

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
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)
 - **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.

July 31, 2017

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

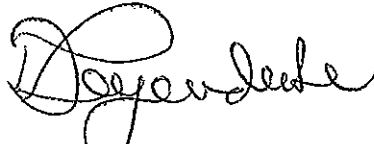
Re: Proposed Office Building
8310 Wilson Street
Fulshear, Texas

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

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

Special Use Permit Request:
8310 Wilson Street

Item 1: SUP Application
1 of 2

ZONING SPECIAL USE APPLICATION

Date of Application: JUNE 20, 2017

Property Address: 8310 WILSON ST. FULSHEAR, TX 77441

Legal Description of the property: TWO STORY BUILDING (1,995 SF)

Property Owner Name(s): TAYAC PROPERTIES, LLC

Address: 4850 JAMES LANE FULSHEAR, TX 77441

Phone Number: 281-346-8677 Email Address: JOHN@JOHNLEBOURHIS.COM

Applicant/Agent: JOHN LEBOURHIS

Attach letter of authorization along with this application

Address: P.O. BOX 661 FULSHEAR, TX, 77441

Phone Number: 281-346-8777 Email Address: JOHN@JOHNLEBOURHIS.COM

Zoning District: DD Current use of property: HOME/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 LOTS

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

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



Project # **** Notes ****

Property

Description

Issued to

General | Segments | Financial | Property Info | Information | Comments | History | Footprint | Conditions | Description

Segment	Description	Status	Fee	Payments	Balance
BLD.COM	COMMERCIAL BUILDING	Not Started	500.00	500.00CR	0.00

Special Use Permit Request:
8310 Wilson Street

Item 1: SUP Application
2 of 2
Payment Record

1 records			500.00	500.00CR	0.00
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Edit This Record

View mkirchner

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* *John Le Bourhis* Date 07/25/2017
(circle one)
Printed name JOHN LE BOURHIS Phone No. 281-346-8677

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



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 4th, 2016

Grantors: JOHN Y. LEBOURHIS and CATHERINE E. LEBOURHIS

Grantors' Mailing Address:

P.O. Box 661
Fulshear, Texas 77441

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 "C", 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.

Special Use Permit Request:
8310 Wilson Street

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

Special Use Permit Request:
8310 Wilson Street

Item 2: Ownership Affidavit
3 of 7

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 assigns 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 pronouns include the plural.

GRANTORS:



JOHN Y. LEBOURHIS

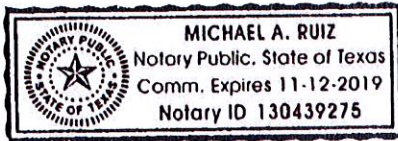


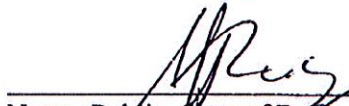
CATHERINE E. LEBOURHIS

STATE OF TEXAS)

COUNTY OF Fort Bend)

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





Notary Public, State of Texas

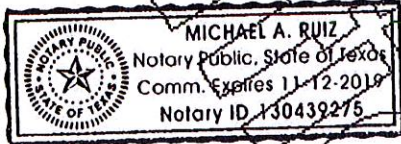
Special Use Permit Request:
8310 Wilson Street

Item 2: Ownership Affidavit 4 of 7
Warranty Deed Record 3

STATE OF TEXAS)

COUNTY OF Fort Bend)

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



[Signature]
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

WADLER, PERCHES, HUNDL & KERDICK
101 West Burleson Street
Wharton, Texas 77488

UNRECORDED Document

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

Special Use Permit Request

Special Use Permit Request:

8310 Wilson Street

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



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	Type	Sale Date

Owner Information

Owner Name:	Tayac Properties LLC	Tax Billing City & State:	Fulshear, TX
Carrier Route:	R002	Tax Billing Zip:	77441
Tax Billing Address:	4850 James Ln	Tax Billing Zip+4:	3016

Location Information

Subdivision:	Fulshear	Township:	Fulshear
School District Name:	Lamar Consolidated ISD	Census Tract:	6732.00
Neighborhood Code:	Fulshear Residence Commercial-F04apr	Map Facet:	A-027-N

Tax Information

Parcel ID:	3380-00-010-0060-901	Block #:	10
Parcel ID:	3380000100060901	Tax Area:	G01
Lot #:	6	Fire Dept Tax Dist:	R05
Legal Description:	FULSHEAR, BLOCK 10, LOT 6 & 7		

Assessment & Tax

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	Total Tax
2016	\$6,147

Jurisdiction	Tax Rate	Tax Amount
Lamar Cisd	1.39005	\$4,028.36
City Of Fulshear	.1569	\$454.70
Ft Bend Co Gen	.458	\$1,327.28
Fort Bend Drng	.016	\$46.37
Ft Bend Co Esd 4	.1	\$289.80
Total Estimated Tax Rate	2.1209	

Characteristics

Land Use - CoreLogic:	Commercial (NEC)	Lot Acres:	0.3444
Land Use - State:	Real Commercial	Lot Sq Ft:	15,000

Courtesy of Michael Roller, RE/MAX Realty West, Houston Association of REALTORS

The data with this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of this data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 06/26/2017

Lot Acres:	0.3444	Porch Sq Ft:	145
Lot Sq Ft:	15,000.11	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	Interior Wall:	Drywall
Stories:	2	Floor Cover:	Carpet
Bedrooms:	4	Foundation:	Pier
Total Baths:	2	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

MLS Listing Number:	48326498	MLS Pending Date:	02/08/2011
MLS Status:	Sold	MLS Sale Date:	02/25/2011
Listing Area:	30 - FT. BEND SOUTHWEST	MLS Sale/Close Price:	\$1,895
MLS D.O.M.:	121	MLS Withdrawn Date:	02/08/2011
MLS Listing Date:	10/11/2010	Listing Agent:	Fulb-Michael Roller
MLS Current List Price:	\$1,895	Listing Broker:	RE/MAX REALTY WEST
MLS Original List Price:	\$1,895	Selling Agent:	Ehamby-Emilie Hamby
MLS Status Change Date:	03/23/2011	Selling Broker:	STARK REALTY, LLC

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

Recording Date	05/04/2016	09/15/2011	12/23/1998	05/28/1996
Buyer Name	Tayac Properpties LLC	Lebourhis John Y & Catherine E	Roberts Jeff W & Melisa M	Buckner Donald A Jr & Karen M
Buyer Name 2		Lebourhis Catherine E	Roberts Melisa M	Buckner Karen M
Seller Name	Lebourhis John Y & Catherine E	Roberts Jeff W & Melisa M	Buckner Donald A Jr & Karen M	Sullivan Jack L Jr
Document Number	46206	91610	104648	33224

Courtesy of Michael Roller, RE/MAX Realty West, Houston Association of REALTORS

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Property Detail

Generated on 05/20/2017

Page 2 of 3

8310 WILSON STREET
Fulshear, Tx 77441

Special Use Permit Request:
8310 Wilson Street

Item 2: Ownership Affidavit 7 of 7
Statement of Intended Use

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.

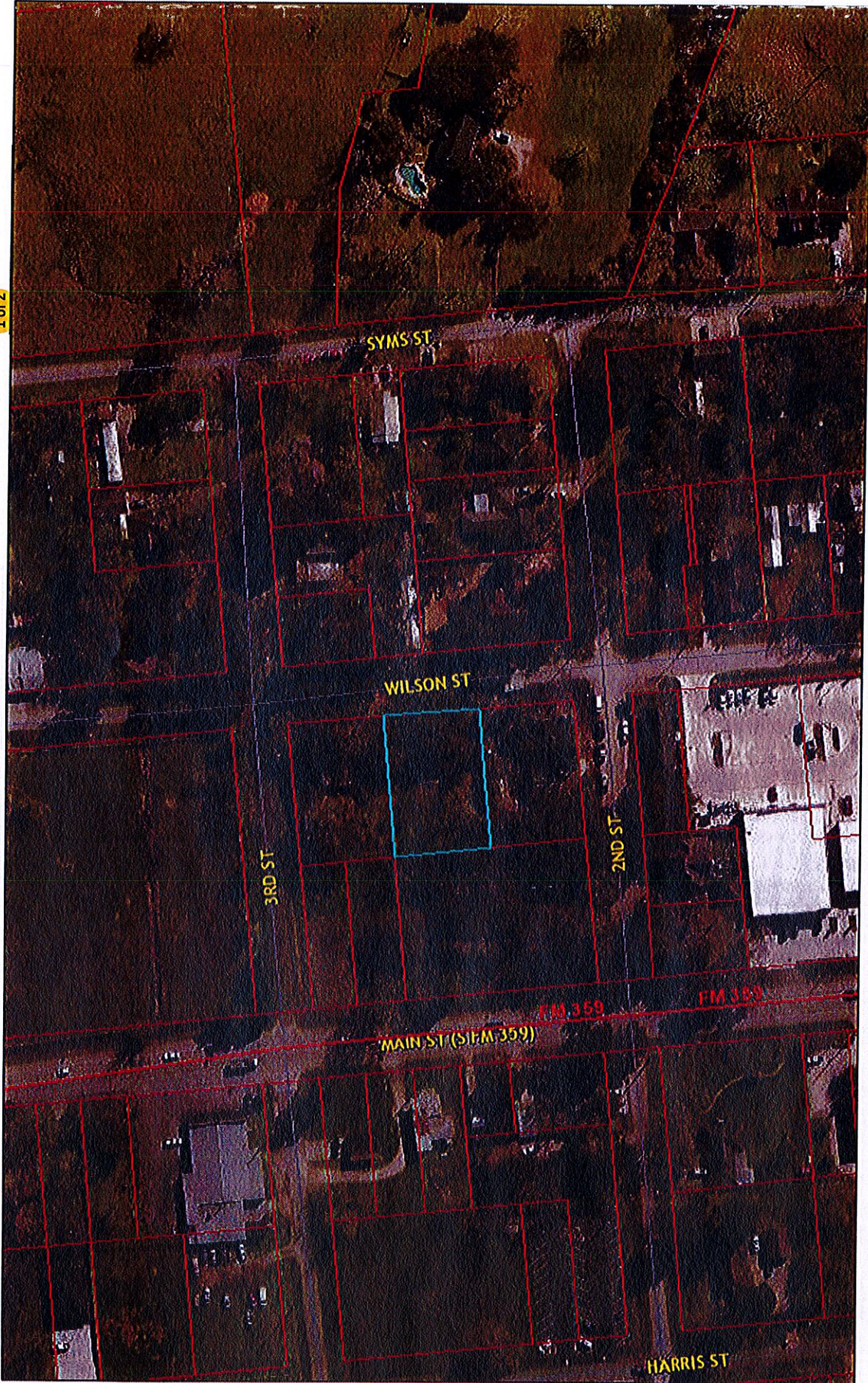


John LeBourhis
Owner
Tayac Properties LLC

Special Use Permit Request:
8310 Wilson Street

Item 3: Vicinity Map
1 of 2

Fort Bend County



June 20, 2017

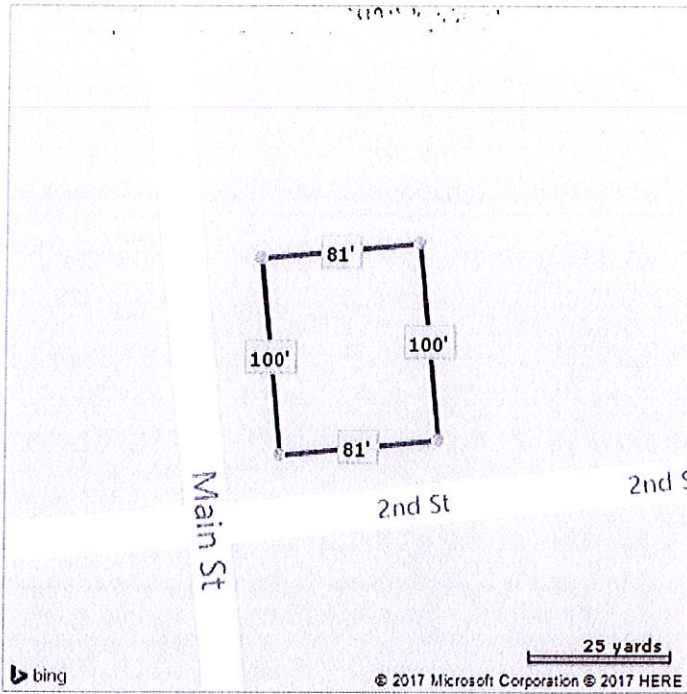
RBCAD
© Pictometry

michael.wainight

Vicinity Map

Property Map

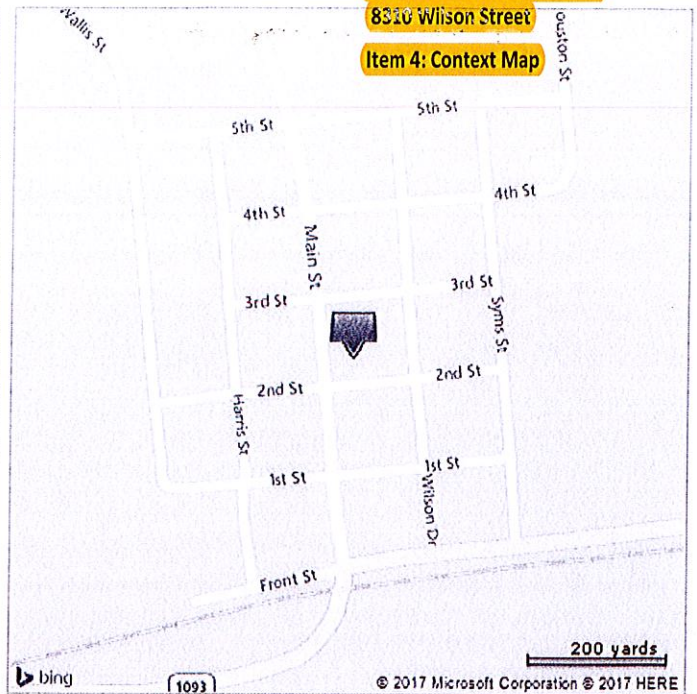
Special Use Permit Request



Special Use Permit Request

8310 Wilson Street

Item 4: Context Map



Courtesy of Michael Roller, RE/MAX Realty West, Houston Association of REALTORS

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Property Detail

Generated on 06/29/2017

Page 3 of 3

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 well-being; 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

WILSON STREET

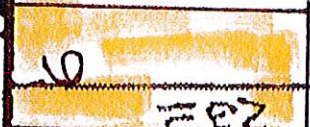
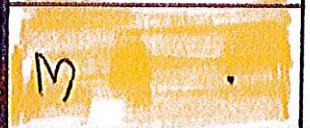
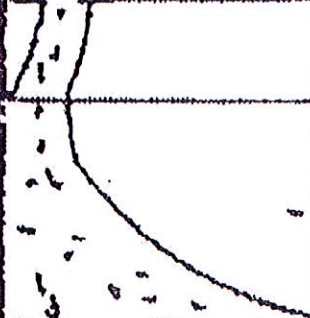
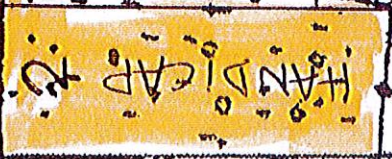
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505'30"00" E

FND 5/8" IR



DRIVEWAY



GATE



GATE

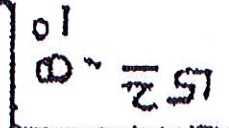
413

130'

177

TWO STORY
BRICK & FRAME

329



512

495

125'



DECK

OVERHEAD
LINES

150.00'

Special Use Permit Request:
8310 Wilson Street
Item 7: Site Plan
1 of 2 Parking Layout

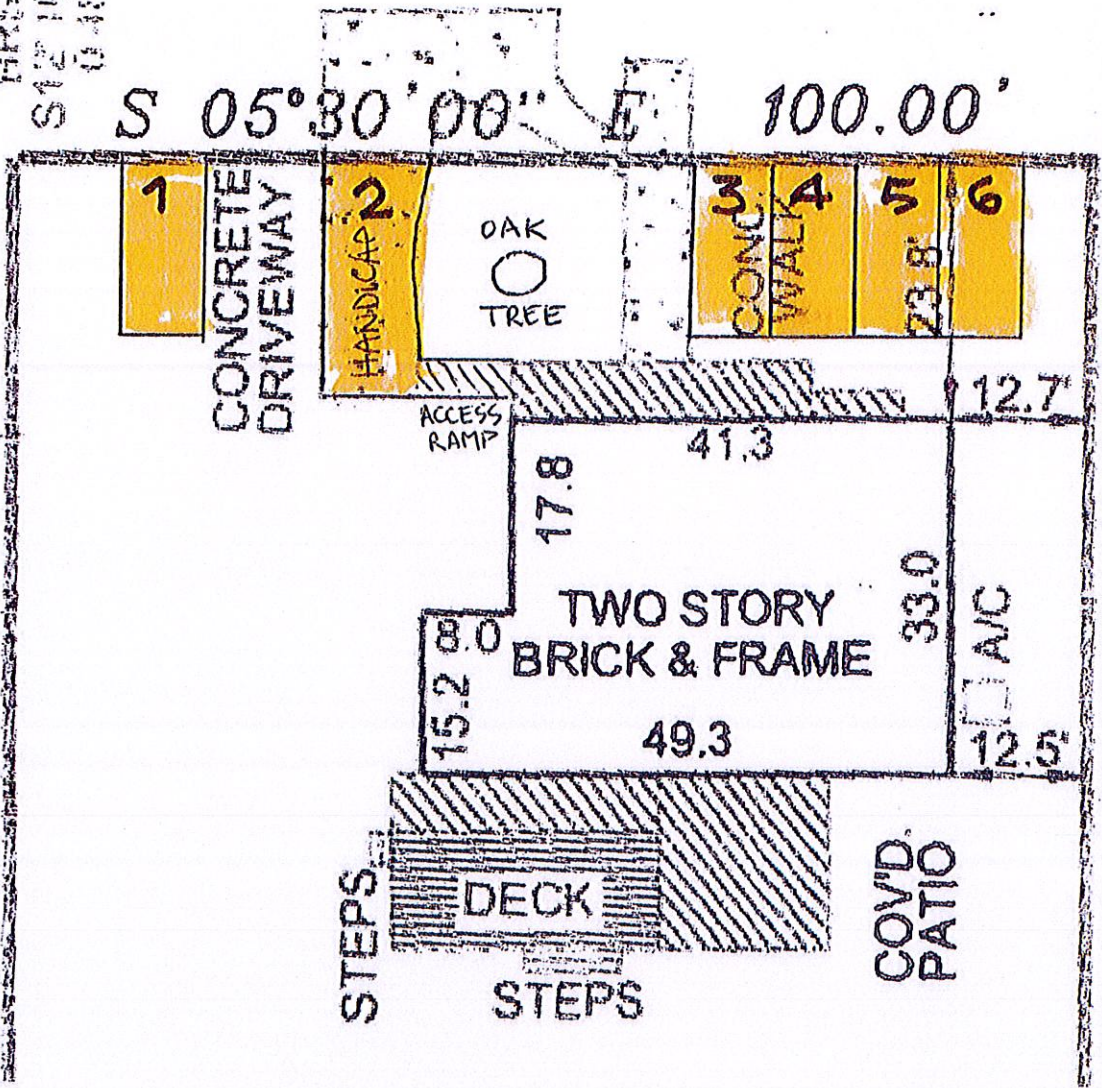
1" = 50' BOLT
1" IP
MRS.
S/O
0 32

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

1" = 50' BOLT
MRS.
S/O
0 48

E 150.00'



SET
5/8" IR

W 150.00'

PARKING PLAN

L. BAURIAK

Special Use Permit Request
8310 Wilson Street

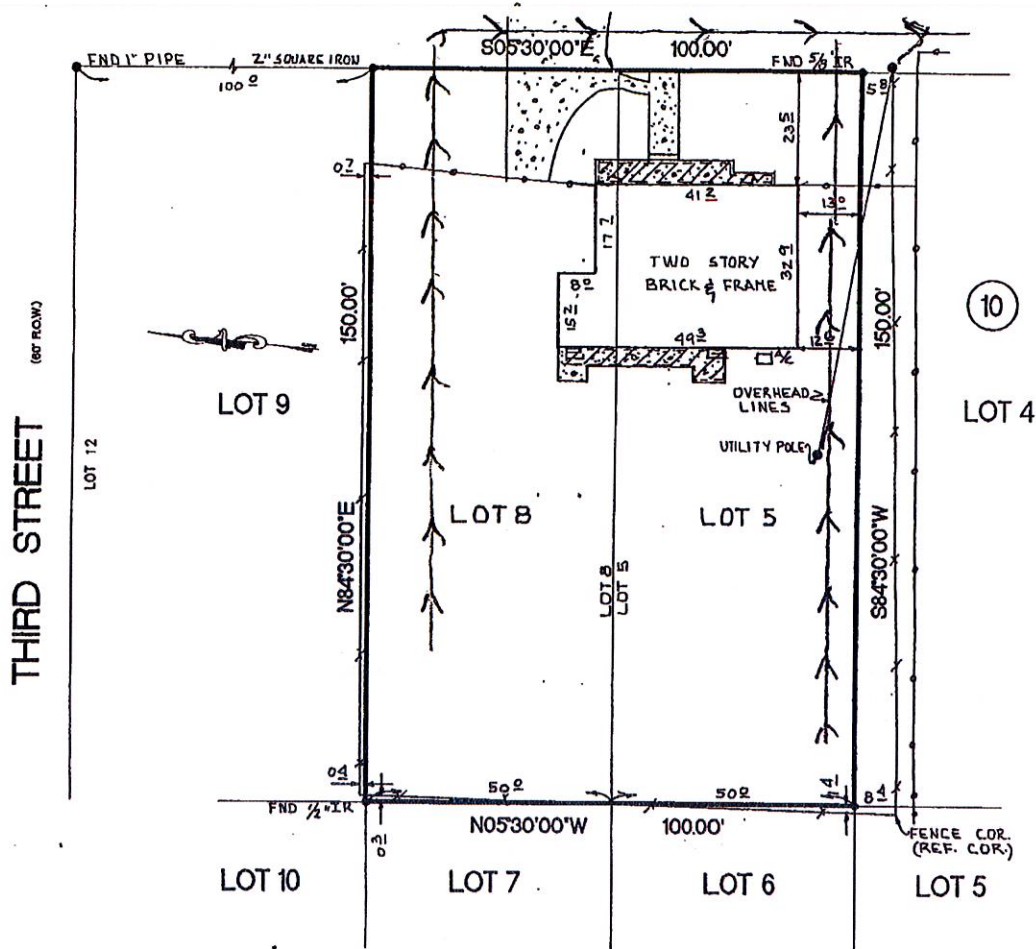
ORAINAGE

Special Use Permit Request
8310 Wilson Street

WILSON STREET

Item 8: Drainage Plan

(60' R.O.W.)



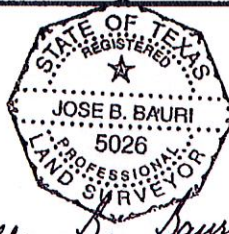
THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
 SUBJECT PROPERTY IS BASED ON TITLE COMMITMENT LISTED BELOW.
 ALL BEARINGS SHOWN ARE REFERENCED PER RECORDED PLAT OF SAID SUBDIVISION.

LOTS: 5 AND 8		BLOCK: 10	SUBDIVISION: TOWN OF FULSHEAR		SECTION: -
COUNTY: FT. BEND	STATE: TEXAS	RECORDATION: VOL. 1, PG. 180 F.B.C.D.R.	SURVEY: FIELD WORK: 11-25-98/PD FINAL CHECK: 11-30-98/SE		SCALE: 1"=3'
PURCHASER: JEFF W. ROBERTS AND MELISA M. ROBERTS			DRAFTING: 11-30-98/F.V.		KEY MAP: 522 M
ADDRESS: 8310 WILSON STREET, FULSHEAR, TEXAS					



ALLTEX
REALTY SERVICES

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



Jose B. Bauri

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

• Subject Property IS NOT Located In
 • Federal Insurance Administration Designated Flood Hazard Area. ZONE "K"
 As per map 481488
 Parcel 0075 Dated JAN. 03, 1981

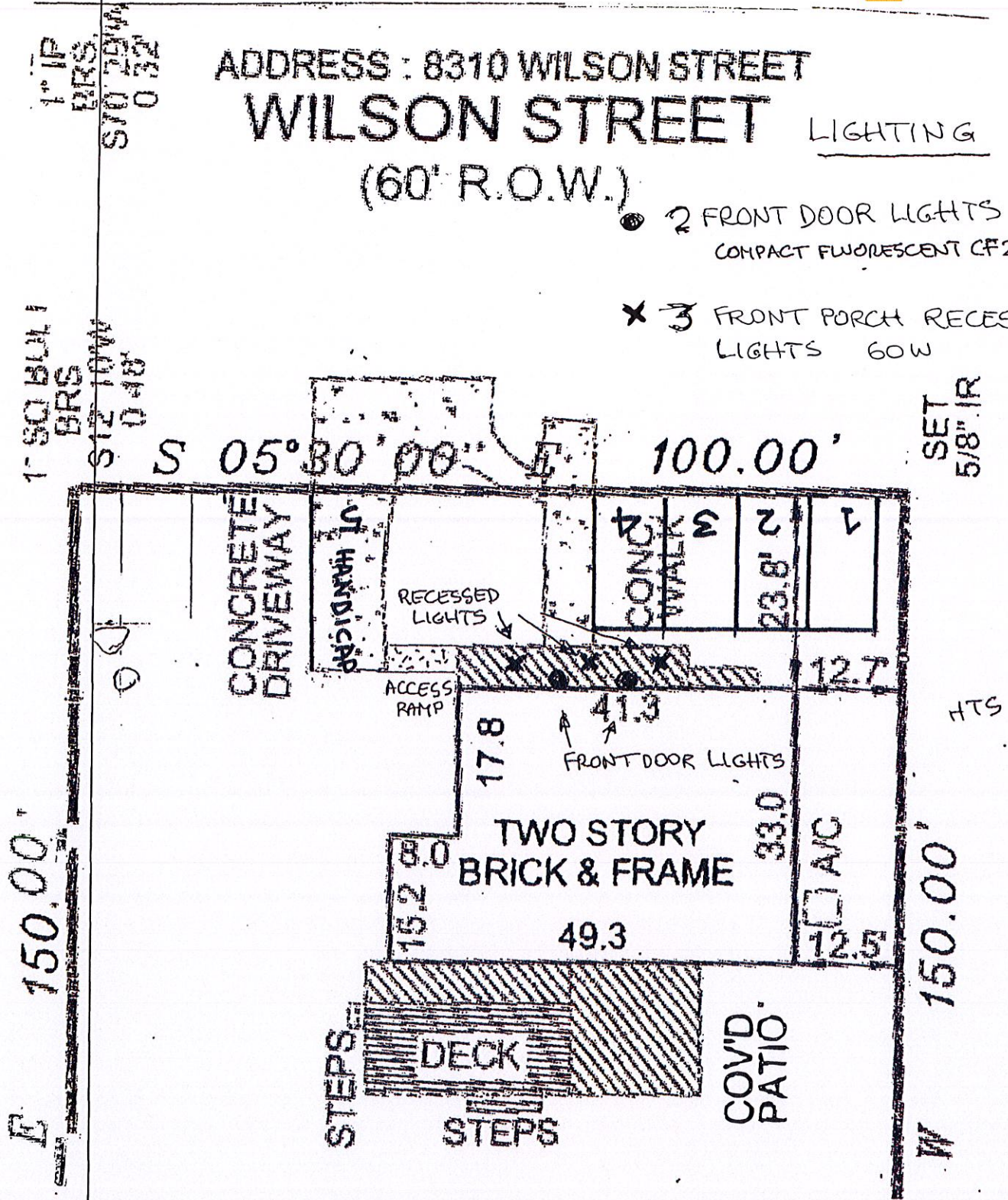
• THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

MORT. CO.	FORT BEND FEDERA
TITLE CO.	FORT BEND TITLE
G.F. NO.	9820100
JOB NO.	98 - 12477
REV. DATE	-

ADDRESS : 8310 WILSON STREET
WILSON STREET
 (60' R.O.W.)

LIGHTING

- 2 FRONT DOOR LIGHTS
 COMPACT FLUORESCENT CF28 EL
- ✕ 3 FRONT PORCH RECESSED
 LIGHTS 60W





Special Use Permit Request
8310 Wilson Street

Item 10, Elevation



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 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

Special Use Permit Request:
8310 Wilson Street

Item 9: Notification to the public
3 of 3

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

7-25

City of Fulshear

PUBLISHER'S AFFIDAVIT

2010-1028

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

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

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

(CLIPPING) (S)

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

7-25

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.

_____, A.D. 2017

[Signature]

Lee Hartman
Publisher

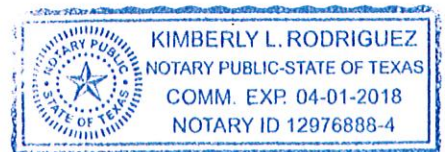
SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

X a) is personally known to me, or

b) provided the following evidence to establish his/her identity, _____

on this the 26 day of July, A.D. 2017 to certify which witness my hand and seal of office.

[Signature]
Notary Public, State of Texas





CITY OF Incorporated 1977

FULSHEAR

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

30603 FM 1093

P.O. Box 279
Fulshear, Texas 77441

PLANNING AND ZONING COMMISSION MINUTES 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

Nays: None

Absent: Harold Collins

Dar Hakimzadeh

Dawn McRea

Motion Passes

6. Consideration and possible action to approve Creek Cove at Cross Creek Ranch Section 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. Consideration and possible action to approve Fulbrook on Fulshear Creek Section 12-Partial Replat No. 1/Final Plat

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. Consideration and possible action to approve Jordan Ranch- Section 14/Preliminary Plat

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

Nays: 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
PREPARED BY:	Sharon Valiante, Public Works Director, Michelle Killebrew Building Official, Brant Gary, Executive Director of Planning and Development	PRESENTER:	David Leyendecker, City Engineer
SUBJECT:	Plat Summaries for Planning and Zoning Commission		
ATTACHMENTS:	City Engineer's Engineering Reviews: Preliminary Plats for – 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 Administration = 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)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City (checked) ETJ (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 (checked)

Total Acreage: 47.94

Number of Streets: 8

Number of Lots: 146

Number and Types of Reserves: 11 - Landscape/o.s.,

Total Acres in Reserve: 15.9 drill site, drainage

Owner: CCR Texas Holdings LP

Address: 6450 Cross Creek Bend Lane

City/State: Fulshear, Texas 77441

Telephone: 281-341-8320

Email Address: robb@johnsondev.com

Engineer/Planner: BGE | Kerry Gilbert & Assoc.

Contact Person: Kathryn Edwards

Telephone: 281-579-0340

Fax Number:

Email Address: kedwards@krga.com

Table with 1 column: Platting Fees. Rows include Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, 2nd Review of plats, TOTAL PLATTING FEE (\$1610.25), Park Fees (n/a).

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

Signature line with handwritten name Kathryn Edwards, typed name Kathryn Edwards/ Planner, and date June 23, 2017

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.





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,

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

Leslie Noyola
Construction, Coord 2, Planning & Design

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

Good Afternoon,

Please find the below reference plats for your review:

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

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

If it meets your approval, please provide out office with a No Objection letter addressed to the City of Fulshear.

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

Thank you,

Kathryn Edwards

BGE | Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494

Main: 281-579-0340

Email: kedwards@krqa.com



Serving. Leading. Solving.™

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

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

The information contained in this email may be confidential and/or privileged. This email is intended for only the recipient named above. If you are not the named recipient please be advised that any review, copying or distribution of this email and its attachments, if any, or the information contained herein is prohibited. If you receive this email in error please notify us immediately by return email.

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 [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



Serving. Leading. Solving.™

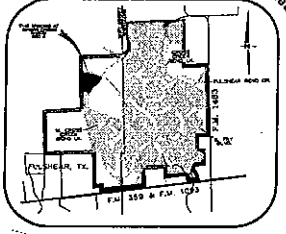
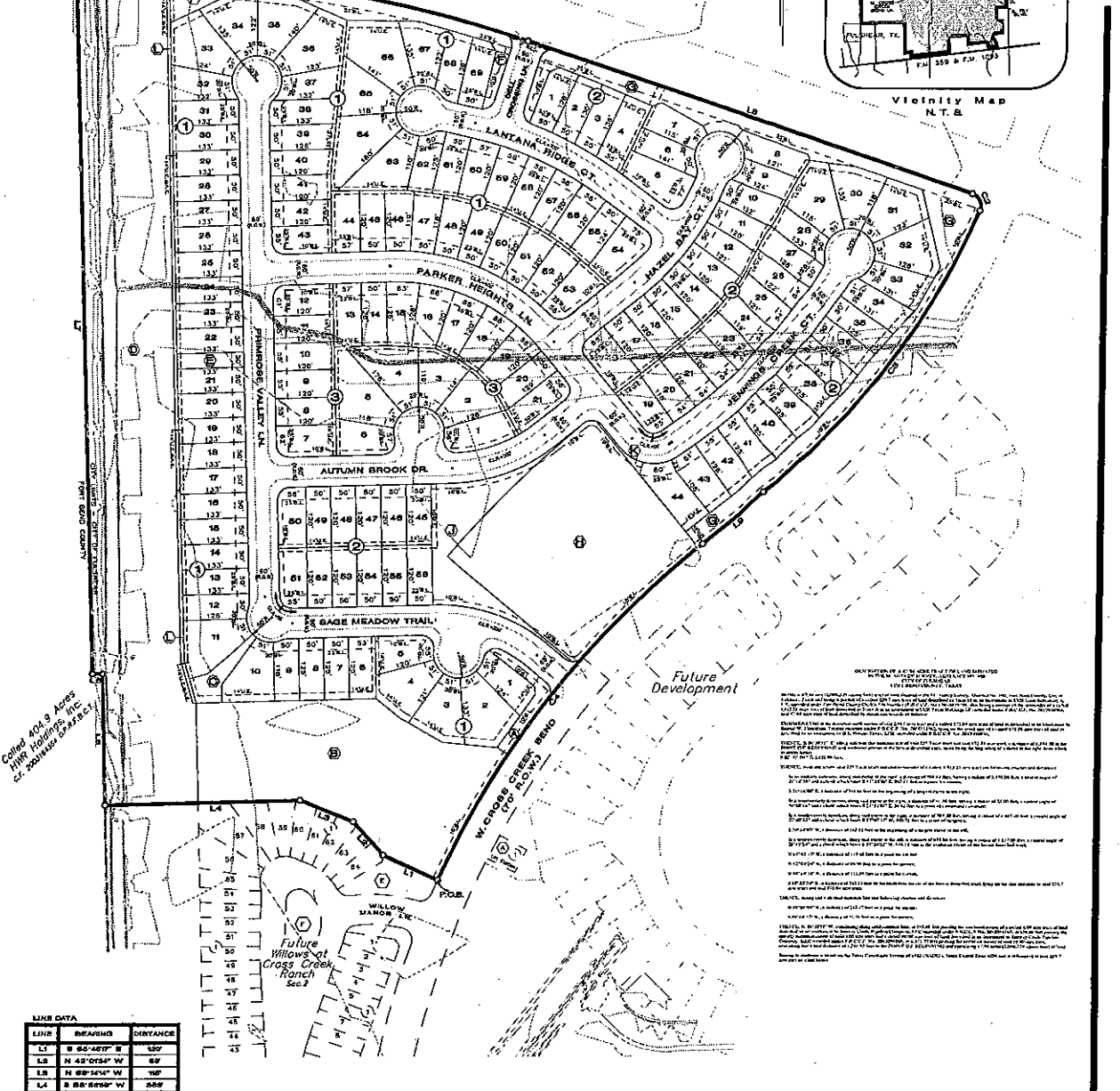
If you have any problems reading this email or any attachments, please contact us immediately.

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BGE KERRY R. GILBERT & ASSOCIATES



LINE DATA

LINE	BEARING	DISTANCE
L1	S 80°45'00" E	120'
L2	N 43°03'45" W	60'
L3	N 89°45'00" W	100'
L4	S 88°52'00" W	328'
L5	N 01°00'00" W	262'
L6	S 09°15'00" W	82'
L7	N 01°00'00" W	1087'
L8	S 71°50'00" E	842'
L9	S 80°00'00" W	180'

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	2450'	500'	400'	S 89°00'00" W	500'
C2	207'	47'	47'	S 85°58'00" E	47'
C3	3462'	702'	581'	S 87°07'41" W	702'
C4	1932'	396'	436'	S 37°00'00" W	648'

NOTES:

- 1) ALL "FOOTED" BUILDING LINES...
- 2) ALL "FOOTED" DRIVEWAYS...
- 3) ALL "FOOTED" DRIVEWAYS...
- 4) ALL "FOOTED" DRIVEWAYS...
- 5) ALL "FOOTED" DRIVEWAYS...
- 6) ALL "FOOTED" DRIVEWAYS...
- 7) ALL "FOOTED" DRIVEWAYS...
- 8) ALL "FOOTED" DRIVEWAYS...
- 9) ALL "FOOTED" DRIVEWAYS...
- 10) ALL "FOOTED" DRIVEWAYS...
- 11) ALL "FOOTED" DRIVEWAYS...
- 12) ALL "FOOTED" DRIVEWAYS...
- 13) ALL "FOOTED" DRIVEWAYS...
- 14) ALL "FOOTED" DRIVEWAYS...
- 15) ALL "FOOTED" DRIVEWAYS...

- NOTE:**
- A RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE 80.15 ACRES
 - B RESTRICTED RESERVE "B" LAKE/RETENTION 83.00 ACRES
 - C RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE 80.15 ACRES
 - D RESTRICTED RESERVE "D" ORANGE GROVE/ORTHO 85.85 ACRES
 - E RESTRICTED RESERVE "E" LANDSCAPE/OPEN SPACE 80.09 ACRES
 - F RESTRICTED RESERVE "F" LANDSCAPE/OPEN SPACE 80.84 ACRES
 - G RESTRICTED RESERVE "G" LANDSCAPE/OPEN SPACE 85.55 ACRES
 - H RESTRICTED RESERVE "H" DRAIN SITE 82.82 ACRES
 - I RESTRICTED RESERVE "I" LANDSCAPE/OPEN SPACE 80.82 ACRES
 - J RESTRICTED RESERVE "J" LANDSCAPE/OPEN SPACE 80.07 ACRES
 - K RESTRICTED RESERVE "K" LANDSCAPE/OPEN SPACE 80.23 ACRES

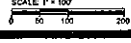
A PRELIMINARY PLAT OF THE BROOKS AT CROSS CREEK RANCH SECTION 3

BEING 47.9± ACRES OF LAND
CONTAINING 148 LOTS AND
ELEVEN RESERVES IN THREE BLOCKS.

OUT OF THE
M. AUTREY SURVEY, A-100
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS
OWNER:
CCR LOAN SUBSIDIARY 1, LP
ATTN: ROB BAMFORD
6460 CROSS CREEK BEND LANE
FULSHEAR, TEXAS 77441
PLANNER:



Land Planning Consultants
25501 Cross Ranch Blvd, Suite A-250
Katy, Texas 77451
Tel: 281-579-0243



JUNE 23, 2012
SGBR 12504

BGE KERRY R. GILBERT & ASSOCIATES



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: Willows at Cross Creek Development: Cross Creek Ranch
Ranch Sec 2

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential _____ Zero Lot Line/ Patio Home _____ Multi-Family Residential
 _____ Planned Development _____ Commercial _____ Industrial
 _____ ETJ (Extraterritorial Jurisdiction)

Plat Location: City _____ ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 13.36 Acres out of the M.Autrey Survey, A-100

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

Total Acreage: 13.36
 Number of Streets: 2
 Number of Lots: 64 Cross Creek Bend Land Exterior No 10
 Number and Types of Reserves: 6 - Landscape/o.s.,
 Total Acres in Reserve: 5.87 drainage/det.

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$891.00</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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

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

July 27, 2017

Engineering Review

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

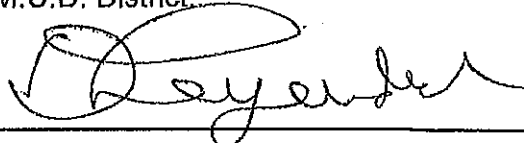
For Information only:

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.
3. 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,

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

Leslie Noyola
Construction, Coord 2, Planning & Design

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

Good Afternoon,

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

Good Afternoon,

Please find the below reference plats for your review:

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

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

If it meets your approval, please provide out office with a No Objection letter addressed to the City of Fulshear.

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

Thank you,

Kathryn Edwards

BGE | Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494

Main: 281-579-0340

Email: kedwards@krga.com



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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: 7/11/17 Date Received by the City of Fulshear: _____
 Subdivision: Thrive Church Fulshear Development: Thrive Church Fulshear

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: Churchill League, Abstract No. 29

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

Total Acreage: 6.000 A.C
 Number of Streets: 0
 Number of Lots: 1
 Number and Types of Reserves: 0
 Total Acres in Reserve: 6.000

Owner: Thrive Church
 Address: 27326 Royal Canyon
 City/State: Katy, Texas
 Telephone: (361)573-5291
 Email Address: kkrueger@donkruegerconstruction.com

Engineer/Planner: Windrose Land Services
 Contact Person: Andrew Allemand
 Telephone: 713-458-2281
 Fax Number: _____
 Email Address: andrew.allemand@windroseservices.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$578.50
Park Fees (due at Final Plat Application)	_____

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

SIGNATURE

Andrew Allemand

TYPED OR PRINTED NAME/TITLE

7/11/17

DATE

July 27, 2017

Engineering Review

Preliminary Plat
Thrive Church Fulshear
City of Fulshear, Texas

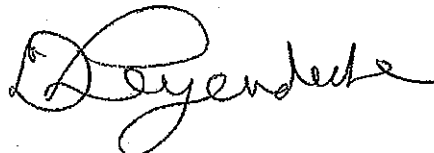
For Information Only:

1. This plat will create one (1) Reserve that covers an area of 6.000 acres of land.
2. 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.



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, 6th 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). 9844877, 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)

RESTRICTIONS:

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

BY: 
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, 48.33 feet 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

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 containing 6.00 Acres of Land.

Signed:



Registered Professional Land Surveyor No. 1535

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 INQ

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$1,424,000	\$0	\$1,424,000	\$1,424,000	\$0	\$0	\$1,424,000	\$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
LAMAR C I S D- 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
Total 2016 Levy Paid To Date: \$2,971.07
2016 Levy Due: \$103.58
Total 2016 Due: \$146.67

Exemptions:

OSP OPEN SPACE 1-D-1

AMOUNT DUE IF PAID BY THE END OF:						
Taxes become delinquent on February 01, 2017.						
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 1.3900500 2015 M&O 1.0400500 I&S .35000000 Total 1.3900500

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. 7.1.49

AMOUNT DUE IF PAID BY THE END OF:

Print Date: 07/11/2017

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

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



* 0 0 2 9 0 0 0 0 0 0 3 9 6 9 0 1 *

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

AMOUNT PAID: \$ _____

000000R444522 047 0000014667 0000014793 0000014917 0000015039 5

Diana Offord

From: Andrew Allemand <andrew.allemand@windroseservices.com>
Sent: Wednesday, July 19, 2017 9:44 AM
To: Diana Offord
Cc: 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

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

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

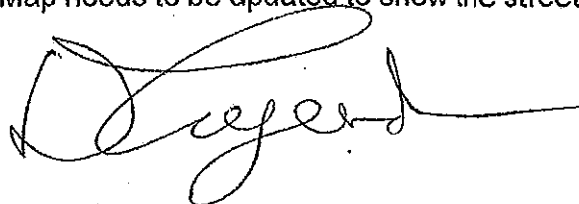
For Information only:

1. 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 SUBMISSION 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,

A handwritten signature in blue ink that reads "Trey DeVillier".

Trey DeVillier
Platting Tech

*Enclosures: Plat Copies (10)
City Platting Application
Platting Fee Check No. 76134
CD (Electronic copies of enclosures)*



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 06-15-2017

Date Received by the City of Fulshear:

Subdivision: W. Cross Creek Bend

Development: Cross Creek Ranch

Ext No. 4

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City (checked) ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 4.20 Acres out of the M. Autrey Survey A-100

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

Total Acreage: 4.20

Number of Streets: 1

Number of Lots: 0

Number and Types of Reserves: 1 - Lift Station

Total Acres in Reserve: 0.07

Owner: CCR Texas Holdings LP

Address: 6450 Cross Creek Bend Lane

City/State: Fulshear, Texas 77441

Telephone: 281-341-8320

Email Address: robb@johnsondev.com

Engineer/Planner: BGE | Kerry Gilbert & Assoc.

Contact Person: Kathryn Edwards

Telephone: 281-579-0340

Fax Number:

Email Address: kedwards@krga.com

Table with 1 column: Platting Fees. Rows include Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, 2nd Review of plats, TOTAL PLATTING FEE (\$552.50), Park Fees (n/a).

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

Handwritten signature of Kathryn Edwards

Kathryn Edwards/ Planner

June 15, 2017

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

July 27, 2017

Engineering Review

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

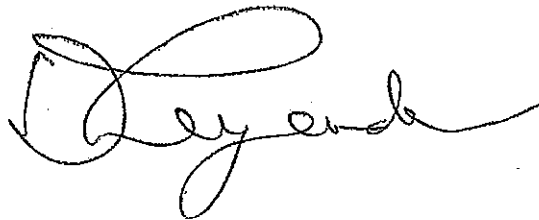
For Information only:

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.





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,

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

Leslie Noyola
Construction, Coord 2, Planning & Design

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

Good Afternoon,

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

Good Afternoon,

Please find the below reference plats for your review:

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

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

If it meets your approval, please provide out office with a No Objection letter addressed to the City of Fulshear.

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

Thank you,

Kathryn Edwards

BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494

Main: 281-579-0340

Email: kedwards@krga.com



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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 Received by the City of Fulshear: _____

Subdivision: CREEK FALLS AT CROSS CREEK RANCH SECTION FIVE Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 14.06 ACRESS OF LAND IN THE A.G. SHARPLESS SURVEY, A-322

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

Total Acreage: 14.06
 Number of Streets: 3
 Number of Lots: 46
 Number and Types of Reserves: 4 (LANDSCAPE / OPEN SPACE)
 Total Acres in Reserve: 1.0446

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$1,081.50
Park Fees (due at Final Plat Application)	_____

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


 SIGNATURE

Trey DeVillier
 TYPED OR PRINTED NAME/TITLE

07/14/2017
 DATE

July 27, 2017

Engineering Review

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

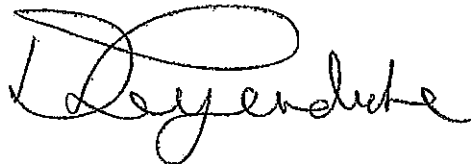
For Information only:

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 SUBMISSION 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,

A handwritten signature in blue ink that reads 'Trey DeVillier'.

Trey DeVillier
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)*

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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

feet;

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 $17^{\circ}42'07''$ and a chord which bears $S 59^{\circ}34'20'' E$, 233.87 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for a point of tangency;

THENCE, $S 68^{\circ}25'19'' E$, 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:

$S 21^{\circ}34'41'' W$, a distance of 27.94 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

$S 37^{\circ}14'11'' W$, a distance of 76.45 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

$S 47^{\circ}39'48'' W$, a distance of 60.57 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

$S 64^{\circ}24'23'' W$, a distance of 60.72 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

$S 68^{\circ}33'41'' W$, a distance of 52.92 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

$S 58^{\circ}35'08'' W$, a distance of 62.46 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

$S 52^{\circ}39'47'' W$, a distance of 60.61 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

$S 45^{\circ}25'23'' W$, a distance of 60.61 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

$S 38^{\circ}07'18'' W$, a distance of 60.61 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

$S 30^{\circ}38'33'' W$, a distance of 66.57 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

$S 23^{\circ}30'05'' W$, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

$S 16^{\circ}50'27'' W$, 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 $S 12^{\circ}09'42'' W$, 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 $18^{\circ}38'15''$ and a chord which bears $N 87^{\circ}09'26'' W$, 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. 20150175 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. 2012006437 of the Official Records of Fort Bend County, Texas. **(Applies only when annexed by filing a supplement)**

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

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

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

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

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

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

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

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. 2016059212 of the Official Records of County, Texas.

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

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

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

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

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

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

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

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

Sincerely,
Stewart Title Company

A handwritten signature in black ink that reads "Albert Calderon". The signature is written in a cursive style with a prominent, sweeping initial "A".

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 LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 14.06 acres of land out of the A.G. Sharpless Survey, A-322, Fort Bend County, Texas, which property was surveyed and platted on _____ by, Brown & Gay Engineers, Inc., DBA BGE, Inc, and known as CREEK FALLS AT CROSS CREEK RANCH SECTION FIVE, recorded at Plat Number _____ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent for the lenders, is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2012038960, 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 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 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 modified hereby, the lien shall remain in full force and effect.

EXECUTED this the _____ day of _____, 2017.

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

By: _____

Printed Name: _____

Title: _____

PROVINCE OF ONTARIO
COUNTRY OF CANADA

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

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

Notary Public
My commission expires: Commission For Life

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

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 14.06 acres of land out of the A.G. Sharpless Survey, A-322, Fort Bend County, Texas, which property was surveyed and platted on _____ by, Brown & Gay Engineers, Inc., DBA BGE, Inc., and known as CREEK FALLS AT CROSS CREEK RANCH SECTION FIVE, recorded at Plat Number _____ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

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

EXECUTED this the _____ day of _____, 2017.

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

By: _____
Printed Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF _____

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

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

Notary Public in and for the State of Texas

My commission expires: _____

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



Southwest OSPE
1110 Louise St
Rosenberg, Texas 77471

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

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,

A handwritten signature in cursive script that reads "Michael Jones".

Michael Jones
Manager Engineering - Design

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
Fax: 281-558-9701
tdevillier@bgeinc.com
www.bgeinc.com



Serving. Leading. Solving.™

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

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Fax: 281-558-9701
tdevillier@bgeinc.com
www.bgeinc.com



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STATE OF TEXAS

Know all men that the undersigned, **James H. Sharpless**, of the County of Tarrant, State of Texas, do hereby certify that the following is a true and correct copy of the original of the same as the same appears in the records of the County Clerk of said County, to-wit: **Section Five of Cross Creek Ranch, located in the A.G. Sharpless Survey, Fort Bend County, Texas.**

Witness my hand and seal of office at Richmond, Texas, this 2nd day of May, 2017.

James H. Sharpless
County Clerk

This plan of Cross Falls at Cross Creek Ranch Section Five is approved by the City Planning Commission of the City of Addison, Texas, on this _____ day of _____, 2017.

City of Addison, Texas
City Planning Commission

This plan of Cross Falls at Cross Creek Ranch Section Five is approved by the City Planning Commission of the City of Addison, Texas, on this _____ day of _____, 2017.

City of Addison, Texas
City Planning Commission

This plan of Cross Falls at Cross Creek Ranch Section Five is approved by the City Planning Commission of the City of Addison, Texas, on this _____ day of _____, 2017.

City of Addison, Texas
City Planning Commission

This plan of Cross Falls at Cross Creek Ranch Section Five is approved by the City Planning Commission of the City of Addison, Texas, on this _____ day of _____, 2017.

City of Addison, Texas
City Planning Commission

DESCRIPTION OF 14.06 ACRES OF LAND

Section Five of Cross Creek Ranch, located in the A.G. Sharpless Survey, Fort Bend County, Texas, is divided into 14 lots, to-wit:

Lot 1, a 1.00 acre tract bounded on the north by the 1/4 section line, on the east by the 1/4 section line, on the south by the 1/4 section line, and on the west by the 1/4 section line.

Lot 2, a 1.00 acre tract bounded on the north by the 1/4 section line, on the east by the 1/4 section line, on the south by the 1/4 section line, and on the west by the 1/4 section line.

Lot 3, a 1.00 acre tract bounded on the north by the 1/4 section line, on the east by the 1/4 section line, on the south by the 1/4 section line, and on the west by the 1/4 section line.

Lot 4, a 1.00 acre tract bounded on the north by the 1/4 section line, on the east by the 1/4 section line, on the south by the 1/4 section line, and on the west by the 1/4 section line.

Lot 5, a 1.00 acre tract bounded on the north by the 1/4 section line, on the east by the 1/4 section line, on the south by the 1/4 section line, and on the west by the 1/4 section line.

Lot 6, a 1.00 acre tract bounded on the north by the 1/4 section line, on the east by the 1/4 section line, on the south by the 1/4 section line, and on the west by the 1/4 section line.

Lot 7, a 1.00 acre tract bounded on the north by the 1/4 section line, on the east by the 1/4 section line, on the south by the 1/4 section line, and on the west by the 1/4 section line.

Lot 8, a 1.00 acre tract bounded on the north by the 1/4 section line, on the east by the 1/4 section line, on the south by the 1/4 section line, and on the west by the 1/4 section line.

Lot 9, a 1.00 acre tract bounded on the north by the 1/4 section line, on the east by the 1/4 section line, on the south by the 1/4 section line, and on the west by the 1/4 section line.

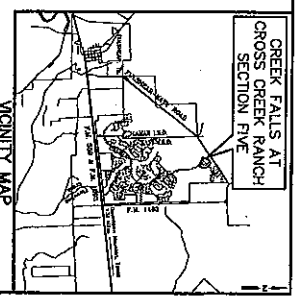
Lot 10, a 1.00 acre tract bounded on the north by the 1/4 section line, on the east by the 1/4 section line, on the south by the 1/4 section line, and on the west by the 1/4 section line.

Lot 11, a 1.00 acre tract bounded on the north by the 1/4 section line, on the east by the 1/4 section line, on the south by the 1/4 section line, and on the west by the 1/4 section line.

Lot 12, a 1.00 acre tract bounded on the north by the 1/4 section line, on the east by the 1/4 section line, on the south by the 1/4 section line, and on the west by the 1/4 section line.

Lot 13, a 1.00 acre tract bounded on the north by the 1/4 section line, on the east by the 1/4 section line, on the south by the 1/4 section line, and on the west by the 1/4 section line.

Lot 14, a 1.00 acre tract bounded on the north by the 1/4 section line, on the east by the 1/4 section line, on the south by the 1/4 section line, and on the west by the 1/4 section line.



CREEK FALLS AT CROSS CREEK RANCH SECTION FIVE

A SUBDIVISION OF 14.06 ACRES OF LAND
LOCATED IN THE A.G. SHARPLESS SURVEY,
FORT BEND COUNTY, TEXAS

LOT: 46
SCALE: 1"=60'
RESERVES: 4
BLOCKS: 1
DATE: MAY, 2017

FOR INFORMATION, LAMM SURVEYS
AND ENGINEERING, L.P.
2000 WEST 10TH STREET, SUITE 300
DALLAS, TEXAS 75201
PHONE: 972.382.2777
WWW.LAMMSURVEYS.COM

FOR INFORMATION, LAMM SURVEYS
AND ENGINEERING, L.P.
2000 WEST 10TH STREET, SUITE 300
DALLAS, TEXAS 75201
PHONE: 972.382.2777
WWW.LAMMSURVEYS.COM

BGC
BGC Inc.
2000 West 10th Street, Suite 300
Dallas, Texas 75201
Phone: 972.382.2777
www.bgcinc.com

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 Date Received by the City of Fulshear: _____
 Subdivision: TAMARRON SECTION 29 Development: TAMARRON

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

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

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

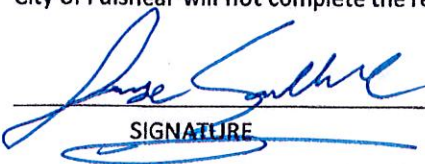
Total Acreage: 25.852
 Number of Streets: 6
 Number of Lots: 103
 Number and Types of Reserves: 5 - Landscape / Open Space
 Total Acres in Reserve: 2.802

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

Engineer/Planner: LJA ENGINEERING, INC.
 Contact Person: JOSUE SANDOVAL
 Telephone: 713-953-5252
 Fax Number: _____
 Email Address: josandoval@lja.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE - \$4,161.30	<u>8 1661.30</u>
Park Fees (due at Final Plat Application)	_____

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


 SIGNATURE

Josue Sandoval / Platting Coordinator
 TYPED OR PRINTED NAME/TITLE

07-17-2017
 DATE

July 17, 2017

Engineering Review

Final Plat – Tamarron Section 29
City of Fulshear, Texas

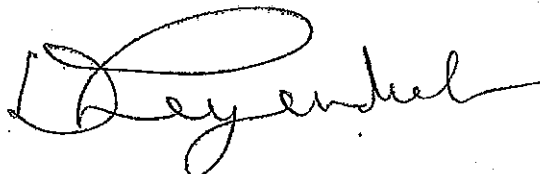
For Information only:

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.



**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.

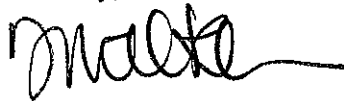
This letter is issued for the use of, and shall inure to the benefit of PLATTING. Liability of Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

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, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title

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

Sincerely,

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

Tatanisha Walker
DHI Title of Central Texas

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:

1. 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 $02^{\circ} 07' 04''$, and a chord which bears South $71^{\circ} 10' 26''$ 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 $92^{\circ} 05' 22''$, and a chord which bears South $24^{\circ} 04' 13''$ East, 43.19 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner;

3. South $68^{\circ} 01' 32''$ 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 $92^{\circ} 05' 22''$, and a chord which bears North $68^{\circ} 01' 09''$ 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 $05^{\circ} 00' 59''$, and a chord which bears South $63^{\circ} 25' 41''$ East, 170.67 feet to a point for corner;
6. South $60^{\circ} 55' 12''$ East, 138.53 feet to a point for corner;

Thence, South $26^{\circ} 02' 41''$ West, departing said south line, 346.37 feet to a point for corner;

Thence, South $31^{\circ} 45' 57''$ West, 159.97 feet to a point for corner;

Thence, South $88^{\circ} 04' 47''$ 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 $14^{\circ} 13' 13''$, and a chord which bears South $80^{\circ} 58' 10''$ West, 91.59 feet to a point for corner;

Thence, South $88^{\circ} 04' 47''$ West, 26.61 feet to a point for corner, the beginning of a curve;

25.852 Acres

June 7, 2017
Job No. 1931-6029

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

Thence, South $01^{\circ} 55' 13''$ East, 69.66 feet to a point for corner;

Thence, South $88^{\circ} 04' 47''$ West, 60.00 feet to a point for corner;

Thence, North $01^{\circ} 55' 13''$ West, 30.27 feet to a point for corner;

Thence, South $88^{\circ} 04' 47''$ West, 117.00 feet to a point for corner;

Thence, North $01^{\circ} 55' 13''$ West, 207.00 feet to a point for corner;

Thence, South $88^{\circ} 04' 47''$ West, 310.00 feet to a point for corner;

Thence, South $01^{\circ} 55' 13''$ East, 207.00 feet to a point for corner;

Thence, South $88^{\circ} 04' 47''$ West, 113.00 feet to a point for corner;

Thence, South $01^{\circ} 55' 13''$ East, 30.27 feet to a point for corner;

Thence, South $88^{\circ} 04' 47''$ West, 60.00 feet to a point for corner;

Thence, North $01^{\circ} 55' 13''$ West, 14.94 feet to a point for corner;

Thence, South $88^{\circ} 04' 47''$ West, 150.00 feet to a point for corner;

Thence, North $01^{\circ} 55' 13''$ West, 632.65 feet to a point for corner, the beginning of a curve;

25.852 Acres

June 7, 2017
Job No. 1931-6029

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 $59^{\circ} 31' 10''$, and a chord which bears North $27^{\circ} 50' 22''$ 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 $38^{\circ} 16' 36''$, and a chord which bears North $38^{\circ} 27' 39''$ East, 177.04 feet to a point for corner, the beginning of a reverse curve;

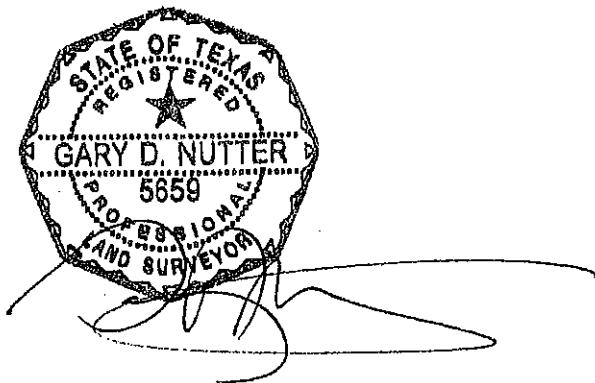
Thence, 90.00 feet along the arc of a tangent curve to the right, having a radius of 75.00 feet, a central angle of $68^{\circ} 45' 26''$, and a chord which bears North $53^{\circ} 42' 04''$ East, 84.70 feet to a point for corner;

Thence, North $88^{\circ} 04' 47''$ 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 $19^{\circ} 41' 15''$, and a chord which bears South $82^{\circ} 04' 36''$ 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.





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,

A handwritten signature in blue ink that reads "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,

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

Sheila R. Agee
Senior Right of Way Agent

C: Josue Sandoval <josandoval@lja.com>

PLR17.298



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 Date Received by the City of Fulshear: _____
 Subdivision: TAMARRON SECTION 43 Development: TAMARRON

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 27.223 ACRES IN THE J.D. VERMILLION SURVEY, A-339

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

Total Acreage: 27.223
 Number of Streets: 7
 Number of Lots: 126
 Number and Types of Reserves: 5 - Landscape / Open Space
 Total Acres in Reserve: 1.075

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

Engineer/Planner: LJA ENGINEERING, INC.
 Contact Person: JOSUE SANDOVAL
 Telephone: 713-953-5252
 Fax Number: _____
 Email Address: josandoval@lja.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$1,281.29</u>
Park Fees (due at Final Plat Application)	_____

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

SIGNATURE

Josue Sandoval / Platting Coordinator TYPED OR PRINTED NAME/TITLE
 07-17-2017 DATE

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: 7/14/2017

Date Received by the City of Fulshear:

Subdivision: Jordan Ranch Street Dedication No. 2 and Reserves Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: ___ City X ETJ (Extraterritorial Jurisdiction)

Legal Description: See Attached Plat for Metes and Bounds Description

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

Total Acreage: 15.725
Number of Streets: 7
Number of Lots: 0
Number and Types of Reserves: 3 (Landscape/Open Space/Utilities/Detention)
Total Acres in Reserve: 10.226

Owner: FORT BEND JORDAN RANCH LP
Address: 5005 Riverway, Suite 500
City/State: Houston, TX
Telephone: (713) 960-9977
Email Address: steves@johnsondev.com

Engineer/Planner: IDS Engineering Group
Contact Person: John R. Herzog, P.E.
Telephone: (713) 462-3178
Fax Number:
Email Address: jherzog@idseg.com

Table with 1 column: Platting Fees. Rows include Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, 2nd Review of plats, TOTAL PLATTING FEE (\$893.13), and Park Fees (\$0).

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.

Handwritten signature of John R. Herzog

John R. Herzog, P.E., Project Engineer

7/14/2017

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

July 27, 2017

Engineering Review

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

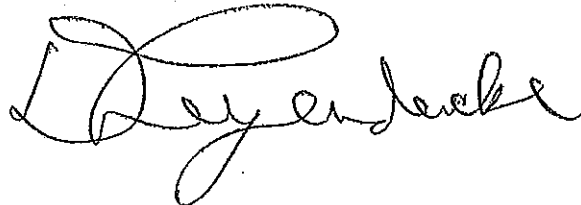
For Information only:

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.





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:

SiEnergy has reviewed the proposed final plats provided by your firm, by email, on July 6th, 2017 to Daniel Pope of SiEnergy. We have no objection to the filing of the plats based on the documentation provided. Should you make any change that might affect SiEnergy'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.

A handwritten signature in blue ink, appearing to read 'Julie Myhre', written over a horizontal line.

Julie Myhre, P.E.
VP Engineer Engineering and Construction
SiEnergy, L.P.
3 Lakeway Centre Court, Suite 110
Lakeway, TX 78734
juliemyhre@sienergy.com
(512) 615-4545

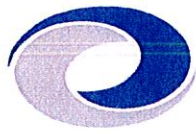
A handwritten signature in blue ink, appearing to read 'John R. Herzog', written over a horizontal line.

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



SiEnergy

PO Box 340279 | Austin, TX 78734-0279 | ph 512 261 6216



Consolidated[®]
communications

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: 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.
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 | TBPLS 10110700 & 10110704

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**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' 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:

1. 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, 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

BY:


Sari LaGrohe, Vice President

Diana Offord

From: John Herzog (IDS) <JHerzog@idseg.com>
Sent: Thursday, July 27, 2017 4:37 PM
To: r
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](#)

TSPE 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

[Website](#) | [Facebook](#) | [LinkedIn](#)

THE STATE OF TEXAS
COUNTY OF FORT BEND

We, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, 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.

By: TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

By: _____
JERRY C. SCHILLACI
SENIOR VICE PRESIDENT

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared JERRY C. SCHILLACI, SENIOR VICE PRESIDENT, known to me to be 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, and as the act and deed of said entity).

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

Notary Public in and for the State of Texas

Print Name

My 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: 7/14/2017 Date Received by the City of Fulshear:
Subdivision: Jordan Ranch Sec 9 Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: See Attached Plat for Metes and Bounds Description

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

Total Acreage: 8.856 Number of Streets: 2 Number of Lots: 26 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 City/State: Houston, TX Telephone: (713) 960-9977 Email Address: steves@johnsondev.com

Engineer/Planner: IDS Engineering Group Contact Person: John R. Herzog, P.E. Telephone: (713) 462-3178 Fax Number: Email Address: jherzog@idseg.com

Table with 1 column: Platting Fees. Rows include Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, 2nd Review of plats, TOTAL PLATTING FEE \$851.40, and Park Fees \$11,700.

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

Signature line with fields for SIGNATURE, TYPED OR PRINTED NAME/TITLE (John R. Herzog, P.E., Project Engineer), and DATE (7/14/2017).

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..



FINAL PLAT OF JORDAN RANCH SEC 9

A PLAT OF
8.856 ACRES
LOCATED IN

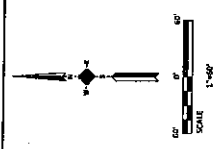
H. & T. CALKINS CO. SURVEY, SECTION 10S, A-2E1,
FORT BEND COUNTY, TEXAS

26 LOTS **1 BLOCK** **2 RESERVES**

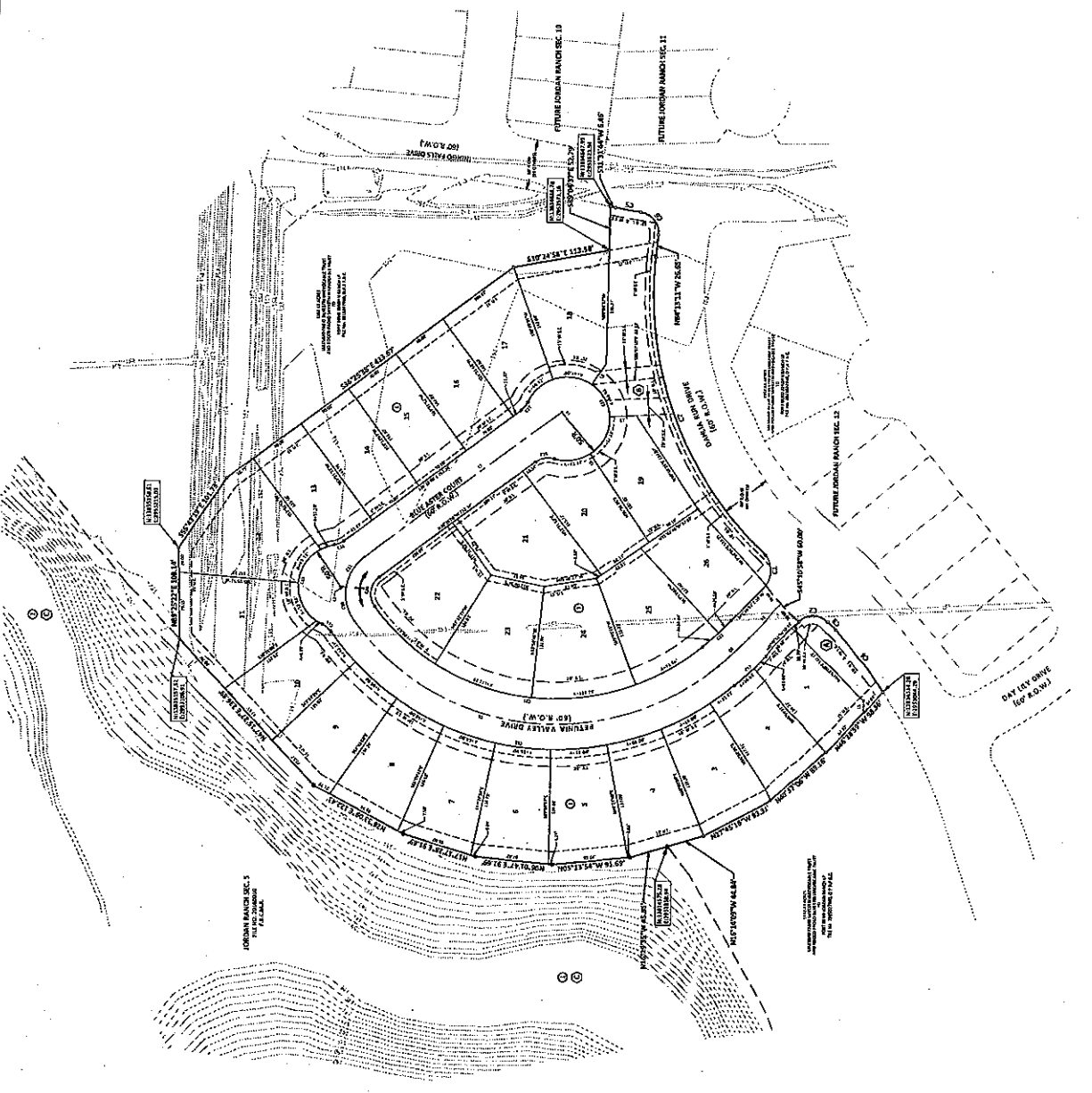
OWNER: FORT BEND JORDAN RANCH LP

ENGINEER: **IDS**
Engineering Group

JULY 2017 105.030.100, 105.030.101
SHEET 2 OF 2



LINE	BEARING	LENGTH	AREA	PERIMETER	COORDINATE	CHAIN BEARING	CHAIN DISTANCE
C1	S 89° 54' 30" W	11.12	11.12	11.12	11.12	S 89° 54' 30" W	11.12
C2	S 89° 54' 30" W	11.12	22.24	22.24	22.24	S 89° 54' 30" W	22.24
C3	S 89° 54' 30" W	11.12	33.36	33.36	33.36	S 89° 54' 30" W	33.36
C4	S 89° 54' 30" W	11.12	44.48	44.48	44.48	S 89° 54' 30" W	44.48
C5	S 89° 54' 30" W	11.12	55.60	55.60	55.60	S 89° 54' 30" W	55.60
C6	S 89° 54' 30" W	11.12	66.72	66.72	66.72	S 89° 54' 30" W	66.72
C7	S 89° 54' 30" W	11.12	77.84	77.84	77.84	S 89° 54' 30" W	77.84
C8	S 89° 54' 30" W	11.12	88.96	88.96	88.96	S 89° 54' 30" W	88.96
C9	S 89° 54' 30" W	11.12	100.08	100.08	100.08	S 89° 54' 30" W	100.08
C10	S 89° 54' 30" W	11.12	111.20	111.20	111.20	S 89° 54' 30" W	111.20
C11	S 89° 54' 30" W	11.12	122.32	122.32	122.32	S 89° 54' 30" W	122.32
C12	S 89° 54' 30" W	11.12	133.44	133.44	133.44	S 89° 54' 30" W	133.44
C13	S 89° 54' 30" W	11.12	144.56	144.56	144.56	S 89° 54' 30" W	144.56
C14	S 89° 54' 30" W	11.12	155.68	155.68	155.68	S 89° 54' 30" W	155.68
C15	S 89° 54' 30" W	11.12	166.80	166.80	166.80	S 89° 54' 30" W	166.80
C16	S 89° 54' 30" W	11.12	177.92	177.92	177.92	S 89° 54' 30" W	177.92
C17	S 89° 54' 30" W	11.12	189.04	189.04	189.04	S 89° 54' 30" W	189.04
C18	S 89° 54' 30" W	11.12	200.16	200.16	200.16	S 89° 54' 30" W	200.16
C19	S 89° 54' 30" W	11.12	211.28	211.28	211.28	S 89° 54' 30" W	211.28
C20	S 89° 54' 30" W	11.12	222.40	222.40	222.40	S 89° 54' 30" W	222.40
C21	S 89° 54' 30" W	11.12	233.52	233.52	233.52	S 89° 54' 30" W	233.52
C22	S 89° 54' 30" W	11.12	244.64	244.64	244.64	S 89° 54' 30" W	244.64
C23	S 89° 54' 30" W	11.12	255.76	255.76	255.76	S 89° 54' 30" W	255.76
C24	S 89° 54' 30" W	11.12	266.88	266.88	266.88	S 89° 54' 30" W	266.88
C25	S 89° 54' 30" W	11.12	278.00	278.00	278.00	S 89° 54' 30" W	278.00
C26	S 89° 54' 30" W	11.12	289.12	289.12	289.12	S 89° 54' 30" W	289.12
C27	S 89° 54' 30" W	11.12	300.24	300.24	300.24	S 89° 54' 30" W	300.24
C28	S 89° 54' 30" W	11.12	311.36	311.36	311.36	S 89° 54' 30" W	311.36
C29	S 89° 54' 30" W	11.12	322.48	322.48	322.48	S 89° 54' 30" W	322.48
C30	S 89° 54' 30" W	11.12	333.60	333.60	333.60	S 89° 54' 30" W	333.60
C31	S 89° 54' 30" W	11.12	344.72	344.72	344.72	S 89° 54' 30" W	344.72
C32	S 89° 54' 30" W	11.12	355.84	355.84	355.84	S 89° 54' 30" W	355.84
C33	S 89° 54' 30" W	11.12	366.96	366.96	366.96	S 89° 54' 30" W	366.96
C34	S 89° 54' 30" W	11.12	378.08	378.08	378.08	S 89° 54' 30" W	378.08
C35	S 89° 54' 30" W	11.12	389.20	389.20	389.20	S 89° 54' 30" W	389.20
C36	S 89° 54' 30" W	11.12	400.32	400.32	400.32	S 89° 54' 30" W	400.32
C37	S 89° 54' 30" W	11.12	411.44	411.44	411.44	S 89° 54' 30" W	411.44
C38	S 89° 54' 30" W	11.12	422.56	422.56	422.56	S 89° 54' 30" W	422.56
C39	S 89° 54' 30" W	11.12	433.68	433.68	433.68	S 89° 54' 30" W	433.68
C40	S 89° 54' 30" W	11.12	444.80	444.80	444.80	S 89° 54' 30" W	444.80
C41	S 89° 54' 30" W	11.12	455.92	455.92	455.92	S 89° 54' 30" W	455.92
C42	S 89° 54' 30" W	11.12	467.04	467.04	467.04	S 89° 54' 30" W	467.04
C43	S 89° 54' 30" W	11.12	478.16	478.16	478.16	S 89° 54' 30" W	478.16
C44	S 89° 54' 30" W	11.12	489.28	489.28	489.28	S 89° 54' 30" W	489.28
C45	S 89° 54' 30" W	11.12	500.40	500.40	500.40	S 89° 54' 30" W	500.40
C46	S 89° 54' 30" W	11.12	511.52	511.52	511.52	S 89° 54' 30" W	511.52
C47	S 89° 54' 30" W	11.12	522.64	522.64	522.64	S 89° 54' 30" W	522.64
C48	S 89° 54' 30" W	11.12	533.76	533.76	533.76	S 89° 54' 30" W	533.76
C49	S 89° 54' 30" W	11.12	544.88	544.88	544.88	S 89° 54' 30" W	544.88
C50	S 89° 54' 30" W	11.12	556.00	556.00	556.00	S 89° 54' 30" W	556.00
C51	S 89° 54' 30" W	11.12	567.12	567.12	567.12	S 89° 54' 30" W	567.12
C52	S 89° 54' 30" W	11.12	578.24	578.24	578.24	S 89° 54' 30" W	578.24
C53	S 89° 54' 30" W	11.12	589.36	589.36	589.36	S 89° 54' 30" W	589.36
C54	S 89° 54' 30" W	11.12	600.48	600.48	600.48	S 89° 54' 30" W	600.48
C55	S 89° 54' 30" W	11.12	611.60	611.60	611.60	S 89° 54' 30" W	611.60
C56	S 89° 54' 30" W	11.12	622.72	622.72	622.72	S 89° 54' 30" W	622.72
C57	S 89° 54' 30" W	11.12	633.84	633.84	633.84	S 89° 54' 30" W	633.84
C58	S 89° 54' 30" W	11.12	644.96	644.96	644.96	S 89° 54' 30" W	644.96
C59	S 89° 54' 30" W	11.12	656.08	656.08	656.08	S 89° 54' 30" W	656.08
C60	S 89° 54' 30" W	11.12	667.20	667.20	667.20	S 89° 54' 30" W	667.20
C61	S 89° 54' 30" W	11.12	678.32	678.32	678.32	S 89° 54' 30" W	678.32
C62	S 89° 54' 30" W	11.12	689.44	689.44	689.44	S 89° 54' 30" W	689.44
C63	S 89° 54' 30" W	11.12	700.56	700.56	700.56	S 89° 54' 30" W	700.56
C64	S 89° 54' 30" W	11.12	711.68	711.68	711.68	S 89° 54' 30" W	711.68
C65	S 89° 54' 30" W	11.12	722.80	722.80	722.80	S 89° 54' 30" W	722.80
C66	S 89° 54' 30" W	11.12	733.92	733.92	733.92	S 89° 54' 30" W	733.92
C67	S 89° 54' 30" W	11.12	745.04	745.04	745.04	S 89° 54' 30" W	745.04
C68	S 89° 54' 30" W	11.12	756.16	756.16	756.16	S 89° 54' 30" W	756.16
C69	S 89° 54' 30" W	11.12	767.28	767.28	767.28	S 89° 54' 30" W	767.28
C70	S 89° 54' 30" W	11.12	778.40	778.40	778.40	S 89° 54' 30" W	778.40
C71	S 89° 54' 30" W	11.12	789.52	789.52	789.52	S 89° 54' 30" W	789.52
C72	S 89° 54' 30" W	11.12	800.64	800.64	800.64	S 89° 54' 30" W	800.64
C73	S 89° 54' 30" W	11.12	811.76	811.76	811.76	S 89° 54' 30" W	811.76
C74	S 89° 54' 30" W	11.12	822.88	822.88	822.88	S 89° 54' 30" W	822.88
C75	S 89° 54' 30" W	11.12	834.00	834.00	834.00	S 89° 54' 30" W	834.00
C76	S 89° 54' 30" W	11.12	845.12	845.12	845.12	S 89° 54' 30" W	845.12
C77	S 89° 54' 30" W	11.12	856.24	856.24	856.24	S 89° 54' 30" W	856.24
C78	S 89° 54' 30" W	11.12	867.36	867.36	867.36	S 89° 54' 30" W	867.36
C79	S 89° 54' 30" W	11.12	878.48	878.48	878.48	S 89° 54' 30" W	878.48
C80	S 89° 54' 30" W	11.12	889.60	889.60	889.60	S 89° 54' 30" W	889.60
C81	S 89° 54' 30" W	11.12	900.72	900.72	900.72	S 89° 54' 30" W	900.72
C82	S 89° 54' 30" W	11.12	911.84	911.84	911.84	S 89° 54' 30" W	911.84
C83	S 89° 54' 30" W	11.12	922.96	922.96	922.96	S 89° 54' 30" W	922.96
C84	S 89° 54' 30" W	11.12	934.08	934.08	934.08	S 89° 54' 30" W	934.08
C85	S 89° 54' 30" W	11.12	945.20	945.20	945.20	S 89° 54' 30" W	945.20
C86	S 89° 54' 30" W	11.12	956.32	956.32	956.32	S 89° 54' 30" W	956.32
C87	S 89° 54' 30" W	11.12	967.44	967.44	967.44	S 89° 54' 30" W	967.44
C88	S 89° 54' 30" W	11.12	978.56	978.56	978.56	S 89° 54' 30" W	978.56
C89	S 89° 54' 30" W	11.12	989.68	989.68	989.68	S 89° 54' 30" W	989.68
C90	S 89° 54' 30" W	11.12	1000.80	1000.80	1000.80	S 89° 54' 30" W	1000.80
C91	S 89° 54' 30" W	11.12	1011.92	1011.92	1011.92	S 89° 54' 30" W	1011.92
C92	S 89° 54' 30" W	11.12	1023.04	1023.04	1023.04	S 89° 54' 30" W	1023.04
C93	S 89° 54' 30" W	11.12	1034.16	1034.16	1034.16	S 89° 54' 30" W	1034.16
C94	S 89° 54' 30" W	11.12	1045.28	1045.28	1045.28	S 89° 54' 30" W	1045.28
C95	S 89° 54' 30" W	11.12	1056.40	1056.40	1056.40	S 89° 54' 30" W	1056.40
C96	S 89° 54' 30" W	11.12	1067.52	1067.52	1067.52	S 89° 54' 30" W	1067.52
C97	S 89° 54' 30" W	11.12	1078.64	1078.64	1078.64	S 89° 54' 30" W	1078.64
C98	S 89° 54' 30" W	11.12	1089.76	1089.76	1089.76	S 89° 54' 30" W	1089.76
C99	S 89° 54' 30" W	11.12	1100.88	1100.88	1100.88	S 89° 54' 30" W	1100.88
C100	S 89° 54' 30" W	11.12	1112.00	1112.00	1112.00	S 89° 54' 30" W	1112.00





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:

SiEnergy has reviewed the proposed final plats provided by your firm, by email, on July 6th, 2017 to Daniel Pope of SiEnergy. We have no objection to the filing of the plats based on the documentation provided. Should you make any change that might affect SiEnergy'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.

A handwritten signature in blue ink, appearing to read "Julie Myhre", is written over a horizontal line.

Julie Myhre, P.E.
VP Engineer Engineering and Construction
SiEnergy, L.P.
3 Lakeway Centre Court, Suite 110
Lakeway, TX 78734
juliemyhre@sienergy.com
(512) 615-4545

A handwritten signature in blue ink, appearing to read "John R. Herzog", is written over a horizontal line.

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



SiEnergy

PO Box 340279 | Austin, TX 78734-0279 | ph 512 261 6216



Consolidated[®]
communications

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: 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.
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 | TBPLS 10110700 & 10110704

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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;

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;

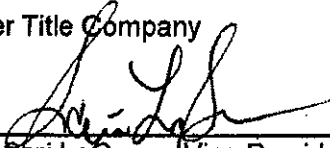
THENCE North 27° 45' 16" West - 93.31 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

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: r
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 | 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

[Website](#) | [Facebook](#) | [LinkedIn](#)

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THE STATE OF TEXAS
COUNTY OF FORT BEND

We, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, 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 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.

By: TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

By: _____
JERRY C. SCHILLACI
SENIOR VICE PRESIDENT

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared JERRY C. SCHILLACI, SENIOR VICE PRESIDENT, known to me to be 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, and as the act and deed of said entity).

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

Notary Public in and for the State of Texas

Print Name

My 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: 7/14/2017 Date Received by the City of Fulshear:

Subdivision: Jordan Ranch Sec 12 Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: ___ City X ETJ (Extraterritorial Jurisdiction)

Legal Description: See Attached Plat for Metes and Bounds Description

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

Total Acreage: 9.088
Number of Streets: 3
Number of Lots: 33
Number and Types of Reserves: 3 (Open Space/Utilities/Landscape)
Total Acres in Reserve: 0.871

Owner: FORT BEND JORDAN RANCH LP
Address: 5005 Riverway, Suite 500
City/State: Houston, TX
Telephone: (713) 960-9977
Email Address: steves@johnsondev.com

Engineer/Planner: IDS Engineering Group
Contact Person: John R. Herzog, P.E.
Telephone: (713) 462-3178
Fax Number:
Email Address: jherzog@idseg.com

Table with 1 column: Platting Fees. Rows include Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, 2nd Review of plats, TOTAL PLATTING FEE (\$892.20), and Park Fees (\$14,850*).

*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 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.

Handwritten signature of John R. Herzog

SIGNATURE

John R. Herzog, P.E., Project Engineer

TYPED OR PRINTED NAME/TITLE

7/14/2017

DATE

July 27, 2017

Engineering Review

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

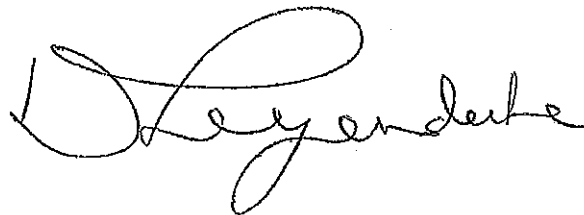
For Information only:

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..





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:

SiEnergy has reviewed the proposed final plats provided by your firm, by email, on July 6th, 2017 to Daniel Pope of SiEnergy. We have no objection to the filing of the plats based on the documentation provided. Should you make any change that might affect SiEnergy'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.

A handwritten signature in blue ink, appearing to read "Julie Myhre", written over a horizontal line.

Julie Myhre, P.E.
VP Engineer Engineering and Construction
SiEnergy, L.P.
3 Lakeway Centre Court, Suite 110
Lakeway, TX 78734
juliemyhre@sienergy.com
(512) 615-4545

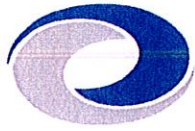
A handwritten signature in blue ink, appearing to read "John R. Herzog", written over a horizontal line.

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



SiEnergy

PO Box 340279 | Austin, TX 78734-0279 | ph 512 261 6216



Consolidated[®]
c o m m u n i c a t i o n s

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: 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.
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 | TBPLS 10110700 & 10110704

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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:

1. 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, 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

BY: _____


Sari LaGrone, Vice President

Diana Offord

From: John Herzog (IDS) <JHerzog@idseg.com>
Sent: Thursday, July 27, 2017 4:37 PM
To: r
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](#)

TSPE 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

[Website](#) | [Facebook](#) | [LinkedIn](#)

THE STATE OF TEXAS
COUNTY OF FORT BEND

We, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, 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 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.

By: TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

By: _____
JERRY C. SCHILLACI
SENIOR VICE PRESIDENT

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared JERRY C. SCHILLACI, SENIOR VICE PRESIDENT, known to me to be 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, and as the act and deed of said entity).

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

Notary Public in and for the State of Texas

Print Name

My 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

REC'D JUL 19 2017

Subdivision/Development Platting Application

Date: 7/19/2017 Date Received by the City of Fulshear: _____
 Subdivision: ROSE DALE Development: KIDDOS RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: _____ City _____ ETJ (Extraterritorial Jurisdiction)

Legal Description: Rose Dale Subdivision U/R Sec 1, lot 1-A, across 2.50 G sharpless
 Variance: _____ Yes (Attach a Copy of Approval Letter) No

Total Acreage: 2.150
 Number of Streets: NO
 Number of Lots: 2
 Number and Types of Reserves: 2 Reserve A AND B
 Total Acres in Reserve: 0.7219

Owner: FADY CHABAN
 Address: 28025 Rose Lane
 City/State: KATY TEXAS
 Telephone: 832-387-7249
 Email Address: chabanf@hotmail.com

Engineer/Planner: GREEN LEED ASSOCIATE
 Contact Person: THANG NGUYEN
 Telephone: 281-433-7877
 Fax Number: _____
 Email Address: THANGNGUYENDAC33@YAHOO.COM
thangnguyendac33@yahoo.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$538.25</u>
Park Fees (due at Final Plat Application)	_____

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

 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE 7/19/2017

July 27, 2017

Engineering Review

Revised Preliminary Plat – Kiddos Ranch
Fort Bend County, Texas

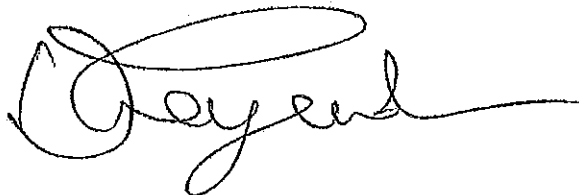
For Information only:

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".



mf

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

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 9370620 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 Volume 932, Page 323 of the Deed Records, and granted to Houston Lighting & Power Company by Volume 974 Page 241 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. 9709681, 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.

- F. Notice of one site sewage facility as set forth under clerks file number 2014108208 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.
- I. 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.

SCHEDULE C

PAYOFF LIENS & MISC REQUIREMENTS

- MS*
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.
- MS*
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

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 Bijie. (Title to said lease not checked subsequent to its date of execution.)

Oil, gas and mineral lease dated April 13, 1979, recorded in Volume 833, Page 125 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 Volume 1147, Page 647 of the Official Records of Fort Bend County, Texas.

Tax Certificate Update

Remit certificate fee to :

Customer : STEWART - CINCO RANCH
(Branch 44)Certificate Number :
7142055

User : slk03 slk03

Print Date : 09/18/2015

GF Number : 15157030417

Professional Real Estate Tax Service, LLC
4700 W. Sam Houston Pkwy. N. Suite 100
Houston, Texas 77041
(713) 232-4350

Closer : DIANNA HOMOLKA

Fee : \$64.95 (includes sales
tax)

Buyer(s) : TBD

Certificate Current Year Tax Summary		
Jurisdiction	Tax Year	Base Tax
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 Due w/o Penalties	Amount Due 09/2015	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

Assessment Information		2015 Assessed Values	
Account Number:	6620010000011914 (Parcel 1 of 1)		
Owner Name(s):	CHABAN, FADY R	Land:	155,200
Mailing Address:	28025 ROSE LN KATY TX 77494-4303	Imprv:	371,360
Property Address:	28025 ROSE LN	Total:	453,200
Legal Description:	ROSE DALE SUBD U/R SEC 1, LOT 1-A, ACRES 2.50, A G SHARPLESS		
Geo Id:	R207017		
Acreage:	2.50000		
2015 Exemptions:	HMS,CAP	Total Est. Taxes w/o Exempt: \$11,117.58	
Warnings:	Removal of any exemption could result in additional taxes being due.		

REALTIME TAX INFORMATION DETAIL					
FORT BEND COUNTY 1317 EUGENE HEIMANN CIRCLE RICHMOND, TX 77469 (281) 341-3710		Payments as of : 09/18/2015 Current Year Taxes 09/18/2015 Prior Year Taxes			
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

REALTIME TAX INFORMATION DETAIL					
FORT BEND ESD 4 (RFD 1 PRIOR TO 2004) COLLECTED BY FORT BEND COUNTY (281) 341-3710		Payments as of : 09/18/2015 Current Year Taxes 09/18/2015 Prior Year Taxes			
2014 Tax Rate: 0.090000 Est. Taxes w/o Exempt: \$473.90		Tax Year	Base Tax	Amount Due 09/2015	Amount Due 10/2015
		2014	\$370.80	Paid	Paid
		SUBTOTAL	\$370.80	\$0.00	\$0.00

REALTIME TAX INFORMATION DETAIL				
KATY ISD (FT. BEND) COLLECTED BY FORT BEND COUNTY (281) 341-3710		Payments as of :	09/18/2015 Current Year Taxes 09/18/2015 Prior Year Taxes	
2014 Tax Rate: 1.526600 Est. Taxes w/o Exempt: \$8,038.46		Tax Year	Base Tax	Amount Due 09/2015
		2014	\$6,060.60	Paid
		SUBTOTAL	\$6,060.60	\$0.00
				Amount Due 10/2015
				Paid
				\$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
<ul style="list-style-type: none"> • 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)

Certificate Number :
 7142055

User : slk03 slk03

Print Date : 09/18/2015

GF Number : 15157030417

Closer : DIANNA HOMOLKA

Buyer(s) : TBD

PROPERTY INFORMATION

Owner Name(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
 Collector: NO MAINTENANCE ASSESSED
 Phone: 0000000000
 Fax:
 Contact:
 Comments: THE LEGAL DESCRIPTION REQUESTED IS NOT ASSESSED BY A HOMEOWNERS ASSOCIATION.
 NO HOMEOWNERS ASSOCIATION FEES APPLY.

ASSESSMENT INFORMATION

Billing Cycle	Assessment Type	Base Amount	Balance Due	Payoff	Payoff	Payoff
			Total Due:	\$0.00	\$0.00	\$0.00

Comments:
 HOA Bill Status: Ready

FORT BEND CENTRAL APPRAISAL DISTRICT

Property	Owner	Property Address	2015 Assessed Value
R207017	CHABAN, FADY R	28025 ROSE LN	\$453,200

2015 GENERAL INFORMATION

Property Status	Active
Property Type	Real Residential
Legal Description	ROSE DALE SUBD U/R SEC 1, LOT 1-A, ACRES 2.50, A G SHARPLESS
Neighborhood	Katy Townsite/Rose Dale/Rice
Account	6620-01-000-0011-914
Total Land Area	2.500000 acres
Total Improvement Main Area	3,967 Sq. Ft

2015 OWNER INFORMATION

Owner Name	Chaban, Fady R
Owner ID	00585261
Exemptions	Homestead
Percent Ownership	100%
Mailing Address	28025 Rose LN Katy, TX 77494-4303

2015 VALUE INFORMATION

Improvement Homesite Value	\$371,360
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	\$371,360
Land Homesite Value	\$155,200
Land Non-Homesite Value	\$0
Land Agricultural Market Value	\$0
Total Land Market Value	\$155,200
Total Market Value	\$526,560
Agricultural Use	\$0
Total Appraised Value	\$526,560
Homestead Cap Loss	-\$73,360
Total Assessed Value	\$453,200

2015 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
<input checked="" type="checkbox"/> CAD- Fort Bend Central Appraisal District		\$0	\$453,200	0	0
D01- Fort Bend Drng	HS	\$90,640	\$362,560	0.022	0
G01- Ft Bend Co Gen	HS	\$90,640	\$362,560	0.47276	0
R05- Ft Bend Co ESD 4		\$0	\$453,200	0.09	0
S13- Katy ISD	HS	\$25,000	\$428,200	1.5266	0

TOTALS

2.11136

2015 IMPROVEMENTS

Expand/Collapse All

Improvement #1 State Code Homesite Total Main Area Market Value
 A1 - Residential Single Family Houses Yes 3,967 Sq. Ft \$371,360

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	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
5	Patio concrete slab	1996	237	\$1,300	Details
6	Detached Garage	1996	462	\$18,910	Details
7	Water Well and Septic System		1	\$3,400	Details

2015 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE LOSS	LAND SIZE
1 - Residential Interior	A1 - Residential Single Family Houses	Yes	\$155,200	\$0	2.500000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG LOSS	APPRAISED	HS CAP LOSS	ASSESSED
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	\$0	\$550,470
2011	\$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

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
09/17/2013	Comeau Michael G & Joy L	Chaban, Fady R	2013119853	
	MASON DOUGLAS & LOIS	Comeau Michael G & Joy L	99032343	
	CONCORD, RESIDENTIAL BUILDERS	MASON DOUGLAS & LOIS	9728906	
	KPM, INVESTMENTS INC	CONCORD, RESIDENTIAL BUILDERS	9573605	

Disclaimer

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

KIDDOS RANCH DAY CARE CENTER

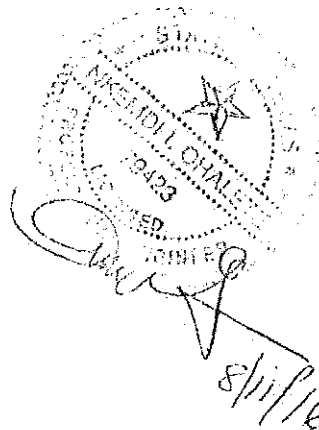
MINIMUM SLAB ELEVATION ANALYSIS

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:

1. Not less than eighteen inches above the 100-year floodplain or impacting water surface elevation. The impacting 100-year water surface elevation is 140.85' within detention area and county road ditch (Buffalo Bayou) (minimum slab elevation is 2.50' above)
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.





REVIEW FORM

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

1. Plans Kiddos Ranch – 28019 Rose Lane (Signed and Sealed 2/14/17 & 2/27/17)
2. Plat Kiddos Ranch
3. Permit _____

and agrees that this project meets with minimum requirements of this department or office. The following comments may need to be addressed or observed.

The proposed minimum slab elevation of 143.00' above m.s.l. appears to meet the minimum requirements of *Fort Bend County Regulations of Subdivisions, Sec. 4.16* as shown in the attached "Minimum 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 ditch at a maximum release rate of 0.09 cfs, which the design engineer has confirmed to be less than the development's pro rata share of the roadside ditch. The plans and plat include notes stating that the detention pond will be privately owned and maintained. A separate instrument maintenance covenant and easement for the detention facility has been recorded with the County Clerk. Fort Bend County Drainage District approval is contingent upon the attached "Certificate of Completion" being completed and returned to the Drainage District at the completion of construction to certify all drainage features were constructed per the approved design.

Reviewed by: Neil J. [Signature]

Mark Vayler
Signature of Department Head

Based on review of the submitted information and stated conclusions, the Drainage District staff interposes no objection of the proposed 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 sealed 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 • 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,

A handwritten signature in cursive script that reads "DeWayne O. Davis".

DeWayne O. Davis, P.E.
Engineer III

DD/cg

cc: Ms. Carmen Lopez, FBC Permit Administrator
File

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

I:\DEVELOPMENT\Lighting Ordinance\KiddosRanch_NoObjection_2016-4-12.docx

Fort Bend County Fire Marshal

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



1375 Ridge Station, Suite 2111
Houston, TX 77041
(281) 336-1100

Inspection Type: Plan Review
Inspection Date: 2/16/2016
Time In: 09:30
Authorized Date: 02/16/2016

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

Form: Construction Plan
Review (03/2015)

Inspection Topics

Administrative

Application of Permit Submitted

Permit fees must be paid according to the permit fee pay scale of the Fort Bend County Fire Marshal's Office. Two sets of plans must be submitted prior to conducting plan reviews.

Status: REQUIRED

Notes: 2015 03 685
Permit #4710

Fire Code Design Signed and Sealed

A completed Fire Code Design and Compliance Review Sheet provided by the Fort Bend Fire Marshal and signed and sealed by a duly licensed architect or engineer authorized to practice in the State of Texas

Status: REQUIRED

Notes: Professional Engineer Jorge Trevino 96485
Green LEI Design Associates

Total Floor area (All Stories Combined)

List of total square footage for the areas of construction.

Status: REQUIRED

Notes: 13,800 sq ft story

4,875 1st story

4,875 2nd story

3,750 Parking area attached to building

1004.1 Occupant Load Calculated

In determining means of egress requirements, the number of occupants for whom means of egress facilities shall be provided shall be determined in accordance with this section.

Status: REQUIRED

Notes: Occupant load total 188

Adults 49

Children 139

Re-submittals (Remodel, New Construction, or Add-on construction)

Type of plan submittal

Status: REQUIRED

Notes: New Construction



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: 7/21/17 Date Received by the City of Fulshear: _____
 Subdivision: Commercial Reserves at FM 1463 Development: Commercial Reserves

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

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

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

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

Owner: DLM Management L., L.C.
Address: 10575 West Office Drive.
City/State: Houston, Tx. 77042
Telephone: 713-706-4531
Email Address: DLM@PRIVATEMINI.COM

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE <u>\$577.67</u>	
Park Fees (due at Final Plat Application)	_____

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

Luis D. Valencia

7/21/17

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

July 28, 2017

Engineering Review

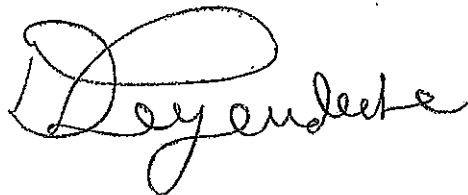
Revised - Preliminary Plat
Commercial Reserves at FM 1463
City of Fulshear, Fort Bend County, Texas

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.





Special Use Permit

APPLICANT/OWNER: John LeBourhis / Tayac Properties, LLC

ADDRESS OF PREMISES: 8310 Wilson St. Fulshear, Tx 77441

REQUESTING: use of property as Office (Attorney or Real Estate Agent)

HEARING DATE: August 4, 2017

PLANNING AND ZONING COMMISSION REVIEW

GRANTED

DENIED

RETURNED FOR ADDITIONAL DATA

COMMENTS/CONDITIONS: _____

CHAIRMAN SIGNATURE: _____ DATE: _____

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

CITY COUNCIL REVIEW

GRANTED

DENIED

SIGNATURE: _____ DATE: _____