



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 AUGUST 4, 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, August 4, 2017 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas.

2. Quorum

A quorum was present.

Members Present:

Dar Hakimzadeh

Jason Cherubini

Amy Pearce

Bijay Aryal

Harold Collins

Members Absent:

Austin Weant

Dawn McRea

City Staff:

Diana Gordon Offord, City Secretary

Kimberly Kopecky, Deputy City Secretary

Michelle Killebrew, Chief Building Official

David Leyendecker, City Engineer

Brant Gary, Executive Director of Planning & Development

Others Present:

Gerald Grissom

Trey Devillier

Mike Roller (did not stay for meeting)

John Herzog

Luis Valencia

John Lebourhis (came in late)

And 3 others that did not sign in

**FULSHEAR PLANNING AND ZONING MINUTES
AUGUST 4, 2017**

3. Public Comment

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

There were no Citizen Comments.

4. PUBLIC HEARING – SPECIAL USE PERMIT

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, TX).

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

The Public Hearing was opened for discussion by Chairman Pearce at 8:30 a.m.

**FULSHEAR PLANNING AND ZONING MINUTES
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Michelle Killebrew stated the applicant was not here yet. She stated the current use is a Residence. The owner would like to create an office use out of it. He created a parking plan. He is asking for a variance for the parking so he can have crushed granite or something like that. We are asking for some sort of bumpers or car stalls to protect the property from vehicles. There is a traffic letter from David Leyendecker that says it does not impede on traffic. There will be no modifications except what is required for ADA. He will need a ramp.

*Amy Pearce asked about an existing concrete driveway. Michelle Killebrew answered.
Amy Pearce asked about lighting. Michelle Killebrew answered.
Michelle Killebrew stated he would put in a 6 ft. to 8 ft. sign. He will comply with the sign ordinance.*

(For full commentary, request audio)

Brant Gary explains that the City's comprehensive plan calls for a re-use of existing legacy structures for a mixed use approach.

The Public Hearing was closed by Chairman Pearce at 8:37 a.m.

5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on July 7, 2017

A motion was made by Planning and Zoning member Collins to approve the Minutes from the Planning and Zoning Commission meeting held on July 7, 2017. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

Motion Passes

6. Consideration and possible action to approve The Brooks at Cross Creek Ranch Section 3/Preliminary Plat

David Leyendecker recommends this plat be approved with corrections. A motion was made by Planning and Zoning member Hakimzadeh to approve The Brooks at Cross Creek Ranch Section 3/Preliminary Plat. It was seconded by Planning and Zoning member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

Motion Passes

**FULSHEAR PLANNING AND ZONING MINUTES
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7. Consideration and possible action to approve Willows at Cross Creek Ranch Section 2/Preliminary Plat

David Leyendecker recommends approval with the corrections. Amy Pearce asks about people parking in the street. The representative stated there is parking in the cul-de-sac. Rob Bamford explains that there are 27 off street parking stalls. (For full commentary, request audio)

A motion was made by Planning and Zoning member Collins to approve Willows at Cross Creek Ranch Section 2/Preliminary Plat per David Leyendecker's recommendations. It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

Motion Passes

8. Consideration and possible action to approve Thrive Church Fulshear/Preliminary Plat

Bijay Aryal asks if anyone from Thrive Church is in the audience. No one from Thrive attended the meeting. David Leyendecker states the preliminary plat is fine. They will need a zoning change before the final. Discussion continues for several minutes. (For full commentary, request audio). David Leyendecker recommends approval of this plat. A motion was made by Planning and Zoning member Collins to approve Thrive Church Fulshear/Preliminary Plat based on David Leyendecker's recommendation. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

Motion Passes

9. Consideration and possible action to approve Katy Independent School District High School No. 9 and Junior High No. 16/Preliminary Plat

David Leyendecker recommends the preliminary plat be approved. There are some issues to look at when the final plat comes to staff. We want to look at a Traffic Impact Study before we get to the final platting to see if it is appropriate or not. Gerald Grissom respectfully asks to remove the TIA as a condition of approval. Brant Gary clarifies that P and Z's role is to make a positive or negative recommendation for City Council to approve or disapprove a plat. Discussion continues between P and Z members, Brant Gary, Rob Bamford and Gerald Grissom. (For full commentary, request audio). Brant Gary states we need the information that traffic can flow correctly. David Leyendecker recommends the preliminary plat be approved. A motion was made by Planning and Zoning member Hakimzadeh to approve Katy Independent School District High School No. 9 and Junior High No. 16/Preliminary Plat. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

**FULSHEAR PLANNING AND ZONING MINUTES
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Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

Motion Passes

10. Consideration and possible action to approve W. Cross Creek Bend Ext. 4 – Street Dedication/Preliminary Plat

Per David Leyendecker, corrections have been made and he recommends approval. A motion was made by Planning and Zoning member Hakimzadeh to approve W. Cross Creek Bend Ext. 4 – Street Dedication/Preliminary Plat. It was seconded by Planning and Zoning member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

Motion Passes

11. Consideration and possible action to approve Creek Falls at Cross Creek Ranch Section 5/Final Plat

Per David Leyendecker, there are 2 minor issues. With those being part of the approval, he recommends this final plat be approved. A motion was made by Planning and Zoning member Hakimzadeh to approve Creek Falls at Cross Creek Ranch Section 5/Final Plat with corrections. It was seconded by Planning and Zoning member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

Motion Passes

12. Consideration and possible action to approve Tamarron Section 29/Final Plat

David Leyendecker states we received corrections. He recommends approval. A motion was made by Planning and Zoning member Hakimzadeh to approve Tamarron Section 29/Final 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, Collins, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

**FULSHEAR PLANNING AND ZONING MINUTES
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Motion Passes

13. Consideration and possible action to approve Tamarron Section 43/Preliminary Plat

David Leyendecker recommends the preliminary plat be approved. A motion was made by Planning and Zoning member Collins to approve Tamarron Section 43/Preliminary Plat. It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

Motion Passes

14. Consideration and possible action to approve Jordan Ranch Street Dedication No. 2 and Reserves/Final Plat

David Leyendecker states there are corrections on this plat and he recommends approval. This plat will also have to be approved through Fort Bend County and the Fort Bend County Drainage District since it is in the ETJ. A motion was made by Planning and Zoning member Hakimzadeh to approve Jordan Ranch Street Dedication No. 2 and Reserves/Final 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, Collins, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

Motion Passes

15. Consideration and possible action to approve Jordan Ranch Section 9/Final Plat

Per David Leyendecker, the corrections were made and he recommends approval. A motion was made by Planning and Zoning member Collins to approve Jordan Ranch Section 9/Final Plat. It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

Motion Passes

16. Consideration and possible action to approve Jordan Ranch Section 12/Final Plat

**FULSHEAR PLANNING AND ZONING MINUTES
AUGUST 4, 2017**

David Leyendecker recommends approval. A motion was made by Planning and Zoning member Hakimzadeh to approve Jordan Ranch Section 12/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, Collins, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

Motion Passes

17. Consideration and possible action to approve Kiddos Ranch/Preliminary Plat

Per David Leyendecker, this plat is located in the ETJ on Rose Lane. It is a private road. They are subdividing this into 2 tracts. There is an existing house that will remain on one reserve. The second reserve is for a daycare center. David Leyendecker recommends approval.

A motion was made by Planning and Zoning member Hakimzadeh to approve Kiddos Ranch/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, Collins, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

Motion Passes

18. Consideration and possible action to approve Commercial Reserves at FM 1463/Preliminary Plat (Re-Submittal)

Per David Leyendecker, we have approved this plat previously. They went to TXDot and Fort Bend County and they requested additional right of way after it got approved here. They made changes to meet approval of TXDot standards and David Leyendecker recommends approval of this plat. A motion was made by Planning and Zoning member Collins to approve Commercial Reserves at FM 1463/Preliminary Plat (Re-Submittal). It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

Motion Passes

19. Consideration and possible action to approve Special Use Permit for Business/Office use located at 8310 Wilson Street, Fulshear, Texas 77441

Mr. John Lebourhis gave a brief statement of his plans. (For full commentary, request audio)

**FULSHEAR PLANNING AND ZONING MINUTES
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A motion was made by Planning and Zoning member Aryal to approve a Special Use Permit for Business/Office use located at 8310 Wilson Street, Fulshear, Texas 77441. It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:

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

Motion Passes

20. Adjournment

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

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

Motion Passes

The meeting adjourned at 9:18 a.m.

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

AGENDA OF:	September 1, 2017		
DATE SUBMITTED:	August 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: Final Plats for – W. Cross Creek Bend Ext. 4 and Lift Station No. 6, Creek Falls Drive Extension No. 2, Katy Independent School District High School No. 9 and Junior High No. 16, Jordan Ranch Section 14, and Commercial Reserves at FM 1463 (Resubmittal).		

EXECUTIVE SUMMARY

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

1. Final for West Cross Creek Bend Lane Extension No. 4 and Lift Station No. 6
2. Final for Creek Falls Drive Extension No. 2
3. Final for Katy Independent School District High School No. 9 and Junior High No. 16
4. Final for Jordan Ranch Section 14
5. Final 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.

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat West Cross Creek Bend Lane Ext. No. 4 and Lift Station No. 1
Final Plat

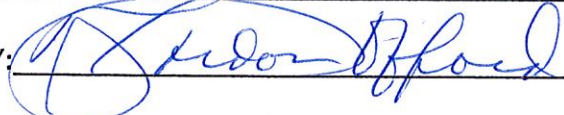
City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 8-25-2017

City Secretary

Processed
 Returned for additional data

BY:  DATE: 8-16-2017

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

Subdivision/Development Platting Application

Date: 08/11/2017

Date Received by the City of Fulshear: _____

Subdivision: WEST CROSS CREEK BEND LANE EXTENSION NO. 4 Development: CROSS CREEK RANCH
 & LIFT STATION NO. 6

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: 4.199 ACRESS OF LAND IN THE M. AUTREY SURVEY, A-100

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

Total Acreage: 4.199
 Number of Streets: 1
 Number of Lots: 0
 Number and Types of Reserves: 1
 Total Acres in Reserve: 0.0702

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)	
<input checked="" type="checkbox"/> TOTAL PLATTING FEE	<u>\$604.98</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

Trey DeVillier

TYPED OR PRINTED NAME/TITLE

08/11/2017

DATE

August 25, 2017

Engineering Review

Final 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) along with a 0.0702 acre Reserve for a Lift Station.
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 Final Plat of W. Cross Creek Bend Extension No. 4 be approved as submitted.

A handwritten signature in cursive script, appearing to read "Clay & Leyendecker". The signature is written in black ink and is positioned centrally below the recommendations section.

stewart title

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

August 11, 2017

City Planning Commission
City Of Fulshear

File No.: 1790363CPL

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 7th day of August, 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 recorded in/under Clerk's File No. 2016059209 of the Official Records of Fort Bend County, Texas; and

CCR Texas Holdings LP, (By virtue of Deed recorded in/under Clerk's File No. 2012038964 of the Official Records of Fort Bend County, Texas.

CATHY VERRET (By virtue of Deed dated February 7, 2013, recorded under Clerk's File No. 2013027940 of the Official Records of Fort Bend County, Texas) As to that portion out of a Director's Lot 5

Legal Description:

DESCRIPTION OF A 4.199 ACRE TRACT OF LAND SITUATED
IN THE M. AUTREY SURVEY, ABSTRACT NO. 100
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 4.199 acre tract of land situated in the M. Autrey Survey, Abstract No. 100, of the City of Fulshear, Fort Bend County, Texas and being a portion of a called 1,913.31 acre tract of land described as Tract A in an instrument to CCR Texas Holdings LP recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2012038964, a portion of a called 239.7 acre tract described as Tract 10 in an instrument to CCR Loan Subsidiary 1, L.P. recorded under F.B.C.C.F. No. 2016059209 and a portion of a called 0.1894 acre tract described in an instrument to Cathy Verret recorded under F.B.C.C.F. No. 2013027940, said 4.199 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast corner of WEST CROSS CREEK BEND LANE EXTENSION NO 3, a subdivision per plat recorded under Plat No. 20160195 of the Fort Bend County Plat Records (F.B.C.P.R.), lying on the West line of BONTERRA AT CROSS CREEK RANCH SECTION FOUR, a subdivision per plat recorded under Plat No. 20150285 of the F.B.C.P.R., same being the Southeast corner of the herein described tract;

THENCE, S 63°17'39" W, along and with the North line of said WEST CROSS CREEK BEND EXTENTSION NO 3, a distance of 70.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a Northwest corner of said WEST CROSS CREEK BEND LANE EXTENSION NO 3 lying on the East line of WILLOWS AT CROSS CREEK RANCH SECTION ONE, a subdivision per plat recorded under Plat No. 20160198 of the F.B.C.P.R., same being the Southwest corner of the herein described tract and the beginning of a non-tangent curve to the right from which its center bears N 63°17'39" E, 3,035.00 feet;

THENCE, in a northerly direction, partially along and with the East line of said WILLOWS AT CROSS CREEK RANCH SECTION ONE and said curve to the right, at a distance of 513.37 passing a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast corner of said WILLOWS AT CROSS CREEK RANCH SECTION ONE and continuing along and with an East line of said 239.7 acre tract, at a distance of 713.46 feet pass a 1/2-inch iron pipe found for an interior corner of said 239.7 acre tract and continuing over and across said 239.7 acre tract for a total distance of 1,139.87 feet, having a radius of 3,035.00 feet, a central angle of 21°31'08" and a chord which bears N 15°56'47" W, 1,133.19 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of a compound curve to the right;

THENCE, over and across said 239.7 acre tract, the following courses and distances:

In a northerly direction, along said curve to the right, a distance of 1,470.71 feet, having a radius of 1,835.00 feet, a central angle of 45°55'17" and a chord which bears N 17°46'25" E, 1,431.66 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Northwest corner of the herein described tract;

S 49°15'56" E, a distance of 70.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Northeast corner of the herein described tract and the beginning of a non-tangent curve to the left from which its center bears S 49°15'56" E, 1,765.00 feet;

In a southwesterly direction, along said curve to the left, a distance of 377.19 feet, having a radius of 1,765.00 feet, a central angle of 12°14'40" and a chord which bears S 34°36'44" W, 376.47 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 61°30'36" E, a distance of 60.05 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 27°42'20" W, a distance of 50.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 63°11'25" W, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract and the beginning of a non-tangent curve to the left from which its center bears S 63°11'25" E, 1,765.00 feet;

In a southerly direction, along said curve to the left, a distance of 985.66 feet, having a radius of 1,765.00 feet, a central angle of 31°59'48" and a chord which bears S 10°48'41" W, 972.90 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of a compound curve to the left;

THENCE, in a southerly direction, partially over and across said 239.7 acre tract and said 0.1894 acre tract, at a distance of 530.42 passing a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northwest corner of said BONTERRA AT CROSS CREEK RANCH SECTION FOUR and continuing along and with the West line of said BONTERRA AT CROSS CREEK RANCH SECTION FOUR, a total distance of 1,113.58 feet, having a radius of 2,965.00 feet, a central angle of 21°31'08" and a chord which bears S 15°56'47" E, 1,107.05 feet to the **POINT OF BEGINNING** and containing 4.199 acres of land.

Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and is referenced to a called 239.7 acre tract as cited herein.

Subject to the following:

1. Restrictions:

Restrictive Covenants as set forth under Clerk's File No. 2005003096 of the County Clerk Official Records of Fort Bend County, Texas; and those Restrictive Covenants as set forth under Clerk's File Nos. 2008039552, 2008054441, 2009026093, 2010105647, 2010127400, 2011070465, 2012016789, 2013012580, all of the County Clerk Official Records of Fort Bend County, Texas. (Upon Annexation only)

2. Easements/Other Exceptions:

Pipeline Easement granted to TEPPCO Crude Pipeline, L.P., traversing subject property as set forth under Clerk's File No. 2004025377 of the County Clerk Official Records of Fort Bend County, Texas. Said pipeline easement is subject to those Encroachment Agreements recorded under Clerk's File Nos. 2011060065, 2011083354 and 2011088405 of the Official Records of Fort Bend County, Texas.

A pipeline easement granted to Shell Pipeline Corp., as set forth and described in Volume 297, Page 105 of the Deed Records of Fort Bend County, Texas. Amended by instrument recorded under Clerk's File Nos. 2004151601 and 2005018043 of the County Clerk Official Records of Fort Bend County, Texas.

A pipeline easement granted to Shell Pipe Line Corporation, as set forth and described in Volume 294, Page 384 of the Deed Records of Fort Bend County, Texas. Amended by instrument recorded under Clerk's File Nos. 2004151601 and 2005018043 of the County Clerk Official Records of Fort Bend County, Texas.

Pipeline right-of-way easement in favor of Enterprise Crude Pipeline LLC, a Texas limited liability company as set forth in instrument recorded in/under Clerk's File No. 2015004154 of the Official Records of Fort Bend County, Texas.

Pipeline right-of-way easement in favor of Enterprise Crude Pipeline LLC, a Texas limited liability company as set forth in instrument recorded in/under Clerk's File No. 2015004149 of the Official Records of County, Texas.

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.

Rules and regulations by the Texas Commission on environmental Quality Rules for On-Site Sewage Facilities located on the subject property as reflected by that Affidavit To The Public Certification Of OSSF Requiring Maintenance recorded under Clerk's File Nos. 2007050326 and 2009075716 of the Official Records of Fort Bend County, Texas. (1214.16 acres A-321; 1214.62 acres A-100)

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. Amendment to the Community Charter for Cross Creek Ranch recorded under Clerk's File No. 2008054441, 2012106541, 2012141785, 2012144757, 2013012580 of the Official Records of Fort Bend County, Texas.

Memorandum Of Fulshear Parkway Private Participation Agreement by and among CRR Texas Holdings LP., et al, and recorded under Clerk's File No. 2013119270 of the Official Records of Fort Bend County, Texas.

A (1) foot buffer is reserved along and adjacent to West Cross Creek Bend Lane as dedicated and reflected on the plat of WEST CROSS CREEK BEND LANE EXTENSION NO. 3 recorded under Plat No. 20160195 of the Plat Records of Fort Bend County, Texas. **(Will be removed upon filing of the Plat)**

3. Liens/Misc:

Vendors Lien retained in Deed dated April 12, recorded in/under Clerk's File No. 2012038960 of the Official Records, securing the payment of one note in the principal amount of \$9,000,000.00, bearing interest and payable as therein provided to the order of CRR TEXAS LENDER, INC., and that certain promissory note in

the principal amount of \$81,000,000.00, bearing interest and payable as therein provided to the order of PSPIB-CRR, INC., and additionally secured by Construction Deed of Trust And Security Agreement And Assignment Of Rents And Fixture Filing of even date therewith executed by CCR TEXAS HOLDINGS LP and recorded in/under Clerk's File No. 2012038977 of the Official Records of Fort Bend County, Texas. (Covers other property also) As to that portion out of 28.78 acres

Said lien additionally secured by a Collateral Assignment Of Notes And Liens (Fort Bend County Municipal Utility District No. 170) recorded under Clerk's File No. 2012054544 of the Official Records of Fort Bend County, Texas.

Intercreditor Agreement dated June 2, 2016 and recorded under Clerk's File No. 2016059210 of the Official Records of Fort Bend County, Texas.

Construction Deed of Trust (with Assignment of Leases and Rents, Security Agreement Fixture Filing) dated June 2, 2016, recorded in/under Clerk's File No. 2016059211 of the Official Records of Fort Bend County, Texas, executed by CCR Loan Subsidiary 1, L.P., a Texas limited partnership, securing the payment of one note in the principal amount of \$25,000,000.00, bearing interest and payable as therein provided to the order of U.S. Bank National Association d/b/a Housing Capital Company.

Collateral Assignment of Construction Documents, Design Contracts, Plans, Licenses, Building Lot Contracts and Permits recorded under Clerk's File No. 2016059212 of the Official Records of Fort Bend County, Texas.

Collateral Assignment of MUD Proceeds recorded under Clerk's File No. 2016059213 of the Official Records of Fort Bend County, Texas.

Vendors Lien retained in Deed dated February 7, 2013, recorded in/under Clerk's File No. 2013027940 of the Official Records, securing the payment of one note in the principal amount of \$75,000.00, bearing interest and payable as therein provided to the order of the Grantor, and additionally secured by Deed of Trust of even date therewith executed by CATHY VERRET and recorded in/under Clerk's File No. 2013033013 of the Official Records of Fort Bend County, Texas. (Director's Lot 5)

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

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

The letter is issued with the express understanding, evidenced by the acceptance thereof, that Stewart Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty or warranty of title.

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

Sincerely,
Stewart Title Company



Albert Calderon
Commercial Acreage Examiner Senior

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 4.199 acres of land out of the M. Autrey Survey, A-100, Fort Bend County, Texas, which property was surveyed and platted on _____ by, Brown & Gay Engineers, Inc., DBA BGE, Inc, and known as WEST CROSS CREEK BEND LANE EXTENSION NO. 4 & LIFT STATION NO. 6, recorded at Plat Number _____ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent for the lenders, is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2012038977, 2012054544, and 2016059210 of the Real Property Records of Fort Bend County, Texas, and, in its capacity as the agent, is the agent for the holders of promissory notes secured by said lien, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of WEST CROSS CREEK BEND LANE EXTENSION NO. 4 & LIFT STATION NO. 6.

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 WEST CROSS CREEK BEND LANE EXTENSION NO. 4 & LIFT STATION NO. 6 and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of WEST CROSS CREEK BEND LANE EXTENSION NO. 4 & LIFT STATION NO. 6 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 4.199 acres of land out of the M Autrey Survey, A-100, Fort Bend County, Texas, which property was surveyed and platted on _____ by, Brown & Gay Engineers, Inc., DBA BGE, Inc., and known as WEST CROSS CREEK BEND LANE EXTENSION NO. 4 & LIFT STATION NO. 6, 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 WEST CROSS CREEK BEND LANE EXTENSION NO. 4 & LIFT STATION NO. 6.

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 WEST CROSS CREEK BEND LANE EXTENSION NO. 4 & LIFT STATION NO. 6 and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of WEST CROSS CREEK BEND LANE EXTENSION NO. 4 & LIFT STATION NO. 6 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

OWNER'S RATIFICATION OF PLAT

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, acting by and through Larry D. Johnson, President of CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner the owner(s) of that certain 47.94 tract of land out of the M. Autrey Survey, A-100 City of Fulshear, Fort Bend County, Texas, said tract being further described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes; and

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, acting by and through Larry D. Johnson, President of CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner, has platted the herein above described tract of land into a subdivision known as West Cross Creek Bend Lane Extension No. 4 & Lift Station No. 6, recorded at Plat No _____, in the Map Records of Fort Bend County, Texas; and

WHEREAS, the undersigned owner(s) did not join in the platting or sign the plat of said West Cross Creek Bend Lane Extension No. 4 & Lift Station No. 6, but is willing to ratify and confirm said subdivision plat and consent to all its terms and conditions:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Cathy Verret, is the owner of that certain tract of land containing 0.1894 acres located within the subdivision, as described by deed dated February 7, 2013, from CCR Texas Holdings LP recorded under Clerk's File No. 2013027940 of the Official Public Records of Real Property of Fort Bend County, Texas, which is a portion of West Cross Creek Bend Lane Extension No. 4 & Lift Station No. 6, recorded at Plat Number _____, of the Map Records of Fort Bend County, Texas.

That the undersigned, by executing this Owner's Ratification of Plat:

- 1) Confirms that she is the owner of the respective tract described in the deed referred to above, and
- 2) Represents that the tract owned by her is subject only to the vendor's lien described in the deed referred to above, and
- 3) Hereby ratifies, confirms, and consents to the subdivision plat of West Cross Creek Bend Lane Extension No. 4 & Lift Station No. 6 and all terms and conditions therein contained, as described and referred to herein and as described in as shown on the plat West Cross Creek Bend Lane Extension No. 4 & Lift Station No. 6 with the same force and effect as the undersigned had originally joined in the plat or signed the plat of West Cross Creek Bend Lane Extension No. 4 & Lift Station No. 6

EXECUTED this ____ day of _____, 2017.

By: _____
Printed Name: Cathy Verret
Title: _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____ of Cathy Verret, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

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

NOTARY PUBLIC in and for the State of _____
Printed Name: _____
My Commission Expires: _____

AFTER RECORDING RETURN TO:
Trey DeVillier
BGE, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042 phone: 281-558-8700



August 9, 2017

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: West Cross Creek Bend Lane Extension No. 4 & Lift Station No. 6

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated August 2017.

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

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads "Frankie Touchy". The signature is written in a cursive, slightly slanted style.

Frankie Touchy
Associate Right of Way Agent

C: Trey DeVillier <TDeVillier@bgeinc.com>

PLR17.429

Trey DeVillier

From: Trey DeVillier
Sent: Monday, August 07, 2017 4:09 PM
To: Michael Jones (mj524k@att.com)
Subject: WEST CROSS CREEK BEND LANE EXTENSION NO. 4 & LIFT STATION NO. 6 - NO OBJECT REQUEST
Attachments: 2017-8-1_PLAT_WEST CROSS CREEK BEND LN & LS#6.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

From: Trey DeVillier
Sent: Monday, August 07, 2017 4:08 PM
To: 'Grey, Chris'
Subject: WEST CROSS CREEK BEND LANE EXTENSION NO. 4 & LIFT STATION NO. 6 - NO OBJECT REQUEST
Attachments: 2017-8-1_PLAT_WEST CROSS CREEK BEND LN & LS#6.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



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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Creek Falls Drive Ext. No. 2 - Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 8-25-2017

City Secretary

Processed
 Returned for additional data

BY: [Signature] DATE: 8-16-2017

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

Subdivision/Development Platting Application

Date: 08/11/2017 Date Received by the City of Fulshear: _____
 Subdivision: CREEK FALLS DRIVE EXTENSION NO 2 Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 2.153 ACRESS OF LAND IN THE A.G. SHARPLESS SURVEY, A-322

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

Total Acreage: 2.153
 Number of Streets: 1
 Number of Lots: 0
 Number and Types of Reserves: 0
 Total Acres in Reserve: 0

Owner: CCR LOAN SUBSIDIARY 1, P.L.
 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)	
<input checked="" type="checkbox"/> TOTAL PLATTING FEE	<u>\$553.83</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

Trey DeVillier

TYPED OR PRINTED NAME/TITLE

08/11/2017

DATE

August 25, 2017

Engineering Review

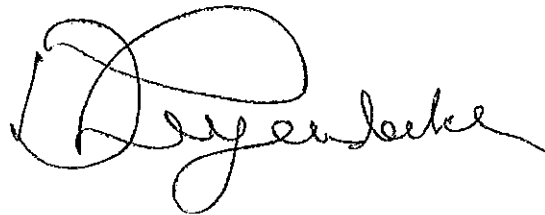
Final Plat
Creek Falls Drive Extension
Street Dedication No.2
City of Fulshear, Texas

For Information only:

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

Recommendations:

I recommend that this Final Plat of Creek Falls Drive Extension Street Dedication No.2 be approved as submitted.



stewart title

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

August 07, 2017

City Planning Commission
City Of Fulshear, Texas.

File No.: 1790361CPL

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 1st day of August, 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 recorded in/under Clerk's File No. 2014024650 and Clerk's File No. 2016059209 of the Official Records of Fort Bend County, Texas.

Legal Description:

DESCRIPTION OF A 2.153 ACRE TRACT OF LAND SITUATED
IN THE A.G. SHARPLESS SURVEY, ABSTRACT NO. 322
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

BEING a 2.153 acre (93,779 square foot) tract of land situated in the A.G. Sharpless Survey, Abstract No. 322 in the City of Fulshear, Fort Bend County, Texas and being a portion of a called 174.4 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.) 2014024650 and 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 F.B.C.C.F. No. 2016059209, said 2.153 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Westerly Northwest corner of CREEK FALLS DRIVE EXTENSION NO 1, a subdivision per plat recorded under Plat No. 20160196 of the Fort Bend County Plat Records (F.B.C.P.R.), lying on the Southwest end of a transition curve located on the North right-of-way line of Creek Falls Drive (60 feet wide) and the West right-of-way line of Pebble Creek Lane (90 feet wide) as shown on said CREEK FALLS DRIVE EXTENSION NO 1, same being a Southeast corner of Restricted Reserve "A" of CREEK FALLS AT CROSS CREEK RANCH SECTION NINE, a subdivision per plat recorded under Plat No. 20160199 of the F.B.C.P.R. and being the Northeast corner of the herein described tract;

THENCE, S 14°47'48" W, along and with the West line of said CREEK FALLS DRIVE EXTENSION NO 1, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Southwest corner of said CREEK FALLS DRIVE EXTENSION NO 1 and the Southeast corner of the herein described tract, same being the beginning of a non-tangent curve to the left from which its center bears S 14°47'48" W, 660.00 feet;

THENCE, over and across said 174.4 acre tract and said 117.6 acre tract, the following courses and distances:

In a southwesterly direction, along said curve to the left, a distance of 793.05 feet, having a radius of

660.00 feet, a central angle of 68°50'46" and a chord which bears S 70°22'25" W, 746.20 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of compound curvature;

In a southerly direction, along said curve to the left, a distance of 41.44 feet, having a radius of 25.00 feet, a central angle of 94°58'08" and a chord which bears S 11°32'03" E, 36.85 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 30°58'53" W, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left from which its center bears S 30°58'54" W, 25.00 feet;

In a westerly direction, along said curve to the left, a distance of 41.44 feet, having a radius of 25.00 feet, a central angle of 94°58'07" and a chord which bears S 73°29'50" W, 36.85 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of compound curvature;

In a southerly direction, along said curve to the left, a distance of 481.10 feet, having a radius of 660.00 feet, a central angle of 41°45'54" and a chord which bears S 05°07'48" W, 470.52 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

S 15°45'09" E, a distance of 44.61 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Southeast corner of the herein described tract, same being the Northeast terminus of Creek Falls Drive (60 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, S 74°14'51" W, along and with the North terminus of said Creek Falls Drive, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northwest terminus of said Creek Falls Drive, same being the Southwest corner of the herein described tract;

THENCE, over and across said 117.6 acre tract, the following courses and distances:

N 15°45'09" W, a distance of 44.61 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In a northerly direction, along said curve to the right, a distance of 536.20 feet, having a radius of 720.00 feet, a central angle of 42°40'10" and a chord which bears N 05°34'56" E, 523.89 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of reverse curvature;

In a northerly direction, along said curve to the left, a distance of 35.04 feet, having a radius of 25.00 feet, a central angle of 80°18'20" and a chord which bears N 13°14'09" W, 32.24 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of reverse curvature;

In a northwesterly direction, along said curve to the right, a distance of 13.07 feet, having a radius of 430.00 feet, a central angle of 01°44'28" and a chord which bears N 52°31'05" W, 13.07 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Southwest terminus of Birch Valley Drive (60 feet wide) as shown on CREEK FALLS AT CROSS CREEK RANCH SECTION NINE, a subdivision per plat recorded under Plat No. 20160199 of the F.B.C.P.R.;

THENCE, along and with the South line of said CREEK FALLS AT CROSS CREEK RANCH SECTION NINE, the following courses and distances:

N 38°21'08" E, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Southeast terminus of said Birch Valley Drive, same being a Southwest corner of Restricted Reserve "A" of said CREEK FALLS AT CROSS CREEK RANCH SECTION NINE and the beginning of a non-tangent curve to the left from which its center bears N 38°21'08" E, 25.00 feet;

In an easterly direction, along said curve to the left, a distance of 40.54 feet, having a radius of 25.00 feet, a central angle of 92°55'02" and a chord which bears N 81°53'37" E, 36.24 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of a reverse curvature;

In an easterly direction, along said curve to the right, a distance of 871.62 feet, having a radius of 720.00 feet, a central angle of 69°21'41" and a chord which bears N 70°06'57" E, 819.36 feet to the

POINT OF BEGINNING and containing 2.153 acres (93,779 square feet) of land.

Bearing orientation and coordinates are based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and is referenced to CREEK FALLS DRIVE EXTENSION NO 1 as cited herein.

Subject to the following:

1. Restrictions:

Restrictive Covenants as set forth under Clerk's File No. 2005003096 of the County Clerk Official Records of Fort Bend County, Texas and those Restrictive Covenants as set forth under Clerk's File Nos. 9526750, 2006020008, 2006020010 and 2006020011, 2010105647, 2008039552, 2008054441, 2009026093, 2010127400, 2011070465, 2012016789 all of the Official Records of Fort Bend County, Texas. (Subject to Annexation)

2. Easements/Other Exceptions:

Subject to any easements, rights-of-way, roadways, encroachments, etc., which a survey or physical inspection of the premises might disclose.

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. (Subject to Annexation)

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. (Subject to Annexation)

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. (Subject to Annexation)

Management Certificate for Cross Creek Ranch Community Association, Inc., recorded under Clerk's File Nos. 2009120159 and 2011090436 of the Official Records of Fort Bend County, Texas. (Subject to Annexation)

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. (Subject to Annexation)

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. (Subject to Annexation)

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. (Subject to Annexation)

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. (Subject to Annexation)

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. (Subject to Annexation)

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. (Subject to Annexation)

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.

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. (Subject to Annexation)

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.

Rules and regulations by the Texas Commission on environmental Quality Rules for On-Site Sewage Facilities located on the subject property as reflected by that Affidavit To The Public Certification Of OSSF Requiring Maintenance recorded under Clerk's File Nos. 2007050326 and 2009075716 of the Official Records of Fort Bend County, Texas. (1214.16 acres A-321; 1214.62 acres A-100)

Temporary Access Easement with CCR Loan Subsidiary 1, LP, as Grantor and Texas Capital Bank, National Association, as Grantee dated March 6, 2014 and recorded March 14, 2014 at Clerk's File No. 2014024654, of the Official Public Records of Fort Bend County, Texas.

A (1) foot buffer is reserved along and adjacent to Birch Valley Dr. as dedicated and reflected on the plat of Creek Falls At Cross Creek Ranch Section Nine recorded under Plat No. 20160199 of the Plat Records of Fort Bend County, Texas. **(Will be removed upon filing of the Plat)**

A (1) foot buffer is reserved along and adjacent to Creek Falls Drive as dedicated and 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. **(Will be removed upon filing of the Plat)**

A (1) foot buffer is reserved along and adjacent to Cross Creek Bend Lane Extension NO. 6 as dedicated and reflected on the plat of Creek Falls Drive Extension NO. 6 recorded under Plat No. 20130216 of the Plat Records of Fort Bend County, Texas. **(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.

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.

Intercreditor Agreement dated June 2, 2016 and recorded under Clerk's File No. 2016059210 of the Official Records of Fort Bend County, Texas.

Construction Deed of Trust (with Assignment of Leases and Rents, Security Agreement Fixture Filing) dated June 2, 2016, recorded in/under Clerk's File No. 2016059211 of the Official Records of Fort Bend County, Texas, executed by CCR Loan Subsidiary 1, L.P., a Texas limited partnership, securing the payment of one note in the principal amount of \$25,000,000.00, bearing interest and payable as therein provided to the order of U.S. Bank National Association d/b/a Housing Capital Company.

Collateral Assignment of Construction Documents, Design Contracts, Plans, Licenses, Building Lot Contracts and Permits recorded under Clerk's File No. 2016059212 of the Official Records of Fort Bend County, Texas.

Collateral Assignment of MUD Proceeds recorded under Clerk's File No. 2016059213 of the Official Records of Fort Bend County, Texas.

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

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

The letter is issued with the express understanding, evidenced by the acceptance thereof, that Stewart Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty or warranty of title.

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

Sincerely,
Stewart Title Company



Albert Calderon
Commercial Acreage Examiner

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 2.153 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 DRIVE EXTENSION NO 2, recorded at Plat Number _____ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent for the lenders, is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2012038977, 2012054544, and 2016059210 of the Real Property Records of Fort Bend County, Texas, and, in its capacity as the agent, is the agent for the holders of promissory notes secured by said lien, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of CREEK FALLS DRIVE EXTENSION NO 2.

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 DRIVE EXTENSION NO 2 and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of CREEK FALLS DRIVE EXTENSION NO 2 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 2.153 acres of land out of the A.G. Shapless 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 DRIVE EXTENSION NO 2, 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 DRIVE EXTENSION NO 2.

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 DRIVE EXTENSION NO 2 and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of CREEK FALLS DRIVE EXTENSION NO 2 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



August 9, 2017

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Creek Falls Drive Extension No. 2

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated August 2017.

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

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads "Frankie Touchy". The signature is written in a cursive, slightly slanted style.

Frankie Touchy
Associate Right of Way Agent

C: Trey DeVillier <TDeVillier@bgeinc.com>

PLR17.427



August, 2017

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

Re: Creek Falls Drive Extension No. 2

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated August, 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 cursive script that reads "Leslie M. Noyola".

Leslie Noyola
Construction, Coord 2, Planning & Design

Trey DeVillier

From: Trey DeVillier
Sent: Friday, August 04, 2017 10:40 AM
To: Michael Jones (mj524k@att.com)
Subject: CREEK FALLS DRIVE EXTENSION NO. 2 - NO OBJECT REQUEST
Attachments: 2017-8-4_PLAT_CREEK FALLS DRIVE EXT 2.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.™

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Katy ISD - High School No. 9 and Junior High No. 16
Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 9-5-2017

City Secretary

Processed
 Returned for additional data

BY: [Signature] DATE: 8-16-2017

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

Subdivision/Development Platting Application

Date: 08/11/2017 Date Received by the City of Fulshear: _____

Subdivision: KATY INDEPENDENT SCHOOL DISTRICT Development: CROSS CREEK RANCH
 HIGH SCHOOL NO. 9 & JUNIOR HIGH NO. 16

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: 111.2 ACRES OF LAND IN THE A.G. SHARPLESS SURVEY, A-322 & J.W. SCOTT SURVEY, A-321

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

Total Acreage: 111.2
 Number of Streets: 0
 Number of Lots: 0
 Number and Types of Reserves: 1 (SCHOOL & RELATED USES)
 Total Acres in Reserve: 111.2

Owner: Katy Independent School District
 Address: 6301 South Stadium Lane
 City/State: Katy, TX 77494
 Telephone: 281-396-7553
 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)	
<input checked="" type="checkbox"/> TOTAL PLATTING FEE	<u>\$3,280.00</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.

Trey DeVillier Trey DeVillier 08/11/2017
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

September 5, 2017

Engineering Review

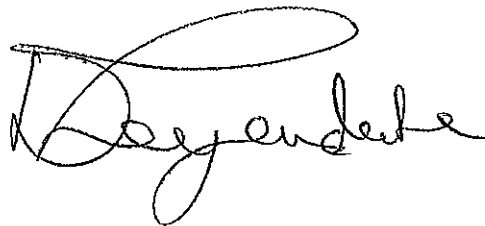
Revised Final Plat – Katy Independent School District
High School No. 9 and Junior High No. 16
City of Fulshear; Fort Bend County, Texas

For Information only:

1. This plat creates a 111.2 acre tract that will be used as a 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.
4. The City Staff met with the Traffic Engineers for the School District and the City's Access Driveway Ordinance is being complied with.

Recommendations:

I recommend that this Revised Final Plat of the Katy Independent School District High School No. 9 and Junior High No. 16 be approved as submitted



stewart title

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

July 25, 2017

City Planning Commission
City of Fulshear

File No.: 1790345CPL

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 18th day of July, 2017, the last Deed that we find, of record, reflects the record owner to be:

KATY INDEPENDENT SCHOOL DISTRICT, a political subdivision and independent school district under the laws of the state of Texas. (By virtue of Deed dated effective June 2, 2006, recorded under Clerk's File No. 2006066386 of the Official Records of Fort Bend County, Texas.

Legal Description:

DESCRIPTION OF A 111.2 ACRE TRACT OF LAND SITUATED
IN THE A.G. SHARPLESS SURVEY, ABSTRACT NO. 322 AND THE
J.W. SCOTT SURVEY, ABSTRACT NO. 321
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 111.2 acre tract of land situated in the A.G. Sharpless Survey, Abstract No. 322 and the J.W. Scott Survey, Abstract No. 321, City of Fulshear, Fort Bend County, Texas and being all of the remainder of a called 123.09 acre tract of land as described in an instrument to Katy I.S.D. recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2006066386, said 111.2 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Southwest corner of CREEK FALLS AT CROSS CREEK RANCH SECTION SIX, a subdivision per plat recorded under Plat No. 20150260 of the Fort Bend County Plat Records (F.B.C.P.R.), same being the Northwest corner of the remainder of said 123.09 acre tract and the herein described tract;

THENCE, along and with the Southerly line of said CREEK FALLS AT CROSS CREEK RANCH SECTION SIX and the Northerly line of the remainder of said 123.09 acre tract, the following courses and distances:

N 71°31'06" E, a distance of 468.41 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Northerly corner of the remainder of said 123.09 acre tract and the herein described tract;

S 79°46'03" E, a distance of 594.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point;

N 88°51'09" E, a distance of 365.75 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Northerly Northeast corner of the remainder of said 123.09 acre tract and the herein described tract, lying on the West line of CHURCHILL FARMS DRAINAGE/DETENTION, a subdivision per plat recorded under Plat No. 20120087 of the F.B.C.P.R.;

THENCE, S 01°58'42" E, along and with the West lines of said CHURCHILL FARMS DRAINAGE/ DETENTION and CHURCHILL FARMS SEC 10, a subdivision per plat recorded under Plat No. 20130309, and the East line of said 123.09 acre tract, a distance of 1,973.50 feet to a 1/2-inch iron pipe found for the Southwest corner of said CHURCHILL FARMS SEC 10 and an interior corner of the remainder of said 123.09 acre tract and the herein described tract;

THENCE, N 87°48'46" E, along and with the South line of said CHURCHILL FARMS SEC 10, a distance of 420.34 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northwest corner of PARKLANE FULSHEAR, a subdivision per plat recorded under Plat No. 20170039 of the F.B.C.P.R. and the most Easterly Northeast corner of the remainder of said 123.09 acre tract and the herein described tract;

THENCE, S 02°11'14" E, along and with the West line of said PARKLANE FULSHEAR and an East line of the remainder of said 123.09 acre tract, a distance of 570.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

THENCE, S 04°59'14" W, continuing along and with the common line of said PARKLANE FULSHEAR and the remainder of said 123.09 acre tract, a distance of 240.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

THENCE, S 13°56'17" W, continuing along and with said common line, a distance of 238.54 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Southwest corner of said PARKLANE FULSHEAR and the Southeast corner of the remainder of said 123.09 acre tract, lying on the Northerly right-of-way line of Fulshear Bend Drive (100 feet wide) as shown on FULSHEAR BEND DRIVE (FROM F.M. 1463 TO CROSS CREEK BEND LN.), a subdivision per plat recorded under Plat No. 20150033 of the F.B.C.P.R. and the beginning of a non-tangent curve to the right from which its center bears N 28°21'19" E, 2,950.00 feet;

THENCE, in a northwesterly direction, along and with said Northerly right-of-way and said curve to the right, a distance of 55.71 feet, having a radius of 2,950.00 feet, a central angle of 01°04'55" and a chord which bears N 61°06'14" W, 55.71 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of a reverse curve to the left;

THENCE, in a westerly direction, continuing along and with said Northerly right-of-way and said curve to the left, a distance of 1,134.60 feet, having a radius of 1,050.00 feet, a central angle of 61°54'45" and a chord which bears S 88°28'52" W, 1,080.20 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most Southerly corner of the remainder of said 123.09 acre tract and the herein described tract, same being the Northeast corner of CROSS CREEK RANCH WATER PLANT NO. 2 & LIFT STATION NO. 4, a subdivision per plat recorded under Plat No. 20130058 of the F.B.C.P.R.;

THENCE, N 67°41'25" W, along and with the Northeast line of said CROSS CREEK RANCH WATER PLANT NO. 3 & LIFT STATION NO. 4, a distance of 833.16 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Northwest corner of said CROSS CREEK RANCH WATER PLANT NO. 3 & LIFT STATION NO. 4 and the Southwest corner of the remainder of said 123.09 acre tract and the herein described tract, lying on the Easterly right-of-way line of Cross Creek Bend Lane (100 feet wide) as shown on CROSS CREEK BEND LANE EXTENSION NO. 8, a subdivision per plat recorded under Plat No. 20140142 of the F.B.C.P.R.;

THENCE, along and with the Easterly right-of-way line of said Cross Creek Bend Lane and the Westerly line of the remainder of said 123.09 acre tract, the following courses and distances:

N 04°40'14" E, a distance of 276.18 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a northerly direction, along said curve to the left, a distance of 1,325.83 feet, having a radius of 1,900.00 feet, a central angle of 39°58'52" and a chord which bears N 15°19'12" W, 1,299.09 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most Westerly corner of the remainder of said 123.09 acre tract and the herein described tract, same being the most Southerly corner of a called 11.91 acre tract of land described in an instrument to Fort Bend County Municipal Utility District No. 169 recorded under F.B.C.C.F. No. 2014012112;

THENCE, along and with the common lines of said 123.09 acre tract and said 11.91 acre tract, the following

courses and distances:

N 63°00'07" E, a distance of 99.57 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a northeasterly direction, along said curve to the left, a distance of 124.28 feet, having a radius of 172.02 feet, a central angle of 41°23'43" and a chord which bears N 42°18'15" E, 121.60 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

N 21°36'24" E, a distance of 50.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In a northeasterly direction, along said curve to the right, a distance of 77.41 feet, having a radius of 267.70 feet, a central angle of 16°34'02" and a chord which bears N 29°53'25" E, 77.14 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

N 38°10'26" E, a distance of 80.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a northerly direction, along said curve to the left, a distance of 180.21 feet, having a radius of 323.30 feet, a central angle of 31°56'12" and a chord which bears N 22°12'20" E, 177.88 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

N 06°14'13" E, a distance of 29.98 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In a northerly direction, along said curve to the right, a distance of 156.53 feet, having a radius of 753.77 feet, a central angle of 11°53'54" and a chord which bears N 12°11'10" E, 156.25 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

N 18°08'07" E, a distance of 79.31 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a northerly direction, along said curve to the left, a distance of 228.58 feet, having a radius of 459.60 feet, a central angle of 28°29'44" and a chord which bears N 03°53'15" E, 226.23 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

N 10°21'36" W, a distance of 146.13 feet to the **POINT OF BEGINNING** and containing 111.2 acres of land.

Subject to the following:

1. Restrictions:

Those set forth and recorded under Clerk's File Nos. 2005003096 and 2006066386 of the Official Records of Fort Bend County, Texas; and

Those set forth in that Community Charter For Cross Creek Ranch recorded under Clerk's File No. 2008039552 (**Such title may be incumbered only with the consent of the owner by filing a Supplement**)

2. Easements/Other Exceptions:

Sanitary Sewer Easement 15' wide granted to Fort Bend County Municipal Utility District No. 173, by instrument recorded under Clerk's File No 2014024235 of the Official Records of Fort Bend County, Texas.

Water Line Easement 10' wide granted to Fort Bend County Municipal Utility District No. 169, by instrument recorded under Clerk's File No. 2014121037 of the Official Records of Fort Bend County, Texas.

A 10' x 20' Sanitary Sewer Easement granted to Fort Bend County Municipal Utility District No. 169, by instrument recorded under Clerk's File No 2014121038 of the Official Records of Fort Bend County, Texas.

A 10' x 20' Storm Sewer Easement granted to Fort Bend County Municipal Utility District No. 169, by instrument recorded under Clerk's File No. 2014121045 of the Official Records of Fort Bend County, Texas.

Pipeline Easement Agreement granted to SiEnergy, L.P., a Texas Limited Liability Partnership, as set forth and described by instrument recorded under Clerk's File No. 2014133544 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. 8 recorded under Plat No. 20140142 of the Plat Records of Fort Bend County, Texas. **(Will be removed at such time the subject property is subdivided in a recorded plat)**

There is a (1) foot reserve along Fulshear Bend Drive dedicated to the public in fee as a buffer separation as reflected on the plat of Fulshear Bend Drive (From F.M. 1463 To Cross Creek Bend LN.) recorded under Plat No. 20150033 of the Plat Records of Fort Bend County, Texas. **(Will be removed at such time the subject property is subdivided in a recorded plat)**

Memorandum Of Development Agreement December 19, 2006, by and between the CITY OF FULSHEAR, TEXAS, a municipal corporation in Fort Bend County, Texas, acting by and through its governing body, the City Council of Fulshear, Texas, and TMI, INC. AND THE STODDARD GROUP, LTD, and recorded under Clerk's File No. 2007001836 of the Official Records of Fort Bend County, Texas.

3. Liens/Misc:

NOTE: We find no outstanding liens of record affecting the subject property. Inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest claim in the subject property.

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

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

The letter is issued with the express understanding, evidenced by the acceptance thereof, that Stewart Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty or warranty of title.

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

Sincerely,
Stewart Title Company



Albert Calderon
Commercial Acreage Examiner Senior

Trey DeVillier

From: Trey DeVillier
Sent: Monday, August 07, 2017 4:13 PM
To: Michael Jones (mj524k@att.com)
Subject: KATY INDEPENDENT SCHOOL DISTRICT HIGH SCHOOL NO. 9 & JUNIOR HIGH NO. 16 - NO OBJECT REQUEST
Attachments: 2017-7-14_PLAT_KATY ISD_111-2acres_SHEET_1_PRELIM 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

From: Trey DeVillier
Sent: Monday, August 07, 2017 4:13 PM
To: 'LROW@centerpointenergy.com'
Subject: KATY INDEPENDENT SCHOOL DISTRICT HIGH SCHOOL NO. 9 & JUNIOR HIGH NO. 16 - NO OBJECT REQUEST
Attachments: 2017-7-14_PLAT_KATY ISD_111-2acres_SHEET_1_PRELIM PLAT.PDF

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From: Trey DeVillier
Sent: Monday, August 07, 2017 4:13 PM
To: 'Grey, Chris'
Subject: KATY INDEPENDENT SCHOOL DISTRICT HIGH SCHOOL NO. 9 & JUNIOR HIGH NO. 16 - NO OBJECT REQUEST
Attachments: 2017-7-14_PLAT_KATY ISD_111-2acres_SHEET_1_PRELIM PLAT.PDF

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Serving. Leading. Solving.™

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Jordan Ranch - Section 14 - Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 9-5-2017

City Secretary

Processed
 Returned for additional data

BY: Brandon Offord DATE: 8-16-2017

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

Subdivision/Development Platting Application

Date: 8/11/2017 Date Received by the City of Fulshear: _____
 Subdivision: Jordan Ranch Sec 14 Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: See Attached Plat for Metes and Bounds Description

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

Total Acreage: 9.061
 Number of Streets: 4
 Number of Lots: 39
 Number and Types of Reserves: 1 (Open Space/Utilities/Landscape)
 Total Acres in Reserve: 0.0687

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: Jeremy P. Supak
 Telephone: (713) 462-3178
 Fax Number: _____
 Email Address: jsupak@idseg.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>\$921.53</u>
Park Fees (due at Final Plat Application)	<u>\$17,550*</u>

*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

Jeremy P. Supak, Project Engineer

TYPED OR PRINTED NAME/TITLE

8/11/2017

DATE

September 5, 2017

Engineering Review

Amended Final Plat - Jordan Ranch Section Fourteen
Fort Bend County, Texas

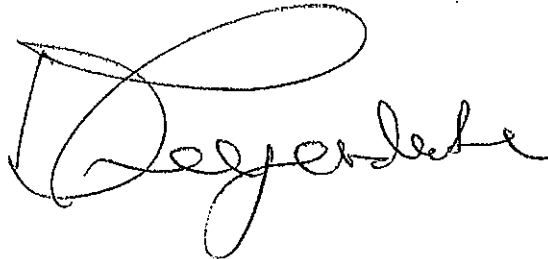
For Information only:

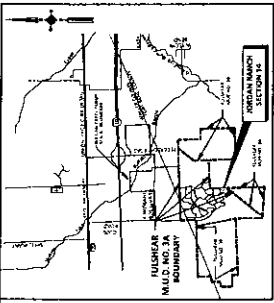
1. This plat will create 39 Lots in two (2) Blocks with one (1) Reserve that covers a total acreage of 9.061 acres.
2. The typical lot size for this section appears to be 45-foot by 140-foot with a 20-foot Front Building Line
3. This tract is located in the E.T.J. of the City of Fulshear and as such approval will be needed from the following:
 - A) City of Fulshear
 - B) Fort Bend County
 - C) Fort Bend County Drainage District

Recommendations:

I recommend that this Amended Final Plat of Jordan Ranch, Section Fourteen be approved with the following item being addressed:

- A) The easement on Lot 27, Block 1 needs to be a minimum of 14-foot in width.





FORT BEND COUNTY KEY MAP NO. 4822M

VICINITY MAP

SCALE 1" = 5,000'

This vicinity map shows the location of the subject property within the Fort Bend County context, including surrounding areas like Hulshear and Humble.

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2017.

FOR FORT BEND COUNTY:

COMMISSIONER:

CLERK:

DEPUTY CLERK:

DEPUTY CLERK:

DEPUTY CLERK:

DEPUTY CLERK:

DEPUTY CLERK:

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JORDAN RANCH SEC 14
A SUBDIVISION OF
9.061 ACRES
LOCATED IN
H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
FORT BEND COUNTY, TEXAS
39 LOTS 2 BLOCKS 1 RESERVE
OWNER: FORT BEND JORDAN RANCH LP
ENGINEER: IDS Engineering Group
AUGUST 2017 US PROJECT NO. 1346-09-01 SHEET 1 OF 7

1. The north-south line between Lot 1 and Lot 2 is 100 feet long and runs parallel to the north-south line between Lot 2 and Lot 3. The east-west line between Lot 1 and Lot 2 is 100 feet long and runs parallel to the east-west line between Lot 2 and Lot 3.

2. The north-south line between Lot 3 and Lot 4 is 100 feet long and runs parallel to the north-south line between Lot 4 and Lot 5. The east-west line between Lot 3 and Lot 4 is 100 feet long and runs parallel to the east-west line between Lot 4 and Lot 5.

3. The north-south line between Lot 5 and Lot 6 is 100 feet long and runs parallel to the north-south line between Lot 6 and Lot 7. The east-west line between Lot 5 and Lot 6 is 100 feet long and runs parallel to the east-west line between Lot 6 and Lot 7.

4. The north-south line between Lot 7 and Lot 8 is 100 feet long and runs parallel to the north-south line between Lot 8 and Lot 9. The east-west line between Lot 7 and Lot 8 is 100 feet long and runs parallel to the east-west line between Lot 8 and Lot 9.

5. The north-south line between Lot 9 and Lot 10 is 100 feet long and runs parallel to the north-south line between Lot 10 and Lot 11. The east-west line between Lot 9 and Lot 10 is 100 feet long and runs parallel to the east-west line between Lot 10 and Lot 11.

6. The north-south line between Lot 11 and Lot 12 is 100 feet long and runs parallel to the north-south line between Lot 12 and Lot 13. The east-west line between Lot 11 and Lot 12 is 100 feet long and runs parallel to the east-west line between Lot 12 and Lot 13.

7. The north-south line between Lot 13 and Lot 14 is 100 feet long and runs parallel to the north-south line between Lot 14 and Lot 15. The east-west line between Lot 13 and Lot 14 is 100 feet long and runs parallel to the east-west line between Lot 14 and Lot 15.

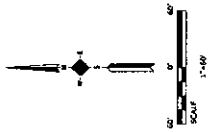
8. The north-south line between Lot 15 and Lot 16 is 100 feet long and runs parallel to the north-south line between Lot 16 and Lot 17. The east-west line between Lot 15 and Lot 16 is 100 feet long and runs parallel to the east-west line between Lot 16 and Lot 17.

9. The north-south line between Lot 17 and Lot 18 is 100 feet long and runs parallel to the north-south line between Lot 18 and Lot 19. The east-west line between Lot 17 and Lot 18 is 100 feet long and runs parallel to the east-west line between Lot 18 and Lot 19.

10. The north-south line between Lot 19 and Lot 20 is 100 feet long and runs parallel to the north-south line between Lot 20 and Lot 21. The east-west line between Lot 19 and Lot 20 is 100 feet long and runs parallel to the east-west line between Lot 20 and Lot 21.

11. The north-south line between Lot 21 and Lot 22 is 100 feet long and runs parallel to the north-south line between Lot 22 and Lot 23. The east-west line between Lot 21 and Lot 22 is 100 feet long and runs parallel to the east-west line between Lot 22 and Lot 23.

12. The north-south line between Lot 23 and Lot 24 is 100 feet long and runs parallel to the north-south line between Lot 24 and Lot 25. The east-west line between Lot 23 and Lot 24 is 100 feet long and runs parallel to the east-west line between Lot 24 and Lot 25.

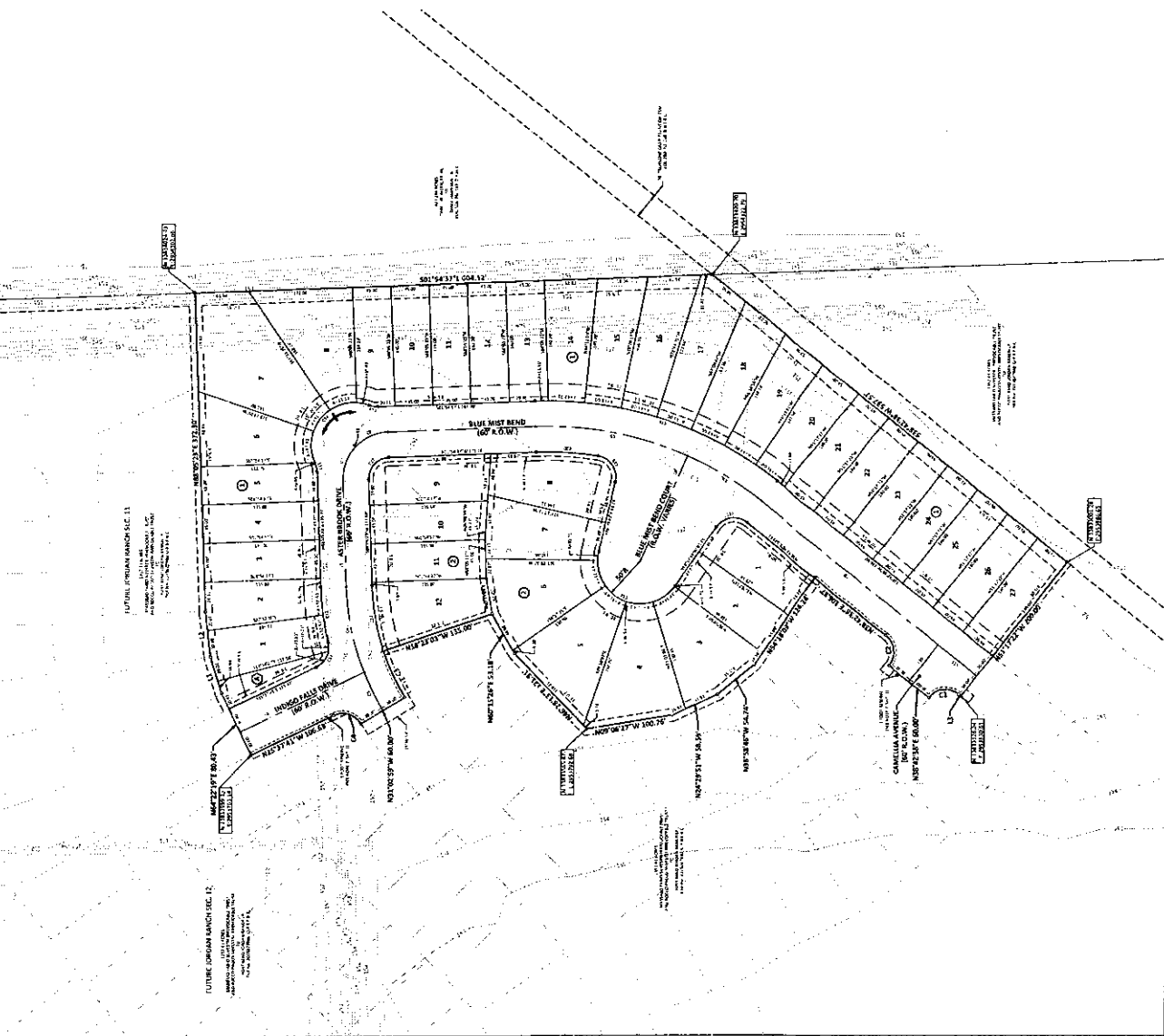


LOT NO.	AREA (ACRES)	PERCENT
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2	187173787	4.117
3	187173787	4.117
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5	187173787	4.117
6	187173787	4.117
7	187173787	4.117
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27	187173787	4.117
28	187173787	4.117
29	187173787	4.117
30	187173787	4.117

CORNER	ELEVATION	DISTANCE	BEARING	CORNER NAME	CORNER ELEVATION
1	187173787	4.117			
2	187173787	4.117			
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27	187173787	4.117			
28	187173787	4.117			
29	187173787	4.117			
30	187173787	4.117			

REMARKS	DATE	BY
1. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
2. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
3. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
4. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
5. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
6. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
7. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
8. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
9. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
10. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
11. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
12. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
13. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
14. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
15. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
16. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
17. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
18. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
19. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
20. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
21. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
22. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
23. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
24. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
25. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
26. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
27. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
28. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
29. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH
30. AREA CALCULATED FROM SURVEY DATA	08/21/17	J. R. SMITH

JORDAN RANCH SEC 14
 A SUBDIVISION OF
9.061 ACRES
 LOCATED IN
 H. & T. C. R. A. CO. SURVEY, SECTION 10S, A-281,
 FORT BEND COUNTY, TEXAS
 39 LOTS 2 BLOCKS 1 RESERVE
OWNER: FORT BEND JORDAN RANCH LP
ENGINEER: **IDS Engineering Group**
 17800A, Austin, Texas 78738
 512.445.7200
 www.idseng.com
 AUGUST 2017 85 PROJECT NO. 146-036-01 **SHEET 2 OF 3**



CITY PLANNING LETTER
Jordan Ranch Sec 14

GF No.: 1038002874
Time frame covered by this report:

Effective Date: 08/08/2017

PROPERTY

Legal Description:

BEING 9.061 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 07° 10' 05" East – 1868.58 feet, across said 1352.43 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE North 64° 22' 19" East - 80.43 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 73° 37' 08" East - 44.01 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 83° 52' 23" East - 53.06 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 88° 05' 23" East - 372.30 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point and being on the west line of the 473.246 acre tract described in the deed from Carol W. Allen, et al., to Dan J. Harrison, Jr. and recorded in Volume 528, Page 132 of the Deed Records of Waller County, Texas;

THENCE South 01° 54' 37" East - 604.12 feet, with the line common to said 473.246 acre tract and the herein described tract, to a 5/8-inch iron rod with cap stamped "IDS" set for the southeast corner of the herein described tract;

THENCE South 38° 42' 38" West - 537.57 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the most southerly southwest corner of the herein described tract;

THENCE North 51° 17' 22" West - 200.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the most westerly southwest corner of the herein described tract;

THENCE North 38° 42' 38" East - 3.21 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a tangent 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 90° 00' 00", a chord bearing and distance of North 06° 17' 22" West -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 North 38° 42' 38" 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 left;

THENCE, in a northeasterly 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 North 83° 42' 38" 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 North 38° 42' 38" East - 106.87 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 54° 18' 03" West - 124.24 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 38° 58' 46" West - 54.74 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 24° 29' 51" West - 58.59 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 09° 06' 27" West - 100.76 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 46° 28' 13" East - 121.91 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 60° 15' 26" East - 53.18 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 18° 23' 03" West - 135.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the left;

THENCE, in a southwesterly direction, with said curve to the left, having a radius of 270.00 feet, a central angle of 12° 39' 56", a chord bearing and distance of South 65° 16' 59" West -59.56 feet, and an arc distance of 59.69 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE North 31° 02' 59" 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;

THENCE, in a northeasterly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 84° 34' 42", a chord bearing and distance of North 16° 39' 40" East -33.64 feet, and an arc distance of 36.90 feet, to a 5/8-inch

iron rod with cap stamped "IDS" set for the end of curve;

THENCE North 25° 37' 41" West - 106.63 feet to the **POINT OF BEGINNING** of the herein described tract and containing 9.061 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.
2. Reciprocal Fill Easement Agreement by and between Fort Bend Jordan Ranch LP and Harrison Interests, Ltd., recorded on July 26, 2017, under Clerk's File No. 2017083302 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

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 14, 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: _____
DEBI ENGLAND
SENIOR VICE PRESIDENT

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared DEBI ENGLAND, 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:



July 28, 2017

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Jordan Ranch Sec. 14

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

PLR17.322B



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



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

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Commercial Reserves at FM 1463 / Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 8-25-2017

City Secretary

Processed
 Returned for additional data

BY: K. Hoyle DATE: 8-18-2017

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

Subdivision/Development Platting Application

Date: 8/17/17 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: _____
 Email Address: _____

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE \$655.35	
Park Fees (due at Final Plat Application)	_____

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

Luis D. Valencia

8/17/17

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

August 25, 2017

Engineering Review

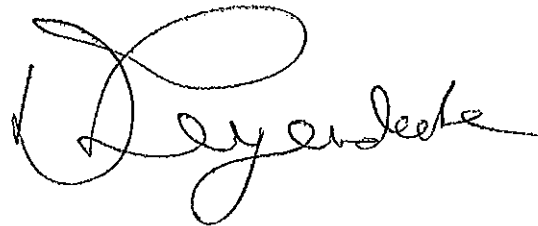
Revised - Final Plat
Commercial Reserves at FM 1463
City of Fulshear, Fort Bend County, Texas

For Information only:

1. This plat will create three (3) Reserves that are restricted to Commercial use only that covers a total of 6.2138 acres of land.
2. Access will be from F.M. 1463 thru the Texas Department of Transportation Permit Process. Please note the City of Fulshear has a minimum driveway spacing set out by the access ordinance.
3. Since this tract is located in the E.T.J. of the City of Fulshear, plats will require approval from both the City and Fort Bend County.
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 Final Plat of Commercial Reserves at FM 1463 be approved as submitted.

A handwritten signature in black ink, appearing to read "Clay & Leyendecker". The signature is fluid and cursive, with a large initial "C" and "L".

stewart title®

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

August 16, 2017

City Planning Commission
City of Fulshear, Texas.

File No.: 17157035806CPL

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 10th day of August, 2017, the last Deed that we find, of record, reflects the record owner to be:

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

Legal Description:

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

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

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

THENCE South 88°03'15" West, along the south line of said 5.410 acre tract and the north line of said Churchill Farms Section Four, for a distance of 276.47 feet to a 3/4-inch iron rod with cap stamped "Benchmark Engr." found for corner;

THENCE South 75°59'04" West, continuing along the south line of said 5.410 acre tract and the north line of said Churchill Farms Section Four, for a distance of 1.29 feet to a 3/4-inch iron rod with cap stamped "Benchmark Engr." found for corner at the southeast corner of Churchill Farms Section Five as recorded under Plat No. 20130073 of the Plat Records of Fort Bend County, Texas and the southwest corner of said

5.410 acre tract;

THENCE North 16°02'56" West, along the west line of said 5.410 acre tract and the east line of said Churchill Farms Section Five, for a distance of 106.86 feet to a ¼-inch iron rod with cap stamped "Benchmark Eng." found for corner;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Subject to the following:

1. Restrictions:

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

2. Easements/Other Exceptions:

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

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

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

A 15-foot wide waterline easement granted to Fort Bend County Municipal Utility District No. 156, as set forth and recorded under Clerk's File No. 2017053290 of the Official Records of Fort Bend County, Texas.

A 20-foot wide water and sanitary sewer easement granted to Fort Bend County Municipal Utility District No. 156, as set forth and recorded under Clerk's File No. 2017053291 of the Official Records of Fort Bend County, Texas.

A 23-foot wide storm sewer easement granted to Fort Bend County Municipal Utility District NO. 156, as set forth and described by instrument recorded under Clerk's File No. 2017053292 of the Official Records of Fort Bend County, Texas.

A 10-foot wide sanitary sewer easement granted to Fort Bend County Municipal Utility District No. 156, as set forth and recorded under Clerk's File No. 2017053293 of the Official Records of Fort Bend County, Texas.

A 15-foot wide waterline easement granted to Fort Bend County Municipal Utility District No. 156, as set forth and recorded under Clerk's File No. 2017091472 of the Official Records of Fort Bend County, Texas.

A 20-foot wide sanitary sewer and water line easement granted to Fort Bend County Municipal Utility District No. 156, as set forth and recorded under Clerk's File No. 2017091473 of the Official Records of Fort Bend County, Texas.

A 23-foot wide storm sewer easement granted to Fort Bend County Municipal Utility District NO. 156, as set forth and described by instrument recorded under Clerk's File No. 2017091474 of the Official Records of Fort Bend County, Texas.

Building set back lines 25 feet wide along the north and east property lines, and 30 feet wide along the west, and 30 feet wide along the south property lines as established on that restrictive instrument recorded under Clerk's File No. 2011096943 of the Official Records of Fort Bend County, Texas.

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

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

3. Liens/Misc:

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

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

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

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

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

The letter is issued with the express understanding, evidenced by the acceptance thereof, that Stewart Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty or warranty of title.

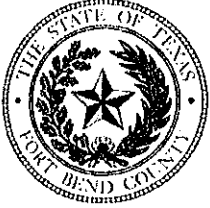
Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party.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

Sincerely,
Stewart Title Company



Albert Calderon
Commercial Acreage Examiner Senior


Authorized Countersignature



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.
County Engineer

August 1, 2017

Mr. Luis Valencia
Benchmark Engineering Corp.
2401 Fountainview Dr., Ste. 500
Houston, TX 77057
lvalencia@benchmarkengr.net

RE: Commercial Reserves at FM 1463

Dear Mr. Valencia:

The Fort Bend County Engineering Department has completed its review of the referenced project. The plat is in general conformance with Fort Bend County rules, regulations and requirements. Prior to approval, please provide the listed items.

- Change to new FBC plat format. (see attached sample).
- Provide City of Fulshear approval.
- Provide Fort Bend County Drainage District approval.
- Provide current Tax Certificates and Tax Research Release form.
- Provide Subdivision Plat Application form.
- Provide Taxing Entity letter. (see Appendix "S", FBC Regulations, for sample letter).
- Provide current title report including metes and bound description. (original document only).
- Provide plat name review by County Clerk.
- Provide fee calculation form and check -or- credit card confirmation for recordation.
- Change street names as indicated on Street Name Review.
- Provide Engineers seal & signature to plat.
- Provide Surveyors seal & signature to plat.
- Provide no objection letter from MUD Engineer.
- Provide no objection letter from LID Engineer.
- Digital AutoCAD File (.DWG or .DXF).E-mailed to Mary Jane Sowa at MaryJane.Sowa@FortBendCountyTx.gov Phone 281-633-7519.
- Provide a bond or letter of credit for paving.
- Provide listing of street names and lengths when submitting bond for paving. (Appendix L)
- List MUD district & LID district and any other public facilities that provide services within the plat.
- Add Lighting ordinance acknowledgment to owner's acknowledgment and specify zone on plat.
- Dedicate additional right-of-way to comply with Fort Bend County Major Thoroughfare Plan & Contribute to build agreement.
- Add sidewalk note to general notes.
- Add contours at 1 ft. intervals.
- Add owner's phone number.
- Add key map page to vicinity map and add North arrow to vicinity map.
- Add x,y coordinates.
- Add pipeline notes.
- Change dates to 2017. Update Precinct 1 Commissioner to Vincent M. Morales, Jr.
- Provide recorded plat prior to commencing construction.
- Provide approved construction plans.
- Add note stating "A minimum distance of 10' shall be maintained between residential dwellings".
- Add note required per FBC Subdivision Regulations 5.12.C.1.b for 20' building lines.
- Submit Variance Letter for: Building set back lines. Min 25 ft. Building line requirement.
- Submit Traffic Impact Study according to Sec. 2.15 of the FBC Platting Policy.
- Label street on vicinity map correctly (FM 1463).
- Provide access easement across reserves if TXDot limits driveways.

Fort Bend County Regulations of Subdivisions can be found on the internet at www.FortBendCountyTx.gov.

Should you have any questions please do not hesitate to call.

Sincerely,

Casandra Garza
Development Assistant

cc: Commissioner W.A. "Andy" Meyers, Pct. 3
File

301 Jackson St., Suite 401, Richmond, TX 77469
Phone 281-633-7500



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

2/16/17

RE: Commercial property SW corner of Roesner @ FM 1463

Dear Luis;

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

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

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

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

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

Sincerely,

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



Consolidated[®]

COMMUNICATIONS

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

April 18,2017

Bench Mark Engineering
Luis D. Valencia

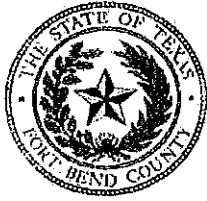
Subject: Letter of service availability(Commercial Reserves at FM 1463)

Mr. Valencia,

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

Thank you,

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



REVIEW FORM

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

1. Plans

2. Plat Commercial Reserves at FM 1463

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 138.50' 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". No objection letters from the FBCMUD No. 156 and FBCMUD No. 57 engineer are attached. The letters state that the project has been provided with detention and outfall capacity and certify that the design is in full compliance with the most up-to-date master drainage plan approved by the Drainage District.

Neil J. Stearns
Reviewed by:

Mark Voelker
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.



BENCHMARK ENGINEERING CORPORATION
ENGINEERING • PLANNING • LAND SURVEYING

TEXAS BOARD OF PROFESSIONAL ENGINEERS
REGISTRATION NUMBER F-6788
2401 FOUNTAINVIEW DRIVE, SUITE 500
HOUSTON, TEXAS 77057
(713) 266-9930

CONSULTING ENGINEERS

FAX (713) 266-3804

February 10, 2017

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

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

To Whom it May Concern:

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

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

Sincerely,

Brian E. Chovanec, P.E.
District Engineer

BENCHMARK ENGINEERING CORPORATION

SIGNAGE APPROVAL/DISAPPROVAL FORM

REQUESTOR: Mike Roller

ADDRESS OF PREMISES AFFECTED: 8310 Wilson Street Fulshear, TX 77441

PLANNING AND ZONING COMMISSION REVIEW

GRANTED

DENIED

RETURNED FOR ADDITIONAL DATA

BY: _____ **DATE:** _____

CITY COUNCIL REVIEW

GRANTED

DENIED

BY: _____ **DATE:** _____



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartx.com

Variance Request
8310 Wilson
Attachment 1
page 1 of 3

20171456

VARIANCE/APPEAL APPLICATION

APPLICATION DATE: 8/17/17

ADDRESS OF PREMISES AFFECTED: 8310 WILSON STREET

LEGAL DESCRIPTION: FULSHEAR, BLOCK 10, LOT 5. 8

OWNERS INFORMATION: NAME John LeBourdhis
ADDRESS 4830 JAMES AVE CITY Fulshear STATE TX
ZIP CODE 77441 EMAIL john@johnlebourdis.com PHONE NUMBER 281-346-8677

APPLICANTS NAME (if different than owner) Mike Rolten dba ReMax Realty West
ADDRESS 79818 FM 1093 CITY Fulshear STATE TX
ZIP CODE 77441 EMAIL Mike@MoveWest.net PHONE NUMBER 281-306-0222

EXPLAIN REQUEST: (fully explain the existing conditions that make this request necessary) See Attached

Status of the Project: Existing Under Construction Proposed

Have there been previous variance requests for this property? Yes

Are there similar situations in the area? UNK
Addresses: _____

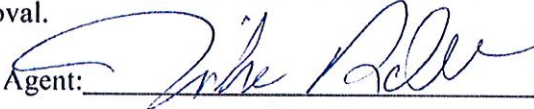
Have you informed your Home Owners Association? N/A or Neighbors? Yes

Request Proposal and Description: Provide a description of the existing and or proposed physical property improvements relative to this case (ie: materials, structure type and height, dimensions, ect.) Please also supply and identify photos where applicable, to support your case:
See Attached

Continued... Request Proposal and Description

Acknowledgement: I certify that the information herein provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will cause this case to be presented in public hearing before the Planning Commission, unless I withdraw same prior to the City's posting of public notice. Should I initiate withdrawal after public notice is posted, I understand that the Board action shall constitute denial of the case, and the filing fee will be non-refundable. I understand that if I receive approval, I must still obtain approval from all other required departments within the City and that I must obtain required permits within 180 days from the date of the Board approval.

Signed by the Applicant/Owner Agent:



Date: 8/19/17

LETTER OF AUTHORIZATION FOR VARIANCE APPLICATION REPRESENTATION

AUTHORITY IS HEREBY GRANTED TO: Michael Roller

ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FULSHEAR, TEXAS, TO REQUEST A VARIANCE FOR THE FOLLOWING PROPERTY:

(CERTIFIED LEGAL DESCRIPTION)
8310 Wilson St, Fulshear, TX 77441 Fulshear, Block 10, Lot 5, 8


ACKNOWLEDGEMENTS:

I certify that the above information is correct and complete to the best of my knowledge and ability and that I authorize Michael Roller to represent my interest as the owner of the property. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of the variance request.

I 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 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 variance request for property, within the City of Fulshear, as identified in this application.*

THIS AUTHORIZATION WILL REMAIN IN FORCE UNLESS REVOKED BY WRITTEN NOTICE.

OWNER'S SIGNATURE of the above described property: 

OWNER'S NAME (printed) John Lebourhis

ADDRESS: 4850 James Ln, Fulshear, TX 77441

TELEPHONE: _____ EMAIL: _____

(281) 346-8677

john@johnlebourhis.com

Request for Sign Variance

We understand the desire of the City to maintain commonality for monument signs in Fulshear. We also understand that if we installed a 10-foot by 12-foot sign with masonry columns, 2-foot high caps and was flush against the ground that we would be in compliance with the sign ordinance and therefore would not require a variance. However, we are requesting two variances with the belief that this will be more suitable and more appealing for this specific location. The first variance concerns:

Section 4.0 (3) (a) Monument Signs states that they shall be constructed of masonry material or shall be constructed of a material complimentary of the structure to which the sign is attributed.

The subject Office building is constructed of painted white brick. It has yellowed over the years, but it will be painted fresh white in the next few weeks. The adjoining neighbors fence and home has the appearance of wood and are painted the same color of white. See attached photos. We are attempting to coordinate the exterior of the subject property with the neighbors to provide commonality in design and colors. This includes the monument sign. As such, we believe a "cleaner" less "in your face" monument sign would be more attractive.

Per the attached, the sign is being setback off the road and directly in front of the huge pecan tree so that it blends into the environment. However, if the columns are brick, it will necessitate larger dimensioned columns and deep footings that may cause injury to the tree. If they are constructed of wood, they will not be appealing. We carefully chose a material for the columns that has clean lines and is smaller in size and less "heavy". The actual sign face would be Hardi Plank so that it is less massive in depth.

Section 4.0 (3) (a) The bottom portion of the sign shall rest flush against the ground, allowing no space between the ground and the bottom of the sign structure.

We are requesting a variance from the above so that the sign can be lower in height, and again, will be less obtrusive. The sign will be inset in amongst a landscaped garden with the tree in the backdrop which will soften the look of the sign. A masonry base would require the sign to be raised in height and will be "harder" in appearance. In short, a landscaped base would be softer and more attractive in appearance.

In short, rather than install a sign that meets the City sign ordinance that would be offensive in size and mass, we are requesting a variance that would allow the sign to blend into the natural environment and would be more pleasing to the neighbors.



CITY OF FULSHEAR

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

Sign Variance Request
8310 Wilson Street
Attachment 3
page 1 of 1

8/17/2017

John Lebourhis
4850 James Lane
Fulshear Texas, 77441

Re: Sign Permit Application for 8310 Wilson Street

Dear Mr. Lebourhis,

I am in receipt of an application for a sign permit for 8310 Wilson Street. The request is for a monument sign that will be 8 foot in length, and 6 foot in height, that will be constructed of Hardi Plank and PVC wrapped material.

The sign is here by denied for the following items:

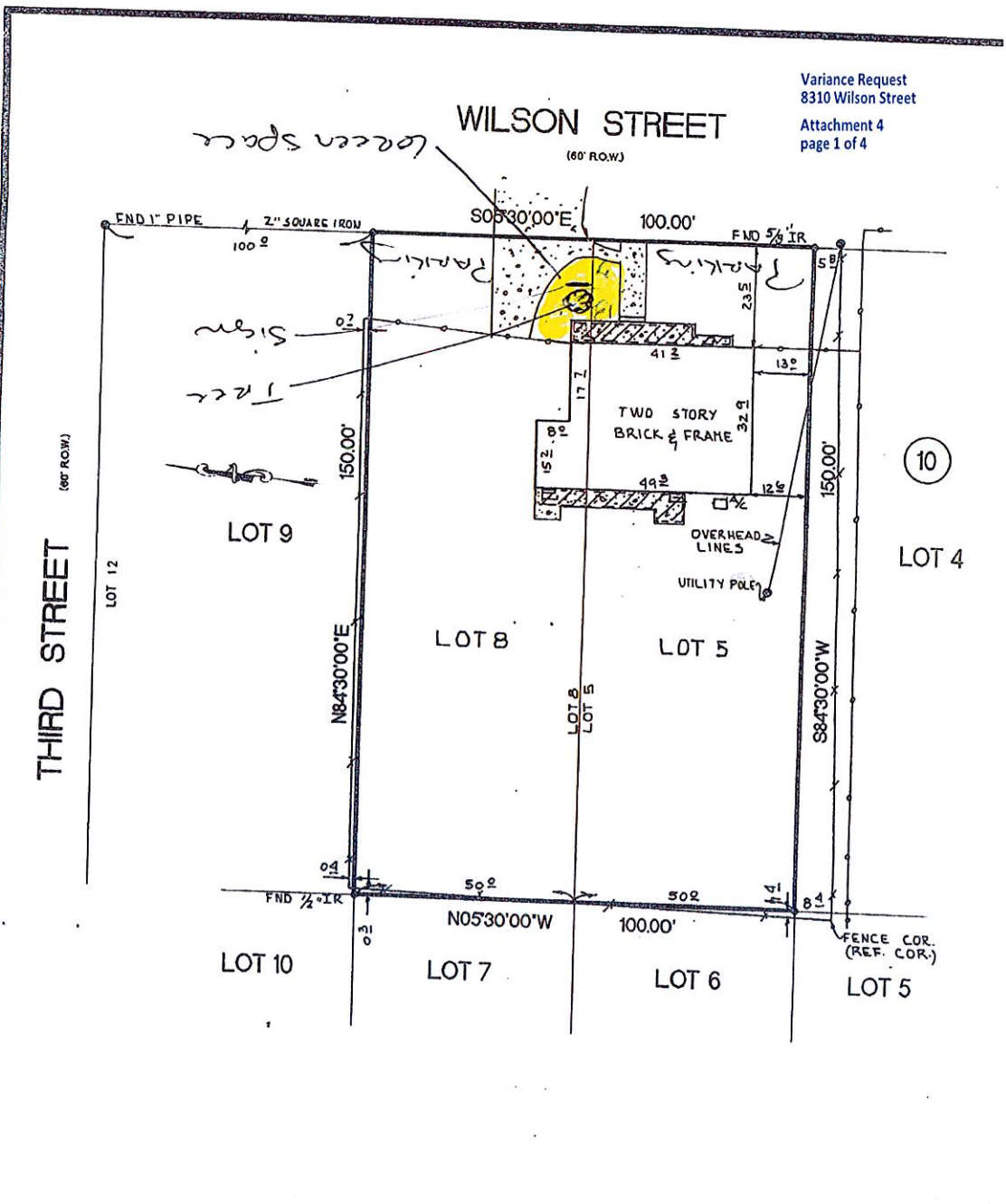
1. A site plan must be attached that shows where the sign will be placed, showing distance from property lines.
2. The sign is not consistent with the requirements of the City of Fulshear Sign Ordinance 2012-1058 Section 4.0 (3) (a) specifically;
 - a. Monument Signs shall be constructed of masonry material or of material complimentary to the structure to which the sign is attributed.
 - b. The bottom portion of the sign shall rest flush against the ground, allowing no space between the ground and the bottom of the sign.

You may resubmit revised drawings for a sign that is in compliance along with the proper site plan, or you may request a variance to the Sign Ordinance. All requests must be in writing, with the proper application and fees paid, along with documentation detailing why you believe a variance should be granted.

If there is anything that I can do to further assist you, please do not hesitate to contact me at 281-346-8860, or by email at mkillebrew@fulsheartexas.gov.

Sincerely,

Michelle Killebrew
Chief Building Official

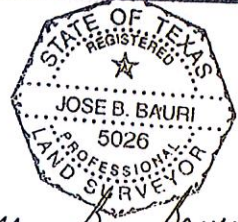


THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
SUBJECT PROPERTY IS BASED ON TITLE COMMITMENT LISTED BELOW.
ALL BEARINGS SHOWN ARE REFERENCED PER RECORDED PLAT OF SAID SUBDIVISION.

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		SCALE: 1"=30'
PURCHASER: JEFF W. ROBERTS AND MELISA M. ROBERTS			DRAFTING: 11-30-98/ F.V.	FINAL CHECK: 11-30-98/SB	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



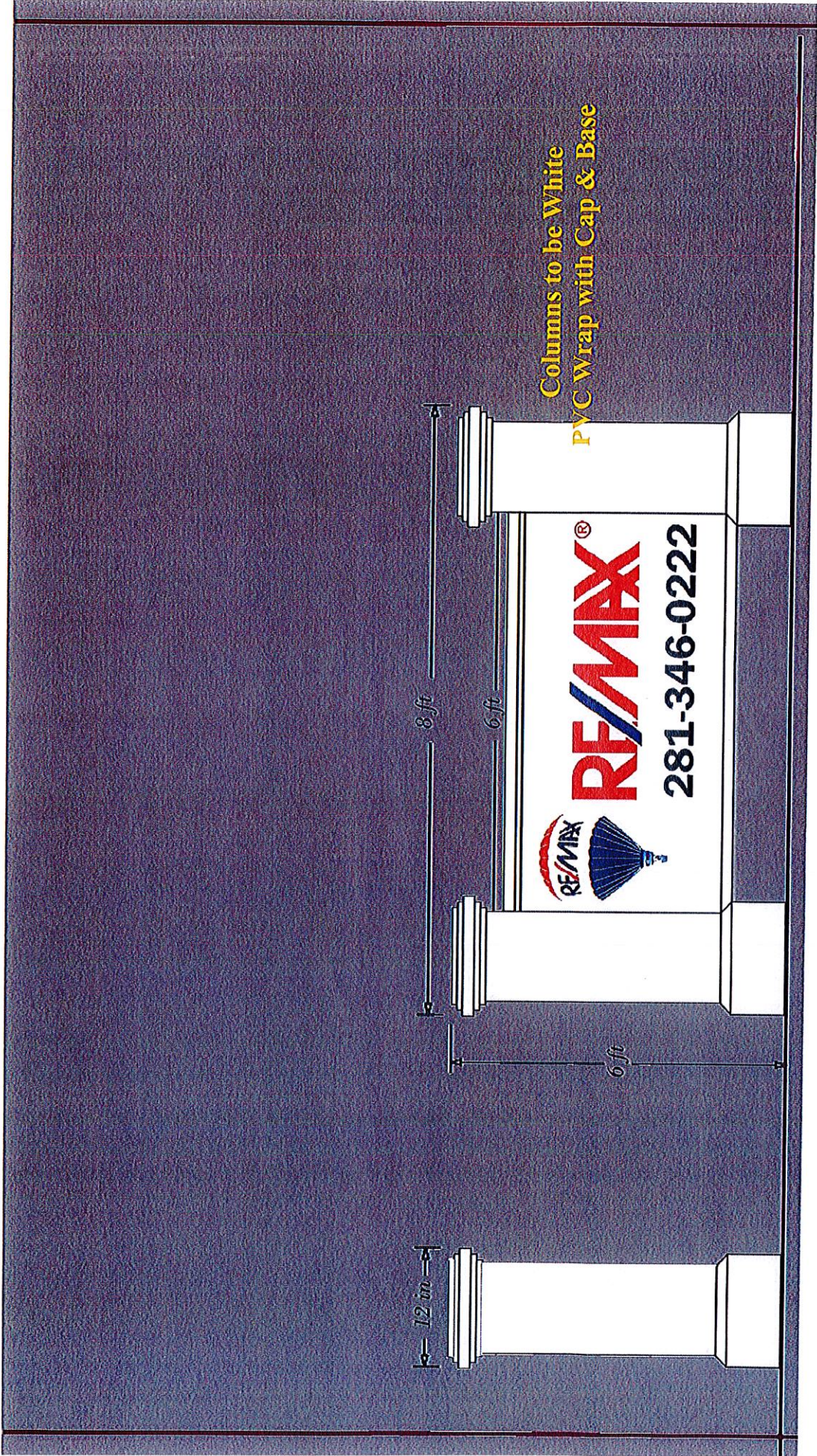
Jose B. Bauri

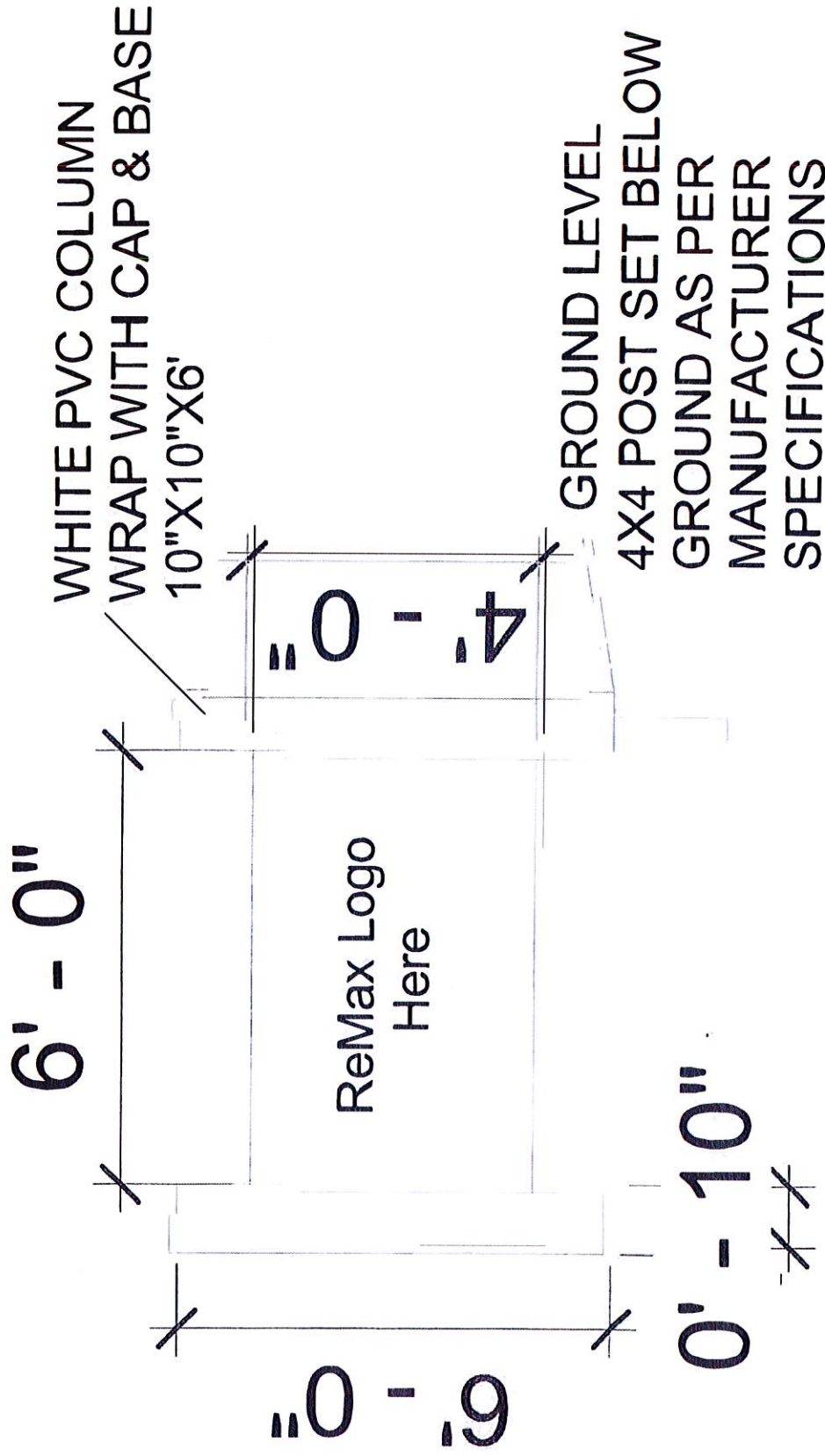
I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON IS CORRECT AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.

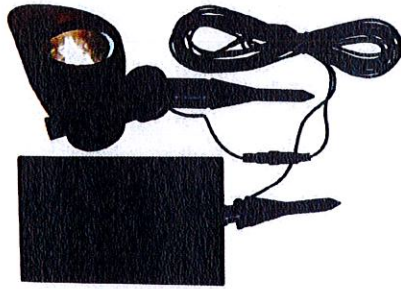
• Subject Property IS NOT Located in a Federal Insurance Administration Designated Flood Hazard Area. ZONE "X"
 As per map 481488
 Panel 0075 J Dated JAN. 03, 1988

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

MORT. CO.	FORT BEND FEDERAL
TITLE CO.	FORT BEND TITLE
G.P. NO.	9820100
JOB NO.	98 - 12477
REV. DATE	-







Hampton Bay

Solar Black LED Outdoor Spotlight

★★★★☆ (54) Write a Review Questions & Answers (10)

- Cast aluminum spotlight is protected by a black finish
- Emits up to 70 lumens of warm white light
- Integrated LED lasts up to 50,000 hours

\$39.97 /each



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We'll Ship It to You

[Add to Cart](#)

Free Shipping

Order within **2 hrs 40 mins**
to get it by **August 11**

[See Shipping Options](#)

Product Overview



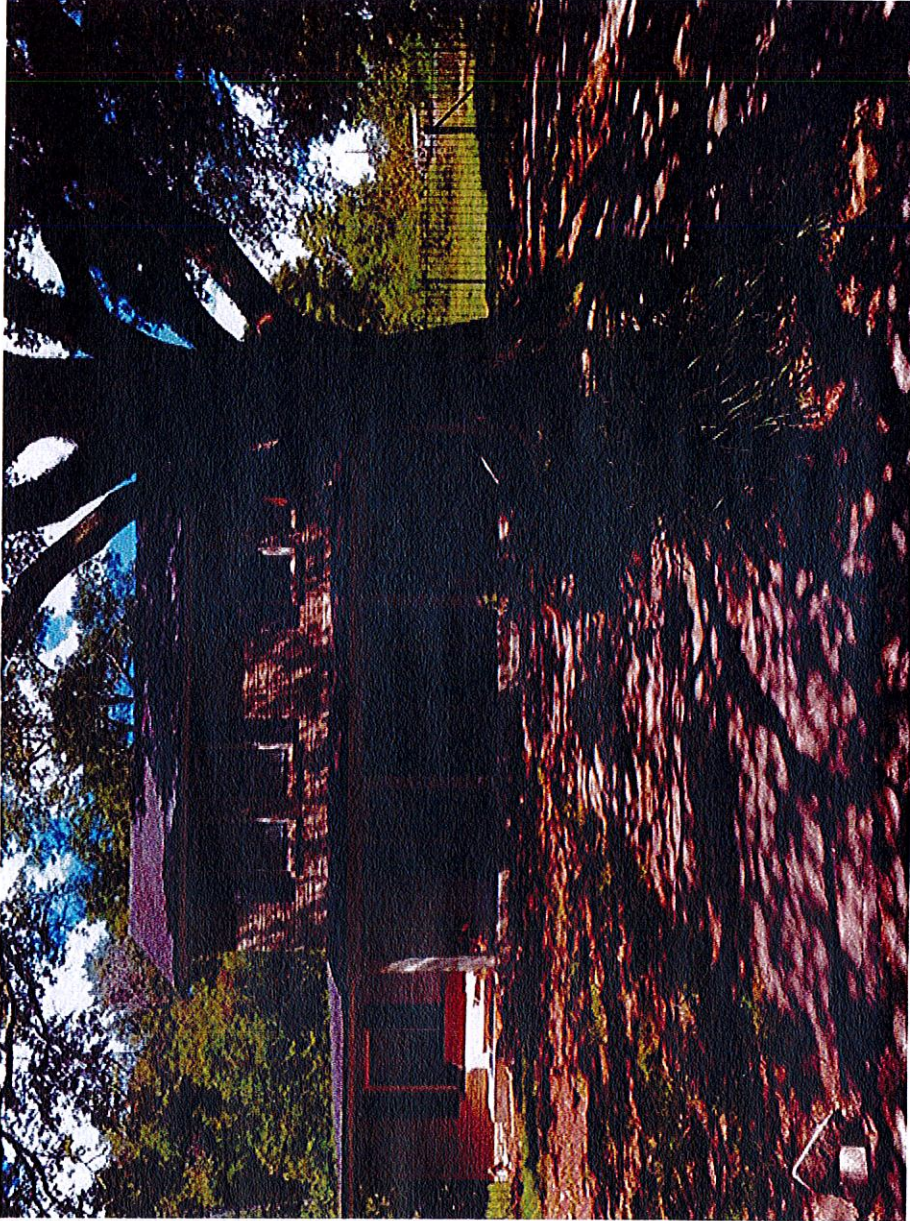
Davenport's home on The Corner



View down Wilson Street



View of Adjoining Driveways fence
AND The subject property on Right



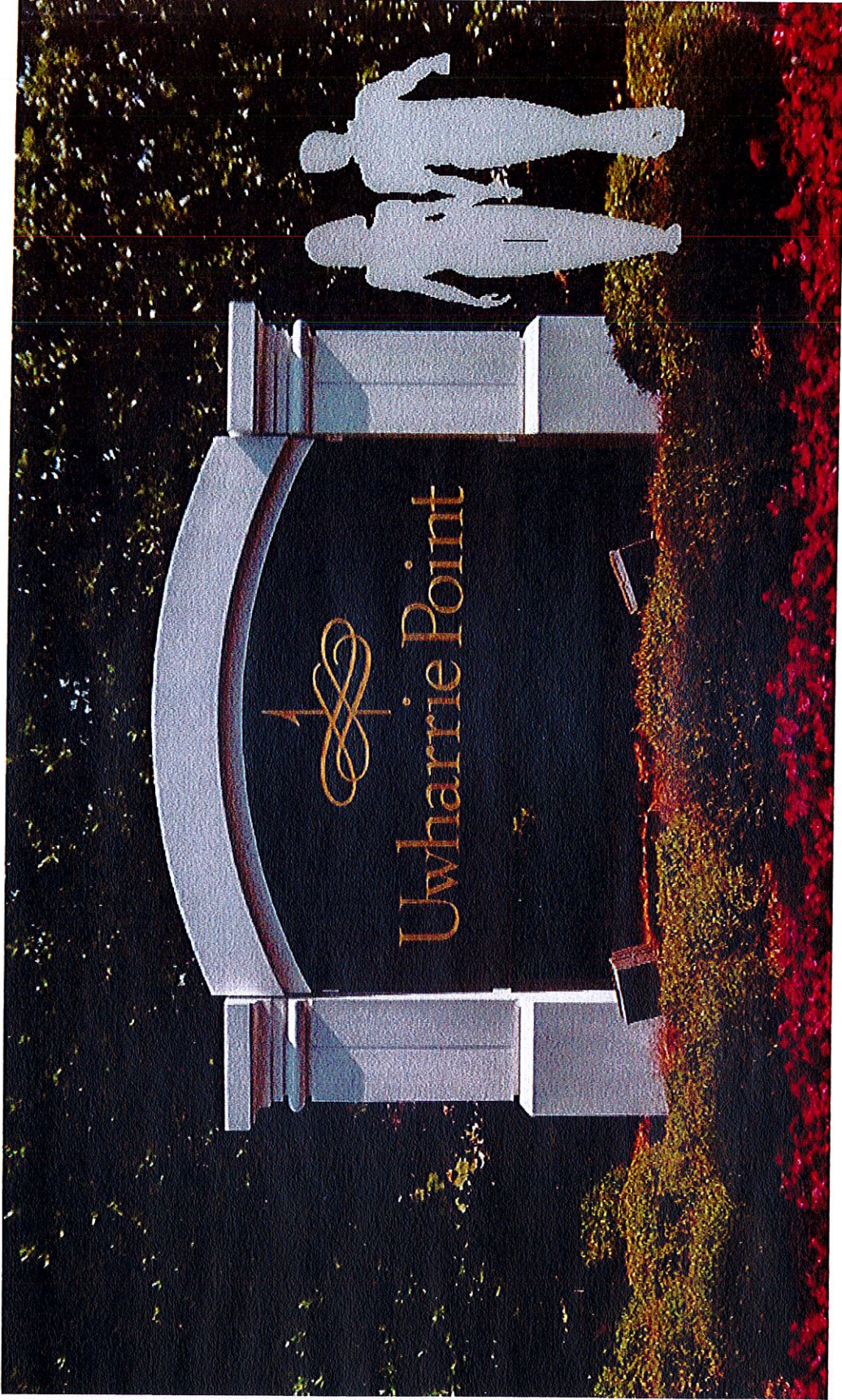
Subject Property To Be Painted
White



MONUMENT SIGN TO ABOUT THE TREE
IN FRONT



SIGN TO BE PLACED IN FRONT OF THE
TREE. ENTIRE AREA AROUND THE TREE
TO BE LANDSCAPED WITH FLOWERS AND
SMALL SHRUBS



Sample of A PVC SIGN. They ARE LOW MAINTENANCE
AND DON'T WEATHER OR NEED PAINTING.

I, James Davenport own the property at the corner of 2nd and Wilson Street and have reviewed the monument sign presented below by RE/MAX Realty West for the property located at 8310 Wilson Street. I, hereby approve this sign.

W.D. Davenport 8/17/17
Name Date



I, BETTY L. ROBERTS own the property at 8302
Wilson Street and have reviewed the monument sign presented below by
RE/MAX Realty West for the property located at 8310 Wilson Street. I, hereby approve this sign.

Betty L. Roberts 8/14/2017
Name Date



I, ROBERT SWER own the property at 8303
Wilson Street and have reviewed the monument sign presented below by
RE/MAX Realty West for the property located at 8310 Wilson Street. I, hereby approve this sign.

[Signature] Name 8-07-17 Date



I, John Elias own the property at 8309 Wilson St Fulhear TX

Wilson Street and have reviewed the monument sign presented below by RE/MAX Realty West for the property located at 8310 Wilson Street. I, hereby approve this sign.

Digitally signed by:

8/18/2017 | 16:03 PM CDT

Name _____

Date _____



I, John Elias 30318 2ND ST FULLSHEAR TX own the property at 30318 2ND ST FULLSHEAR TX and have reviewed the monument sign presented below by **RE/MAX Realty West** for the property located at 8310 Wilson Street. I, hereby approve this sign.

Designed by:

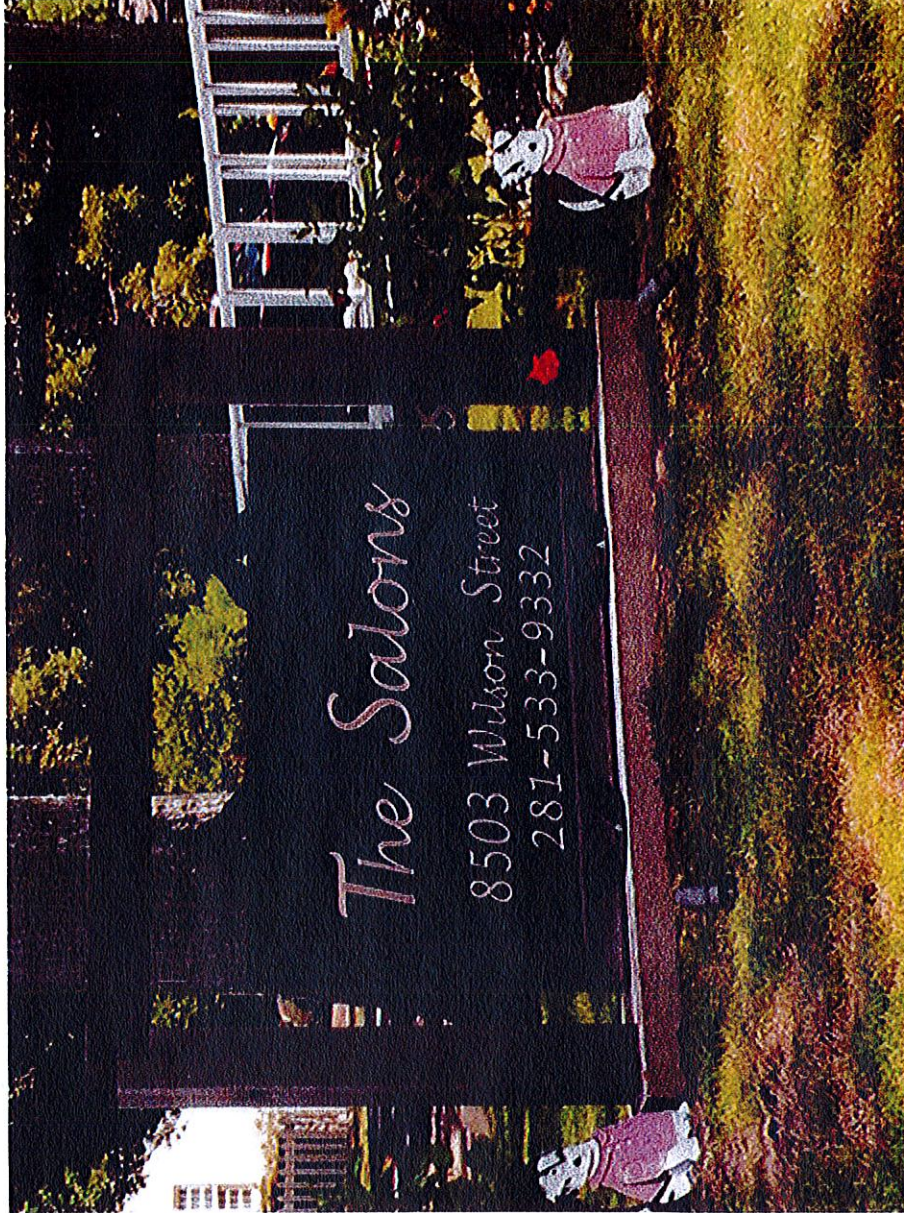
8/18/2017 16:03 PM CDT

8/18/2017 | 16:03 PM CDT

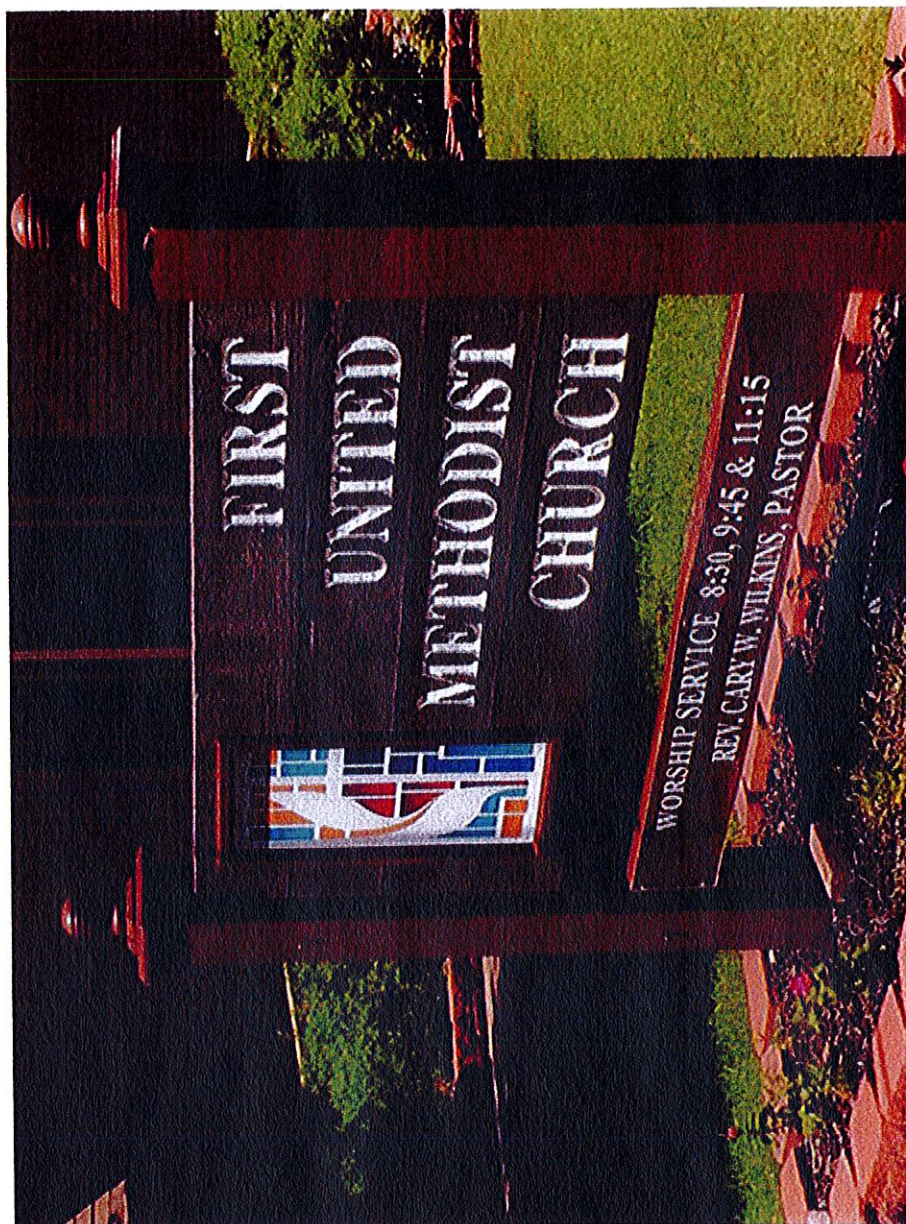
Name

Date

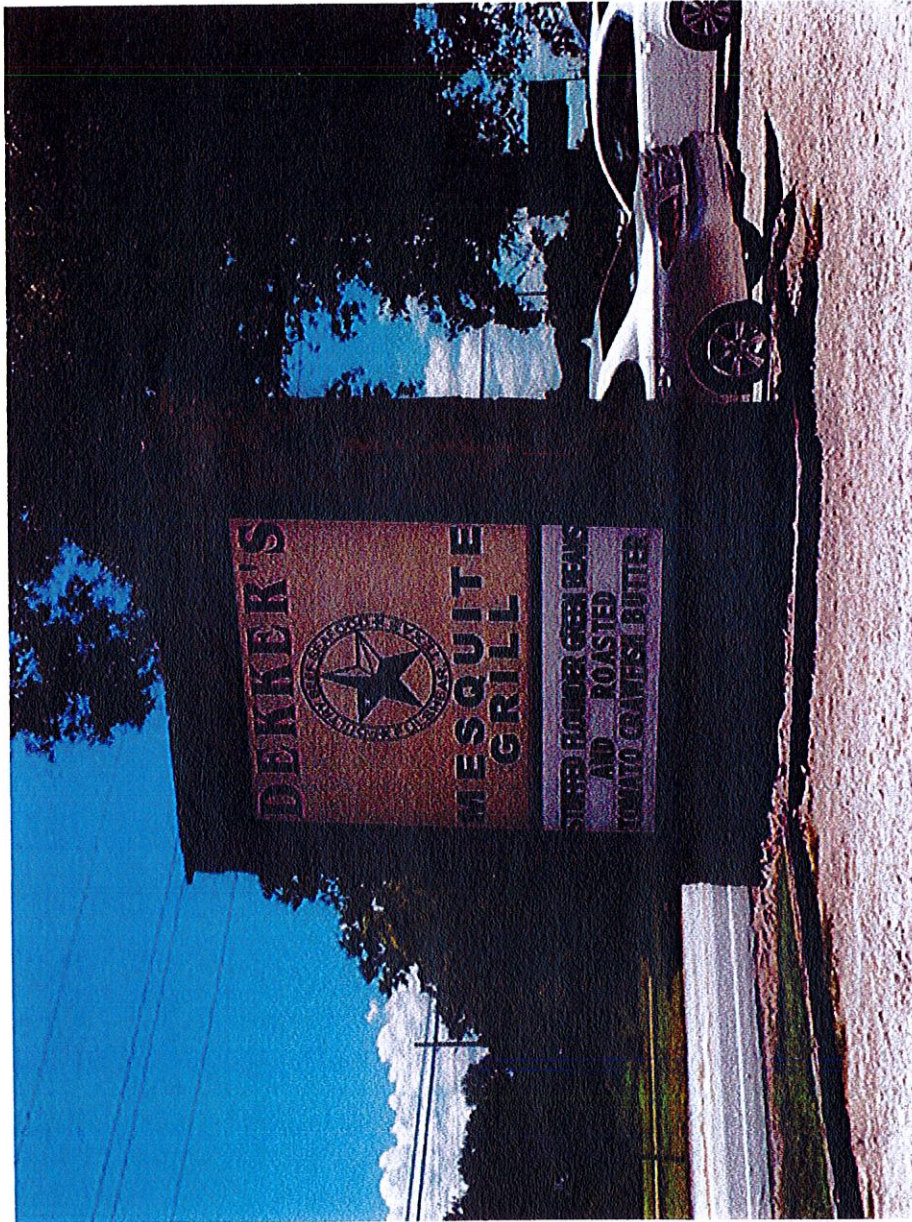


















CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

Variance Request
8310 Wilson

Attachment 9
page 1 of 2

8/21/2017

Notice of Variance Request

TO WHOM IT MAY CONCERN;

In compliance with the City of Fulshear Sign Ordinance Number 2012-1058, the Planning and Zoning Commission will hear a variance request for a sign on September 1, 2017 at 8:30 a.m. in the City Council Chambers of the City of Fulshear, located at 30603 FM 1093, at which time and place all interested persons will be given an opportunity to be heard.

The location of the premises in question is in the Downtown District, Fulshear, 8310 Wilson Street, Fulshear, Texas 77441.

The applicant is seeking a variance to the Sign Ordinance to permit the construction of a sign.

Specific relief is requested from Section 4.0 (3) (a) for a monument sign in the Downtown District:

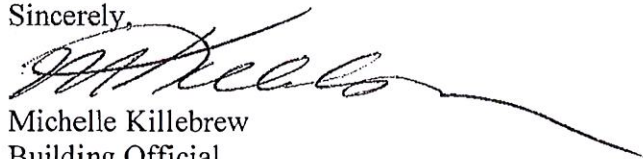
- a. Monument Signs shall be constructed of masonry material or of material complimentary to the structure to which the sign is attributed.
- b. The bottom portion of the sign shall rest flush against the ground, allowing no space between the ground and the bottom of the sign.

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

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

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

Sincerely,



Michelle Killebrew
Building Official



CITY OF FULSHEAR

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

Variance Request
8310 Wilson
Attachment 9
page 2 of 2

Variance Request for 8310 Wilson Street

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

Sign Variance Request
8310 Wilson Street

Attachment 10
page 1 of 1

8517

8/17/2018 Date

88-480/1131
03

Pay to the Order of City of Fulshear \$ 75.00

Seventy-five and ^{xx} / 100 Dollars



For Sign variance

[Handwritten Signature]

MP

Harland Clark

GREEN SHEFFIELD™