### 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.



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
15 Floral Hills Lane, Fulshear, TX 7/441
ADDRESS OF PREMISES AFFECTED:
THE POND AT CROSS CREEK RANCH, BLOCK 2, LOT 27 LEGAL DESCRIPTION:
MARK ROSNEY & APRIL SWAN-ROSNEY
OWNERS INFORMATION: NAME  ADDRESS 15 Floral Hills Lane, Fulshear, TX 77441  STATE
ADDRESS 15 Floral Hills Lane, Fulshear, TX 77441  ZIP CODEEMAIL_markrosney@outlook.com PHONE NUMBER _832-945-0500
APPLICANTS NAME (if different than owner)
ADDRESS CITY STATE
ZIP CODEEMAILPHONE 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
The second secon
135MPH winds 130mpin * Reguesting 5 Ft Warrance to the 10ft building line  Per zero lot line 10ft side building Setbecies
Per zero lot line 10Ft sian building Setbicks
Status of the Project: O Existing O Under Construction A Proposed () (2) 3013.1004
Have there been previous variance requests for this property?  No Section 1-163  (5) (6)
(5) (a)
Are there similar situations in the area? Yes
Addresses: 47 Floral Hills Lane (photos enclosed)
Have you informed your Home Owners Association? or Neighbors?
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 though 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:
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.
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:EMAIL: 832-945-0500 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.
X	Acknowledgement: I certify that the information herein provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will cause this case to be presented in public hearing before the Planning Commission, unless I withdraw same prior to the City's posting of public notice. Should I initiate withdrawal after public notice is posted, I understand that the Board action shall constitute denial of the case, and the filing fee will be non-refundable. I understand that if I receive approval, I must still obtain approval from all other required departments within the City and that I must obtain required permits within 180 days from the date of the Board approval.  Signed by the Applicant/Owner Agent:  Date: October 31, 201
X	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.

WOODEN FENCE  -//- WROUGHT IRON FENCE  -//- WROUGHT IRON FENCE	ELEV. ELEVATION T.O.F. TOP OF FORM F.F. FINISHED FLOOR EXT. EXTENDED PVT. PRIVATE CONC. CONCRETE S.S.E. SANITARY SEWER EASEMENT STM.S.E. STORM SEWER EASEMENT	(B.G.) BUILDER GUIDELINES FND. FOUND I.R. IRON ROD I.P. IRON PIPE R.O.W. RIGHT-OF-WAY BLOQ. BUILDING D.E. DRAINAGE EASEMENT E.E. ELECTRIC EASEMENT	© CASE POLE WATER POLE WATER VALVE  O WANHOLE
*	LANDSCAPE/OPEN SPA	ACE	
END. 5/8" LR. PAD MOUNTED TRANSFORMER  5.2'  MARK&APRIL ROSNEY  PROPOSEP PERGOLA  LOT 26  I Floral Hulslan  90.68  5.1'  5.1'	Y " /	24.2°	LANDSCAPE/OPEN SPACE
FND. 5/8" I.R.	12.0' 10.9' 09.7'N 9.7'N	18,4 FND. 5/8"	_l.R.
BOOKE CARACTER AND THE SECOND OF THE SECOND	R=3,745.00' L=5	.44	

## 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 C008S L, DATED: 4-2-14

PAD MOUNTED TRANSFORMER



Project For:

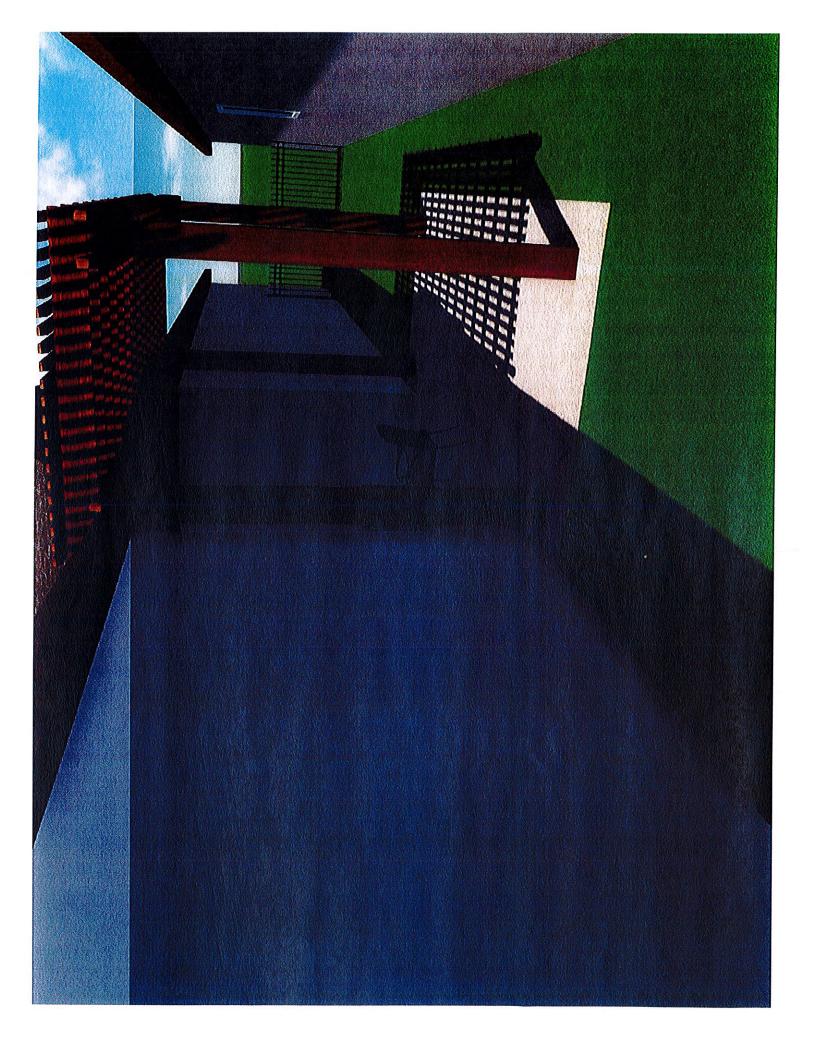
Mark and April Rosney 15 Floral Hills Lane Fulshear, Tx 77441

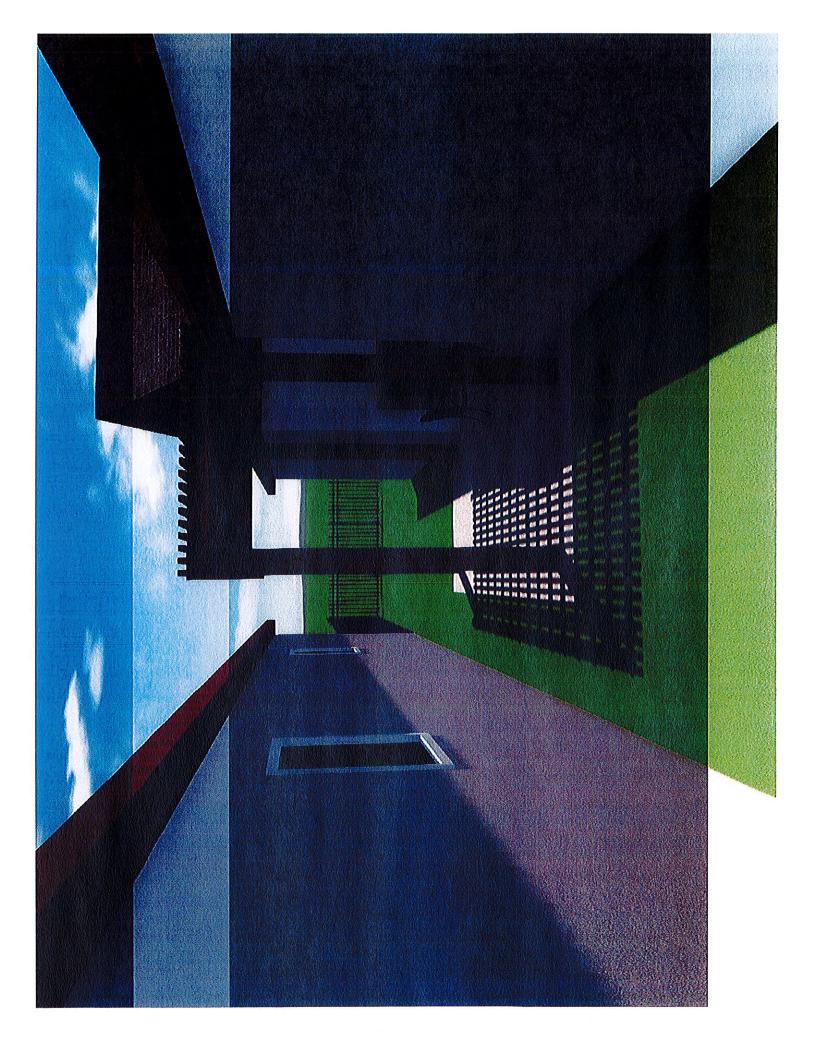
Neighbors House

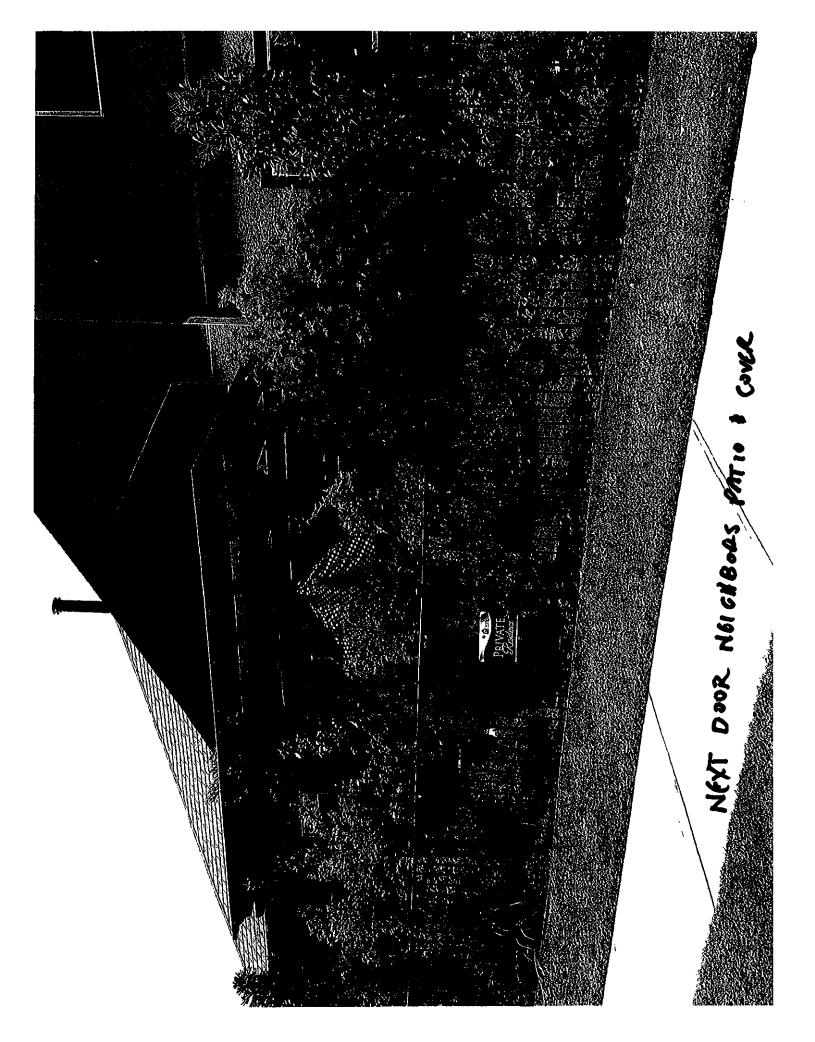
Specification

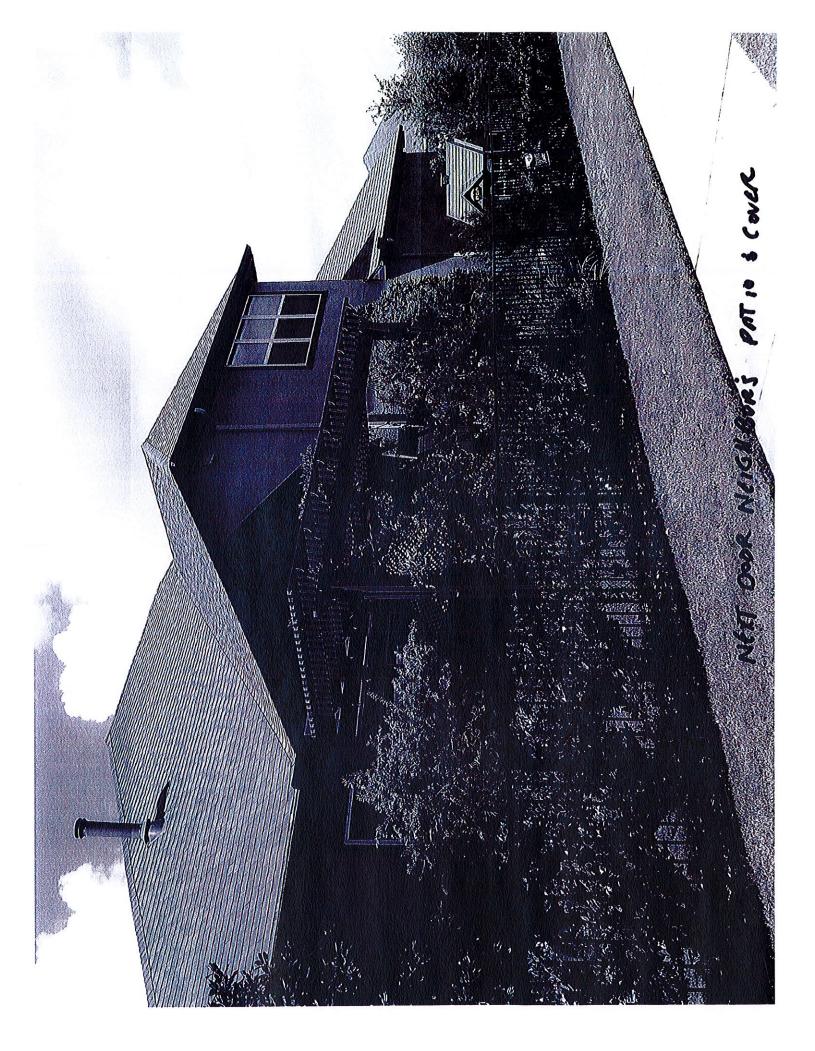
Pergola: 20' Lx 7' W Pergola Deck: 145 sf. Existing Covered Patio Deck: 112 sf.

Property Line









### **Next-Door Neighbor Approval**

For construction of:
7' Patio Extension and Pergola Patio Cover at 15 Floral Hills Lane, Fulshear TX 77441
in have reviewed the plans for the project and grant my approval to proceed.
Homeowner Name(s): JOAN Devger
Signature (s):
Address:
11 Floral Hills Lane
Fulshear, TX 77441
Phone: <u>881-242-5522</u>
Email: joans berger @ com ast net



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 set back.

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



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



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

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

# Notice of Variance Request

In compliance with the City of Fulshear Zoning Ordinance Number 2012-1069, the Planning and at 30603 FM 1093, at which time and place all interested persons will be given an opportunity to 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

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 set

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

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

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

# 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;

(CLIPPING) (S)
on Back

- 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.

Publisher further deposes and says that the attached notice

5. it is generally circulated within Fort Bend County.

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 Maueuber, A.D. 2017 to certify which witness my hand and seal of office.

KIMBERLY L. RODRIGUEZ

# **Notice of Variance Request**

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 830 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 Gross Creek Ranch, Block 2, Lot 27)

The applicant is seeking a variance to the side setback of 10 feet as required in Section 1 463 (5) (D). Specific relief is requested to allow a pergola to be built within 5ft of the 10-foot side set back.

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 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.



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

<u>Citizens who desire to address the Planning And Zoning Commission with regard to matters</u> 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. <u>Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on October 13, 2017</u>

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. <u>Consideration and possible action to approve Willows at Cross Creek Ranch Section</u> 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

December 5, 2017 Planning and DATE SUBMITTED: **DEPARTMENT:** 

Development

Sharon Valiante,

Public Works Director,

Michelle Killebrew

David Leyendecker,

Building Official, PREPARED BY:

Brant Gary,

PRESENTER:

City Engineer

Executive Director of Planning and Development

Plat Summaries for Planning and Zoning Commission SUBJECT:

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.

### **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. 50	- Replat No. 1 / Final Plat
City Engineer Review  Reviewed See Attached Letter	- Replat No. 1 / Final Plat named: Riverbluff Court (Replat) / Final Plat
BY:	DATE: 12-6-2017
City Secretary	
Processed Returned for additional data	
BY: X- Xgr	DATE: 11-08-2017
Planning Commission Review	
Approved Returned for additional data	
BY:	DATE:
<u>City Council Review</u>	
Approved Returned for additional data	
BY:	DATF:



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

### **Subdivision/Development Platting Application**

Date: Date	Received by the City of F	ulshear:	
Subdivision:	Development:F	ullbrook S	ec 5C Replat No 1
SUBMITTAL OF PLAT: (Check Appropriate Selection	on)		
Preliminary	Final		Short Form Final
X Replat	Vacation Plat		X Admin. (Minor) Plat
Amending Plat			
TYPE OF PLAT: (Check Appropriate Selection)			
X Single-Family Residential	Zero Lot Line/ P	atio Home	Multi-Family Residential
Planned Development	Commercial		Industrial
Plat Location: City ET	IJ (Extraterritorial Jurisdic	ction)	
Legal Description:	45		
Variance:X Yes (Attach a Copy of Approva	al Letter) No		
Total Acreage: 2.81			
Number of Streets:			
Number of Lots: 0			Platting Fees
Number and Types of Reserves: 1			ratting rees
Total Acres in Reserve: 2.81	F	Preliminary Plat - \$5 per acre	00.00 plus 3.50 per lot, plus \$12.50
Owner: Ryan and Shannon McGeac		Final Plat - \$500.00 p	olus \$5.00 per lot plus \$25.00 per acre
Address: 10806 Pebblecreek Cross	sina		s 5.00 per lot plus \$25.00 per acre
City/State: Katy, TX 77494			
Telephone: 281-396-4690		Amending or Mind	or Plat - \$200.00
mail Address: ryan.mcgeachie@bp.c	om F	Plat Vacation - \$50	00.00
Engineer/Planner: Windrose Land Ser			- \$100.00 (each additional review)
Contact Person: Lacey Skelton	1	TOTAL PLATTING F	EE \$775.25 X
Telephone: 713-458-2281		Park Fees (due at F	-inal Plat Application)
Fax Number: 713 - 461 - 1151			
mail Address: lacey.skelton@windr	oseservices.co	m	
This is to certify that the information on this form	is complete, true and cor	rect and the unde	rsigned is authorized to make this
pplication. I understand that if all necessary infor	mation, required docume	ents, and plat fees	are required at time of submittal or
City of Fulshear will not complete the review need	led in order to submit to t	the P&Z board.	
Facou Pelo	1 april 7	4011	11/8/17
SIGNATURE	TYPED OR PRINTED NAM	ME/TITLE	DATE

\* Paid in October, but pulled plat from November Agenda

Texas Engineer Registration Number - F-2309

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.
- 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:

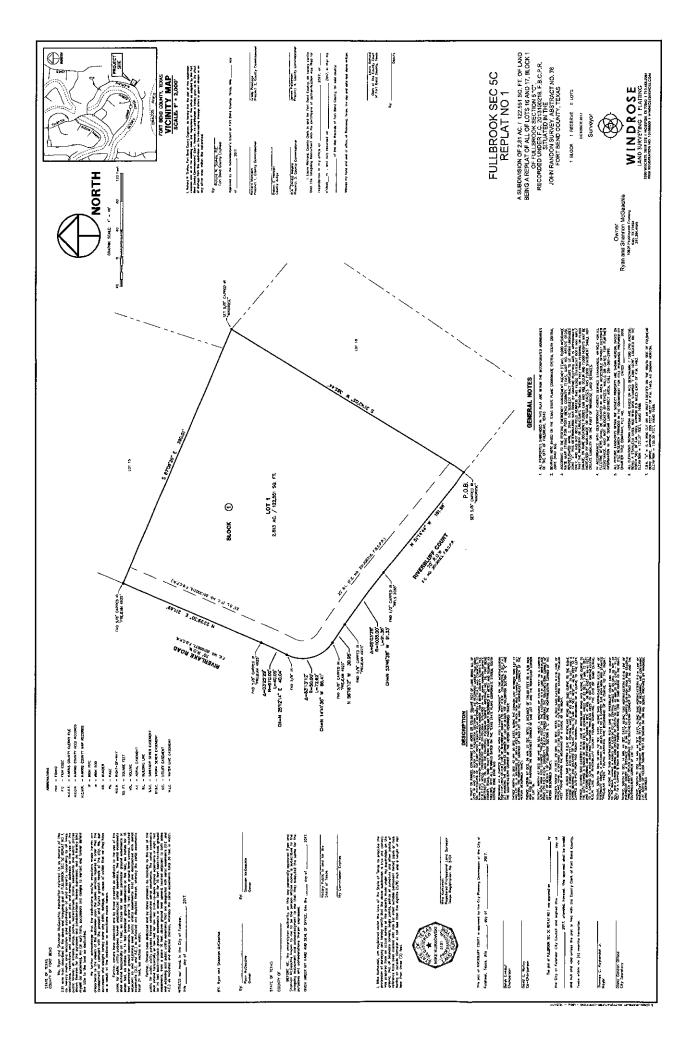
None of record.

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

Charles Williams





# **LETTER OF TRANSMITTAL**

то:	Verizon 2611 45 <sup>th</sup> Street	FROM:	Samantha Vickroy	
	Dickson, TX 77539	DATE:	10/18/2017	
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

Jaman Har Likely

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



### LETTER OF TRANSMITTAL

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

ITEM#	COPIES	DESCRIPTION	]
1	1	Copy of plat for review	

### **REMARKS:**

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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



Jama Richard Laura Richard, County Clerk Fort Bend County Texas

Pages: 3

Fee: \$19.00

Capital Title of Texas

10-20-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. Mullips 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 RIVERBUFF 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) titlelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, on occans, (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 Grantee'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

2016083707 Page 3 of 3 STATE OF TEXAS COUNTY OF FORT BEND Christopher B. Mulims and Christine Mullins. 2016, by KAPEN VAN HOLIEN Notary Auto: Signe of Texas Comm Exclus 06-24-2012 Notary 10, 124672-669 Notary Public, State of Texas My commission expires: 05/24/2017 AFTER RECORDING REALINN TO Ryan McGeachie 4711 Riverbluff Court Fulshear, Texas 77441

2017013844 ELECTRÓNICALLY RECORDED Official Public Records 2/7/2017 1:18 PM



# Jama Pictard

Laura Richard, County Clerk Fort Bend County Texas

Pages: 2

Fee: \$15.00

# 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 Clark'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.

1

3127003909 Correction Affidavit

4. The Original Instru	ment should correctly read as f	follows with
respect to the clerical	error described above, this be	
material change to the O	riginal Instrument:	
Lot Sixteen (164 in Blo	ck One (1) of FULBROOK SECTION	FIVE "C". a
	d County, Texas, according to	
plat thereof recorded	in/under Plat No. 20130183 of	
Records of fort Bend Cou	nty, Texas.	
5. I have given boti	ice of this correction of th	e Original
	a copy of this Correction Af	
certified mail to each	h party to the Original Ins	trument in
accordance with \$5,028 (d)	)(1) of the Texas Property Code	•
AFFIANTS:		
AFFIANTS:		
1 Words		
ROSEMARY MOECKEL	$\mathcal{L}_{\mathcal{L}}$	
70	> //>	
Subscribed and sworn to	before me by the said ROSEMA	ARY MOECKEL
this 7 day of Febru		
Severe server se		
JANET SMITH	13 Million 18	4
3354131 MOTARY PUBLIC, STATE OF MY COMMISSION EXPIR	Notary	
0 JUNE 24, 2017		
William Control Control	-(Agknowledgment)	
THE STATE OF TEXAS		
•		
COUNTY OF FORA BLN	$(\bigcirc)$	•
ml. 3 3 \$ \$	acknowledged before me on the	. <b>7</b>
of February, 2017, by RO	~	day
or representative zori, significant		A
grannannannan g	( )a 150-13	<u> </u>
SANET SMITH S	Not the Dublic State of Pouce	<del>}                                    </del>
MY COMMISSION EXPIRES	Notary Public, State of Texas Notary's name (printed):	
JUNE 24, 2017		22
	Notary's commission expires:	
		7
3127003909	2	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
Correction Affidavit		

### 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

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

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

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 INO

							<u> </u>
Market Value		ket Value Appraised Assessed Capped			Homesite	Agricultural	Non-Qualifying
Land	Improvement	Value	Value	Value	Value	Market Value	Value
\$80,560			\$80,560	\$0			\$80,560
		1		J	1		

Taxing	Assessed	Assessed Exemptions		Taxable	Tax	
Unit	Value (100%)	Code	Value	Value	Rate	Tax
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:

Total 2016 Levy Paid To Date:

\$1,582.23 \$1,582.23

2016 Levy Due: Total 2016 Due

\$0.00 \$0.00

i	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%							
	ድለ ለበ	20.00	90.00	\$0.00	20.00	የሰ ሰሳ							

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

### 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

Legal Acres:

.0000

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

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

Taxing	Assessed Exemptions		Exemptions	Taxable	Tax	
Unit	Value (100%)	Code	Valu	Value	Rate	Tax
KATY ISD	\$1,164,660	ном	\$25,00	0 \$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	НОМ	\$232,93	2 \$931,728	0.016000	\$149.08
FORT BEND CO GEN FND	\$1,164,660	HOM	\$232,93	2 \$931,728	0.458000	\$4,267.31

Total 2016 Tax:

Total 2016 Levy Paid To Date:

\$22,865.13 \$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						

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:

KATY ISD

2016 M&O 1.1266000 I&S .39000000 Total 1.5166000 2015 M&O 1.1266000 I&S .39000000 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.

AMOUNT DUE IF PAID BY THE END OF:

Print Date: 10/10/2017 03/31/2018 26+20% 12/31/2017 23 + 20% 01/31/2018 24 + 20% 02/28/2018 25 + 20% 11/30/2017 22 + 20%

10/31/2017 21 + 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



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

AMOUNT PAID:	
\$	<u>·</u>

### 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

Legal Acres:

1.3200

Parcel Address: RIVERBLUFF CT

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

As of Date: 10/10/2017

CAD No: R421266				As of Date: 10/10/2017 Print Date: 10/10/2017 Printed By: ACT INQ				
	Market Value		Appraised	Assessed	Capped	Homesite	Agricultural	Non-Qualifying
	Land	Improvement	Value	Value	Value	Value	Market Value	Value
j	\$179,030	\$0	\$179,030	\$179,030	\$0	\$0	\$0	\$179,030
- 1	4-17,	·		· 1		ļ	·	

Taxing	Assessed		Exemptions		Taxable	Tax	
Unit	Value (100%)	Code		Value	Value	Rate	Tax
LAMAR C I S D- OPERATING	\$179,030	, i		\$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:

Total 2016 Levy Paid To Date:

\$3,516.24 \$3,516.24

2016 Levy Due: Total 2016 Due: \$0.00 \$0.00

Evenntions

exemptions:					<del></del>
AMOUNT DUE IF PAID		· · · · · · · · · · · · · · · · · · ·			
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

10/31/2017 21 + 20% 11/30/2017 22 + 20% 12/31/2017 23 + 20% 01/31/			
10/31/201/ 21 1 20/0   11/30/201/ 22 . 20/0   12/0/201/ 21 . 20/0	/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	<u>Review</u>			,	
BY:				DATE:	12-06-2017
City Secretary					
Proces. Return	sed ed for additior	nal data			
BY: Y	1		[	DATE:	11-13-2017
Approv					
BY:			[	DATE:	
City Council R	<u>eview</u>				
Approv Return	ved ed for additior	nal data			
BY:			D.	ATE:	



#### **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:	Received by the City of Fulshear:	
Subdivision: Jordan Ranch Sec 8	Development: Jordan Rai	nch
SUBMITTAL OF PLAT: (Check Appropriate Selection	on)	
Preliminary Replat Amending Plat	X Final Vacation Plat	Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection)	9	
X Single-Family Residential	Zero Lot Line/ Patio Home	Multi-Family Residential
Planned Development	Commercial	Industrial
	J (Extraterritorial Jurisdiction)	
Legal Description: See Attached Plat for N	letes and Bounds Description	
Variance:Yes (Attach a Copy of Approva	al Letter) X No	
Total Acreage: 20.308		
Jumber of Streets: 3		
lumber of Lots: 31		Platting Fees
Number and Types of Reserves: 4 (Open Space/	Utilities/Landscape/Drainage)	riatting rees
Total Acres in Reserve: 10.206		500.00 plus 3.50 per lot, plus \$12.50
Owner: FORT BEND JORDAN RANCH LP	Property and Park and April 1990 and	plus \$5.00 per lot plus \$25.00 per acre
Address: 5005 Riverway, Suite 500	Replat - \$500.00 plu	us 5.00 per lot plus \$25.00 per acre
City/State: Houston, TX		
elephone: (713) 960-9977	Amending or Min	or Plat - \$200.00
mail Address: steves@johnsondev.com	Plat Vacation - \$5	00.00
ingineer/Planner: IDS Engineering Group		s - \$100.00 (each additional review)
Contact Person: John R. Herzog, P.E.	TOTAL PLATTING	FEE \$1,162.70
elephone: (713) 462-3178	Park Fees (due at	Final Plat Application) \$13,950
ax Number:		
mail Address: _jherzog@idseg.com	to the second se	ent agreement, Park Fees will b
	paid prior to the	e plat being recorded
his is to certify that the information on this form	is complete, true and correct and the und	ersigned is authorized to make this
pplication. I understand that if all necessary info		
City of Fulshear will not complete the review need		
7/1		
John Hom John	n R. Herzog, P.E., Project Engineer	11/9/2017
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

## Clay & Leyendecker, Inc.

Texas Engineer Registration Number - F-2309

Consulting Engineers and Surveyors

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.

Liture Bildurd, County Clark in and for Fore Bend County, hereby certify that the foregoing instrument with its seriofica in sel auctional cardian was filled for cocordation in my office on \_\_\_ \_\_\_ M Ried in plat number(s) \_\_\_\_\_\_\_ all the plut records of Fort Bond County, Total Laura Richard, County Clerk FULSHEAR U.D. NO. 3A BOUNDARY Or Denty BBNG 19.108 acres of lane in the N.\$1.0 R. Co., Survey Section 105, Abstract Number 141, fortified County, Texas and the Life Abstract Runnber GE), not the Gounty, Texas and being a point of the 19332 42 acre tract destinate in the cool from Tr Section provisors that and The Rock of the Section 1914 of the Rock of Section 1914 of Section 1914 of Section 1914 of Section 1915 of Se IRIA, Caners de hereby decises that all purees of land designated as loss on this plat and originally intended by action at langle bartly real-posted designs units thereon (or the placement of mobile home authorized) and shall all for some quite the promy and openitions of units institutions field reparted; BEGINNING at a \$78-inch wan rad with usp stamped 105° found for the most resterty corner of Restricted Reserve (\*° of 1020AN RANCH SEC. \$ according to the plat thereof recorded under Film Code No. 20160020 in the Official Plat Records of Fort Bond County, Teves, Demon do hereby soverant and agree that all oil the property within the boundaries of this plat is hereby out the drainage of any regula tasks less any pubble or private street, permanent access easterent, road or and thin channel deschool of chartohy. FORT BEND COUNTY KEY MAP NO. 482M & 483J THENCE North 37" OF 57" West - 376.12 feet, with a north line of said Restricted Reserve "C" to a Sys-inch iron rod with cap is the northwest corner the herein described tract; THENCE South 63" 47" 58" East - 65 52 feet to a 5/8 inchings not with cap stamped "IDS" set for an angle corner the helb in described tract THENCE South 89" 03" 32" East - 90 00 feet to a 5/8-inch fron rad with cap stamped "105" set for an angle corner the here'n detended tract; THENCE North 65" 40" 53" East - 67.96 feet to a 5/8-inch iron red with cap stamped "IDS" set for an angle corner the "ere"n described tract, THENCE North 401 351 181 East 190 00 feet to a 5/8-inch zon rod with cap stamped "405" set for an angle corner the herein described tract, THENCE North 24" 18" 18" East - 63.85 feet to a 5/8-inch- ron rod with cap stampes "105" set for an angle corner the terrin described tract, lid k, We do Secting sealth do it we are the control of all poperty investigate adjusted to the benefities of the above brigging plip of JAS JAV EARSH SEC is where hading as and been or public usery casements are in the established side the boundaries of the above and foregoing subdiction and all hereing review and stately in the side of all past past fines defeated to the use of the publics, it above but yet represents the bear in tall and section sections. THENCE North 70" \$1" \$2" East - 130 59 feet to a \$/d inchirox rod with cap stamped "IDS" sat 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 breein described tract THENCE South 89° GF 12° East - 127-60 feet to a \$78-inch iron red with eac stamped "IDS" set for an angle corner the Ferein described tract FUTFIELD, Owners do hereby acknowledge the secrept of the "Orders for Regulation of Outdoor UpPhing in the Unicorporated Areas of fors Bond Course, Testas', and do hereby coverent and agree and shall comply with this order is added also for their Double Outpervisionners Course of Marke 19 (2004) and this substituted hardwell continued. THE NCE South 821 251091 East - 127.39 feet to a 5/2-rich 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 come: the here'n described tract; SY' WA (EEO F, 30 NY EON JOED AN RANK IN GOELL, IS TO ELE BY hed Blabs by Company, as general partner of NY EANGEMP, It Tesas Emitted paranership, has caused these presents to be algoed by Stephen A. Sama, Wood Idea, of the Stephen Stephe THENCE North 11" 14" 02" East - 119.73 feet to a 5/8-inch fron rod with cap stamped "IDS" set at the beginning of a non-tangent run e to the right. PhilipCE in an exiting direction, with talk care to the might, having and us of 140 00 feet, a central large of 001 31 M<sup>2</sup>, and condended large on a Charter of South 77 301 11° Sat 44 66 Net, an arc distance of 54.51 feet to a 5/M meth box nod with cap stamped "105" and for the Point of Grompoud Controller at Journe to the right. BY: FORE BEND 303 DRY RANCH IP, a Texas birthed harmership C JOHYSON JORDAY RANCH SP, ELC IN Terms Limited Liability Earryany It's General Partner uth 80° 05° 20° West + 124 59 feet to a 5/8-inch iron rod with cap stamped "ID5" set for an angle corner the Ferein described trac By: \_\_\_\_\_\_ Straken & Sama, Vice President THENCE South 33" 50' 30" West - 23 84 feet to a 5/8-inch won rod with cap stamped "ID5" set for an angle corner the barein described tract, THENCE South 12' 24' 20' Fast - 354 52 feet to a 5/8-arch from rod with cap stamped 'IDS' set for an angle corner the barein described tracts STATE OF TRACE THENCE South 05' 59' 51' West - 52 19 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract; COL NTY OF HARRES THENCE South 31" 27" 24" East - 16 44 feet to a S/6-inch iron rod with cap stamped "IDS" set for an angle corner the Net on described tract, MIDE MI, the underlighted activating, on this day personality appeared temphon A. Same, the threadont, become in ore to be the person where name is subscribed to the language instrument and pulmortrigged in ore that the extented the same for the purposes and considerations feered regressed and in the capacity thereto and herein set cus, and as the ACI and deed in ACI and developed. THENCE South 68" \$4" 40" East - 122 06 feet to a \$78-inch iron rod with cap stamped "IDS" set at the beginning of a non-tangent curve to the n THENCE in a wethwesterly praction, with said curve to the right, having a radius of 270.00 feet, a contrailing of 351 W 341, and a chord bearing and distance of South 421 481021 West - 355.12 feet, an arcidistance of South 431 19 feet to a 578 inch from rod with capitalized "IBS" set for the end of other. THENCE South 76" 30" 54" Wast - 157 69 feet to a 5/8 inch iron rod with cap stamped "IDS" set for an angle corn in the herein described trace Notary Public It and for the State Of Texas THE NCE South 13" 25" 06" East - 60 00 feet to a 5/8-inch won rod with cap stamped "IDS" set for an angle corner the herein described tract: THENCE South 76" 30" 54" Wass - 2.09 feet to a 5/8 inchiton rod with cap stamped "105" set for the Point of Curvature of a curva to the left, TRENCE in a westury direction, with and curve to the left, having a cidius of 1170.00 feet, a control angle of 07° 17° 31°, and a drand bearing and disparted of South 72° 49° 38° West - 150.51 feet, an arc distance of 150.62 feet to a 5/6-inch from rod with day stamped 1705° as for the Print of Compound Countrie of a curve of the left; STATE OF TEXAS COLLYDY OF FORT BEND THENCE in a southwesterly direction, with said curve to the HR, Naving a radius of 370.00 feet, a central large of 63°18° GA\*, and a chord be using and outsine of Such 37° 50° 19° West - 388-12 feet, an air disease of 401.56 kets to a Sya-Inch into individual primped "IND" set for the end of AME, NATIONAL ASSOCIATION, conner and halder of their agricult the property described in the pla ISCC B, with said been being described in the instruments of record under Ris Map. 1930001774 or as if fort Beet County, Treas, & bereity in all drings subdivinities paid Jeen to red by and or finance said Jeen to paid plas and we hereby confere that we are the present conner of mid-Fees an THENCE South 05' 57' 18' West - 224.97 feet to a 5/8-wich is on roof with cap stamped "IDS" set for the southeast corner the herein described tract: THENCE North B4" O7 42" West - 60 00 feet to a \$/8 inch iron sod with cap stamped "IDS" set for the southwest corner the herein described trisct; THENCE Righth 05' 52' 18" East: 224.97 feet to a 5/6 inch fron rod with cap start ped TIDS" set for the Point of Curvature of a curve to the right: By: TEXAS CAPITAL BANK, NATIONAL ASSOCIATION THENCE in a northerly direction, with said curve to the right, Pacing a right of 490-00 feet, a central angle of 03° 31'19', and acrord bearing an distance of North 07' 37' 57' East - 26-43 feet, an arc distance of 26 43 feet to a 5/8-inch from rod with cap transport 005' set for the end of run e; THENCE North 80° 36' 24" West - 52 56 Feet to a 5/5- eich von rod with cap stamped "IDS" set for an angle corner the herein described tract; THENCE North 401531481 West - 369.28 feet to a 5/8-linch from rod with cap stamped 17051 found for an angle corner of said. Restricted Reserve 170 and an angle corner of the horses discribed tract; THENCE North 38" 32" 47" West - 72.29 feet, with an east line of said Restricted Reserve "C", etc. a 5/8- rich iron rod with cap stamped "103" found for an angle corner of said Restricted Reserve. "C" and an angle corner of the benerindescribed tract. STATE OF TEXAS COUNTY OF HARRIS THENCE North 52" 47" 22" We (L. 100,82 feet, continuing with and east line, to a 5/8-inch iron rod with cap stanged "IDS" found for an angle corner of said Restricted Reserve "C" and an angle corner of the ferron described fract, ECOME ME, the underlighed activity, on the day personally appeared.

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series and the personal days and the personal days for the personal days are the personal days and the personal days are the personal days and the personal days are the personal d THERCE Horth 25' 34' 14' East - 115:03 feet, continuing with said east line, to a 5/9-inch iron rod with cap stamped "65" found for an angle corner of said Restricted Reserve "C" and an angle corner of the herein described tract; THENCE North 50" 45" 49" East - 72.60 feet, continuing with said east line, to a 5/8-inch iron rod with cap stamped 100" found for an angle corner of said Restricted Reserve "C" and an angle corner of the herein described tract; THE NCE North 76" 05, 24" East + 77.03 feet, containing with said east line, to a 5/8-inch you rod with cap stamped 100" found for an angle corner of said Restricted Reserve "C" and an angle corner of the herein detended tract; Notery his lic to and for the State Of Texas THENCE North 36" 57 06" East + 93 04 feet, continuing with as dearline, to the POINT OF BEGINNING of the heren distribute tract and containing 23 308 acres of land. The poordinates shown hereon are Texas South Central Zong No. 4108 State Rate. Grid Coordinates (NASAS) and may be brought to surface by applying the combined scale factor of 1 00018. AL Indicents som
AL Michaelts Agint of Hally
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O.A. I.A.C. Indicents Original Hally
D.A. I.A.C. Indicents Original County Official Public Records of Rual Inspects
B. Indicents Sound Staff leven and (unferts otherwise noted)
O. Indicents ossification and Analysis (construents) "Obligations exist." Libba & Hargog, A moleculated Engineer registered in the State of Texas do hereby cortify that this plat meets the requirements of fore Book County to the best of try in confedge. All sidelet building lines to be 3' unless otherwise noted. All non-perimeter resements on progesty lines are sentened unless otherwise noted.

All bearings are based on the Texas Coordinate System of SSSR South Coordinates. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer expansion between where such streets about adjacent property, the condition of such dedication being that when subdivided or re-ruid-violat in a treated plas, the time-foot reserve that streets no become verse righted-way purposes and the fee bids thereto white most its and recent in the defeator. In help, The planted area is located within 20ne F, defined as areas determined to be outside the 100 year Boodplain, per FEMI Bood Insurance Rac-Map Panel No. 43151000201, effective April 00, 2014. This property Test settlin the catrollection of she City of Folishear, for I Band Causty, Texas and within Rubhear Novriend Using Detrict So. 34. Arry Pearce, Chairman 18. Sidewalks shall be built or caused to be built not fees thin if Seet in with not both iddes of all dedicated rights of will provide study and on the continuous right and on the continuous right of an approximate made somewhere said play in accordance with the A.D.A. The top of all floor slabs shall be a minimum of 158.50 less also series sea tend. The top of slabs devarion at any point on the perimeter of the slab shall not be test than eighteen (LB) inches above so total property. 12. The distinge system for this subdivision is designed in accordance with the "fortitional Guesty Brainage Orienta Manual which allows severa pending with interest minish events." Service State D. Gurdan Others City Secretary 13. All divinings east meets are to be large clear of fences, buildings, vegetation and other characters to the operation and maintenance by the divinings facility. All properly is required to drain into the divinings east meet through an approved divinings to tradition. A Steam Mr. broke, fort Seed County impriesy, do broke, early that the yist of this subdivious congiste with all of the estrition have and egistations of this critic as a despited by the four flower County Commissioners Count, Mounter, no our floridon is breaky piece as to the effect of planage been ARIX subdivision on the floridon piece and acceptable. 16. Die Unktiver Zone Code in LES. 15. Absent written authorization by the effected utilities, all using casements must be legst unabstructed from any non-union improvements or distriction by propose power. Any unauthorized in properties or districtions may be non-aveil by the using at the opports, prompt appears. Benderselt:
Whishly is based on a ITMA benderselt in Eary, IM 7: 4 US Cast and Geoffeet auto-en did maked 1114, for and 0.3 in white past falling the Massoul-Earsel Tips in release from an associate at Earsel 2.3 level 1 southwest of Renachborst and the Published NAVIDES Elembor on 72144 = 141.44 Bothard W. Soctiels, P.J. Fors Bend County Engineer

levation + 143.00 (5UND 1929 - datum based on f (564 maps)

38 Reserves A, B, C, O and other drainage lighting within this plan will be dwared and maintained by Fubbear M U G. No. SA. Visioneauxic will be performed by either Public at M V D. No. SA or the fordan B arch Community Association.

Site plans shall be submitted to find Bend County and any other applicable jurisdiction for review and approval. Orelegement Permits and all other applicable permits shall be obtained from first Bend County prior to buylining constitutions.

19. A minimum of distance of 10° that he maintelined between residential dwellings.
20. All property to drain into the drainage easement only through an apoproved drain age structure

sioners' Court of Fore Send County, Teras, this \_\_\_\_\_ day of \_\_\_\_\_

Robart I. Hebert

Viverso M. Micrales, Ir. Free net 1. County Committee ner

Grady Prestage Precinct 2, County Domar Is aloner

W.A. "Andy" Meyers Prycince 3, County Convinsioner

James Para II on Predict 4, County Commissioner

FINAL PLAT OF

#### **JORDAN RANCH SEC 8**

20.308 ACRES

LOCATION

H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261

AND J.G. BENNET SURVEY, A-611 FORT BEND COUNTY, TEXAS 31 LOTS 1 BLOCK 4 RESERVES

FORT BEND JORDAN RANCH LP

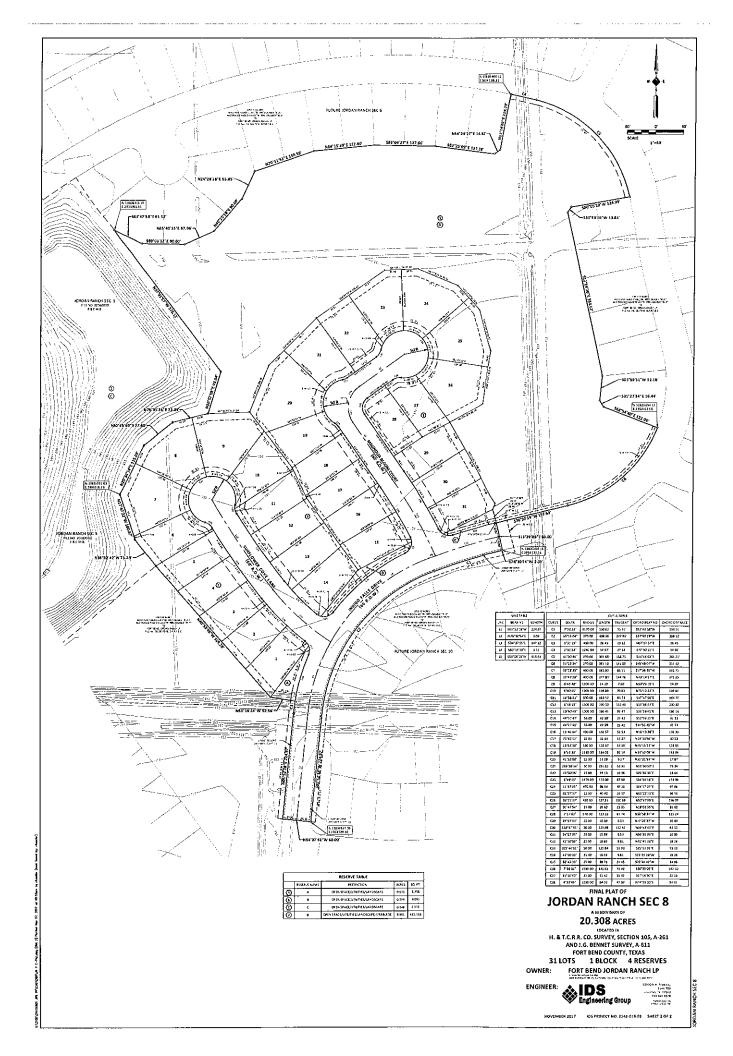
OWNER:



394

VICINITY MAP SCALE 1" = 5,000"

\$319364 Freeholy \$219700 \$2197, \$12900 \$31463.0978



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

## Charter Title Company

## 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", eto 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 fron 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:**

- 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, 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,

La Wanda 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 1 TBPLS 10110700 & 10110704

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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

instru Texas said li	We, TEXAS CAPITAL BANK, NATIONAL arty described in the plat known as JORDA iments of record under File No. 20150279, do hereby in all things subordinate said like iens to said plat and we hereby confirm the ned the same nor any part thereof.	N RANCH SEC 8, v 41 of the Official ens to said plat an	vith said liens bei Public Records of d we hereby in al	ing described in the f Fort Bend County, l things subordinate
	EXECUTED this day of		, 2017.	
Ву:	TEXAS CAPITAL BANK, NATIONAL ASSOCI	ATION		
Ву:				
Бу	DEBI ENGLAND			
	SENIOR VICE PRESIDENT			
COUN	TATE OF TEXAS ITY OF HARRIS RE ME, the undersigned authority, on this	day norsonally an	neared DERI ENG	LAND SENIOR VICE
PRESI ackno	DENT, known to me to be person whose owledged to me that they executed the ssed (and in the capacity therein and herein	name is subscribe same for the pu	ed to the forego urposes and con	ing instrument and siderations therein
	GIVEN UNDER MY HAND AND SEAL OF OI	FICE, this	day of	, 2017.
			n and for the Stat	
		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 ReviewedSee Attached Letter	
BY:	DATE: 12-6-17
City Secretary	
Processed Returned for additional data	
BY: X- Ref	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 Rec	eived by the City of	Fulshear:	
Subdivision: Jordan Ranch Sec 10		Jordan Ranch	
SUPMITTAL OF DIATA/Charle Appropriate Selection			
SUBMITTAL OF PLAT: (Check Appropriate Selection)			
Preliminary	X Final		Short Form Final
Replat	Vacation Plat		Admin. (Minor) Plat
Amending Plat			
TYPE OF PLAT: (Check Appropriate Selection)			
X Single-Family Residential	Zero Lot Line/	Patio Home	Multi-Family Residential
Planned Development	Commercial		Industrial
Plat Location: City X ETJ (E	xtraterritorial Jurisd	iction)	
Legal Description:See Attached Plat for Met	es and Bounds D	escription	
Variance:Yes (Attach a Copy of Approval Le	etter) X No		
Total Acreage: 8.030			
Number of Streets: 3			
Number of Lots: 34		Pla	tting Fees
Number and Types of Reserves: 2 (Open Space/Util	ities/Landscape)		
Total Acres in Reserve: 0.41		Preliminary Plat - \$500.00 per acre	0 plus 3.50 per lot, plus \$12.50
Owner: FORT BEND JORDAN RANCH LP		Final Plat - \$500.00 plus \$	55.00 per lot plus \$25.00 per acre
Address: 5005 Riverway, Suite 500		0.000 Sec. 10.000	0 per lot plus \$25.00 per acre
City/State: Houston, TX			
Telephone: (713) 960-9977		Amending or Minor Pla	at - \$200.00
Email Address: steves@johnsondev.com		Plat Vacation - \$500.00	) = =
Engineer/Planner: IDS Engineering Group			.00.00 (each additional review)
Contact Person: John R. Herzog, P.E.		TOTAL PLATTING FEE _	\$870.75
Telephone: (713) 462-3178	TO THE PARTY OF TH	Park Fees (due at Final	Plat Application) \$15,300
Fax Number:			
Email Address: jherzog@idseg.com		a compression of the control of the	greement, Park Fees will b
		paid prior to the pla	t being recorded
This is to certify that the information on this form is c	omplete, true and co	orrect and the undersign	ned is authorized to make this
application. I understand that if all necessary informa			
City of Fulshear will not complete the review needed			
M for John F	R. Herzog, P.E., P	roject Engineer	11/9/2017
SIGNATURE	YPED OR PRINTED N	AME/TITLE	DATE

## Clay & Leyendecker, Inc.

Texas Engineer Registration Number - F-2309

Consulting Engineers and Surveyors

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.

		BEING BLOOK KRES OF LAND IN THE FLIGHT. LOS SUMMY SPECION TOS, ABSTRACT Number 252, For Liend County, Texas, and being a portion of the 1352,43	
STARL OF TEAMS CONSERVED OF TEAMS	in bender de de version de la company de La company de la	act into describe in the even one measure man agreement into the control of the c	- 3
( STEPHEN A. SAMEN WENDER OF DEVICED BY AND	points of reference frees based marked units have for other objects of a permanent naturally piper or roles having an occusion distance to so the value free applies (Fig. 3a) and a middle of nort has have (Fil tweet, and that the pint benotiesy carmen have been lette to the free footbase Southern 47 std.), from 6 coloral form.	COMMINIONES IT A SIGNICTH WAS GOD WITH CID STAMPED "NOS" SOUTH ON THE MOST EASTERN COTTER OF PRESENCES FELLINE TO MISSIONN BANCH SEC. S	15
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wear course, femile, susmement, and publicyleses shown thereon for the purposes and considerations therein operated, and and de basedy has considered, our hairs, successors, and evident of superior defend the time to the issue to dedicated.	BECONDER FOR ANY PURPOSE  STORY THE PURPOSE  STORY	comme and Proint OF DECEMBING of the harden described tract;	
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FURTHER, Commen have dedicated and by these presents de dedicate to the stat of the public for public coffery persons farmer unchalled and any additional less less (2007) for the	requirements of fort Bend County to the hast of my browhelps.	North R.T. 14" 62" East - 34 AB leet to a 5/8-inch licen red with cap stamped "TOS" set for an angle point;	
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and declicate to the same of the public, all public willing ensements shown in said adjacent screeps.	Hill W. Boberts, Mayor	South 60' 05' 17' West - 17's 60 feet to a 50's rich iron rod with cap tramped "IDS" we for an angle point;	APPROVED by the Commissioners' Court of Fort Bend County, Texas, this
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COST Upon CORDAN MARKO II., a Tenan limited permenalisi, has caused these greenals to be signed by Deplem A. Jenn, Vice President, Dis day of 2017.		In a northersterly direction, with gaid curve to the right, flaving a notice of 35 00 feet, a central angle of 85 19 35, and a chord bearing and distance of North 59 12 35 65 test. 33 88 test, an arc distance of 37 23 feet to a 8/8-wich mon root with cap stangest 1005 set for the end of said curve;	₽Ppry dainty)
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a Timat Umane bashility Company II's General Partner	brought to surface by applying the combined soff (actor of 1,000)).  2. Bit, instructs a building the	Neeth 05" 53" 18" (set - 224.97) (res to a S/B-inch don rod with cap samped "IDS" set for the beginning of a curve to the right;	
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Michael A. Same, Non Propins	VOL, PC anditable Valence, Page f SEC in Indicate the Performancy Pakek Renumb A R R R F anditable SEC Indicate Actual Common	curve and the briginning of a curve to the right;	eet of fort Bend Councy, Texas,
	CARD, Indicate Manager (Landaux)  (AM), Indicate Manager (Landaux)  (A. R. F. Manager (Manager)  (A. R. F. Manager)  (A. R. F. Manager (Manager)  (A. R. F. Manager)  (A. R. F. Manager (Manag	In a modificatively direction, with said curve to the right, having a nadius of 1780 Of ret, a central angle of GS 487 207, and a charul bearing and districted when 72 TO OF East - 178,50 feet, an arc distance of 118,50 feet to the POWET OF BICGHANING of the Invent described tract and container 8,500 save of Jan.	Witness my hand and seed of chica, at Richasond, Team, the day and data last above written.
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for the purposes and considerations therein outpeaced and in the expectly therein and bearin set out, and as the act and deed of and coperation.	The state of the s		
GAVIN UNDER MY MAND AND STALL OF OFFICE, this	3. All building lives shong cover rights of lover me to them on the piet.		Ē
	4. All Lipskin hullings have to be \$1 polytic physical and \$2.		Charles
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heath in all thegr subertharts and here to and just and we heathy confirm that we are the present owner of aid lane and New NO saidprof the tame are any part thereof.	Monropal Dilling Desired No. 34.		
carcutra the day of , 2017.	and present statement of access to the present of the particle freed in many present and part, in accordance with the A.D.A.		
BIT TEXAS CAPITAL BANK, MATIGMAL ASSOCIATION	<ol> <li>The tipp of an most stage two logs a measurement as a most as a manual parameter. The top of tipes eternation of any point on the perimeter of the sixt shall not be sent than equitions (15) inches above autural ground.</li> </ol>		
	<ol> <li>The distinction with the well-finded in polyment in excentioned with the "Nort Terror County Products Citatio Mannal" which allows street possible with interes calculations.</li> </ol>		
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COUNTY OF MARKINS  SCHOOL MIL, the understand authority, on the day partnersly appears	Improvements or obstructure by property comes. Any unauthorized improvements or obstructions may be managed by the stilling at the property comes's especies.		8.030 ACRES
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Made or to Add for the	<ol> <li>Apperent A and B welfare this poil well be consed and materials of flabbase IALUB, inc. 3A. Materialance will be performed by white Fullbran MALUB. No. 3A or the sortest March Constitutely Association.</li> </ol>		RT BEND JORDAN
	19. A minimum of distance of 10 stall for maintained between residential desailing. 20. Our about shall be substance to 6 on lead former and sour enter or defected in an entere and seconds.		8
	Determines furnity and at other spotiation pormits that he debated from Serial County prior to beginning contraction.		Engineering Group

10RDAN RANCH SEC 10

ENGINEER: \*IDS Engheering Group

OWNER:

JORDAN RANCH SEC 10

ALADACES

8.030 ACRES

R. A. A. C. C. SURVEY, SECTION, 1354, 1351

FORT SEND CONTON, TAXAS

34.1075

3 BLOCKS

7 RESERVES

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Charter Title Company

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

## CITY PLANNING LETTER Jordan Ranch Sec 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, 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:

Šári 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,

La Wanda 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)

Tuesday, November 07, 2017 11:01 AM Sent:

To: Don Dively; Julie Myhre

Cc: Ryan Herweck

No Objection Letter - Jordan Ranch Section 8, 10, and 11 Subject:

SiEnergy Plat No Objection 2017-07-12 Executed.pdf; JR SEC 8 PLAT.pdf; JR SEC 10 PLAT.pdf; JR SEC 11 Attachments:

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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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 ASSOCIATON, 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 Ву: \_\_\_ 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 Ran	sch Section II / Final Plat
City Engineer Review  Reviewed See Attached Letter	
BY:	DATE: 12-6-17
City Secretary	
Processed Returned for additional data	
/ ()	DATE: 11-13- 2017
Planning Commission Review	
Approved Returned for additional data	
BY:	DATE:
<u>City Council Review</u>	
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 o	f Fulshear:	
Subdivision: Jordan Ranch Sec 11	Development:		1
SUBMITTAL OF PLAT: (Check Appropriate Se	election)		
Preliminary	X Final		Short Form Final
Replat	Vacation Plat		Admin. (Minor) Plat
Amending Plat			
TYPE OF PLAT: (Check Appropriate Selection	)		
X Single-Family Residential	Zero Lot Line/	Patio Home	Multi-Family Residential
Planned Development	Commercial		Industrial
Plat Location: City	X ETJ (Extraterritorial Juriso	diction)	
Legal Description: See Attached Plat	for Metes and Bounds [	Description	
Variance:Yes (Attach a Copy of Ap	proval Letter) X No		
Total Acreage: 8.488			
Number of Streets: 4			
Number of Lots: 34		P	latting Fees
Number and Types of Reserves: 2 (Open Sp	ace/Utilities/Landscape)		
Total Acres in Reserve: 0.34		Preliminary Plat - \$500 per acre	.00 plus 3.50 per lot, plus \$12.50
Owner: FORT BEND JORDAN RANCH	LP		s \$5.00 per lot plus \$25.00 per acre
Address: 5005 Riverway, Suite 500			.00 per lot plus \$25.00 per acre
City/State: Houston, TX		900	200 April 1997 April 1
Telephone: (713) 960-9977		Amending or Minor I	Plat - \$200.00
Email Address: steves@johnsondev.co	m	Plat Vacation - \$500.	00
Engineer/Planner: IDS Engineering Gro	up		\$100.00 (each additional review)
Contact Person: John R. Herzog, P.E.		TOTAL PLATTING FEE	\$882.20
Telephone: (713) 462-3178		Park Fees (due at Fin	al Plat Application) \$15,300
Fax Number:			
Email Address: jherzog@idseg.com		the two courses the two courses are the course of the cour	agreement, Park Fees will be lat being recorded
This is to certify that the information on this application. I understand that if all necessary	form is complete, true and c	orrect and the undersi	gned is authorized to make this
City of Fulshear will not complete the review	needed in order to submit to	o the P&Z board.	
0.7/			
	John R. Herzog, P.E., P	roject Engineer	11/9/2017
SIGNATURE	TYPED OR PRINTED N	AME/TITLE	DATE

Texas Engineer Registration Number - F-2309

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:

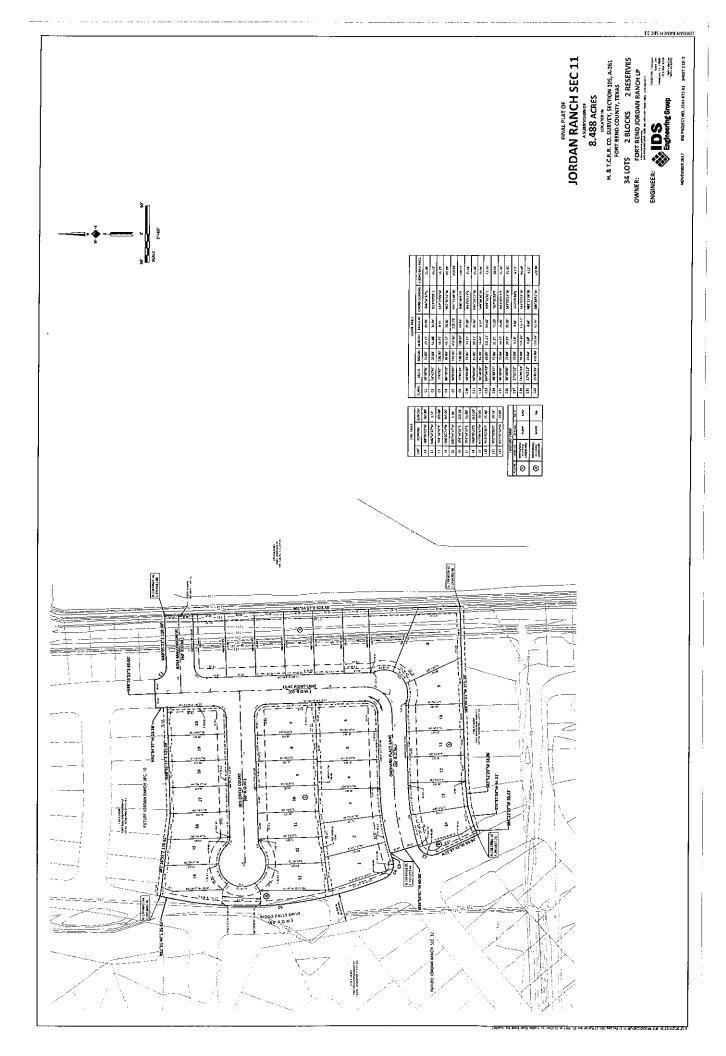
I recommend that this Final Plat of Jordan Ranch, Section Eleven be approved once the following item is addressed:

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

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and, and as the set and	<ol> <li>Reserve A and suchs the pip or the power and existing by foliaber ALLS. No. 24 Majorators will be performed.</li> <li>Particle States (1.2) No. 24 by Topical Public Processing States (1.2) No. 24 Majorators will be performed.</li> <li>A remittee of distance of 25 Majorators and performed relative to relating states.</li> </ol>		34 LOTS 2 BLOCK 2 RESERVES OWNER: FORT BEND JORDAN RANCH LP
	At the pass with summing to the fact Conte net on other opinish publishing the breast as approal construction.  Construction.		ENGINEER: PLANTING TO THE PROPERTY OF THE PROP
			MOVEMBER 2017 IDS PROJECT NO, 2141-021-03 SHEET 20F 2

TO BOW BANCH SEC 17

ক্রিলেট ইব ক্রম্ক ক্রান্ত ক্রমক ব অংগ্রেং, ক্রায়েপ্ত কে ক্রাহ্ম (চাব) ক্রমন্ত ম প্রতন্তিরভাগের চর্চ রাইনেইছেইছ



## Charter Title Company

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

## 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:**

- 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.
- 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, Trustee, recorded in/under Clerk's File No. 2015027941 of the Real Property Records of FORT BEND County, Texas and recorded in/under Clerk's File No. 1501834 of the Real Property Records of WALLER County, Texas; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument.

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

This report is issued for the use of and shall inure to the benefit of **IDS Engineering Group** and is issued in consideration of \$0.00 paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

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

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

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

Charter Title Company

√ Sari LaGrone, Vice President



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

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

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Website | Facebook | Linkedin

TBPE F-2726 : TBPLS 10110700 & 10110704

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



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.

I Grant

Sincerely,

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 ASSOCIATON, 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 confirm that we are the present owner of said liens and have not assigned the same nor any part thereof.

	EXECUTED this	day of	, 2017.	
Ву:	TEXAS CAPITAL BANK, NATION	IAL ASSOCIATION		
Bv:				
- , · <u> </u>	DEBI ENGLAND SENIOR VICE PRESIDENT			
	TATE OF TEXAS TY OF HARRIS			
PRESIC acknow	DENT, known to me to be perwelled to me that they exe	son whose name is secuted the same for	nally appeared DEBI ENGLAND, SENIOR V subscribed to the foregoing instrument a the purposes and considerations ther nd as the act and deed of said entity).	ind
	GIVEN UNDER MY HAND AND	SEAL OF OFFICE, this	, day of, 2017.	
		Notary	Public in and for the State of Texas	
		Print Na	ame	
		My Con	nmission Expires:	
		*M****		

## **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 Pla	at (2nd Review)
City Engineer Rev	<u>riew</u>		
BY:		DATE:	12-6-17
City Secretary			
Processed Returned	for additional data		
ву:	Left.	DATE:	11-16-2017
Planning Commis	sion Review		
Approved Returned	for additional data		
BY:		DATE:	
City Council Revie	<u>ew</u>		
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 - 15 - 17 Date Rec	ceived by the City of Fulshear:
Subdivision: Rose Dale SUBD	Development: Ki DDOS PhNCh
SUBMITTAL OF PLAT: (Check Appropriate Selection)	
Preliminary Replat Amending Plat	Final Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection)	
	Zero Lot Line/ Patio Home Multi-Family Residential  Commercial Industrial
Plat Location: City ETJ (E	extraterritorial Jurisdiction)
Legal Description: Rose Dale Subp	O/R Sec1, LoT 1 - H, Ar cacs 2.50 A ( etter)  No. SI+ARP LESS
Variance:Yes (Attach a Copy of Approval Le	etter) No SI+A-RP LISS
Total Acreage: 2,56006  Number of Streets: 28625 Rose	
Number of Lots: 4	Platting Fees
Number and Types of Reserves:	
Owner:	Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre
Address:	
City/State: Telephone:	Amending or Minor Plat - \$200.00
Email Address:	Plat Vacation - \$500.00
Engineer/Planner: THANG NGU-	2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)
Contact Person:	TOTAL PLATTING FEE
Telephone: <u> </u>	
Email Address: THANG WGNYEN DA	c 33 @ yphoo
$\cdot$ 6 $\sim$ 1 This is to certify that the information on this form is $\circ$	complete, true and correct and the undersigned is authorized to make this attornition, required documents, and plat fees are required at time of submittal or the
Un	THANG- 11/15/17  YPED OR PRINTED NAME/TITLE DATE
SIGNATURE T	YPED OR PRINTED NAME/TITLE DATE

# **Engineering Review**

December 6, 2017

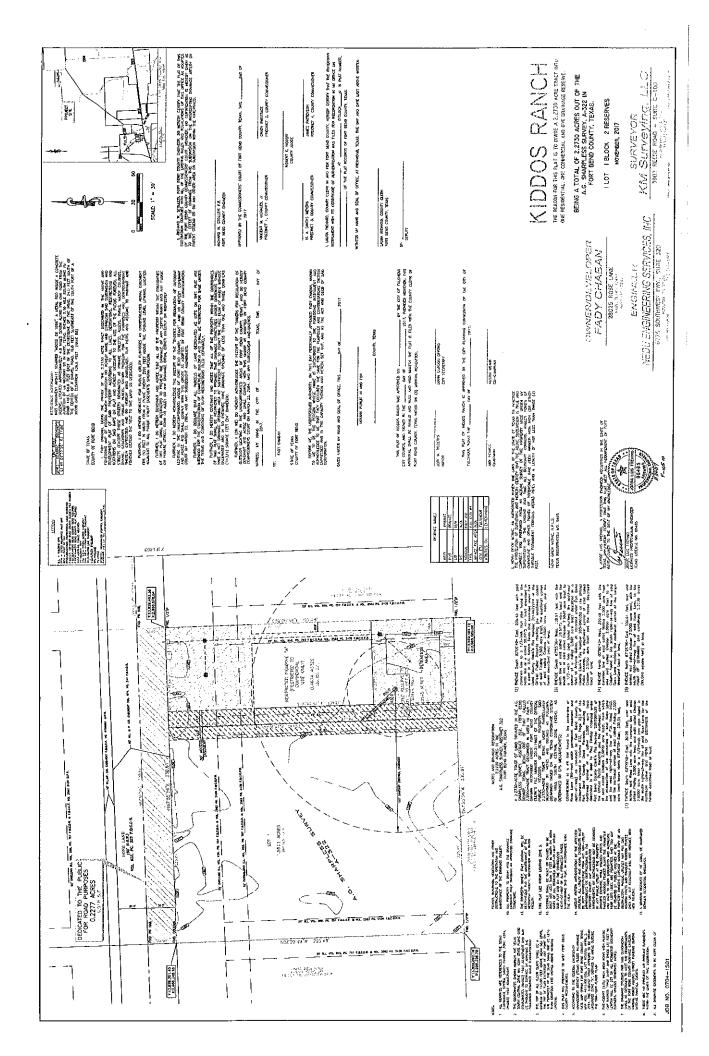
Final Plat – Kiddos Ranch Fort Bend County, Texas

### 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.



Texas Engineer Registration Number - F-2309

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.
- A current City Planning Letter is required. The one submitted with the plat is from 2015.
- 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.

yerde de

# stewart title

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

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. <u>8154776</u>, <u>9370620</u> and <u>2017059874</u> of the Official Public Records of Real Property of Fort Bend County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.

### 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 <u>Volume 932</u>, <u>Page 323</u> of the Deed Records, and granted to Houston Lighting & Power Company by <u>Volume 974 Page 241</u> of the Deed Records in Fort Bend County, Texas.

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. <u>9709681</u>, 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 <u>2014108208</u> 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

Stonbyl

### 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

File No.: 15157030417

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beginning of the herein described tract;

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

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

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

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

### SCHEDULE B

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

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

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

### EASEMENTS, MINERALS & OTHER EXCEPTIONS

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

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- F.

  Notice of one site sewage facility as set forth under clerks file number <u>2014108208</u> of the Official Public Records of Fort Bend County, Texas.
- G. Subject to any easements, rights-of-way, roadways, encroachments, etc., which a survey or physical inspection of the premises might disclose.
- H. Rights of tenants and assigns, as tenants only, under currently effective lease agreements.
- 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**

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

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

### NOTES TO CLOSER:

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

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

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

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

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

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

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

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

File No.: 15157030417

Title Report Internal Document SHB

# **Tax Certificate Update**

Remit certificate fee to:

Houston, Texas 77041

(713) 232-4350(4)

Professional Real Estate Tax Service, LLC

4700 W. Sam Houston Pkwy. N. Suite 100

Customer: STEWART - CINCO RANCH

(Branch 44)

Buyer(s): TBD

User: slk03 slk03

GF Number: 15157030417

Closer: DIANNA HOMOLKA

Fee: \$64.95 (includes sales

7142055

Print Date: 09/18/2015

Certificate Number:

**Certificate Current Year Tax Summary Base Tax Jurisdiction** Tax Year 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	
Account Number:	6620010000011914 (Parcel 1 of 1)	2015 Asse	ssed Values
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, ACRE	ES 2.50, A G SHARPLESS	
Geo ld:	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 ad	ditional taxes being due.	

EALTIME TAX INFORM	ATION DETAIL			
Payments as of: 09/18/2015 Current Y 09/18/2015 Prior Year				
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	
	Tax Year 2014	Tax Year         Base Tax           2014         \$1,630.73	Payments as of : 09/18/2015 Cur 09/18/2015 Prio 09/18/2015 Prio 09/18/2015 Prio 09/18/2015 Prio 09/18/2015  Tax Year Base Tax 09/2015  2014 \$1,630.73 Paid	

REALT	IME TAX INFO	RMATION DETAIL		
FORT BEND ESD 4 (RFD 1 PRIOR TO 2004) COLLECTED BY FORT BEND COUNTY (281) 341-3710		Payments as of :	09/18/2015 Cu 09/18/2015 Pri	rrent Year Taxes or 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

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

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

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

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

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

### Texas Tax Information

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

# **HOA Certificate**

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

Customer: STEWART - CINCO RANCH

Certificate Number: 7142055

(Branch 44)

Print Date: 09/18/2015

User: sik03 slk03 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.

	AS	SESSMENT IN	FORMATION			
Billing Cycle	Assessment Type	Base Amount	Balance Due	Payoff	Payoff	Payoff
			Total Due:	\$0.00	\$0.00	\$0.00
Comments:						
HOA Bill Status: F	Ready					

# FORT BEND CENTRAL APPRAISAL DISTRICT

Property R207017	Owner CH <b>ABAN</b> , FAD <b>Y</b> I	Property Address R 28025 ROSE LN	2015 Asso \$453	essed Value ,200
2015	GENERAL INFO	DRMATION	2015 VALUE (NFORMA	TION
	Property Status	Active	Improvement Homesite Value	\$371,360
	Property Type	Real Residential		
ı	Legal Description	ROSE DALE SUBD U/R SEC 1, LOT 1-A, ACRES 2.50, A G SHARPLESS	Improvement Non- Homesite Value	\$0
	Neighborhood	Katy Townsite/Rose Dale/Rice	Total Improvement Market Value	\$371,360
;	Account	6620-01-000-0011-914		
	Total Land Area	2.500000 acres	Land Homesite Value	\$155,200
To	otal Improvement Main Area	3,967 Sq. Ft	Land Non-Homesite Value	\$0
2015	OWNER INFOR	RMATION		
	Owner Name	Chaban, Fady R	Land Agricultural Market Value	\$0
	Owner ID	00585261	Total Land Market Value	\$155,200
	Exemptions	Homestead		
Perce	ent Ownership	100%	Total Market Value	\$526,560
М	alling Address	28025 Rose LN Katy, TX 77494-4303	Agricultural Use	\$0
	-		Total Appraised Value	<b>\$526,5</b> 60
			Homestead Cap Loss	-\$73,360
			Total Assessed Value	\$453,200

... ......

CONTROL OF THE PROPERTY OF THE

### 2015 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
প্রি CAD-Fort Bend Central Appraisal District	<u> </u>	\$0	\$453,200	O	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	antendera de la carde de la propiación de la final de la propiación de la final de la propiación de la final de	\$0	\$453,200	0.09	0
513- Katy ISD	HS	\$25,000	\$428,200	1,5266	0

TOTALS 2.11136

### 2015 IMPROVEMENTS

¥ Expand/Collapse All

nprovemen	t #1 State Code		Homesite	Total Main Area	Market Value
	A1 - Residential Single Farr	nily Houses	Yes	3,967 Sq. Ft	\$371,360
RECORD	ТҮРЕ	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	<b>∀</b> Details
7	Water Well and Septic System	europea a mente a la l	1	\$3,400	¥ Details

### 2015 LAND SEGMENTS

properties and a second	the second section of the second seco	1			
LAND SEGMENT		HOMESITE	MARKET	AG USE	LAND SIZE
TYPE	STATE CODE	MONIESTIE	VALUE	LOSS	EAND SIZE
1 - Residential	A1 - Residential Single Family	Yes	<b>\$</b> 155,200	\$0	2.500000
Interior	Houses	I Co di	# 100 julio		acres

### **VALUE HISTORY**

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

### **SALES HISTORY**

DEED DATE	SELLER	BUYER	INSTR#	VOLUME/PAGE
9/17/2013	Comeau Michael G & Joy L	Chaban, Fady R	2013119853	
	MASON DOUGLAS & LOIS	Comeau Michael G & Joy L	99032343	ting and the constant of the c
PER SECURITION OF SECURITION OF SECURITION	CONCORD, RESIDENTIAL BUILDERS	MASON DOUGLAS & LOIS	9728906	The second s
TAXABLE CARREST AND	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 complied 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			Plat
City Engineer ReviewReviewed	Street Dedication		
See Attached Letter			
BY:	DATE:	12-6-17	
City Secretary			
Processed			
Returned for additional data			
BY: X- Xerl	DATE:	11-17-2017	
Planning Commission Review			
Approved			
Returned for additional data			
BY:	DATE:		
<u>City Council Review</u>			
Approved Returned for additional data			
DV.	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

# **Subdivision/Development Platting Application**

CITY SECRETARY OFFICE

Date: 11-14-2017 Date	e 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	Zero Lot Line/ Patio Home	Multi-Family Residential
Planned Development	Commercial	Industrial
Plat Location: E	TJ (Extraterritorial Jurisdiction)	
Legal Description: Being 19.966 Acres of	ut of the M. Autrey Survey A-1	00 and J.W. Scott Survey A-32
Variance: Yes (Attach a Copy of Approv	al Letter)No	
Total Acreage: 19.966		
Number of Streets: 1		
Number of Lots: 0	Crost Creek Band Land Extension No. 13	Diatting Food
Number and Types of Reserves: 3 - Dril	l Site/ Landscape	Platting Fees
Total Acres in Reserve: 6 . 84		0.00 plus 3.50 per lot, plus \$12.50
Owner: CCR Texas Holdings LP	Final Plat - \$500 00 nl	us \$5.00 per lot plus \$25.00 per acre
Address: 6450 Cross Creek Bend :	Lane	
City/State: Fulshear, Texas 77441		5.00 per lot plus \$25.00 per acre
Telephone: 281-341-8320	Amending or Minor	Plat - \$200.00
Email Address: robb@johnsondev.com	Plat Vacation - \$500	0.00
Engineer/Planner: BGE Kerry Gilbert	and -	- \$100.00 (each additional review)
Contact Person: Kathryn Edwards	TOTAL PLATTING FE	E_\$749.58
Telephone: <u>281-579-034</u> 0	Park Fees (due at Fi	nal Plat Application)n/a
Fax Number:		The replication /
Email Address: <u>kedwards@krga.com</u>		
This is to certify that the information on this form application. I understand that if all necessary infor City of Fulshear will not complete the review need	mation, required documents, and plat fees a	signed is authorized to make this are required at time of submittal or the
Kathry Eduards	Kathryn Edwards/ Planner	November 17, 2017
SIGNATURE	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.

spenderk

# DESCRIPTION OF A 1942 ACRETANACT OF LAND MITUATION IN THE 3N ACCOUNT MIRKING, AND ACRETANACT NO. 314 AND THE 3N ACTURES ABSTRACT NO. 309 CITY OF PHENIER FORT RIND COUNTY, TENAS

ST. VIJOS BY 4	HINGOLIUNG DE ARA AND HOT TO A AND THE HINGOLIUM DE BENEFIT HE STATUTO HINGOLIUM A AND THE AND THE AND THE A AND THE A AND THE AND T	INTEREST TO SECRETARY SECRETARY AND ADMINISTRATION OF THE SECRETARY ADMINISTRATION OF THE SECRETARY AND ADMINISTRATION OF THE SECRETARY ASSETT OF THE SECRETARY ADMINISTRATION OF THE SECRETARY ASSETT OF	BEGINNING or a 172-inch tren pice with cap stamped "blower & Qay" found for the Northwest overor of PULSITEAN BRIND DRIVE. SECTIONATION NO.2. a subdivision for plan recorded under Plan No. 2017 (App. of fine for the Total Point).
A A A A A A A A A A A A A A A A A A A	HRY B.	) BGE IK	-

A liver to wait to wait the fact that fact that the fact t
22/2642* In Justice of Internet of 180,00 feet to the beginning of a non-unigen curve to the left from which to center bound 22/2642* In Justice foot:
1HENCE, in a Southweisely direction, along said curve to the left, a distance of 679. IS feet, having a radius of 1,450 00 feet, a central maje 20°40 ff the abuse when these X 1°400 ff the said of the said of the content.

	a contract of the contract of	c, a central anyte
	FIFTHMEN. S. 3775/377 W. a distance of 190.74 feet at the beginning of a non-uniquent currance of the left from which the center busines (s.2719/1078), 1, 1,480.00 feet,	1185NCE, in a Southwesterly direction, abong soid curve to the left, a distance of 363.N2 Reg, having a relitive of 1,450.00 feet, a central angle of stability when a stability bears & 1002012 feet, a central angle of stability bears & 1002012 feet, a central angle
"We teer to a point for corner;	beginning of a non-tangent our	1185NCE, as a Southwesterly direction, along acid curve to the left, a distance of 363.N2 feet, having a redition of standards concerning to the left.
of 20%(07)0% and a charal which hears N \$1"0817" W. 672. Witer to a point for corner;	, a distance of 194,74 feet to the	orly direction, abong soid curve a
f 26-50710" ond a cleant v	14PNCE, S 37753477 W, a c	THENCE, in a Southwester

THINCE, in a Southwaverp draction, about nois curve in the left, a distance of 363.N2 Ret, having a relitio of 1,450.00 feet, a central made of 19723-14" and a chard which bears \$ 30/29/32" W, 362.R7 feet is the point of reverse curvature to the left;	TRIVINCY, in an Hanterly direction, atomy acid curve to the right, a distance of 50 00 feer, having a makes at 35.00 feet, a cerebral angle of 1911 RD from the works been N 975 273 Fe. 50,51 feet for the distance bean N 255 575 Fe. 1,00,50 feet, and the transfer bean N 255 575 Fe. 1,00,50 feet.
THENCE, in a Southweaterly dire	THENCY, in an Enserty direction of the STT and a chart which bears in 22-24/37 and a chart which four.

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# FULSHEAR BEND DR. EXTENSION NO. 3

STREET DEDICATION
BEING 19.82= ACRES OF LAND
CONTAINING THEE RESERVES IN TWO BLOCKS.

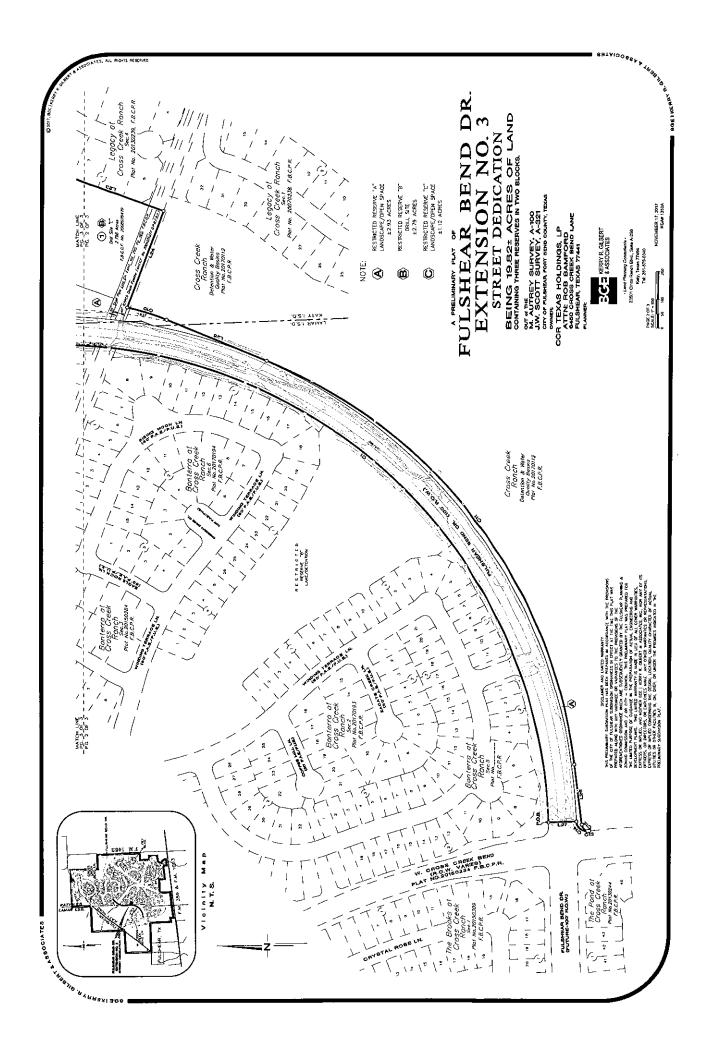
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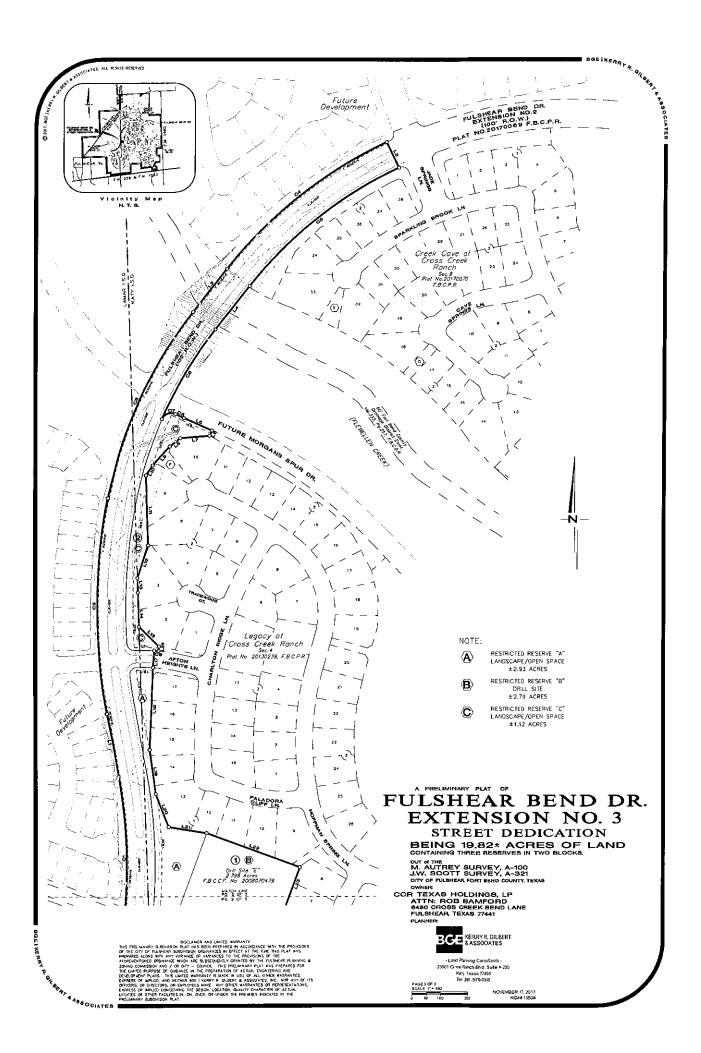


- Land Planning Construents - Land Planning Construents - S250 Cinco Rano, Blud., Sulla A-256 Kahy, Tesan 7746a Tet. 281-579-6346

PACE 10F3 SCALE: 1\* 100 0 50 140 200

NOVEMBER 17, 2017 KGA# 1350A





From:

Kathryn Edwards
"dm8736@att.com"

To: 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: Attachments: Tuesday, November 14, 2017 9:33:52 AM

1350 Fulshear Bend Dr. Extension No.3 St.Dedication 11-13-17.pdf image001.png

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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

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

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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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### **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 Creck Bend	Lane Extension	on No. 11/	Final Plat
City Engineer Review  Reviewed See Attached Letter			
BY:	DATE:	12-6-17	
City Secretary  Processed Returned for additional data			
BY: Xay J.  Planning Commission Review	DATE:		
Approved Returned for additional data			
BY:	DATE:		
<u>City Council Review</u>			
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	ate Received by the City of Fulshear:	
Subdivision: CROSS CREEK BEND LANE EXTENSION	ON NO 11 Development: CROSS CREEK RA	NCH
SUBMITTAL OF PLAT: (Check Appropriate Selection	ction)	
Preliminary Replat Amending Plat	✓ Final Capture Vacation Plat	Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection)	2	
<ul><li>✓ Single-Family Residential</li><li>— Planned Development</li></ul>	Zero Lot Line/ Patio Home	Multi-Family Residential
Plat Location:    ✓ City	ETJ (Extraterritorial Jurisdiction)	
Legal Description: 0.8399 ACRES OF	9 99	ESS SURVEY, A-322
Variance: Yes (Attach a Copy of Appro	oval Letter)No	
Total Acreage: 0.8399		
Number of Streets: 1		
Number of Lots: 0		Platting Fees
Number and Types of Reserves: 0	- Parket - Plan	4
Total Acres in Reserve: 0	per acre	- \$500.00 plus 3.50 per lot, plus \$12.50
Owner: CCR TEXAS HOLDINGS, L.P.	Final Plat - \$500	.00 plus \$5.00 per lot plus \$25.00 per acre
Address: 5005 RIVERWAY, STE. 500		
City/State: HOUSTON, TX 77056		) plus 5.00 per lot plus \$25.00 per acre
Telephone: _713-960-9977	Amending or N	Minor Plat - \$200.00
Email Address:	Plat Vacation -	\$500.00
Engineer/Planner: BGE, INC.		plats - \$100.00 (each additional review)
Contact Person: TREY DEVILLIER		NG FEE
Telephone: 713-488-8204	Park Fees (due	at Final Plat Application)
Fax Number: 281-558-9701  Email Address: tdevillier@bgeinc.com		
eman Address: _tdeviller@bgeinc.com		
This is to certify that the information on this for	m is complete, true and correct and the t	indersigned is authorized to make this
application. I understand that if all necessary in	formation, required documents, and plat	fees are required at time of submittal or th
City of Fulshear will not complete the review ne	eeded in order to submit to the P&Z board	l.
Jun Dwlli	TREY DEVILLIER	11/17/2017
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

Texas Engineer Registration Number - F-2309

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.

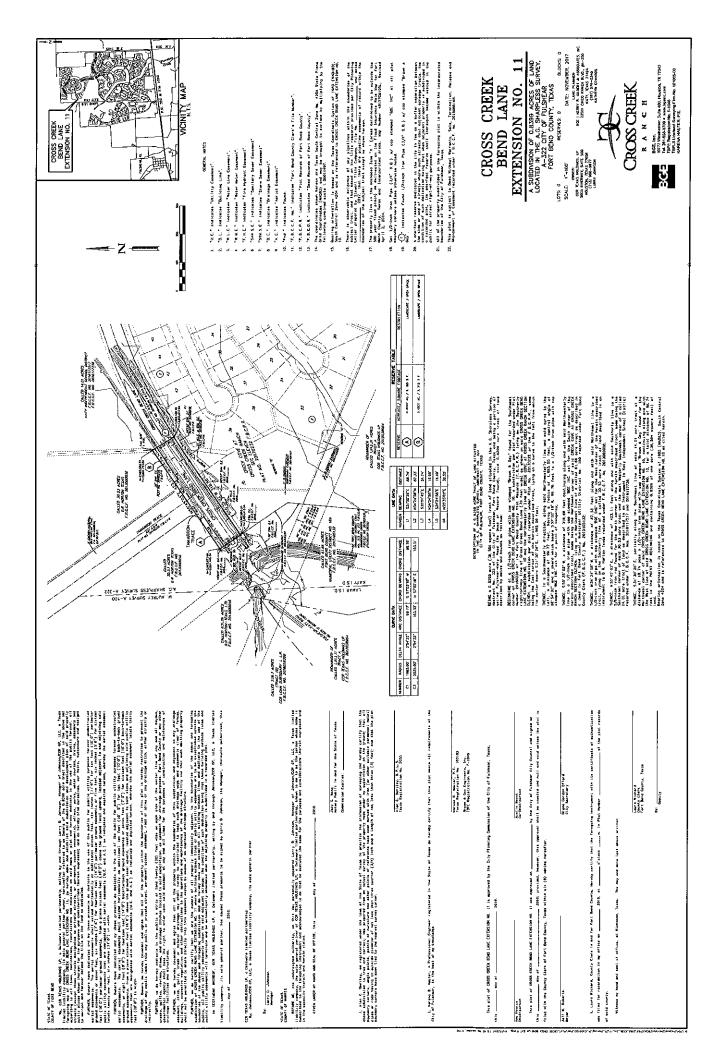
### Recommendations:

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.

escule

C) Tamarron Trace needs to be shown on the Vicinity Map.



### <u>LIENHOLDER'S SUBORDINATION TO DEDICATION</u>

THE STATE OF TEXAS COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

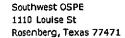
certain 0.8399 acres of land out of the AG Sharple property was surveyed and platted on	LP, a Delaware limited partnership, has platted that ess Survey, A-322, Fort Bend County, Texas, which by, Brown & Gay Engineers, EK BEND LANE EXTENSION NO. 11, recorded at the Plat Records of the Office Public Records of Real
lenders, is the present owner and holder of a lien a evidenced as recorded at Clerk's File No. 20120 Property Records of Fort Bend County, Texas, ar holders of promissory notes secured by said lien, de	an Ontario corporation in its capacity as agent for the against the above described property, said lien being 038977, 2012054544, and 2016059210 of the Real and, in its capacity as the agent, is the agent for the esires to subordinate said lien to the dedication of all other terms and conditions referred to on the plat of 1.
NOW, THEREFORE, KNOW ALL MEN B	Y THESE PRESENTS:
consideration this day paid by CCR TEXAS HOL lienholder, the receipt and sufficiency of which lienholder as the agent for the present owners and payment of the same, does hereby fully subordina CREEK BEND LANE EXTENSION NO. 11 and RATIFY, CONFIRM AND APPROVE in all respective EXTENSION NO. 11 and the dedications, terms, and The said lienholder does hereby WARRANT owners and holders of the notes and the lien give assigned the same nor any part thereof.	Γ and REPRESENT that it is the agent for the present on to secure the payment of the same and have not
EXCEPT as expressly modified hereby, the	
EXECUTED this the day of	, 2018.
CCR TEXAS AGENT INC., an Ontario corporation	in its capacity as agent
By:	<u> </u>
Printed Name:	
Title:	
PROVINCE OF ONTARIO COUNTRY OF CANADA	
Province, DO HEREBY CERTIFY, that me to be the an Ontario corporation, in its capacity as agent of C	, a Notary Public in and for said , personally known to of CCR TEXAS AGENT INC., CCR Texas Lender Inc. and PSPIB-CCR Inc., whose
that he signed and delivered the said instrument there	and as the free and voluntary act and deed of said
GIVEN under my hand and Notary Seal, this	day of, 2018
	Notary Public  My commission expires: Commission For Life

### 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 Texa 0.8399 acres of land out of the AG Sharpless Survey, A-3 was surveyed and platted on	22, Fort Bend County, Texas, which property by, Brown & Gay Engineers, Inc., ANE EXTENSION NO. 11, recorded at Plat
Real Property of Port Bend County, Texas, and	
WHEREAS, U.S. BANK NATIONAL ASSOCIA national banking association is the present owner and h property, said lien being evidenced as recorded at C 2016059212 and 2016059213 of the Real Property Record subordinate said lien to the dedication of all streets, right terms and conditions referred to on the plat of CROSS CRE	older of a lien against the above described lerk's File No. 2016059210, 2016059211, s of Fort Bend County, Texas, and, desires to s-of-way, and easements as well as all other
NOW, THEREFORE, KNOW ALL MEN BY THE	SE PRESENTS:
That for and in consideration of the premises, and the sconsideration this day paid by CCR LOAN SUBSIDIARY lienholder, the receipt and sufficiency of which is her lienholder as the agent for the present owners and holders payment of the same, does hereby fully subordinate its lientholder to the createst Bend Lane extension no. 11 and the de RATIFY, CONFIRM AND APPROVE in all respects the sextension no. 11 and the dedications, terms, and provise	71, L.P., a Texas limited partnership, to said eby acknowledged and confessed, the said of the notes and the lien given to secure the ten to the plat of the subdivision of CROSS dication evidenced thereby and does hereby subdivision of CROSS CREEK BEND LANE
The said lienholder does hereby WARRANT and R owners and holders of the notes and the lien given to se assigned the same nor any part thereof.	
EXCEPT as expressly modified hereby, the lien sha	Il remain in full force and effect.
EXECUTED this the day of	
U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston association	Capital Company, a national banking
By:	
Printed Name:	
Title:	
STATE OF TEXAS	
COUNTY OF	
BEFORE ME, the undersigned authority,	on this day, personally appeared
D/B/A Houston Capital Company, a national banking asso name is subscribed to the foregoing instrument and acknow the purposes and considerations therein expressed and in the	ledged to me that they executed the same for
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this	day of, 2018.
No	tary Public in and for the State of Texas
	tary Public in and for the State of Texas



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,

Michael Jones

Manager Engineering - Design

Muhael Jones

### **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 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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## stewart title

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. <u>2005003096</u>, <u>2009026093</u> and <u>2010127400</u> 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. <u>2008039552</u>, and <u>2008054441</u>, and <u>2015111017</u> 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. <u>2014025425</u> 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. <u>2014033471</u> 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 So	ection 2 - Pa	rtial Repla	+ No. 1
City Engineer Review			Preliminary	Plat
Reviewed See Attached Letter				
BY:	DATE:	12-6-17		
City Secretary				
Processed Returned for additional data				
, , , 0	DATE:	11-17-2017		
Planning Commission Review ApprovedReturned for additional data				
BY:	DATE:			
<u>City Council Review</u>				
Approved Returned for additional data				
BY:	DATE:			



### CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093 Fulshear, Texas 77441 :: 281-346-1796 ~ Fax: 281-346-255

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:	
	SECTION TWO Development: CROSS CREEK RANG	CH CH
PARTIAL REPLAT NO. 1		
SUBMITTAL OF PLAT: (Check Appropriate S	Selection)	
✓ Preliminary	Final	Short Form Final
Replat	Vacation Plat	Admin. (Minor) Plat
Amending Plat		
TYPE OF PLAT: (Check Appropriate Selectio	on)	
✓ 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 SU	JRVEY, A-100
Variance: Yes (Attach a Copy of A	pproval Letter) V No	
AND - 200 -	pprovide LetterlyNO	
Total Acreage: <u>0.4728</u> Number of Streets: <u>0</u>		
Number of Lots: 1  Number and Types of Reserves: 1		Platting Fees
Total Acres in Reserve: 0.2103		\$500.00 plus 3.50 per lot, plus \$12.50
	per acre	The second secon
Owner: CCR LOAN SUBSIDIARY 1, L.P.	Final Plat - \$500.0	O plus \$5.00 per lot plus \$25.00 per acre
Address: 5005 RIVERWAY, STE. 500	Replat - \$500.00 r	olus 5.00 per lot plus \$25.00 per acre
City/State: HOUSTON, TX 77056	A	
Telephone: _713-960-9977		inor Plat - \$200.00
mail Address:	Plat Vacation - \$	5500.00
Engineer/Planner: BGE, INC.	2 <sup>nd</sup> Review of pl	ats - \$100.00 (each additional review)
Contact Person: TREY DEVILLIER	TOTAL PLATTING	S FEE\$509.41
elephone: _713-488-8204		t Final Plat Application)
ax Number: 281-558-9701	Tark rees (due a	t Final Flat Application)
mail Address: tdevillier@bgeinc.com		
	Process of the second s	
his is to certify that the information on this	s form is complete, true and correct and the un	dorates ad is publicational to a live 1.1.
pplication. I understand that if all necessar	y information, required documents, and plat fe	ses are required at time of submitted a
City of Fulshear will not complete the review	w needed in order to submit to the P&Z board.	es are required at time of submittal o
^ /	and the state of t	
Am Nutles	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.

Wenter

The control of the co			PARTIAL REPLATION OF THE CONTROL OF
A compared to the compared when the way of the color of t	and the state of t	September of 12271 September of 12271 September of 12271	BONTERRA AT CROSS CREEK RANCH SECTION TWO
Control of the contro	COMMANDE STATEMENT OF STATEMENT	DE CONTROL DE LA DE 1756 FORT TRAIN OF LA TOUR STRUKTO FOR THE TRAIN OF THE TRAIN O	
The state of section of costs filter minor section in addition, which is not to engine by the city elements consisting of the city of continues at the city of city o		Section 1.	A SUBDIVISION OF 0.4728 ACRES OF LIAND LOCATED IN THE WATNEY SURPREY, A-100 CROF TEND COUNTY, TEXAS ALSO BEING A PARTIAL REPLAY OF BOUTERAY AT TWO SOS CREEK KANNOS SCOTION TWO, RESCREE TY AND LOT 1, BLOCK 3, RECORDED IN PART NO. 20170193, F.B.C.P.R. TO INFORMATION OF 0.470 0.011, BLOCK 3, RECORDED IN PART NO. 20170193, F.B.C.P.R. TO INFORMATION OF 0.470 0.011, BLOCK 3, SCHE, 1-40 SC

### **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 ReviewedSee Attached Letter	
BY:	DATE: i2-6-17
City Secretary	
Processed Returned for additional data	
BY: Z- Keff	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**

$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	ulshear: Fulbrook
SUBMITTAL OF PLAT: (Check Appropriate Selection)	
Preliminary Final Vacation Plat Amending Plat TYPE OF PLAT: (Check Appropriate Selection)	Short Form Final Admin. (Minor) Plat
Single-Family Residential Zero Lot Line/ Pa Planned Development Commercial  Plat Location: City ETJ (Extraterritorial Jurisdict	Industrial
Legal Description: 11.14 Acres out of John Randon Survey, A-76,  Variance: Yes (Attach a Copy of Approval Letter) X No	
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	Platting Fees Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre plat - \$500.00 plus 5.00 per lot plus \$25.00 per acre plat - \$500.00 plus 5.00 per lot plus \$25.00 per acre plat Vacation - \$500.00 Pl

the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

KarenWRogers	Karen W. Rogers, Principal, M2L Asssociates, Inc.	11-16-2017
SIGNATURÉ	TYPED OR PRINTED NAME/TITLE	DATE

## Clay & Leyendecker, Inc.

Texas Engineer Registration Number - F-2309

## Consulting Engineers and Surveyors

December 6, 2017

### **Engineering Review**

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

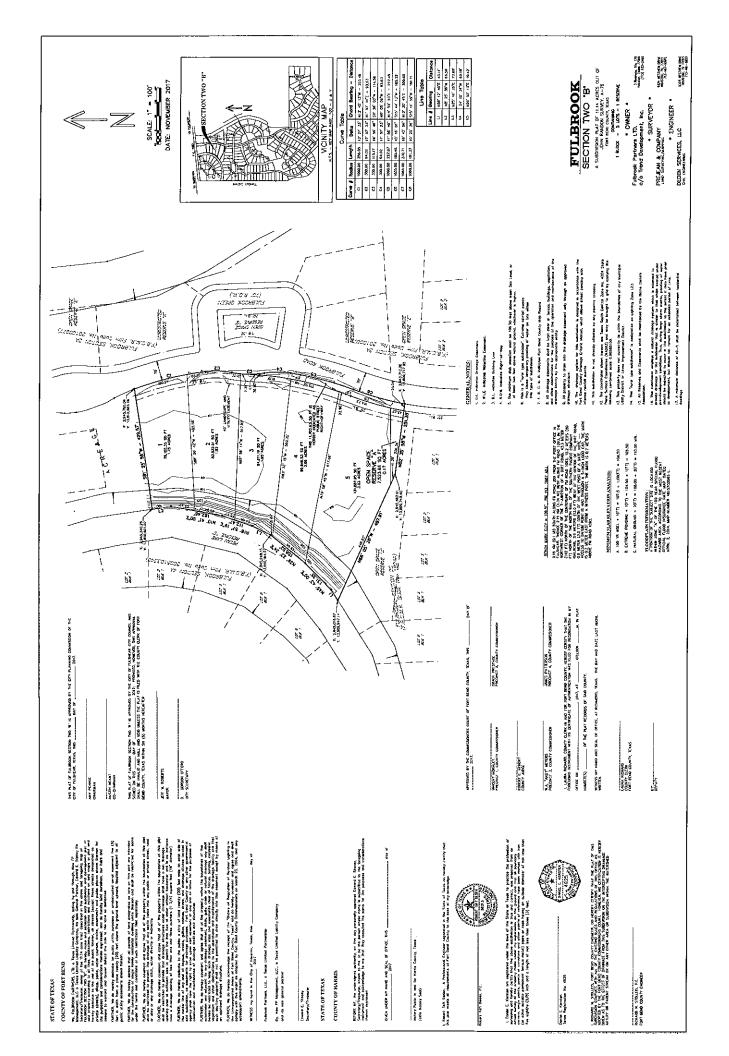
### For information only:

- 1. This plat will create 5 Lots in one (1) Block with one (1) Reserve that covers a total acreage of 11.14 acres.
- 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 \$ 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 radios 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  $11^{\circ}$  58' 40", a radius of 1090.00', a chord which bears S  $14^{\circ}$  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 \$ 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 cotrustee, 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,

Frontier Title Company - WH-LLC

Author zed 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.

ENTRAL BANK,
y: 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,

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,

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 (electricand gas) 1301 Travis, 8<sup>th</sup> 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,

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
<u>City Engineer Review</u>	
ReviewedSee Attached Letter	
BY:	DATE:
City Secretary	
Processed Returned for additional data	
BY: Kell	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 ne: 281-346-1796 ~ Fax: 281-346-25

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

## **Subdivision/Development Platting Application**

Date: 11/27/17 Date	Received by the City o	of Fulshear:	
Subdivision: Thrive Church Fulshear	Development: _	Thrive Church Fulshear	
SUBMITTAL OF PLAT: (Check Appropriate Selection			
Preliminary	X Final		Short Form Final
Replat	Vacation Plat	t	Admin. (Minor) Plat
Amending Plat			
TYPE OF PLAT: (Check Appropriate Selection)			
Single-Family Residential	Zero Lot Line	/ Patio Home	Multi-Family Residential
Planned Development	X Commercial		Industrial
Plat Location: X City E	TJ (Extraterritorial Juris	diction)	
Legal Description: Churchill League, Abstract No. 29			
Variance: Yes (Attach a Copy of Approv	al Letter) <u>×</u> No		
Total Acreage: _6.000 A.C			
Number of Streets: 0			
Number of Lots: 1		Pla	atting Fees
Number and Types of Reserves: 1 (Access & Utility)			
Total Acres in Reserve: 0.3057		Preliminary Plat - \$500.0 per acre	00 plus 3.50 per lot, plus \$12.50
Owner: Thrive Church		Final Plat - \$500.00 plus	\$5.00 per lot plus \$25.00 per acre
Address: 27326 Royal Canyon		Replat - \$500.00 plus 5.0	00 per lot plus \$25.00 per acre
City/State: Katy, Texas		Amending or Minor P	
Telephone: (361)573-5291  Email Address: kkrueger@donkruegerconstruction.cc	nm	Arrest and the contract of the	
Email Address:		Plat Vacation - \$500.0	
Engineer/Planner: Windrose Land Services		2 <sup>nd</sup> Review of plats - \$	100.00 (each additional review)
Contact Person: Andrew Allemand		TOTAL PLATTING FEE	\$578.50 \$ 655.00
Telephone:		Park Fees (due at Fina	l Plat Application)
Fax Number: 713-461-1151			
Email Address:andrew.allemand@windroseservices.com			
This is to certify that the information on this form			
application. I understand that if all necessary info			e required at time of submittal or the
City of Fulshear will not complete the review need	ded in order to submit	to the P&Z board.	
alf Callend	Andrew Allemand	RE	ECEIVED 11/27/17
SIGNATURE	TYPED OR PRINTED I	NAME/TITLE	ON & PERMIT DEPT
SIGHTI OILE	THEO ON FRINTED I	MANUAL TITLE	DATE

NOV 27 2017

CITY OF FULSHEAR FULSHEAR, TX 77441

## Clay & Leyendecker, Inc.

Texas Engineer Registration Number - F-2309

Consulting Engineers and Surveyors

December 6, 2017

### **Engineering Review**

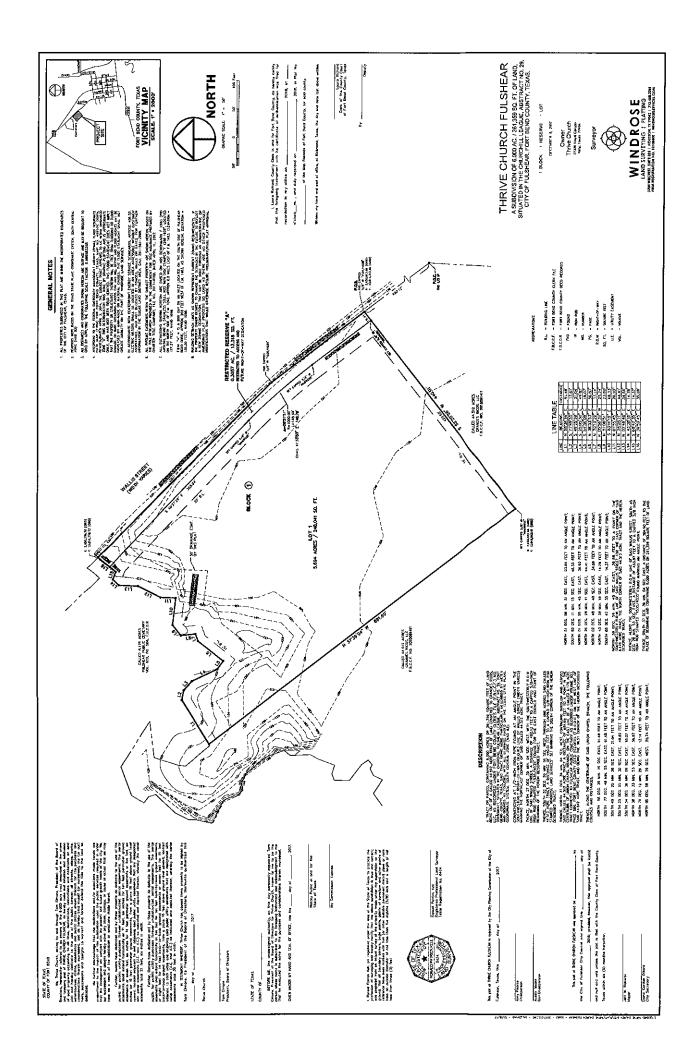
Revised Final Plat Thrive Church Fulshear City of Fulshear, Texas

### 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



## 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)

~		 . ^ -		NS:
_	_	 	, .	MI C.

None of Record.

#### LIENS:

None of Record.

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

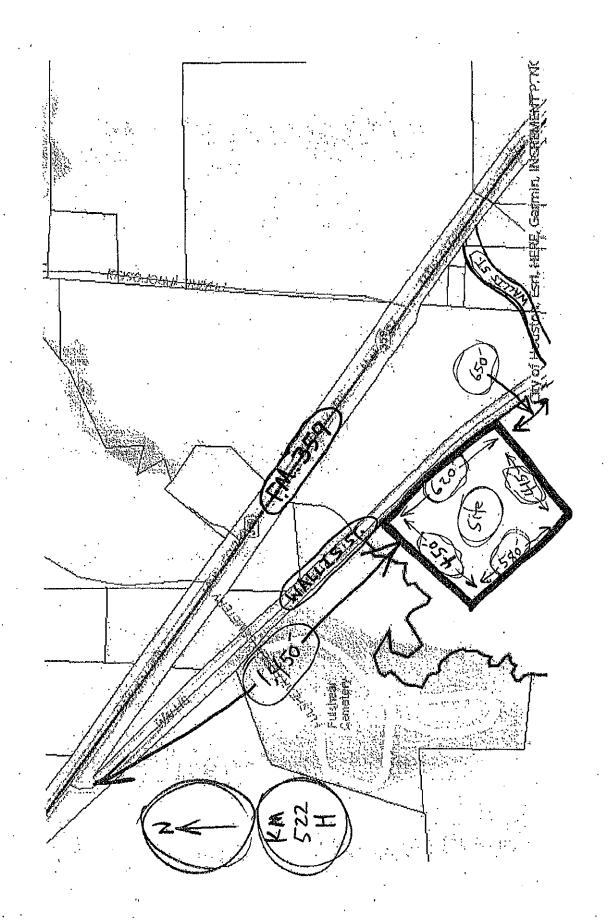
This certificate is issued for the use of and shall inure to the benefit of City of Houston; and liability of Charter Title Company hereunder for mistakes and/or errors in this certificate is limited to the cost of said certificate.

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

Prepared by: Charter Title Company

Yolanda Mercado, Examiner

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;
North 80deg.59'59" East, 48.33feet to a point;
North 04deg.16'01" East, 26.92 feet to a point;
North 05deg.08'56" 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;
North 66deg.22'19" East, 14.37 feet to a point;

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

FN 6.00 Acres Grandes Ricos.doc

#### 2017041539 Page 6 of 8

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

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

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

igned: to PUSCINE

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



TO:

Severn Trent Environmental Services, Inc.

FROM:

Andrew Allemand

2002 W Grand Pkwy N Ste 100 Katy, TX 77449

DATE:

11/27/17

ATTN:

Reviewer

WJN

53562-24529

PHONE:

FAX:

PROJECT:

Thrive Church Site

ITEM#	COPIES	DESCRIPTION
1	1	Plat For Review

#### 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.

Sincerel

Andrew Allemand Platting Project Manager



TO:

Comcast

7033 Airport Rd.

Houston, TX 77061

FROM: DATE:

Andrew Allemand

11/27/17

ATTN:

Reviewer

WJN

53562-24529

PHONE:

FAX:

PROJECT:

Thrive Church Site

ITEM#	COPIES	DESCRIPTION
1 .	1	Plat For Review

#### 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



TO:

Centerpoint Reliant Energy

Surveying and Mapping

PO Box 1700

Houston, TX 77251

PHONE:

Reviewer

ATTN:

PROJECT: Thrive Church Site FROM:

Andrew Allemand

DATE:

WJN

FAX:

ITEM#	COPIES	DESCRIPTION
1 1	1	Plat For Review

#### 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



TO:

AT&T

1110 Louise Street

Rosenberg, TX 77471

FROM:

Andrew Allemand

DATE:

11/27/17

ATTN:

Reviewer

WJN

53562-24529

PHONE:

FAX:

PROJECT:

Thrive Church Site

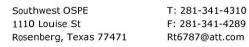
ITEM#	COPIES	DESCRIPTION
1	1	Plat For Review

#### 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





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 R444522 GRAN	Property Address DES RICOS LLC 7510 WALLIS ST, FULSHEAR, TX 77441	2017 Assessed Val <b>\$2,13</b> 0		
2017 GENERA	L INFORMATION	2017 VALUE INFORMATIO	N	
Property Stat	us Active	Improvement Homesite Value	\$0	
Property Ty	Property Type Real Land		\$0	
Legal Description	on 0029 C Fulshear, ACRES 17.7334, (Part of a 44.512 Acre Tract)	Value		
Neighborho	d Abstract Group 9 B	Total Improvement Market Value	\$0	
Accou	nt 0029-00-000-0396-901			
Related Properti	es <b>R33016, R465715</b>	Land Homesite Value	\$0	
Map Numb	er A-026-M, A-027-E, A-027-J	Land Non-Homesite Value	\$0	
2017 OWNER	INFORMATION	Land Agricultural Market	** ** ***	
Owner Na	ne Grandes Ricos LLC	Value	\$1,064,000	
Owner	ID <b>Q0635964</b>	Total Land Market Value	\$1,064,000	
Exemptio	ns <b>Agriculture Use</b>			
Percent Owners	nip 100%	Total Market Value	\$1,064,000	
Mailing Addr	27714 Wimberly Falls LN Fulshear, TX 77441-1141	Agricultural Use	\$2,130	
		Total Appraised Value	\$0	
		Homestead Cap Loss	-\$0	
		Total Assessed Value	\$2,130	

#### 2017 ENTITIES & EXEMPTIONS

#### Special Exemptions AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT		VXABLE ALUE	TAX RATE PER 100	TAX CEILING
C04- City of Fulshear			\$0	\$2,130	0.158691	0
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		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**

A VANDA ANTA V.	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
ANTO ANTONIO	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	
		and a supplementary and the second se	CONTRACTOR AND A CONTRACTOR OF THE PROPERTY OF	

### 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 said or implied.



# 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 regulard 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: