

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

AGENDA OF:	December 8, 2017	AGENDA ITEM:
DATE SUBMITTED:	November 22, 2017	DEPARTMENT:
PREPARED BY:		PRESENTER:
SUBJECT:	15 Floral Hills Lane	
ATTACHMENTS:	Application, Related Documents, and Recommendation	
EXPENDITURE REQUIRED:		\$0
AMOUNT BUDGETED:		\$0
ACCOUNT:	Development Services	
ADDITIONAL APPROPRIATION REQUIRED:		\$0
ACCOUNT NO:		

EXECUTIVE SUMMARY

The property owners; Mark and April Swan-Rosney have requested a variance at 15 Floral Hills Lane, Lot 27 of Block 2 within The Pond Section of Cross Creek Ranch. This section of Cross Creek Ranch has residential structures with side building setbacks of zero feet on one side and ten feet on the other side as permitted in the Zoning Ordinance 2012-1069, section 1-163 (5) (d).

The property owner is requesting a variance to allow a five-foot setback instead of the minimum required ten feet to allow for the construction of a pergola.

The property owner has submitted a site plan and a photo of the proposed pergola, and has paid the fee for the requested variance.

STAFF RECOMMENDATION

This property is common to others within this section of the subdivision in that the structures have a side patio instead of the rear yard patio and the property owner would like to have a pergola to cover the patio and allow them to shade from sunlight into the structure. The rear yard does not have direct access to or from the structure.

Staff has reviewed this request and finds that the owner has presented a letter from their neighbor that is directly affected by this request and the neighbor has given support of this request. Therefore, granting the variance will not adversely affect adjacent land.

There is a neighboring property that has received approval for a similar application. Approval was granted for a side yard that did not have an affecting neighbor, and was granted administratively.

The granting of the variance is a minimum action that will make possible the use of the land with is not contrary to the public interest, and which would carry out the spirit of the Ordinance.



CITY OF FULSHEAR

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

20171879

VARIANCE/APPEAL APPLICATION

APPLICATION DATE: October 31, 2017
ADDRESS OF PREMISES AFFECTED: 15 Floral Hills Lane, Fulshear, TX 77441
LEGAL DESCRIPTION: THE POND AT CROSS CREEK RANCH, BLOCK 2, LOT 27
OWNERS INFORMATION: NAME MARK ROSNEY & APRIL SWAN-ROSNEY
ADDRESS 15 Floral Hills Lane, Fulshear, TX 77441 STATE _____
ZIP CODE _____ EMAIL markrosney@outlook.com PHONE NUMBER 832-945-0500
APPLICANTS NAME (if different than owner) SELF
ADDRESS _____ CITY _____ STATE _____
ZIP CODE _____ EMAIL _____ PHONE NUMBER _____

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

Extend our existing concrete patio and add a free-standing (not attached to building) pergola patio cover over the patio extension. Patio cover will be designed and built to comply with all local building codes including the ability to withstand a minimum of 135MPH winds. ~ 130 mph * Request for 5 ft variance to the 10ft building line per zero lot line / 10ft side building setbacks

Status of the Project: Existing Under Construction Proposed Ord. 2012-1069

Have there been previous variance requests for this property? No Section 1-163 (5) (d)

Are there similar situations in the area? Yes
Addresses: 47 Floral Hills Lane (photos enclosed)

Have you informed your Home Owners Association? _____ or Neighbors? _____
HOA requires city approval first, will be notified upon city approval. Neighbor approval enclosed

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:
Our home was designed and built with the patio and only entrance to the yard located on the side of the home. We'd like to replace some of the existing grass with concrete as other neighbors have done to make better use of the area. The side yard also receives a lot of sun that shines through the large side windows of the home which also affects our ability to use our living room during the day. This is why we'd like the pergola patio cover in this area. The yard at the rear of the house does not have direct access to or from the house.

LETTER OF AUTHORIZATION FOR VARIANCE CASE REPRESENTATION

AUTHORITY IS HEREBY GRANTED TO: KC ARNOLD

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]

THE POND AT CROSS CREEK RANCH, BLOCK 2, LOT 27

ACKNOWLEDGEMENTS:

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my variance request.

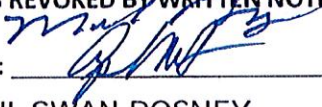
I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the third Tuesday of the month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

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

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

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

X

OWNER'S SIGNATURE of the above described property: 

OWNER'S NAME (printed) MARK ROSNEY & APRIL SWAN-ROSNEY

ADDRESS:
15 Floral Hills Lane, Fulshear, TX 77441

TELEPHONE: 832-945-0500 EMAIL: markrosney@outlook.com

Continued.... Request Proposal and Description

Extend our existing concrete patio and add a free-standing (not attached to building) pergola patio cover over the patio extension. Patio cover will be designed and built to comply with all local building codes including the ability to withstand a minimum of 135MPH winds.

130 MPH

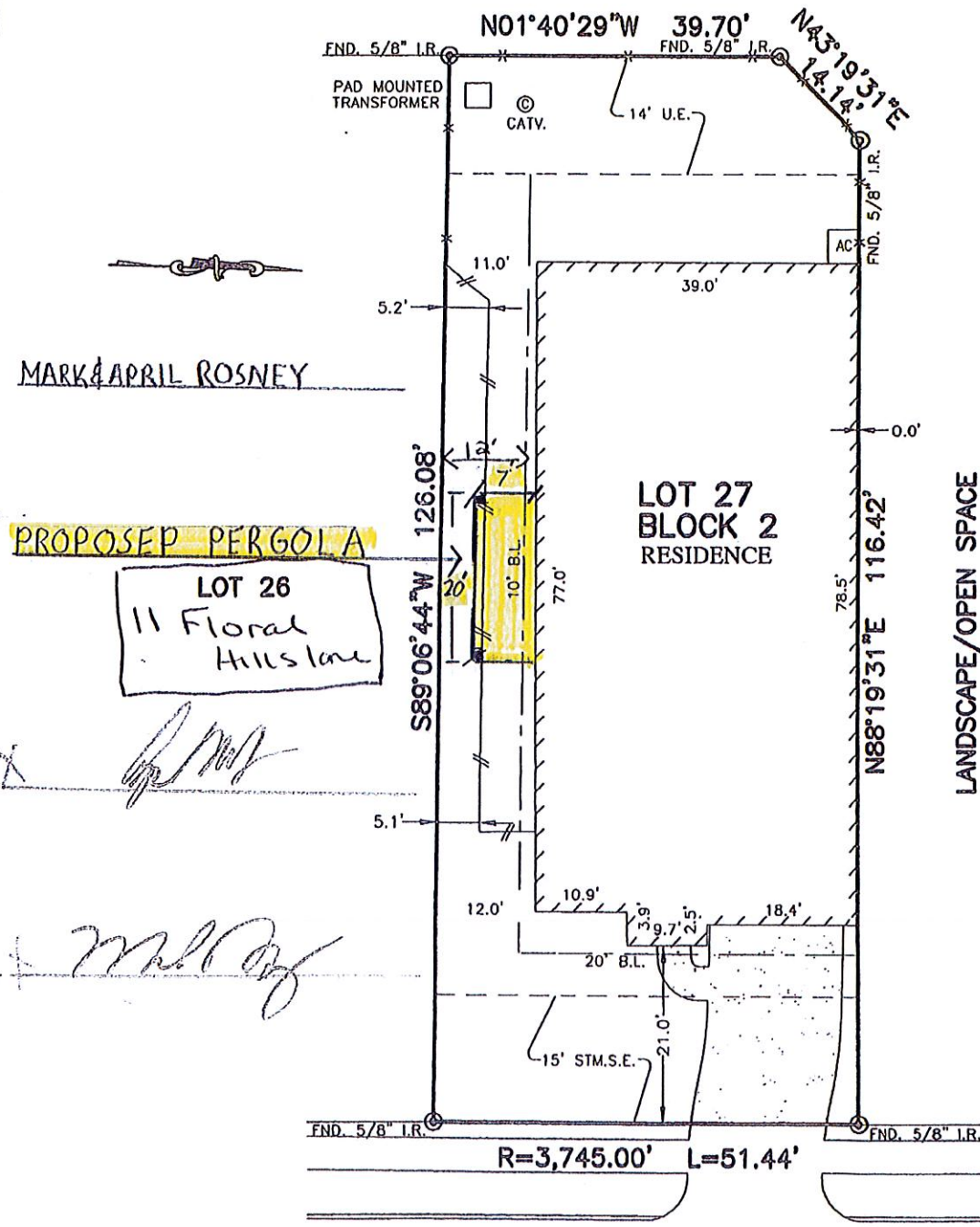
Acknowledgement: I certify that the information herein provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will cause this case to be presented in public hearing before the Planning Commission, unless I withdraw same prior to the City's posting 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.

X Signed by the Applicant/Owner Agent:  Date: October 31, 2017

LEGEND

FLATWORK	WOODEN FENCE	ELEV.	ELEVATION	(B.G.)	BUILDER GUIDELINES	ELECTRIC BOX	TELEPHONE PEDESTAL	PAD MOUNTED TRANSFORMER
PROPERTY LINE	WROUGHT IRON FENCE	T.O.F.	TOP OF FORM	FND.	FOUND	CABLE PEDESTAL	FIRE HYDRANT	GRATE DRAIN
BUILDING LINE	CHAIN LINK FENCE	F.F.	FINISHED FLOOR	I.R.	IRON ROD	WATER METER	LIGHT POLE	GAS METER
EASEMENT	OVERHEAD ELECTRIC	EXT.	EXTENDED	I.P.	IRON PIPE	WATER VALVE	PROPERTY CORNER	MANHOLE
	B.L.	PVT.	PRIVATE	R.O.W.	RIGHT-OF-WAY			GUY ANCHOR
	U.E.	CONC.	CONCRETE	B.L.D.O.	BUILDING DRAINAGE EASEMENT			POWER POLE
	W.L.E.	S.S.E.	SANITARY SEWER EASEMENT	D.E.	DRAINAGE EASEMENT			
		STM.S.E.	STORM SEWER EASEMENT	E.E.	ELECTRIC EASEMENT			

LANDSCAPE/OPEN SPACE



MARK APRIL ROSNEY

PROPOSED PERGOLA

LOT 26
11 Floral Hills Lane

LOT 27
BLOCK 2
RESIDENCE

LANDSCAPE/OPEN SPACE

15 FLORAL HILLS LANE
(50' R.O.W.)

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE

FLOOD MAP:
THIS PROPERTY LIES IN ZONE "X"
AS DEPICTED ON COMMUNITY PANEL
NO. 48157 C0085 L, DATED: 4-2-14

BY A.C. OR SURVEYOR



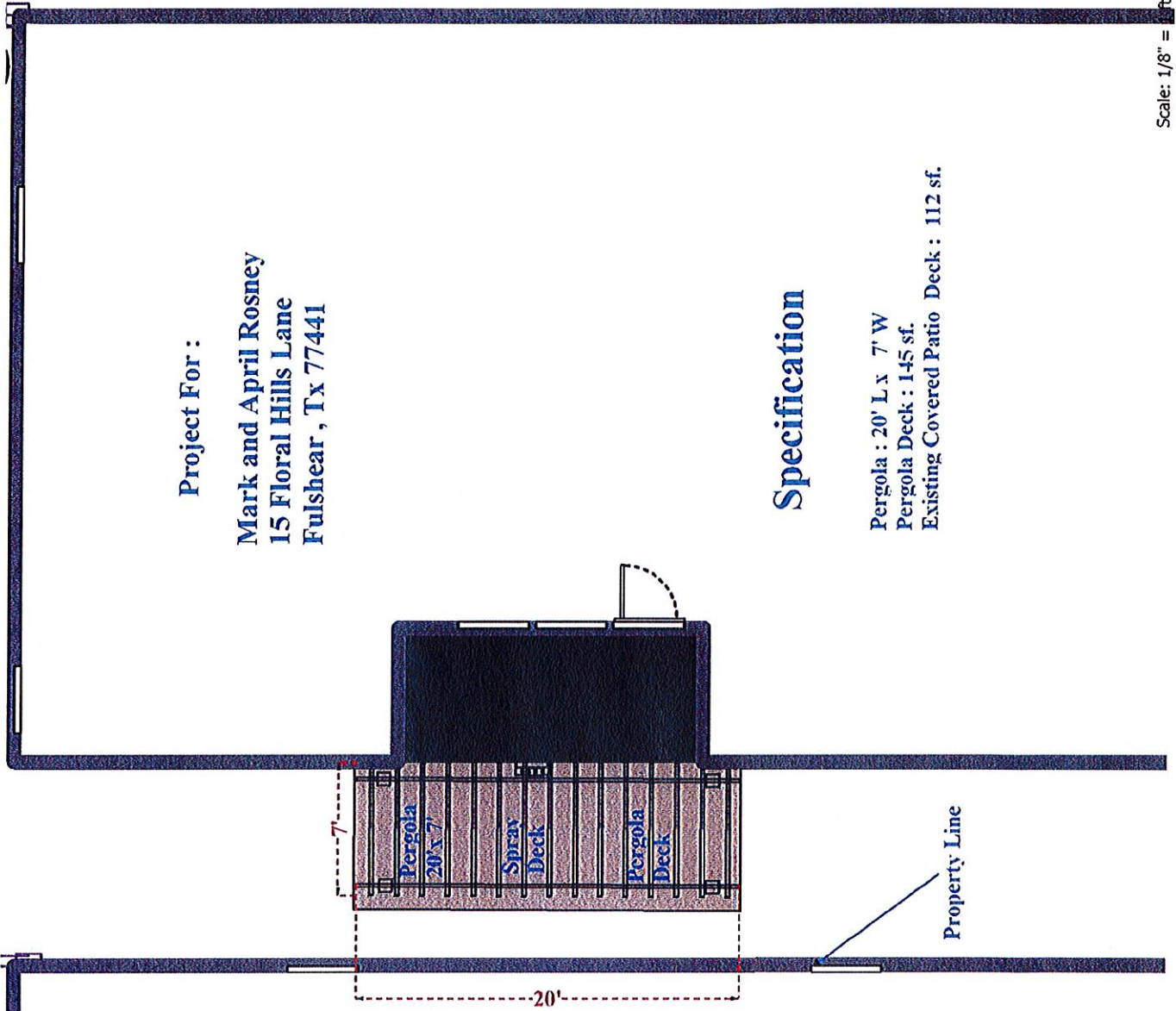
Neighbors House
#11 Floral Hills Lane

Project For :

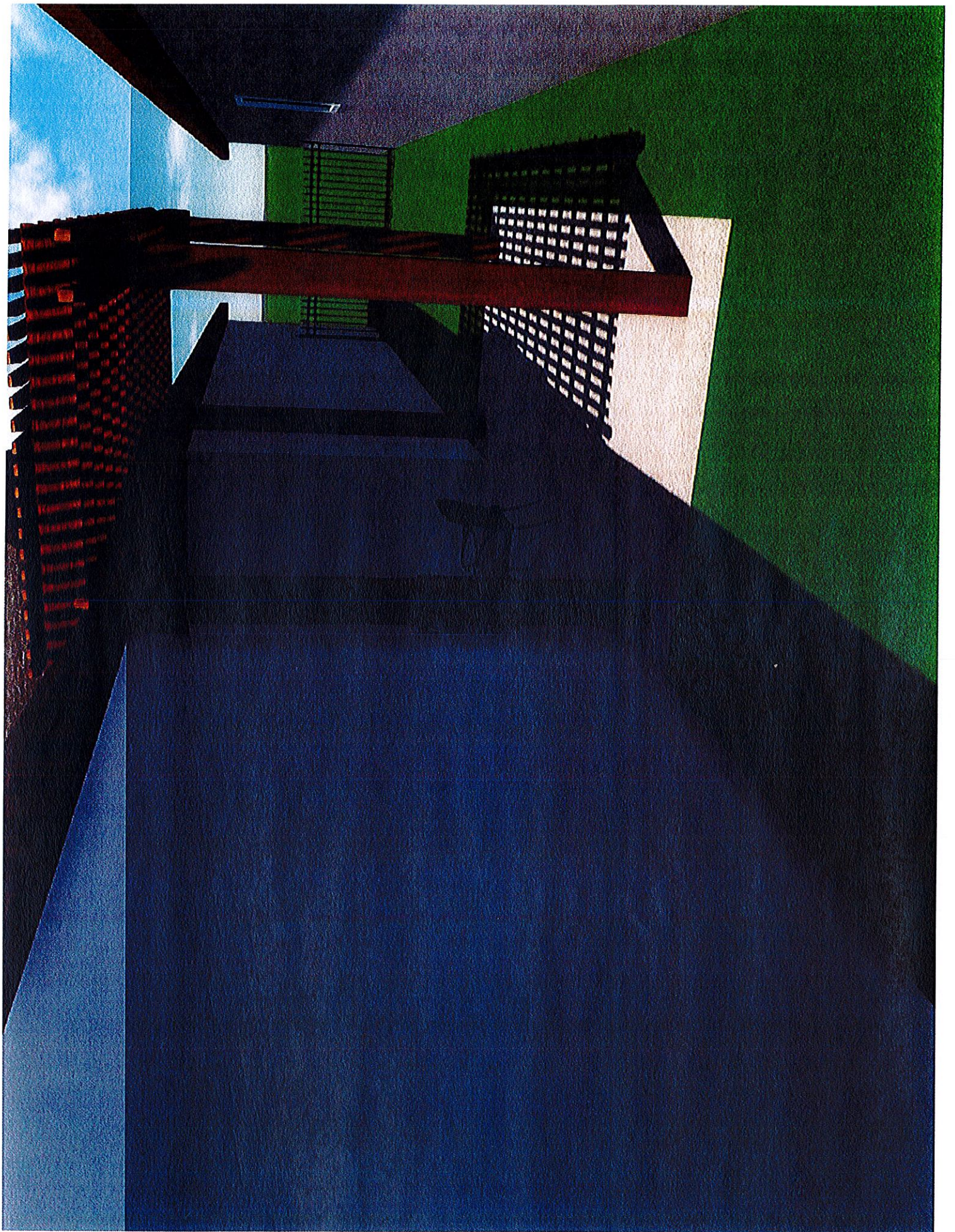
Mark and April Rosney
15 Floral Hills Lane
Fulshear, Tx 77441

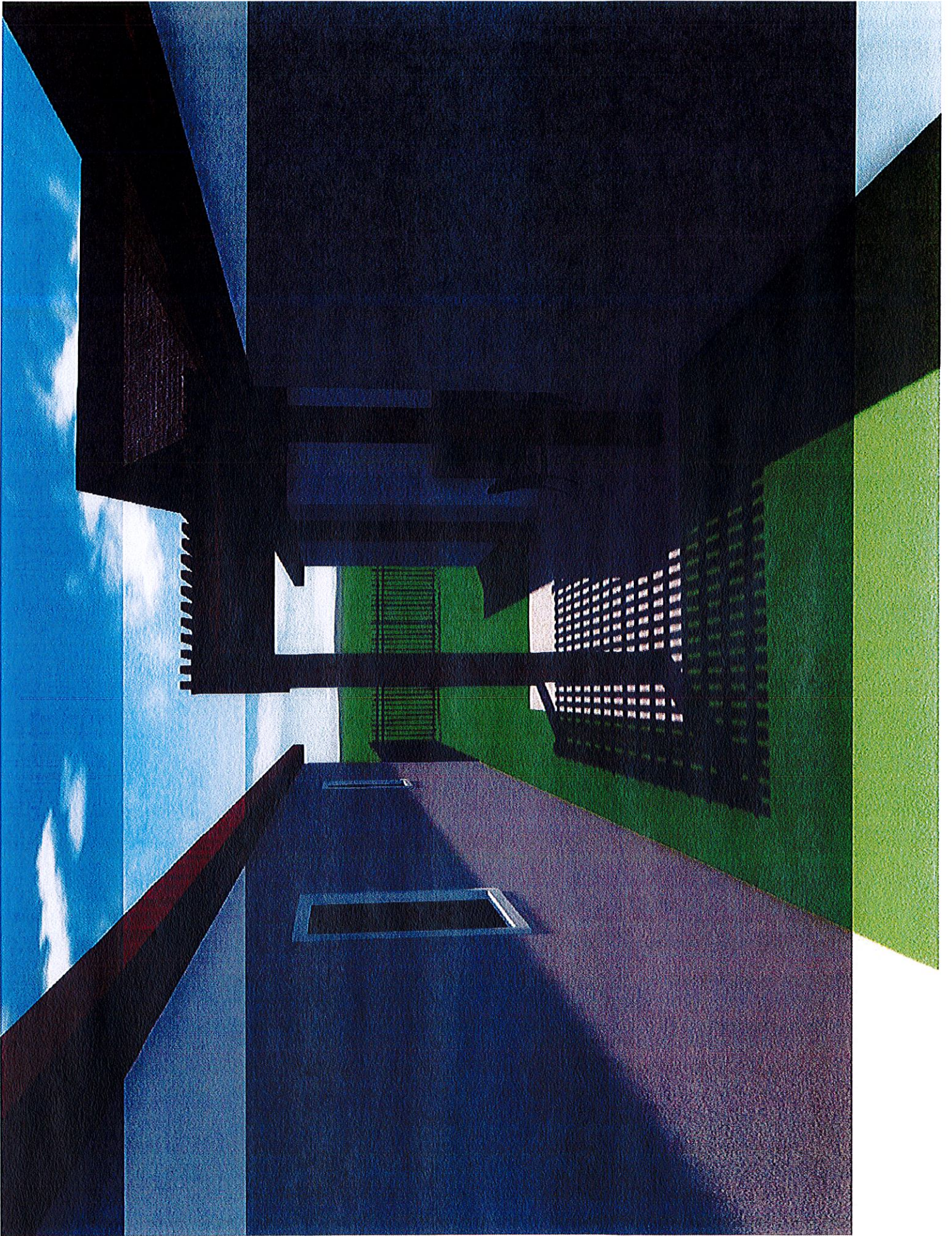
Specification

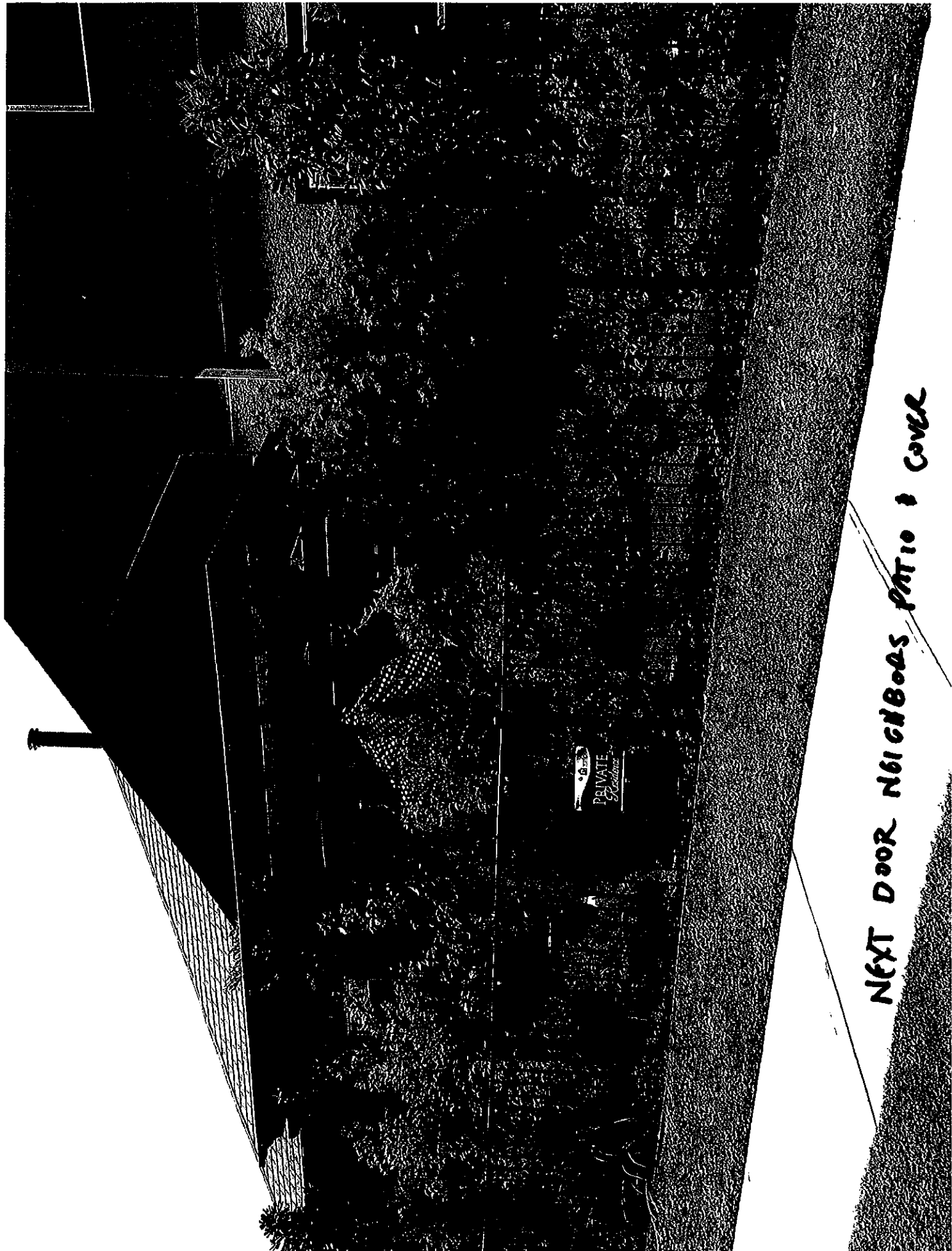
Pergola : 20' L x 7' W
Pergola Deck : 145 sf.
Existing Covered Patio Deck : 112 sf.



Scale: 1/8" = 1 ft.







NEXT DOOR NEIGHBOORS PATIO & COVER



NEET DOOR NEIGHBORS PAT 10 & COVER


Next-Door Neighbor Approval

For construction of:

7' Patio Extension and Pergola Patio Cover at 15 Floral Hills Lane, Fulshear TX 77441

I have reviewed the plans for the project and grant my approval to proceed.

Homeowner Name(s): Joan Berger

Signature (s): 

Address:

11 Floral Hills Lane

Fulshear, TX 77441

Phone: 281-242-5522

Email: joanberger@comcast.net



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

11/17/2017

Notice of Variance Request

TO WHOM IT MAY CONCERN;

In compliance with the City of Fulshear Zoning Ordinance Number 2012-1069, the Planning and Zoning Commission will hear a variance request for a side property setback, the meeting will be on December 8, 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 located within the Cross Creek Ranch Subdivision at 15 Floral Hills Lane. (The Pond at Cross Creek Ranch, Block 2, Lot 27)

The applicant is seeking a variance to the side setback of 10 feet as required in Section 1-163 (5) (D). Specific relief is requested to allow a pergola to be built within 5ft of the 10-foot side setback.

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 for 15 Floral Hills Lane

This letter was mailed to the following property owners:

Joel Berger
11 Floral Hills Lane

Edwin R Jr Busch
7 Floral Hills Lane

Chang Wang
3 Floral Hills Lane

Louis Mayeux
35 Sweet Creek Lane

John Shaw
39 Sweet Creek Lane

Parley Acker
9908 Hanford Drive
Denton TX 76207

Linda Johnson
10 Floral Hills Lane

Patricia Carroll
14 Floral Hills Lane

Lek Mui Lim
18 Floral Hills Lane

Kyle Booker
22 Floral Hills Lane

Sitterle Homes
2015 Evans Rd Suite 100
San Antonio TX 78258

Richard Hartz



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30 Floral Hills Lane

Dwight Brown
47 Floral Hills Lane

John McCoy
51 Floral Hills Lane

James Speer
55 Floral Hills Lane

Henry Keil III
59 Floral Hills Lane

Dale Labeau
63 Floral Hills Lane

Susan Harris
67 Floral Hills Lane

Cross Creek Ranch Community Association Inc
CIA Services PO BOX 63178
Pipe Creek Texas 78063

David Lee Tope
42 Sweet Creek Lane

Nancy Walker
46 Sweet Creek Lane

Richard Grasshoff
43 Sweet Creek Lane

Clay Border
2 Floral Hills Lane

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11-27

copy of insurance

PUBLISHER'S AFFIDAVIT

Variance Request

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

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

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

(CLIPPING) (S)
ON Back

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

11-27

_____, A.D. 2017



Lee Hartman
Publisher

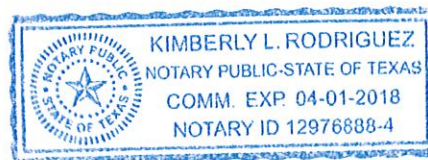
SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

X a) is personally known to me, or

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

on this the 29 day of November, A.D. 2017 to certify which witness my hand and seal of office.


Notary Public, State of Texas



Notice of Variance Request

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



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 NOVEMBER 3, 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, November 3, 2017 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas.

2. Quorum

A quorum was present.

Members Present:

Amy Pearce-Chairman

Jason Cherubini

Bijay Aryal

Dar Hakimzadeh

Dawn McRea

Members Absent:

Harold Collins

Austin Weant

City Staff:

Diana Gordon Offord, City Secretary

Kimberly Kopecky, Deputy City Secretary

David Leyendecker, City Engineer

Others Present:

Trey Devillier

And 2 other people that did not sign in

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

**FULSHEAR PLANNING AND ZONING MINUTES
NOVEMBER 3, 2017**

planning and zoning members will only be made at the time the subject is scheduled for Consideration.

There were no Citizen Comments.

4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on October 13, 2017

A motion was made by Planning and Zoning member Hakimzadeh to approve Minutes from Planning and Zoning Commission meeting held on October 13, 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, Hakimzadeh, McRea, and Pearce

Nays: None

Absent: Harold Collins

Austin Weant

Motion Passes

5. Consideration and possible action to approve Riverbluff Court (Re-plat)/Final Plat

Chairman Pearce stated this plat has been withdrawn

6. Consideration and possible action to approve Willows at Cross Creek Ranch Section 2/Final Plat

David Leyendecker, explained that everything with this plat was fine. It will be townhomes and meets the Development Agreement. He recommends approval. (For full commentary, request audio) A motion was made by Planning and Zoning member Aryal to approve Willows at Cross Creek Ranch Section 2/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, Hakimzadeh, McRea, and Pearce

Nays: None

Absent: Harold Collins

Austin Weant

Motion Passes

7. Adjournment

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

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

Nays: None

Absent: Harold Collins

Austin Weant

Motion Passes

The meeting was adjourned at 8:35 a.m.

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

AGENDA OF:	December 8, 2017		
DATE SUBMITTED:	December 5, 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 –Fullbrook Section 5C (replat/Riverbluff Court), Jordan Ranch Section 8, Jordan Ranch Section 10, Jordan Ranch Section 11, Kiddos Ranch; Preliminary Plats – Fulshear Bend Dr. Extension No. 3 Street Dedication; Final Plat for – Cross Creek Bend Lane Extension NO. 11; Preliminary Plats for – Bonterra at Cross Creek Ranch Section 2 (Partial Replat), Fulbrook Section 2 “B”; and Final Plat for Thrive Church Fulshear		

EXECUTIVE SUMMARY

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

- Fullbrook Section 5C – Final Plat (Replat of Riverbluff Ct)
- Jordan Ranch Section 8 – Final Plat
- Jordan Ranch Section 10 – Final Plat
- Jordan Ranch Section 11 – Final Plat
- Kiddos Ranch – Final Plat
- Fulshear Bend Dr. Extension No. 3 – Street Dedication – Preliminary Plat
- Cross Creek Bend Lane Extension No. 11 – Final Plat
- Bonterra at Cross Creek Ranch Section 2 – Partial Replat/Preliminary
- Fullbrook Section 2 “B” – Preliminary Plat
- Thrive Church Fulshear – Final Plat

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 recommends 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 Fullbrook Sec. 5C - Replat No. 1 / Final Plat

City Engineer Review

** Previously named : Riverbluff Court (Replat) / Final Plat*

Reviewed
 See Attached Letter

BY: _____ DATE: 12-6-2017

City Secretary

Processed
 Returned for additional data

BY: K. Kopf DATE: 11-08-2017

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: 11/7/17 Date Received by the City of Fulshear: _____
 Subdivision: _____ Development: Fullbrook Sec 5C Replat No 1

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: _____

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

Total Acreage: 2.81
 Number of Streets: _____
 Number of Lots: 0
 Number and Types of Reserves: 1
 Total Acres in Reserve: 2.81

Owner: Ryan and Shannon McGeachie
 Address: 10806 Pebblecreek Crossing
 City/State: Katy, TX 77494
 Telephone: 281-396-4690
 Email Address: ryan.mcgeachie@bp.com

Engineer/Planner: Windrose Land Services
 Contact Person: Lacey Skelton
 Telephone: 713-458-2281
 Fax Number: 713-461-1151
 Email Address: lacey.skelton@windroseservices.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$775.25</u> *
Park Fees (due at Final Plat Application)	_____

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

Lacey Belo Lacey Bell 11/8/17
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

* Paid in October, but pulled plat from November Agenda

December 6, 2017

Engineering Review

Final Plat
Fulbrook Section 5C Replat No. 1
Fort Bend County, Texas

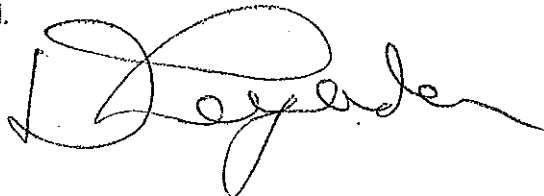
For Information only:

1. This plat will create one large Lot (2.813 acres) by replatting two (2) smaller existing lots.
2. This tract has access to Riverlake Road along its Northwest line and to River Bluff Court along its Southwest line.
3. This tract is located in the ETJ of the City of Fulshear and as such the plat will need approval of both the City of Fulshear and Fort Bend County.

Recommendations:

I recommend that this Final Plat of Fulbrook Section 5C Replat No. 1 be approved with the following correction/additions:

- A) The Mayor's name needs to be updated to the current Mayor – Jeff W. Roberts.
- B) A 7.5 foot side building line is required on the Northeast line of this lot.
- C) The blanks in Notes #5 & #6 need to be filled in.
- D) Note #11 needs to be corrected to reflect the side building line of 7.5 foot.
- E) The name of the Chairman and Co-Chairman of the Planning Commission needs to be updated.



**TEXAS ABSTRACT SERVICES
167 Pine Post Cove
Driftwood, Texas 78619**

CITY PLANNING LETTER

November 1, 2017

Control No. 20830

Ms. Samantha Vickroy
Windrose Land Surveying
3200 Wilcrest, Suite 325
Houston, Texas 77042

Job No. 53982-101938

SUBJECT PROPERTY: A tract of land containing 2.81 acres or 122,551 square feet, being all of Lots 16 and 17, in Block 1 of Fulbrook, Section 5 "C", according to the map or plat thereof recorded under Clerk's File No. 20130183, of the Fort Bend County Plat Records.

Dear Ms. Vickroy:

At your request, we have searched the records of the County Clerk of Fort Bend County, Texas, pertaining to the property referenced above and have determined the following:

OWNERSHIP: Ryan McGeachie and wife Shannon McGeachie, by General Warranty Deed dated August 1, 2016, recorded under Clerk's File No. 2016083707 (As to Lot 17) and by General Warranty Deed dated August 10, 2016, recorded under Clerk's File No. 2016087606 (As to Lot 16). Said deed amended by Correction Affidavit As To A Recorded Original Instrument, recorded under Clerk's File No. 2017013844.

RESTRICTIONS: Restrictive covenants set out on the plat of Fulbrook, Section 5 "B", recorded under Clerk's File No. 20100077, Plat Records and by the plat of Fulbrook, Section 5 "C", recorded under Clerk's File No. 20130183, Plat Records and those set out in instruments recorded Clerk's File No.s 1999051521, 2005075239, 2006070090, 2013104664 and 2015005478.

LIENS: None of record.

INVOLUNTARY LIENS: None of record.

EASEMENTS: Fort Bend County Drainage District Easement dated May 24, 1999, granted to the Fort Bend County Drainage District, recorded under Clerk's File No. 1999075620.

continued

Job No. 53982-101938

Page 2

Easement For Certain Utilities dated November 4, 2010, granted to CenterPoint Energy Houston Electric, LLC, CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, Southwestern Bell Telephone Company, d/b/a AT&T Texas and Comcast Of Houston, LLC , recorded under Clerk's File No. 2010114621.

OTHER: None of record.

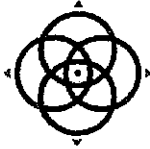
The liability of TEXAS ABSTRACT SERVICES for mistakes or errors is hereby limited to the cost of this certificate.

Certified through October 27, 2017.

TEXAS ABSTRACT SERVICES

A handwritten signature in cursive script, appearing to read "Charles Williams".

Charles Williams



WINDROSE
LAND SURVEYING | PLATTING

LETTER OF TRANSMITTAL

TO:	Verizon 2611 45 th Street Dickson, TX 77539	FROM:	Samantha Vickroy
		DATE:	10/18/2017
ATTN:	Subdivision/Plat Review Contact	WJN	53982-101938
PHONE:		FAX:	
PROJECT:	Riverbluff Court		

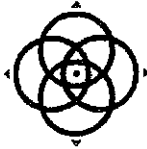
ITEM#	COPIES	DESCRIPTION
1	1	<i>Copy of plat for review</i>

REMARKS:

NOTICE: This correspondence serves as notice that the property owner identified on the attached subdivision application and associated plat document has filed said application and plat with the City with the intent to subdivide the subject property for the purposes of light industrial or commercial uses. Notice is being provided to you, a utility company or companies, whether public or private, in accordance with City Code of Ordinances. If this notice does not reach your organization's subdivision/plat review contact, please notify me immediately.

Sincerely,
Samantha Vickroy
Platting Project Coordinator

U.S. Mail	
FedEx	
Courier	
Hot Shot	
Request Time:	
ASAP	2hr 4hr 6hr



WINDROSE

LAND SURVEYING | PLATTING

LETTER OF TRANSMITTAL

TO:	Comcast 7033 Airport Rd. Houston, TX 77061	FROM:	Samantha Vickroy
		DATE:	10/18/17
ATTN:	Subdivision/Plat Review Contact	WJN	53982-101938
PHONE:		FAX:	
PROJECT:	Riverbluff Court		

ITEM#	COPIES	DESCRIPTION
1	1	Copy of plat for review

REMARKS:

NOTICE: This correspondence serves as notice that the property owner identified on the attached subdivision application and associated plat document has filed said application and plat with the City with the intent to subdivide the subject property for the purposes of light industrial or commercial uses. Notice is being provided to you, a utility company or companies, whether public or private, in accordance with City Code of Ordinances. If this notice does not reach your organization's subdivision/plat review contact, please notify me immediately.

Sincerely,
Samantha Vickroy
Platting Project Coordinator

U.S. Mail	
FedEx	
Courier	
Hot Shot	
Request Time:	
ASAP	2hr 4hr 6hr

2016083707
ELECTRONICALLY RECORDED
Official Public Records
8/2/2016 3:13 PM



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
Pages: 3 Fee: \$ 19.00

Capital Title of Texas

Gr# 16-204290-VH

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

General Warranty Deed

Date: August 1, 2016

Grantor: Christopher B. Mullins and Christine Mullins, a married couple

Grantor's Mailing Address:

4711 Riverbluff Court
Fulshear, Texas 77441

Grantee: Ryan McGeachie and Shannon McGeachie, a married couple

Grantee's Mailing Address:

4711 Riverbluff Court
Fulshear, Texas 77441

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

LOT SEVENTEEN (17), IN BLOCK ONE (1) OF FULBROOK, SECTION FIVE "C", A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20130183 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, MORE COMMONLY KNOWN AS 4711 RIVERBLUFF COURT, FULSHEAR, TEXAS 77441.

Reservations from Conveyance:

None


Exceptions to Conveyance and Warranty:

Validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2016 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years.


due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (1) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (2) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (3) filled-in lands or artificial islands, (4) water rights, including riparian rights, or (5) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

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

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



Christopher B. Mullins

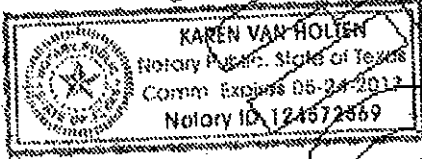


Christine Mullins

STATE OF TEXAS)

COUNTY OF FORT BEND)

This instrument was acknowledged before me on August 1, 2016, by Christopher B. Mullins and Christine Mullins.



[Signature]
Notary Public, State of Texas
My commission expires: 05/24/2017

AFTER RECORDING RETURN TO:

Ryan McGeachie
4711 Riverbluff Court
Fulshear, Texas 77441

DUPLICATE ORIGINAL DOCUMENT



**CORRECTION AFFIDAVIT AS TO A RECORDED
ORIGINAL INSTRUMENT**

(Non-material correction pursuant to §5.028, Texas Property Code, where the parties to the recorded original instrument have not signed the correction affidavit)

Date: February 7, 2017

GF No.: 3127003909

Title Company: CHARTER TITLE COMPANY

Affiant: ROSEMARY MOECKEL

Description of Original Instrument (include name of instrument, date, parties, and recording information):

General Warranty Deed dated August 9, 2016, effective August 10, 2016, executed by FULBROOK PARTNERS, LTD., a Texas Limited Partnership, to RYAN MCGEACHIE and wife, SHANNON MCGEACHIE, recorded under Fort Bend County Clerk's File No. 2016087606.

Affiant on oath swears that the following statements are true and within the personal knowledge of Affiant:

1. My name is ROSEMARY MOECKEL. My office address is 15958 City Walk #200, Sugar Land, Texas 77479. I am over the age of eighteen (18) years and am otherwise competent to make this Correction Affidavit.

2. I am employed as an Escrow Officer for CHARTER TITLE COMPANY. I closed the transaction relating to the Original Instrument and have personal knowledge of the facts relevant to the correction of the Original Instrument.

3. I am making this Affidavit as a correction instrument pursuant to §5.028 of the Texas Property Code, with regard to the following clerical error in the Original Instrument:

The legal description had an incorrect plat reference.

4. The Original Instrument should correctly read as follows with respect to the clerical error described above, this being a non-material change to the Original Instrument:

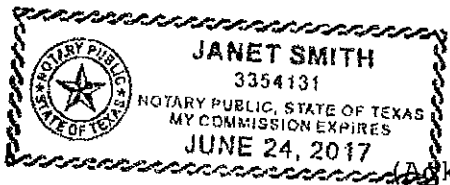
Lot Sixteen (16), in Block One (1) of FULBROOK SECTION FIVE "C", a Subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in/under Plat No. 20130183 of the Plat Records of Fort Bend County, Texas.

5. I have given notice of this correction of the Original Instrument by sending a copy of this Correction Affidavit by certified mail to each party to the Original Instrument in accordance with §5.028(d)(1) of the Texas Property Code.

AFFIANTS:

Rosemary Moeckel
ROSEMARY MOECKEL

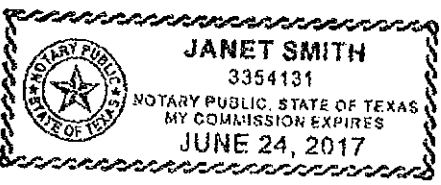
Subscribed and sworn to before me by the said ROSEMARY MOECKEL this 7 day of February, 2017.



Janet Smith
Notary

THE STATE OF TEXAS
COUNTY OF Fort Bend

This instrument was acknowledged before me on the 7 day of February, 2017, by ROSEMARY MOECKEL.



Janet Smith
Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

2016 YEAR TAX STATEMENT



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

Mail To:
 MCGEACHIE RYAN & SHANNON
 10506 PEBBLECREEK XING
 KATY, TX 77494-8595

Legal Description:
 FULBROOK SEC FIVE C, BLOCK 1, LOT 16,
 ACRES 1.49

Account No: 3382-53-001-0160-901

Legal Acres: 1.4900
 Parcel Address: RIVERBLUFF CT

CAD No: R421265

As of Date: 10/10/2017

Print Date: 10/10/2017 Printed By: ACT INQ

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$80,560	\$0	\$80,560	\$80,560	\$0	\$0	\$0	\$80,560

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
LAMAR C I S D- OPERATING	\$80,560		\$0	\$80,560	1.390050	\$1,119.82
FORT BEND ESD#4	\$80,560		\$0	\$80,560	0.100000	\$80.56
FORT BEND CO DRAINAGE	\$80,560		\$0	\$80,560	0.016000	\$12.89
FORT BEND CO GEN FND	\$80,560		\$0	\$80,560	0.458000	\$368.96

Total 2016 Tax: \$1,582.23
 Total 2016 Levy Paid To Date: \$1,582.23
 2016 Levy Due: \$0.00
 Total 2016 Due: \$0.00

Exemptions:

AMOUNT DUE IF PAID BY THE END OF:

10/31/2017 21 + 20%	11/30/2017 22 + 20%	12/31/2017 23 + 20%	01/31/2018 24 + 20%	02/28/2018 25 + 20%	03/31/2018 26 + 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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

School Information :

LAMAR C I S D- OPERATING 2016 M&O 1.0400500 I&S .35000000 Total 1.3900500 2015 M&O 1.0400500 I&S .35000000 Total 1.3900500

TO PAY BY CREDIT CARD VISIT WWW.FORTBENDCOUNTYTX.GOV

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

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT. 7.1.49

AMOUNT DUE IF PAID BY THE END OF:

Print Date: 10/10/2017

10/31/2017 21 + 20%	11/30/2017 22 + 20%	12/31/2017 23 + 20%	01/31/2018 24 + 20%	02/28/2018 25 + 20%	03/31/2018 26 + 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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

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



3382-53-001-0160-901
 MCGEACHIE RYAN & SHANNON
 10506 PEBBLECREEK XING
 KATY, TX 77494-8595

AMOUNT PAID:
 \$ _____

000000R421265 047 0000000000 0000000000 0000000000 0000000000 0

2016 YEAR TAX STATEMENT



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

Mail To:
 MCGEACHIE RYAN & SHANNON
 10506 PEBBLECREEK XING
 KATY, TX 77494-8595

Legal Description:
 CINCO RANCH SOUTHWEST SEC 50, BLOCK 2,
 LOT 15

Account No: 2278-50-002-0150-914

Legal Acres: .0000
 Parcel Address: 10506 PEBBLECREEK XING

CAD No: R397437

As of Date: 10/10/2017

Print Date: 10/10/2017 Printed By: ACT INQ

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$258,750	\$905,910	\$1,164,660	\$1,164,660	\$0	\$1,164,660	\$0	\$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
KATY ISD	\$1,164,660	HOM	\$25,000	\$1,139,660	1.516600	\$17,284.08
FORT BEND ESD#4	\$1,164,660	HOM	\$0	\$1,164,660	0.100000	\$1,164.66
FORT BEND CO DRAINAGE	\$1,164,660	HOM	\$232,932	\$931,728	0.016000	\$149.08
FORT BEND CO GEN FND	\$1,164,660	HOM	\$232,932	\$931,728	0.458000	\$4,267.31

Total 2016 Tax: \$22,865.13
 Total 2016 Levy Paid To Date: \$22,865.13
 2016 Levy Due: \$0.00
 Total 2016 Due: \$0.00

Exemptions:

HOM HOMESTEAD

AMOUNT DUE IF PAID BY THE END OF:

10/31/2017 21 + 20%	11/30/2017 22 + 20%	12/31/2017 23 + 20%	01/31/2018 24 + 20%	02/28/2018 25 + 20%	03/31/2018 26 + 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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School Information :

KATY ISD 2016 M&O 1.1266000 I&S .390000000 Total 1.5166000 2015 M&O 1.1266000 I&S .390000000 Total 1.5166000

TO PAY BY CREDIT CARD VISIT WWW.FORTBENDCOUNTYTX.GOV

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

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT. 7.1.49

AMOUNT DUE IF PAID BY THE END OF:

Print Date: 10/10/2017

10/31/2017 21 + 20%	11/30/2017 22 + 20%	12/31/2017 23 + 20%	01/31/2018 24 + 20%	02/28/2018 25 + 20%	03/31/2018 26 + 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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

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



* 2 2 7 8 5 0 0 0 2 0 1 5 0 9 1 4 *

2278-50-002-0150-914
 MCGEACHIE RYAN & SHANNON
 10506 PEBBLECREEK XING
 KATY, TX 77494-8595

AMOUNT PAID:
 \$ _____

000000R397437 047 0000000000 0000000000 0000000000 0000000000 5

2016 YEAR TAX STATEMENT



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

Mail To:
 MCGEACHIE RYAN & SHANNON
 4711 RIVERBLUFF CT
 FULSHEAR, TX 77441

Legal Description:
 FULBROOK SEC FIVE C, BLOCK 1, LOT 17,
 ACRES 1.32

Account No: 3382-53-001-0170-901

Legal Acres: 1.3200
 Parcel Address: RIVERBLUFF CT

CAD No: R421266

As of Date: 10/10/2017

Print Date: 10/10/2017 Printed By: ACT INQ

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$179,030	\$0	\$179,030	\$179,030	\$0	\$0	\$0	\$179,030

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
LAMAR C I S D- OPERATING	\$179,030		\$0	\$179,030	1.390050	\$2,488.61
FORT BEND ESD#4	\$179,030		\$0	\$179,030	0.100000	\$179.03
FORT BEND CO DRAINAGE	\$179,030		\$0	\$179,030	0.016000	\$28.64
FORT BEND CO GEN FND	\$179,030		\$0	\$179,030	0.458000	\$819.96

Total 2016 Tax: \$3,516.24
 Total 2016 Levy Paid To Date: \$3,516.24
 2016 Levy Due: \$0.00
 Total 2016 Due: \$0.00

Exemptions:

AMOUNT DUE IF PAID BY THE END OF:					
10/31/2017 21 + 20%	11/30/2017 22 + 20%	12/31/2017 23 + 20%	01/31/2018 24 + 20%	02/28/2018 25 + 20%	03/31/2018 26 + 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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School Information :

LAMAR C I S D- OPERATING 2016 M&O 1.0400500 I&S .35000000 Total 1.3900500 2015 M&O 1.0400500 I&S .35000000 Total 1.3900500

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AMOUNT DUE IF PAID BY THE END OF:

Print Date: 10/10/2017

10/31/2017 21 + 20%	11/30/2017 22 + 20%	12/31/2017 23 + 20%	01/31/2018 24 + 20%	02/28/2018 25 + 20%	03/31/2018 26 + 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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

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



3382-53-001-0170-901
 MCGEACHIE RYAN & SHANNON
 4711 RIVERBLUFF CT
 FULSHEAR, TX 77441

AMOUNT PAID:
 \$ _____

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 8 / Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 12-06-2017

City Secretary

Processed
 Returned for additional data

BY: K. Zepf DATE: 11-13-2017

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: 11/9/2017 Date Received by the City of Fulshear: _____
Subdivision: Jordan Ranch Sec 8 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: 20.308

Number of Streets: 3

Number of Lots: 31

Number and Types of Reserves: 4 (Open Space/Utilities/Landscape/Drainage)

Total Acres in Reserve: 10.206

Owner: FORT BEND JORDAN RANCH LP

Address: 5005 Riverway, Suite 500

City/State: Houston, TX

Telephone: (713) 960-9977

Email Address: steves@johnsondev.com

Engineer/Planner: IDS Engineering Group

Contact Person: John R. Herzog, P.E.

Telephone: (713) 462-3178

Fax Number: _____

Email Address: jherzog@idseg.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$1,162.70
Park Fees (due at Final Plat Application)	\$13,950

***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

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

TYPED OR PRINTED NAME/TITLE

11/9/2017

DATE

December 6, 2017

Engineering Review

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

For Information only:

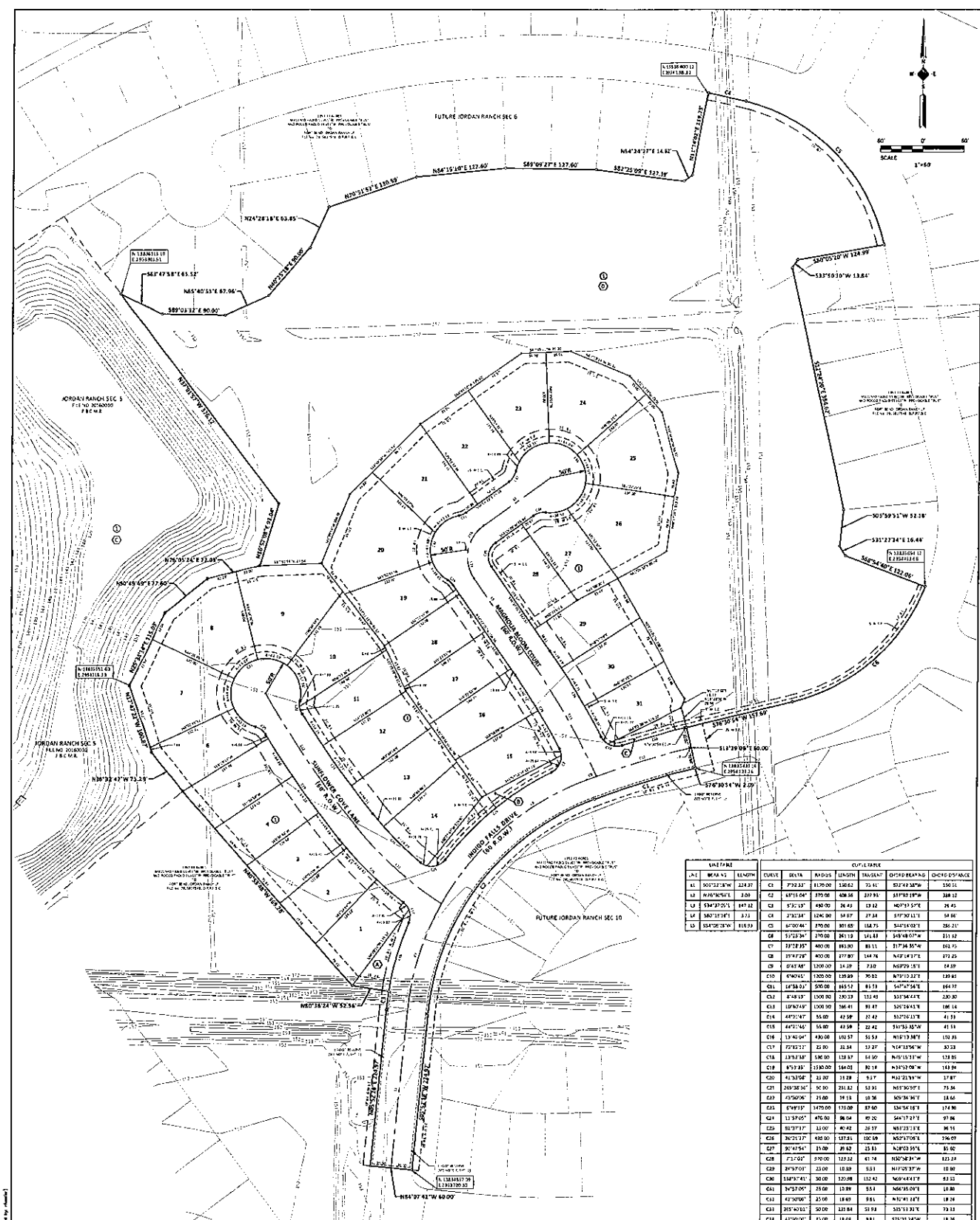
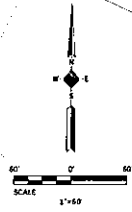
1. This plat will create 31 Lots in one (1) Block with four (4) Reserves that covers a total acreage of 20.308 acres. It will also include the right-of-way for the access road (Indigo Falls Drive).
2. The typical lot size for this section appears to be 65-foot by 130-foot with a 20-foot Front Building Line
3. This tract is located in the E.T.J. of the City of Fulshear and as such approval will be needed from the following:
 - A) City of Fulshear
 - B) Fort Bend County
 - C) Fort Bend County Drainage District

Recommendations:

I recommend that this Final Plat of Jordan Ranch, Section Eight be approved once the following items are addressed:

- A) The Vicinity Map needs to be edited to show the street names.
- B) It appears that a Side Lot Waterline Easement of at least 14-foot will be required to loop the waterline from Sunflower Cove Lane to Magnolia Ct.





LINE/BEARING		CUMULATIVE						
LINE	BEARING	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	S00°22'30"W	224.27						224.27
C2	N45°03'51"E	3.00						3.00
C3	S74°37'21"E	147.12						147.12
C4	S00°17'18"E	3.71						3.71
C5	S04°58'23"W	115.59						115.59
C6	S72°12'18"	400.00	183.80	80.11	317.04	50.76	S17°04'37"W	171.25
C7	S72°12'18"	400.00	183.80	80.11	317.04	50.76	S17°04'37"W	171.25
C8	S72°12'18"	400.00	183.80	80.11	317.04	50.76	S17°04'37"W	171.25
C9	S72°12'18"	400.00	183.80	80.11	317.04	50.76	S17°04'37"W	171.25
C10	S72°12'18"	400.00	183.80	80.11	317.04	50.76	S17°04'37"W	171.25
C11	S72°12'18"	400.00	183.80	80.11	317.04	50.76	S17°04'37"W	171.25
C12	S72°12'18"	400.00	183.80	80.11	317.04	50.76	S17°04'37"W	171.25
C13	S72°12'18"	400.00	183.80	80.11	317.04	50.76	S17°04'37"W	171.25
C14	S72°12'18"	400.00	183.80	80.11	317.04	50.76	S17°04'37"W	171.25
C15	S72°12'18"	400.00	183.80	80.11	317.04	50.76	S17°04'37"W	171.25
C16	S72°12'18"	400.00	183.80	80.11	317.04	50.76	S17°04'37"W	171.25
C17	S72°12'18"	400.00	183.80	80.11	317.04	50.76	S17°04'37"W	171.25
C18	S72°12'18"	400.00	183.80	80.11	317.04	50.76	S17°04'37"W	171.25
C19	S72°12'18"	400.00	183.80	80.11	317.04	50.76	S17°04'37"W	171.25
C20	S72°12'18"	400.00	183.80	80.11	317.04	50.76	S17°04'37"W	171.25
C21	S72°12'18"	400.00	183.80	80.11	317.04	50.76	S17°04'37"W	171.25
C22	S72°12'18"	400.00	183.80	80.11	317.04	50.76	S17°04'37"W	171.25
C23	S72°12'18"	400.00	183.80	80.11	317.04	50.76	S17°04'37"W	171.25
C24	S72°12'18"	400.00	183.80	80.11	317.04	50.76	S17°04'37"W	171.25
C25	S72°12'18"	400.00	183.80	80.11	317.04	50.76	S17°04'37"W	171.25
C26	S72°12'18"	400.00	183.80	80.11	317.04	50.76	S17°04'37"W	171.25
C27	S72°12'18"	400.00	183.80	80.11	317.04	50.76	S17°04'37"W	171.25
C28	S72°12'18"	400.00	183.80	80.11	317.04	50.76	S17°04'37"W	171.25
C29	S72°12'18"	400.00	183.80	80.11	317.04	50.76	S17°04'37"W	171.25
C30	S72°12'18"	400.00	183.80	80.11	317.04	50.76	S17°04'37"W	171.25
C31	S72°12'18"	400.00	183.80	80.11	317.04	50.76	S17°04'37"W	171.25

RESERVE NAME	RESTRICTION	ACRES	50 FT
A	OPEN SPACE/UTILITY/LANDSCAPE	0.533	3.714
B	OPEN SPACE/UTILITY/LANDSCAPE	0.374	4.092
C	OPEN SPACE/UTILITY/LANDSCAPE	0.246	2.011
D	OPEN SPACE/UTILITY/LANDSCAPE	9.911	433.158

**FINAL PLAT OF
JORDAN RANCH SEC 8**
A SUBDIVISION OF
20.308 ACRES
LOCATED IN
**H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
AND J.G. BENNET SURVEY, A-511
FORT BEND COUNTY, TEXAS**
31 LOTS 1 BLOCK 4 RESERVES
OWNER: **FORT BEND JORDAN RANCH LP**

ENGINEER: **IDS Engineering Group**

11/20/2017 10:00 AM P:\2143\018-01\11-20-17\11-20-17-02.dwg [Plot] (User: jay, Date: 11/20/2017 10:00 AM)

JORDAN RANCH SEC 8

CITY PLANNING LETTER
Jordan Ranch Sec 8

GF No.: 1038002874

Time frame covered by this report:

Effective Date: 10/24/2017

PROPERTY

Legal Description:

BEING 20.308 acres of land in the H.&T.C.R.R. Co. Survey Section 105, Abstract Number 261, Fort Bend County, Texas and the J.G. Bennett Survey, Abstract Number 611, Fort Bend County, Texas and being a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust and The Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 in the Official Public Records of Fort Bend County, Texas and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at a 5/8-inch iron rod with cap stamped "IDS" found for the 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;

THENCE North 37° 01' 57" West - 376.12 feet, with a north line of said Restricted Reserve "C" to a 5/8-inch iron rod with cap stamped "IDS" set for the northwest corner the herein described tract;

THENCE South 63° 47' 58" East - 65.52 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 89° 03' 32" East - 90.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 65° 40' 53" East - 67.96 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 40° 25' 18" East - 90.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 24° 28' 18" East - 63.85 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 70° 51' 52" East - 130.59 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 84° 15' 10" East - 127.60 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 89° 09' 27" East - 127.60 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 82° 25' 09" East - 127.39 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 54° 24' 27" East - 14.62 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 11° 14' 02" East - 119.73 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a non-tangent curve to the right;

THENCE in an easterly direction, with said curve to the right, having a radius of 1240.00 feet, a central angle of 02° 31' 34", and a chord bearing and distance of South 77° 30' 11" East -54.66 feet, an arc distance of 54.67 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Compound Curvature of a curve to the right;

THENCE in a southeasterly direction, with said curve to the right, having a radius of 270.00 feet, a central angle of 64° 00' 44", and a chord bearing and distance of South 44° 14' 02" East - 286.21 feet, an arc distance of 301.65 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 80° 05' 20" West - 124.99 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 33° 50' 30" West - 13.84 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 12° 24' 20" East - 354.62 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 05° 59' 51" West - 52.18 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 31° 27' 24" East - 16.44 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 68° 54' 40" East - 122.06 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a non-tangent curve to the right;

THENCE in a southwesterly direction, with said curve to the right, having a radius of 270.00 feet, a central angle of 55° 25' 34", and a chord bearing and distance of South 48° 48' 07" West - 251.12 feet, an arc distance of 261.19 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 76° 30' 54" West - 157.69 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 13° 29' 06" East - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 76° 30' 54" West - 2.09 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the left;

THENCE in a westerly direction, with said curve to the left, having a radius of 1170.00 feet, a central angle of 07° 22' 33", and a chord bearing and distance of South 72° 49' 38" West - 150.51 feet, an arc distance of 150.62 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Compound Curvature of a curve to the left;

THENCE in a southwesterly direction, with said curve to the left, having a radius of 370.00 feet, a central angle of 63° 16' 04", and a chord bearing and distance of South 37° 30' 19" West - 388.12 feet, an arc distance of 408.56 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

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

THENCE North 84° 07' 42" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the southwest corner the herein described tract;

THENCE North 05° 52' 18" East - 224.97 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the right;

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

THENCE North 80° 36' 24" West - 52.56 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 40° 53' 48" West - 369.28 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said Restricted Reserve "C" and an angle corner of the herein described tract;

THENCE North 38° 32' 47" West - 71.29 feet, with an east line of said Restricted Reserve "C", to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said Restricted Reserve "C" and an angle corner of the herein described tract;

THENCE North 17° 47' 22" West - 100.87 feet, continuing with said east line, to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said Restricted Reserve "C" and an angle corner of the herein described tract;

THENCE North 25° 34' 14" East - 115.03 feet, continuing with said east line, to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said Restricted Reserve "C" and an angle corner of the herein described tract;

THENCE North 50° 49' 49" East - 77.60 feet, continuing with said east line, to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said Restricted Reserve "C" and an angle corner of the herein described tract;

THENCE North 76° 05' 24" East - 77.03 feet, continuing with said east line, to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said Restricted Reserve "C" and an angle corner of the herein described tract;

THENCE North 16° 57' 08" East - 93.04 feet, continuing with said east line, to the **POINT OF BEGINNING** of the herein described tract and containing 20.308 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. Terms, conditions and stipulations contained in that certain Reciprocal Fill Easement Agreement filed for record July 26, 2017 under County Clerk's File No(s). 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.

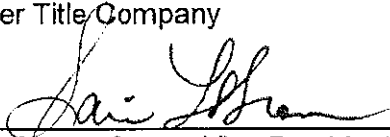
SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed 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



November 8, 2017

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Final Plat of Jordan Ranch Sec 8

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 November 2017.

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

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

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

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

If there are any questions, please contact LaWanda J. Grant at 713.207.6539.

Sincerely,

A handwritten signature in blue ink that reads "LaWanda J. Grant". The signature is written in a cursive style.

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

C: John R. Herzog <JHerzog@idseg.com>

PLR17.579 LNO

John Herzog (IDS)

From: John Herzog (IDS)
Sent: Tuesday, November 07, 2017 11:01 AM
To: Don Dively; Julie Myhre
Cc: Ryan Herweck
Subject: No Objection Letter - Jordan Ranch Section 8, 10, and 11
Attachments: SiEnergy Plat No Objection 2017-07-12 Executed.pdf; JR SEC 8 PLAT.pdf; JR SEC 10 PLAT.pdf; JR SEC 11 PLAT.pdf

Don,

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

Jordan Ranch Sec 8
Jordan Ranch Sec 10
Jordan Ranch Sec 11

I have also included the previous letter for the prior sections for reference.

If you have any questions, please let me know.

Thanks,
John



John R. Herzog, P.E.
Project Engineer

13430 Northwest Freeway, Suite 700, Houston, Texas 77040

Main: 713.462.3178 | Direct: 832.590.7145

JHerzog@idseg.com

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

TBPE F-2726 · TBPLS 10110700 & 10110704

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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

November 7, 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 Sec 8

Jordan Ranch Sec 10

Jordan Ranch Sec 11

Thank you,

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

LIENHOLDER'S SUBORDINATION

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 8, 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:

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 10 / Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 12-6-17

City Secretary

Processed
 Returned for additional data

BY: K. Keyf DATE: 11-13-2017

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: 11/9/2017 Date Received by the City of Fulshear: _____
 Subdivision: Jordan Ranch Sec 10 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: 8.030
 Number of Streets: 3
 Number of Lots: 34
 Number and Types of Reserves: 2 (Open Space/Utilities/Landscape)
 Total Acres in Reserve: 0.41


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

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

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	\$870.75
Park Fees (due at Final Plat Application)	\$15,300

*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.

 John R. Herzog, P.E., Project Engineer 11/9/2017
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

December 6, 2017

Engineering Review

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

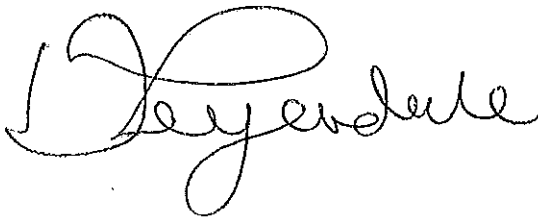
For Information only:

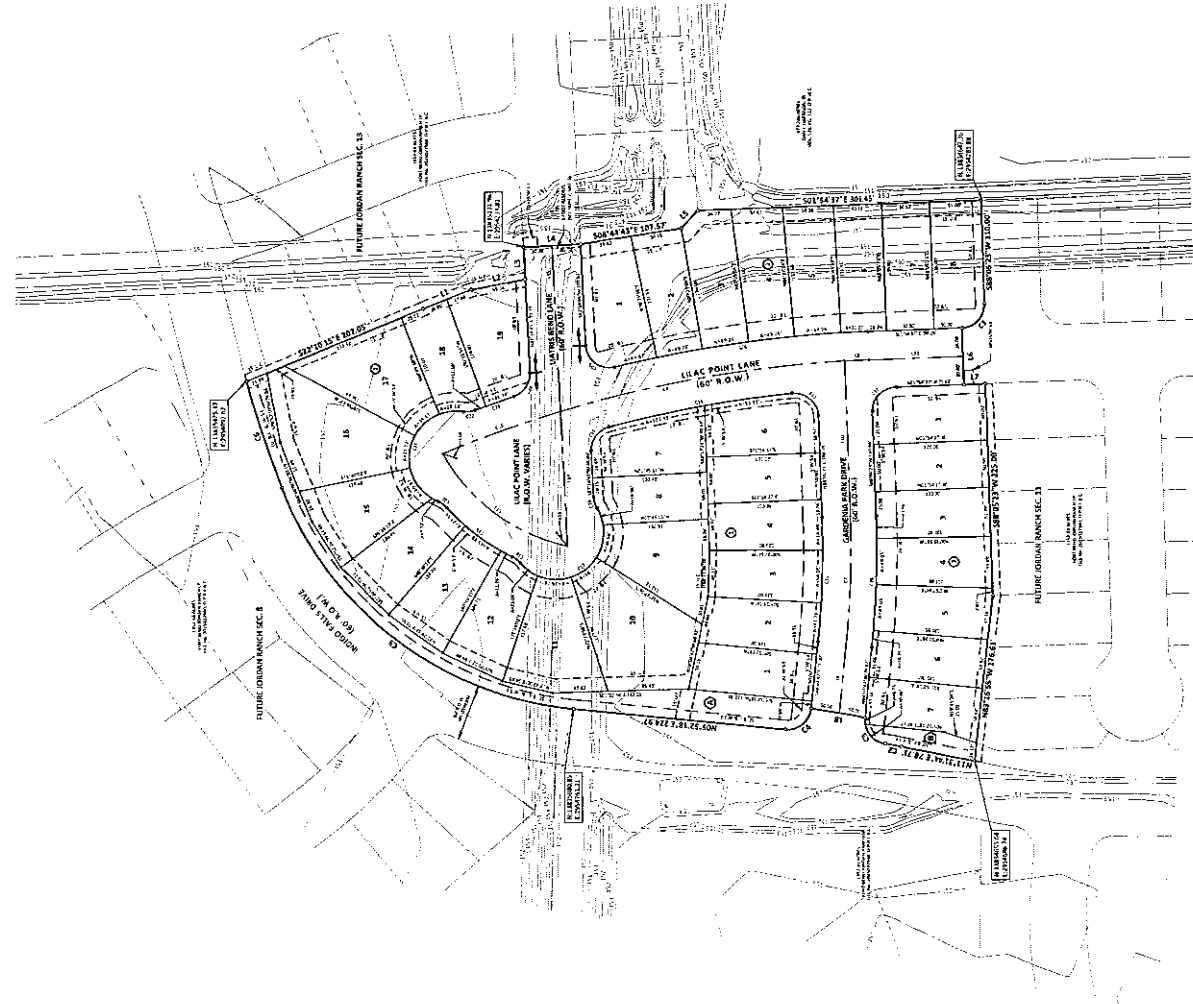
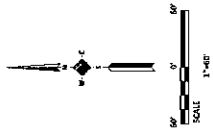
1. This plat will create 34 Lots in three (3) Blocks with two (2) Reserves that covers a total acreage of 8.030 acres.
2. The typical lot size for this section appears to be 50-foot by 120-foot with a 20-foot Front Building Line
3. This tract is located in the E.T.J. of the City of Fulshear and as such approval will be needed from the following:
 - A) City of Fulshear
 - B) Fort Bend County
 - C) Fort Bend County Drainage District

Recommendations:

I recommend that this Final Plat of Jordan Ranch, Section Ten be approved once the following item is addressed:

- A) The Vicinity Map needs to be edited to show the names for the streets.





CHAIN	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
C1	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C2	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C3	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C4	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C5	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C6	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C7	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C8	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C9	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C10	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C11	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C12	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C13	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C14	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C15	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C16	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C17	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C18	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C19	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C20	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C21	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C22	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C23	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C24	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C25	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C26	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C27	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C28	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C29	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C30	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C31	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C32	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C33	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C34	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C35	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C36	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C37	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C38	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C39	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00
C40	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00	S 89° 52' 30" W	133.00

LOT	AREA	PERCENT
1	1.00	2.94
2	1.00	2.94
3	1.00	2.94
4	1.00	2.94
5	1.00	2.94
6	1.00	2.94
7	1.00	2.94
8	1.00	2.94
9	1.00	2.94
10	1.00	2.94
11	1.00	2.94
12	1.00	2.94
13	1.00	2.94
14	1.00	2.94
15	1.00	2.94
16	1.00	2.94
17	1.00	2.94
18	1.00	2.94
19	1.00	2.94
20	1.00	2.94
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22	1.00	2.94
23	1.00	2.94
24	1.00	2.94
25	1.00	2.94
26	1.00	2.94
27	1.00	2.94
28	1.00	2.94
29	1.00	2.94
30	1.00	2.94
31	1.00	2.94
32	1.00	2.94
33	1.00	2.94
34	1.00	2.94

FINAL PLAT OF
JORDAN RANCH SEC 10
 A SUBDIVISION OF
8.030 ACRES
 LOCATED IN
 H. & T.C.R.R. CO. SURVEY, SECTION 10S, A-261
 FORT BEND COUNTY, TEXAS
34 LOTS 3 BLOCKS 2 RESERVES
 OWNER:
FORT BEND JORDAN RANCH LP
 ENGINEER:
IDS Engineering Group
 NOVEMBER 2017 105 PROJECT NO. 244-2004-1 SHEET 3 OF 3

CITY PLANNING LETTER
Jordan Ranch Sec 10

GF No.: 1038002874

Time frame covered by this report:

Effective Date: 10/24/2017

PROPERTY

Legal Description:

BEING 8.030 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;

THENCE South 55° 26' 18" East - 683.27 feet, across said 1352.43 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for the most northerly corner and **POINT OF BEGINNING** of the herein described tract;

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

South 22° 10' 15" East - 202.05 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

South 21° 14' 02" East - 54.62 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

South 10° 39' 40" East - 58.04 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

North 87° 14' 45" East - 34.48 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

South 02° 45' 15" East - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

South 08° 44' 43" East - 107.57 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

South 47° 38' 30" East - 25.43 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 - 301.45 feet, with the west line common of said 473.246 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for the southeast corner of the herein described tract;

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

South 88° 05' 23" West - 110.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the right;

in a northwesterly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 90° 00' 00", and a chord bearing and distance of North 46° 54' 37" West - 35.36 feet, an arc distance of 39.27 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

South 88° 05' 23" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

South 01° 54' 37" East - 23.38 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

South 88° 05' 23" West - 225.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

North 83° 16' 55" West - 176.61 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

North 11° 31' 44" East - 78.71 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;

in a northeasterly direction, with said curve to the left, having a radius of 1030.00 feet, a central angle of 00° 58' 52", and a chord bearing and distance of North 11° 02' 18" East - 17.64 feet, an arc distance of 17.64 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve and the beginning of a curve to the right;

in a northeasterly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 85° 19' 25", and a chord bearing and distance of North 53° 12' 35" East - 33.88 feet, an arc distance of 37.23 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 09° 13' 17" East - 60.10 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the right;

in a northwesterly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 90° 00' 00", a chord bearing and distance of North 39° 07' 42" 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 said curve;

North 05° 52' 18" East - 224.97 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the right;

in a northeasterly direction, with said curve to the right, having a radius of 370.00 feet, a central angle of 63° 16' 04", and a chord bearing and distance of North 37° 30' 19" East - 388.12 feet, an arc distance of 408.56 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve and the beginning of a curve to the right;

in a northeasterly direction, with said curve to the right, having a radius of 1170.00 feet, a central angle of 05° 49' 20", and a chord bearing and distance of North 72° 03' 01" East - 118.84 feet, an arc distance

of 118.89 feet to the **POINT OF BEGINNING** of the herein described tract and containing 8.030 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. Terms, conditions and stipulations contained in that certain Reciprocal Fill Easement Agreement filed for record July 26, 2017 under County Clerk's File No(s). 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



November 9, 2017

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Final Plat of Jordan Ranch Sec 10

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 November 2017.

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

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

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

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

If there are any questions, please contact LaWanda J. Grant at 713.207.6539.

Sincerely,

A handwritten signature in blue ink that reads "LaWanda J. Grant". The signature is written in a cursive, flowing style.

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

C: John R. Herzog <JHerzog@idseg.com>

PLR17.580A LNO

John Herzog (IDS)

From: John Herzog (IDS)
Sent: Tuesday, November 07, 2017 11:01 AM
To: Don Dively; Julie Myhre
Cc: Ryan Herweck
Subject: No Objection Letter - Jordan Ranch Section 8, 10, and 11
Attachments: SiEnergy Plat No Objection 2017-07-12 Executed.pdf; JR SEC 8 PLAT.pdf; JR SEC 10 PLAT.pdf; JR SEC 11 PLAT.pdf

Don,

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

Jordan Ranch Sec 8
Jordan Ranch Sec 10
Jordan Ranch Sec 11

I have also included the previous letter for the prior sections for reference.

If you have any questions, please let me know.

Thanks,
John



John R. Herzog, P.E.
Project Engineer

13430 Northwest Freeway, Suite 700, Houston, Texas 77040

Main: 713.462.3178 | Direct: 832.590.7145

JHerzog@idseg.com

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

TBPE F-2726 T6PLS 10110700 & 10110704

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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

November 7, 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 Sec 8

Jordan Ranch Sec 10

Jordan Ranch Sec 11

Thank you,

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

LIENHOLDER'S SUBORDINATION

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 10, 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:

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 11 / Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 12-6-17

City Secretary

Processed
 Returned for additional data

BY: X. Koyf DATE: 11-13-2017

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: 11/9/2017 Date Received by the City of Fulshear: _____
 Subdivision: Jordan Ranch Sec 11 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: 8.488
 Number of Streets: 4
 Number of Lots: 34
 Number and Types of Reserves: 2 (Open Space/Utilities/Landscape)
 Total Acres in Reserve: 0.34

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

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

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	\$882.20
Park Fees (due at Final Plat Application)	\$15,300

*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

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

TYPED OR PRINTED NAME/TITLE

11/9/2017

DATE

December 6, 2017

Engineering Review

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

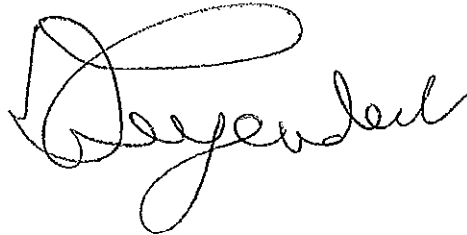
For Information only:

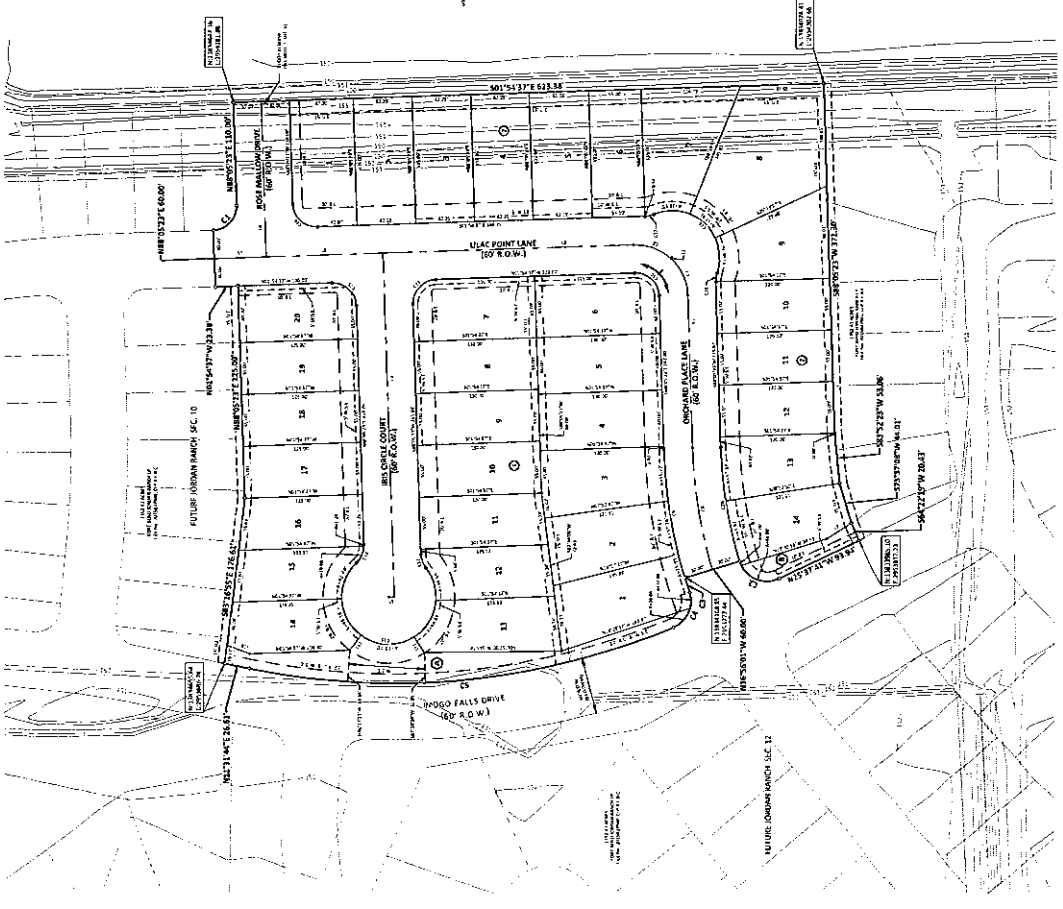
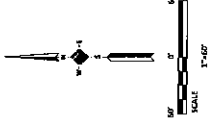
1. This plat will create 34 Lots in two (2) Blocks with two (2) Reserves that covers a total acreage of 8.488 acres.
2. The typical lot size for this section appears to be 55-foot by 130-foot with a 20-foot Front Building Line
3. This tract is located in the E.T.J. of the City of Fulshear and as such approval will be needed from the following:
 - A) City of Fulshear
 - B) Fort Bend County
 - C) Fort Bend County Drainage District

Recommendations:

I recommend that this Final Plat of Jordan Ranch, Section Eleven be approved once the following item is addressed:

- A) The Vicinity Map needs to be edited to show the street names.





LOT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT
1	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
2	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
3	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
4	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
5	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
6	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
7	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
8	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
9	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
10	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
11	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
12	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
13	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
14	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
15	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
16	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
17	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
18	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
19	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
20	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
21	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
22	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
23	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
24	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
25	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
26	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
27	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
28	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
29	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
30	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
31	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
32	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
33	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92
34	1.00	2.92	1.00	2.92	1.00	2.92	1.00	2.92

LOT	AREA	PERCENT	AREA	PERCENT
1	1.00	2.92	1.00	2.92
2	1.00	2.92	1.00	2.92
3	1.00	2.92	1.00	2.92
4	1.00	2.92	1.00	2.92
5	1.00	2.92	1.00	2.92
6	1.00	2.92	1.00	2.92
7	1.00	2.92	1.00	2.92
8	1.00	2.92	1.00	2.92
9	1.00	2.92	1.00	2.92
10	1.00	2.92	1.00	2.92
11	1.00	2.92	1.00	2.92
12	1.00	2.92	1.00	2.92
13	1.00	2.92	1.00	2.92
14	1.00	2.92	1.00	2.92
15	1.00	2.92	1.00	2.92
16	1.00	2.92	1.00	2.92
17	1.00	2.92	1.00	2.92
18	1.00	2.92	1.00	2.92
19	1.00	2.92	1.00	2.92
20	1.00	2.92	1.00	2.92
21	1.00	2.92	1.00	2.92
22	1.00	2.92	1.00	2.92
23	1.00	2.92	1.00	2.92
24	1.00	2.92	1.00	2.92
25	1.00	2.92	1.00	2.92
26	1.00	2.92	1.00	2.92
27	1.00	2.92	1.00	2.92
28	1.00	2.92	1.00	2.92
29	1.00	2.92	1.00	2.92
30	1.00	2.92	1.00	2.92
31	1.00	2.92	1.00	2.92
32	1.00	2.92	1.00	2.92
33	1.00	2.92	1.00	2.92
34	1.00	2.92	1.00	2.92

FINAL PLAN OF
JORDAN RANCH SEC 11
 A SUBDIVISION OF
8.488 ACRES
 LOCATED IN
 H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
 FORT BEND COUNTY, TEXAS
34 LOTS 2 BLOCKS 2 RESERVES
 OWNER: FORT BEND JORDAN RANCH LP
 ENGINEER: **IDS** Engineering Group
 NOVEMBER 2017 850 PROJECT NO. 1144-021-01 SHEET 01 OF 2

CITY PLANNING LETTER
Jordan Ranch Sec 11

GF No.: 1038002874

Time frame covered by this report:

Effective Date: 10/24/2017

PROPERTY

Legal Description:

BEING 8.488 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° 42' 46" East - 1167.96 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 across said 1352.43 acre tract the following courses and distances:

South 83° 16' 55" East - 176.61 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

North 88° 05' 23" East - 225.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

North 01° 54' 37" West - 23.38 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

North 88° 05' 23" 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;

in a southeasterly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 90° 00' 00", and a chord bearing and distance of South 46° 54' 37" East - 35.36 feet, an arc distance of 39.27 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 88° 05' 23" East - 110.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set in 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 - 623.38 feet, with the west line of said 473.246 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for the southeast corner of the herein described tract;

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

South 88° 05' 23" West - 372.30 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

South 83° 52' 23" West - 53.06 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

South 73° 37' 08" West - 44.01 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

South 64° 22' 19" West - 20.43 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

North 25° 37' 41" West - 93.94 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the right;

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

North 16° 56' 01" 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 southwesterly direction, with said curve to the left, having a radius of 530.00 feet, a central angle of 01° 45' 40", and a chord bearing and distance of South 72° 11' 09" West - 16.29 feet, an arc distance of 16.29 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve and the beginning of a curve to the right;

in a northwesterly direction, with said curve to the right, having a radius of 30.00 feet, a central angle of 86° 10' 20", and a chord bearing and distance of North 65° 36' 31" West - 40.99 feet, an arc distance of 45.12 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve and the beginning of a curve to the right;

in a northwesterly direction, with said curve to the right, having a radius of 770.00 feet, a central angle of 34° 03' 05", and a chord bearing and distance of North 05° 29' 48" West - 450.91 feet, an arc distance of 457.62 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 11° 31' 44" East - 26.61 feet to the **POINT OF BEGINNING** of the herein described tract and containing 8.488 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. Terms, conditions and stipulations contained in that certain Reciprocal Fill Easement Agreement filed for record July 26, 2017 under County Clerk's File No(s). 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



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

November 7, 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 Sec 8

Jordan Ranch Sec 10

Jordan Ranch Sec 11

Thank you,

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

John Herzog (IDS)

From: John Herzog (IDS)
Sent: Tuesday, November 07, 2017 11:01 AM
To: Don Dively; Julie Myhre
Cc: Ryan Herweck
Subject: No Objection Letter - Jordan Ranch Section 8, 10, and 11
Attachments: SiEnergy Plat No Objection 2017-07-12 Executed.pdf; JR SEC 8 PLAT.pdf; JR SEC 10 PLAT.pdf; JR SEC 11 PLAT.pdf

Don,

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

Jordan Ranch Sec 8
Jordan Ranch Sec 10
Jordan Ranch Sec 11

I have also included the previous letter for the prior sections for reference.

If you have any questions, please let me know.

Thanks,
John



John R. Herzog, P.E.
Project Engineer

13430 Northwest Freeway, Suite 700, Houston, Texas 77040
Main: 713.462.3178 | Direct: 832.590.7145

JHerzog@idseg.com

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

TSPE F-2726 . TSPLS 10110700 & 10110704

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



November 9, 2017

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Final Plat of Jordan Ranch Sec 11

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 November 2017.

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

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

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

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

If there are any questions, please contact LaWanda J. Grant at 713.207.6539.

Sincerely,

A handwritten signature in blue ink that reads "LaWanda J. Grant". The signature is written in a cursive, flowing style.

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

C: John R. Herzog <JHerzog@idseg.com>

PLR17.581A LNO

LIENHOLDER'S SUBORDINATION

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 11, 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:

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 Kiddos Ranch / Final Plat (2nd Review)

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 12-6-17

City Secretary

Processed
 Returned for additional data

BY: K. Key DATE: 11-16-2017

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



Subdivision/Development Platting Application

Date: 11-15-17 Date Received by the City of Fulshear: _____
 Subdivision: ROSEDALE SUBD Development: KIDDOS HANCH

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: ROSEDALE SUBD U/A SEC 1, LOT 1 - A, APPROX 2.50 AC ±

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

SHARP LESS

Total Acreage: 2.5000
 Number of Streets: 28025 ROSE LN
 Number of Lots: 1
 Number and Types of Reserves: _____
 Total Acres in Reserve: _____

Owner: _____
 Address: _____
 City/State: _____
 Telephone: _____
 Email Address: _____

Engineer/Planner: THANG NGUYEN
 Contact Person: _____
 Telephone: 281-433-7877
 Fax Number: _____
 Email Address: THANG.NGUYEN.DAC33@yahoo.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
<u>2nd Review of plats - \$100.00 (each additional review)</u>	
TOTAL PLATTING FEE _____	
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 T H A N G T Y P E D O R P R I N T E D N A M E / T I T L E 11/15/17 DATE

December 6, 2017

Engineering Review

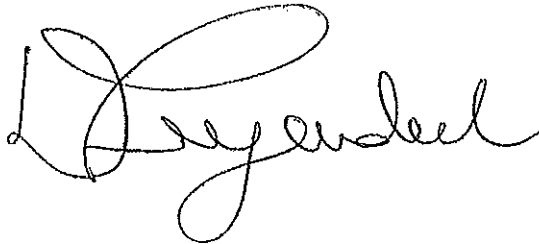
Final Plat – Kiddos Ranch
Fort Bend County, Texas

For Information only:

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

Recommendations:

I recommend that this Final Plat of Kiddos Ranch be approved as submitted.

A handwritten signature in cursive script, appearing to read "Clay & Leyendecker". The signature is written in black ink and is centered below the recommendation text.

October 9, 2017

Engineering Review

Final Plat – Kiddos Ranch
Fort Bend County, Texas

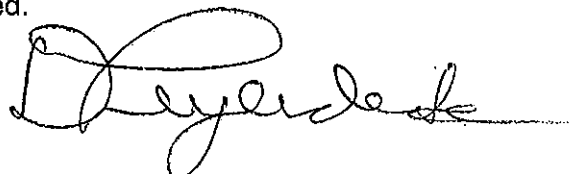
For Information only:

1. This plat will create one (1) lot with one (1) unrestricted Reserve that cover a total acreage of 2.2730 acres.
2. These tracts will have access to Rose Lane along their entire North boundary Line.
3. It appears that Lot 1 has an existing Single Family home constructed on it.
4. Since this tract is located in the E.T.J. of the City of Fulshear approval will be required from both the City and the County.

Recommendations:

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

- ✕ A) The Plat needs to have a description added to it for the 150-foot Sanitary Control Easement for the Proposed Water Well.
- ✕ B) A current City Planning Letter is required. The one submitted with the plat is from 2015.
- ✕ C) A Signature Block is required for the Planning Commission including signature lines for the Chairman & Vice-Chairman.
- ✕ D) If the City Planning Letter shows any liens, a Lien Holder's Subordination will be required.



October 24, 2017

File No.: 1790430CPL

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 11th day of October, 2017, the last Deed that we find, of record, reflects the record owner to be:

FADY R. CHABAN

Legal Description:

Field Notes for a 2,5000 acre tract of land out of a certain called 59.5845 acre tract (known as Share No. 5 of the Sam and Fannie Rose Homestead Tract Partitioned into & Parts) in Deed to J.L. Rose recorded in Volume 196, Page 590, Deed Records Fort Bend County, Texas, situated in the A.G. Sharpless Survey, Abstract 322, Fort Bend County, Texas, said 2.5000 acre tract being more particularly described by metes and bounds as follows: with all bearings being based on the West line of F.M. Highway 1463 being North 00 degrees 03 minutes 15 seconds East;

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

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

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

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

Thence North 00 degrees 03 minutes 15 seconds East along the west line of the herein described tract and the east line of said certain called 2.5 acre tract (Tract 2) at 299.48 feet (called 299.45 feet) pass a found 1/2

inch iron pipe lying in the south line of Rose Lane (60 feet right-of-way), continuing for a total distance of 329.45 feet (called 329.45 feet) to a found concrete nail for the northwest corner of the herein described tract and marking the northeast corner of said certain called 2.5 acre tract (Tract 2), the southeast corner of a certain called 2.5000 acre tract in deed to Stanley C. Hoffpauir, Trustee recorded in County Clerk File No. 9618434 of the Official Records Fort Bend County, Texas, and lying in the centerline of said Rose Lane;

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

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

Subject to the following:

1. Restrictions:

Those recorded in/under Clerk's File No. 8154776, 9370620 and 2017059874 of the Official Public Records of Real Property of Fort Bend County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.

2. Easements/Other Exceptions:

Subject to affidavit to the public certification of OSSF Requiring maintenace as set forth under Clerk's File Number 2016120202 of the Official Public Records of Fort Bend County, Texas.

subject to Declaration if maintenace covenant an easement for Storm water Control Facilities as set forth under Clerk's File Number 2017059874 of the Official Public Records of fort Bend County, Texas.

A roadway and public utility easement 30 feet wide along the Front property line, as set forth by instrument recorded in Volume 932, Page 323 of the Deed Records, and granted to Houston Lighting & Power Company by Volume 974 Page 241 of the Deed Records in Fort Bend County, Texas.

Any tract shall not have dwelling erected nearer than 50 feet to the boundary line of such tract along Road, Street, and all Barns and Outbuildings, except Detached Garages, shall be placed not less than 75 feet from the Front line of each tract along the Road, and not less than 20 feet from either Side of the boundaries, as set out in Volume 959, Page 797, of the Deed Records and Volume 2583, Page 2439, of the County Clerk Official Records of Fort Bend County, Texas.

Easement executed by Concord Residential Builders, Inc., to Houston Lighting & Power Company, a Texas corporation, dated November 18, 1996, recorded under Clerk's File No. 9709681, Official Records of Fort Bend County, Texas.

Subject to the rights, if any, of the public in general in and to that portion of the subject property lying within the boundaries of a Public Road, along the Front Property Line, as reflected by instrument recorded in Volume 932, Page 323, of the Deed Records of Fort Bend County, Texas.

Notice of one site sewage facility as set forth under Clerk's File Number 2014108208 of the Official Public Records of Fort Bend County, Texas.

Subject to all matters as shown and/or reflected on the proposed plat.

3. Liens/Misc:

Liens in favor of Broker Solutions inc dba New American Funding as set forth in Deed of trust under Clerk's File Number 2016023298 of the Official Public 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

A handwritten signature in black ink, appearing to read "Stonely", is written over the typed name of Stewart Title Company.

mg

TITLE REPORT

FILE NO.: 15157030417
PRIOR FILE: 1315740942
EFFECTIVE DATE: September 09, 2015 @ 8:00 A.M.
CLOSER: Dianna Homolka
EXAMINER: STAN BAUGH
ARB NO.: /1 U-1/93
APPLICANT: TBD

Examination from: Records of

Subject to: Claims of present occupants; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes.

OWNER OF RECORD APPEARS TO BE:

FADY R. CHABAN

TITLE BY VIRTUE OF



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

ESTATE OR INTEREST:

Fee Simple

CORRECT DESCRIPTION OF PROPERTY:

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

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

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

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

beginning of the herein described tract;

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

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

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

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

SCHEDULE B

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

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

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

EASEMENTS, MINERALS & OTHER EXCEPTIONS

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

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

SCHEDULE C

PAYOFF LIENS & MISC REQUIREMENTS

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

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

NOTES TO CLOSER:

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

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

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

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

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

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

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

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

Tax Certificate Update

Remit certificate fee to :

Customer : STEWART - CINCO RANCH
(Branch 44)Certificate Number :
7142055Professional Real Estate Tax Service, LLC
4700 W. Sam Houston Pkwy. N. Suite 100
Houston, Texas 77041
(713) 232-4350

User : slk03 slk03

Print Date : 09/18/2015

GF Number : 15157030417

Fee : \$64.95 (includes sales
tax)

Closer : DIANNA HOMOLKA

Buyer(s) : TBD

Certificate Current Year Tax Summary

Jurisdiction	Tax Year	Base Tax
FORT BEND COUNTY	2014	\$1,630.73
KATY ISD (FT. BEND)	2014	\$6,060.60
FORT BEND ESD 4 (RFD 1 PRIOR TO 2004)	2014	\$370.80
Current Year Total (as available)		\$8,062.13

Certificate Totals of Taxes Due by Collector

PAYABLE TO:	Balance Due w/o Penalties	Amount Due 09/2015	Amount Due 10/2015
FORT BEND COUNTY	\$0.00	\$0.00	\$0.00

Notice

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

CAD Account Number(s)

6620010000011914

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

REALTIME TAX INFORMATION DETAIL					
FORT BEND COUNTY 1317 EUGENE HEIMANN CIRCLE RICHMOND, TX 77469 (281) 341-3710		Payments as of :	09/18/2015 Current Year Taxes 09/18/2015 Prior Year Taxes		
Exemptions: HMS 2014 Tax Rate: 0.494760 Est. Taxes w/o Exempt: \$2,605.21		Tax Year	Base Tax	Amount Due 09/2015	Amount Due 10/2015
		2014	\$1,630.73	Paid	Paid
		SUBTOTAL	\$1,630.73	\$0.00	\$0.00

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

REALTIME TAX INFORMATION DETAIL				
KATY ISD (FT. BEND) COLLECTED BY FORT BEND COUNTY (281) 341-3710		Payments as of :	09/18/2015 Current Year Taxes 09/18/2015 Prior Year Taxes	
2014 Tax Rate: 1.526600 Est. Taxes w/o Exempt: \$8,038.46				
	Tax Year	Base Tax	Amount Due 09/2015	Amount Due 10/2015
	2014	\$6,060.60	Paid	Paid
	SUBTOTAL	\$6,060.60	\$0.00	\$0.00

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

Exclusions and Conditions of Tax Certificates
ALL APPLICABLE AD VALOREM TAXES ON THE ABOVE REFERENCED PROPERTY(S) ARE FOUND TO HAVE THE STATUS PROVIDED EXCEPT:
<ul style="list-style-type: none"> a. THE STATUS DOES NOT COVER ANY CHANGES MADE TO THE TAX RECORDS OF THE AGENCIES LISTED AFTER THE "PAYMENTS AS OF" DATE b. DOES NOT INCLUDE OR IS NOT A CERTIFICATION OF ANY <ul style="list-style-type: none"> 1. MINERAL TAXES 2. PERSONAL PROPERTY TAXES (INCLUDING MOBILE HOMES) 3. ANY OTHER NON AD VALOREM TAXES

Texas Tax Information
<ul style="list-style-type: none"> • Texas taxes are usually billed for the calendar year on or around October 1st • Taxes are delinquent on February 1st • Additional penalties apply to current year delinquencies on July 1st

HOA Certificate

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

Customer : STEWART - CINCO RANCH
 (Branch 44)

Certificate Number :
 7142055

User : slk03 slk03

Print Date : 09/18/2015

GF Number : 15157030417

Closer : DIANNA HOMOLKA

Buyer(s) : TBD

PROPERTY INFORMATION

Owner Name(s): CHABAN, FADY R
 Legal Description: ROSE DALE SUBD U/R SEC 1, LOT 1-A, ACRES 2.50, A G SHARPLESS
 Situs Address: 28025 ROSE LN
 CAD Account: FORT BEND, #6620010000011914

HOMEOWNER'S ASSOCIATION INFORMATION

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

ASSESSMENT INFORMATION

Billing Cycle	Assessment Type	Base Amount	Balance Due	Payoff	Payoff	Payoff
			Total Due:	\$0.00	\$0.00	\$0.00
Comments:						
HOA Bill Status: Ready						

FORT BEND CENTRAL APPRAISAL DISTRICT

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

2015 GENERAL INFORMATION

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

2015 OWNER INFORMATION

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

2015 VALUE INFORMATION

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

2015 ENTITIES & EXEMPTIONS

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

TOTALS

2.11136

2015 IMPROVEMENTS

Expand/Collapse All

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

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	1996	2,352	\$203,310	Details
2	Main Area 2nd Story	1996	1,615	\$123,750	Details
3	Attached Garage	1996	480	\$16,260	Details
4	Open Porch	1996	204	\$4,430	Details
5	Patio concrete slab	1996	237	\$1,300	Details
6	Detached Garage	1996	462	\$18,910	Details
7	Water Well and Septic System	-	1	\$3,400	Details

2015 LAND SEGMENTS

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

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG LOSS	APPRAISED	H5 CAP LOSS	ASSESSED
2014	\$256,800	\$155,200	\$412,000	\$0	\$0	\$412,000	\$0	\$412,000
2013	\$344,910	\$155,200	\$500,110	\$0	\$0	\$500,110	\$0	\$500,110
2012	\$350,410	\$200,060	\$550,470	\$0	\$0	\$550,470	\$0	\$550,470
2011	\$399,940	\$200,060	\$600,000	\$0	\$0	\$600,000	\$5,670	\$594,330
2010	\$339,600	\$217,800	\$557,400	\$0	\$0	\$557,400	\$17,100	\$540,300

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
9/17/2013	Comeau Michael G & Joy L	Chaban, Fady R	2013119853	
	MASON DOUGLAS & LOIS	Comeau Michael G & Joy L	99032343	
	CONCORD, RESIDENTIAL BUILDERS	MASON DOUGLAS & LOIS	9728906	
	KPM, INVESTMENTS INC	CONCORD, RESIDENTIAL BUILDERS	9673605	

Disclaimer

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

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 Fulshear Bend Drive Extension No. 3 / Preliminary Plat
Street Dedication

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 12-6-17

City Secretary

Processed
 Returned for additional data

BY: K. Keyf DATE: 11-17-2017

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

**RECEIVED
 CITY OF FULSHEAR**

NOV 17 2017

CITY SECRETARY OFFICE

Subdivision/Development Platting Application

Date: 11-14-2017 Date Received by the City of Fulshear: _____
 Subdivision: Fulshear Bend Drive Development: Cross Creek Ranch
 Ext No. 3

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 19.966 Acres out of the M. Autrey Survey A-100 and J.W. Scott Survey A-321

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

Total Acreage: 19.966
 Number of Streets: 1
 Number of Lots: 0
 Number and Types of Reserves: 3 - Drill Site/ Landscape
 Total Acres in Reserve: 6.84

Platting Fees

Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre
 Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre
 Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre
 Amending or Minor Plat - \$200.00
 Plat Vacation - \$500.00
 2nd Review of plats - \$100.00 (each additional review)
 TOTAL PLATTING FEE \$749.58
 Park Fees (due at Final Plat Application) n/a

Owner: CCR Texas Holdings LP
 Address: 6450 Cross Creek Bend Lane
 City/State: Fulshear, Texas 77441
 Telephone: 281-341-8320
 Email Address: robb@johnsondev.com
 Engineer/Planner: BGE | Kerry Gilbert & Assoc.
 Contact Person: Kathryn Edwards
 Telephone: 281-579-0340
 Fax Number: _____
 Email Address: kedwards@krga.com

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

Kathryn Edwards
 SIGNATURE

Kathryn Edwards/ Planner

November 17, 2017

TYPED OR PRINTED NAME/TITLE

DATE

December 6, 2017

Engineering Review

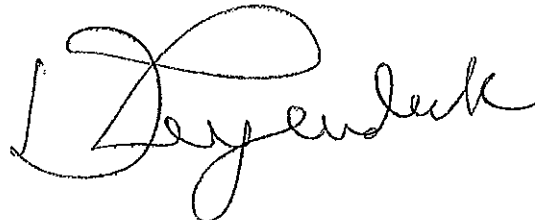
Preliminary Plat
Fulshear Bend Drive Extension No. 3
Street Dedication
City of Fulshear, Fort Bend County, Texas

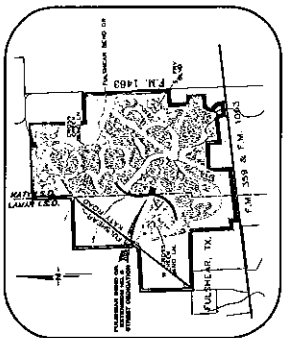
For Information only:

1. This plat will create approximately 5400 L.F. of Right-of-Way for Fulshear Bend Drive (100-foot width) along with three (3) Restricted Reserves.
2. The Right-of-Way Extension will start on the East side of the intersection with West Cross Creek Bend and extend Northeast to the intersection with Jade Springs Lane.

Recommendations:

I recommend that this Preliminary Plat of Fulshear Bend Drive Extension No. 3, Street Dedication 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.



VICINITY MAP
N. T. S.

- GENERAL NOTE: BECKHERR & GILBERT & ASSOCIATES, P.C. (BGA) has prepared this plat for the purpose of recording the same in the public records of the State of Texas. The plat is subject to the provisions of the Texas Property Code, Chapter 121, and the provisions of the Texas Public Utility Code, Chapter 101. The plat is also subject to the provisions of the Texas Property Code, Chapter 121, and the provisions of the Texas Public Utility Code, Chapter 101. The plat is also subject to the provisions of the Texas Property Code, Chapter 121, and the provisions of the Texas Public Utility Code, Chapter 101.
- 1) "B.C." INDICATES THE BEARING LINE.
 - 2) "R.C." INDICATES THE RADIUS OF CURVE.
 - 3) "T.C." INDICATES THE TANGENT OF CURVE.
 - 4) "C" INDICATES THE CHORD OF CURVE.
 - 5) "A" INDICATES THE ANGLE OF CURVE.
 - 6) "D" INDICATES THE DISTANCE OF CURVE.
 - 7) "L" INDICATES THE LENGTH OF CURVE.
 - 8) "W" INDICATES THE WIDTH OF CURVE.
 - 9) "H" INDICATES THE HEIGHT OF CURVE.
 - 10) "S" INDICATES THE SLOPE OF CURVE.
 - 11) "E" INDICATES THE ELEVATION OF CURVE.
 - 12) "N" INDICATES THE NORTHING OF CURVE.
 - 13) "E" INDICATES THE EASTING OF CURVE.
 - 14) "X" INDICATES THE X-COORDINATE OF CURVE.
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FULSHEAR BEND DR. 3 EXTENSION NO. 3 STREET DEDICATION BEING 19.82± ACRES OF LAND CONTAINING THREE RESERVES IN TWO BLOCKS.

OUT OF THE
M. AUTREY SURVEY, A-100
J.W. SCOTT SURVEY, A-321
OF FULSHEAR PORT BEND COUNTY, TEXAS
OWNER
COR TEXAS HOLDINGS, LP
ATTN: ROB BAMFORD
6460 CROSS CREEK BEND LANE
FULSHEAR, TEXAS 77441
PLANNER
BECKHERR & GILBERT & ASSOCIATES
1401 Fulshear Commons
Katy, Texas 77450
Tel: 281-593-6400
NOVEMBER 17, 2007
KCM 1320A



1401 Fulshear Commons
Katy, Texas 77450
Tel: 281-593-6400

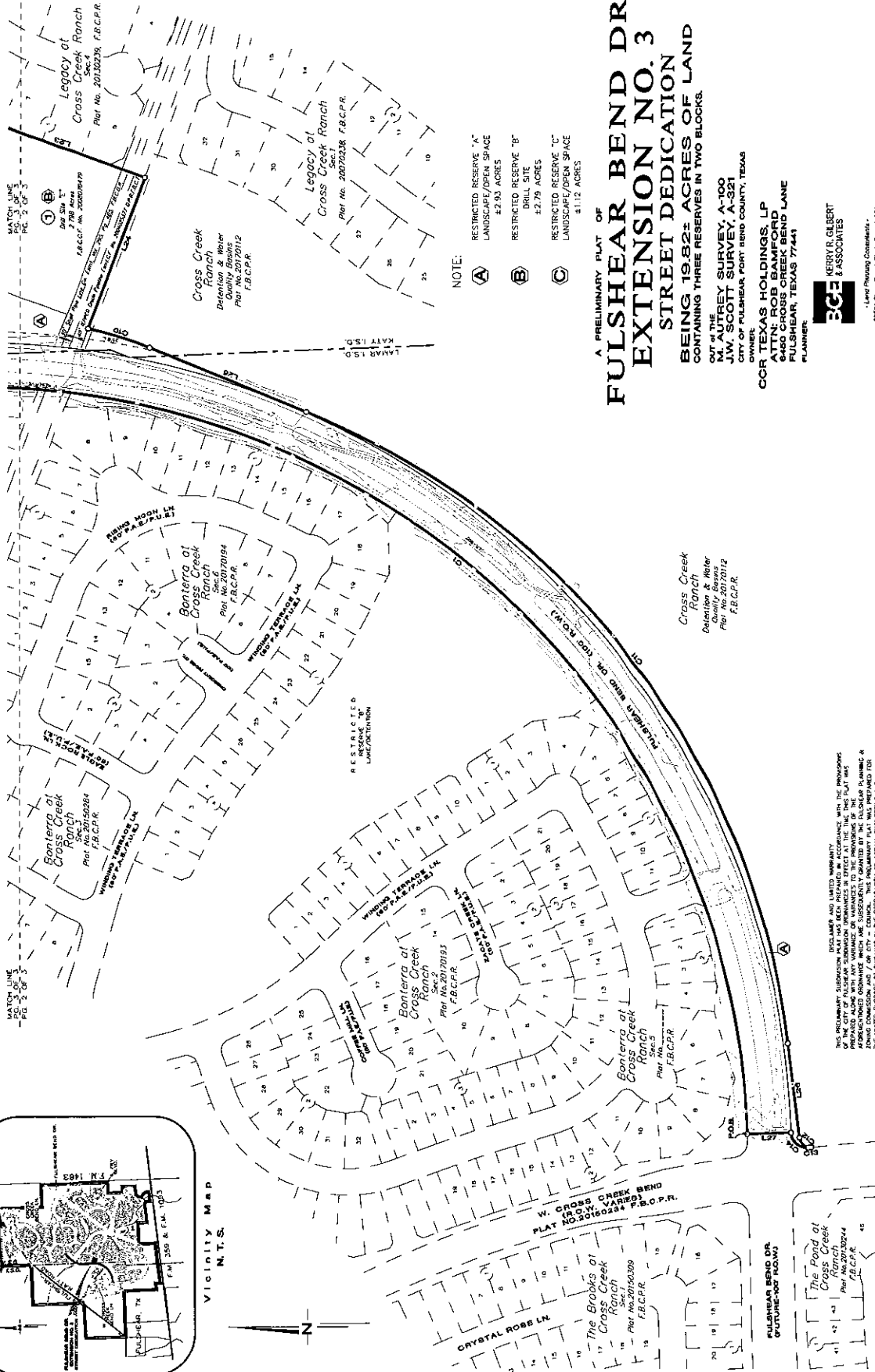
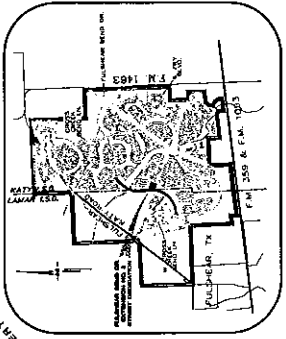
NOVEMBER 17, 2007
KCM 1320A

LINE	BEARING	DISTANCE
L1	S 90°21'42" E	525'
L2	N 37°03'52" E	104'
L3	S 26°20'42" E	900'
L4	S 07°55'52" W	104'
L5	S 88°18'00" E	904'
L6	S 24°04'30" W	207'
L7	S 85°10'20" W	104'
L8	S 09°10'27" W	47'
L9	S 42°10'30" E	42'
L10	N 03°14'48" E	42'
L11	S 01°55'37" E	249'
L12	S 18°10'00" W	122'
L13	S 01°55'37" E	87'
L14	S 07°05'21" E	122'
L15	S 48°28'54" E	69'
L16	S 09°20'20" W	16'
L17	S 03°16'40" W	60'
L18	S 02°28'16" W	207'
L19	S 07°04'04" E	168'
L20	S 21°00'17" E	126'
L21	N 80°07'54" W	106'
L22	S 09°43'12" E	380'
L23	S 20°10'48" W	405'
L24	N 09°43'12" W	393'
L25	S 22°10'48" W	382'
L26	S 02°06'34" W	214'
L27	N 01°07'20" W	100'

CURVE DATA	BEARING	CHORD
C1	N 38°10'03" E	2000'
C2	N 00°16'45" E	763'
C3	N 24°24'32" E	723'
C4	N 01°13'35" E	716'
C5	S 01°12'30" W	689'
C6	S 30°34'04" W	318'
C7	S 80°10'37" W	61'
C8	S 80°10'37" W	325'
C9	S 80°10'37" W	146'
C10	S 80°10'37" W	146'
C11	S 62°10'16" W	1766'
C12	S 38°27'16" W	36'
C13	S 08°10'52" E	7'
C14	N 47°10'22" E	67'

MUNICIPALITY OF FULSHEAR, TEXAS, COUNTY OF FULSHEAR, TEXAS, BEING A CITY OF THE STATE OF TEXAS, DO HEREBY RESOLVE AS FOLLOWS:

1. BEING A CITY OF THE STATE OF TEXAS, DO HEREBY RESOLVE AS FOLLOWS:
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NOTE:

- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE #2.93 ACRES
- B** RESTRICTED RESERVE "B" DRILL SITE #2.79 ACRES
- C** RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE #1.12 ACRES

A PRELIMINARY PLAT OF FULSHEAR BEND DR. EXTENSION NO. 3 STREET DEDICATION BEING 19.82± ACRES OF LAND CONTAINING THREE RESERVES IN TWO BLOCKS.

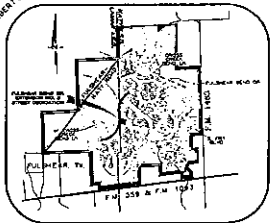
OUT OF THE
M.A. AUTREY SURVEY, A-100
J.W. SCOTT SURVEY, A-321
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS
OWNER:
CCR TEXAS HOLDINGS, LP
ATTN: ROB BAMFORD
8460 CROSS CREEK BEND LANE
FULSHEAR, TEXAS 77441
PLANNER:



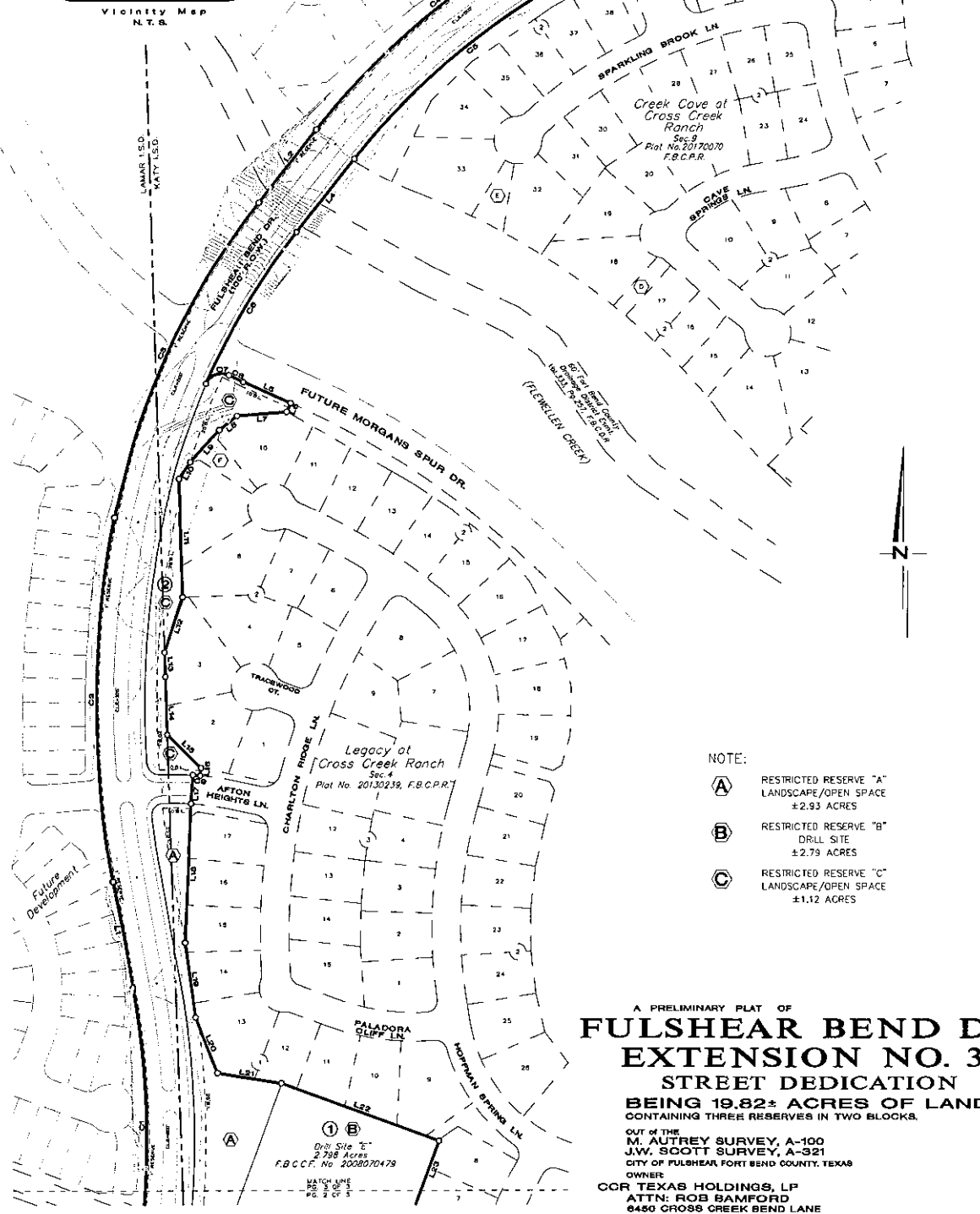
KERRY R. GILBERT
& ASSOCIATES
-Local Planning Consultants-
23501 China Beach Blvd., Suite A, 250
May, Texas 77994
TEL: 281-579-5300

PAGE 2 OF 3
SCALE: 1" = 100'
NOVEMBER 17, 2017
KCAM 1355A

THIS MAP AND MARKET WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS
OF THE CITY OF FULSHEAR SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS
PREPARED. THE CITY OF FULSHEAR DOES NOT WARRANT THE ACCURACY OF THE INFORMATION
HEREON, NOR DOES IT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED IN ANY
REFERENCES TO OTHER PLATS OR RECORDS. THE CITY OF FULSHEAR DOES NOT WARRANT THE
LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND
DEVELOPMENT PLANS. THE UNITED WARRANTY IS MADE IN FAVOR OF ALL OTHER WARRANTIES,
OFFERS, OR DECISIONS OF EMPLOYEES, AGENTS, OR OTHER REPRESENTATIVES OR REPRESENTATIONS,
UTILITIES OR OTHER FACTORS IN, ON, OVER, OR UNDER THE PREMISES DESCRIBED IN THIS
PRELIMINARY SUBDIVISION PLAT.



Vicinity Map
N.T.S.



- NOTE:
- A** RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±2.93 ACRES
 - B** RESTRICTED RESERVE "B"
DRILL SITE
±2.79 ACRES
 - C** RESTRICTED RESERVE "C"
LANDSCAPE/OPEN SPACE
±1.12 ACRES

A PRELIMINARY PLAT OF
**FULSHEAR BEND DR.
 EXTENSION NO. 3**
 STREET DEDICATION
 BEING 19.82± ACRES OF LAND
 CONTAINING THREE RESERVES IN TWO BLOCKS.

OUT OF THE
 M. AUTREY SURVEY, A-100
 J.W. SCOTT SURVEY, A-321
 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

OWNER:
 COR TEXAS HOLDINGS, LP
 ATTN: ROB BAMFORD
 6460 CROSS CREEK BEND LANE
 FULSHEAR, TEXAS 77441

PLANNER:
BGE KERRY R. GILBERT
 & ASSOCIATES

Land Planning Consultants -
 23501 Cross Creek Blvd, Suite A-250
 Katy, Texas 77454
 Tel: 281-574-0340

PAGE 3 OF 3
 SCALE: 1" = 100'
 0 50 100 200
 NOVEMBER 17, 2017
 KCR# 1350A

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

From: [Kathryn Edwards](#)
To: "dm8736@att.com"
Cc: landplan@krga.com
Subject: No Objection Request_Fulshear Bend Dr Ext 3_11-04-17
Date: Tuesday, November 14, 2017 9:33:52 AM
Attachments: [1350_Fulshear Bend Dr. Extension No.3 St.Dedication 11-13-17.pdf](#)
[image001.png](#)

Good Morning,

Please find the below referenced preliminary plat for your review:

- Fulshear Bend Drive Extension #3 Street Dedication

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

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

Kathryn Edwards

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

Main: 281-579-0340

Email: kedwards@krga.com



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From: [Kathryn Edwards](#)
To: "chris_grey@cable.comcast.com"
Cc: landplan@krga.com
Subject: No Objection Request_Fulshear Bend Dr Ext 3_11-04-17
Date: Tuesday, November 14, 2017 9:33:52 AM
Attachments: [1350_Fulshear Bend Dr. Extension No.3 St.Dedication 11-13-17.pdf](#)
[image001.png](#)

Good Morning,

Please find the below referenced preliminary plat for your review:

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Kathryn Edwards

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

Main: 281-579-0340

Email: kedwards@krga.com



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From: [Kathryn Edwards](mailto:Kathryn.Edwards@centerpointenergy.com)
To: "LROW@centerpointenergy.com"
Cc: landplan@krga.com
Subject: No Objection Request_Fulshear Bend Dr Ext 3_11-04-17
Date: Tuesday, November 14, 2017 9:33:54 AM
Attachments: [1350_Fulshear Bend Dr. Extension No.3 St.Dedication 11-13-17.pdf](#)
[image001.png](#)

Good Morning,

Please find the below referenced preliminary plat for your review:

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

Kathryn Edwards

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

Main: 281-579-0340

Email: kedwards@krga.com



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CITY OF FULSHEAR
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 Cross Creek Bend Lane Extension No. 11 / Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 12-6-17

City Secretary

Processed
 Returned for additional data

BY: K. Kopf _____ DATE: _____

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: 11/17/2017 Date Received by the City of Fulshear: _____

Subdivision: CROSS CREEK BEND LANE EXTENSION NO 11 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: 0.8399 ACRES OF LAND IN THE A.G. SHARPLESS SURVEY, A-322

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

Total Acreage: 0.8399
 Number of Streets: 1
 Number of Lots: 0
 Number and Types of Reserves: 0
 Total Acres in Reserve: 0

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$520.99</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

11/17/2017
 DATE

December 6, 2017

Engineering Review

Final Plat
Cross Creek Bend Lane Extension No. 11 Street Dedication
Fort Bend County, Texas


For Information only:

1. This plat will create approximately 420 foot of Right-of-Way for Cross Creek Bend Lane (70-foot width) along with two (2) Restricted Reserves.
2. This section of Cross Creek Bend Lane will cross the planned alignment of Tamarron Trace.

Recommendations:

I recommend that this Final Plat of Cross Creek Bend Lane Extension No. 11 Street Dedication be approved with the following corrections/ additions:

- A) The plat shows that there are two (2) Restricted Reserves but this is not shown in the Title Block.
- B) Note #16 needs to have the blanks filled in per the City Planning Letter provided.
- C) Tamarron Trace needs to be shown on the Vicinity Map.



LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, has platted that certain 0.8399 acres of land out of the AG 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 CROSS CREEK BEND LANE EXTENSION NO. 11, 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 CROSS CREEK BEND LANE EXTENSION NO. 11.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by CCR TEXAS HOLDINGS LP, a Delaware limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of CROSS CREEK BEND LANE EXTENSION NO. 11 and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of CROSS CREEK BEND LANE EXTENSION NO. 11 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 _____, 2018.

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 _____, 2018

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 0.8399 acres of land out of the AG 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 CROSS CREEK BEND LANE EXTENSION NO. 11, 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 CROSS CREEK BEND LANE EXTENSION NO. 11.

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 CROSS CREEK BEND LANE EXTENSION NO. 11 and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of CROSS CREEK BEND LANE EXTENSION NO. 11 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 _____, 2018.

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 _____, 2018.

Notary Public in and for the State of Texas
My commission expires: _____

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



Southwest OSPE
1110 Louise St
Rosenberg, Texas 77471

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

November 16, 2017

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

Re: CROSS CREEK BEND LANE EXTENSION NO. 11- No Objection Letter

Dear Mr. DeVillier:

NOTE: This "No Objection Letter" does not represent facilities controlled by AT&T-Legacy/T. A separate "No Objection Letter" will be provided by AT&T-Legacy/T.

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

Sincerely,

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

Michael Jones
Manager Engineering - Design

Trey DeVillier

From: Trey DeVillier
Sent: Wednesday, November 15, 2017 8:40 AM
To: 'LROW@centerpointenergy.com'
Subject: CROSS CREEK BEND LANE EXTENSION NO. 11 - NO OBJECT REQUEST
Attachments: 2017-11-15_PLAT_CROSS CREEK BEND LN EXT 11.pdf

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

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

Respectfully,

Trey DeVillier | Platting Coordinator

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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Trey DeVillier

From: Trey DeVillier
Sent: Wednesday, November 15, 2017 9:12 AM
To: Grey, Chris (Chris_Grey@comcast.com)
Subject: CROSS CREEK BEND LANE EXTENSION NO. 11 - NO OBJECT REQUEST
Attachments: 2017-11-15_PLAT_CROSS CREEK BEND LN EXT 11.pdf

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

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

Respectfully,

Trey DeVillier | Platting Coordinator

BGE, Inc.

10777 Westheimer, Suite 400

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Tel: 281-558-8700 x8204

Direct: 713-488-8204

Fax: 281-558-9701

tdevillier@bgeinc.com

www.bgeinc.com



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

November 20, 2017

City Planning Commission
City Of Fulshear, Texas

File No.: 1790473CPL

RE: CROSS CREEK BEND LANE EXTENSION NO. 11

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 13th day of November, 2017, the last Deed that we find, of record, reflects the record owner to be: CCR Texas Holdings LP, a Delaware limited partnership by virtue of Deed recorded in/under Clerk's File No. [2012038964](#); and per that instrument for the Fulshear-Katy Road Abandonment recorded under Clerk's File No. [2016086168](#) of the Official Records of Fort Bend County, Texas.

Legal Description:

DESCRIPTION OF A 0.8399 ACRE TRACT OF LAND SITUATED
IN THE A.G. SHARPLESS SURVEY, ABSTRACT NO. 322
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 0.8399 acre (36,584 square foot) tract of land situated in the A.G. Sharpless Survey, Abstract No. 322 of the City of Fulshear, Fort Bend County, Texas and being a portion of called Fulshear-Katy Road (No Deed of Record Found), said 0.8399 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 CROSS CREEK BEND LANE EXTENSION NO. 10, a subdivision per plat recorded under Plat Number 20160238 of the Fort Bend County Plat Records (F.B.C.P.R.) lying on the Southerly right-of-way line of Cross Creek Bend Lane (70 feet wide) as shown on said CROSS CREEK BEND LANE EXTENSION NO. 10 and the Northwesterly line of CREEK COVE AT CROSS CREEK RANCH SECTION ELEVEN, a subdivision per plat recorded under Plat No. 20170232 of the F.B.C.P.R., same being the East corner of the herein described tract, lying on a curve to the left from which its center bears S 31°30'26" E, 1,965.00 feet;

THENCE, in a Southwesterly direction, along said Northwesterly line and said curve to the left, a distance of 99.77 feet, having a radius of 1,965.00 feet, a central angle of 02°54'32" and a chord which bears S 57° 02'18" W, 99.76 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

THENCE, S 55°35'02" W, a distance of 318.88 feet continuing along and with said Northwesterly line to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the South corner of the herein described tract, same being the Northwest corner of said CREEK COVE AT CROSS CREEK RANCH SECTION ELEVEN, lying on a Northeast line of a called 61.66 acre tract as described in a deed to Fort Bend County Municipal Utility District No. 169 recorded under Fort Bend County Clerk (F.B.C.C.F.) No. 2015105132;

THENCE, N 34°24'58" W, a distance of 87.33 feet along and with said Northeast line to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the West corner of the herein described tract, lying on the Southerly line of a called 30.53 acre tract of land described in an instrument to D.R. Horton Texas recorded under F.B.C.C.F. No. 2013000056;

THENCE, N 55°45'03" E, a distance of 423.11 feet along and with said Southerly line to a 5/8-inch iron rod found for the North corner of the herein described tract, same being the Southeast corner of said 30.53 acre tract and the most Westerly Southwest corner of a called 14.01 acre tract of land as described in an instrument to Katy Independent School District recorded under F.B.C.C.F. Nos. 2016117517 and 2016117736;

THENCE, S 31°30'26" E, partially along the Southwest line of said 14.01 acre tract at a distance of 18.74 pass a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northwest corner of said CROSS CREEK BEND LANE EXTENSION NO. 10, continuing along and with the West line of said CROSS CREEK BEND LANE EXTENSION NO. 10, for a total distance of 88.74 feet to the **POINT OF BEGINNING** and containing 0.8399 of one acre (36,584 square feet) of land.

Subject to the following:

1. Restrictions:

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

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

2. Easements/Other Exceptions:

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

1. 20' x 30' storm sewer easement.
2. 25' wide water line and storm sewer easements.
3. 30' wide sanitary sewer easement

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

Consent To Encroachment into that easement area created in favor of CenterPoint energy Houston Electric, LLC, as set forth and described by instrument recorded under Clerk's File No. [2014025425](#) of the Official Records of Fort Bend County, Texas.

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

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

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

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

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

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

Bend County, Texas.

3. Liens/Misc:

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

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

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

(iii). Said lien and Deed of Trust securing same being amended by a First Amendment To Construction Deed Of Trust And Security Agreement And Assignment Of Rents And Fixture Filing recorded under Clerk's File No. [2017097223](#) of the Official Records of Fort Bend County, Texas.

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

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

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

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

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

Sincerely,
Stewart Title Company



Albert Calderon
Commercial Acreage Examiner Senior

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 Bonterra at Cross Creek Ranch Section 2 - Partial Replat No. 1 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 12-6-17

City Secretary

Processed
 Returned for additional data

BY: K. Kerf DATE: 11-17-2017

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: 11/17/2017 Date Received by the City of Fulshear: _____

Subdivision: BONTERRA AT CROSS CREEK RANCH SECTION TWO Development: CROSS CREEK RANCH
 PARTIAL REPLAT NO. 1

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: 0.4728 ACRES OF LAND IN THE M. AUTREY SURVEY, A-100

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


Total Acreage: 0.4728
 Number of Streets: 0
 Number of Lots: 1
 Number and Types of Reserves: 1
 Total Acres in Reserve: 0.2103

Owner: CCR LOAN SUBSIDIARY 1, L.P.
 Address: 5005 RIVERWAY, STE. 500
 City/State: HOUSTON, TX 77056
 Telephone: 713-960-9977
 Email Address: _____

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$509.41</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.

 Trey DeVillier 11/17/2017
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

December 6, 2017

Engineering Review

Preliminary Plat
Bonterra at Cross Creek Ranch Section 2
Partial Replat No. 1
City of Fulshear, Texas

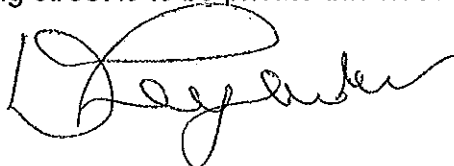
For Information only:

1. This plat will create one (1) lot in one (1) Block with one (1) Reserve that covers a total area of .47288 acres.
2. The typical lot for this section are 85-foot by 142-foot with a 20-foot Front Building Line.
3. Access to this Section is provided by an extension of Winding Terrace Lane
4. The streets in this section are shown to be private along with the storm sewer system.
5. This section was previously submitted with 50-foot wide lots in 2016.

Recommendations:

I recommend approval of this Preliminary Plat of Bonterra at Cross Creek Ranch Section 2 Partial Replat No. 1 be approved with the following corrections/additions.

- A) The street name needs to be shown that adjoins this lot to the East.
- B) The street names need to be called out in the Vicinity Map.
- C) If the adjoining street is to be private this needs to be shown on the plat.



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 Fulbrook Section 2 "B" / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 12-6-17

City Secretary

Processed
 Returned for additional data

BY: K. Neff DATE: 11-17-2017

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: 11-16-17 Date Received by the City of Fulshear: _____
 Subdivision: Fulbrook Section Two "B" Development: Fulbrook

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: 11.14 Acres out of John Randon Survey, A-76, Fort Bend County, Texas

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

Total Acreage: 11.14
 Number of Streets: 1
 Number of Lots: 5
 Number and Types of Reserves: 1
 Total Acres in Reserve: 0.17

Owner: Fulbrook Partners LTD c/o Trend Development, Inc.
 Address: 3 Riverway, Suite 120
 City/State: Houston, Texas 77056
 Telephone: 713-623-2466
 Email Address: dcannon@trenddevelopment.com

Engineer/Planner: Deden Services, LLC
 Contact Person: Bobby Deden and Karen Rogers
 Telephone: (713)461-8822 (713)722-8897
 Fax Number: (713)461 2671 (713)722-8048
 Email Address: Robert@rtdeden.com kwrogers@M2Lassociates.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	\$530.00 \$656.75
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.

Karen W Rogers Karen W. Rogers, Principal, M2L Associates, Inc. 11-16-2017
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

December 6, 2017

Engineering Review

Preliminary Plat
Fulbrook Section Two "B"
Fort Bend County, Texas

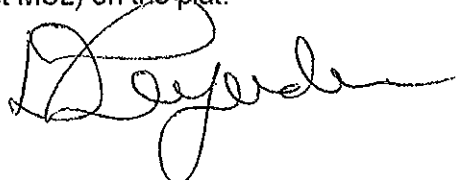
For Information only:

1. This plat will create 5 Lots in one (1) Block with one (1) Reserve that covers a total acreage of 11.14 acres.
2. Access to these lots will be from Fulbrook Road that adjoins these lots along their East line.
3. The typical lot size for this section appears to vary from 1.75 acres in size to 3.03 acres.
4. These lots are located in the ETJ of the City of Fulshear and will require approval from both the City of Fulshear and Fort Bend County.

Recommendations:

I recommend that this Preliminary Plat for Fulbrook Section Two "B" be approved with the following additions/corrections:

- A) A note will be required showing that these lots are located in the ETJ of the City of Fulshear.
- B) Note #17 needs to be corrected to show a Side Building Line of at least 7.5 feet.
- C) The 100 year Flood Plain needs to be clearly shown on the lots in this section.
- D) The road manes need to be shown on the Vicinity Map.
- E) A Metes and Bounds description needs to be included on the face of the plat.
- F) Note #5 appears to be wrong as to the minimum slab elevation as called out (106.50 feet MSL) on the plat.



CITY PLANNING LETTER

November 16, 2017

Frontier Title Company-WH, LLC
1177 West Loop South, Suite 1350
Houston, TX 77027
(713) 840-0208

City Planning Commission
City of Houston, Texas
Harris County, Texas.

Re: Proposed Fulbrook Section Two "B", a proposed subdivision of 11.14 acres of land out of the John Randon Survey, Abstract No. 76 of Fort Bend County, Texas.

To Whom It May Concern:

Frontier Title Company WH-LLC certifies that a diligent search of the real property records of Harris County Title Plant has been made, as to the herein described property, and as of 08:00 AM on the 9th day of November, 2017, we find the following:

Record Owner: FULBROOK PARTNERS, LTD., a Texas limited partnership

Legal Description:

All that certain 11.1387 acres of land out of the John Randon Survey, A-76 and being out of a called 908.469 acre tract of land described in a deed dated 05-21-1998 from Titus H. Harris, Jr., co-trustee, et al to Ft. Bend/Fulbrook filed in the Deed Records of Fort Bend County, Texas in Clerk's File No. 9838181 and being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8" iron rod with cap marking the northwest corner of Fulbrook, Section Two "A" according to the plat thereof filed in the Fort Bend County Plat Records in Slide 1823A to a found 5/8" iron rod with cap for corner;

Thence in a southerly direction with the west right-of-way line of Fulbrook Road (width varies) the following courses and distances:

Thence S 6° 59' 19" E – 153.74' to a found 5/8" iron rod with cap marking the Point of Curvature of a curve to the right having a central angle of 9° 44' 11", a radius of 110.00', a chord which bears S 2° 07' 11" E – 18.67';

Thence with said curve to the right for an arc distance of 18.69' to a found 5/8" iron rod with cap marking the Point of Tangency;

Thence S 2° 44' 58" W – 34.76' to a found 5/8" iron rod with cap marking the Point of Curvature of a curve to the left having a central angle of 12° 45' 40", a radius of 190.00', a chord which bears S 3° 37' 53" E – 42.23';

Thence with said curve to the left for an arc distance of 42.32' to a found 5/8" iron rod with cap marking the Point of Compound Curvature a curve to the left having a central angle of 20° 49' 37", a radius of 400.00', a chord which bears S 20° 25' 28" E – 144.60';

Thence with said curve to the left for an arc distance of 145.40' to a found 5/8" iron rod with cap marking the Point of Reverse Curvature of a curve to the right having a central angle of 10° 08' 51", a radius of 400.00', a chord which bears S 25° 45' 52" E – 70.75';

Thence with said curve to the right of an arc distance of 70.84' to a found 5/8" iron rod with cap marking the Point of Compound Curvature of a curve to the right having a central angle of 00° 12' 32", a radius of 1090.00', a chord which bears S 20° 35' 09" E – 3.97';

Thence with said curve to the right for an arc distance of 3.97' to a set 5/8" iron rod with cap and the POINT OF BEGINNING of the herein described tract, and being a point on a curve to the right having a central angle of 13° 27' 30", a radius of 1090.00', a chord bearing of S 13° 27' 30", a radius of 1090.00', a chord bearing of S 13° 45' 10" E - 255.44';

Thence With said curve to the right and continuing with said west right-of-way line an arc distance 256.03' to a found 5/8" iron rod with cap marking the Point of Compound Curvature of a curve to the right having a central angle of 17° 57' 19", a radius of 300.00', a chord which bears S 1° 57' 16" w – 93.63';

Thence continuing with said west right-of-way line the following courses and distances:

Thence with said curve for an arc distance of 94.01' to a found 5/8" iron rod with cap marking the Point of Reverse Curvature of a curve to the left having a central angle of 19° 59' 49", a radius of 330.00', a chord which bears S 00° 56' 05" W – 114.59';

Thence with said curve to the left for an arc distance of 115.17' to a found 5/8" iron rod with cap marking the Point of Reverse Curvature of a curve to the right having a central angle of 17° 57' 20", a radius of 300.00', a chord which bears S 00° 05' 07" E – 93.63';

Thence with said curve to the right for an arc distance of 94.01' to a found 5/8" iron rod with cap for the beginning of a curve to the right having a central angle of 11° 58' 40", a radius of 1090.00', a chord which bears S 14° 52' 55" W – 227.45';

Thence with said curve to the right for an arc distance of 227.86' to a found 5/8" iron rod with cap for the beginning of a curve to the left having a central angle of 10° 16' 06", a radius of 1035.00', a chord which bears S 15° 43' 55" W – 185.23';

Thence with said curve for an arc distance of 185.48' to a found 5/8" iron rod with cap for corner;

Thence N 82° 35' 59" W – 251.40', with the north line of Fulbrook, Section Two "C" according to the plat thereof filed in the Plat Records of Fort Bend County, Texas in Slide No. 1824a to a found 5/8" iron rod with cap for corner;

Thence N 66° 05' 28" W – 487.91', continuing with said north line to a found 5/8" iron rod with cap for corner;

Thence with the east line of said Fulbrook, Section 4A the following courses and distances:

Thence N 58° 12' 40" E – 43.11' to a found 5/8" iron rod with cap for corner;

Thence N 45° 43' 01" E – 131.35' to a found 5/8" iron rod with cap for corner;

Thence N 39° 23' 33" E – 158.52' to a found 5/8" iron rod with cap for corner;

Thence N 25° 41' 27" E -72.68' to a found 5/8" iron rod with cap for corner;
Thence N 18° 57' 19" E – 112.47' to a found 5/8" iron rod with cap for corner;
Thence N 10° 41' 00" E – 182.46' to a found 5/8" iron rod with cap for corner;
Thence N 8° 25' 38" W – 66.53' to a found 5/8" iron rod with cap for corner;
Thence N 81° 25' 58" E – 429.58' to the POINT OF BEGINNING containing 11.1387 acres of land more or less.

Subject to the following:

Restrictions: None filed of record.

Easements and building lines:

Those set forth on the proposed plat of Fulbrook Section Two "B".

Agreements:

Seismic Agreement and Lease Option Agreement by and between Anne H. Ivory, et al, Lessors and TAC Resources, Inc., as set forth in instrument recorded under Fort Bend County Clerk's File No. 9838181.

Liens:

Vendor's Lien retained in Deed dated May 21, 1998, executed by Titus H. Harris, Jr., as co-trustee, individually and as attorney and agent for Mary Elizabeth Harris Cooper, Jack B. Wendt, as co-trustee, individually and as attorney and agent for Hunter P. Harris, Jr., Billie Harris Wendt, Constance Harris Seger, Hunter Pittenger Harris, Benjamin P. Harris, Laurie Harris Salazar, Amilee Wendt, Evaldyn Wendt Moore, Jackie Wendt Dienna, and Laurel Wendt, The Estate of Edward Randall Harris, and The Estate of Anne Harris Ivory to Ft. Bend/Fulbrook Ltd., a Texas limited partnership filed under Fort Bend County Clerk's File No. 9838181, securing the payment of one note of even date therewith in the sum of \$5,400,000.00, payable to the order of **Riverway Bank** and being additionally secured by Deed of Trust dated May 15, 1998 to John E. Phillips, Trustee(s); said Deed of Trust filed for record on May 22, 1998, under Fort Bend County Clerk's File No. 9838182.

Said lien having been renewed, modified and/or extended by instrument filed for record under Fort Bend County Clerk's File No(s). 2000044941, 2001024103, 2003119291, 2006027601, 2006075855, 2006125249, 2009028714, 2009050260, and 2011042520.

Deed of Trust dated May 26, 2000, filed for record on June 2, 2000 under Clerk's File No. 2000044940 of the Official Public Records of Real Property of Fort Bend County, Texas, executed by Ft. Bend/Fulbrook, Ltd., a Texas limited partnership, to John E. Phillips, Trustee, securing the payment of a note of even date therewith in the amount of \$2,660,091.00, payable to the order of **Riverway Bank**.

Said lien having been renewed, modified and/or extended by instrument filed for record under Fort Bend County Clerk's File No(s). 2001024102, 2003119292, and 2006027604.

Deed of Trust dated March 9, 2001, filed for record on March 21, 2001 under Clerk's File No. 2001022734 and corrected under 2001040058 of the Official Public Records of Real Property of Fort Bend County, Texas, executed by Ft. Bend/Fulbrook, Ltd., a Texas limited partnership, to

John E. Phillips, Trustee, securing the payment of a note of even date therewith in the amount of \$4,032,000.00, payable to the order of **Riverway Bank**.

Said lien having been renewed, modified and/or extended by instrument filed for record under Fort Bend County Clerk's File No(s). 2003119293, 2006027603, and 2006075854.

Vendor's Lien retained in Deed dated August 8, 2003, executed by Ft. Bend/Fulbrook, Ltd., a Texas limited partnership to Fulbrook Partners, Ltd., a Texas limited partnership, filed under Fort Bend County Clerk's File No. 2003119288, securing the payment of one note of even date therewith in the sum of \$4,616,285.00, payable to the order of **Texas State Bank** and being additionally secured by Deed of Trust dated August 11, 2003 to James D. MacIntyre, Trustee(s); said Deed of Trust filed for record on August 27, 2003, under Fort Bend County Clerk's File No. 2003119289.

Additionally secured by Assignment of Contract recorded under Fort Bend County Clerk's File No. 2003119290.

Said lien having been renewed, modified and/or extended by instrument filed for record under Fort Bend County Clerk's File No(s). 2006027602 and 2006076005.

Deed of Trust dated October 2, 2015, filed for record on October 9, 2015 under Clerk's File No. 2015115471 of the Official Public Records of Real Property of Fort Bend County, Texas, executed by Fulbrook Partners, Ltd., a Texas limited partnership, to Robert Mrlik, Trustee, securing the payment of a note of even date therewith in the amount of \$5,000,000.00, payable to the order of **Central Bank**.

Said lien having been renewed, modified and/or extended by instrument filed for record under Fort Bend County Clerk's File No(s). 2017089032.

Deed of Trust dated December 31, 2009, filed for record on January 4, 2010 under Clerk's File No. 2010000304 of the Official Public Records of Real Property of Fort Bend County, Texas, executed by Fulbrook Partners, Ltd., a Texas limited partnership, to James D. MacIntyre, Trustee, securing the payment of a note of even date therewith in the amount of \$5,000,000.00, payable to the order of **Central Bank**.

Additionally secured by Assignment of Contract recorded under Fort Bend County Clerk's File No. 2010000305.

Said lien having been renewed, modified and/or extended by instrument filed for record under Fort Bend County Clerk's File No(s). 2012139962, 2012097387, 2014083424, 2015115470, and 2017089032.

No examination has been made as to abstract of mineral reservations, judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

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

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

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by

any third party. Frontier Title Company WH-LLC assumes no liability whatsoever for the accuracy neither of this report, nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS FRONTIER TITLE COMPANY WH-LLC BECAUSE OF ANY NEGLIGENCE BY TITLEDATA, INC. (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul Whitt", is written over a horizontal line. The signature is fluid and cursive.

Frontier Title Company – WH-LLC
Authorized Signatory

LIENHOLDER'SACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

**THE STATE OF TEXAS
COUNTY OF HARRIS**

KNOW ALL MEN BY THESE PRESENTS:

Whereas, CENTRAL BANK, owners and holders of a lien against the property described in the plat known as FULBOOK SECTION TWO "B", against the property described instruments of record in 2015115471 of the Deed of Trust Records of Fort Bend County, Texas and modified instruments recorded under Fort Bend County Clerk's File no. 20170889032 do hereby in all things subordinate to said plat said liens (s) and we hereby in all things subordinate to said plat said liens(s) and we hereby confirm that we are the present owners of said lien (s) and have not assigned the same nor any part thereof.

CENTRAL BANK,

By: _____
Name: _____
Title: _____

**THE STATE OF TEXAS
COUNTY OF HARRIS**

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed (add for corporations, "and in the capacity therein and herein stated, and as the act and deed of said corporation.")

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this
_____day of _____, 20__

Notary Public in and for the State of Texas
Print Name _____
My Commission expires: _____



M2L Associates Inc.
8955 Katy Frwy, #300
Houston, Texas 77024
Tel: (713) 722-8897
Fax: (713) 722-8048

Urban Planning
Urban Design
Landscape Architecture

November 15, 2017

Margie Blackwell, Relocate & Permit Specialist
Comcast
7033 Airport Blvd.
Houston, Texas 77061

RE: "Fulbrook Section Two "B"

Dear Ms. Blackwell:

Please see enclosed the proposed plat titled "Fulbrook Section Two "B". This is a plat of 11.14 acres located on the south side of F.M. 1093 east of Fulbrook Shores Drive and west of Fulbrook Road in the City of Fulshear.

We are submitting this plat for your review and in accordance with the requirements of the City of Fulshear Platting application process are requesting a letter of "No Objection". If you have any questions, please feel free to contact me at 713-722-8897.

Sincerely,

A handwritten signature in black ink, appearing to read 'Karen W. Rogers', with a stylized flourish at the end.

Karen W. Rogers, ASLA, LEED-AP
Principal



M2L Associates Inc.
8955 Katy Frwy, #300
Houston, Texas 77024
Tel: (713) 722-8897
Fax: (713) 722-8048

Urban Planning
Urban Design
Landscape Architecture

November 15, 2017

Ricky Whittington, Manager-Engineering Design
AT & T
14575 Presidio Square, Rm. 135
Houston, Texas 77083

RE: "Fulbrook Section Two "B"

Dear Ricky:

Please see enclosed the proposed plat titled "Fulbrook Section Two "B". This is a plat of 11.14 acres located on the south side of F.M. 1093 east of Fulbrook Shores Drive and west of Fulbrook Road in the City of Fulshear.

We are submitting this plat for your review and in accordance with the requirements of the City of Fulshear Platting application process are requesting a letter of "No Objection". If you have any questions, please feel free to contact me at 713-722-8897.

Sincerely,

A handwritten signature in black ink, appearing to read "Karen W. Rogers", written in a cursive style.

Karen W. Rogers, ASLA, LEED-AP
Principal



M2L Associates Inc.
8955 Katy Frwy, #300
Houston, Texas 77024
Tel: (713) 722-8897
Fax: (713) 722-8048

Urban Planning
Urban Design
Landscape Architecture

November 15, 2017

Jenay Cotterman, Associate Right-of-Way Agent
CenterPoint Energy Survey & Mapping (electric and gas)
1301 Travis, 8th Floor
Houston, Texas 77002

RE: "Fulbrook Section Two "B"

Dear Ms. Cotterman::

Please see enclosed the proposed plat titled "Fulbrook Section Two "B". This is a plat of 11.14 acres located on the south side of F.M. 1093 east of Fulbrook Shores Drive and west of Fulbrook Road in the City of Fulshear.

We are submitting this plat for your review and in accordance with the requirements of the City of Fulshear Platting application process are requesting a letter of "No Objection". If you have any questions, please feel free to contact me at 713-722-8897.

Sincerely,

A handwritten signature in black ink, appearing to read 'Karen W. Rogers', written in a cursive style.

Karen W. Rogers, ASLA, LEED-AP
Principal

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 Thrive Church Fulshear / Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Processed
 Returned for additional data

BY: K. Keef DATE: 11-27-2017

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: 11/27/17 Date Received by the City of Fulshear: _____
 Subdivision: Thrive Church Fulshear Development: Thrive Church Fulshear

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: Churchill League, Abstract No. 29

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

Total Acreage: 6.000 A.C
 Number of Streets: 0
 Number of Lots: 1
 Number and Types of Reserves: 1 (Access & Utility)
 Total Acres in Reserve: 0.3057

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

Engineer/Planner: Windrose Land Services
 Contact Person: Andrew Allemand
 Telephone: 713-458-2281
 Fax Number: 713-461-1151
 Email Address: andrew.allemand@windroseservices.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$578.50 \$655.00
Park Fees (due at Final Plat Application)	_____

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

Andrew Allemand Andrew Allemand **RECEIVED** 11/27/17
 SIGNATURE TYPED OR PRINTED NAME/TITLE **REGISTRATION & PERMIT DEPT**
 DATE

NOV 27 2017
CITY OF FULSHEAR
FULSHEAR, TX 77441

December 6, 2017

Engineering Review

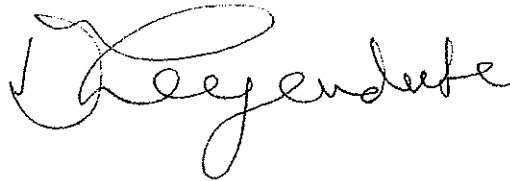
Revised Final Plat
Thrive Church Fulshear
City of Fulshear, Texas

For Information Only:

1. This plat will create one (1) Reserve that covers an area of 5.694 acres of land.
2. The tract has access to Wallis Street along its entire Northeast line.

Recommendations:

I recommend that this Revised Final Plat of Thrive Church Fulshear 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.

Charter Title Company

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

CITY PLANNING SEARCH REPORT

October 10, 2017

City of Houston Planning Commission
611 Walker Street, 6th Floor
Houston, Tx 77002

We, Charter Title Company duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records FORT BEND County, Texas, as of October 2, 2017 insofar as they pertain to:

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

And find the following:

RECORD TITLE APPEARS TO BE VESTED IN:

Thrive Church, a Texas non-profit corporation

EASEMENTS AND OTHER ENCUMBRANCES:

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

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

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

County, Texas.

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

Terms, conditions and stipulations of those certain Mineral Lease(s), recorded in Volume 211, Page 195, Volume 248, Page 496 and Volume 789, Pages 237 and 252, of the Deed Records of Fort Bend County, Texas and those filed for record under Fort Bend County Clerk's File No(s). 9844877, 9844885 and 9844888 and a ratification filed for record under Fort Bend County Clerk's File No(s). 9851787.

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

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

RESTRICTIONS:

None of Record.

LIENS:


None of Record.

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

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

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

Prepared by:
Charter Title Company

BY: 
Yolanda Mercado, Examiner

October 10, 2017

HENRY STEINKAMP, INC.
Land Boundary & Topographic Surveying
909 Fifth Street
Rosenberg, Texas 77471
Telephone/Fax 281.342.2241
email: schodek@yahoo.com

Franklin R. Schodek
Registered Professional Land Surveyor

James L. Syptak, Sr.
Registered Professional Land Surveyor

March 25, 2017

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

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

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

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

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

North 60deg.56'32" East, 91.46 feet to a point;
South 75deg.29'39" East, 17.61 feet to a point;
South 47deg.05'12" East, 21.04 feet to a point;
South 22deg.45'14" East, 49.82 feet to a point;
South 52deg.15'53" East, 18.07 feet to a point;
North 40deg.54'09" East, 56.87 feet to a point;
North 72deg.39'45" East, 13.14 feet to a point;
North 03deg.36'23" West, 25.74 feet to a point;
North 53deg.29'07" East, 23.80 feet to a point;
South 80deg.59'59" East, 48.33 feet to a point;
North 04deg.16'01" East, 26.92 feet to a point;
South 28deg.48'27" East, 44.41 feet to a point;
North 05deg.08'56" East, 34.66 feet to a point;
North 45deg.58'34" East, 14.78 feet to a point;
South 66deg.22'19" East, 14.37 feet to a point;
North 42deg.20'01" East, 39.88 feet to a capped 5/8 inch iron rod found marking the North corner for this tract;

FN 6.00 Acres Grandes Ricos.doc

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

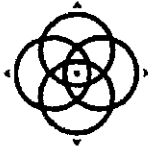
THENCE, South 43deg.06'37" East, along the Southwest right-of-way line of said Wallis Street,
433.87 feet to a capped 5/8 inch iron rod stamped "1535-4035" marking an angle point;

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

Signed: John R. Schuck
Registered Professional Land Surveyor No. 1535

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

FN 6.00 Acres Grandes Ricos.doc



WINDROSE

LAND SURVEYING | PLATTING

LETTER OF TRANSMITTAL

TO: Severn Trent Environmental Services, Inc.
2002 W Grand Pkwy N Ste 100
Katy, TX 77449

FROM: Andrew Allemand

ATTN: Reviewer

DATE: 11/27/17

PHONE:

WJN 53562-24529

FAX:

PROJECT: Thrive Church Site

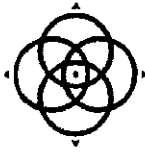
ITEM#	COPIES	DESCRIPTION
1	1	<i>Plat For Review</i>

Remarks:

Please review the attached plat and provide us comments or a no objection letter in response. Please let me know if you require anything else or if you have any questions for us.

Sincerely,

Andrew Allemand
Platting Project Manager



WINDROSE
LAND SURVEYING | PLATTING

LETTER OF TRANSMITTAL

TO:	Comcast 7033 Airport Rd. Houston, TX 77061	FROM:	Andrew Allemand
ATTN:	Reviewer	DATE:	11/27/17
PHONE:		WJN	53562-24529
PROJECT:	Thrive Church Site	FAX:	

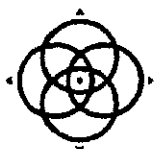
ITEM#	COPIES	DESCRIPTION
1	1	<i>Plat For Review</i>

Remarks:

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Sincerely,

Andrew Allemand
Platting Project Manager



WINDROSE

LAND SURVEYING | PLATTING

LETTER OF TRANSMITTAL

TO: Centerpoint Reliant Energy
Surveying and Mapping
PO Box 1700
Houston, TX 77251

FROM: Andrew Allemand

DATE: 11/27/17

ATTN: Reviewer

WIN 53562-24529

PHONE:

FAX:

PROJECT: Thrive Church Site

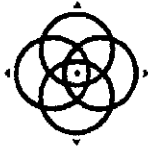
ITEM#	COPIES	DESCRIPTION
1	1	<i>Plat For Review</i>

Remarks:

Please review the attached plat and provide us comments or a no objection letter in response. Please let me know if you require anything else or if you have any questions for us.

Sincerely,

Andrew Allemand
Platting Project Manager



WINDROSE

LAND SURVEYING | PLATTING

LETTER OF TRANSMITTAL

TO: AT&T
1110 Louise Street
Rosenberg, TX 77471

FROM: Andrew Allemand

DATE: 11/27/17

ATTN: Reviewer

PHONE: WJN 53562-24529

FAX:

PROJECT: Thrive Church Site

ITEM#	COPIES	DESCRIPTION
1	1	<i>Plat For Review</i>

Remarks:

Please review the attached plat and provide us comments or a no objection letter in response. Please let me know if you require anything else or if you have any questions for us.

Sincerely,

Andrew Allemand
Platting Project Manager



Southwest OSPE
1110 Louise St
Rosenberg, Texas 77471

T: 281-341-4310
F: 281-341-4289
Rt6787@att.com

July 18, 2017

Andrew Allemand
Windrose Land Surveying/Platting
3200 Wilcrest, STE 325
Houston, Texas 77042

Re: No Objection Letter-Pleasant Grove Plat

Dear Mr. Allemand:

AT&T is pleased to respond to your request for a no objection letter of plans received for the Thrive Church Fulshear Plat. AT&T places facilities within easements, and/or public right-of-way adjacent to property requiring service.

Thank you very much. If you have any questions or require additional information, please contact me at my office: 281-341-4310 or e-mail me at: rt6787@att.com

Sincerely,

Rayford Tate
Manager OSP Planning and Engineering Design

Property	Owner	Property Address	2017 Assessed Value
R444522	GRANDES RICOS LLC	7510 WALLIS ST, FULSHEAR, TX 77441	\$2,130

2017 GENERAL INFORMATION

Property Status	Active
Property Type	Real Land
Legal Description	0029 C Fulshear, ACRES 17.7334, (Part of a 44.512 Acre Tract)
Neighborhood	Abstract Group 9 B
Account	0029-00-000-0396-901
Related Properties	R33016, R465715
Map Number	A-026-M, A-027-E, A-027-J

2017 VALUE INFORMATION

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	\$0
Land Homesite Value	\$0
Land Non-Homesite Value	\$0
Land Agricultural Market Value	\$1,064,000
Total Land Market Value	\$1,064,000
Total Market Value	\$1,064,000
Agricultural Use	\$2,130
Total Appraised Value	\$0
Homestead Cap Loss	-\$0
Total Assessed Value	\$2,130

2017 OWNER INFORMATION

Owner Name	Grandes Ricos LLC
Owner ID	O0635964
Exemptions	Agriculture Use
Percent Ownership	100%
Mailing Address	27714 Wimberly Falls LN Fulshear, TX 77441-1141

2017 ENTITIES & EXEMPTIONS

Special Exemptions AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
C04- City of Fulshear		\$0	\$2,130	0.158691	0
<input checked="" type="checkbox"/> CAD- Fort Bend Central Appraisal District		\$0	\$2,130	0	0
D01- Ft Bend Drainage		\$0	\$2,130	0.016	0
G01- Ft Bend Co Gen		\$0	\$2,130	0.453	0
R05- Ft Bend Co ESD 4		\$0	\$2,130	0.1	0
S01- Lamar CISD		\$0	\$2,130	1.39005	0

TOTALS

2.117741

2017 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE LOSS	LAND SIZE
1 - Native Pasture	D1 - Ranch Land	No	\$1,064,000	\$2,130	17.733400 acres

TOTALS

772,467 Sq. ft / 17.733400 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG LOSS	APPRAISED	HS CAP LOSS	ASSESSED
2016	\$0	\$0	\$0	\$1,424,000	\$2,850	\$2,850	\$0	\$2,850
2015	\$0	\$0	\$0	\$566,020	\$2,850	\$2,850	\$0	\$2,850

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
8/6/2015	McCann Gerald W etal	Grandes Ricos LLC	2015091411	

DISCLAIMER

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Variance Request

APPLICANT/OWNER: Mark Rosney & April Swan - Rosney

ADDRESS OF PREMISES: 15 Floral Hills Lane, Fulshear TX 77441

REQUESTING: Extending concrete patio and adding a free-standing pergola
(to allow a 5ft side setback from the property line instead of the required
10 ft. side setback)

HEARING DATE: 12-08-2017

PLANNING AND ZONING COMMISSION REVIEW

GRANTED

DENIED

RETURNED FOR ADDITIONAL DATA

COMMENTS/CONDITIONS: _____

CHAIRMAN SIGNATURE: _____ DATE: _____

CITY COUNCIL REVIEW

GRANTED

DENIED

SIGNATURE: _____ DATE: _____