/6-legh two rood with cop stanged "165' as for the and disad east of and disad east. Verth 44" 43" Olf" East - 102,30 fent to a S/N-inch inn rod with cap stamped 705" set for the baginning of a curve to the right; South 84" 13" 11" East + 16.65 feet to a 5/8-leach inno rod with say stamped "TOS" set for the Deginning of a curro to the right; North 29" 29" 48" West - 10.28 fact to a 5/8-Arch from rod with cap stamped "105" set for the beginning of a curve to the rights vanh 29°29' 48° West - 16.82 ket to the POINT OF BEGINABING of the Nerein described vzr.; and coetaining 9,008 scres of land. North 55° 57° 13° West - 60.00 feet to a 5/6-inch inn rad with cap stamped "103" sat for the beginning of a neo-tenger Infe South 25' 37' 41" East - 95,74 feat to a 5/8-km,h fron fool with cap stamper o' 105' set for the an angle point North 60° 30° 12" East - 50.00 feet to a 5/6-inch iron rod with cap stamped "IDS" ret for an angle point; South 63" 56" 23" West - 27.37 feet to a 5/6-inch iron rod with cap stanged "IDS" set for an angle point South 5% 25' 00" West - 51.44 feat to a 5/8-inth iron rod with cap stamped 105" set for an angle point South 487 297 057 West - 60.01 feet to a 5/6-inch fron rad with cap stamped TIDS" set for an angle point South 48" 69" 17" West - 120.03 feet to a SPE-lish fron end with cap stamped "DS" set for an ongle poin South 43° 23° 44° West - B&37 feet to a \$76-inch fron rad with cap stanged "IDS" set for an angle point South 41" 50" 13" West + 56,79 feet to a 5/8-inch linn rod with cap stamped 105" set for an angle point South 65° 01' 55" West - 51.03 frects a \$/B-inch imn rad with sap stamped 705" ser (or an angle poin South 87' 58' 37" West - 53.03 frot to a 5/8-inch from rod with cap stamped TDS art for an angle poin Morth 79° Ga" da" West - 53.03 feet to a S/G-lests knn rad with cap than pet "IDS" set for an angle poi North 28" 35' 33" East - 53.03 fact to a 5/8-both from rod with top stamped "IDS" set for an angle poly North 43" 11' 16" West - 53.03 fort to a 5/5-inch from rod with cap stumped "IDS" set for an angle North 25' 14' 34" West - 53.03 feet to a 5/8-firsh iron rod with cap stamped "105" set for an angle North D7 1,7 52" West - 53,83 foot to a 5/2-Inch Iron rod with cap stamped "IDS" set for to angle Morth JO' 30' 30' East - 53.03 fast to a 5/0-leach been not with cap stamped "IDS" set for an angle Month 61: 07' Sal' Work - 53.03 feet to a 5/8-leach knowned with cap stemped "105" leat for an ampl THENCE across sald 1352.43 acre stact the following courses and distant Advant where a substitution by the all dead stellars, all utility assesses once buy another control of the security assesses once buy another control of the security assesses once the security of the securi The pist of JOHCHAI ROBCH ACE IS was upproved by the City of Indiana Checula and the 22nd day all Supersides, 2285, and August a pist of JOHCHAI ACE IS and August an All dell'Age abendenta ser to de dept char el fenota, ballolega, regraphon sed obber obstorables, to the operation malchetance for the similarge facility. All property is recolved on dreich leto the destraga assessess deseglis as appro- The declarage synthem for this periodicities in designed in accordance with the "fact them County Undergo Criterio his works where many penalty with common parts if county. I, John R. Maring, A Professional Engineer, registered in the facts of Texas do Immery southy that this plat meets the requirements of fost least County to the least of my immediate. Aurile Water, Co-Clusteries The cap of all fight skibs shall be a mind: the perfector of the tab shall not be lay THIS BOCIMBAT IS RELEASED SON THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF NOWN R, NELDOG, P.E. 135468 ON 07/2477, IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. This presents for within the perceion Workshoot Bulling District for, 3A, The tighting form Code is 121. Avey Pubros, Cleahous Jeff W. Belierts, Mayor and the property and its manufactured management in the foreign property of stackers, New Production become one The property of conferences the foreign of the foreign production of the property of the promoted by the property of the production of the property of the property of the property of the production of the property of the property of the production of the property of the property of the production of the property of the property of the property of the production of the property of the property of the production of the production of the property of the production of the production of the property of the production of the DE TETTEGRAV WINDERE, JOHNSON FORGER FALLEN OF HE, E Trans Embell Badder German, as green fautum er germen fantum er gegen fantum er germen fautum er germen fantum er germen fantum er gegen fantum er germen fantum er germen fantum er gegen er gegen er gegen er gegen er gegen fantum er gegen fantum er gegen fantum er gegen fantum er gegen er ge ULTIFIL, Denkan do kursky aktooofsalen den mereja of the "Orden for Regulation of Dusdaer Lighting" in di popositud kans of Kell Emeri Camer, Land, Land de harapp somenda and gers bed halds mentry with the states popositud kans of Cherry Camericalensa Conf. on Barch 20, 1004, and topy interpretate personalesses. numan. 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V. are do young to consort, "Book Dr., Oracle of training was only linearly to secretaries to the reservement point of forests, to lifting, assessive and farming and other obstancies to be one may not be assessed to the secretaries that for our training to the open stalled to the open of the secretaries of the open of the other positions in the open of the other positions in the open of the other positions in the open of the other positions and the other positions are set of the other positions. By Decicion Appeals (Assess Op. U.C. of Team United Belding Company It's Company Perfore Supplied A. Senzi, Vita Problem en fort bino korbun musen u stam ilmbed bytsenbig

SHELTER

JULY 2017 105 108 NO, 2141-022-01





July 12th, 2017

John R. Herzog, P.E.
Project Engineer
IDS Engineering Group
13430 Northwest Freeway, Suite 700
Houston, TX 77040

Re: No Objection Letter Regarding Final Plats for Jordan Ranch Street Dedication No. 2 and Reserves, Jordan Ranch Sec 9, Jordan Ranch Sec 12, and Jordan Ranch Sec 14

Mr. Herzog:

SíEnergy has reviewed the proposed final plats provided by your firm, by email, on July 6<sup>th</sup>, 2017 to Daniel Pope of SíEnergy. We have no objection to the filing of the plats based on the documentation provided. Should you make any change that might affect SíEnergy's facilities, please email or call me at the number below immediately before proceeding. If you have any questions, please feel free to contact me.

Executed this, the 12th day of June 2017.

Julie Myhre, P.E.

VP Engineer Engineering and Construction

SíEnergy, L.P.

3 Lakeway Centre Court, Suite 110

Lakeway, TX 78734

juliemyhre@sienergy.com

(512) 615-4545

John R. Herzog, P.E. IDS Engineering Group 13430 Northwest Freeway, Suite 700 Houston, TX 77040



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

July 6,2017

IDS Engineering John R. Herzog

Subject: No Objection Letter

Mr. Herzog,

Please accept this correspondence as Consolidated Communications' no Objection Letter for all Plats mentioned below for Jordan Ranch in Fort Bend and Waller Counties between Katy and Brookshire Texas.

Jordan Ranch Street Dedication No.2 and Reserves

Jordan Ranch Sec 9

Jordan Ranch Sec 12

Jordan Ranch Sec 14

Thank you,

Rob Rychlik Consolidated Communications 24403 Roesner Road Katy, Texas 77494 281-396-5074

### John Herzog (IDS)

From:

John Herzog (IDS)

Sent:

Thursday, July 06, 2017 10:56 AM

To: Subject: LROW@CenterPointEnergy.com No Objection Letter - Jordan Ranch Projects

Attachments:

JR BLVD Ph2 STD NO. 2 PLAT.pdf; JR SEC 9 PLAT.pdf; JR SEC 12 PLAT.pdf; JR SEC 14 PLAT.pdf

Please provide a plat release/no objection letter for the attached final plats for Jordan Ranch in Fort Bend between Katy and Brookshire. You may provide one letter to encompass all of the plats if that is easier. I have listed the plat names below for quick reference.

Jordan Ranch Street Dedication No. 2 and Reserves Jordan Ranch Sec 9 Jordan Ranch Sec 12 Jordan Ranch Sec 14

If you have any questions, please let me know.

Thanks, John



John R. Herzog, P.E.

Project Engineer

13430 Northwest Freeway, Suite 700, Houston, Texas 77040

Main: 713.462.3178 | Direct: 832.590.7145

<u>JHerzog@idseg.com</u> Website | Facebook | Linkedin

TBPE F-2726 | TBPLS 10110700 & 10110704

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## Charter Title Company

Charter Title Company 4265 San Felipe, Suite 350 Houston, TX 77027 Phone 713-871-9700]

## CITY PLANNING LETTER Jordan Ranch Sec 12

GF No.: 1038002874

Time frame covered by this report:

Effective Date: 07/17/2017

**PROPERTY** 

Legal Description:

BEING 9.088 acres of land in the H.&T.C.R.R. Co. Survey Section 105, Abstract Number 261, Fort Bend County, Texas, and being a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust and The Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 in the Official Public Records of Fort Bend County, Texas and 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 5/8-inch iron rod with cap stamped "IDS" found for the most easterly corner of Restricted Reserve "C" of JORDAN RANCH SEC. 5 according to the plat thereof recorded under Film Code No. 20160010, in the Official Plat Records of Fort Bend County, Texas and an angle corner of the herein described tract;

THENCE South 18° 03' 57" West - 1726.53 feet, across said 1352.43 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for the most westerly corner and POINT OF BEGINNING of the herein described tract;

THENCE across said 1352.43 acre tract the following courses and distances:

North 60° 30' 12" East - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

North 29° 29' 48" West - 10.28 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the right;

in a northeasterly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 86° 18' 42", a chord bearing and distance of North 13° 39' 34" East - 34.20 feet, and an arc distance of 37.66 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve and the beginning of a curve to the left;

in a northeasterly direction, with said curve to the left, having a radius of 830.00 feet, a central angle of 12° 05' 47", a chord bearing and distance of North 50° 46' 01" East - 174.90 feet, and an arc distance of 175.23 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 44° 43' 08" East - 102.30 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the right;

in a northeasterly direction, with said curve to the right, having a radius of 370.00 feet, a central angle of 51° 03' 41", a chord bearing and distance of North 70° 14' 59" East - 318.94 feet, and an arc distance of 329.74 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

South 84° 13' 11" East - 26.65 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the right;

in a southeasterly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 86° 18' 42", a chord bearing and distance of South 41° 03' 50" East - 34.20 feet, and an arc distance of 37.66 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve and the beginning of a curve to the left;

in a southeasterly direction, with said curve to the left, having a radius of 830.00 feet, a central angle of 24° 56' 22", a chord bearing and distance of South 10° 22' 40" East - 358.43 feet, and an arc distance of 361.28 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve and the beginning of a curve to the right;

in a southwesterly direction, with said curve to the right, having a radius of 30.00 feet, a central angle of 81° 50′ 33″, a chord bearing and distance of South 18° 04′ 26″ West - 39.30 feet, and an arc distance of 42.85 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve and the beginning of a curve to the left;

in a southwesterly direction, with said curve to the left, having a radius of 530.00 feet, a central angle of 01° 36' 20", a chord bearing and distance of South 58° 11' 33" West - 14.85 feet, and an arc distance of 14.85 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

South 32° 36' 37" East - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the right;

in a southeasterly direction, with said curve to the right, having a radius of 30.00 feet, a central angle of 96° 58' 56", a chord bearing and distance of South 74° 07' 09" East -44.93 feet, and an arc distance of 50.78 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

South 25° 37' 41" East - 95.74 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the an angle point;

South 63° 56' 23" West - 27.17 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

South 52° 25' 00" West - 51.44 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

South 48° 29' 06" West - 60.01 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

South 48° 09' 17" West - 120.03 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

South 43° 23' 44" West - 88.37 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

South 48° 50' 13" West - 56.79 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

South 65° 01' 55" West - 53.03 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

South 82° 58' 37" West - 53.03 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

North 79° 04' 41" West - 53.03 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

North 61° 07' 59" West - 53.03 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

North 43° 11' 16" West - 53.03 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

North 25° 14' 34" West - 53.03 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

North 07° 17' 52" West - 53.03 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

North 10° 38' 50" East - 53.03 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

North 28° 35' 33" East - 53.03 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

North 52° 26' 06" West - 125.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the left;

In a southwesterly direction, with said curve to the left, having a radius of 295.00 feet, a central angle of 03° 31' 08", a chord bearing and distance of South 35° 48' 21" West - 18.11 feet, and an arc distance of 18.12 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 55° 57′ 13" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the left;

in a northwesterly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 75° 50' 18", a chord bearing and distance of North 03° 52' 23" West -30.73 feet, and an arc distance of 33.09 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve and the beginning of a curve to the right;

in a northwesterly direction, with said curve to the right, having a radius of 530.00 feet, a central angle of 12° 17' 44", a chord bearing and distance of North 35° 38' 40" West -113.52 feet, and an arc distance of 113.74 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 29° 29' 48" West - 16.82 feet to the **POINT OF BEGINNING** of the herein described tract and containing 9.088 acres of land.

Based on a search of the Public Records of FORT BEND County, Texas, the last instrument purporting to convey title to the land described above was: Fort Bend Jordan Ranch LP, a Texas limited partnership

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

#### **RESTRICTIONS:**

None found of record

#### **EASEMENTS:**

Terms, conditions and stipulations contained in that certain Memorandum of Fulshear Parkway Private
Participation Agreement filed for record under Clerk's File No. 2013119270 of the Official Public Records of Fort
Bend County, Texas.

#### LIENS:

Vendor's Lien retained in Deed, executed by The Mossimo Fabio Silvestri Irrevocable Trust dated December 30, 2005 and The Rocco Paolo Silvestri Irrevocable Trust dated December 30, 2005 to Fort Bend Jordan Ranch LP, a Texas limited partnership, dated March 18, 2015, filed March 19, 2015, recorded in/under Clerk's File No. 2015027940 of the Real Property Records of FORT BEND County, Texas, and filed March 20, 2015, recorded in/under Clerk's File No. 1501833 of the Real Property Records of WALLER County, Texas, securing Texas Capital Bank, National Association in the payment of one note in the principal sum of Twenty Seven Million Five Hundred Thousand and 00/100 (\$27,500,000.00), due and payable and bearing interest as therein provided; said Note being additionally secured by Deed of Trust to John D. Hudgens, Trustee, Trustee, recorded in/under Clerk's File No. 2015027941 of the Real Property Records of FORT BEND County, Texas and recorded in/under Clerk's File No. 1501834 of the Real Property Records of WALLER County, Texas; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument.

Additionally secured by Assignment of Reimbursement Contract and Proceeds, recorded in/under Clerk's File Nos. 2015027942, 2016079650 and 2016079655 all of the Real Property Records of FORT BEND County, Texas.

This report is issued for the use of and shall inure to the benefit of IDS Engineering Group and is issued in consideration of \$0.00 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

Sari LaGrone, Vice President

#### **Diana Offord**

From:

John Herzog (IDS) < JHerzog@idseg.com>

Sent:

Thursday, July 27, 2017 4:37 PM

To:

1

Cc:

Diana Offord

Subject:

RE: Jordan Ranch Section 9, 12, St. Ded. 2 Title Reports

Attachments:

Lienholder Subordination for plat JR St. Ded. 2 and Reserves.pdf; Lienholder Subordination for plat JR9.pdf; Lienholder Subordination for plat JR12.pdf

David,

Please see attached lienholder's subordination that will be recorded with the plats for the above referenced projects.

Thanks, John



### John R. Herzog, P.E.

Project Engineer

13430 Northwest Freeway, Suite 700, Houston, Texas 77040

Main: 713.462.3178 | Direct: 832.590.7145

JHerzog@idseg.com

Website | Facebook | Linkedin

TBPE F-2726 | TBPL5 10110700 & 10110704

From: John Herzog (IDS)

Sent: Thursday, July 27, 2017 3:57 PM

To: r

Cc: Diana Offord

Subject: Jordan Ranch Section 9, 12, St. Ded. 2 Title Reports

David,

Please see attached CPL's for the above referenced projects. I have also copied D. so she can have a copy as well.

Sorry for not including these with the original submittal.

Thanks, John



### John R. Herzog, P.E.

Project Engineer

13430 Northwest Freeway, Suite 700, Houston, Texas 77040

Main: 713.462.3178 | Direct: 832.590.7145

JHerzog@idseg.com

Website | Facebook | Linkedin

# THE STATE OF TEXAS COUNTY OF FORT BEND

We, TEXAS CAPITAL BANK, NATIONAL ASSOCIATON, owner and holder of liens against the property described in the plat known as JORDAN RANCH SEC 12, with said liens being described in the instruments of record under File No. 2015027941 of the Official Public Records of Fort Bend County, Texas, do hereby in all things subordinate said liens to said plat and we hereby confirm that we are the present owner of said liens and have not assigned the same nor any part thereof.

	EXECUTED this	_ day of		, 2017.	
Ву:	TEXAS CAPITAL BANK, NATION	NAL ASSOCIAT	ION		
Ву:					·
	JERRY C. SCHILLACI SENIOR VICE PRESIDENT				
	TATE OF TEXAS TY OF HARRIS				
VICE Placknow	E ME, the undersigned author RESIDENT, known to me to be vledged to me that they exc sed (and in the capacity therei	person whose ecuted the sa	name is subsame for the	cribed to the fore purposes and co	going instrument and onsiderations therein
	GIVEN UNDER MY HAND AND	SEAL OF OFFI	CE, this	day of	, 2017.
			Notary Public	in and for the Sta	ate of Texas
			Print Name		
			My Commissi	on Expires:	



#### CITY OF FULSHIELD

#### PO Box 279 / 30603 FM 1093 Fulshear, Texas 77441

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

REC'D JUL 1 9 2017

## Subdivision/Development Platting Application

Date: 19 2017 Date Received by the City of Fulshear:  Subdivision: 2050 DALO Development: KiDDOS RANCH				
SUBMITTAL OF PLAT: (Check Appropriate Selection)				
Preliminary Final Vacation Plat Amending Plat	Short Form Final Admin. (Minor) Plat			
TYPE OF PLAT: (Check Appropriate Selection)				
Single-Family Residential Zero Lot Line/ Planned Development Commercial	Patio Home Multi-Family Residential Industrial			
Plat Location: City ETJ (Extraterritorial Jurisc	diction)			
Plat Location:CityETJ (Extraterritorial Jurisco  Legal Description:Copy of Approval Letter)	1R Sec 1, 10T 1 - A, ACKOSS 2,50			
Variance: Yes (Attach a Copy of Approval Letter) No	shappless			
Total Acreage: 7150  Number of Streets: 70				
Number of Lots: 2	Platting Fees			
Number and Types of Reserves: 2 Peserve A AND B Total Acres in Reserve: 0, 72,19	Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre			
Owner: FADY CHABAN	Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre			
Address: 280215 Kose Lane	Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre			
City/State: $\frac{1249}{387-7249}$	Amending or Minor Plat - \$200.00			
Email Address: Chaban (a) hotmail, com	Plat Vacation - \$500.00			
Engineer/Planner: GIEN I-BED ASSOCIATE Contact Person: THANG NGUYEN	2 <sup>nd</sup> Review of plats - \$100.00 (each additional review) TOTAL PLATTING FEE ★538. a5			
Telephone: 981-433-7877	Park Fees (due at Final Plat Application)			
Fax Number:				
Email Address: Thrug Nguy prope 37 6 yahra com				
This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this				
application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the				
City of Fulshear will not complete the review needed in order to submit to the P&Z board.				
-7/19/2017				
SIGNATURE TYPED OR PRINTED NAME/TITLE DATE				

Texas Engineer Registration Number - F-2309

July 27, 2017

## Engineering Review

Revised Preliminary Plat – Kiddos Ranch Fort Bend County, Texas

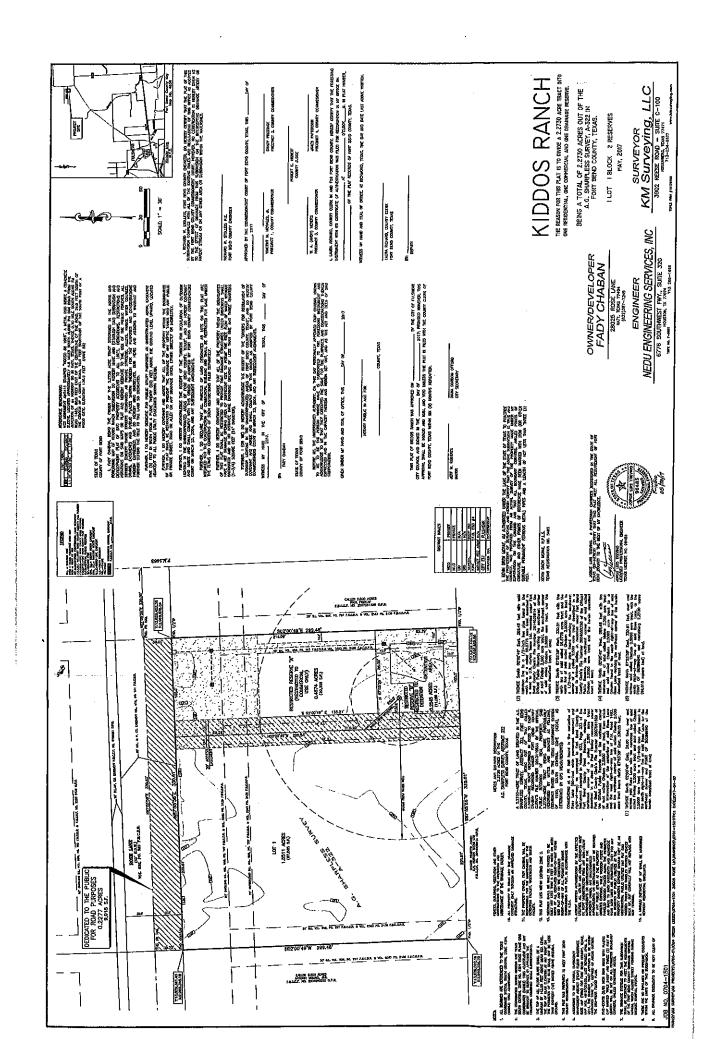
## For Information only:

- 1. This plat will create one (1) lot with two (2) unrestricted Reserves that cover a total acreage of 2.273 acres.
- 2. These tracts will have access to Rose Lane along their entire North boundary Line.
- 3. It appears that Restricted Reserve "A" has an existing Single Family home constructed on it.
- 4. Since this tract is located in the E.T.J. of the City of Fulshear approval will be required from both the City and the County.

#### Recommendations:

I recommend that this Preliminary Plat of Kiddos Ranch be approved with the following corrections/additions:

- A) The Plat needs to have a description added to it for the 150-foot Sanitary Control Easement for the Proposed Water Well.
- B) The Title for Reserve "B" needs to include the wording "Water Well".



#### TITLE REPORT

FILE NO .:

15157030417

PRIOR FILE:

1315740942

**EFFECTIVE DATE:** 

September 09, 2015 @ 8:00 A.M.

CLOSER:

Dianna Homolka

**EXAMINER:** 

STAN BAUGH

ARB NO.:

/1 U-1/93

APPLICANT:

TBD

Examination from: Records of

Subject to: Claims of present occupants; discrepancies in area and boundaries; unpaid bills for labor or

material in connection with repairs or new improvements; unpaid taxes.

#### OWNER OF RECORD APPEARS TO BE:

FADY R. CHABAN

#### TITLE BY VIRTUE OF

by virtue of Deed recorded in/under Clerk's File No. 2013119853 of the Official Public Records of Real Property of Fort Bend County, Texas.

#### **ESTATE OR INTEREST:**

Fee Simple

#### **CORRECT DESCRIPTION OF PROPERTY:**

Field Notes for a 2.5000 acre tract of land out of a certain called 59.5845 acre tract (known as Share No. 5 of the Sam and Fannie Rose Homestead Tract Partitioned into & Parts) in Deed to J.L. Rose recorded in Volume 196, Page 590, Deed Records Fort Bend County, Texas, situated in the A.G. Sharpless Survey, Abstract 322, Fort Bend County, Texas, said 2.5000 acre tract being more particularly described by metes and bounds as follows: with all bearings being based on the West line of F.M. Highway 1463 being North 00 degrees 03 minutes 15 seconds East;

Commencing at a found 3/4 inch iron pipe marking the southeast corner of a certain called 59.92 acre tract (Share No. 6) in deed to Dan J. Harrison, III, recorded in Volume 543, Page 524, Deed Records Fort Bend County, Texas and the northeast corner of Share No. 7 of the aforementioned partition as located in the west right-of-way line of said F.M. Highway 1463, said point also being the northeast corner of Westover Farms Subdivision recorded in Plat Book 5, Page 16, Plat Records Fort Bend County, Texas,

Thence North 00 degrees 08 minutes 00 seconds East (called North 00 degrees 06 minutes 30 seconds East) along the west line of said F.M. Highway 1463,658.08 feet to a found 3/4 inch iron pipe marking the southeast corner of said certain called 59.5845 acre tract (Share No. 5) the northeast corner of said certain called 59.82 acre tract (Share No. 6) from which a found 1/2 inch iron pipe marking the northeast corner of said certain called 59,5845 acre tract (Share No. 5) bears North 00 degrees 03 minutes 15 seconds East, 658.90 feet;

Thence West along the south line of said certain called 59.5845 acre tract (Share No. 5) and the north line of said certain called 59.82 acre tract (Share No. 6) 330.55 feet to a found 1/2 inch iron pipe for the southeast corner and place of

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beginning of the herein described tract;

Thence continuing west along the south line of the herein described tract, the south line of said certain called 59.5845 acre tract (Share No. 5) and the north line of said certain called 59.82 acre tract (Share No. 6) 330.48 feet (called 330.55 feet) to a found 1/2 inch iron pipe for the southwest corner of the herein described tract and the southeast corner of a certain called 2.5 acre tract (Tract 2), in deed to Michael B. Evetts, et al., recorded County Clerk File No. 9602810, Official Records Fort Bend County, Texas;

Thence North 00 degrees 03 minutes 15 seconds East along the west line of the herein described tract and the east line of said certain called 2.5 acre tract (Tract 2) at 299.48 feet (called 299.45 feet) pass a found 1/2 inch iron pipe lying in the south line of Rose Lane (60 feet right-of-way), continuing for a total distance of 329.45 feet (called 329.45 feet) to a found concrete nail for the northwest corner of the herein described tract and marking the northeast corner of said certain called 2.5 acre tract (Tract 2), the southeast corner of a certain called 2.5000 acre tract in deed to Stanley C. Hoffpauir, Trustee recorded in County Clerk File No. 9618434 of the Official Records Fort Bend County, Texas, and lying in the centerline of said Rose Lane;

Thence East along the north line of the herein described tract and the centerline of said Rose Lane, 330.62 feet (called 330.55 feet) to a found concrete nail in asphalt for the northeast corner of the herein described tract;

Thence South 00 degrees 03 minutes 15 seconds West along the east line of the herein described tract at 29.95 feet (called 30.00 feet) pass a found 1/2 inch iron pipe marking the south line of said Rose Lane and continuing for a total distance of 329.34 feet (called 329.45 feet) to the place of beginning and containing 2.500 acre of land more or less.

#### SCHEDULE B

**RESTRICTIONS** (Change smart tag to NO if no restrictions apply)

The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

Those recorded in/under Clerk's File No. 8154776 and <u>9370620</u> of the Official Public Records of Real Property of Fort Bend County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.

#### **EASEMENTS, MINERALS & OTHER EXCEPTIONS**

- B. A roadway and public utility easement 30 feet wide along the Front property line, as set forth by instrument recorded in <u>Volume 932. Page 323</u> of the Deed Records, and granted to Houston Lighting & Power Company by <u>Volume 974 Page 241</u> of the Deed Records in Fort Bend County, Texas.
- C. Any tract shall not have dwelling erected nearer than 50 feet to the boundary line of such tract along Road, Street, and all Barns and Outbuildings, except Detached Garages, shall be placed not less than 75 feet from the Front line of each tract along the Road, and not less than 20 feet from either Side of the boundaries, as set out in Volume 959, Page 797, of the Deed Records and Volume 2583, Page 2439, of the County Clerk Official Records of Fort Bend County, Texas.
- D. Easement executed by Concord Residential Builders, Inc., to Houston Lighting & Power Company, a Texas corporation, dated November 18, 1996, recorded under Clerk File No. <u>9709681</u>, Official Records of Fort Bend County, Texas.
- E. Subject to the rights, if any, of the public in general in and to that portion of the subject property lying within the boundaries of a Public Road, along the Front Property Line, as reflected by instrument recorded in Volume 932, Page 323, of the Deed Records of Fort Bend County, Texas.

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- F. Notice of one site sewage facility as set forth under clerks file number <u>2014108208</u> of the Official Public Records of Fort Bend County, Texas.
- G. Subject to any easements, rights-of-way, roadways, encroachments, etc., which a survey or physical inspection of the premises might disclose.
- H. Rights of tenants and assigns, as tenants only, under currently effective lease agreements.
- t. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.

#### **SCHE**DULE C

#### PAYOFF LIENS & MISC REQUIREMENTS

- 6. Vendor's Lien retained in Deed dated September 17, 2013 recorded under Clerk's File No. 2013119853 of the Official Public Records from MICHAEL G. COMEAU AND JOY L. COMEAU to FADY R. CHABAN securing the payment of one note in the principal amount of \$ 370,8--.00 bearing interest and payable as therein provided to the order of GUARANTEED RATE INC and additionally secured by a Deed of Trust of even date therewith in favor of ALLAN B. POLLUNSKY Trustee, recorded under Clerk's File No. 2013119854 of the Official Public Records of Fort Bend County, Texas. Said Deed of Trust contains provisions for other and future indebtedness to be secured thereunder. Said Deed of Trust also constitutes a security agreement under the Uniform Commercial Code of the State of Texas.
- 7. We must be furnished the marital status of the record owner, from the date of acquisition to the present time. If the record owner is married, we require either (i) the joinder of the spouse; or (ii) an affidavit from the spouse of the owner disclaiming the property as part of any homestead and stating that the property is under the sole management and control of the record owner.
  - 8. Company requires an affidavit from the proposed borrowers designating their residential homestead. If the borrowers properly disclaim the subject property, cash out to borrower is allowed. If the subject property does constitute the borrower's homestead, a Valid Statutory Homestead Lien is to be created. Company reserves the right to perform an inspection of the property at an additional charge.

#### 24-MONTH CHAIN OF TITLE (Flows to #2 of the T-53)

#### NOTES TO CLOSER:

1/2 of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in instrument recorded in Volume 196, Page 590, and Volume 992, Page 587, of the Deed Records of Fort Bend County, Texas. The Company makes no representation as to the present

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ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in/under Clerk's File No. 8158472 of the Official Records of Fort Bend County, Texas. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Oil, gas and mineral lease dated February 26, 1963, recorded in Volume 437, Page 525, of the Deed Records of Fort Bend County, Texas in favor of Adam Bijie. (Title to said lease not checked subsequent to its date of execution.)

Oil, gas and mineral lease dated March 8, 1963, recorded in Volume 5439, Page 262, of the Deed Records of Fort Bend County, Texas in favor of Adam Bijle. (Title to said lease not checked subsequent to its date of execution.)

Oil, gas and mineral lease dated. April 13, 1979, recorded in <u>Volume 833, Page 125</u> of the Deed Records of Fort Bend County, Texas in favor of Campbell Kilpatrick. (Title to said lease not checked subsequent to its date of execution.)

Oil, gas and mineral lease dated April 16, 1979, recorded in Volume 841, Page 513, of the Deed Records of Fort Bend County, Texas in favor of Campbell Kilpatrick. (Title to said lease not checked subsequent to its date of execution.)

Surface rights waived by instrument recorded in/under <u>Volume 1147. Page 647</u> of the Official Records of Fort Bend County, Texas.

File No.: 15157030417
Title Report Internal Document SHB

## Tax Certificate Update

Remit certificate fee to:

Customer: STEWART - CINCO RANCH

Certificate Number: 7142055

Professional Real Estate Tax Service, LLC 4700 W. Sam Houston Pkwy. N. Suite 100 Houston, Texas 77041

(713) 232-4350

(Branch 44) User: sik03 sik03

Print Date: 09/18/2015

GF Number: 15157030417

Fee: \$64.95 (includes sales

Closer: DIANNA HOMOLKA Buyer(s): TBD

	Tax Year	Base Tax
Jurisdiction	I GA T CGT	and the state of t
FORT BEND COUNTY	2014	\$1,630.73
KATY ISD (FT. BEND)	2014	\$6,060.60
FORT BEND ESD 4 (RFD 1 PRIOR TO 2004)	2014	\$370.80
Current Year Total (as available)		\$8,062.13

	Certificate Totals of Taxes Due	by Collector	
PAYABLE TO:	Balance Dué w/o Penalties	Amoun <b>t</b> Due 09/2 <b>01</b> 5	Amount Due 10/2015
FORT BEND COUNTY	\$0.00	\$0.00	\$0.00

#### Notice

PLEASE READ THE CERTIFICATE CAREFULLY, AS IMPORTANT COMMENTS AND/OR WARNINGS MAY BE INCLUDED. PLEASE CONTACT YOUR BRANCH WITH ANY QUESTIONS YOU MAY HAVE REGARDING THESE COMMENTS/WARNINGS.

	CAD Account Number(s)
6620010000011914	
002001000011914	

	Assessi	ment Information	
Account Number:	6620010000011914 (Parcel 1 of 1)	201	5 Assessed Values
Owner Name(s):	CHABAN, FADY R	Land: Imprv:	155,200 371,360
Mailing Address:	28025 ROSE LN KATY TX 77494-4303		والمرافقة المنافقة والمرافقة والمرافقة والمرافقة والمستحدد والمرافقة والمستحدد والمرافقة والمراف
Property Address:	28025 ROSE LN	Total:	453,200
Legal Descripti <b>on:</b>	ROSE DALE SUBD U/R SEC 1, LOT 1-A.	ACRES 2.50, A G SHARPLESS	
Geo ld:	R207017		
Acreage:	2,50000		
2015 Exemptions:		•	xes w/o Exempt: \$11,117.58
Warnings:	Removal of any exemption could result	in additional taxes being due.	

REA	ALTIME TAX INFORM	ATION DETAIL		
FORT BEND COUNTY 1317 EUGENE HEIMANN CIRCLE RICHMOND, TX 77469 (281) 341-3710	P.	09/18/2015 Curi 09/18/2015 Prio		
Exemptions: HMS 2014 Tax Rate: 0.494760 Est. Taxes w/o Exempt: \$2,605.21	Tax Year	Base Tax	Amount Due 09/2015	Amount Due 10/2015
·	2014	\$1,630.73	Paid	Paid
	SUBTOTAL	\$1,630.73	\$0.00	\$0.00

	RMATION DETAIL		
	Payments as of :		rrent Year Taxes or Year Taxes
Tax Year	Base Tax	Amount Due 09/2015	Amount Due 10/2015
2014	\$370.80	Paid	Paid
SUBTOTAL	\$370.80	\$0.00	\$0.00
	2014	Tax Year         Base Tax           2014         \$370.80	09/18/2015 Prio  Tax Year Base Tax

RE	ALTIME TAX INFORM	ATION DETAIL		
KATY ISD (FT. BEND) COLLECTED BY FORT BEND COUNTY (281) 341-3710(2)	Pa	09/18/2015 Cur 09/18/2015 Pric		
2014 Tax Rate: 1.526600 Est. Taxes w/o Exempt: \$8,038.46	Tax Year	Base Tax	Amount Due 09/2015	Amount Due 10/2015
	2014	\$6,060.60	Paid	Paid
	SUBTOTAL	\$6,060.60	\$0.00	\$0.00

Account Summary of Taxes Due				
Payable to:	Balance Due w/o Penalties	Amount Due 09/2015	Amount Due 10/2015	
FORT BEND COUNTY	\$0.00	\$0.00	\$0.00	

#### **Exclusions and Conditions of Tax Certificates**

ALL APPLICABLE AD VALOREM TAXES ON THE ABOVE REFERENCED PROPERTY(S) ARE FOUND TO HAVE THE STATUS PROVIDED EXCEPT:

- a. THE STATUS DOES NOT COVER ANY CHANGES MADE TO THE TAX RECORDS OF THE AGENCIES LISTED AFTER THE "PAYMENTS AS OF" DATE
- b. DOES NOT INCLUDE OR IS NOT A CERTIFICATION OF ANY
  - 1. MINERAL TAXES
  - 2. PERSONAL PROPERTY TAXES (INCLUDING MOBILE HOMES)
  - 3. ANY OTHER NON AD VALOREM TAXES

#### Texas Tax Information

- Texas taxes are usually billed for the calendar year on or around October 1st
- Taxes are delinquent on February 1st
- Additional penalties apply to current year delinquencies on July 1st

## **HOA Certificate**

Professional Real Estate Tax Service, LLC 4700 W. Sam Houston Pkwy. N. Suite 100 Houston, Texas 77041

(713) 232-4350

Customer: STEWART - CINCO RANCH

(Branch 44)

User: slk03 slk03

Print Date: 09/18/2015

GF Number: 15157030417 Closer: DIANNA HOMOLKA

Buyer(s): 18D

PROPERTY INFORMATION

Certificate Number:

7142055

Owner Hame(s):

CHABAN, FADY R

Legal Description: ROSE DALE SUBD U/R SEC 1, LOT 1-A, ACRES 2.50, A G SHARPLESS

Situs Address:

28025 ROSE LN

CAD Account:

FORT BEND, #6620010000011914

HOMEOWNER'S ASSOCIATION INFORMATION

HOA Name:

NO MAINTENANCE ASSESSED

Collection Cycle: Unknown

Coffector:

NO MAINTENANCE ASSESSED

Phone: 0000000000

Fax: Contact:

Comments:

THE LEGAL DESCRIPTION REQUESTED IS NOT ASSESSED BY A HOMEOWNERS

ASSOCIATION.

NO HOMEOWNERS ASSOCIATION FEES APPLY.

	ASS	SESSMENT INFORMATION			****
Billing Cycle	Assessment Type	Base Amount Balance Do	ie Payoff	Payoff	Payoff
		Total Du	e; \$0.00	\$0.00	\$0.00
Comments: HOA 88 Status: Re	eady		•		

#### FOREBEND CENTRAL APPRAISAL DISTRICT

Property R207017	Owner CHABAN, FADY I	Property Address R 28025 ROSE LN	2015 Assessed Valu \$453,200	
2015	GE <b>NE</b> RAL INFO	DRMATION.	2015 VALUE INFORMA	TION
	Property Status	Active	Improvement Homesite Value	\$371,360
	Property Type	Real Residential		
I	Legal Description	ROSE DALE SUBD U/R SEC 1, LOT 1-A, ACRES 2.50, A G SHARPLESS	Improvement Non- Homesite Value	\$0
	Neighborhood	Katy Townsite/Rose Dale/Rice	, Total Improvement Market Value	\$371,360
ŧ	Account	6620-01-000-0011-914		
	Total Land Area	2.500000 acres	Land Homesite Value	\$155,200
То	otal I <b>mprove</b> ment Main Area	3,967 Sq. Ft	Land Non-Homesite Value	\$0
2015	OWNER INFOR	MATION		
	Owner Name	Chaban, Fady R	Land Agricultural Market Value	\$0
	Owner ID	O0585261	Total Land Market Value	\$155,200
	Exemptions	Homestead		
Perce	ent Ownership	100%	Total Market Value	\$526,560
М	ailing Address	28025 Rose LN Katy, TX 77494-4303	Agricultural Use	\$0
			Total Appraised Value	\$5 <b>26,5</b> 60
			Homestead Cap Loss	-\$73,360
			Total Assessed Value	\$453,200

#### 2015 ENTITIES & EXEMPTIONS

approximation of the state of t	Consideration of the Constitution of the Const	AND	TAXABLE	TAX RATE PER	TAX
TAXING ENTITY	EXEMPTIONS	TNUOMA	VALUE	100	CEILING
면 CAD- Fort Bend Central Appraisal	<u> </u>	\$0	\$453,200	0	0
DOI- Fort Bend Dring	I-IS	\$90,640	\$362,560	0.022	0
G01- Ft Bend Co Gen	HIS	\$90,640	\$362,560	0.47276	0
ROS- Ft Bend Co ESD 4		\$0	\$453,200	0.09	0
513- Katy ISD	HS	\$25,000	1428,200	1.5266	0
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TOTALS 2.11136

#### 2015 IMPROVEMENTS

∀ Expand/Collapse All

bto <mark>ve</mark> men	t#1 State Code A1 - Residential Single Fan	nily Houses	Homesite <b>Ye</b> s	Total Main Area 3,967 Sq. Ft	Market Value \$371,360
RECORD	ТҮРЕ	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
.,	Main Area	1996	2,352	\$203,310	⊌ Details
2	Main Area 2nd Story	1996	1,615	\$123,750	¥ Details
3	Attached Garage	1996	480	\$16,260	∜ Details
4	Open Porch	1996	204	\$4,430	¥ Details
<u></u>	Patio concrete slab	1996	237	\$1,300	¥ Details
	Detached Garage	1996	462	\$18,910	¥ Details
7	Water Well and Septic	.gg / 1.00 ° 1.002/50 excesses	. 1	\$3,400	¥ Details

#### 2015 LAND SEGMENTS

		No believe the professional control of the control	the second second section of the second	angen a man sang kan menganan angan ang managan ang managan ang			
LAND SE	GMENT		į	MARKET	AG USÉ	LAND SIZE	
TYPE	1	STATE CODE	HOMESITE	VALUE	LOSS		
1		A1 - Residential Single Family	proper a reconstruction of the section of the section of the	\$155,200	\$0	2.500000	
Interior	Char	Houses	Yes			acres	
1 1000,000			The control of the co				

#### VALUE HISTORY

Y( A ?			MARKET	.ΛG	AG	APPRAISED	HS CAP	ASSESSED
		ÇNAJ		MARKET	LOSS		LOSS	
2014	\$256,800	\$155,200	\$412,000	\$0	\$0	\$412,000	\$0	\$412,000
2013	\$344,910	\$155,200	\$500,110	\$0	\$0	\$500,110	\$0	\$500,110
2012	\$350,410	\$200,060	\$550,470	\$0	\$0	\$550,470	10	\$550,470
Pig11	\$399,940	\$200,060	\$600,000	\$0	\$0	\$600,000	\$5,670	\$594,330
2010	\$339,600	\$217,800	\$557,400	\$0	\$0	\$557,400	\$17,100	\$540,300

#### SALES HISTORY

		بالمرابات والمراور المراورين والمراور المراوية والمراوية والمراوية والمراوية والمراوية والمراوية والمراوية والمراوية	والمناج والمهام أراه منهادها والمناد والمارين والمناطق والمراد والمراجع والمناطق والمناطق	form to recommend to the supplementation of
OED DATE	SELLER	8UYE <b>R</b>	INSTR#	VOLUME/PAGE
9/17/2013	Comeau Michael G & Joy L	Chaban, Fady R	20131 19853	e gangering and structure of the structure of
	MASON DOUGLAS & LOIS	Comeau Michael G & Joy L	99032343	and the same of th
1 Level 1 Leve	CONCORD, RESIDENTIAL BUILDERS	MASON DOUGLAS & LOIS	9728906	
and the second s	KPM, INVESTMENTS INC	CONCORD, RESIDENTIAL BUILDERS	9673605	

#### Disclaimer

Every effect has been made to offer the most current and correct Information possible on these pages. The information included on these pages has been compiled by County staff from a variety of sources, and is subject to change without notice. The Fort Bend Center! Appraisal District makes no warranties or representations whatsoever regarding the quality, content, completeness, accuracy or adequacy of such Information and data. The Fort Bend Central Appraisal District reserves the right to make changes at any time without notice. Original records may differ from the information on these pages. Verification of information on source documents is recommended. By using this application, you assume all risks origing out of or associated with access to these pages, including that not limited to risks of damage to your computer, peripherals, software and data from any virus, software, file or other cause associated with access to this application. The Fort Bend Central Appraisal District small not be liable for any damages wherever arising out of any cause relating to use of this application, including but not limited to mistakes, omissions, deletions, arrors, and effects in any information contained in these pages, or any failure to receive or delay in receiving information.sed or implied.

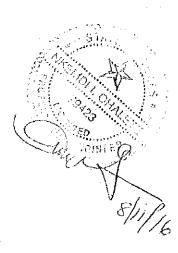
# MINIMUM SLAB ELEVATION ANALYSIS

FORT BEND COUNTY DRAINAGE DISTRICT

The minimum slab elevation for this section shall be 143.00′. It has been determined using the Fort Bend County Regulations of Subdivisions, Sec. 4.16 and Fort Bend County Drainage Criteria Manual requirements as follows:

- 2. Not less than twelve inches above the maximum ponding or sheet flow elevation within the site during an extreme event. The maximum anticipated ponding level is at an elevation of \_\_\_\_\_140.85′\_\_\_. (minimum slab elevation is 2.00′ above)
- 3. Not less than eighteen inches above the highest natural ground at any point on the perimeter of the lowest slab. The highest natural ground at the perimeter of the lowest slab is 140.80′, (minimum slab elevation is 1.50′ above)

Based on the criteria listed above the minimum slab elevation shall be 143,00′ above mean sea level.





1. Plans

#### REVIEW FORM

(Signed and Sealed 2/14/17 & 2/27/17)

On June 8, 2017 the Fort Bend County Drainage District reviewed the

Kiddos Ranch - 28019 Rose Lane

2. Plat	Kiddos Ranch
3. Permit	
and agrees following	that this project meets with minimum requirements of this department or office. The comments may need to be addressed or observed.
The propo	sed minimum slab elevation of 143.00° above m.s.l. appears to meet the minimum
requireme	nts of Fort Bend County Regulations of Subdivisions, Sec. 4.16 as shown in the attache
"Minimun	n Slab Elevation Analysis". The proposed development includes a private onsite
detention	facility providing 0.60 acre-feet of capacity at a 100-year water surface elevation of
140.85'.	The proposed detention pond utilizes a pump system and outfalls to the Rose Lane
roadside d	itch at a maximum release rate of 0.09 cfs, which the design engineer has confirmed to b
less than t	he development's pro rata share of the roadside ditch. The plans and plat include note
stating the	at the detention pond will be privately owned and maintained. A separate instrument
maintena	nce covenant and easement for the detention facility has been recorded with the County
Clerk. Fo	rt Bend County Drainage District approval is contingent upon the attached "Certificate of
Completi	on" being completed and returned to the Drainage District at the completion of
constructi	on to certify all drainage features were constructed per the approved design.
Reviewed	il J. House J. Signature of Department I lead
made and d	and the second of the second o

Based on review of the submitted information and stated conclusions, the Drainage District staff interposes no objection of the proposes drainage plan for the above referenced project.

Please note this does not necessarily mean that the entire supporting data and calculations have been completely checked and verified. However, the report is signed, dated and scaled by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.

P. O. Box 1028 a 1124 Blume Road & Rosenberg, Texas 77471 & (281) 342-2863 & Fax (281) 342-9130



# Fort Bend County Engineering FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E. County Engineer

April 12, 2016

Thang Nguyen Green LEED Associate 5 Briar Dale Court Houston, Texas 77027 (281)433-7877 Thangnguyendac33@yahoo.com

RE:

Kiddos Ranch 28019 Rose Ln.

Dear Mr. Nguyen:

Fort Bend County Engineering Department has reviewed the parking lot lighting plan for the Kiddos Ranch on 28019 Rose Ln. that was submitted on March 27, 2016. The Engineering Department offers no objections to the lighting plan.

If you have any questions please call me at 281-633-7513.

Sincerely,

DeWayne O. Davis, P.E.

Engineer III

DD/cg

c: Ms. Carmen Lopez, FBC Permit Administrator

File

301 Jackson St., Suite 401 | Richmond, TX 77469 Phone 281-633-7500 \* Fax 281-633-7545

I:\DEVELOPNIE:MT\Lighting Ordinance\KiddosRanch\_NoObjection\_2016-4-12.docx

# Fort Bend County Fire Marshal



Occupancy: KIDDOS RANCH Address: 28019 ROSE LN KATY TX 77494

Inspection Type: Plan Review

Inspection Date: 2/16/2016

By: Chase, Loyd (4009) Time Out: 10:16

Time In: 09:30 Authorized Date: 02/16/2016

By: Chase, Loyd (4009)

(141) 175 1-0	Authorized Date: 4-1		
Form: Construction Plan Review (03/2015)			
nspection Topicsi			
The second of th		513.000 - 100.00	the authorities of 00 10
application of Pennit Submitte	ed	County Fire Marshal's Office. Two sets of	i plans must be submitted prior to
COUDICITED PROFESSIONS	ed to the permit fee pay scale of the Fort Bend		
Status: REQUIRED			
Notes: 2010 + 355 Permit #47::0		<u> </u>	
Fire Code Design Signed and	j Sealed	For Bend Fire Marshal and signed and se	ealed by a duly licensed architect of
engineer autitorized to provide	Compliance Ravisw Sheet Inchica of		
Status: REO- RED	T 1 06495		
Notes: Professional Engli Green LECT Sectiates	leet Youde Treating aparag		
Total Floor area - Il Stories	Combined)		
List of total square in the	reas of construction.	•	
Status: REO 교육ED	•		
Notes: 13,60 // story	•		
4,875 1sl sic 4,875 2nd - \ 3,750 Patter attache	ed to building		
1004.1 Occupant Land Calc In determining to the egress re accordance with the section.	utialed quirements, the number of eccupants for wi	nom means of egress facilities shall be pro	ni benimereb ed liste bebivo
Status: RE : ::::0'			
Notes: Occidental 18	18		
Adults 49 Children 3-5			<u> </u>
Re-submittation memodel, I	New Construction, or Add-on constr	netion .	•
Type of plan set ""			
Status: F. D			

.vaction

Notes: No



#### 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

0 ! ! D	ed by the City of Fulshear:evelopment: _Commercial Reserves				
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 Industrial  Industrial					
	nterritorial Jurisdiction)  Sq. Ft.) of land situated in the Alexander Phillips Survey abstract No. y, Texas.				
Variance: Yes (Attach a Copy of Approval Letter	) No				
Total Acreage: 6.2138					
Number of Streets: 0					
Number of Lots: 0	Platting Fees				
Number and Types of Reserves: 3 Unrestricted					
Total Acres in Reserve: 6.2138 Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre					
Owner: DLM Management L,.L.C.	Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre				
Address: 10575 West Office Drive					
ity/State: Houston, Tx. 77042 Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre					
Felephone: 713-706-4531 Amending or Minor Plat - \$200.00					
mail Address: DLM@PRIVATEMINI.COM Plat Vacation - \$500.00					
Engineer/Planner: Benchmark Engineering Corporation	2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)				
Contact Person: Luis D. Valencia TOTAL PLATTING FEE \$577.67					
elephone: 713-554-2277 Park Fees (due at Final Plat Application)					
Fax Number: _713-266-3804					
Email Address: _lvalencia@benchmarkengr.net					
This is to certify that the information on this form is comp	lete, true and correct and the undersigned is authorized to make this				
application. I understand that if all necessary information,	required documents, and platfees are required at time of submittal or the				
City of Fulshear will not complete the review needed in or	der to submit to the P&Z board.				
Luis D. Valencia	7/21/17				
SIGNATURE TYPED	OR PRINTED NAME/TITLE DATE				

# Clay & Leyendecker, Inc.

Texas Engineer Registration Number - F-2309

Consulting Engineers and Surveyors

July 28, 2017

### **Engineering Review**

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

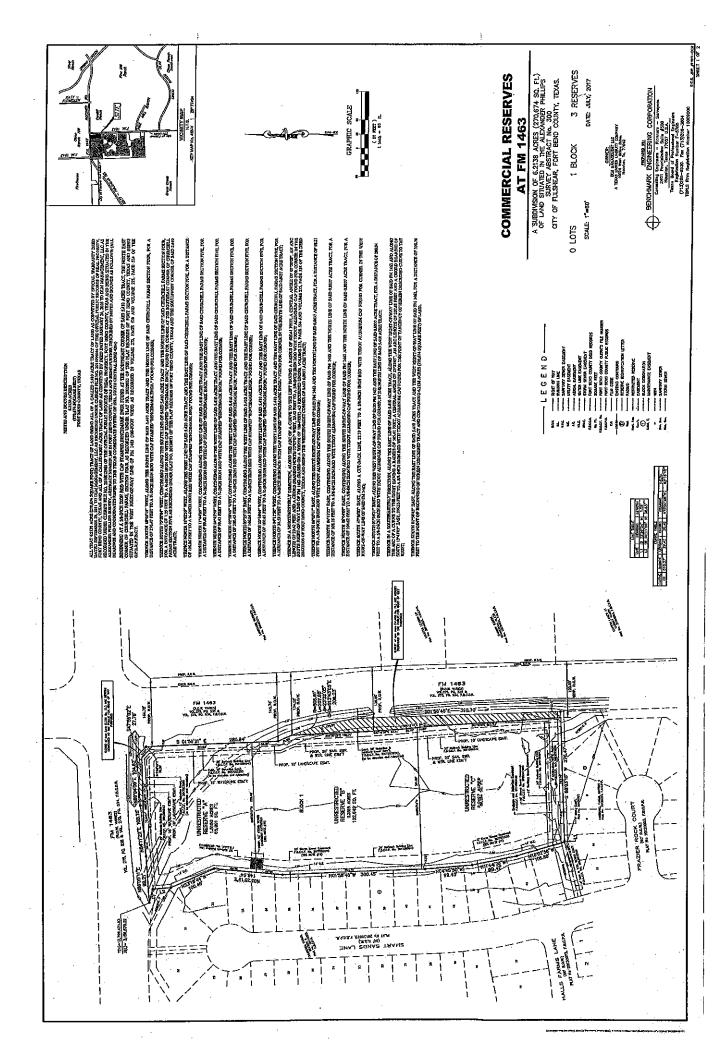
#### For Information only:

- 1. This plat will create three (3) Reserves that are restricted to Commercial use only that covers a total of 6.2138 acres of land.
- 2. Access will be from F.M. 1463 thru the Texas Department of Transportation Permit Process. Please note the City of Fulshear has a minimum driveway spacing set out by the access ordinance.
- 3. Since this tract is located in the E.T.J. of the City of Fulshear, plats will require approval from both the City and Fort Bend County.
- 4. Fort Bend County and the Texas Department of Transportation has requested additional Right-of-Way which is addressed in this Plat.
- 4. The Reserve lines and the acreage in each Reserve has also changed slightly.

#### Recommendations:

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

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DOUGLAS C. MACAMET. PRESIDENT

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CUY A ROBBITSON, SR.

OVER TROUBLESS, BENGON

THIS PLAT OF COLUMBICAL RESERVES AT PL 14CS, IS APPROVED BY CITY PLABBING COLUMBIC OF THE CITY OF PLESCUR, 10CKS, THIS ...... DAY OF ...

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Richard II. Stabels, P.C. Fort Sand County Digitate

danes Patterion, Complesioner Presinct 4. Gridy Prestings, Commissioner Prestrat 2 Rebert E Habert, County Judgs Vincent II. Marches, Jr., Commissioner Precinct 1 R. A. 'Anaf Heyen, Combisioner Precout 3

THE STATE OF TEXAS | COMMITY OF FORT GOID |

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Learn Richard, County Clark Fart Danid Charily, Toron

COMMERCIAL RESERVES AT FM 1463

A SUBDIVISION OF 6.2138 ACRES (270,674 SO. Ft.)
OF LAND SITUATED IN THE ALLE-MOBER PHILLIPS
SURVEY ASSTRACT NO. 300
GITY OF PULSHEAR, FORT BEND COUNTY, TEXAS.

3 RESERVES 1 BLOCK 0 LOTS

DATE: MAY, 2017

SCALE 1"-80"

CO-CHARARK ENGINEERS AND CONTROL OF CONTROL



# **Special Use Permit**

APPLICANT/OWNER: John LeBournis /	Tayac Properties, LLC				
ADDRESS OF PREMISES: 8310 Wilson St. Fulshear, Tx 77441					
REQUESTING: use of property as O	ffice (Attorney or Real Estate Agent)				
HEARING DATE: August 4, 2017					
PLANNING AND ZONING COMMISSION REVI	EW				
GRANTED					
DENIED					
RETURNED FOR ADDITIONAL DATA					
COMMENTS/CONDITIONS:					
CHAIRMAN SIGNATURE:	DATE:				
"The Planning and Zoning Commission finds that granting the Sp other property or improvements in the neighborhood in which the air to adjacent property, substantially increase the congestion in a health, safety and well-being, or substantially diminish or impair	subject property is located, nor impair adequate supply of light the public streets, increase the danger of fire, endanger the publi				
CITY COUNCIL REVIEW					
GRANTED					
DENIED					
SIGNATUDE.	DATE.				