



CITY OF Incorporated 1977

# FULSHEAR

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

30603 FM 1093

P.O. Box 279  
Fulshear, Texas 77441

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## PLANNING AND ZONING COMMISSION MINUTES FEBRUARY 9, 2018

### **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, February 9, 2018 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas.*

### **2. Quorum**

*A quorum was present.*

#### *Members Present:*

*Amy Pearce-Chairman  
Austin Weant-Co-Chairman  
Dar Hakimzadeh  
Jason Cherubini*

#### *Members Absent:*

*Bijay Aryal  
Harold Collins  
Dawn McRea*

#### *City Staff:*

*Diana Gordon Offord, City Secretary  
Kimberly Kopecky, Deputy City Secretary  
Brant Gary, Executive Director of Planning and Development  
Apryl Jensen, Plans Examiner  
David Leyendecker, City Engineer  
John Brown, Interim Building Official*

#### *Others Present:*

*Kayleen Nelson  
John Lebourhis  
Jim Eiteman  
John D. McCann  
Scott Paul*

## FULSHEAR PLANNING AND ZONING MINUTES

February 9, 2018

*T. McCusker*

*Lori Magyar/ Richard Bost*

*Gerald Grissom*

*Trey Devillier*

*Ismael Herrera*

*And about 8 others that did not sign in.*

### **3. Citizen's Comments**

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

*Kayleen Nelson spoke on the impact of development on drainage. She wants to see a study on this done by Fort Bend County. She is concerned about 45 foot lots in Polo Ranch. All the drainage goes into Brookshire Creek or Bessie's Creek. She asks if it is possible to get an independent study. Her concern about the 45 foot lots was addressed by Amy Pearce. (For full commentary, request audio)*

*John Lebourhis is concerned about Bessie's Creek (flooding). He asks who the flood administrator is. Brant Gary answers by ordinance it is the Director of Public Works (Sharon Valiante). Brant Gary explains we have adopted Fort Bend County drainage standards. Per Brant, Fort Bend County is in the process of a drainage review. (For full commentary, request audio)*

*Jim Eiteman spoke about flooding. He spoke about drainage that goes into Bessie's Creek. Mr. Eiteman spoke about Fulshear Lakes drainage. Developments need to be slowed down. (For full commentary, request audio)*

*Scott Paul wants to voice his opinion and go on record that he shares an echo of sentiment of all his neighbors. This is a big issue and not to be just let go. He wants a consideration of all the studies. (For full commentary, request audio)*

*John Douglas McCann spoke about concerns of flooding. He would like to see some further studies done as far as the drainage into Bessie's Creek. He is concerned about the development. (For full commentary, request audio)*

*Amy Pearce addresses the audience and recommends they speak at the City Council meeting.*

### **4. Public Hearing – Special Use Permit**

**In compliance with the City of Fulshear Zoning Ordinance Number 2010-1028, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on February 9, 2018 at 8:30 a.m., the hearing will be held at city hall located at 30603 FM 1093. The second hearing will be held by the City Council on February 20, 2018 at 7:00 p.m. the hearing will**

## **FULSHEAR PLANNING AND ZONING MINUTES**

**February 9, 2018**

be held at the Irene Stern Center located at 6920 Katy Fulshear Road. Both hearings will allow all interested persons an opportunity to be heard.

The location of the premises in question is in the Downtown District, 0029 C Fulshear. Acres 4.7409, specifically the address is 7926 FM 359 Rd, Fulshear, Texas 77441.

The applicant is seeking a Special Use Request pursuant to the Zoning Ordinance to permit the use of a structure to be Commercial Use for Theatre and Art Education.

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

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

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

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

*Amy Pearce opened the Public Hearing at 8:52 a.m.*

*Lori Magyar with I2M Associates speaks. They are only using the building for offices and rehearsal space. Jason Cherubini asks about parking, flow and hours. She answers that they want to make the driveways into a U-shape with gravel. The classes are structured so there is not large groups of children being dropped off at the same time or picked up. Most classes occur in evenings. The children will start coming in around 3 p.m. The productions will be at the elementary school and some churches. This is a temporary situation and they ask to not have to do concrete for parking. David Leyendecker recommends asphalt or other non dusting surface. The permit office has determined they need 10 parking spaces, one ADA accessible to meet building code. Brant Gary reads all recommendations to the Commission members (For full commentary, request audio)*

*Amy Pearce closes the Public Hearing at 9:04 a.m.*

*Amy Pearce announces per staff request we will move the agenda around and go to Items 14 and 15. (Please move to item 14 on these minutes)*

### **5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on January 5, 2018 and January 19, 2018**

*A motion was made by Planning and Zoning member Weant to approve Minutes from the Planning and Zoning Commission meeting held on January 5, 2018 and January 19, 2018. It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:*

**FULSHEAR PLANNING AND ZONING MINUTES**  
**February 9, 2018**

*Ayes: Planning and Zoning members Cherubini, Hakimzadeh, Pearce, and Weant*

*Nays: None*

*Absent: Bijay Aryal*

*Harold Collins*

*Dawn McRea*

*Motion Passes*

**6. Consideration and possible action to approve Polo Ranch Boulevard- Street Dedication Section 1/Preliminary Plat**

*Per David Leyendecker, he and the cities' Flood Plain administrator met with Fort Bend County drainage district along with the engineers from Polo Ranch. FBC understands that this is a sensitive issue so they hired an independent 3<sup>rd</sup> party engineer (Freese and Nichols) to do an independent review of this. We will make sure anybody can have a copy of the report if they want.*

*Per David Leyendecker all 4 Polo Ranch Plats have made the corrections. He recommends approval of these preliminary plats. Diana Offord asked David Leyendecker if there is a timeline on when the study will be completed? He responded with "no" but it will have to be before the final plat gets done. Polo Ranch Boulevard is dedicating 100 foot additional right-of-way along the north side of the railroad tracks for the widening of F.M. 1093. That will make that right-of-way 300 feet. Polo Ranch Boulevard is not the major thoroughfare that shows up on the thoroughfare plan. There were several minutes of further discussion regarding flooding and construction. (For full commentary, request audio)*

*A motion was made by Planning and Zoning member Hakimzadeh to approve Polo Ranch Boulevard-Street Dedication Section 1/Preliminary Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:*

*Ayes: Planning and Zoning member Cherubini, Hakimzadeh, Pearce, and Weant*

*Nays: None*

*Absent: Bijay Aryal*

*Harold Collins*

*Dawn McRea*

*Motion Passes*

**7. Consideration and possible action to approve Polo Ranch Section 1/Preliminary Plat**

**8. Consideration and possible action to approve Polo Ranch Section 2/Preliminary Plat**

**9. Consideration and possible action to approve Polo Ranch Section 3/Preliminary Plat**

*Amy Pearce asks to take item 7 through item 9 together. There were no objections.*

*There was discussion of the review of drainage studies by Fort Bend County. (For full commentary, request audio)*

*Per David Leyendecker, all corrections have been made to these plats.*

**FULSHEAR PLANNING AND ZONING MINUTES**  
**February 9, 2018**

*A motion was made by Planning and Zoning member Hakimzadeh to approve Polo Ranch Section 1/Preliminary Plat, Polo Ranch Section 2/Preliminary Plat, and Polo Ranch Section 3/Preliminary Plat with a request of 3<sup>rd</sup> party drainage review and a presentation at the Final Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:*

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

*Motion Passes*

**10. Consideration and possible action to approve R1 Rodgers Road/Preliminary Plat**

*Per David Leyendecker, they have made all corrections and additions on this plat as requested. They are dedicating extra right-of-way because Rodgers Road is in the major thoroughfare.*

*A motion was made by Planning and Zoning member Weant to approve R1 Rodgers Road/Preliminary Plat. It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:*

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

*Motion Passes*

**11. Consideration and possible action to approve Williams Center Fulshear/Preliminary Plat**

*David Leyendecker recommends approval on this plat.*

*A motion was made by Planning and Zoning member Hakimzadeh to approve Williams Center Fulshear/Preliminary Plat. It was seconded by Planning and Zoning member Cherubini.*

*Amy Pearce wanted to verify the metes and bounds. Per David Leyendecker, they will have to come back and address this at time of final plat.*

*An amended motion was made by Planning and Zoning member Hakimzadeh to approve Williams Center Fulshear/Preliminary Plat the the Engineer's recommendations. The motion was carried by the following vote:*

*Ayes: Planning and Zoning members Cherubini, Hakimzadeh, Pearce, and Weant*  
*Nays: None*  
*Absent: Bijay Aryal*  
*Harold Collins*

**FULSHEAR PLANNING AND ZONING MINUTES**  
**February 9, 2018**

*Dawn McRea*

*Motion Passes*

**12. Consideration and possible action to approve Cross Creek Ranch Water Plant No. 3/Preliminary Plat**

*Per David Leyendecker they have identified the easement and made corrections. A motion was made by Planning and Zoning member Weant to approve Cross Creek Ranch Water Plant No. 3/Preliminary Plat. It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:*

*Ayes: Planning and Zoning members Cherubini, Hakimzadeh, Pearce, and Weant*

*Nays: None*

*Absent: Bijay Aryal*

*Harold Collins*

*Dawn McRea*

*Motion Passes*

**13. Consideration and possible action to approve CC F.M. 1093 Tract 3/Preliminary Plat**

*Amy Pearce asks if the pipeline easement has been corrected. Trey Devillier answers that this is preliminary and they don't really fill in the blanks until they get a title report. It will be ready by final.*

*A motion was made by Planning and Zoning member Hakimzadeh to approve CC F.M. 1093 Tract 3/Preliminary Plat. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:*

*Ayes: Planning and Zoning members Cherubini, Hakimzadeh, Pearce, and Weant*

*Nays: None*

*Absent: Bijay Aryal*

*Harold Collins*

*Dawn McRea*

*Motion Passes*

**14. Consideration and possible action to approve a Special Use Request at 7926 FM 359 Rd, Fulshear, Texas 77441**

*Dar asks if this permit expires in 18 months. Brant Gary explains this is allowed until the ownership changes.*

*A motion was made by Planning and Zoning member Hakimzadeh to approve a Special Use Request at 7926 FM 359 Rd, Fulshear, Texas 77441 adding a minimum of 10 parking spaces with at least one ADA accessible space, marked and located on an all-weather non-dusting surface. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:*

*Ayes: Planning and Zoning members Cherubini, Hakimzadeh, Pearce and Weant*

*Nays: None*

*Absent: Bijay Aryal*

**FULSHEAR PLANNING AND ZONING MINUTES**  
**February 9, 2018**

*Harold Collins*  
*Dawn McRea*

*Motion Passes*

**15. Consideration and possible action regarding a policy recommendation to the City Council concerning possible changes to the City's Sign Ordinance**

*Amy Pearce explains the original ordinance prohibits signs to **HAVE** any type of intermittent illumination, including flashing, fading, revolving or blinking lights, or any type of moving, traveling or changing message by means of lights or illumination. The proposed change would prohibit signs to **OPERATE** using any type of intermittent illumination, including flashing, fading, revolving or blinking lights, or any type of moving, traveling or changing message by means of lights or illumination. Signs could have the capability, but they would be prohibited from operating in such way.*

*This item was discussed between Brant Gary and Planning Commission members. He added that from a staff perspective, staff has no opinion on this issue but will bring this recommendation to Council. (For full commentary, request audio)*

*A motion was made by Planning and Zoning member Hakimzadeh to approve with a restriction that the message can change only once in 24 hours. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:*

*Ayes: Planning and Zoning members Cherubini, Hakimzadeh, Pearce, and Weant*

*Nays: None*

*Absent: Bijay Aryal*

*Harold Collins*

*Dawn McRea*

*Motion Passes*

*(Per Amy Pearce, we will move back up to item 5)*

**16. Adjournment**

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

*Ayes: Planning and Zoning members Cherubini, Hakimzadeh, Pearce, and Weant*

*Nays: None*

*Absent: Bijay Aryal*

*Harold Collins*

*Dawn McRea*

*Amy Pearce adjourned the meeting at 9:45 a.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 Creek Cove at Cross Creek Ranch Section 14 / Preliminary Plat

City Engineer Review

Reviewed  
 See Attached Letter

\_\_\_\_\_  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

City Secretary

Processed  
 Returned for additional data

\_\_\_\_\_  
BY: K. Keyf DATE: 2-15-2018

Planning Commission Review

Approved  
 Returned for additional data

\_\_\_\_\_  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

City Council Review

Approved  
 Returned for additional data

\_\_\_\_\_  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_



## Engineering Review

Preliminary Plat  
Creek Cove at Cross Creek Ranch Section 14  
City of Fulshear, Texas

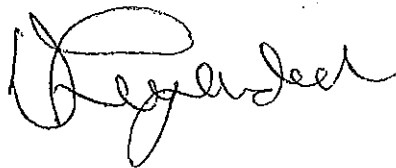
### For Information Only:

1. This plat will create 77 Lots in 3 Blocks with 4 Restricted Reserves that cover a total acreage of 76.83 acres.
2. Access to this section will be from Harper Lane off of Cross Creek Bend Lane and from Stormy Creek Lane off of Victory Hill Lane.
3. The typical lot sizes in this section are 70-foot by 140-foot with a 25-foot Front Building Line.

### Recommendations:

I recommend that this Preliminary Plat of Creek Cove at Cross Creek Ranch Section 14 be approved with the following items being addressed:

- A) Restricted Reserve D needs to have the wording "Electrical Easement" added to its title.
- B) The Metes and Bounds description shows this Section to be in two (2) surveys and Abstracts while the Title Block only reflects one (1) survey and Abstract





**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: 02-16-2018 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: Creek Cove at Cross Creek Development: Cross Creek Ranch  
Ranch Sec 14

**SUBMITTAL OF PLAT: (Check Appropriate Selection)**

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

**TYPE OF PLAT: (Check Appropriate Selection)**

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

Plat Location:  City \_\_\_\_\_ ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 76.78 Acres out of the A.G. SHARPLESS SURVEY, A-322

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

Total Acreage: 76.78  
 Number of Streets: 4  
 Number of Lots: 77  
 Number and Types of Reserves: 4 - Landscape/o.s./Det  
 Total Acres In Reserve: 49.6

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b> <u>\$1,729.25</u>	
Park Fees (due at Final Plat Application) <u>n/a</u>	

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

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

Kathryn Edwards Kathryn Edwards/ Planner February 16, 2018  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

LINE DATA

Table with columns: LINE, DISTANCE, BEARING. Rows L18 through L69.

LINE DATA

Table with columns: LINE, DISTANCE, BEARING. Rows L1 through L18.

CURVE DATA

Table with columns: CURVE, RADIUS, ARC, TANGENT, BEARING, CHORD. Rows C1 through C11.

A PRELIMINARY PLAT OF CREEK COVE AT CROSS CREEK RANCH SECTION FOURTEEN

BEING 76.83± ACRES OF LAND CONTAINING 77 LOTS AND FOUR RESERVES IN THREE BLOCKS, OUT OF THE A.G. SHARPLESS SURVEY, A-322 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

CCR TEXAS HOLDINGS, LP ATTN: ROB BANFORD 6400 CROSS CREEK BEND LANE FULSHEAR, TEXAS 77441



KERRY R. GILBERT & ASSOCIATES

23511 Clara Avenue Blvd., Suite A250 Houston, Texas 77058

1-281-575-0310

FEBRUARY 16, 2018

SCALE 1" = 20'

SECTION 14, T11N, R11E, S10E, FORT BEND COUNTY, TEXAS. BEING 76.83± ACRES OF LAND CONTAINING 77 LOTS AND FOUR RESERVES IN THREE BLOCKS, OUT OF THE A.G. SHARPLESS SURVEY, A-322 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

THE FOLLOWING IS A SUMMARY OF THE INFORMATION CONTAINED IN THIS PLAT: THE PLAT IS A PRELIMINARY PLAT OF CREEK COVE AT CROSS CREEK RANCH SECTION FOURTEEN, BEING 76.83± ACRES OF LAND CONTAINING 77 LOTS AND FOUR RESERVES IN THREE BLOCKS, OUT OF THE A.G. SHARPLESS SURVEY, A-322 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

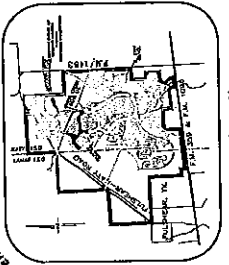
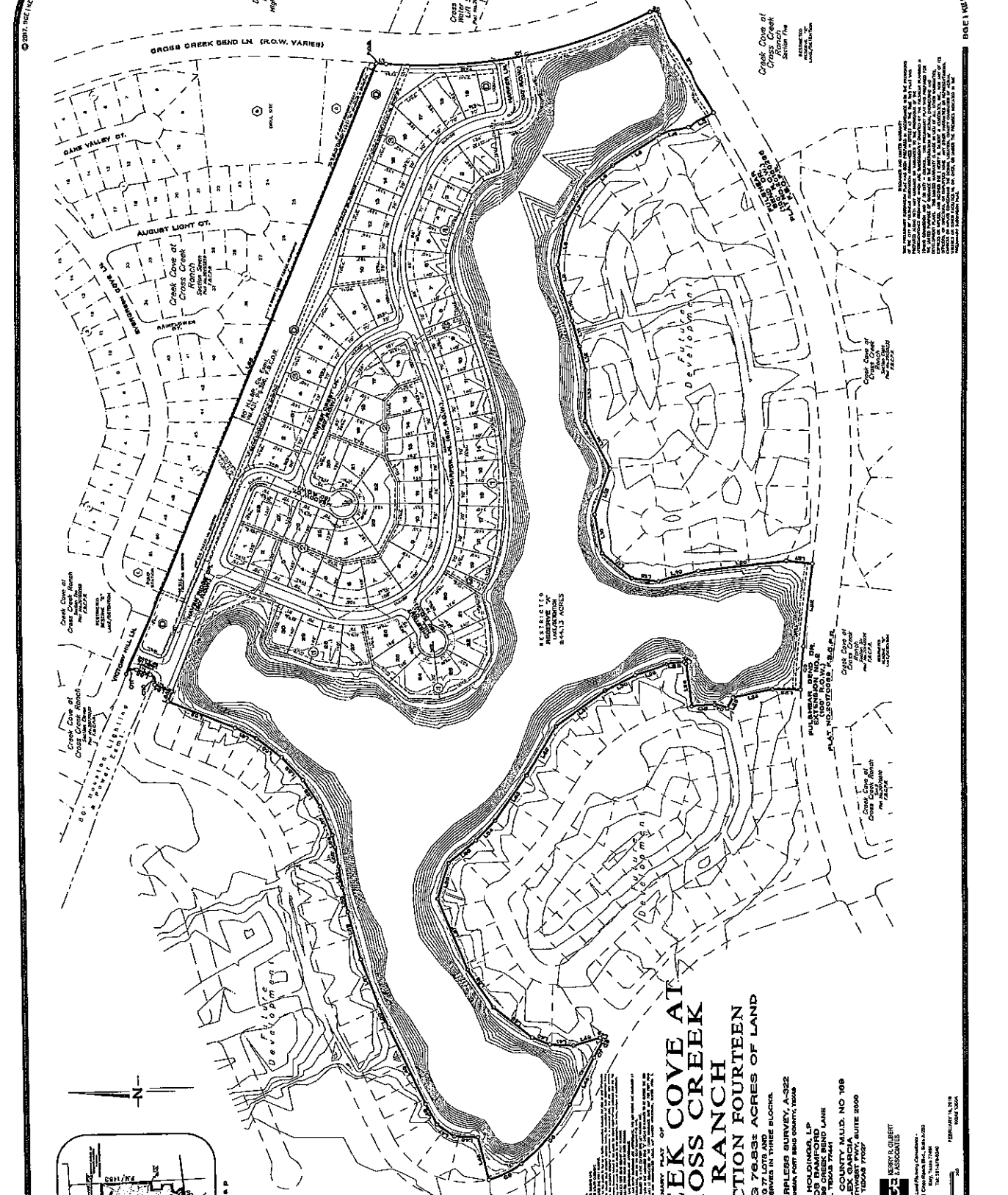
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- NOTE:**
- (A) RESTRICTED RESERVE "V" LANDS
  - (B) RESTRICTED RESERVE "V" LANDS
  - (C) RESTRICTED RESERVE "V" LANDS
  - (D) RESTRICTED RESERVE "V" LANDS
  - (E) RESTRICTED RESERVE "V" LANDS

# CREEK COVE AT CROSS CREEK RANCH SECTION FOURTEEN BEING 7883+ ACRES OF LAND

PLANNED BY  
BOEY, HENRY, ROBERT & ASSOCIATES  
2301 Cross Creek Blvd., Suite 2000  
Houston, Texas 77058  
Tel: 281.468.4400  
Fax: 281.468.4401  
www.boeyhenry.com

PLANNED BY  
BOEY, HENRY, ROBERT & ASSOCIATES  
2301 Cross Creek Blvd., Suite 2000  
Houston, Texas 77058  
Tel: 281.468.4400  
Fax: 281.468.4401  
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2301 Cross Creek Blvd., Suite 2000  
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Tel: 281.468.4400  
Fax: 281.468.4401  
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**LEGEND:**

- (A) RESTRICTED RESERVE "V" LANDS
- (B) RESTRICTED RESERVE "V" LANDS
- (C) RESTRICTED RESERVE "V" LANDS
- (D) RESTRICTED RESERVE "V" LANDS
- (E) RESTRICTED RESERVE "V" LANDS

## Kathryn Edwards

---

**From:** Kathryn Edwards  
**Sent:** Tuesday, February 13, 2018 3:23 PM  
**To:** 'LROW@centerpointenergy.com'  
**Cc:** landplan@krga.com  
**Subject:** No Objection Request\_Creek Cove 14\_Preliminary Plat\_02-13-18  
**Attachments:** 1350\_Creek Cove S 14\_02-13-18-PG 2.pdf

Good Afternoon,

Please find the below referenced plat for your review:

- Creek Cove at Cross Creek Ranch Sec 14 Preliminary Plat

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.

Thank you,

Kathryn Edwards  
BGE|Kerry R. Gilbert & Associates  
23501 Cinco Ranch Boulevard, Suite A-250  
Katy, TX 77494  
**Main:** 281-579-0340  
**Email:** [kedwards@krga.com](mailto:kedwards@krga.com)



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## Kathryn Edwards

---

**From:** Kathryn Edwards  
**Sent:** Tuesday, February 13, 2018 3:23 PM  
**To:** 'Chris\_Grey@cable.comcast.com'  
**Cc:** landplan@krga.com  
**Subject:** No Objection Request\_Creek Cove 14\_Preliminary Plat\_02-13-18  
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Thank you,

Kathryn Edwards  
BGE | Kerry R. Gilbert & Associates  
23501 Cinco Ranch Boulevard, Suite A-250  
Katy, TX 77494  
Main: 281-579-0340  
Email: [kedwards@krga.com](mailto:kedwards@krga.com)



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## Kathryn Edwards

---

**From:** Kathryn Edwards  
**Sent:** Tuesday, February 13, 2018 3:23 PM  
**To:** 'dm8736@att.com'  
**Cc:** landplan@krga.com  
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- Creek Cove at Cross Creek Ranch Sec 14 Preliminary Plat

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Thank you,

Kathryn Edwards  
BGE | Kerry R. Gilbert & Associates  
23501 Cinco Ranch Boulevard, Suite A-250  
Katy, TX 77494  
**Main:** 281-579-0340  
Email: [kedwards@krga.com](mailto: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 Fulbrook on Fulshear Creek Section 5 / preliminary Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

City Secretary

Processed  
 Returned for additional data

BY: K. Kopf DATE: 2-16-2018

Planning Commission Review

Approved  
 Returned for additional data

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

City Council Review

Approved  
 Returned for additional data

BY: \_\_\_\_\_ DATE: \_\_\_\_\_



February 27, 2018

## Engineering Review

Preliminary Plat  
Fulbrook on Fulshear Creek Section 5  
City of Fulshear, Texas

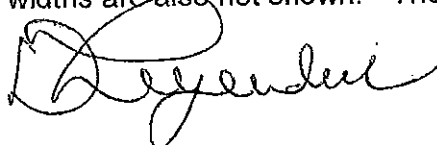
### For Information Only:

1. This plat will create 97 Lots in 4 Blocks with 3 Restricted Reserves that cover a total acreage of 33.78 acres.
2. Access to this section will be from Fulshear Trace on the Southeast corner and the extension of South Creek Way thru Section 12 which extends to James Lane.
3. The typical lot sizes in this section are 70-foot by 120-foot along with 80-foot by 130 foot.
4. A variance is required to allow a 50-foot street right-of-way for both Streamside Trace and Creekside Court.

### Recommendations:

I recommend that this Preliminary Plat of Fulbrook on Fulshear Creek Section 5 be denied until the following items being addressed:

- A) The plat application identifies this section as containing 97 Lots while the title block calls out a total of 124 Lots. This needs to be rectified.
- B) Lots 39, 40, 42 and 43 appear to have areas that have eroded into the creek. I suggest that these lots be looked at carefully to insure they can be built on. What will stop this from happening again?
- C) The map referenced in the Flood Plain notes is not the current map. If any of this section is in the 100 year Flood Plain as called out in this note it needs to be shown on the plat.
- D) There are no dimensions shown for any of the lot frontage and most of the rear lot widths are also not shown. These need to be shown.





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

REC'D FEB 16 2018

**Subdivision/Development Platting Application**

Date: 2.10.18 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: SECTION 15 Development: FULSHEAR ON FULSHEAR CREEK

**SUBMITTAL OF PLAT: (Check Appropriate Selection)**

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

**TYPE OF PLAT: (Check Appropriate Selection)**

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

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: CHURCHILL FULSHEAR LEAGUE A-29

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

Total Acreage: 33.18  
 Number of Streets: 1  
 Number of Lots: 97  
 Number and Types of Reserves: LAND EXPT 3  
 Total Acres in Reserve: 1.05

Owner: FULSHEAR LAND PARTNERS  
 Address: PO BOX 506349  
 City/State: HOUSTON TEXAS 77256  
 Telephone: 281.423.2466  
 Email Address: rfondrana@randdevelopment.com  
 Engineer/Planner: SWITZER ASSOCIATES  
 Contact Person: W SWITZER  
 Telephone: 281.416.3111  
 Fax Number: \_\_\_\_\_  
 Email Address: Wswitzer@switzerassoc.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$1261.75</u>
Park Fees (due at Final Plat Application)	<u>0000</u>

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

[Signature] W SWITZER 2.10.18  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

# FULBROOK ON FULSHEAR CREEK SECTION 5

PRELIMINARY SUBDIVISION PLAT  
33.78 ACRES OF LAND PARTIALLY OUT OF  
CHURCHILL FULSHEAR LEAGUE, ABSTRACT NO. 29  
CITY OF FULSHEAR,  
FORT BEND COUNTY, TEXAS

**OWNER:**  
FULSHEAR LAND PARTNERS, LTD.  
3 RIVERWAY SUITE 120 HOUSTON, TEXAS 77066

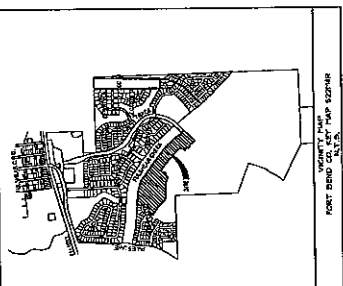
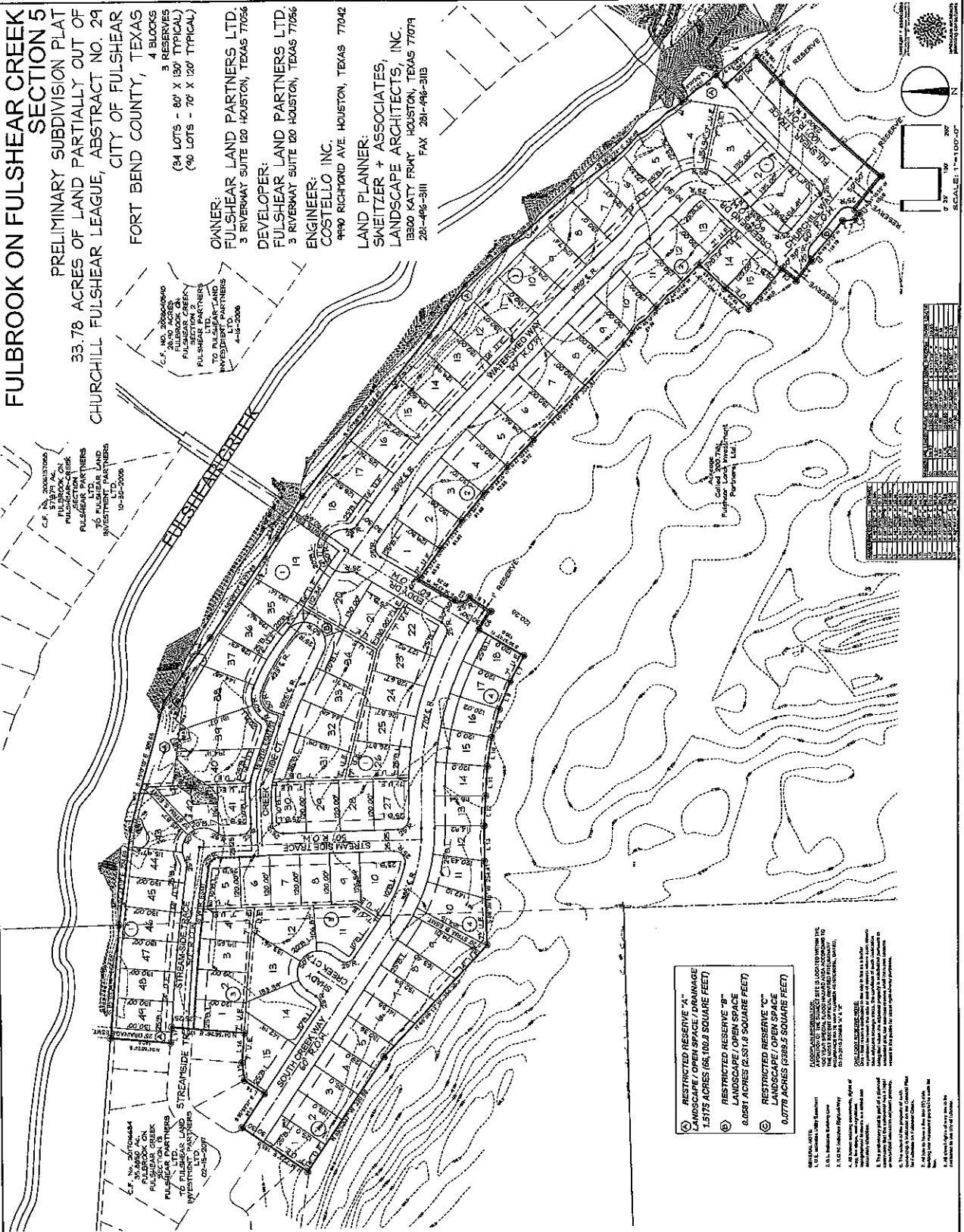
**DEVELOPER:**  
FULSHEAR LAND PARTNERS, LTD.  
3 RIVERWAY SUITE 120 HOUSTON, TEXAS 77066

**ENGINEER:**  
COSTELLO INC.  
9990 RICHMOND AVE. HOUSTON, TEXAS 77042

**LAND PLANNER:**  
SWEITZER + ASSOCIATES,  
LANDSCAPE ARCHITECTS, INC.  
18300 KATY FRAY HOUSTON, TEXAS 77079  
281-496-3111 FAX 281-496-3113

C.F. No. 200-000000  
FULBROOK ON  
FULSHEAR CREEK  
SECTION 5  
TO FULSHEAR LAND  
PARTNERS, LTD.  
4-18-2008

C.F. No. 200-000000  
FULBROOK ON  
FULSHEAR CREEK  
INVESTMENT PARTNERS  
76 FULSHEAR LAND  
10-31-2008



- ① RESTRICTED RESERVE "A"  
LANDSCAPE / OPEN SPACE  
1.5175 ACRES (66,180.9 SQUARE FEET)
- ② RESTRICTED RESERVE "B"  
LANDSCAPE / OPEN SPACE  
0.8081 ACRES (35,217.9 SQUARE FEET)
- ③ RESTRICTED RESERVE "C"  
LANDSCAPE / OPEN SPACE  
0.0778 ACRES (3389.5 SQUARE FEET)

**REVISIONS:**

1. DATE: 04/18/08  
2. BY: [Signature]  
3. DESCRIPTION: [Text]

**NOTES:**

1. THIS PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE CITY OF FULSHEAR, TEXAS, AND THE STATE OF TEXAS.

2. THE PLAT IS SUBJECT TO THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT NO. 29, CITY OF FULSHEAR, TEXAS.

3. THE PLAT IS SUBJECT TO THE FULSHEAR LAND PARTNERS, LTD. DEED, DATED 04/18/08.

4. THE PLAT IS SUBJECT TO THE FULSHEAR LAND PARTNERS, LTD. DEED, DATED 04/18/08.

5. THE PLAT IS SUBJECT TO THE FULSHEAR LAND PARTNERS, LTD. DEED, DATED 04/18/08.

6. THE PLAT IS SUBJECT TO THE FULSHEAR LAND PARTNERS, LTD. DEED, DATED 04/18/08.

7. THE PLAT IS SUBJECT TO THE FULSHEAR LAND PARTNERS, LTD. DEED, DATED 04/18/08.

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9. THE PLAT IS SUBJECT TO THE FULSHEAR LAND PARTNERS, LTD. DEED, DATED 04/18/08.

10. THE PLAT IS SUBJECT TO THE FULSHEAR LAND PARTNERS, LTD. DEED, DATED 04/18/08.

**LEGAL DESCRIPTION:**

33.78 ACRES OF LAND PARTIALLY OUT OF CHURCHILL FULSHEAR LEAGUE, ABSTRACT NO. 29, CITY OF FULSHEAR, TEXAS, MORE OR LESS AS SHOWN BY THIS PLAT.

**RESERVES:**

RESERVE "A" - LANDSCAPE / OPEN SPACE, 1.5175 ACRES (66,180.9 SQUARE FEET)

RESERVE "B" - LANDSCAPE / OPEN SPACE, 0.8081 ACRES (35,217.9 SQUARE FEET)

RESERVE "C" - LANDSCAPE / OPEN SPACE, 0.0778 ACRES (3389.5 SQUARE FEET)

**STREETS:**

Streamside, Creek, South Creek, etc.

**LOT DATA:**

Lot 1: 1.2345 Acres (53,456.7 Square Feet)

Lot 2: 0.9876 Acres (42,876.5 Square Feet)

Lot 3: 1.5678 Acres (68,123.4 Square Feet)

Lot 4: 0.8765 Acres (38,234.5 Square Feet)

Lot 5: 1.1234 Acres (48,765.4 Square Feet)

Lot 6: 0.6543 Acres (28,543.2 Square Feet)

Lot 7: 1.3456 Acres (58,765.4 Square Feet)

Lot 8: 0.7654 Acres (33,456.7 Square Feet)

Lot 9: 1.4567 Acres (63,456.7 Square Feet)

Lot 10: 0.5432 Acres (23,456.7 Square Feet)

Lot 11: 1.2345 Acres (53,456.7 Square Feet)

Lot 12: 0.9876 Acres (42,876.5 Square Feet)

Lot 13: 1.5678 Acres (68,123.4 Square Feet)

Lot 14: 0.8765 Acres (38,234.5 Square Feet)

Lot 15: 1.1234 Acres (48,765.4 Square Feet)

Lot 16: 0.6543 Acres (28,543.2 Square Feet)

Lot 17: 1.3456 Acres (58,765.4 Square Feet)

Lot 18: 0.7654 Acres (33,456.7 Square Feet)

Lot 19: 1.4567 Acres (63,456.7 Square Feet)

Lot 20: 0.5432 Acres (23,456.7 Square Feet)

Lot 21: 1.2345 Acres (53,456.7 Square Feet)

Lot 22: 0.9876 Acres (42,876.5 Square Feet)

Lot 23: 1.5678 Acres (68,123.4 Square Feet)

Lot 24: 0.8765 Acres (38,234.5 Square Feet)

Lot 25: 1.1234 Acres (48,765.4 Square Feet)

Lot 26: 0.6543 Acres (28,543.2 Square Feet)

Lot 27: 1.3456 Acres (58,765.4 Square Feet)

Lot 28: 0.7654 Acres (33,456.7 Square Feet)

Lot 29: 1.4567 Acres (63,456.7 Square Feet)

Lot 30: 0.5432 Acres (23,456.7 Square Feet)

Lot 31: 1.2345 Acres (53,456.7 Square Feet)

Lot 32: 0.9876 Acres (42,876.5 Square Feet)

Lot 33: 1.5678 Acres (68,123.4 Square Feet)

Lot 34: 0.8765 Acres (38,234.5 Square Feet)

Lot 35: 1.1234 Acres (48,765.4 Square Feet)

Lot 36: 0.6543 Acres (28,543.2 Square Feet)

Lot 37: 1.3456 Acres (58,765.4 Square Feet)

Lot 38: 0.7654 Acres (33,456.7 Square Feet)

Lot 39: 1.4567 Acres (63,456.7 Square Feet)

Lot 40: 0.5432 Acres (23,456.7 Square Feet)

Lot 41: 1.2345 Acres (53,456.7 Square Feet)

Lot 42: 0.9876 Acres (42,876.5 Square Feet)

Lot 43: 1.5678 Acres (68,123.4 Square Feet)

Lot 44: 0.8765 Acres (38,234.5 Square Feet)

Lot 45: 1.1234 Acres (48,765.4 Square Feet)

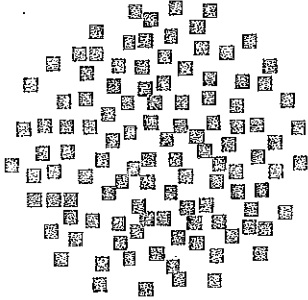
Lot 46: 0.6543 Acres (28,543.2 Square Feet)

Lot 47: 1.3456 Acres (58,765.4 Square Feet)

Lot 48: 0.7654 Acres (33,456.7 Square Feet)

**sweitzer + associates**

13300 katy freeway ★ houston, texas 77079  
281-496-3111 ★ fax 281-496-3113

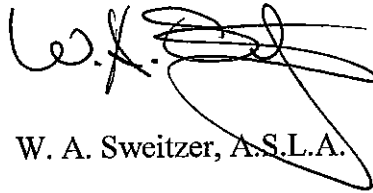


**landscape architects  
planning consultants**

February 15, 2018

Zachary Henson—Power Delivery Solutions  
Ft. Bend Service Center  
4011 Avenue H  
Rosenberg, TX 77471

This is to inform you that a Preliminary Subdivision Plat is being submitted to the City of Fulshear for Fulbrook on Fulshear Creek Section 5. The area is in the city limits of the City of Fulshear and is in Fulshear M.U.D. 1. There are 97 standard single family lots in the 33.71 acre section that is expected to be approved 3/2/18. The master Plan for the development projects a total of 1,005 residential lots at final build out.



W. A. Sweitzer, A.S.L.A.

# FULBROOK ON FULSHEAR CREEK

## SECTION 5

PRELIMINARY SUBDIVISION PLAT  
33.78 ACRES OF LAND PARTIALLY OUT OF  
CHURCHILL FULSHEAR LEAGUE, ABSTRACT NO. 29  
CITY OF FULSHEAR,  
FORT BEND COUNTY, TEXAS

OWNER:  
FULSHEAR LAND PARTNERS LTD.  
3 RIVERWAY SUITE 120 HOUSTON, TEXAS 77056

DEVELOPER:  
FULSHEAR LAND PARTNERS LTD.  
3 RIVERWAY SUITE 120 HOUSTON, TEXAS 77056

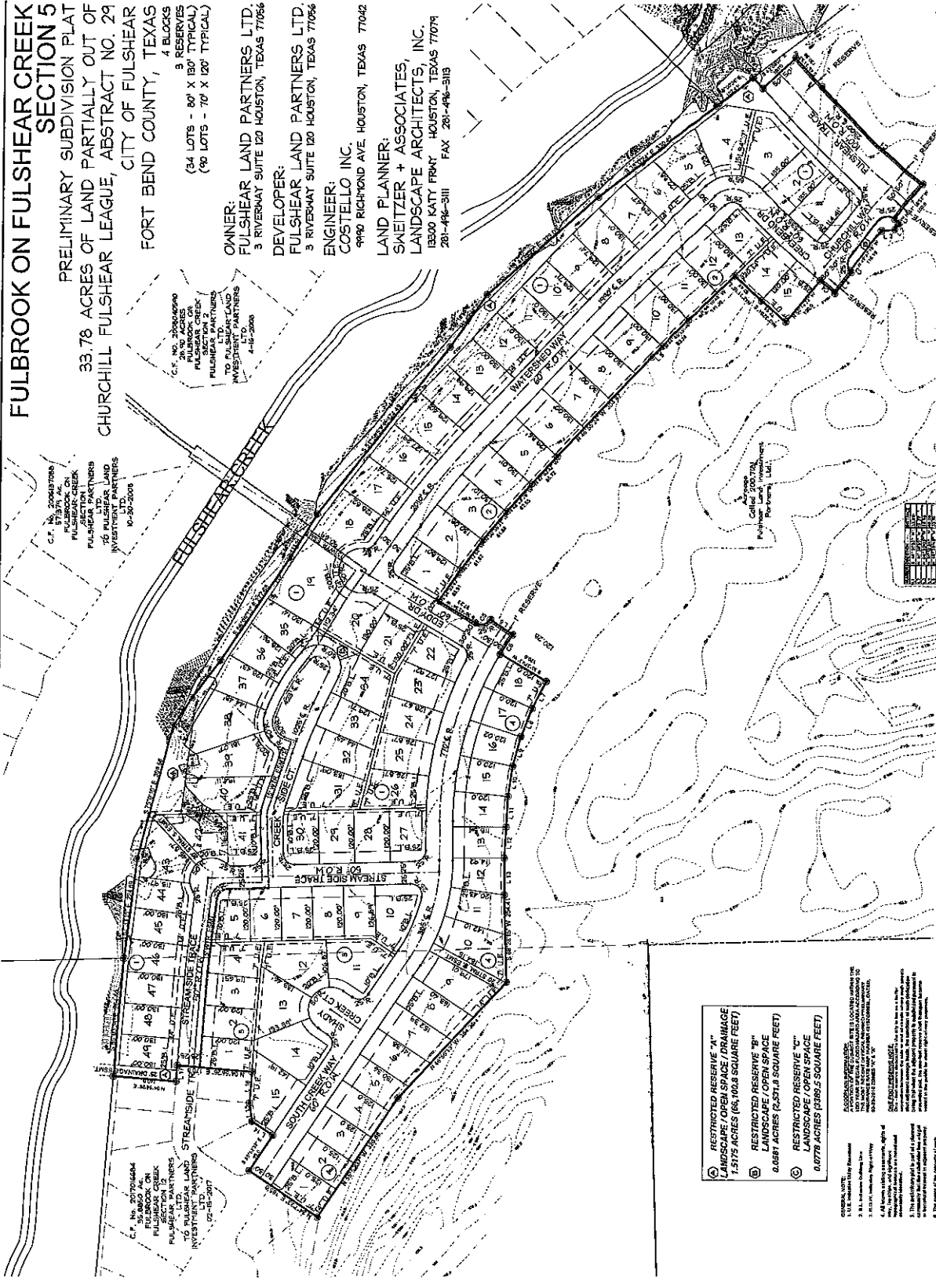
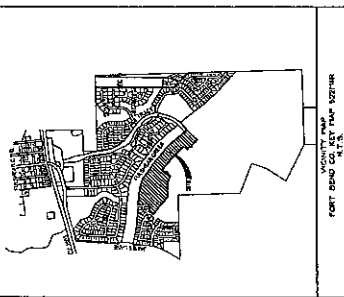
ENGINEER:  
COSTELLO INC.  
4990 RICHMOND AVE. HOUSTON, TEXAS 77042

LAND PLANNER:  
SWEITZER + ASSOCIATES,  
LANDSCAPE ARCHITECTS, INC.  
1820 KATY FRONT, HOUSTON, TEXAS 77074  
281-448-3111 FAX 281-448-3119

4 BLOCKS  
3 RESERVES  
(34 LOTS - 80' X 120' TYPICAL)  
(90 LOTS - 70' X 120' TYPICAL)

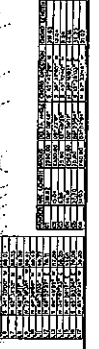
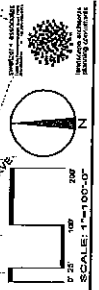
C.F. NO. 2004037096  
17,571 AC.  
FULBROOK ON  
FULSHEAR CREEK  
FULSHEAR PARTNERS  
LTD.  
3 RIVERWAY SUITE 120  
HOUSTON, TEXAS 77056

C.F. NO. 2004037090  
17,571 AC.  
FULBROOK ON  
FULSHEAR CREEK  
FULSHEAR PARTNERS  
LTD.  
3 RIVERWAY SUITE 120  
HOUSTON, TEXAS 77056



- (A) RESTRICTED RESERVE "A"  
LANDSCAPE / OPEN SPACE / DRAINAGE  
1,571.5 ACRES (64,100.8 SQUARE FEET)
- (B) RESTRICTED RESERVE "B"  
LANDSCAPE / OPEN SPACE  
0.6587 ACRES (2,871.8 SQUARE FEET)
- (C) RESTRICTED RESERVE "C"  
LANDSCAPE / OPEN SPACE  
0.0778 ACRES (3,389.5 SQUARE FEET)

**GENERAL NOTE:**  
1. U.S. National Map System  
2. N.T.S. (Not To Scale)  
3. All dimensions are in feet.  
4. All areas, unless otherwise noted, are in acres and rounded to the nearest hundredth (0.01).  
5. The subdivision plat and all associated documents are subject to the terms and conditions of the Final Plat and the Final Plat is the authoritative document.  
6. All areas are subject to the terms and conditions of the Final Plat and the Final Plat is the authoritative document.  
7. All areas are subject to the terms and conditions of the Final Plat and the Final Plat is the authoritative document.  
8. All areas are subject to the terms and conditions of the Final Plat and the Final Plat is the authoritative document.



**RESERVES:**  
RESERVE "A" - LANDSCAPE / OPEN SPACE / DRAINAGE  
RESERVE "B" - LANDSCAPE / OPEN SPACE  
RESERVE "C" - LANDSCAPE / OPEN SPACE

**EASEMENTS:**  
EASEMENT "A" - LANDSCAPE / OPEN SPACE / DRAINAGE  
EASEMENT "B" - LANDSCAPE / OPEN SPACE  
EASEMENT "C" - LANDSCAPE / OPEN SPACE

**STREETS:**  
Streamside Trl  
South Creek Rd  
Willow Creek Rd  
Maple Creek Rd  
Oak Creek Rd  
Pine Creek Rd  
Spruce Creek Rd  
Fir Creek Rd  
Cedar Creek Rd  
Basswood Creek Rd  
Sycamore Creek Rd  
Hickory Creek Rd  
Walnut Creek Rd  
Ash Creek Rd  
Juniper Creek Rd  
Cherry Creek Rd  
Peach Creek Rd  
Plum Creek Rd  
Grape Creek Rd  
Raspberry Creek Rd  
Blackberry Creek Rd  
Strawberry Creek Rd  
Blueberry Creek Rd  
Raspberry Creek Rd  
Blackberry Creek Rd  
Strawberry Creek Rd  
Blueberry Creek Rd



# FULBROOK ON FULSHEAR CREEK SECTION 5

PRELIMINARY SUBDIVISION PLAT  
33.78 ACRES OF LAND PARTIALLY OUT OF  
CHURCHILL FULSHEAR LEAGUE, ABSTRACT NO. 29  
CITY OF FULSHEAR  
FORT BEND COUNTY, TEXAS

OWNER:  
FULSHEAR LAND PARTNERS LTD.  
3 RIVERWAY SUITE 200 HOUSTON, TEXAS 77056

DEVELOPER:  
FULSHEAR LAND PARTNERS LTD.  
3 RIVERWAY SUITE 200 HOUSTON, TEXAS 77056

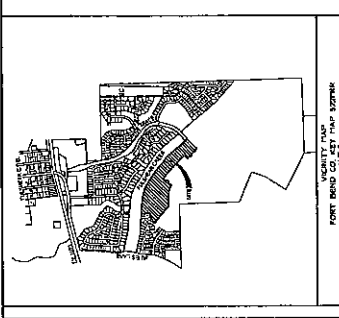
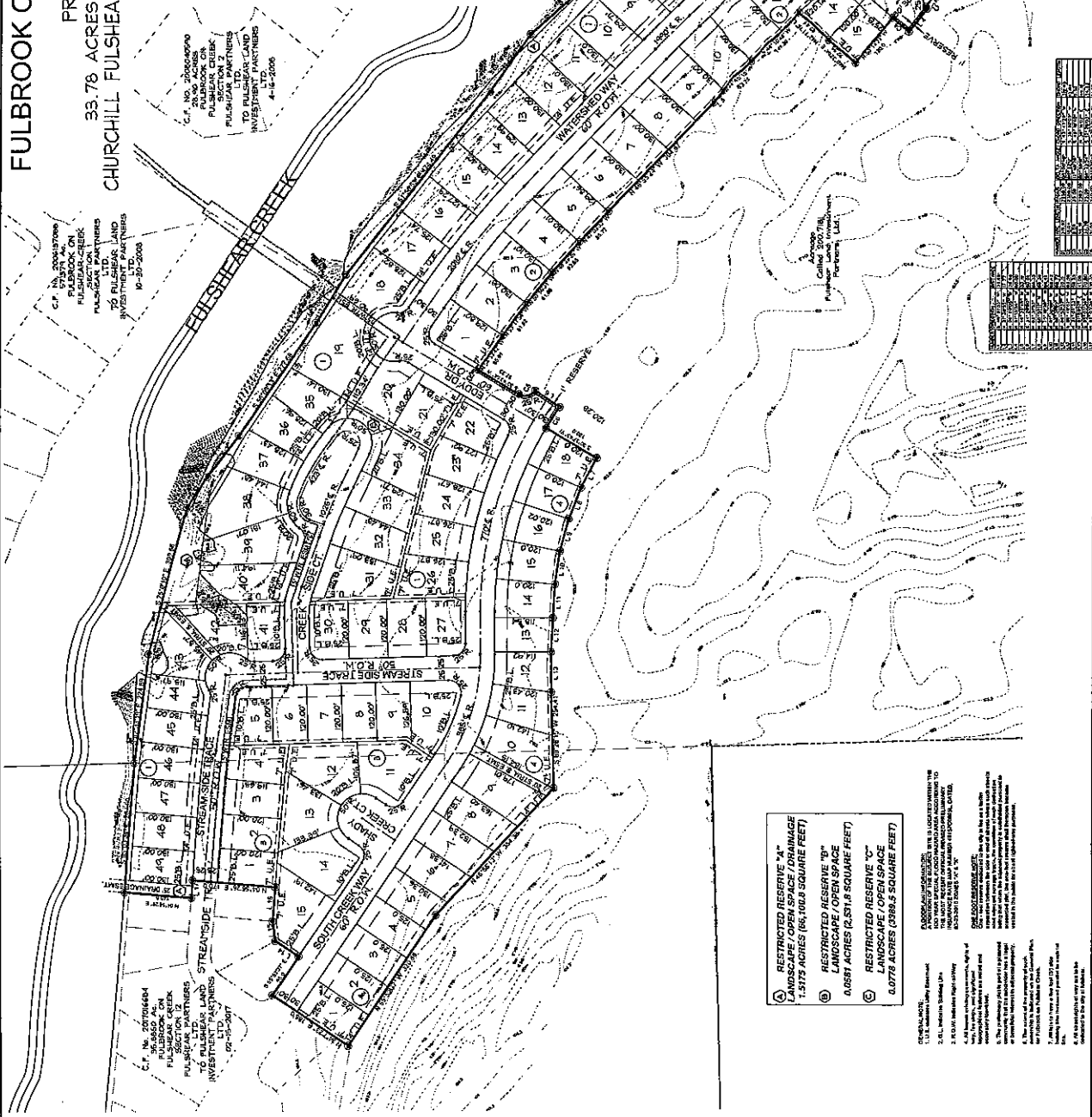
ENGINEER:  
COSTELLO INC.  
4990 RICHMOND AVE. HOUSTON, TEXAS 77042

LAND PLANNER:  
SWEITZER + ASSOCIATES,  
LANDSCAPE ARCHITECTS, INC.  
1830 KATY FRONT HOUSTON, TEXAS 77074  
281-496-3111 FAX 281-466-3113

RESERVES:  
(34 LOTS - 60' X 80' TYPICAL)  
(90 LOTS - 70' X 120' TYPICAL)

RESERVES:  
(34 LOTS - 60' X 80' TYPICAL)  
(90 LOTS - 70' X 120' TYPICAL)

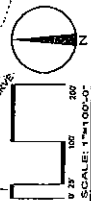
RESERVES:  
(34 LOTS - 60' X 80' TYPICAL)  
(90 LOTS - 70' X 120' TYPICAL)



**GENERAL NOTES:**

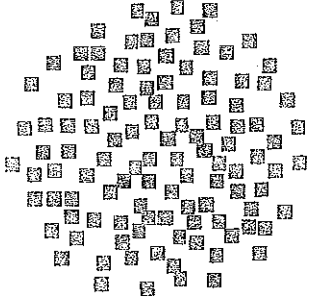
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48. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF THE LOT.
49. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF THE LOT.

- A RESTRICTED RESERVE "A"  
LANDSCAPE / OPEN SPACE / DRAINAGE  
1.575 ACRES (66,100.9 SQUARE FEET)
- B RESTRICTED RESERVE "B"  
LANDSCAPE / OPEN SPACE  
0.881 ACRES (38,118 SQUARE FEET)
- C RESTRICTED RESERVE "C"  
LANDSCAPE / OPEN SPACE  
0.078 ACRES (3,389.5 SQUARE FEET)



**sweitzer + associates**

13300 katy freeway★ houston, texas 77079  
281-496-3111 ★ fax 281-496-3113

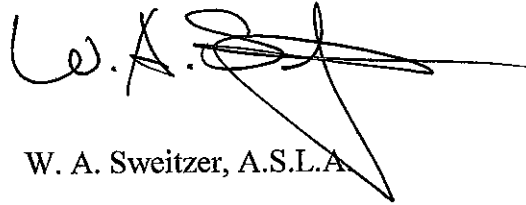


**landscape architects  
planning consultants**

February 15, 2018

Charles Dupree, Superintendent  
Ft. Bend I.S.D.  
16431 Lexington Blvd.  
Sugar Land, TX 77479

This is to inform you that a Preliminary Subdivision Plat is being submitted to the City of Fulshear for Fulbrook on Fulshear Creek Section 5. The area is in the city limits of the City of Fulshear and is in Fulshear M.U.D. 1. There are 97 standard single family lots in the 33.71 acre section that is expected to be approved 3/2/18. The master Plan for the development projects a total of 1,005 residential lots at final build out.

A handwritten signature in black ink, appearing to read 'W. A. Sweitzer', with a long, sweeping horizontal line extending to the right.

W. A. Sweitzer, A.S.L.A.

# FULBROOK ON FULSHEAR CREEK

## SECTION 5

PRELIMINARY SUBDIVISION PLAT  
 33.78 ACRES OF LAND PARTIALLY OUT OF  
 CHURCHILL FULSHEAR LEAGUE, ABSTRACT NO. 29  
 CITY OF FULSHEAR,  
 FORT BEND COUNTY, TEXAS

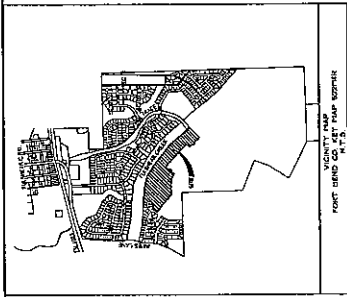
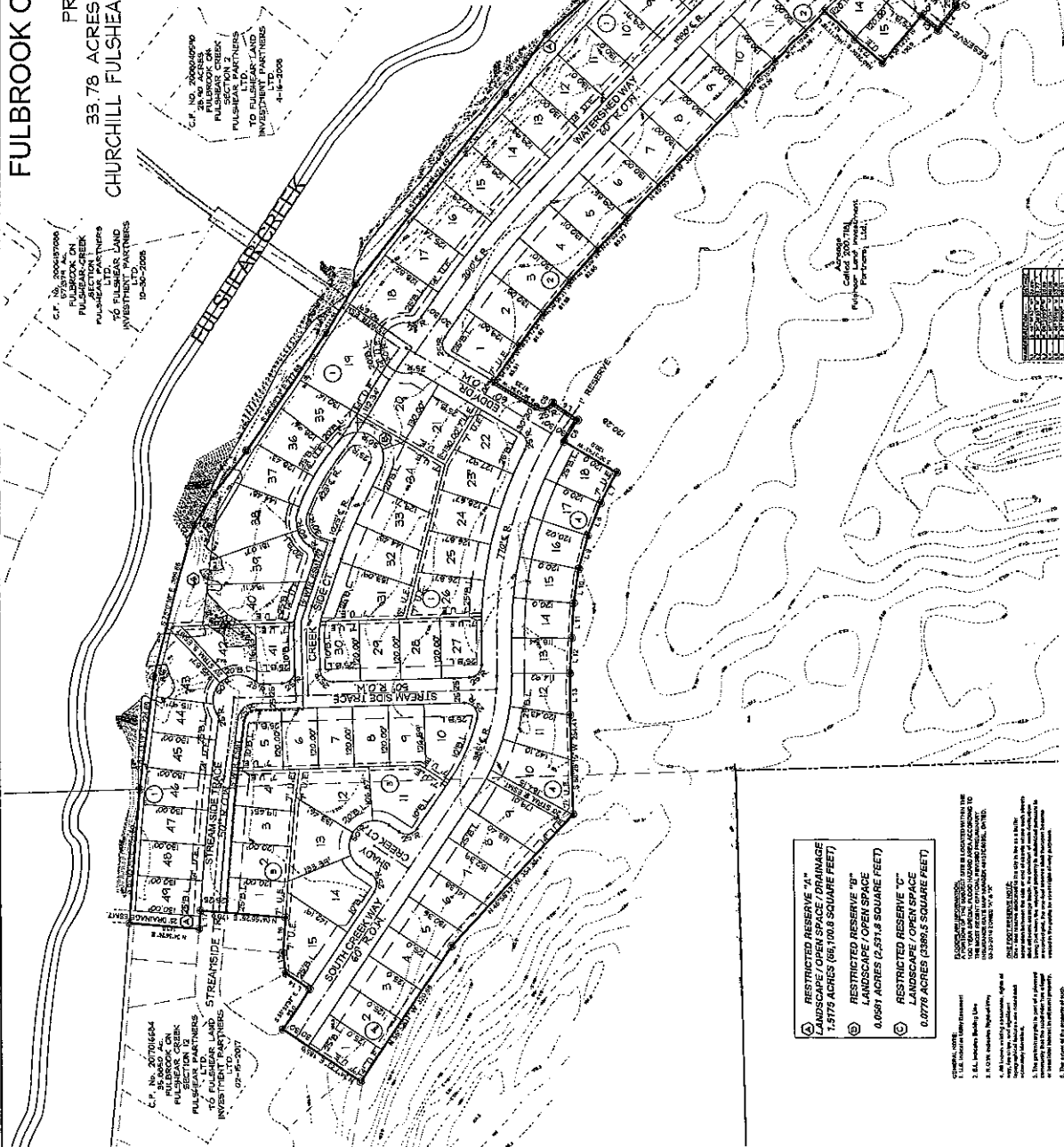
4 BLOCKS  
 3 RESERVES  
 (34 LOTS - 80' X 120' TYPICAL)  
 (90 LOTS - 70' X 120' TYPICAL)

**OWNER:**  
 FULSHEAR LAND PARTNERS LTD.  
 5 RIVERWAY SUITE 220 HOUSTON, TEXAS 77056

**DEVELOPER:**  
 FULSHEAR LAND PARTNERS LTD.  
 5 RIVERWAY SUITE 220 HOUSTON, TEXAS 77056

**ENGINEER:**  
 COSTELLO INC.  
 4940 RICHMOND AVE. HOUSTON, TEXAS 77042

**LAND PLANNER:**  
 SWEITZER + ASSOCIATES,  
 LANDSCAPE ARCHITECTS, INC.  
 15300 KATY FROY HOUSTON, TEXAS 77079  
 281-486-3111 FAX 281-486-3115



**RESTRICTED RESERVE "A"  
 LANDSCAPE / OPEN SPACE / DRAINAGE  
 1.5779 ACRES (66,100.8 SQUARE FEET)**

**RESTRICTED RESERVE "B"  
 LANDSCAPE / OPEN SPACE  
 0.8871 ACRES (2,371.8 SQUARE FEET)**

**RESTRICTED RESERVE "C"  
 0.8778 ACRES (3,889.5 SQUARE FEET)**

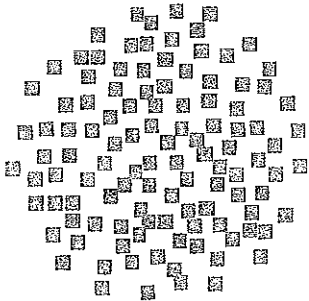
**NOTICE TO THE PUBLIC:**  
 THIS PLAT IS SUBJECT TO THE RESTRICTIONS AND EASEMENTS SET FORTH IN THE INSTRUMENTS REFERENCED HEREIN. THE RESTRICTIONS AND EASEMENTS SET FORTH IN THE INSTRUMENTS REFERENCED HEREIN SHALL BE CONSIDERED A PART OF THIS PLAT AND SHALL BE ENFORCEABLE AGAINST ALL SUCCESSORS IN INTEREST IN THE LANDS DESCRIBED HEREIN.

**LEGEND:**  
 1. Easement for Utility Lines  
 2. Easement for Access  
 3. Easement for Drainage  
 4. Easement for Stormwater Management  
 5. Easement for Landscaping  
 6. Easement for Open Space  
 7. Easement for Recreation  
 8. Easement for Parking  
 9. Easement for Loading and Unloading  
 10. Easement for Storage  
 11. Easement for Maintenance  
 12. Easement for Inspection  
 13. Easement for Repair  
 14. Easement for Replacement  
 15. Easement for Removal  
 16. Easement for Abandonment  
 17. Easement for Relinquishment  
 18. Easement for Surrender  
 19. Easement for Release  
 20. Easement for Discharge  
 21. Easement for Satisfaction  
 22. Easement for Release of Lien  
 23. Easement for Release of Encumbrance  
 24. Easement for Release of Claim  
 25. Easement for Release of Liability  
 26. Easement for Release of Responsibility  
 27. Easement for Release of Obligation  
 28. Easement for Release of Duty  
 29. Easement for Release of Power  
 30. Easement for Release of Authority  
 31. Easement for Release of Control  
 32. Easement for Release of Direction  
 33. Easement for Release of Influence  
 34. Easement for Release of Advice  
 35. Easement for Release of Consent  
 36. Easement for Release of Assent  
 37. Easement for Release of Approval  
 38. Easement for Release of Agreement  
 39. Easement for Release of Understanding  
 40. Easement for Release of Intention  
 41. Easement for Release of Purpose  
 42. Easement for Release of Motive  
 43. Easement for Release of Cause  
 44. Easement for Release of Effect  
 45. Easement for Release of Result  
 46. Easement for Release of Consequence  
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 50. Easement for Release of Object  
 51. Easement for Release of Subject  
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 87. Easement for Release of Person  
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 89. Easement for Release of Matter  
 90. Easement for Release of Object  
 91. Easement for Release of Subject  
 92. Easement for Release of Person  
 93. Easement for Release of Thing  
 94. Easement for Release of Matter  
 95. Easement for Release of Object  
 96. Easement for Release of Subject  
 97. Easement for Release of Person  
 98. Easement for Release of Thing  
 99. Easement for Release of Matter  
 100. Easement for Release of Object



sweitzer + associates

13300 katy freeway ★ houston, texas 77079  
281-496-3111 ★ fax 281-496-3113

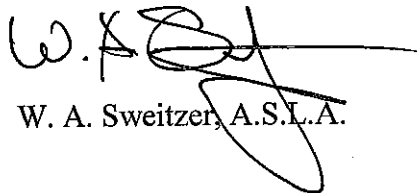


landscape architects  
planning consultants

February 15, 2018

Mark Yentzen  
Severn Trent.  
2002 W. Grand Parkway  
Suite 100  
Katy, TX 77449

This is to inform you that a Preliminary Subdivision Plat is being submitted to the City of Fulshear for Fulbrook on Fulshear Creek Section 5. The area is in the city limits of the City of Fulshear and is in Fulshear M.U.D. 1. There are 97 standard single family lots in the 33.71 acre section that is expected to be approved 3/2/18. The master Plan for the development projects a total of 1,005 residential lots at final build out.

  
W. A. Sweitzer, A.S.L.A.

# FULBROOK ON FULSHEAR CREEK SECTION 5

PRELIMINARY SUBDIVISION PLAT  
33.78 ACRES OF LAND PARTIALLY OUT OF  
CHURCHILL FULSHEAR LEAGUE, ABSTRACT NO. 29,  
CITY OF FULSHEAR,  
FORT BEND COUNTY, TEXAS

**OWNER:**  
FULSHEAR LAND PARTNERS, LTD.  
3 RIVERMAT SUITE 120 HOUSTON, TEXAS 77056

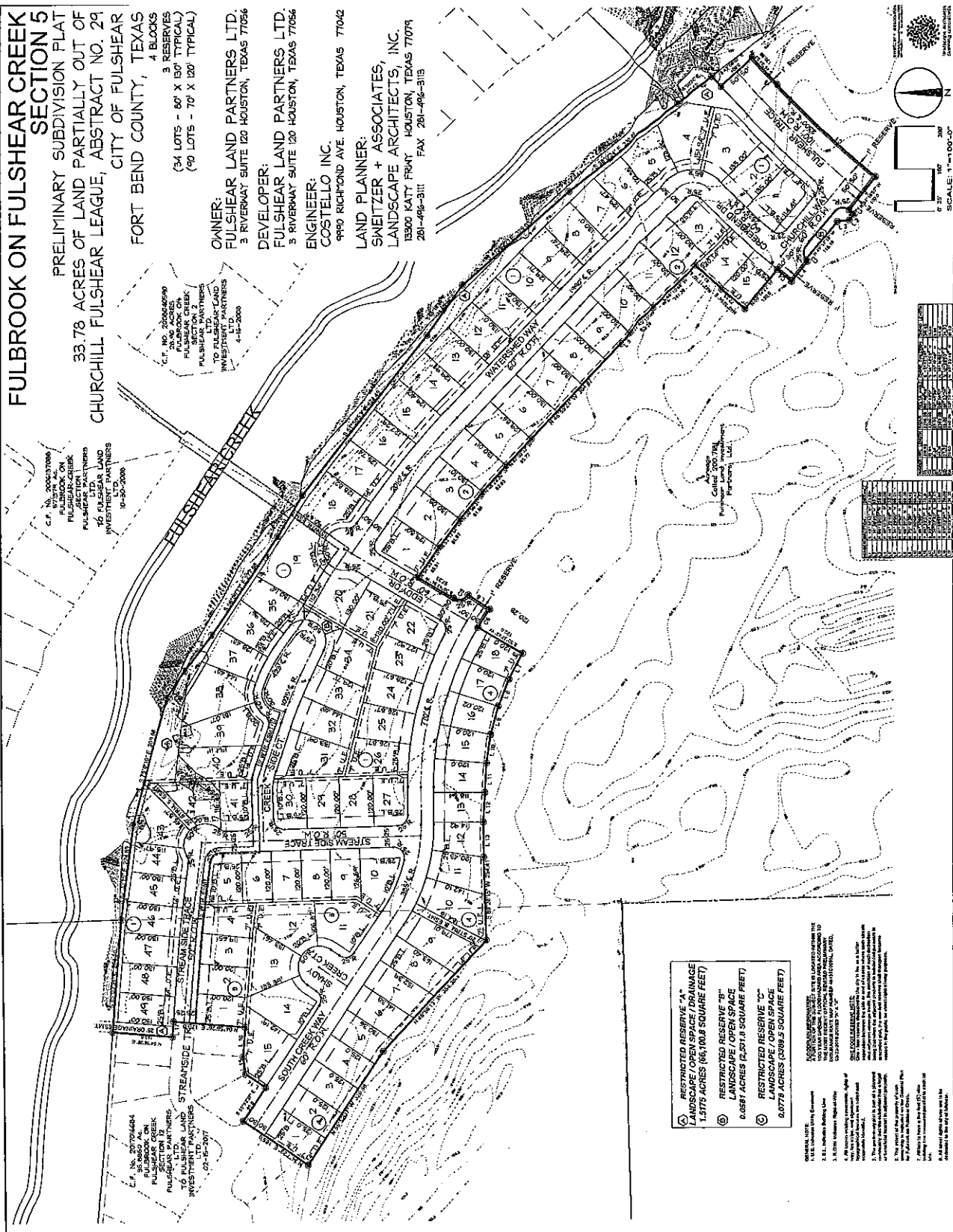
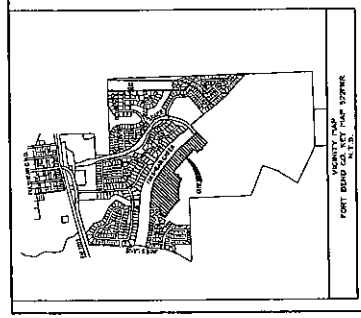
**DEVELOPER:**  
FULSHEAR LAND PARTNERS, LTD.  
3 RIVERMAT SUITE 120 HOUSTON, TEXAS 77056

**ENGINEER:**  
COSTELLO INC.  
990 RICHMOND AVE. HOUSTON, TEXAS 77042

**LAND PLANNER:**  
SNEITZER + ASSOCIATES,  
LANDSCAPE ARCHITECTS, INC.  
1300 KATY FRAY HOUSTON, TEXAS 77079  
281-466-3111 FAX 281-466-3118

C.F. No. 200627096  
TO FULSHEAR LAND PARTNERS, LTD.  
INVESTMENT PARTNERS  
4-18-2006

C.F. No. 200627096  
TO FULSHEAR LAND PARTNERS, LTD.  
INVESTMENT PARTNERS  
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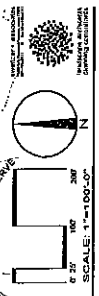
**RESTRICTED RESERVE "A"  
LANDSCAPE / OPEN SPACE / DRAINAGE  
1.5179 ACRES (66,100.8 SQUARE FEET)**

**RESTRICTED RESERVE "B"  
LANDSCAPE / OPEN SPACE  
0.6887 ACRES (29,518 SQUARE FEET)**

**RESTRICTED RESERVE "C"  
LANDSCAPE / OPEN SPACE  
0.0779 ACRES (3382.5 SQUARE FEET)**

**NOTICE:**  
THE RESTRICTED RESERVE ARE LOCATED WITHIN THE  
CITY OF FULPSHEAR, FORT BEND COUNTY, TEXAS.  
THE RESTRICTED RESERVE ARE SUBJECT TO THE  
CITY OF FULPSHEAR, FORT BEND COUNTY, TEXAS  
ORDINANCES AND REGULATIONS.  
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CITY OF FULPSHEAR, FORT BEND COUNTY, TEXAS  
ORDINANCES AND REGULATIONS.

**LEGEND:**  
1. All lots shown on this plat are subject to the City of Fulpshear, Fort Bend County, Texas Ordinance and Regulations.  
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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 Fulbrook on Fulshear Creek Section 13 / Preliminary Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

City Secretary

Processed  
 Returned for additional data

BY: X-Kerf DATE: 2-16-2018

Planning Commission Review

Approved  
 Returned for additional data

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

City Council Review

Approved  
 Returned for additional data

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

February 27, 2018

## Engineering Review

Preliminary Plat  
Fulbrook on Fulshear Creek Section 13  
City of Fulshear, Texas

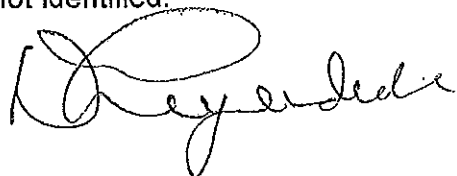
### For Information Only:

1. This plat will create 74 Lots in 3 Blocks with 1 Restricted Reserves that cover a total acreage of 19.64 acres.
2. Access to this section will be from an extension of Meadow Wood Drive out of Section 12.
3. The typical lot sizes in this section are 62-foot by 120-foot with a 25-foot Front Building Line.

### Recommendations:

I recommend that this Preliminary Plat of Fulbrook on Fulshear Creek Section 13 be approved with the following items being addressed:

- A) The Flood Plain note reflects an out-of-date map. If any of this section is in the 100 year Flood Plain the area needs to be shown on the plat.
- B) The Title Block and application reflect a total of 74 Lots but I only count 61 Lots on the plat.
- C) There are no lots widths shown on these lots.
- D) The Side Street Building Line needs to be identified on the plat face.
- E) There appears to be a Reserve (dimensions not shown) that adjoins Lot 6-28 in Block 1 in the back of the lots that is not identified or call out on the plat.
- F) There is a dashed line extending thru Lot 17, Block 1 and Lot 2, Block 3 that is not identified.





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

REC'D FEB 16 2018

Subdivision/Development Platting Application

Date: 2.6.18 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: SECTION 13 Development: FULSHEAR CREEK

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: CHURCHILL FULSHEAR LEACHE A-29

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

Total Acreage: 19.04  
 Number of Streets: 0  
 Number of Lots: 77  
 Number and Types of Reserves: 1 LANDSCAPE  
 Total Acres in Reserve: 3.5

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$1004.50</u>
Park Fees (due at Final Plat Application)	_____

Owner: FULSHEAR LAND PARTNERS  
 Address: P.O. BOX 279  
 City/State: HOUSTON TEXAS 77002  
 Telephone: 281-346-2556  
 Email Address: wendy@fulshearland.com  
 Engineer/Planner: W. SWEETZER + ASSOCIATES  
 Contact Person: W. SWEETZER  
 Telephone: 281-346-3111  
 Fax Number: \_\_\_\_\_  
 Email Address: wendy@fulshearland.com

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

[Signature] W. SWEETZER 2.6.18  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

# FULBROOK ON FULSHEAR CREEK SECTION 13

PRELIMINARY SUBDIVISION PLAT  
19.64 ACRES OF LAND PARTIALLY OUT OF  
CHURCHILL FULSHEAR LEAGUE, ABSTRACT NO. 29  
CITY OF FULSHEAR  
FORT BEND COUNTY, TEXAS  
3 BLOCKS  
1 RESERVE  
(74 LOTS - 62' X 120' TYPICAL)

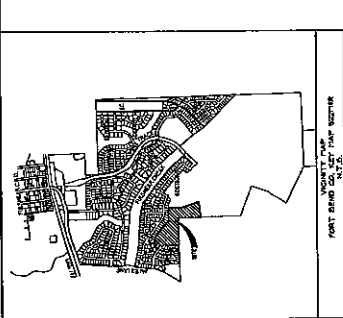
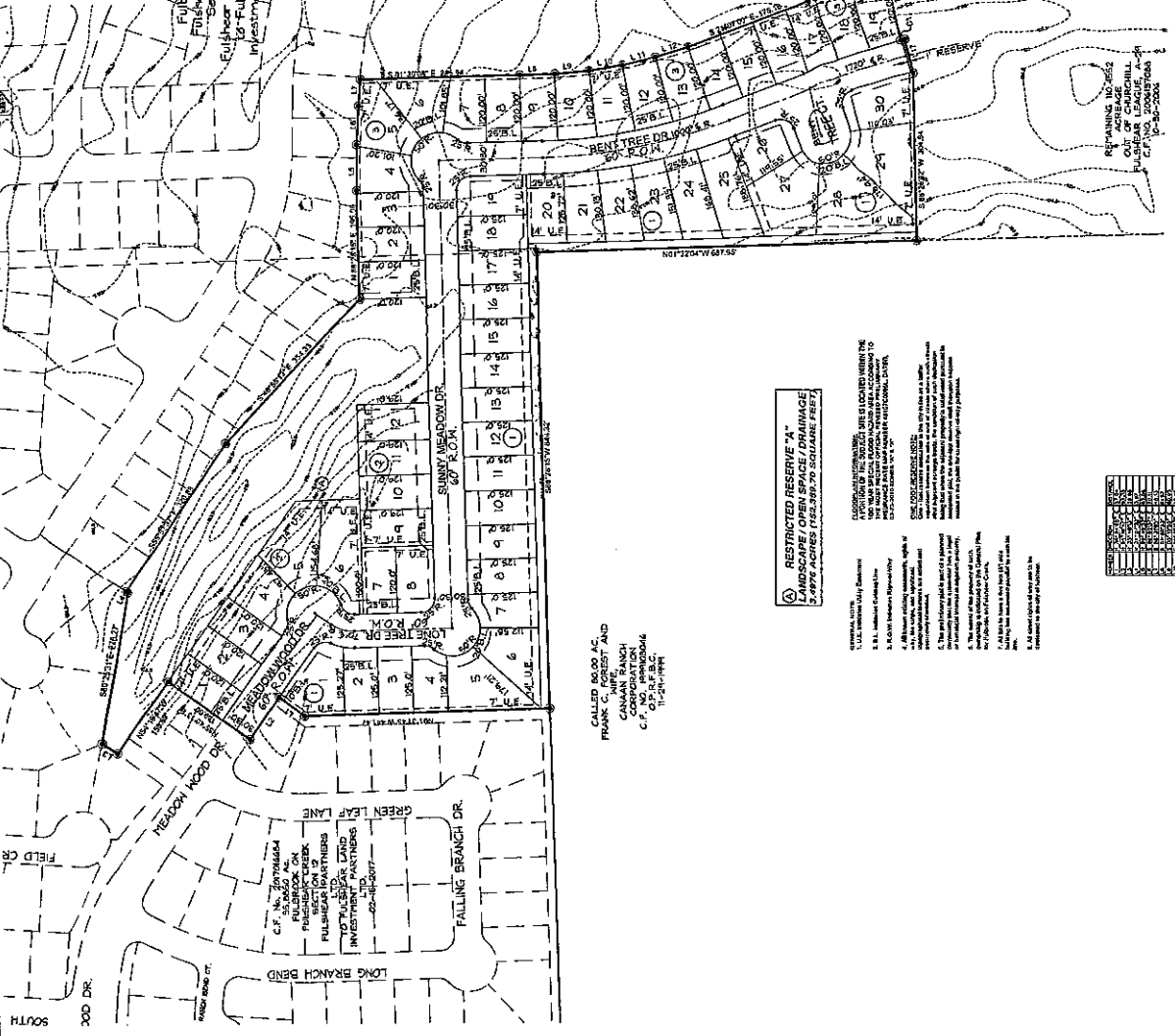
**OWNER:**  
FULSHEAR LAND PARTNERS LTD.  
3 RIVERWAY SUITE 200 HOUSTON, TEXAS 77056

**DEVELOPER:**  
FULSHEAR LAND PARTNERS LTD.  
3 RIVERWAY SUITE 200 HOUSTON, TEXAS 77056

**ENGINEER:**  
COSTELLO INC.  
9990 RICHMOND AVE. HOUSTON, TEXAS 77042

**LAND PLANNER:**  
SWEITZER + ASSOCIATES, INC.  
19300 KATY FRAY HOUSTON, TEXAS 77074  
281-496-3111 FAX 281-496-3113

Approved by  
City of Houston  
Planning Commission  
Case No. 2008-024  
CF No. 2008-024  
10-26-2008



**NOTICE TO CONTRACTORS**

CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

**RESTRICTED RESERVE "A"**  
APPROXIMATELY 5.477 ACRES (182,339.79 SQUARE FEET)

**NOTICE TO CONTRACTORS**

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**REVISIONS**

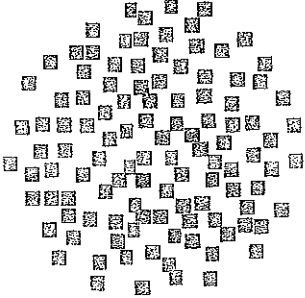
NO.	DATE	DESCRIPTION
1	10/26/08	AS SHOWN

SCALE: 1" = 100'-0"



**sweitzer + associates**

13300 katy freeway ★ houston, texas 77079  
281-496-3111 ★ fax 281-496-3113




**landscape architects  
planning consultants**

February 15, 2018

Mark Yentzen  
Severn Trent.  
2002 W. Grand Parkway  
Suite 100  
Katy, TX 77449

This is to inform you that a Preliminary Subdivision Plat is being submitted to the City of Fulshear for Fulbrook on Fulshear Creek Section 13. The area is in the city limits of the City of Fulshear and is in Fulshear M.U.D. 1. There are 74 standard single family lots in the 19.87 acre section that is expected to be approved 3/2/18. The master Plan for the development projects a total of 1,005 residential lots at final build out.

  
W. A. Sweitzer, A.S.L.A.

# FULBROOK ON FULSHEAR CREEK SECTION 13

PRELIMINARY SUBDIVISION PLAT  
19.64 ACRES OF LAND PARTIALLY OUT OF  
CHURCHILL FULSHEAR LEAGUE, ABSTRACT NO. 29  
CITY OF FULSHEAR  
FORT BEND COUNTY, TEXAS

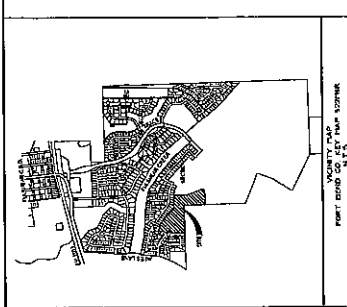
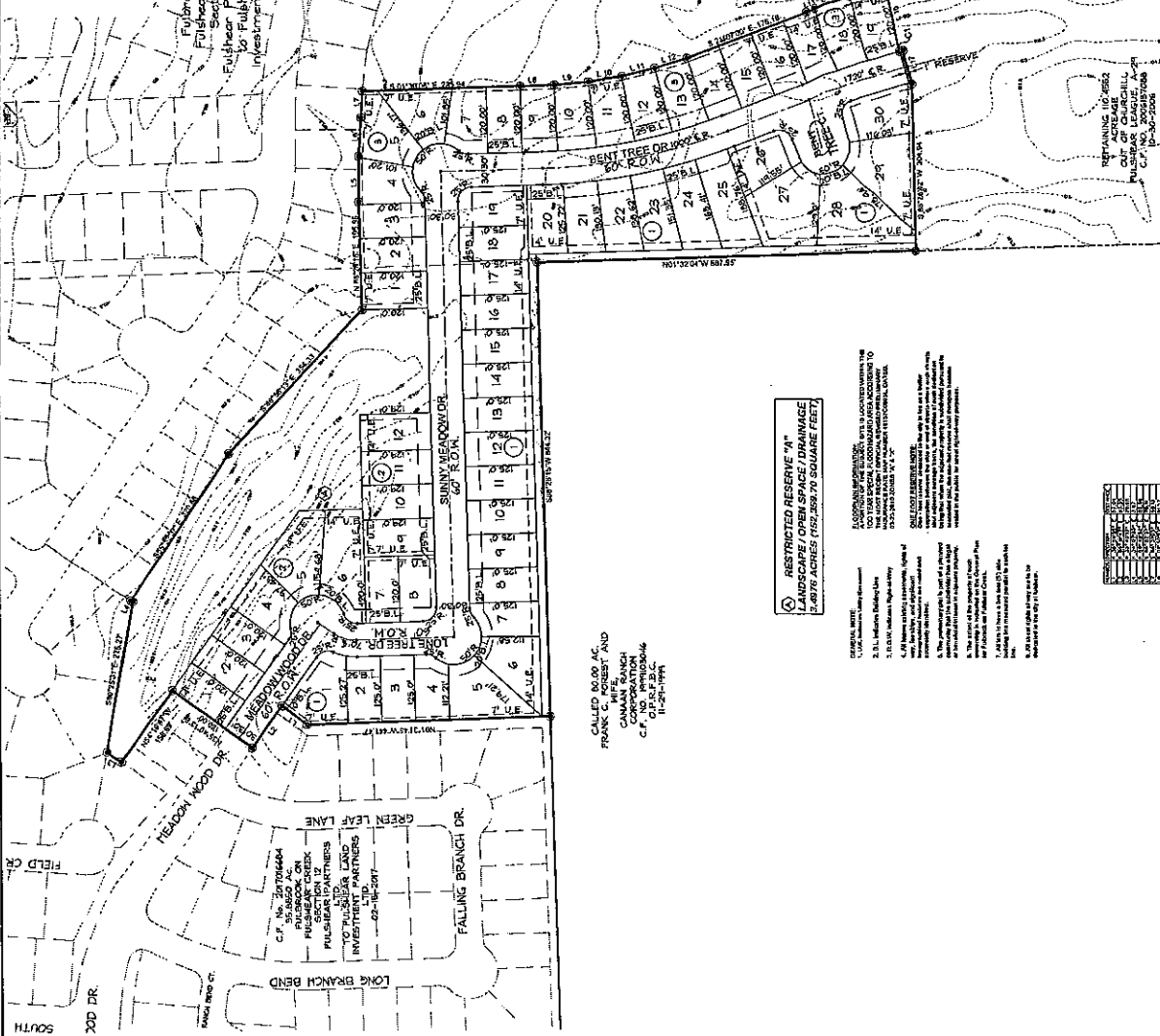
3 BLOCKS  
1 RESERVE  
(74 LOTS - 62' X 120' TYPICAL)

**OWNER:**  
FULSHEAR LAND PARTNERS LTD.  
3 RIVERWAY SUITE 120 HOUSTON, TEXAS 77056

**DEVELOPER:**  
FULSHEAR LAND PARTNERS LTD.  
3 RIVERWAY SUITE 120 HOUSTON, TEXAS 77056

**ENGINEER:**  
COSTELLO INC.  
4940 RICHMOND AVE. HOUSTON, TEXAS 77042

**LAND PLANNER:**  
SWEITZER + ASSOCIATES,  
LANDSCAPE ARCHITECTS, INC.  
15300 KATT FRAY, HOUSTON, TEXAS 77049  
281-446-3111 FAX 281-446-3115



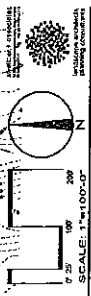
1. The plat is subject to all existing laws, ordinances, rules, regulations, and orders of the City of Fulshear, Fort Bend County, Texas, and the State of Texas.
2. The plat is subject to all existing laws, ordinances, rules, regulations, and orders of the State of Texas.
3. The plat is subject to all existing laws, ordinances, rules, regulations, and orders of the United States of America.
4. The plat is subject to all existing laws, ordinances, rules, regulations, and orders of the City of Fulshear, Fort Bend County, Texas, and the State of Texas.
5. The plat is subject to all existing laws, ordinances, rules, regulations, and orders of the State of Texas.
6. The plat is subject to all existing laws, ordinances, rules, regulations, and orders of the United States of America.
7. The plat is subject to all existing laws, ordinances, rules, regulations, and orders of the City of Fulshear, Fort Bend County, Texas, and the State of Texas.
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CALLED 50.00 AC.  
PROPOSED 100' WIDE  
RIGHT-OF-WAY  
CORPORATION  
C.F. NO. 200100046  
11-27-1999

**RESTRICTED RESERVE "A"**  
**LANDSCAPE / OPEN SPACE / DRAINAGE**  
2.8178 ACRES (152,289.79 SQUARE FEET)

**GENERAL NOTE:**  
1. LOT boundaries may be determined by the surveyor's field notes.  
2. D.U. indicates utility lines.  
3. D.U. indicates utility lines.  
4. The plat is subject to all existing laws, ordinances, rules, regulations, and orders of the City of Fulshear, Fort Bend County, Texas, and the State of Texas.  
5. The plat is subject to all existing laws, ordinances, rules, regulations, and orders of the State of Texas.  
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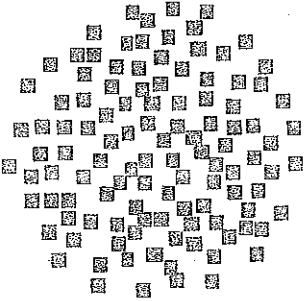
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
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**sweitzer + associates**

13300 katy freeway ★ houston, texas 77079  
281-496-3111 ★ fax 281-496-3113



**landscape architects  
planning consultants**

February 15, 2018

Charles Dupree, Superintendent  
Ft. Bend I.S.D.  
16431 Lexington Blvd.  
Sugar Land, TX 77479

This is to inform you that a Preliminary Subdivision Plat is being submitted to the City of Fulshear for Fulbrook on Fulshear Creek Section 13. The area is in the city limits of the City of Fulshear and is in Fulshear M.U.D. 1. There are 74 standard single family lots in the 19.87 acre section that is expected to be approved 3/2/18. The master Plan for the development projects a total of 1,005 residential lots at final build out.

A handwritten signature in black ink, appearing to read 'W.A. Sweitzer', with a large, stylized flourish extending from the end of the signature.

W. A. Sweitzer, A.S.L.A.

# FULBROOK ON FULSHEAR CREEK SECTION 13

PRELIMINARY SUBDIVISION PLAT  
19.64 ACRES OF LAND PARTIALLY OUT OF  
CHURCHILL FULSHEAR LEAGUE, ABSTRACT NO. 29  
CITY OF FULSHEAR  
FORT BEND COUNTY, TEXAS  
3 BLOCKS  
RESERVE  
(74 LOTS - 62' X 120' TYPICAL)

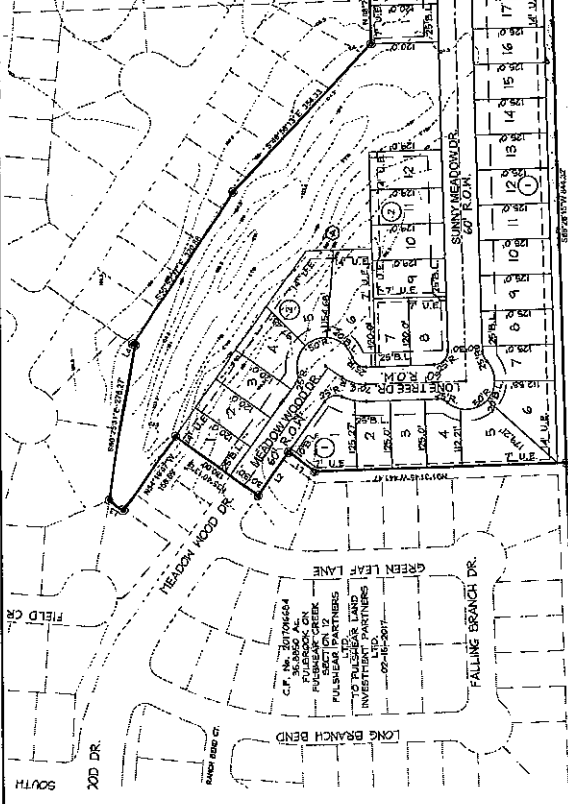
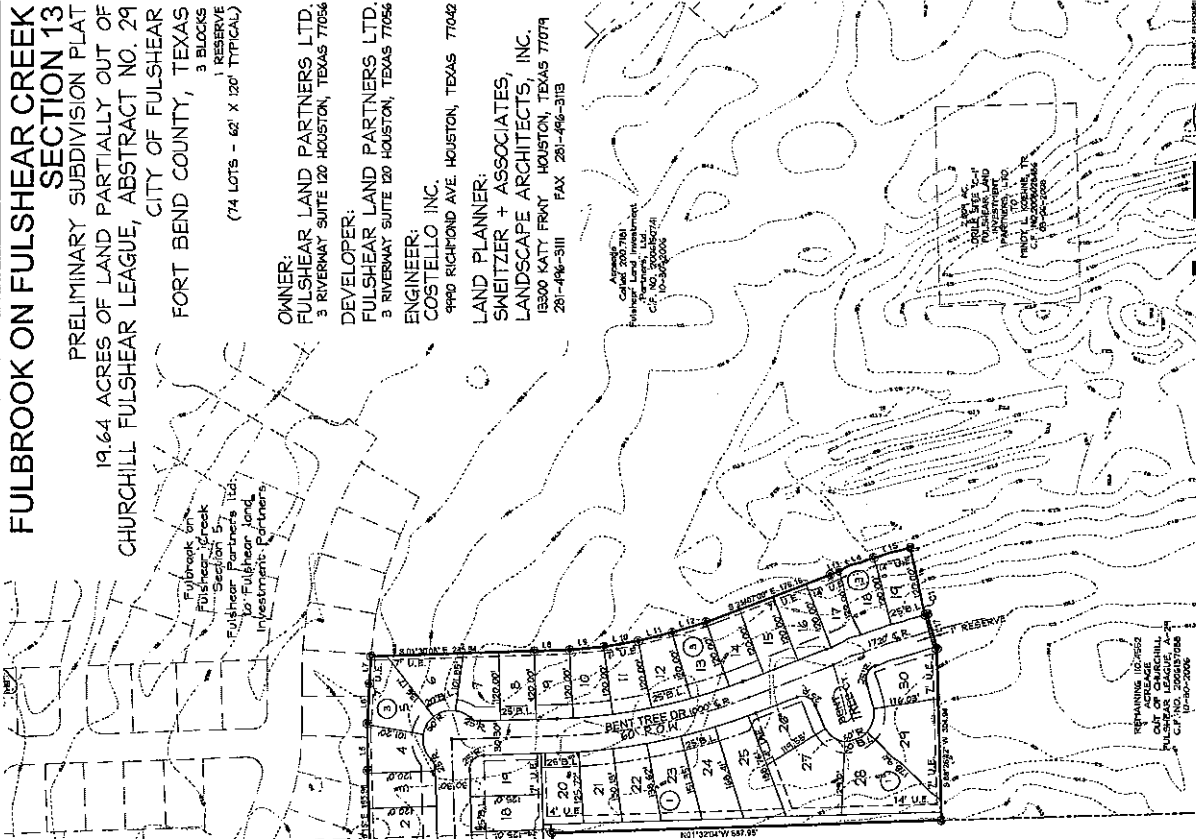
**OWNER:**  
FULSHEAR LAND PARTNERS LTD.  
5 RIVERWAY SUITE 120 HOUSTON, TEXAS 77056

**DEVELOPER:**  
FULSHEAR LAND PARTNERS LTD.  
5 RIVERWAY SUITE 120 HOUSTON, TEXAS 77056

**ENGINEER:**  
COSTELLO INC.  
9490 RICHMOND AVE. HOUSTON, TEXAS 77042

**LAND PLANNER:**  
SWEITZER + ASSOCIATES,  
LANDSCAPE ARCHITECTS, INC.  
18300 KATY FRAY HOUSTON, TEXAS 77079  
281-496-3111 FAX 281-496-3118

Callisto 2001  
Fulshear Land Investment  
C.P. NO. 200402781  
10-30-2005

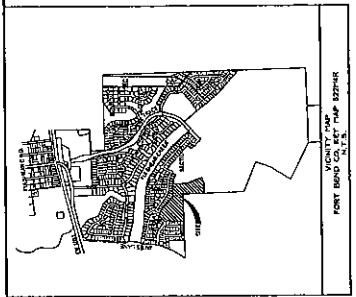


CALLISTO 2001  
FRANK C. COSTELLO AND  
ASSOCIATES  
LANDSCAPE ARCHITECTS  
C.P. NO. 200402781  
10-30-2005

**RESTRICTED RESERVE "M"**  
**LANDSCAPE / OPEN SPACE / DRAINAGE**  
5.4978 ACRES (158,259.70 SQUARE FEET)

**GENERAL NOTE:**  
1. U.S. Customary Survey Method.  
2. E.C. indicates Easement.  
3. E.C. indicates Easement.  
4. The property shall be used for the purposes stated in the plat and shall not be used for any other purpose without the written consent of the City of Fort Bend.  
5. The property shall be used for the purposes stated in the plat and shall not be used for any other purpose without the written consent of the City of Fort Bend.  
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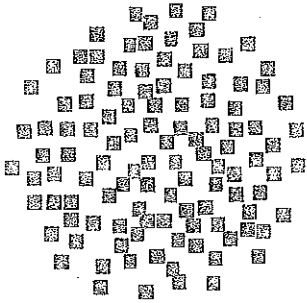
Lot No.	Area (Acres)	Area (Sq. Ft.)
1	0.167	11,500
2	0.167	11,500
3	0.167	11,500
4	0.167	11,500
5	0.167	11,500
6	0.167	11,500
7	0.167	11,500
8	0.167	11,500
9	0.167	11,500
10	0.167	11,500
11	0.167	11,500
12	0.167	11,500
13	0.167	11,500
14	0.167	11,500
15	0.167	11,500
16	0.167	11,500
17	0.167	11,500
18	0.167	11,500
19	0.167	11,500
20	0.167	11,500
21	0.167	11,500
22	0.167	11,500
23	0.167	11,500
24	0.167	11,500
25	0.167	11,500
26	0.167	11,500
27	0.167	11,500
28	0.167	11,500
29	0.167	11,500
30	0.167	11,500
<b>Total</b>	<b>5.4978</b>	<b>378,259.70</b>



1. The property shall be used for the purposes stated in the plat and shall not be used for any other purpose without the written consent of the City of Fort Bend.
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**sweitzer + associates**

13300 katy freeway ★ houston, texas 77079  
281-496-3111 ★ fax 281-496-3113



**landscape architects  
planning consultants**

February 15, 2018

Zachary Henson—Power Delivery Solutions  
Ft. Bend Service Center  
4011 Avenue H  
Rosenberg, TX 77471

This is to inform you that a Preliminary Subdivision Plat is being submitted to the City of Fulshear for Fulbrook on Fulshear Creek Section 13. The area is in the city limits of the City of Fulshear and is in Fulshear M.U.D. 1. There are 74 standard single family lots in the 19.87 acre section that is expected to be approved 3/2/18. The master Plan for the development projects a total of 1,005 residential lots at final build out.

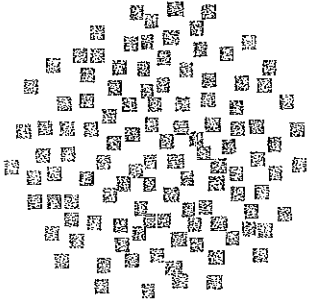
A handwritten signature in black ink, appearing to read 'W. A. Sweitzer', with a large, sweeping flourish underneath.

W. A. Sweitzer, A.S.L.A.



**sweitzer + associates**

13300 katy freeway \* houston, texas 77079  
281-496-3111 \* fax 281-496-3113



**landscape architects  
planning consultants**

February 15, 2018

Fort Bend Co. Drainage District  
1124 Blume Road  
Rosenberg, TX 77471

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W. A. Sweitzer, A.S.L.A.

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 CC FM 1093 Tract 3 / Final Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

City Secretary

Processed  
 Returned for additional data

BY: K. Kayf DATE: 2-16-2018

Planning Commission Review

Approved  
 Returned for additional data

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

City Council Review

Approved  
 Returned for additional data

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

February 27, 2018

## Engineering Review

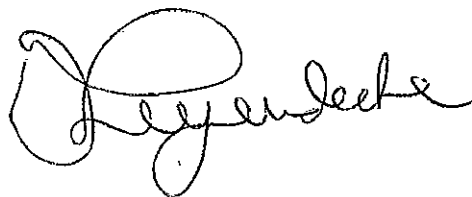
Final Plat  
CC F.M. 1093 Tract 3  
City of Fulshear, Texas

### For Information only:

1. This plat will create one (1) Unrestricted Reserve that will cover an area of 1.702 acres.
2. This Unrestricted Reserve will have access to FM 1093 along its South line thru the Texas Department of Transportation's Permit Process.

### Recommendations:

I recommend that this Final Plat of CC F.M. 1093 Tract 3 be approved as submitted.

A handwritten signature in cursive script, appearing to read "Leyendecker", is written in black ink. The signature is fluid and stylized, with a large loop at the beginning and a long, sweeping tail.



**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: 02/16/2018 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: CC F.M. 1093 TRACT 3 Development: CROSS CREEK RANCH

**SUBMITTAL OF PLAT: (Check Appropriate Selection)**

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

**TYPE OF PLAT: (Check Appropriate Selection)**

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

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: 1.702 ACRES OF LAND IN THE T.W.SOUTHERLAND SURVEY A-421 & R.H. KUYKENDAHL SURVEY A-274

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

Total Acreage: 1.702  
 Number of Streets: 0  
 Number of Lots: 0  
 Number and Types of Reserves: 1  
 Total Acres in Reserve: 1.702

Owner: LANDMARK INDUSTRIES DEVELOPMENT, LTD.  
 Address: 11111 WILCREST GREEN DRIVE, SUITE 100  
 City/State: HOUSTON, TX 77042  
 Telephone: 713-789-0310  
 Email Address: \_\_\_\_\_

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b>	<u>\$542.55</u>
Park Fees (due at Final Plat Application)	_____

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

 Trey DeVillier 02/16/2018  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE





STARTEX TITLE COMPANY  
1177 West Loop South, Suite 1475  
Houston, Texas 77027

CITY PLANNING LETTER

Date: February 12, 2018

To: City Planning Commission  
City Hall Annex Building  
2220 Fourth Street  
Rosenberg, Texas 77471

To Whom It May Concern:

STARTEX TITLE COMPANY certifies that a diligent search of the real property records has been made, as to the herein described property, and as of 8:00 AM on the 5th day of February, 2018, we find the following:

The RECORD OWNER of this property as of the above date is:

Landmark Industries, a Texas general partnership by virtue of Deed filed for record under Fort Bend County Clerk's File No: 2013073162.

**PROPERTY:**

BEING a 1.702 acre (74,160 square foot) tract of land situated in the T.W. Southerland Survey, Abstract No. 421 and the R.H. Kuykendahl Survey, Abstract No. 274 of Fort Bend County, Texas being a portion of a called 41.78 acre tract of land as described in an instrument to Landmark Industries recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2013073162, and a portion of Unrestricted Reserve "B" of F.M. 1093 AT F.M. 1463 RESERVES, a subdivision per plat recorded under Plat Number 20120043 of the Fort Bend County Plat Records (F.B.C.P.R.), said 1.702 acre tract of land described by metes and bounds attached hereto and made a part hereof.

Subject to:

**RESTRICTIONS:**

Restrictive covenants filed for record under Fort Bend County Clerk's File No(s). 9526750, 2006020011 and 2016077789, but omitting any covenant, 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:**

Building and Parking set back lines thirty-five (35) feet wide along F.M. 1463, and ten (10) feet in width along the exterior property lines as set forth in instrument filed for record under Harris County Clerk's File No. 2006020011.

Terms, conditions and stipulations contained in that certain Easement Agreement dated November 18, 2013, by and between Landmark Industries, a Texas general partnership, as successor to Landmark Industries Development, Ltd., a Texas limited partnership and Texas Petroleum Group, LLC, a Delaware limited liability company, as set forth in instrument filed for record under Fort Bend County Clerk's File No. 2013146105. Said easement being amended as set forth in Amendment to Easement Agreement filed for record under Fort Bend County Clerk's File No. 2016116619, and as shown on plat recorded in File No. 20120043 of the Plat Records of Fort Bend County, Texas.

Permanent Easement Agreement between Landmark Industries and Enterprise Crude Pipeline LLC, a Texas limited liability, as set forth and described and further located on sketches attached and made a part of instrument filed for record under Fort Bend County Clerk's File No. 2014130423. Said easement being amended as set forth in Memorandum of Amendment to Permanent Easement Agreement filed for record under Fort Bend County Clerk's File No. 2017073503.

**MISCELLANEOUS:**

Terms, conditions and stipulations contained in that certain Utility Conveyance and Security Agreement executed by Fort Bend County Municipal Utility District No. 173, as set forth in instrument filed for record under Harris County Clerk's File No. 2016128022

Ordinance of the City of Fulshear, Texas, including but not limited to the Service Plan as set forth in instrument filed for record under Fort Bend County Clerk's File No. 2011021836.

The real property described herein is located within the Fort Bend County Municipal Utility District No. 173.

The subject property is in the Fort Bend County Rural Fire Prevention District No. 1, Fort Bend ESD 4, and Fort Bend County LFRF.

**LIENS:**

None of record.

**ABSTRACTS OF JUDGMENTS AND/OR FEDERAL TAX LIENS:**

None of record.

NOTICE: STARTEX TITLE COMPANY ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT OR FOR VERBAL STATEMENTS. THIS IS A COPY OF A PRELIMINARY REPORT MADE FOR STARTEX TITLE COMPANY ONLY, FOR SPECIFIC PURPOSES, AND IT MAY OR MAY NOT BE COMPLETE FOR THE PURPOSE OF OTHERS. If a copy is furnished to other parties, it is to facilitate preparation of the necessary instruments, to point out curative requirements, if any, and to show the result of the Company's title research (upon which only the Company may rely). None of the information contained herein, or the absence of other information, constitutes a representation to any party, other than the Company, as to the status of the title. If a title defect or encumbrance should exist which is not disclosed hereon, the Company shall not be liable by reason of furnishing this report or for any verbal statements related thereto. This shall in no way be construed as Commitment for Title Insurance.

THIS CERTIFICATE SHALL NOT CONSTITUTE A COMMITMENT TO ISSUE TITLE INSURANCE, AND THE LIABILITY HEREUNDER IS LIMITED TO THE CONSIDERATION PAID HEREFOR.

We trust this is the information you desire.

WITNESS Our Hand this 12th day of February, 2018.

STARTEX TITLE COMPANY

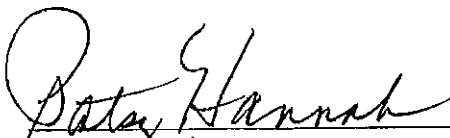
By:   
Patsy Hannah  
Examiner

EXHIBIT "A"

BEING a 1.702 acre (74,160 square foot) tract of land situated in the T.W. Southerland Survey, Abstract No. 421 and the R.H. Kuykendahl Survey, Abstract No. 274 of Fort Bend County, Texas being a portion of a called 41.78 acre tract of land as described in an instrument to Landmark Industries recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2013073162, and a portion of Unrestricted Reserve "B" of F.M. 1093 AT F.M. 1463 RESERVES, a subdivision per plat recorded under Plat Number 20120043 of the Fort Bend County Plat Records (F.B.C.P.R.), said 1.702 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "BGE INC" found on the northerly right-of-way line of F.M. 359 and F.M. 1093 (width varies) for the northeast corner of a called 0.6859 acre right-of-way dedication described in an instrument to County of Fort Bend recorded under F.B.C.C.F. No. 2017051222, being the northwest corner of a called 0.6796 acre right-of-way dedication described in an instrument to County of Fort Bend recorded under F.B.C.C.F. No. 2017051221, same being on the west line of Unrestricted Reserve "A" of said F.M. 1093 AT F.M. 1463 RESERVES, same also being the southeast corner of the herein described tract and being the beginning of a non-tangent curve to the left from which its center bears S 09°43'00" E, 6,591.86 feet;

THENCE, in a Westerly direction, along the northerly right-of-way line of said F.M. 359 and F.M. 1093 and along said curve to the left, a distance of 256.36 feet, having a radius of 6,591.86 feet, a central angle of 02°13'42" and a chord which bears S 79°10'09" W, 256.35 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an angle point in said northerly right-of-way line;

THENCE, S 78°02'32" W, continuing along the northerly right-of-way line of said F.M. 359 and F.M. 1093, a distance of 15.43 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the southwest corner of the herein described tract;

THENCE, N 06°59'59" W, over and across said 41.78 acre tract and said Unrestricted Reserve "B", a distance of 283.53 feet to an "X" in concrete set for the northwest corner of the herein described tract;

THENCE, N 83°00'14" E, over and across said Unrestricted Reserve "B", a distance of 276.72 feet to an "X" in concrete set on the common line of said Unrestricted Reserve "B" and said Unrestricted Reserve "A", same being an easterly line of said 41.78 acre tract and being the northeast corner of the herein described tract;

THENCE, S 13°37'28" W, along the common line of said Unrestricted Reserve "B" and said Unrestricted Reserve "A" and a easterly line of said 41.78 acre tract, at a distance of 12.82 feet pass an "X" in concrete found for the southeast corner of said Unrestricted Reserve "B" and continuing along the west line of said Unrestricted Reserve "A" a total distance of 15.82 feet to a MAG Nail found for the most westerly corner of said Unrestricted Reserve "A", same being an interior corner of said 41.78 acre tract and the herein described tract;

THENCE, S 06°59'59" E, along the west line of said Unrestricted Reserve "A" and an easterly line of said 41.78 acre tract, a distance of 250.24 feet to the POINT OF BEGINNING and containing 1.702 acres (74,160 square feet) of land.

NOTE: The Company is prohibited from insuring the area or quantity of land described herein.



February 14, 2018

City of Fulshear  
30603 FM 1093  
Fulshear, TX 77441

Re: CC F.M. 1093 Tract 3

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 February 2018.

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 Rosemary Valdez at 713.207.6027.

Sincerely,

A handwritten signature in black ink that reads "Rosemary Valdez". The signature is written in a cursive style.

Rosemary Valdez, SR/WA  
Right of Way Agent

C: Trey DeVillier <TDeVillier@bgein.com>

PLR18.068

## Trey DeVillier

---

**From:** Trey DeVillier  
**Sent:** Tuesday, February 13, 2018 10:58 AM  
**To:** Grey, Chris (Chris\_Grey@comcast.com)  
**Subject:** CC F.M. 1093 TRACT 3 - NO OBJECT REQUEST  
**Attachments:** 2018-2-13\_PLAT\_CC FM 1093 TRACT 3.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](mailto:tdevillier@bgeinc.com)  
[www.bgeinc.com](http://www.bgeinc.com)



Serving. Leading. Solving.™

## Trey DeVillier

---

**From:** Trey DeVillier  
**Sent:** Tuesday, February 13, 2018 10:57 AM  
**To:** Michael Jones (mj524k@att.com)  
**Subject:** CC F.M. 1093 TRACT 3 - NO OBJECT REQUEST  
**Attachments:** 2018-2-13\_PLAT\_CC FM 1093 TRACT 3.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](mailto:tdevillier@bgeinc.com)  
[www.bgeinc.com](http://www.bgeinc.com)



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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Fulshear Bend Drive Extension No. 3 / Final Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

City Secretary

Processed  
 Returned for additional data

BY: K. Keyf DATE: 2-16-2018

Planning Commission Review

Approved  
 Returned for additional data

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

City Council Review

Approved  
 Returned for additional data

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

February 27, 2018

## Engineering Review

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

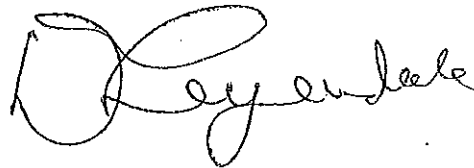
### For Information only:

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 Final Plat of Fulshear Bend Drive Extension No. 3, Street Dedication be approved once the following items are addressed:

- A) There was no City Planning Letter turned in at time of submission but a note that the City Planning Letter was delayed.
- B) Note #15 needs to have the blanks filled in on the plat.





**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: 02/16/2018 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: FULSHEAR BEND DRIVE EXTENSION NO. 3 Development: CROSS CREEK RANCH

**SUBMITTAL OF PLAT: (Check Appropriate Selection)**

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

**TYPE OF PLAT: (Check Appropriate Selection)**

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

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: 19.99 ACRES OF LAND IN THE J.W. SCOTT SURVEY, A-321 & M. AUTREY SURVEY, A-100

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


Total Acreage: 19.99  
 Number of Streets: 2  
 Number of Lots: 0  
 Number and Types of Reserves: 3  
 Total Acres in Reserve: 6.848

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

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

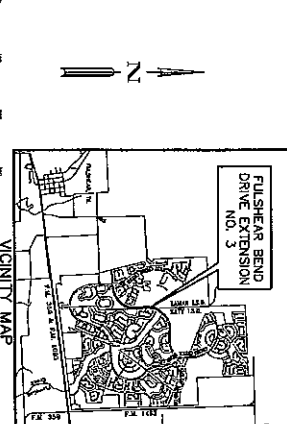
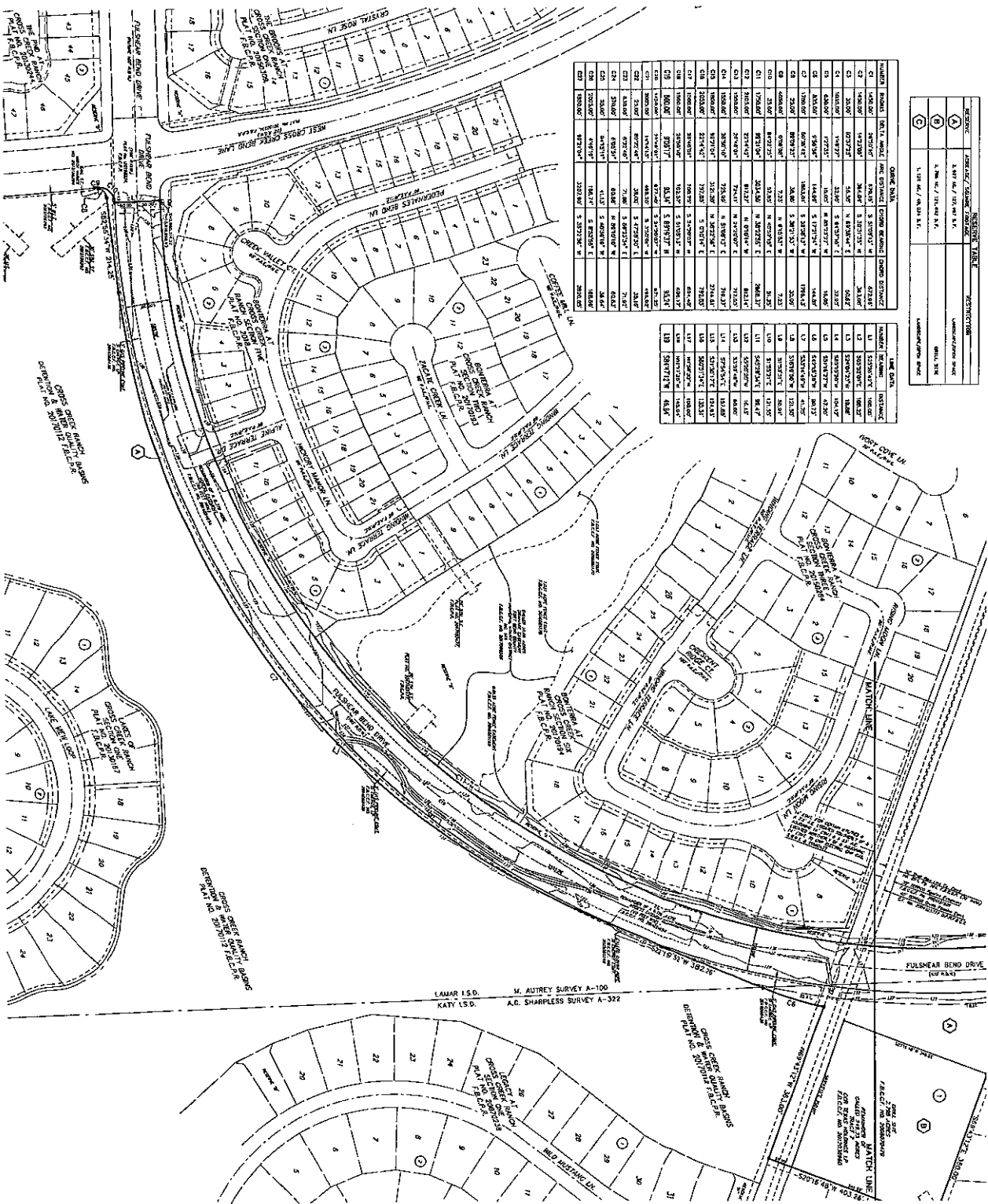
Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b> <u>\$999.75</u>	
Park Fees (due at Final Plat Application)	_____

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

 Trey DeVillier 02/16/2018  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

RESERVE TABLE		REVISIONS	
NO.	DATE	BY	REASON
1	11/15/17	...	...
2	...	...	...
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NO.	DATE	BY	REASON
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- GENERAL NOTES
1. "U.L." indicates "Utility Easement".
  2. "H.L." indicates "Holding Line".
  3. "W.L.C." indicates "Water Line Easement".
  4. "T.C." indicates "Title Curved Easement".
  5. "S.W.L.C." indicates "Sewer Water Line Easement".
  6. "S.W.L.C." indicates "Sewer Water Line Easement".
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  18. "S.W.L.C." indicates "Sewer Water Line Easement".
  19. "S.W.L.C." indicates "Sewer Water Line Easement".
  20. "S.W.L.C." indicates "Sewer Water Line Easement".

## FULSHEAR BEND DRIVE EXTENSION NO. 3

A SUBDIVISION OF 19.99 ACRES OF LAND  
LOCATED IN THE J.W. SCOTT SURVEY, A-321  
AND M. AUTREY SURVEY, A-100  
FORT BEND COUNTY, TEXAS

BLOCKS 2  
LOTS 0  
SCALE: 1"=100'  
RESERVED 3  
DATE: FEBRUARY, 2018

CROSS CREEK  
RANCH

BCE  
10777 Westheimer, Suite 200, Houston, TX 77042  
713.865.1234  
www.bce.com







**LIENHOLDER'S SUBORDINATION TO DEDICATION**

THE STATE OF TEXAS  
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 19.99 acres of land out of the J.W. Scott Survey, A-321 and the Fort Bend County, Texas, which property was surveyed and platted on \_\_\_\_\_ by, Brown & Gay Engineers, Inc., DBA BGE, Inc., and known as FULSHEAR BEND DRIVE EXTENSION NO. 3, recorded at Plat Number \_\_\_\_\_ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, a national banking association is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2016059210, 2016059211, 2016059212 and 2016059213 of the Real Property Records of Fort Bend County, Texas, and, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of FULSHEAR BEND DRIVE EXTENSION NO. 3.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of FULSHEAR BEND DRIVE EXTENSION NO. 3 and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of FULSHEAR BEND DRIVE EXTENSION NO. 3 and the dedications, terms, and provisions evidenced thereby.

The said lienholder does hereby WARRANT and REPRESENT that it is the agent for the present owners and holders of the notes and the lien given to secure the payment of the same and have not assigned the same nor any part thereof.

EXCEPT as expressly modified hereby, the lien shall remain in full force and effect.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

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

**LIENHOLDER'S SUBORDINATION TO DEDICATION**

THE STATE OF TEXAS  
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 19.99 acres of land out of the J.W. Scott Survey, A-321 and the M. Autrey Survey, A-100, Fort Bend County, Texas, which property was surveyed and platted on \_\_\_\_\_ by, Brown & Gay Engineers, Inc., DBA BGE, Inc, and known as FULSHEAR BEND DRIVE EXTENSION NO. 3, recorded at Plat Number \_\_\_\_\_ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent for the lenders, is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2012038977, 2012054544, and 2016059210 of the Real Property Records of Fort Bend County, Texas, and, in its capacity as the agent, is the agent for the holders of promissory notes secured by said lien, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of FULSHEAR BEND DRIVE EXTENSION NO. 3.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of FULSHEAR BEND DRIVE EXTENSION NO. 3 and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of FULSHEAR BEND DRIVE EXTENSION NO. 3 and the dedications, terms, and provisions evidenced thereby.

The said lienholder does hereby WARRANT and REPRESENT that it is the agent for the present owners and holders of the notes and the lien given to secure the payment of the same and have not assigned the same nor any part thereof.

EXCEPT as expressly modified hereby, the lien shall remain in full force and effect.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

PROVINCE OF ONTARIO  
COUNTRY OF CANADA

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

GIVEN under my hand and Notary Seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
Notary Public  
My commission expires: Commission For Life

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





February 14, 2018

City of Fulshear  
30603 FM 1093  
Fulshear, TX 77441

**Re: Fulshear Bend Drive Extension No. 3**

To Whom It May Concern:

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If there are any questions, please contact Rosemary Valdez at 713.207.6027.

Sincerely,

A handwritten signature in black ink that reads "Rosemary Valdez". The signature is written in a cursive, flowing style.

Rosemary Valdez, SR/WA  
Right of Way Agent

C: Trey DeVillier <tdevillier@bgenic.com>

PLR18.073

## Trey DeVillier

---

**From:** Trey DeVillier  
**Sent:** Tuesday, February 13, 2018 11:00 AM  
**To:** Grey, Chris (Chris\_Grey@comcast.com)  
**Subject:** FULSHEAR BEND DRIVE EXTENSION NO. 3 - NO OBJECT REQUEST  
**Attachments:** 2018-2-13\_PLAT\_FULSHEAR BEND DR EXT 3.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](mailto:tdevillier@bgeinc.com)  
[www.bgeinc.com](http://www.bgeinc.com)



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## Trey DeVillier

---

**From:** Trey DeVillier  
**Sent:** Tuesday, February 13, 2018 11:01 AM  
**To:** Michael Jones (mj524k@att.com)  
**Subject:** FULSHEAR BEND DRIVE EXTENSION NO. 3 - NO OBJECT REQUEST  
**Attachments:** 2018-2-13\_PLAT\_FULSHEAR BEND DR EXT 3.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](mailto:tdevillier@bgeinc.com)  
[www.bgeinc.com](http://www.bgeinc.com)



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Debbie Hooper  
Title Examiner

Stewart Title Company  
10720 West Sam Houston Pkwy North  
Suite 200  
Houston, TX 77064  
(713) 892-3503 Phone  
(713) 629-2201 Fax  
debbie.hooper@stewart.com

February 20, 2018

File No.: 1890028HOU

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 February, 2018, the last Deed that we find, of record, reflects the record owner to be:

CCR TEXAS HOLDINGS, LP  
CCR LOAN SUBSIDIARY I, L.P.  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 169

by virtue of Deed recorded in/under Clerk's File No. [2012038964](#) of the Official Public Records of County, Texas.

by virtue of Deed recorded in/under Clerk's File No. [2016059209](#) of the Official Public Records of County, Texas.

by virtue of Deed recorded in/under Clerk's File No. [2015105132](#) of the Official Public Records of County, Texas.

by virtue of Deed recorded in/under Clerk's File No. [2012038960](#) of the Official Public Records of County, Texas.

Legal Description:

DESCRIPTION OF A 19.99 ACRE TRACT OF LAND SITUATED  
IN THE J.W. SCOTT SURVEY, ABSTRACT NO. 321 AND THE  
M. AUTREY SURVEY, ABSTRACT NO. 100  
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 19.99 acre (870,606 square foot) tract of land situated in the J.W. Scott Survey, Abstract No. 321 and the M. Autrey Survey, Abstract No. 100 of the City of Fulshear, Fort Bend County, Texas and being a portion of a called 1,913.31 acre tract of land described as Tract A in an instrument to CCR Texas Holdings LP recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2012038964, a portion of a called 61.66 acre tract of land as described in an instrument to Fort Bend County Municipal Utility District No. 169 recorded under F.B.C.C.F. No. 2015105132, and a portion of the remainder of a called 249.35 acre tract of land described as Tract 7 in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2012038960 and a portion of a called 40.16 acre tract of land described as Tract 6 and a called 66.97 acre tract of land described as Tract 8 both in an instrument to CCR Loan Subsidiary 1, L.P. recorded under F.B.C.C.F. No. 2016059209, said 19.99 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 Northwest corner of FULSHEAR BEND DRIVE EXTENSION NO 2, a subdivision per plat recorded under Plat No. 20170069 of the Fort Bend County Plat Records (F.B.C.P.R.) and being the most Northerly corner of the herein described tract;

THENCE, S 25°26'42" E, a distance of 100.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a non-tangent curve to the left from which its center bears S 25°26'42" E, 1,450.00

feet, lying on the Northwest line of Reserve "F" of CREEK COVE AT CROSS CREEK RANCH SECTION NINE, a subdivision per plat recorded under Plat No. 20170070 of the F.B.C.P.R.;

THENCE, in a Southwesterly direction, along and with the Northwest line of said Reserve "F" and said curve to the left, a distance of 679.15 feet, having a radius of 1,450.00 feet, a central angle of 26°50'10" and a chord which bears S 51°08'13" W, 672.96 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the West corner of said Reserve "F";

THENCE, S 37°43'08" W, a distance of 194.39 feet over and across said 61.66 acre tract to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

THENCE, in a Southwesterly direction, continuing over and across said 61.66 acre tract and over and across said 1,913.31 acre tract and along said curve to the left, a distance of 364.04 feet, having a radius of 1,450.00 feet, a central angle of 14°23'05" and a chord which bears S 30°31'35" W, 363.08 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the right from which its center bears N 25°57'25" E, 35.00 feet;

THENCE, in an Easterly direction, continuing over and across said 1,913.31 acre tract and along said curve to the right, a distance of 56.58 feet, having a radius of 35.00 feet, a central angle of 92°37'23" and a chord which bears N 69°38'44" E, 50.62 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of reverse curvature to the left;

THENCE, in a Southeasterly direction, along said curve to the left, a distance of 32.95 feet, having a radius of 1,035.00 feet, a central angle of 01°49'27" and a chord which bears S 64°57'18" E, 32.95 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

THENCE, S 65°52'01" E, a distance of 108.22 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the North corner of Reserve "C" of LEGACY AT CROSS CREEK RANCH SECTION FOUR, a subdivision per plat recorded under Plat No. 20130239 of the F.B.C.P.R.;

THENCE, along and with the West line of said LEGACY AT CROSS CREEK RANCH SECTION FOUR, the following courses and distances:

S 24°04'23" W, a distance of 19.88 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 85°15'20" W, a distance of 104.12 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 51°16'27" W, a distance of 47.20 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 42°15'38" W, a distance of 90.73 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 33°14'49" W, a distance of 41.75 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 01°53'31" E, a distance of 247.95 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 18°19'50" W, a distance of 121.50 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 01°53'31" E, a distance of 50.91 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 01°55'21" E, a distance of 121.55 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 45°29'34" E, a distance of 99.47 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 05°20'20" W, a distance of 16.13 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a non-tangent curve to the left from which its center bears S 05°20'20" W, 630.00 feet;

In a Westerly direction, along said curve to the left, a distance of 16.05 feet, having a radius of 630.00 feet, a central angle of 01°27'35" and a chord which bears N 85°23'27" W, 16.05 feet to a point for corner;

S 03°52'46" W, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 02°29'19" W, a distance of 291.48 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 07°54'54" E, a distance of 157.88 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 21°30'17" E, a distance of 124.93 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Northerly Southwest corner of said LEGACY AT CROSS CREEK RANCH SECTION FOUR;

THENCE, S 80°51'34" E, a distance of 135.51 feet along and with the Southwest line of said LEGACY AT CROSS CREEK RANCH SECTION FOUR to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northwest corner of a called 2.798 acre tract described as Drill Site "E" recorded under F.B.C.C.F. No. 2008070479;

THENCE, S 69°43'12" E, a distance of 350.00 feet along and with the North line of said Drill Site "E" to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast corner of said Drill Site "E" and an interior corner of said LEGACY AT CROSS CREEK RANCH SECTION FOUR;

THENCE, S 20°16'48" W, a distance of 403.26 feet along and with the West line of said LEGACY AT CROSS CREEK RANCH SECTION FOUR to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Southerly Southwest corner of said LEGACY AT CROSS CREEK RANCH SECTION FOUR, lying on the most Northerly line of CROSS CREEK RANCH DETENTION & WATER QUALITY BASINS, a subdivision per plat recorded under Plat No. 20170112 of the F.B.C.P.R.;

THENCE, N 69°43'12" W, a distance of 363.00 feet along and with said Southwest line and said North line to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Northerly corner of said CROSS CREEK RANCH DETENTION & WATER QUALITY BASINS and the beginning of a non-tangent curve to the right from which its center bears N 77°37'04" W, 835.00 feet;

THENCE, along and with the Northwesterly line of said CROSS CREEK RANCH DETENTION & WATER QUALITY BASINS, the following courses and distances:

In a Southerly direction, along said curve to the right, a distance of 144.99 feet, having a radius of 835.00 feet, a central angle of 09°56'56" and a chord which bears S 17°21'24" W, 144.81 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of tangency;

S 22°19'52" W, a distance of 382.26 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a Southwesterly direction, along said curve to the right, a distance of 1,883.01 feet, having a radius of 1,780.00 feet, a central angle of 60°36'42" and a chord which bears S 52°38'13" W, 1,796.43 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of tangency;

S 82°56'34" W, a distance of 214.25 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Southwesterly direction, along said curve to the left, a distance of 38.90 feet, having a radius of 25.00 feet, a central angle of 89°09'23" and a chord which bears S 38°21'53" W, 35.09 feet to the most Southerly corner of the herein described tract and the beginning of a non-tangent curve to the left from which its center bears S 83°47'11" W, 4,050.00 feet, lying on the Easterly right-of-way line of West Cross Creek Bend Lane (100 feet wide) as shown on WEST CROSS CREEK BEND LANE EXTENSION NO. 2, a subdivision per plat recorded under Plat No. 20150234 of the F.B.C.P.R.;

THENCE, in a Northerly direction, along and with the Easterly right-of-way line of said West Cross Creek Bend Land and said curve to the left, a distance of 7.23 feet, having a radius of 4,050.00 feet, a central angle of 00°06'08" and a chord which bears N 06°15'53" W, 7.23 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Southwest end of a cutback corner at the Southeast intersection of said West Cross Creek Bend Lane and Fulshear Bend Lane (100 feet wide) as shown on said WEST CROSS CREEK BEND LANE EXTENSION NO. 2 and a point of reverse curvature to the right;

THENCE, in a Northeasterly direction, continuing along and with said Easterly right-of-way line and along said curve to the right, a distance of 57.65 feet, having a radius of 35.00 feet, a central angle of 94°22'25" and a chord which bears N 40°52'15" E, 51.35 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast end of said cutback corner, same being the Southeast terminus of said Fulshear Bend Lane;

THENCE, N 01°56'32" W, a distance of 100.00 feet along and with the Easterly terminus of said Fulshear Bend Lane to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast terminus of Fulshear Bend Lane and the beginning of a non-tangent curve to the left from which its center bears N 01° 56'32" W, 1,750.00 feet and lying on the Southerly line of a called 25.30 acre tract of land as described in an instrument to CCR Loan Subsidiary 1, L.P. recorded under F.B.C.C.F. No. 2014024650;

THENCE, in a Northeasterly direction, over and across said 25.30 acre tract and along said curve to the left at a distance of 1,059.12 feet pass a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Southerly corner of BONTERRA AT CROSS CREEK RANCH SECTION SIX, a subdivision per plat recorded under Plat No. 20170194 of the F.B.C.P.R., continuing along the Southeast line of said BONTERRA AT CROSS CREEK RANCH SECTION SIX at a distance of 2,482.72 feet pass a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast corner of said BONTERRA AT CROSS CREEK RANCH SECTION SIX, and continuing over and across said 1,913.31 acre tract and said 40.16 acre tract for a total distance of 3,034.50 feet, having a radius of 1,750.00 feet, a central angle of 99°21'04" and a chord which bears N 38°22'56" E, 2,668.37 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

THENCE, N 11°17'35" W, a distance of 146.94 feet continuing over and across said 40.16 acre tract to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

THENCE, in a Northerly direction, continuing over and across said 40.16 acre tract and said 1,913.31 acre tract and along said curve to the right, a distance of 817.27 feet, having a radius of 2,105.00 feet, a central angle of 22°14'42" and a chord which bears N 00°10'14" E, 812.14 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of compound curvature;

THENCE, in a Northeasterly direction, over and across said 1,913.31 acre tract and said 61.66 acre tract and along said curve to the right, a distance of 724.11 feet, having a radius of 1,550.00 feet, a central angle of 26° 46'01" and a chord which bears N 24°20'07" E, 717.55 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

THENCE, N 37°43'08" E, a distance of 194.39 feet over and across said 61.66 acre tract and said 66.97 acre tract to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

THENCE, in a Northeasterly direction, over and across said 66.97 acre tract and along said curve to the right, a distance of 725.99 feet, having a radius of 1,550.00 feet, a central angle of 26°50'10" and a chord which bears N 51°08'13" E, 719.37 feet the **POINT OF BEGINNING** and containing 19.99 acres (870,606 square feet) of land.

Subject to the following:



1. Restrictions:

None

2. Easements/Other Exceptions:

Pipeline right-of-way easement in favor of Shell Pipeline Company Easement, being Thirty (30) feet wide, as set forth in instrument recorded in/under [Volume 294, Page 384](#) of the Deed Records of County, Texas.

Pipeline right-of-way easement in favor of TEPPCO Pipeline Easement, being Thirty (30) feet wide, as set forth in instrument recorded in/under [Volume 295, Page 465](#) of the Deed Records and under Clerk's File No. [2004151601](#), [2005018043](#) of the Official Public Records of County, Texas.

Pipeline right-of-way easement in favor of Shell Pipe Line Company, as set forth in instrument recorded in/under [Volume 298, Page 207](#) of the Deed Records of County, Texas.

Pipeline right-of-way easement in favor of TEPPCO Crude Pipeline Easement, being Forty (40) feet wide, as set forth in instrument recorded in/under Clerk's File No. [2004025377](#) of the Official Public Records of County, Texas.

An easement Fourteen (14) feet wide, together with an aerial easement granted to CNP Electric, CNP Gas, S.W. B. T. and Comcast, as reflected by instrument recorded under Clerk's File No. [2007103446](#) of the Official Public Records of Fort Bend County, Texas.

Second Amendment to Partial Waiver of Surface Rights and Drillsite and access easement use agreement to instrument recorded under Clerk's File No. [2005003092](#), the location of which is reflected by instrument recorded under Clerk's File No. [2008070479](#) of the Official Public Records of Fort Bend County, Texas.

A Gas Pipeline easement granted to S. I. Energy, LP, Five (5) feet wide, located along the Southerly property line, as reflected by instrument recorded under Clerk's File No. [2014068438](#) of the Official Public Records of Fort Bend County, Texas.

Drainage easement granted to Fort Bend County Drainage District, the location of which is reflected by instrument recorded under Clerk's File No. [2015031232](#) of the official Public Records of Fort Bend County, Texas.

An easement 100 feet wide, granted to CenterPoint Energy Houston Electric, LLC, the location of which is reflected by instrument recorded under Clerk's File No. [2017135580](#) of the Official Public Records of Fort Bend County, Texas.

A storm sewer easement being twenty five (25) feet wide along the south portion and Twenty (20) feet wide along the North portion of the West property line, as shown on the recorded plat of West Cross Creek Bend Lane Extension No. 2, under Plat No. [20150234](#) of the Plat Records of Fort Bend County, Texas.

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.

Subject to the terms and conditions in that certain Option Agreement, dated September 20, 2005 (as amended to dated, the Option Agreement, between The Stoddard Group, Ltd., predecessor in interest to Grantor, and Trendmaker Homes, Inc., predecessor in interest to Grantee, as reference by deed recorded under Clerk's File No. [2012038964](#) of the Official Public Records of Fort Bend County, Texas.

A one-foot reserve dedicated to the city in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes, as reflected by the recorded plat of West Cross Creek Bend Lane Extension No. 2, recorded under Plat No. [20150234](#) of the Plat Records of Fort Bend County, Texas.

A one-foot reserve dedicated to the city in fee as a buffer separation between the side or end of streets



where such streets abut adjacent acreage tracts, the condition of such dedication being that when adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes, as reflected by the recorded plat of Fulshear Bend Drive Extension No. 2, recorded under Plat No. [20170069](#) of the Plat Records of Fort Bend County, Texas.

### 3. Liens/Misc:

Construction of Deed of Trust dated April 12, 2012, recorded in/under Clerk's File No. [2012038977](#) of the Official Public Records of County, Texas, executed by CCR Texas Holdings, LP, securing the payment of one note in the principal amount of \$90,000,000.00 (Note A for \$9,000,000.00 and Note B for \$81,000,000.00), bearing interest and payable as therein provided to the order of PSPIB-CCR Inc. Said Note and Deed of Trust modified and/or extended by instrument recorded in/under Clerk's File No. [2017097223](#) of the Official Public Records of County, Texas.

Subject property is located in the Fort Bend County Municipal Utility District No. 169. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected. The most recent rate of taxes levied by the district on real property is \$1.295 on each \$100.00 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of debt service tax, as of this date, is \$0.00 on each \$100.00 of assessed valuation. The total amount of voter approved bonds is \$82,516,000.00 and the aggregate principal amount of all bonds issued for specific facilities is \$841,890,000.00. The amount of the standby fee is \$0.00. Prior to the issuance of any policy, Seller is to furnish a properly executed and acknowledged Notice in compliance with the provisions set forth in Section 49.452 of the Texas Water Code, which Notice must be signed and acknowledged by the Purchaser and subsequently filed in the property records.

Subject property is located in the Fort Bend County Municipal Utility District No. 170. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected. The most recent rate of taxes levied by the district on real property is \$1.295 on each \$100.00 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of debt service tax, as of this date, is \$0.00 on each \$100.00 of assessed valuation. The total amount of voter approved bonds is \$246,400,000.00 and the aggregate principal amount of all bonds issued for specific facilities is \$841,890,000.00. The amount of the standby fee is \$0.00. Prior to the issuance of any policy, Seller is to furnish a properly executed and acknowledged Notice in compliance with the provisions set forth in Section 49.452 of the Texas Water Code, which Notice must be signed and acknowledged by the Purchaser and subsequently filed in the property records.

Subject property is located in the Fort Bend County Municipal Utility District No. 172. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected. The most recent rate of taxes levied by the district on real property is \$1.295 on each \$100.00 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of debt service tax, as of this date, is \$0.00 on each \$100.00 of assessed valuation. The total amount of voter approved bonds is \$284,228,000.00 and the aggregate principal amount of all bonds issued for specific facilities is \$841,890,000.00. The amount of the standby fee is \$0.00. Prior to the issuance of any policy, Seller is to furnish a properly executed and acknowledged Notice in compliance with the provisions set forth in Section 49.452 of the Texas Water Code, which Notice must be signed and acknowledged by the Purchaser and subsequently filed in the property records.

Subject property is located in the Fort Bend County Municipal Utility District No. 173. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected. The most recent rate of taxes levied by the district on real property is \$1.295 on each \$100.00 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of debt service tax, as of this date, is \$0.00 on each \$100.00 of assessed valuation. The total amount of voter approved bonds is \$173,726,000.00 and the aggregate principal amount of all bonds issued for specific facilities is \$841,890,000.00. The amount of the standby fee is \$0.00. Prior to the issuance of any policy, Seller is to furnish a properly executed and acknowledged Notice in compliance with the provisions set forth in Section 49.452 of the Texas Water Code, which Notice must be signed and acknowledged by the Purchaser and subsequently filed in the property records.

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.

The Company requires for its review a copy of the articles of incorporation, a satisfactory corporate resolution of the Board of Directors authorizing the proposed transaction, Shareholders Resolution where applicable, and satisfactory evidence that the corporation is in good standing in the state of its incorporation. At the time the Company is furnished these items, the Company may make additional requirement or exceptions.

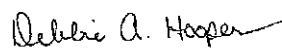
No examination has been made as to Abstracts of Judgments, State or Federal Tax Liens, the status of taxes, tax suits or paving assessments.

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



Debbie Hooper  
Title Officer

**OWNER'S RATIFICATION OF PLAT**

THE STATE OF TEXAS  
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, and FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT, a political subdivision of the State of Texas are the owner(s) of that certain 19.99 tract of land out of the J. W. Scott Survey, A-321 and the M. Autrey Survey, A-100 City of Fulshear, Fort Bend County, Texas, said tract being further described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes; and

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, has platted the herein above described tract of land into a subdivision known as FULSHEAR BEND DRIVE EXTENSION NO. 3, recorded at Plat No \_\_\_\_\_, in the Map Records of Fort Bend County, Texas; and

WHEREAS, the undersigned owner(s) did not join in the platting or sign the plat of said FULSHEAR BEND DRIVE EXTENSION NO. 3, but is willing to ratify and confirm said subdivision plat and consent to all its terms and conditions:

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT, a political subdivision of the State of Texas, is the owner of that certain tract of land containing 61.66 acres located within the subdivision, as described by deed dated September 15, 2015, from CCR TEXAS HOLDINGS LP, a Delaware limited partnership recorded under Clerk's File No. 2015105132 of the Official Public Records of Real Property of Fort Bend County, Texas, which is a portion of FULSHEAR BEND DRIVE EXTENSION NO. 3, recorded at Plat Number referenced above, of the Map Records of Fort Bend County, Texas.

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

- 1) Confirms that he is the owner of the respective tract described in the deed referred to above, and
- 2) Hereby ratifies, confirms, and consents to the subdivision plat of FULSHEAR BEND DRIVE EXTENSION NO. 3 and all terms and conditions therein contained, as described and referred to herein and as described in as shown on the plat FULSHEAR BEND DRIVE EXTENSION NO. 3 with the same force and effect as the undersigned had originally joined in the plat or signed the plat of FULSHEAR BEND DRIVE EXTENSION NO. 3

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 2018.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT, a political subdivision of the State of Texas

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ of FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT, a political subdivision of the State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2018.

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

**EXHIBIT "A"**

FULSHEAR BEND DRIVE  
STREET DEDICATION EXT. 3  
19.99 ACRES

DECEMBER 5, 2017  
JOB NO. 4142-10

DESCRIPTION OF A 19.99 ACRE TRACT OF LAND SITUATED  
IN THE J.W. SCOTT SURVEY, ABSTRACT NO. 321 AND THE  
M. AUTREY SURVEY, ABSTRACT NO. 100  
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 19.99 acre (870,606 square foot) tract of land situated in the J.W. Scott Survey, Abstract No. 321 and the M. Autrey Survey, Abstract No. 100 of the City of Fulshear, Fort Bend County, Texas and being a portion of a called 1,913.31 acre tract of land described as Tract A in an instrument to CCR Texas Holdings LP recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2012038964, a portion of a called 61.66 acre tract of land as described in an instrument to Fort Bend County Municipal Utility District No. 169 recorded under F.B.C.C.F. No. 2015105132, and a portion of the remainder of a called 249.35 acre tract of land described as Tract 7 in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2012038960 and a portion of a called 40.16 acre tract of land described as Tract 6 and a called 66.97 acre tract of land described as Tract 8 both in an instrument to CCR Loan Subsidiary 1, L.P. recorded under F.B.C.C.F. No. 2016059209, said 19.99 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 Northwest corner of FULSHEAR BEND DRIVE EXTENSION NO 2, a subdivision per plat recorded under Plat No. 20170069 of the Fort Bend County Plat Records (F.B.C.P.R.) and being the most Northerly corner of the herein described tract;

THENCE, S 25°26'42" E, a distance of 100.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a non-tangent curve to the left from which its center bears S 25°26'42" E, 1,450.00 feet, lying on the Northwest line of Reserve "F" of CREEK COVE AT CROSS CREEK RANCH SECTION NINE, a subdivision per plat recorded under Plat No. 20170070 of the F.B.C.P.R.;

THENCE, in a Southwesterly direction, along and with the Northwest line of said Reserve "F" and said curve to the left, a distance of 679.15 feet, having a radius of 1,450.00 feet, a central angle of 26°50'10" and a chord which bears S 51°08'13" W, 672.96 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the West corner of said Reserve "F";

THENCE, S 37°43'08" W, a distance of 194.39 feet over and across said 61.66 acre tract to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

THENCE, in a Southwesterly direction, continuing over and across said 61.66 acre tract and over and across said 1,913.31 acre tract and along said curve to the left, a distance of 364.04 feet, having a radius of 1,450.00 feet, a central angle of 14°23'05" and a chord which bears S 30°31'35" W, 363.08 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the right from which its center bears N 25°57'25" E, 35.00 feet;

THENCE, in an Easterly direction, continuing over and across said 1,913.31 acre tract and along said curve to the right, a distance of 56.58 feet, having a radius of 35.00 feet, a central angle of 92°37'23" and a chord which bears N 69°38'44" E, 50.62 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of reverse curvature to the left;

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THENCE, in a Southeasterly direction, along said curve to the left, a distance of 32.95 feet, having a radius of 1,035.00 feet, a central angle of  $01^{\circ}49'27''$  and a chord which bears  $S 64^{\circ}57'18'' E$ , 32.95 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

THENCE,  $S 65^{\circ}52'01'' E$ , a distance of 108.22 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the North corner of Reserve "C" of LEGACY AT CROSS CREEK RANCH SECTION FOUR, a subdivision per plat recorded under Plat No. 20130239 of the F.B.C.P.R.;

THENCE, along and with the West line of said LEGACY AT CROSS CREEK RANCH SECTION FOUR, the following courses and distances:

$S 24^{\circ}04'23'' W$ , a distance of 19.88 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

$S 85^{\circ}15'20'' W$ , a distance of 104.12 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

$S 51^{\circ}16'27'' W$ , a distance of 47.20 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

$S 42^{\circ}15'38'' W$ , a distance of 90.73 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

$S 33^{\circ}14'49'' W$ , a distance of 41.75 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

$S 01^{\circ}53'31'' E$ , a distance of 247.95 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

$S 18^{\circ}19'50'' W$ , a distance of 121.50 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

$S 01^{\circ}53'31'' E$ , a distance of 50.91 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

$S 01^{\circ}55'21'' E$ , a distance of 121.55 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

$S 45^{\circ}29'34'' E$ , a distance of 99.47 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

$S 05^{\circ}20'20'' W$ , a distance of 16.13 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a non-tangent curve to the left from which its center bears  $S 05^{\circ}20'20'' W$ , 630.00 feet;

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In a Westerly direction, along said curve to the left, a distance of 16.05 feet, having a radius of 630.00 feet, a central angle of  $01^{\circ}27'35''$  and a chord which bears  $N 85^{\circ}23'27'' W$ , 16.05 feet to a point for corner;

$S 03^{\circ}52'46'' W$ , a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

$S 02^{\circ}29'19'' W$ , a distance of 291.48 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

$S 07^{\circ}54'54'' E$ , a distance of 157.88 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

$S 21^{\circ}30'17'' E$ , a distance of 124.93 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Northerly Southwest corner of said LEGACY AT CROSS CREEK RANCH SECTION FOUR;

THENCE,  $S 80^{\circ}51'34'' E$ , a distance of 135.51 feet along and with the Southwest line of said LEGACY AT CROSS CREEK RANCH SECTION FOUR to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northwest corner of a called 2.798 acre tract described as Drill Site "E" recorded under F.B.C.C.F. No. 2008070479;

THENCE,  $S 69^{\circ}43'12'' E$ , a distance of 350.00 feet along and with the North line of said Drill Site "E" to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast corner of said Drill Site "E" and an interior corner of said LEGACY AT CROSS CREEK RANCH SECTION FOUR;

THENCE,  $S 20^{\circ}16'48'' W$ , a distance of 403.26 feet along and with the West line of said LEGACY AT CROSS CREEK RANCH SECTION FOUR to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Southerly Southwest corner of said LEGACY AT CROSS CREEK RANCH SECTION FOUR, lying on the most Northerly line of CROSS CREEK RANCH DETENTION & WATER QUALITY BASINS, a subdivision per plat recorded under Plat No. 20170112 of the F.B.C.P.R.;

THENCE,  $N 69^{\circ}43'12'' W$ , a distance of 363.00 feet along and with said Southwest line and said North line to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Northerly corner of said CROSS CREEK RANCH DETENTION & WATER QUALITY BASINS and the beginning of a non-tangent curve to the right from which its center bears  $N 77^{\circ}37'04'' W$ , 835.00 feet;

THENCE, along and with the Northwesterly line of said CROSS CREEK RANCH DETENTION & WATER QUALITY BASINS, the following courses and distances:

In a Southerly direction, along said curve to the right, a distance of 144.99 feet, having a radius of 835.00 feet, a central angle of  $09^{\circ}56'56''$  and a chord which bears  $S 17^{\circ}21'24'' W$ , 144.81 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of tangency;

$S 22^{\circ}19'52'' W$ , a distance of 382.26 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;



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In a Southwesterly direction, along said curve to the right, a distance of 1,883.01 feet, having a radius of 1,780.00 feet, a central angle of  $60^{\circ}36'42''$  and a chord which bears  $S 52^{\circ}38'13'' W$ , 1,796.43 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of tangency;

$S 82^{\circ}56'34'' W$ , a distance of 214.25 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Southwesterly direction, along said curve to the left, a distance of 38.90 feet, having a radius of 25.00 feet, a central angle of  $89^{\circ}09'23''$  and a chord which bears  $S 38^{\circ}21'53'' W$ , 35.09 feet to the most Southerly corner of the herein described tract and the beginning of a non-tangent curve to the left from which its center bears  $S 83^{\circ}47'11'' W$ , 4,050.00 feet, lying on the Easterly right-of-way line of West Cross Creek Bend Lane (100 feet wide) as shown on WEST CROSS CREEK BEND LANE EXTENSION NO. 2, a subdivision per plat recorded under Plat No. 20150234 of the F.B.C.P.R.;

THENCE, in a Northerly direction, along and with the Easterly right-of-way line of said West Cross Creek Bend Lane and said curve to the left, a distance of 7.23 feet, having a radius of 4,050.00 feet, a central angle of  $00^{\circ}06'08''$  and a chord which bears  $N 06^{\circ}15'53'' W$ , 7.23 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Southwest end of a cutback corner at the Southeast intersection of said West Cross Creek Bend Lane and Fulshear Bend Lane (100 feet wide) as shown on said WEST CROSS CREEK BEND LANE EXTENSION NO. 2 and a point of reverse curvature to the right;

THENCE, in a Northeasterly direction, continuing along and with said Easterly right-of-way line and along said curve to the right, a distance of 57.65 feet, having a radius of 35.00 feet, a central angle of  $94^{\circ}22'25''$  and a chord which bears  $N 40^{\circ}52'15'' E$ , 51.35 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast end of said cutback corner, same being the Southeast terminus of said Fulshear Bend Lane;

THENCE,  $N 01^{\circ}56'32'' W$ , a distance of 100.00 feet along and with the Easterly terminus of said Fulshear Bend Lane to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast terminus of Fulshear Bend Lane and the beginning of a non-tangent curve to the left from which its center bears  $N 01^{\circ}56'32'' W$ , 1,750.00 feet and lying on the Southerly line of a called 25.30 acre tract of land as described in an instrument to CCR Loan Subsidiary 1, L.P. recorded under F.B.C.C.F. No. 2014024650;

THENCE, in a Northeasterly direction, over and across said 25.30 acre tract and along said curve to the left at a distance of 1,059.12 feet pass a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Southerly corner of BONTERRA AT CROSS CREEK RANCH SECTION SIX, a subdivision per plat recorded under Plat No. 20170194 of the F.B.C.P.R., continuing along the Southeast line of said BONTERRA AT CROSS CREEK RANCH SECTION SIX at a distance of 2,482.72 feet pass a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast corner of said BONTERRA AT CROSS CREEK RANCH SECTION SIX, and continuing over and across said 1,913.31 acre tract and said 40.16 acre tract for a total distance of 3,034.50 feet, having a radius of 1,750.00 feet, a central angle of  $99^{\circ}21'04''$  and a chord which bears  $N 38^{\circ}22'56'' E$ , 2,668.37 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

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THENCE, N 11°17'35" W, a distance of 146.94 feet continuing over and across said 40.16 acre tract to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

THENCE, in a Northerly direction, continuing over and across said 40.16 acre tract and said 1,913.31 acre tract and along said curve to the right, a distance of 817.27 feet, having a radius of 2,105.00 feet, a central angle of 22°14'42" and a chord which bears N 00°10'14" E, 812.14 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of compound curvature;

THENCE, in a Northeasterly direction, over and across said 1,913.31 acre tract and said 61.66 acre tract and along said curve to the right, a distance of 724.11 feet, having a radius of 1,550.00 feet, a central angle of 26°46'01" and a chord which bears N 24°20'07" E, 717.55 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

THENCE, N 37°43'08" E, a distance of 194.39 feet over and across said 61.66 acre tract and said 66.97 acre tract to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

THENCE, in a Northeasterly direction, over and across said 66.97 acre tract and along said curve to the right, a distance of 725.99 feet, having a radius of 1,550.00 feet, a central angle of 26°50'10" and a chord which bears N 51°08'13" E, 719.37 feet the **POINT OF BEGINNING** and containing 19.99 acres (870,606 square feet) of land.

Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and is referenced to LEGACY AT CROSS CREEK RANCH SECTION FOUR as cited herein.



A handwritten signature in black ink, appearing to read "Alan C. Bentley".

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