

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

AGENDA OF:	May 4, 2018	AGENDA ITEM:	4
DATE SUBMITTED:	April 30, 2018	DEPARTMENT:	Planning & Development
PREPARED BY:	Sharon Valiante, Director of Public Works	PRESENTER:	Sharon Valiante, Director of Public Works
	Brant Gary, Executive Director of Planning & Development		Brant Gary, Executive Director of Planning & Development
SUBJECT:	PUBLIC HEARING REGARDING A REQUEST FOR A ZONING CHANGE FROM DOWNTOWN DISTRICT TO COMMERCIAL FOR 4.99 ACRES LOCATED AT 30200 FM 1093		
ATTACHMENTS:	<ol style="list-style-type: none"> 1.) Publisher's Affidavit 2.) Copy of Published Notice 3.) Full Text of Notice 4.) Letter to Area Property Owners 5.) Map Showing Radius for Notification Requirements 6.) Listing of Property Owners (1 of 2) 7.) Listing of Property Owners (2 of 2) 		

EXECUTIVE SUMMARY

The owner of the property located at 30200 FM 1093, through his authorized representatives, has requested a Zoning Change for the property indicated. The property is currently zoned as Downtown District and is being requested to be rezoned as Commercial.

All documents as required by the City's Zoning Ordinance have been received. In addition, the requirements have been met so that the public hearings may take place.

RECOMMENDATION

Staff recommends the Planning and Zoning Commission conduct the public hearing for the requested zoning change from Downtown District to Commercial for the property located at 30200 FM 1093.

PUBLISHER'S AFFIDAVIT

zoning (P+Z)

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

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

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

(CLIPPING) (S)
on Back

RECEIVED
CITY OF FULSHEAR

APR 27 2018

CITY SECRETARY OFFICE

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

4-23

, A.D. 2018

[Handwritten signature]

Lee Hartman
Publisher

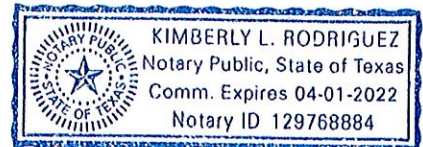
SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

X a) is personally known to me, or

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

on this the 24 day of April, A.D. 2018 to certify which witness my hand and seal of office.

[Handwritten signature]
Notary Public, State of Texas



PUBLIC HEARING – ZONING CHANGE

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 May 4, 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 May 9, 2018 at 6:30 p.m. the hearing will 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, C Fulshear League, Abstract 29, Acre 4.99, specifically the location is at the northeast corner of FM 1093 and Syms Rd, Fulshear, Texas 77441.

The applicant's agent, Anderson Smith, of Capital Retail Properties, is seeking a Zoning Change pursuant to the Zoning Ordinance, Section 1-279, to take the current zoning from Downtown District to Commercial Use for commercial, retail, restaurant, office and/or medical space.

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.

Posted: April 23, 2018

PUBLIC HEARING – ZONING CHANGE

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 May 4, 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 May 9, 2018 at 6:30 p.m. the hearing will be held at the Irene Stern Center located at 6920 Katy Fulshear Road.~~ The second hearing has been re-scheduled to be held by the City Council on May 15, 2018 at 7:00 p.m. the hearing will 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, C Fulshear League, Abstract 29, Acres 4.99, specifically the location is at the northeast corner of FM 1093 and Syms Rd, Fulshear, Texas 77441.

The applicant's agent, Anderson Smith, of Capital Retail Properties, is seeking a Zoning Change pursuant to the Zoning Ordinance, Section 1-279, to take the current zoning from Downtown District to Commercial Use for commercial, retail, restaurant, office and/or medical space.

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.



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

Notice of Zoning Change Request

April 25, 2018

TO WHOM IT MAY CONCERN;

In compliance with the City of Fulshear Zoning Ordinance Number 2010-1028, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on **May 4, 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 ***May 15, 2018 at 7:00 p.m.** the hearing will be held at the Irene Stern Center located at 6920 Katy Fulshear Road. All interested persons will be given an opportunity to be heard at both hearings.

The location of the premises in question is in the Downtown District, C Fulshear League, Abstract 29, Acres 4.99, specifically the location is at the northeast corner of FM 1093 Rd and Syms Rd., Fulshear, Texas 77441.

The applicant's agent, Anderson Smith, of Capital Retail Properties, is seeking a Zoning Change pursuant to the Zoning Ordinance, Section 1-279, to take the current zoning from Downtown District to Commercial Use for commercial, retail, restaurant, office, and/or medical space.

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

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

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

Sincerely,

John R. Brown
Interim Building Official

*Modified Date from May 9, 2018 at 6:30 p.m. to new date of May 15, 2018 at 7:00 p.m.



© 2018 Digral Map Products. All rights reserved.

Zoning Change Request: 30200 FM Item 'Zoning Change
1093 4.99 acres Notification to the Public 6 of 7

1					
ID		APN	3380-00-008-0060-901	Site Address	8409 WILSON DR
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	GRACE, JASON	Owner 1 Address	PO BOX 432	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	
Building Square Feet	534				
2					
ID		APN	0029-00-000-0870-901	Site Address	8509 SYMS ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	WOODHAM FAMILY TRUST	Owner 1 Address	63 BIG CHIEF TRL	Owner 1 City	BOZEMAN
Owner 1 State	MT	Owner 1 Zip Code	59718	Owner 2 Name	
Building Square Feet	1200				
3					
ID		APN	3380-00-009-0011-901	Site Address	30306 2ND ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	AUSTIN, CHERRILYN ELIZABETH	Owner 1 Address	PO BOX 701	Owner 1 City	STAFFORD
Owner 1 State	TX	Owner 1 Zip Code	77497	Owner 2 Name	
Building Square Feet	1056				
4					
ID		APN	3380-00-008-0102-901	Site Address	30315 2ND ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	FULSHEAR COUNTRY ENTERPRISES LLC	Owner 1 Address	31311 RIVERLAKE RD	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	
Building Square Feet					
5					
ID		APN	3380-00-008-0070-901	Site Address	8407 WILSON DR
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	FULSHEAR COUNTRY ENTERPRISES INC	Owner 1 Address	31311 RIVERLAKE RD	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	
Building Square Feet	1312				
6					
ID		APN	3380-00-008-0072-901	Site Address	30313 2ND ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	FULSHEAR COUNTRY ENTERPRISES LLC	Owner 1 Address	31311 RIVERLAKE RD	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	
Building Square Feet					
7					
ID		APN	0029-00-000-0665-901	Site Address	8319 SYMS ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	BURGIN REAL (ESTATE) LLC	Owner 1 Address	PO BOX 395	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	
Building Square Feet	2077				
8					
ID		APN	3380-00-009-0014-901	Site Address	30302 2ND ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	BURGIN, JAMES N	Owner 1 Address	PO BOX 395	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	BURGIN, BARBARA
Building Square Feet	3164				
9					
ID		APN	3380-00-008-0680-901	Site Address	30307 2ND ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	RIGGS, ADDOGER G	Owner 1 Address	PO BOX 675	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	RIGGS, CAROL L
Building Square Feet	4202				
10					
ID		APN	0029-00-000-0873-901	Site Address	SYMS ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	DESHAZO, VELA JEAN	Owner 1 Address	19707 ENSENADA DR	Owner 1 City	HOUSTON
Owner 1 State	TX	Owner 1 Zip Code	77083	Owner 2 Name	
Building Square Feet	1350				
11					
ID		APN	3380-00-009-0024-901	Site Address	30312 2ND ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	PECK, ROBERT	Owner 1 Address	269 CALETA CIR	Owner 1 City	RICHMOND
Owner 1 State	TX	Owner 1 Zip Code	77406	Owner 2 Name	PECK, CANDACE
Building Square Feet	1665				
12					
ID		APN	3380-00-008-0020-901	Site Address	8415 WILSON DR
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	SIMMONS, SONIA LUNCFORD	Owner 1 Address	PO BOX 98	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	
Building Square Feet	2382				
13					
ID		APN	3380-00-001-0093-901	Site Address	8503 WILSON DR
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	KRPEC, MARK	Owner 1 Address	32619 WALTHAM KING	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	KRPEC, MONICA
Building Square Feet	1540				

14					
ID		APN	3380-00-001-0094-901	Site Address	30315 1ST ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	UNKER, JOHN PAUL	Owner 1 Address	PO BOX 423	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	
Building Square Feet	704				
15					
ID		APN	3380-00-001-0041-901	Site Address	E FRONT ST
Site City		Site State	TX	Site Zip Code	77441
Owner 1 Name	QSR REAL (ESTATE) HOLDINGS LLC	Owner 1 Address	5015 FM 723 RD	Owner 1 City	RICHMOND
Owner 1 State	TX	Owner 1 Zip Code	77406	Owner 2 Name	
Building Square Feet					
16					
ID		APN	3380-00-001-0040-901	Site Address	WILSON ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	LIPPMAN, LOUIS M	Owner 1 Address	1616 FOUNTAIN VIEW DR APT 611	Owner 1 City	HOUSTON
Owner 1 State	TX	Owner 1 Zip Code	77057	Owner 2 Name	
Building Square Feet					
17					
ID		APN	3380-00-008-0010-901	Site Address	8414 SYMS ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	JONES, SELWIN W	Owner 1 Address	PO BOX 207	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	JONES, DORIS J
Building Square Feet	2457				
18					
ID		APN	3380-00-001-0092-901	Site Address	8502 SYMS ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	ROSH PROPERTIES LTD	Owner 1 Address	431 W GAYWOOD DR	Owner 1 City	HOUSTON
Owner 1 State	TX	Owner 1 Zip Code	77079	Owner 2 Name	
Building Square Feet	952				
19					
ID		APN	3380-00-001-0010-901	Site Address	8306 SYMS ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	PAWBLEK, CLAUDE A	Owner 1 Address	34333 PECAN HILL DR	Owner 1 City	BROOKSHIRE
Owner 1 State	TX	Owner 1 Zip Code	77423	Owner 2 Name	
Building Square Feet					
20					
ID		APN	0029-00-000-0871-901	Site Address	30136 FM 1093 RD
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	WOODHAM, B A	Owner 1 Address	63 BIG CHIEF TRL	Owner 1 City	BOZEMAN
Owner 1 State	MT	Owner 1 Zip Code	59718	Owner 2 Name	WOODHAM, JEAN
Building Square Feet	3705				

Zoning Change Request: 30200 FM Item Zoning Change
 1093 4.99 acres Notification to the Public 7 of 7



CITY OF Incorporated 1977

FULSHEAR

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

30603 FM 1093

P.O. Box 279
Fulshear, Texas 77441

**PLANNING AND ZONING COMMISSION MINUTES
APRIL 13, 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, April 13, 2018 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas.

2. Quorum

A quorum was present.

Members Present:

Amy Pearce-Chairman

Dar Hakimzadeh

Jason Cherubini

Dawn McRea

Bijay Aryal

Austin Weant-Co-Chairman

Members Absent:

Harold Collins

City Staff:

Kimberly Kopecky, Interim City Secretary

Sharon Valiante, Public Works Director

Brant Gary, Executive Director of Planning and Development

David Leyendecker, City Engineer

Apryl Jensen, Plans Examiner

Others Present:

Trey Devillier

Mark Armstrong

Karen Rogers

Chuck Stewart

Kaye Kahlich

Anderson Smith

**FULSHEAR PLANNING AND ZONING MINUTES
APRIL 13, 2018**

And 13 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.

The only citizen comment was regarding the Public Hearing. Chairman Pearce announced we would hear that comment during the Public Hearing.

4. PUBLIC HEARING – ZONING CHANGE

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 April 13, 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 April 17, 2018 at 7:00 p.m. the hearing will 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, C Fulshear League, Abstract 29, Acres 4.99, specifically the location is at the northeast corner of FM 1093 and Syms Rd, Fulshear, Texas 77441.

The applicant's agent, Anderson Smith, of Capital Retail Properties, is seeking a Zoning Change pursuant to the Zoning Ordinance to take the current zoning from Downtown District to Commercial Use for commercial, retail, restaurant, office and/or medical space.

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.

Posted: April 2, 2018

Chairman Pearce opened the Public Hearing at 8:30 a.m.

Brant Gary introduces the item. This is a 5 acre portion of the Woodham tract. The current proposed site plan has just under 1 acre set aside for detention. The goal for this area is to look at some regional detention and drainage solutions. The plans for now are for self-contained drainage.

Anderson Smith with Capital Retail Properties explains their request for Zone change to Commercial. He has a preliminary site plan. It consists of 17,000 square foot retail building

**FULSHEAR PLANNING AND ZONING MINUTES
APRIL 13, 2018**

planned, a restaurant, and a financial services building planned. He has reconfigured the site plan to move most of the retail on the east side (due to trees). They will do everything they can to keep trees. (For full commentary, request audio)

One issue discussed was traffic.

One issue discussed was making this Commercial in the Downtown District. Mr. Smith explained he wants to match all the architectural for Downtown.

Chuck Stewart spoke regarding this Zoning Change.

(FOR FULL COMMENTARY, REQUEST AUDIO)

Chairman Pearce closed the Public Hearing at 9:17 a.m.

5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on March 2, 2018

A motion was made by Planning and Zoning member Hakimzadeh to approve Minutes from the Planning and Zoning Commission meeting held on March 2, 2018. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

Ayes: Planning and Zoning member Aryal, Cherubini, Hakimzadeh, McRea, Pearce, and Weant

Nays: None

Absent: Harold Collins

MOTION PASSES

6. Consideration and possible action to approve a Zoning Change for the Northeast corner of FM 1093 and Syms Road (Capital Retail Properties)

A motion was made by Planning and Zoning member McRea to table this item. Per Planning and Zoning member McRea, she doesn't have enough information to approve this right now. It was seconded by Planning and Zoning member Hakimzadeh. There was further discussion of this item.

Brant explains there has been a site plan that has been provided. There will be a Traffic Impact Analysis done. Provided renderings the owner will comply with architectural standards. He asks what other information we can provide at this stage to help with the decision?

Chairman Pearce would like an elevation view.

Mr. Smith agrees to City approval of architectural requirements.

Commission member Hakimzadeh is concerned with there being little consideration to the historical relevance of this property. Brant Gary discusses this concern.

Planning and Zoning member McRea withdrew her Motion.

**FULSHEAR PLANNING AND ZONING MINUTES
APRIL 13, 2018**

A motion was made by Planning and Zoning member Hakimzadeh to deny a Zoning change for the Northeast corner of FM 1093 and Syms Road (Capital Retail Properties). It was seconded by Planning and Zoning member McRea. The motion was carried by the following vote:

*Ayes: Planning and Zoning member Aryal, Hakimzadeh, McRea, and Pearce
Nays: Planning and Zoning member Cherubini and Weant
Absent: Harold Collins*

MOTION PASSES TO DENY

Chairman Pearce moved to take a 5 minute recess. It was seconded by Planning and Zoning member McRea.

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

The meeting recessed at 9:55 a.m.

Planning and Zoning member Aryal left the meeting.

The meeting was reconvened at 10:02 a.m. Chairman Pearce moved item 7 to the end of the agenda per staff recommendation. (move to item 8)

7. Presentation by Johnson Development for Alternative Residential Design

Rob Bamford starts the presentation. This is related to Cross Creek Ranch. Todd Hamilton explains this is off Fulshear Bend Drive (when extended). It will run right up against Flewellen Creek. They brought a concept section to show the mix of uses. They passed out images of the products by David Weekley Homes. This will be a gated section with private streets. (For full commentary, request audio)

8. Consideration and possible action to approve Fulbrook on Fulshear Creek Section 5/Preliminary Plat

David Leyendecker recommends approval. A motion was made by Planning and Zoning member Hakimzadeh to approve Fulbrook on Fulshear Creek Section 5/Preliminary Plat per the Engineer recommendations. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

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

MOTION PASSES

**FULSHEAR PLANNING AND ZONING MINUTES
APRIL 13, 2018**

9. Consideration and possible action to approve Fulbrook on Fulshear Creek Lift Station No. 9/Preliminary Plat

With the addition of a 25' building line, David Leyendecker recommends approval. A motion was made by Planning and Zoning member Weant to approve Fulbrook on Fulshear Creek Lift Station No. 9/Preliminary Plat with the addition of 25' building line per the Engineer's recommendation. It was seconded by Planning and Zoning member McRea. The motion was carried by the following vote:

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

Nays: None

Absent: Harold Collins

Bijay Aryal

MOTION PASSES

10. Consideration and possible action to approve Fulshear Trace- Street Dedication Second Extension/Preliminary Plat

David Leyendecker recommends approval as submitted. A motion was made by Planning and Zoning member Hakimzadeh to approve Fulshear Trace-Street Dedication Second Extension/Preliminary Plat. Per Alex Khoshakhlagh, he will look into relocation/preservation of a 100 year old pecan tree. Per David Leyendecker they may be able to try and make the ROW go around the tree. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

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

Nays: None

Absent: Harold Collins

Bijay Aryal

MOTION PASSES

11. Consideration and possible action to approve Jade Springs Lane- Street Dedication/Preliminary Plat

David Leyendecker recommends approval with an identifier added on the contour lines (they have no elevations on). A motion was made by Planning and Zoning member Weant to approve Jade Springs Lane- Street Dedication/Preliminary Plat subject to the Engineer's recommendation. It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:

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

Nays: None

Absent: Harold Collins

Bijay Aryal

MOTION PASSES

12. Consideration and possible action to approve Creek Cove at Cross Creek Ranch Section 15/Preliminary Plat

**FULSHEAR PLANNING AND ZONING MINUTES
APRIL 13, 2018**

David Leyendecker recommended approval with identifiers added to the contour lines. A motion was made by Planning and Zoning member Hakimzadeh to approve Creek Cove at Cross Creek Ranch Section 15/Preliminary Plat with the Engineer's recommendation. It was seconded by Planning and Zoning member McRea. The motion was carried by the following vote:

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

MOTION PASSES

13. Consideration and possible action to approve Creek Cove at Cross Creek Ranch Section 16/Preliminary Plat

David recommends approval per the corrections being made from his Engineer review. A motion was made by Planning and Zoning member Hakimzadeh to approve Creek Cove at Cross Creek Ranch Section 16/Preliminary Plat per the Engineer recommendations. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

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

MOTION PASSES

14. Consideration and possible action to approve The Market at Cross Creek Ranch-Partial Replat No. 2/Preliminary Plat

David Leyendecker recommends denial of this plat due to no direct access to a street. A motion was made by Planning and Zoning member Hakimzadeh to deny approval of The Market at Cross Creek Ranch-Partial Replat No. 2/Preliminary Plat. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

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

MOTION PASSES TO DENY

15. Consideration and possible action to approve Fulbrook Section 2 "B"/Final Plat

Per David Leyendecker, this plat is in the City's ETJ. Approval will be required by Fort Bend County and Fort Bend County drainage district. Fort Bend County will enforce the lien holder subordination. A motion was made by Planning and Zoning member Hakimzadeh to approve Fulbrook Section 2 "B"/Final 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, McRea, Pearce, and Weant

**FULSHEAR PLANNING AND ZONING MINUTES
APRIL 13, 2018**

Nays: None

Absent: Harold Collins

Bijay Aryal

MOTION PASSES

16. Consideration and possible action to approve Cross Creek Ranch Water Plant No. 3/Final Plat

David Leyendecker recommends approval as submitted. A motion was made by Planning and Zoning member Weant to approve Cross Creek Ranch Water Plant No. 3/Final Plat. It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:

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

Nays: None

Absent: Harold Collins

Bijay Aryal

MOTION PASSES

At 10:16 a.m. we moved back to item 7.

17. Adjournment

A motion was made by Planning and Zoning member Hakimzadeh to adjourn. It was seconded by Planning and Zoning member Weant.

Chairman Pearce adjourned the meeting at 10:39 a.m.

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

AGENDA OF:	May 4, 2018	ITEM:	6
DATE SUBMITTED:	April 30, 2018	DEPARTMENT:	Planning and Development
PREPARED BY:	Sharon Valiante, Public Works Director; Brant Gary, ACM / Executive Director P&D	PRESENTER:	Brant Gary, ACM/Exec. Dir. of P&D Sharon Valiante, Public Works Director
SUBJECT:	CONSIDERATION AND POSSIBLE ACTION TO APPROVE A ZONING CHANGE FOR THE NORTHEAST CORNER OF FM 1093 AND SYMS ROAD (30200 FM 1093) FROM DOWNTOWN DISTRICT TO COMMERCIAL		
ATTACHMENTS:	<ol style="list-style-type: none"> 1.) Zoning Map 2.) Letter of Request & Application 3.) Vicinity Map 4.) Site Map 5.) Survey & Legal Description 6.) Notice of Public Hearing 7.) Staff Report/Compliance with the Comprehensive Plan 8.) Preliminary Site Plan 9.) P&Z Recommendation 10.) City Attorney Letter: Contract Zoning and Developer Concessions 11.) Ord. 2018-1275 – To Approve the Amendment to the Zoning Ordinance 12.) Excerpts from the following ordinances: Sec. 1-193. - Downtown District (DD) regulations, Sec. 1-225. - Supplementary use standards, Sec. 1-72. - Defined terms, Sec. 1-279. - Amendments (Zoning) 		

EXECUTIVE SUMMARY

The owner of the property located at 30200 FM 1093, represented by George S Gayle, along with their designated local representative, Anderson Smith, are requesting a Zone Change for the property indicated. The requested change is to rezone the parcel from a Downtown District zoning classification to a Commercial zoning classification. They are proposing to develop the property into a Retail, Restaurant, Office, Medical and/or Service Tenants use. It is currently being used as mixed use with an Auto Repair Shop, a Barber Shop and a house. The current Downtown District zoning classification allows for single family residential, safety services, and park uses as well as special uses (not requiring a special use permit) for school, convenience retail, home occupations, and hospital uses.

The representatives have provided the following documents as required by Article V, Section 1.279 Amendments, of the City’s Zoning Ordinance (2012-1069), which include the attached items referenced:

- **Zoning Map of Area** – Shows Zoning of the Area (See Item 1)
- **Zoning Change Request & Application:** Completed Letter of Request and Application by Owner/Owner’s Representative (See Item 2)
- **Vicinity Map:** Map shows the location of the property in relation to the surrounding areas (See Item 3)
- **Site Map:** Map shows existing layout, pavement, access points. Staff accepts this document as representation of the existing site and current uses. (See Item 4)
- **Survey/Legal Description:** A survey which shows the existing lot and the buildings that sit on it, along with a metes and bounds for the property (See Item 5)
- **Notification to the Public:** In accordance with the Ordinance, Section 1.278: A mailing notice was sent to adjacent property owners within 300 feet of the subject property (4.99 acres). A Notice was published in an approved newspaper advertising the request for the change in zoning. Signs were installed on Syms Rd and on FM 1093. (Included in Public Hearing Items and Item 6)

- **Staff Report/Compliance with the Comprehensive Plan:** After review of the request from the applicants, City Staff find that the requested zone change from Downtown District to Commercial is appropriate. The intended zoning change supports the orderly urban development through the land use, which promotes the unique sense of place in concert with the City's other regulations and Ordinances. In addition, it is in alignment with the current zoning in the area as shown on the current Zoning Map. The property fronts FM 1093 which would promote the existing commercial corridor within the area. The zoning change will promote economic development and protect the individual property rights. (Item 7)

On April 13, 2017, the Planning and Zoning Commission provided a negative recommendation for this item. Some concerns Documentation of that recommendation is included. As a means to address some of the concerns mentioned, City Staff proposed a Development Agreement approach to formalize some of the items the Developer had agreed to do in concept. Those items are mentioned in the P&Z Recommendation and included tree preservation, highlighting area historical significance where possible, conformity with the Downtown District Architectural Standards, and a restriction on uses consistent with the Prohibited Uses in the Downtown District zoning area. The City Attorney has advised that this could be considered "contract zoning" and would not be allowed. A copy of that memo is also included.

UPDATE – April 30, 2018 – Based on further discussions with the City Attorney, the City Attorney has indicated that the City may impose conditions on the approval of the requested change. As this would be a unilateral decision by the City to impose these conditions, this would be acceptable and not considered "contract zoning" since there is no bilateral agreement between the two parties. Based on this, the Staff recommendation has been amended to include two conditions that would be applied to the zoning classification for the property. In addition, a representative from the City Attorney's office will be present to answer any questions that Commission may have.

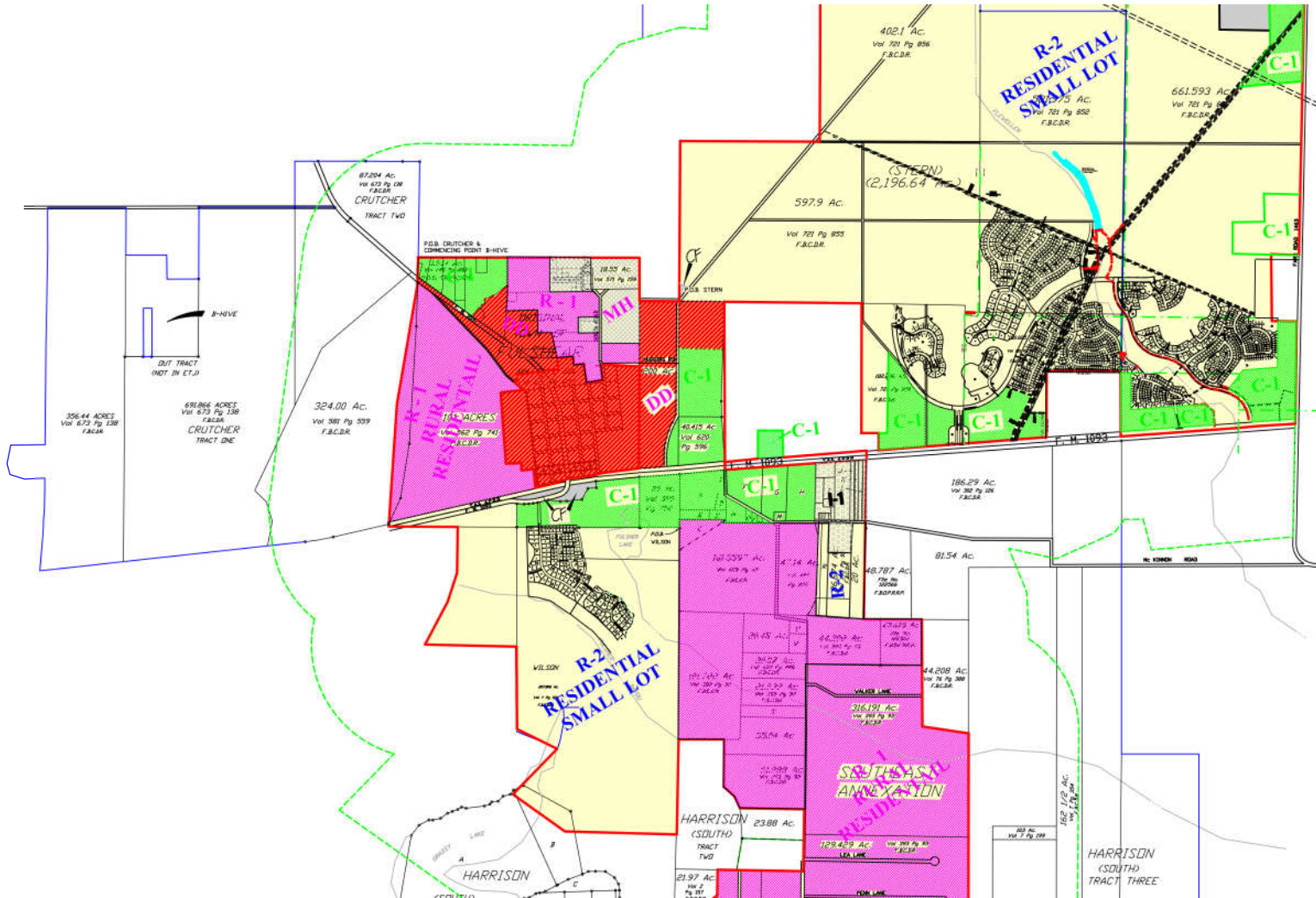
The first condition would be that the prohibited uses listed in Sec. 1-193 for the Downtown District zoning would be applied to this property as well. Second, the Architectural Design Standards for the Downtown District zoning classification would also be attached to the development of this property.

RECOMMENDATION

Staff recommends the Planning and Zoning Commission review the request, offer any additional comments/recommendations, and recommend for approval the following items:

1. Ordinance 2018-1275, to approve the Zoning Change of the 4.99 Acres, 30200 FM 1093, from Downtown District to Commercial with the added conditions
2. Amendment of the Zoning Map to reflect the change in zoning of this property from Downtown District to Commercial.

City of Fulshear - Zoning Map of Area



	DD	DOWNTOWN DISTRICT
	R-1	RURAL RESIDENTIAL
	R-2	RESIDENTIAL SMALL LOT
	C-1	COMMERCIAL
	I-1	INDUSTRIAL
	MF	MULTI-FAMILY
	MH	MANUFACTURED HOUSING
	CF	COMMUNITY FACILITIES

Zoning Change Request:
 30200 FM 1093 4.99 acres
 Item 1: Zoning Map of Area

March 26, 2018

Brant Gary
City of Fulshear
30603 FM 1093 West – P.O. Box 279
Fulshear, Texas 77441

Re: Proposed Zone Change of 30200 FM 1093 Approximately 4.99 Acres

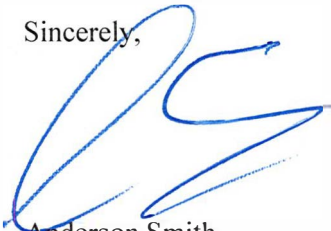
Mr. Gary:

Timbergrove Properties an affiliate of Capital Retail Properties is under contract to purchase 30200 FM 1093 in Fulshear, Texas from the Woodam Family Trust who is represented by George Gayle. The Subject Property is 4.99 Acres and we are requesting a zone change from Downtown District to Commercial.

Our intent is for a future Commercial Development that will encompass Retail, Restaurant, Office, Medical and or Service Tenants. Our goal is to have local, regional and a national Tenant mix. The property is currently an auto repair shop, barber shop and a house.

If you have any other questions or concerns feel free to email at the address below or call our office at 281-816-6550.

Sincerely,



Anderson Smith
Capital Retail Properties
Asmith@capitalretailproperties.com

Zoning Change Request:
30200 FM 1093 4.99 acres

Item 2: Letter of Request
and Application
1 of 4



APPLICATION TO AMEND THE ZONING ORDINANCE/SITE PLAN
 (Must be a complete application for acceptance)

PROPERTY OWNER: WOODHAM FAMILY TRUST
 Mailing Address 63 BIG CREEK TR. City Bozeman State MT Zip 59718
 Telephone (406) 539-7979 Email Abwoodham@gmail.com

APPLICANT / AGENT: WILLIAM C. GRIFFIN (CAPITAL ZONING PRODUCTS)
 Mailing Address 363 WOODWAT City Bozeman State MT Zip 59718
 Telephone (202) 644-5522 Cell (408) 4474 Email william.g@capitalzoning.com

OTHER CONTACT Name _____ Phone _____

PURPOSE OF PROPOSAL:

Amend the ZONING MAP to change the zoning district boundaries on the following parcel(s):

Lot / Tract No. Lot / Tract No. Lot / Tract No. Lot / Tract No.

From DD From _____ From _____ From _____
 To C-1 To _____ To _____ To _____

Location address or Legal lot and block range: See attached survey

Present use of this property is: Auto shop, Barber shop, House

Describe proposed *new* use and purpose for zoning change:

Maxed out; Retail, Restaurant, Office, Medical
COMMERCIAL

PROPERTY DESCRIPTION

Total net land area 4.99 acres (acres /or square feet)

Sketch Drawing of Area to be Re-Zoned, including Location Map (8 1/2" x 11")

Certified Legal Description:

NOT PLATTED: A Registered Texas Surveyor's certified metes and bounds legal description is required with case exhibit drawings of the entire area to be rezoned. The boundary description shall be furnished on 8 1/2" x 11" paper, bearing the surveyor's name, seal and date. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. An Electronic copy of survey may be provided by CD, email or other method within 2 days of application. Send to bds@fulsheartexas.gov.

PLATTED: If it is within a recorded subdivision, provide a copy of the plat with the subdivision name and recording information. Any partial or non-surveyed parcel or tract, extracted from a recorded deed, will require a certified legal description as noted above.

Subdivision Name _____
 Block _____ Lot(s) _____; Block _____ Lot(s) _____; Block _____ Lots(s) _____

Zoning Change Request:
 30200 FM 1093 4.99 acres

Item 2: Letter of Request
 and Application

Posting Requirements:

Notice of required Public Hearings shall be provided by the **applicant** by way of a sign posted on the land that is the subject of the application. One sign shall be posted for each 200 feet of frontage along a public street, with a maximum of 2 signs required per frontage. Signs shall be located so that the lettering is visible from the street. Where the land does not have frontage on a public street, signs shall be posted on the nearest public street with an attached notation indicating the location of the land subject to the application. The sign shall state "The property has requested a Zoning Change, for information regarding this request contact the City of Fulshear at 30603 FM 1093 Fulshear, Texas 77441, 281-346-1796. 2 Public Hearings will be held for this request."

ACKNOWLEDGEMENTS:

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

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

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

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

Signature of Owner/ Agent*  Date 3-15-18

(circle one) Printed name George S. Gayle, IV Phone. No. 281-660-9440

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

Zoning Change Request:
30200 FM 1093 4.99 acres

Item 2: Letter of Request
and Application
3 of 4

CUSTOMER
COPY

281-346-1796

REC#: 00139104 3/27/2018 3:52 PM
OPER: AJ TERM: 002
REF#: 1106

TRAN: 3.0000 BUILDING PERMITS
20180608 674.85CR
ANDERSON G. SMITH
FM 1093 RD
VARIANCE 674.85CR

TENDERED: 674.85 CHECK
APPLIED: 674.85-

CHANGE: 0.00

Thank You!

Zoning Change Request:
30200 FM 1093 4.99 acres

Item 2: Letter of Request
and Application
4 of 4

LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

AUTHORITY IS HEREBY GRANTED TO: George Gayle

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

(CERTIFIED	LEGAL	DESCRIPTION]
4.99 ac. in C. Fulshear, Abs. 29, Ft. Bend County, TX being part of a 34.23 ac. tract.		

ACKNOWLEDGEMENTS:

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

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

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

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

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

OWNER'S SIGNATURE of the above described property: Joseph F. Woodham

OWNER'S NAME (printed) Joseph F. Woodham

ADDRESS: 63 Big Chief Tr. Bozeman, MT 59718

TELEPHONE: 406-539-7929 EMAIL: fbwoodham@gmail.com

LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

AUTHORITY IS HEREBY GRANTED TO: Anderson Smith

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

(CERTIFIED	LEGAL	DESCRIPTION]
4.99 ac. in C. Fulshear, Abs. 29, Ft. Bend County, TX being part of a 34.23 ac. tract.		

ACKNOWLEDGEMENTS:

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

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

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

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

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

OWNER'S SIGNATURE of the above described property: Joseph F. Woodham

OWNER'S NAME (printed) Joseph F. Woodham

ADDRESS: 63 Big Cities Tr. Bozeman, MT. 59718

TELEPHONE: 406-539-7979 EMAIL: fbwoodham@gmail.com



Zoning Change Request:
30200 FM 1093 4.99 acres

Item 3: Zoning Change
Vicinity Map; 1 of 1

Vicinity Map

Context Map

Zoning Change Request:
30200 FM 1093 4.99
acres

Item 4: Zoning Change
Site Map; 1 of 1

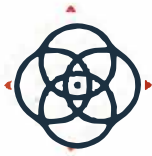
Syms Street

4.99 acres; 30200 FM 1093

FM 1093

Google Earth





WINDROSE
LAND SURVEYING | PLATTING

Zoning Change Request: 30200
FM 1093 4.99 acres

Item 5: Zoning Change - Survey &
Legal Description
2 of 2

**DESCRIPTION OF
4.990 ACRES OR 217,364 SQ. FT.**

A TRACT OR PARCEL CONTAINING 4.990 ACRES OR 217,364 SQUARE FEET OF LAND, SITUATED IN THE C. FULSHEAR LEAGUE, ABSTRACT NO. 29, FORT BEND COUNTY, TEXAS, AND BEING PART OF AND OUT OF THE RESIDUE OF A CALLED 34.23 ACRE TRACT OF LAND CONVEYED TO B.A. WOODHAM AS RECORDED UNDER VOL. 485, PG. 209 OF THE FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.), AND A PORTION OF THIRD STREET, FOURTH STREET, FIFTH STREET, AND HOUSTON STREET, (ALL CALLED 60' WIDE) AS RECORDED UNDER VOL. U, PGS. 177-179, F.B.C.D.R., CONVEYED TO HUGGINS RANCH, LTD. AS RECORDED UNDER F.B.C.C.F. NO. 2009007110, AND ALL OF BLOCKS 18, 19, AND 30 OF THE TOWN OF FULSHEAR, MAP OR PLAT THEREOF RECORDED UNDER VOL. U, PGS. 177-179, F.B.C.D.R., AND A PORTION OF A CALLED 2-1/4 ACRE TRACT OF LAND CONVEYED TO HUGGINS RANCH, LTD. AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2009007110, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83):

BEGINNING AT A 1/2 INCH IRON PIPE FOUND MARKING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF FARM-TO-MARKET (F.M.) ROAD NO. 1093 (120' WIDE) AND THE EAST R.O.W. LINE OF SYMS ROAD (CALLED 60' WIDE) AS RECORDED UNDER VOL. U, PGS. 177-179, F.B.C.D.R. AND THE SOUTHWEST CORNER OF SAID CALLED 34.23 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EAST R.O.W. LINE OF SAID SYMS ROAD, NORTH 07 DEG. 09 MIN. 04 SEC. WEST, A DISTANCE OF 295.09 FEET A 1/2 INCH IRON ROD AND AN ANGLE IRON FOUND MARKING THE SOUTHWEST CORNER OF A CALLED 0.447 ACRE TRACT CONVEYED TO BRETT EDWARD DESHAZO AS RECORDED UNDER F.B.C.C.F. NO. 2012008871 AND THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE EAST R.O.W. LINE OF SAID SYMS ROAD, NORTH 82 DEG. 50 MIN. 56 SEC. EAST, A DISTANCE OF 150.00 FEET TO AN ANGLE IRON FOUND MARKING THE SOUTHEAST CORNER OF SAID CALLED 0.447 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EAST LINE OF SAID CALLED 0.447 ACRE TRACT AND THE EAST LINE OF A CALLED 0.3714 ACRE TRACT OF LAND CONVEYED TO VELA JEAN DESHAZO AS RECORDED UNDER F.B.C.C.F. NO. 2013061638, NORTH 07 DEG. 09 MIN. 04 SEC. WEST, PASSING AT A DISTANCE OF 130.00 FEET A 5/8 INCH IRON ROD FOUND MARKING THE COMMON EAST CORNER OF SAID CALLED 0.447 ACRE TRACT AND SAID CALLED 0.3714 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 200.93 FEET TO A POINT ON THE SOUTH LINE OF A CALLED 3.114 ACRE TRACT OF LAND CONVEYED TO BURGIN REAL ESTATE, LLC AS RECORDED UNDER F.B.C.C.F. NO. 2013004934, SAME BEING A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS FOR REFERENCE, NORTH 81 DEG. 42 MIN. 13 SEC. WEST - 0.28 FEET;

THENCE, ALONG THE COMMON LINE OF SAID CALLED 34.23 ACRE TRACT AND SAID CALLED 3.114 ACRE TRACT, SOUTH 71 DEG. 04 MIN. 16 SEC. EAST, A DISTANCE OF 222.29 FEET TO A 1/2 INCH IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF SAID CALLED 3.114 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID CALLED 34.23 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES;

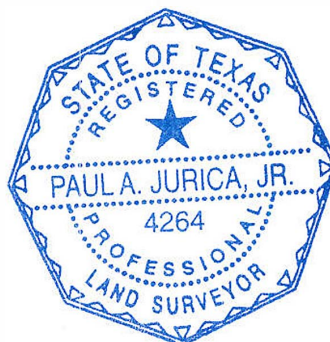
SOUTH 07 DEG. 09 MIN. 04 SEC. EAST A DISTANCE OF 103.20 FEET TO A CAPPED "5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 82 DEG. 50 MIN. 56 SEC. EAST A DISTANCE OF 282.82 FEET TO A CAPPED "5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 07 DEG. 01 MIN. 00 SEC. EAST A DISTANCE OF 296.57 FEET TO A CAPPED "5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTH R.O.W. LINE OF SAID F.M. 1093, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTH R.O.W. LINE OF SAID F.M. 1093, SOUTH 82 DEG. 59 MIN. 00 SEC. WEST, A DISTANCE OF 631.78 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 4.990 ACRES OR 217,364 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 52726_4.99AC, PREPARED BY WINDROSE LAND SERVICES.

PAUL A. JURICA JR.
R.P.L.S. NO. 4264
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



12/20/2017
DATE:

PUBLIC HEARING – ZONING CHANGE

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 May 4, 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 May 9, 2018 at 6:30 p.m. the hearing will be held at the Irene Stern Center located at 6920 Katy Fulshear Road.~~ The second hearing has been re-scheduled to be held by the City Council on May 15, 2018 at 7:00 p.m. the hearing will 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, C Fulshear League, Abstract 29, Acres 4.99, specifically the location is at the northeast corner of FM 1093 and Syms Rd, Fulshear, Texas 77441.

The applicant's agent, Anderson Smith, of Capital Retail Properties, is seeking a Zoning Change pursuant to the Zoning Ordinance, Section 1-279, to take the current zoning from Downtown District to Commercial Use for commercial, retail, restaurant, office and/or medical space.

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.



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

April 4, 2018
Zoning Change Request
Staff Report (Item 7)

RE: Zoning Change application for 30200 FM 1093, 4.99 Acres located at the southwest corner of Syms Street and FM 1093, Fulshear TX 77441

The owner of the property located at 30200 FM 1093, along with their designated representatives, Mr. Anderson Smith, Capital Retail Properties, 6363 Woodway Dr., Suite 1125, Houston, TX 77057, and Mr. George Gayle, George Gayle Properties, 7007 Hunt Ln Fulshear, TX 77441, are requesting a change in zoning for the property indicated. The property is currently zoned Downtown District and lies at the lower southeast section of the Downtown District zone. It also is adjacent to the FM 1093 corridor, where much of the property fronting FM 1093 is zoned Commercial. They are requesting the zoning change to use the property as a commercial use, which would include retail, restaurant, medical, office, and commercial.

As it concerns the requested zoning change of this property in the Downtown District, the City of Fulshear's Comprehensive Plan generally addresses the ability to provide for prime consideration in efficient land use and a focus on community character integrated with all other aspects of the Comprehensive Plan.

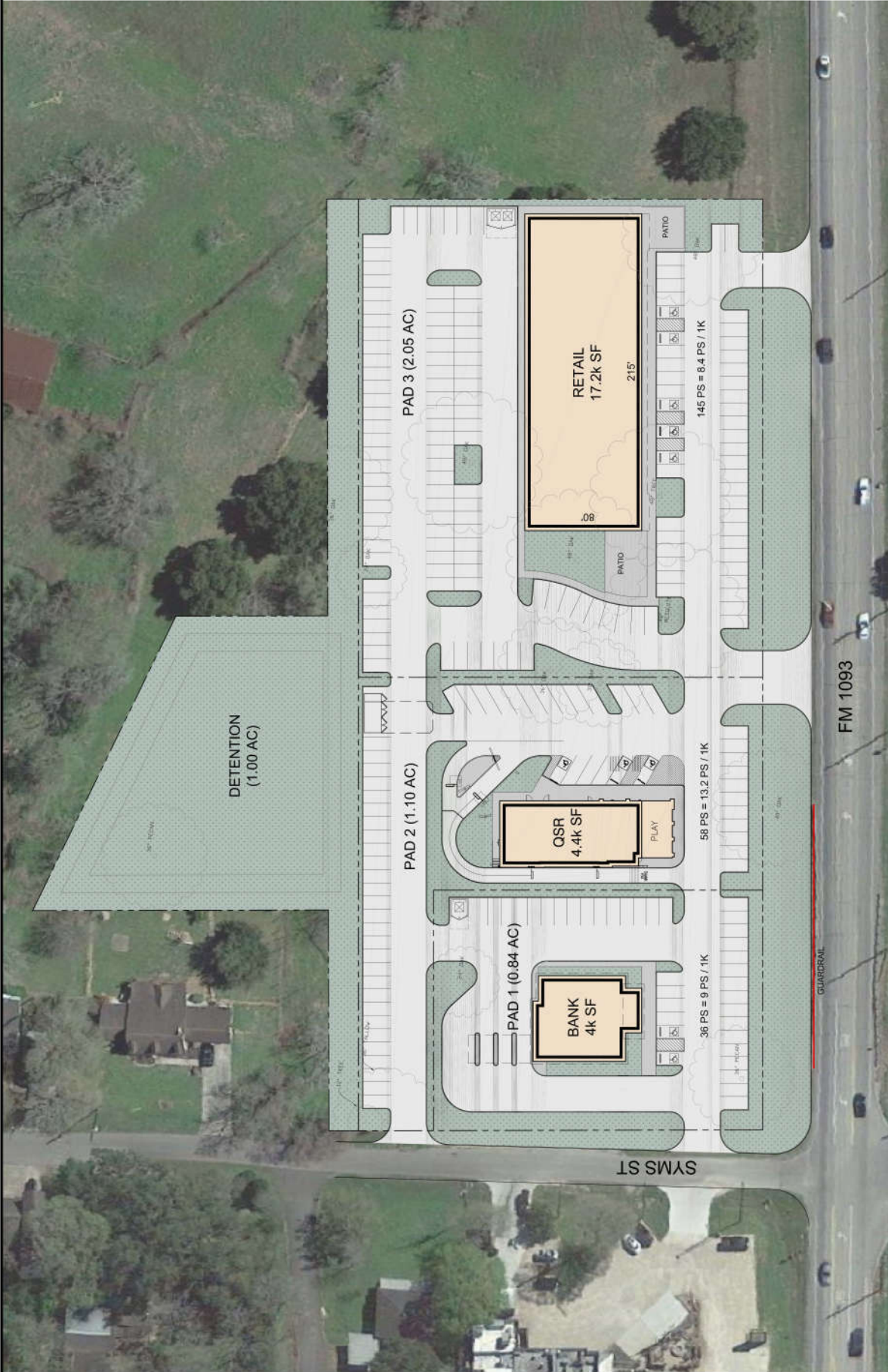
The future land use map is intended to show the general pattern of uses anticipated and/or desired in and around the community in the years ahead and can be seen as an interim situation. As the development occurs, it is common to review or re-evaluate a land use.

Based on a review of the documentation and of the Comprehensive Plan, City Staff have reason to believe the proposed zoning change requested by the applicant(s) will offer a variety of mixed uses that are permitted by the zoning change from Downtown District to Commercial, and will support the intent of the Zoning Ordinance and the Comprehensive Plan. The change will not adversely affect the public health, safety and well-being; nor will it diminish or impair the property values within the area and surrounding neighborhood. Thus, we find that the request to change the zoning classification for the property at 30200 FM 1093, 4.99 acres, is in line with the Comprehensive Plan.

Sincerely,

Sharon Valiante – Public Works Director
Brant Gary – Assistant City Manager/
Executive Director of Planning and Development
City of Fulshear

Zoning Change Request:
30200 FM 1093 4.99 acres
Item 7: Staff Report/Comp Plan Alignment



SITE PLAN B

identityARCHITECTS
 111 Travis Street, Houston, Texas 77002
 www.identityarchitects.com 713.566.2150



CR
 CAPITAL RETAIL
 PROPERTIES

March 8, 2018

COMMERCIAL DEVELOPMENT
 30200 FM 1093
 FM 1093, TX
 17255-01, 16.02.28

THIS DOCUMENT IS THE PROPERTY OF IDENTITY ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF IDENTITY ARCHITECTS.



Zoning Change Request:
30200 FM1093 4.99 acres
Item 9: P&Z Recommendation
1 of 1

Zoning Change

APPLICANT/OWNER: Capital Retail Properties

ADDRESS OF PREMISES: 30200 FM 1093

REQUESTING: Zoning change for commercial, Retail, Restaurant,
Office, Medical and/or Service Tenants

HEARING DATE: April 13, 2018

PLANNING AND ZONING COMMISSION REVIEW

GRANTED

DENIED (A-2 VOTE)

RETURNED FOR ADDITIONAL DATA

COMMENTS/CONDITIONS: COMMISSION WOULD LIKE TO SEE DOWNTOWN

DISTRICT ARCHITECTURAL STANDARDS MAINTAINED FOR THIS SITE
TO TIE INTO THE DOWNTOWN "FEEL"; CONTINUED BELOW

CHAIRMAN SIGNATURE: [Signature] DATE: 13 APR 2018

CITY COUNCIL REVIEW

GRANTED

DENIED

SIGNATURE: _____ DATE: _____

P&Z
COMMENTS
CONTINUED

- CONCERN FOR HISTORICAL SIGNIFICANCE, CHURCHILL FULSHEAR FAMILY CEMETARY PRESERVATION;
- TRAFFIC & ALIGNMENT CONCERNS - DRIVEWAYS / ACCESS @ SYMS AND FM 1093 - ESPECIALLY WITH ELEVATION CHANGES;
- CONCERNS ABOUT REZONE TO COMMERCIAL IN DOWNTOWN AREA WITH ~~NO~~ NO REMEDY OR RECOURSE IF / WHEN PLANS CHANGE OR LAND CHANGES OWNERSHIP.



Zoning Change Request:
30200 FM1093 4.99 acres
Item 10: Letter from City Attorney
1 of 2

Memorial City Plaza II
820 Gessner, Suite 1570
Houston, TX 77024-4494

MEMORANDUM

TO: Brant Gary, Executive Director – Planning & Development
FROM: Byron L. Brown
THRU: J. Grady Randle
RE: **Zoning Change Request of Woodham Family Trust**
DATE: April 13, 2018

Question Presented:

May the City impose limitations or conditions on the use and development of the Woodham property when granting the requested zoning change?

Short Answer:

The City may impose specific, unilateral conditions for the granting of a zoning change request; however, a bilateral agreement to abide by general land use and development obligations would likely constitute impermissible “contract zoning.” Nevertheless, some such general obligations may be imposed through the use of a planned unit development (“PUD”).

Analysis:

Texas courts have long held that zoning is a legislative function that cannot be bargained away. Therefore, a court may invalidate zoning amendments which are arranged for through bilateral agreements. However, courts have distinguished unilateral *conditions* imposed on zoning amendments from bilateral *contracts* for zoning amendments. Imposing conditions on a landowner does not abrogate the legislative zoning power in the same way a binding agreement does.

For example, in *Super Wash, Inc. v. City of White Settlement*, 131 S.W.3d 249 (Tex. App.—Fort Worth 2004, pet. filed), the court upheld as a condition for granting a zoning amendment that the landowner build a screening fence to mitigate the visual impact of the change in property use. However, in *City of North Richland Hills v. Home Town Urban Partners*, 2011 Tex. App. LEXIS 3249 (Tex. App.—Fort Worth 2011, no pet. h.), the court

T 281-657-2000

F 832-476-9554

www.jgradyrandlepc.com

found the zoning amendment to be granted in exchange for the landowner's agreement to provide certain infrastructure improvements and to convey a recreation center to the city.

While the analysis varies among the courts, the test for whether a zoning amendment is conditional or contractual seems to focus on whether there is something gained by the City in exchange for the zoning amendment. However, courts have been reluctant to apply such a test to Planned Unit Developments, and have generally found that the collaboration with the developer in relation to a PUD is outweighed by the legislative processes involved in creating the PUD such that it does not result in contract zoning.

In the case of the zoning amendment requested by the Woodham Family Trust, the following items have been discussed with the landowner:

- 1.) Adherence to the Architectural Design Standards for the Downtown District zoning classification;
- 2.) Restrictions on allowable uses consistent with the Prohibited Uses identified for the Downtown District zoning classification;
- 3.) Agreement to work with the City to incorporate mutually agreeable improvements to highlight site-specific historical significance;
- 4.) Presentation and incorporation of additional development-related items in the preliminary and final platting processes. Draft/Preliminary items may be provided at the time of preliminary plat approval, but final plat approval will require final/approved versions of the following:
 - a. Traffic Impact Analysis (to include input/information from TXDOT)
 - b. Drainage Study and Plan(s) for improvements
 - c. Changes to the elevation/topography of the site (to include retaining walls, reduction of grade differences, etc.)
 - d. Renderings providing the architectural approach to the elevations/facades of the buildings (To demonstrate compliance with Item 2 above)

While some of these items may be imposed as unilateral conditions for granting the requested zoning amendment, others may be interpreted as bestowing a general benefit to the City in such a manner as would likely constitute a contractual obligation of the landowner. Therefore, the City should not come to a bilateral agreement on such terms.

Conclusion

While specific conditions related to the land uses involved may be imposed on the granting of a zoning amendment, zoning is a legislative function that cannot be abdicated by agreement. Therefore, the City cannot agree to grant a zoning amendment in exchange for contractual obligations to be performed by the landowner. Courts have been reluctant to invalidate PUDs as a form of contractual zoning; and, therefore, PUDs may provide a method for imposing land use obligations legislatively rather than contractually.

ORDINANCE NO. 2018- 1275

AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS, GRANTING A CHANGE IN ZONING CLASSIFICATION FROM DOWNTOWN DISTRICT (DD) TO COMMERCIAL (C) DISTRICT, WITH CERTAIN CONDITIONS, FOR A 4.990 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE C. FULSHEAR LEAGUE, ABSTRACT NO. 29, FORT BEND COUNTY, TEXAS; PROVIDING FOR A PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL AND PROVIDING FOR AN EFFECTIVE DATE.

* * * * *

WHEREAS, the owner of that certain tract or parcel of land described in Exhibit A attached hereto (the "Property") has submitted a complete application for a change in zoning classification to the City of Fulshear Planning and Zoning Commission; and

WHEREAS, on April 13, 2018, after giving due notice as required by Chapter 211 of the Texas Local Government Code, the Planning and Zoning Commission held a public hearing on its preliminary report on such application, and has submitted a final report to the City Council of the City of Fulshear; and

WHEREAS, the Planning and Zoning Commission has recommended that the City Council deny the change in zoning classification; and

WHEREAS, after receiving the final report of the Planning and Zoning Commission, and after giving due notice as required by Chapter 211 of the Texas Local Government Code, the City Council held a public hearing on the matter at which parties in interest and citizens had an opportunity to be heard; and

WHEREAS, the City Council desires to grant the change in zoning classification, subject to certain conditions as set forth herein, and finds that such change in zoning classification promotes the public health, safety, morals, or general welfare and protects and preserves places and areas of civic or architectural importance and significance;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS:

Section 1. The zoning classification of that certain 4.990 acre tract or parcel of land being more particularly described in Exhibit A, attached hereto and incorporated herein by this reference (the "Property"), is hereby changed from Downtown District (DD) to Commercial (C) District, subject to the following conditions:

- (1) the prohibited uses applicable to the Downtown District (DD), being set forth in Section 1-193(d) of the Fulshear Code, the same being attached hereto as Exhibit B, as may be amended from time to time, shall apply to the Property, in addition to the prohibited uses applicable to the Commercial (C) District, being set forth in Section 1-188(e) of the Fulshear Code, as may be amended from time to time; and
- (2) the Property shall be subject to the architectural design standards set forth in Section 1-171 of the Fulshear Code, the same being attached hereto as Exhibit C.

Section 2. **Penalty.** Any person who violates or causes, allows, or permits another to violate any provision of this ordinance, rule, or police regulation of the city shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine or penalty not to exceed five hundred dollars (\$500.00), provided that if such rule, ordinance, or police regulation governs fire safety, zoning, or public health and sanitation, other than the dumping of refuse, the fine or penalty shall not exceed two thousand dollars (\$2,000.00), and further provided that if such rule, ordinance, or police regulation governs the dumping of refuse, the fine or penalty shall not exceed four thousand dollars (\$4,000.00). Each occurrence of any violation of this ordinance, rule, or police regulation shall constitute a separate offense. Each day on which any such violation of this ordinance, rule, or police regulation occurs shall constitute a separate offense.

Section 3. **Severability.** In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Fulshear, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 4. **Repeal.** All other ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

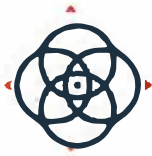
Section 5. **Effective date.** This Ordinance shall be effective and in full force when published as required by law.

PASSED, APPROVED, and ADOPTED this, the 17th day of April, 2018.

Jeff W. Roberts, Mayor

ATTEST:

Kimberly Kopecky, Interim City Secretary



WINDROSE
LAND SURVEYING | PLATTING

EXHIBIT A -
Survey & Legal Description
2 of 2

**DESCRIPTION OF
4.990 ACRES OR 217,364 SQ. FT.**

A TRACT OR PARCEL CONTAINING 4.990 ACRES OR 217,364 SQUARE FEET OF LAND, SITUATED IN THE C. FULSHEAR LEAGUE, ABSTRACT NO. 29, FORT BEND COUNTY, TEXAS, AND BEING PART OF AND OUT OF THE RESIDUE OF A CALLED 34.23 ACRE TRACT OF LAND CONVEYED TO B.A. WOODHAM AS RECORDED UNDER VOL. 485, PG. 209 OF THE FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.), AND A PORTION OF THIRD STREET, FOURTH STREET, FIFTH STREET, AND HOUSTON STREET, (ALL CALLED 60' WIDE) AS RECORDED UNDER VOL. U, PGS. 177-179, F.B.C.D.R., CONVEYED TO HUGGINS RANCH, LTD. AS RECORDED UNDER F.B.C.C.F. NO. 2009007110, AND ALL OF BLOCKS 18, 19, AND 30 OF THE TOWN OF FULSHEAR, MAP OR PLAT THEREOF RECORDED UNDER VOL. U, PGS. 177-179, F.B.C.D.R., AND A PORTION OF A CALLED 2-1/4 ACRE TRACT OF LAND CONVEYED TO HUGGINS RANCH, LTD. AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2009007110, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83):

BEGINNING AT A 1/2 INCH IRON PIPE FOUND MARKING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF FARM-TO-MARKET (F.M.) ROAD NO. 1093 (120' WIDE) AND THE EAST R.O.W. LINE OF SYMS ROAD (CALLED 60' WIDE) AS RECORDED UNDER VOL. U, PGS. 177-179, F.B.C.D.R. AND THE SOUTHWEST CORNER OF SAID CALLED 34.23 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EAST R.O.W. LINE OF SAID SYMS ROAD, NORTH 07 DEG. 09 MIN. 04 SEC. WEST, A DISTANCE OF 295.09 FEET A 1/2 INCH IRON ROD AND AN ANGLE IRON FOUND MARKING THE SOUTHWEST CORNER OF A CALLED 0.447 ACRE TRACT CONVEYED TO BRETT EDWARD DESHAZO AS RECORDED UNDER F.B.C.C.F. NO. 2012008871 AND THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE EAST R.O.W. LINE OF SAID SYMS ROAD, NORTH 82 DEG. 50 MIN. 56 SEC. EAST, A DISTANCE OF 150.00 FEET TO AN ANGLE IRON FOUND MARKING THE SOUTHEAST CORNER OF SAID CALLED 0.447 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EAST LINE OF SAID CALLED 0.447 ACRE TRACT AND THE EAST LINE OF A CALLED 0.3714 ACRE TRACT OF LAND CONVEYED TO VELA JEAN DESHAZO AS RECORDED UNDER F.B.C.C.F. NO. 2013061638, NORTH 07 DEG. 09 MIN. 04 SEC. WEST, PASSING AT A DISTANCE OF 130.00 FEET A 5/8 INCH IRON ROD FOUND MARKING THE COMMON EAST CORNER OF SAID CALLED 0.447 ACRE TRACT AND SAID CALLED 0.3714 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 200.93 FEET TO A POINT ON THE SOUTH LINE OF A CALLED 3.114 ACRE TRACT OF LAND CONVEYED TO BURGIN REAL ESTATE, LLC AS RECORDED UNDER F.B.C.C.F. NO. 2013004934, SAME BEING A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS FOR REFERENCE, NORTH 81 DEG. 42 MIN. 13 SEC. WEST - 0.28 FEET;

THENCE, ALONG THE COMMON LINE OF SAID CALLED 34.23 ACRE TRACT AND SAID CALLED 3.114 ACRE TRACT, SOUTH 71 DEG. 04 MIN. 16 SEC. EAST, A DISTANCE OF 222.29 FEET TO A 1/2 INCH IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF SAID CALLED 3.114 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID CALLED 34.23 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES;

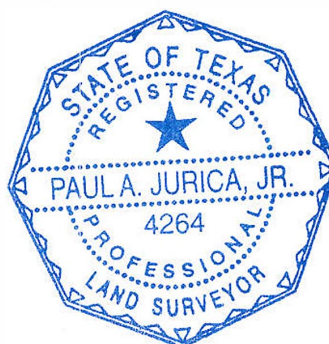
SOUTH 07 DEG. 09 MIN. 04 SEC. EAST A DISTANCE OF 103.20 FEET TO A CAPPED "5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 82 DEG. 50 MIN. 56 SEC. EAST A DISTANCE OF 282.82 FEET TO A CAPPED "5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 07 DEG. 01 MIN. 00 SEC. EAST A DISTANCE OF 296.57 FEET TO A CAPPED "5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTH R.O.W. LINE OF SAID F.M. 1093, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTH R.O.W. LINE OF SAID F.M. 1093, SOUTH 82 DEG. 59 MIN. 00 SEC. WEST, A DISTANCE OF 631.78 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 4.990 ACRES OR 217,364 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 52726_4.99AC, PREPARED BY WINDROSE LAND SERVICES.

PAUL A. JURICA JR.
R.P.L.S. NO. 4264
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



12/20/2017
DATE:

EXHIBIT B

Sec. 1-193. - Downtown District (DD) regulations.

(d) *Prohibited uses.* The following uses of land and structure are expressly prohibited in this District:

- (1) Gambling halls, parlors, or other establishments for gaming (including 8-liners, card tables, slot machines for prizes, etc.);
- (2) Retail liquor establishments, except grocery stores;
- (3) Private clubs;
- (4) Tattoo parlors and body piercing establishments;
- (5) Palm readers, palmistry shops, psychics, and tarot card readers;
- (6) Smoking Paraphernalia establishments or any other kind of associated paraphernalia retail outlets;
- (7) Stores or shops where tobacco sales account for more than fifty percent (50%) of the retail sales;
- (8) Outdoor storage, mini-storage, self-storage, or facilities requiring the storage of goods or equipment outside (e.g., truck or van rentals, heavy equipment rentals, outdoor nurseries, etc.);
- (9) Automobile repair facilities, auto parts retail or wholesale facilities, tire repair or replacement facilities, and other automotive related establishments, including express lube shops;
- (10) Pawnshops or shops containing remaindered goods;
- (11) Check cashing, title loan, short term loan, or payday loan offices; and
- (12) Other uses not conducive to the orderly and attractive function of the main street area of the City.

These uses include those that affect the health, safety, and welfare, offend the morals and values, or create a nuisance to the community. The City Council shall give a reasoned determination for the prohibition of any proposed use which must be approved by a unanimous vote of all Council members.

This prohibition does not imply that these uses will be allowed in other Districts.

(Ord. No. 2012-1069, § 1-193, 5-17-2012)

EXHIBIT C

Sec. 1-171. - Architectural design standards for Downtown District (DD).

(a) *Relationship to standards for nonresidential and multifamily developments.*

(1) Applicable standards. All nonresidential developments in the Downtown District shall meet the same standards in Section 1-169 as for nonresidential developments elsewhere in the city as set out below. All multifamily developments in the Downtown District shall meet the same standards in Section 1-170 as for multifamily developments elsewhere in the city, except that carports are prohibited in the Downtown District as part of multifamily developments or with any other use.

a) Building finish materials as set out in Section 1-169, except that:

1. Stainless steel, chrome, and building integrated photovoltaics (BIPV) are not permitted as accent finish materials.

b) Colors as set out in Section 1-169.

c) Visual interest and anti-monotony as set out in Section 1-169, except that:

1. Building wall offsets shall occur at a lesser interval in the Downtown District so that no unmodulated segment of building wall exceeds 40 feet in horizontal dimension.

2. Roofline variation shall occur at a lesser interval in the Downtown District so that no unmodulated segment of roof exceeds 25 feet in horizontal dimension.

3. Design features for avoiding excessive areas of uninterrupted blank wall space shall also be applied in the Downtown District to enhance the visual interest of street-facing façades of principal buildings and to frame display windows and highlight primary building entries in accordance with this section.

d) Multiple buildings as set out in Section 1-169.

e) Parking structures as set out in Section 1-169:

f) Freestanding and attached canopies and porte cocheres as set out in Section 1-169.

g) Canopies and awnings as set out in Section 1-169, except that:

1. A canopy or awning along a building façade shall not be longer than a single storefront.

h) Arcade treatments as set out in Section 1-169.

i) Service bays as set out in Section 1-169.

j) Screening of mechanical and service equipment as set out in Section 1-169.

(b) *Building placement and orientation.*

(1) *Framing of and relationship to public spaces.* Individual principal buildings or groups of buildings on a development site or adjacent sites shall be arranged and designed, whenever possible, to form pedestrian-oriented outdoor plaza areas, courtyards, and open spaces that are focal points for surrounding and nearby development and which encourage street activity, public gathering, and outdoor dining.

- a) Landscaping, street furniture, low seating walls, water features, public art, active play areas for children, or other amenities should be incorporated to enhance the appeal of such spaces for pedestrians and users of the space.
- b) Such spaces should be adjacent to, visible from, and easily accessible from a public street whenever possible.
- (2) *Massing through grouping.* Individual principal buildings on a development site or on adjacent sites, if not attached in any manner, shall be arranged and designed to appear as a group of attached buildings to the extent practical.
 - a) The buildings in such situations shall be clustered, whenever possible, to create pedestrian-oriented precincts and walkable connections between individual buildings on a development site or adjacent sites.
- (3) *Private-public design compatibility.* Where a development fronts on a public plaza, pocket park, or other public space, the building architecture and other on-site elements shall be designed for compatibility with the adjacent public space.
- (4) *Lighting.* Where a development fronts on public street rights-of-way or public plazas/spaces, exterior lighting shall be located and directed to provide adequate pedestrian-level illumination of public sidewalks and other immediately adjacent public ways and seating areas, in accordance with the City's outdoor lighting regulations.
- (c) *Corporate identity.* Logo buildings and building elements, except signage, and other comprehensive franchise building design are prohibited in the Downtown District.
- (d) *Ground-level uses.*
 - (1) *Parking located away from street frontages.* Development projects shall locate off-street parking and parking structures within the interior of blocks and away from public street frontages, whenever practical, so that such ground-level parking does not directly abut a public sidewalk. Instead, the ground level of structures that front on public sidewalks shall be occupied by active retail, service, office, residential, or other uses permitted in the district.
 - (2) *Parking structures.* Wrap-around design of active uses around a core parking structure is strongly encouraged. At a minimum, along a street-facing façade of a parking structure, this may include incorporation of display windows for use by nearby merchants or for other public art or civic displays. Otherwise, the special design elements for visible parking structures required in Section 1-169 shall receive particular scrutiny to ensure the garage appearance is enhanced by additional architectural or landscape features.
 - a) Where active uses along the ground-level street frontages of a parking structure are not practical due to site dimensions or other factors, the parking structure and its vehicle entrances shall be designed to minimize views into the garage interior from adjacent streets through installation of decorative grilles or screens, additional landscaping, or other effective screening method.
- (e) *Transparency of nonresidential uses at street level.*
 - (1) *Minimum transparency.* Building facades associated with nonresidential uses that face public street rights-of-way or public plazas/spaces shall have windows at the ground level, for product display or other active building uses, which, together with door openings, comprise at least 60 percent of the ground-level facade. For purposes of this

section, the ground-level facade shall include all portions of a building facade that extend vertically from finished grade up to 12 feet above finished grade.

- a) Such ground-level windows and doors shall be non-mirrored and non-tinted, allowing views into and out of the interior of the building, to the extent practical given code requirements governing the selection of window glass. Frosted glass or other treatment shall be permitted for bathrooms and in other doors and windows where privacy is needed.
- b) Both the ground-level facade and any additional area of building facade above the ground-level facade shall meet the provisions for avoidance of blank walls as set out in Section 1-169.

(f) *Building entries.*

- (1) *Clear entries.* The primary entry to all principal buildings shall be easily identifiable for patrons and visitors, whether the entry provides pedestrian ingress and egress to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.
 - a) The building architecture and entry design shall reinforce the visual importance of the entry, which may be achieved through, but is not limited to:
 - 1. A recessed or projecting entry design;
 - 2. A sheltering element such as a canopy, awning, arcade, or portico;
 - 3. Hardscape features such as ornamental brick pavers, color-textured or stamped concrete, or tile work;
 - 4. Streetscape features such as street furniture, masonry seating walls, or decorative railings; or
 - 5. Landscape features such as portable planters, raised planter boxes, or at-grade planting beds around the entry.
 - b) The entry design shall be pedestrian-scale and transparent.
 - c) The width of a recessed building entry shall not exceed 12 feet, and the depth shall not exceed the width.

(Ord. No. 2016-1205, § 7(1-171), 1-19-2016)

Sec. 1-193. - Downtown District (DD) regulations.

- (a) *Purpose.* The Downtown (DD) District is intended to allow the development of a town center (a mixed use traditional small town core) as outlined in the City comprehensive plan. The District will incorporate existing Commercial and institutional uses at the heart of the new town area and accommodate a variety of future neighborhood retail and community services, as well as housing. To ensure that future Commercial development is consistent with the town center concept and does not detract from residential development within the District, site plan reviews are required for all Commercial uses conditionally permitted in the District.
- (b) *Uses permitted by right.* In the Downtown (DD) District, no building or land shall be used and no building erected except for one or more of the following specified uses, unless otherwise provided in this division:
- (1) Single-family, detached dwellings on single lots;
 - (2) Single-family townhouses on separate lots;
 - (3) Safety services; and
 - (4) Parks and recreational facilities (public).
- (c) *Special uses.*
- (1) The following uses of land and structures are permitted in this District if they meet the supplementary use standards outlined in section 1-225.
 - a. School;
 - b. Convenience retail;
 - c. Home occupations; and
 - d. Hospital.
 - (2) Special use permits. The following uses of land and structure are permitted in this District if they are approved in the process outlined in section 1-283:
 - a. Temporary use stands, such as fruit or vegetable stands, hot dog or taco stands, snow cone shacks, and other establishments of a similar nature. Exceptions may be permitted for special events (e.g., carnivals, parades, etc.), but such exceptions shall be for a maximum period of seventy-two (72) hours (three operational days).
 - b. Animal shelters or veterinary offices housing animals outdoors, kennels, stables, or any other use that keeps animals outdoors; and
 - c. Automobile repair—new and used parts and service, enclosed (not salvage yards or similar).
 - d. Multifamily dwellings;
 - e. Eating and drinking places;
 - f. Retail (including grocery stores and large-scale retail establishments);
 - g. Office;
 - h. Place of worship;
 - i. Day care center;
 - j. Library;
 - k. Public House; and
 - j. Thrift shops or secondhand stores.
- (d) *Prohibited uses.* The following uses of land and structure are expressly prohibited in this District:
- (1) Gambling halls, parlors, or other establishments for gaming (including 8-liners, card tables, slot machines for prizes, etc.);

- (2) Retail liquor establishments, except grocery stores;
- (3) Private clubs;
- (4) Tattoo parlors and body piercing establishments;
- (5) Palm readers, palmistry shops, psychics, and tarot card readers;
- (6) Smoking Paraphernalia establishments or any other kind of associated paraphernalia retail outlets;
- (7) Stores or shops where tobacco sales account for more than fifty percent (50%) of the retail sales;
- (8) Outdoor storage, mini-storage, self-storage, or facilities requiring the storage of goods or equipment outside (e.g., truck or van rentals, heavy equipment rentals, outdoor nurseries, etc.);
- (9) Automobile repair facilities, auto parts retail or wholesale facilities, tire repair or replacement facilities, and other automotive related establishments, including express lube shops;
- (10) Pawnshops or shops containing remaindered goods;
- (11) Check cashing, title loan, short term loan, or payday loan offices; and
- (12) Other uses not conducive to the orderly and attractive function of the main street area of the City.

These uses include those that affect the health, safety, and welfare, offend the morals and values, or create a nuisance to the community. The City Council shall give a reasoned determination for the prohibition of any proposed use which must be approved by a unanimous vote of all Council members.

This prohibition does not imply that these uses will be allowed in other Districts.

(e) *Permitted accessory uses.* The following are permitted accessory uses:

- (1) Those accessory uses permitted under section 1-226;
- (2) Any structural or mechanical use customarily incidental to the permitted use; and
- (3) Off-street parking attributable to the permitted use.

(Ord. No. 2012-1069, § 1-193, 5-17-2012)

Sec. 1-225. - Supplementary use standards.

No permit shall be issued for any development or use of land unless the activity is in compliance with all applicable supplementary use standards in this section. Unless otherwise indicated, the listed standards apply in all Zoning Districts in which the subject use is permitted.

- (a) *Places of worship.*
- (b) **School.** Schools shall not be allowed in the R1 or R2 Zoning District unless direct vehicle access is provided from a collector or arterial street or major thoroughfare. This standard shall not apply to schools located in the C Zoning District.
- (c) **Hospital.** Hospitals shall not be allowed in the R1 Zoning District unless direct vehicle access is provided from a collector or arterial street or major thoroughfare. This standard shall not apply to hospitals located in the C Zoning District.
- (d) *Library.*
- (e) **Home occupations.** All home occupations shall comply with the following standards:
 - a. There shall be no visible storage of equipment, materials, or vehicles that have more than two (2) axles;
 - b. The home occupation shall be conducted entirely within the principal residential building or within a permitted accessory structure, and shall not be conducted within a garage or modified garage area;
 - c. No signage shall be permitted indicating the existence of any home occupation;
 - d. No retail sales of products not produced as a result of the home occupation shall be allowed;
 - e. No equipment shall be used that creates undue noise, vibration, electrical interference, smoke, or particulate matter emissions, excessive power demands or odors;
 - f. No goods, chattels, materials, supplies, or items of any kind shall be delivered either to or from the premises in connection with the home occupation in vehicles with more than two (2) axles;
 - g. No persons other than the immediate family residing at the home may work at the home occupation;
 - h. No more than two (2) private automobiles of clients, patrons, or customers of the home occupation can be parked off the premises at any given time. Off-street parking shall be provided (driveway parking spaces may be counted towards meeting this requirement);
 - i. The following are expressly prohibited as home occupations and must be located in an appropriate Commercial or office area:
 - i. Doctor's or dentist's offices;
 - ii. Real Estate offices;
 - iii. Insurance offices;
 - iv. Retail operations;
 - v. Storage facilities;
 - vi. Auto repair;
 - vii. Beauty shops;
 - viii. Barbershops;
 - ix. Nail salons;
 - x. Hair salons;
 - xi. Tattoo or body piercing establishments; or
 - xii. Any other business that is disruptive of the quiet use and enjoyment of surrounding property owners.
- (f) *Sexually Oriented Businesses.*
- (g) *Heavy industry.*
- (h) *Manufactured Homes.*

(Ord. No. 2012-1069, § 1-225, 5-17-2012)

DIVISION 2. - DEFINITIONS

Sec. 1-72. - Defined terms.

The following words, terms and phrases, when used in this Ordinance, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Convenience retail means an establishment offering for retail sale prepackaged food products, household items and other goods commonly associated with the same, and having a gross floor area of less than five thousand (5,000) square feet.

Home occupation means any activity carried out for gain by a resident and conducted as a customary, incidental, and accessory use in the resident's dwelling.

Hospital means an institution that is licensed by the State or operated by an agency of the government to provide medical, surgical, psychiatric or emergency medical services to sick or injured persons, primarily on an in-patient basis. The term "hospital" shall not include nursing homes.

School means the use of a site for instructional purposes on an elementary or secondary level, approved under the regulations of the State.

(Ord. No. 2012-1069, § 1-72, 5-17-2012; Ord. No. 2012-1085, § 3, 10-16-2012; Ord. No. 2013-1121, §§ 2, 9, 11-19-2013; Ord. No. 2015-1176, § 2, 2-17-2015; Ord. No. 2016-1205, § 2, 1-19-2016)

Sec. 1-73. - Purpose and scope.

For the purposes of interpreting and administering the provisions of this Ordinance, the terms defined in this division shall be given the meanings set forth in section 1-72. All other terms shall be given their common, ordinary meanings, as the context may reasonably suggest. In case of dispute over the meaning of a term not defined here or over the application of a definition set forth here, the City Manager shall give an interpretation in accordance with sections 1-127 and 1-277(c).

(Ord. No. 2012-1069, § 1-73, 5-17-2012)

Secs. 1-74—1-104. - Reserved.

Sec. 1-279. - Amendments

- (a) *Purpose.* The purpose of this section is to provide a means for changing the text of this Ordinance or the District boundaries shown on the official Zoning map as necessary or for special use permits. Since this Ordinance represents the City's effort to provide for the orderly development of the community, no change shall be made in these regulations except to:
- (1) Correct an error in the regulations or map;
 - (2) Recognize changed or changing conditions or circumstances in a particular locality or area; or
 - (3) Recognize a change in public plans or policies that affect the property.
- (b) *Authority.* The City Council may, after recommendation of the Planning and Zoning Commission, adopt an Ordinance amending the text of this Ordinance or the boundaries of the official Zoning map upon compliance with the provisions of this section.
- (c) *Initiation.* An application for an amendment to the official Zoning map may be proposed by the mayor, a member of the City Council, the City Manager, the City Engineer or a qualified applicant for a proposed development. An amendment to the text of this Ordinance may be proposed by the mayor, a member of the City Council or the City Manager.
- (d) *Procedure.*
- (1) *Submission of application.* A complete application shall be submitted to the City Manager in a form established by the City, along with a nonrefundable fee that is established from time to time by the City Council to defray the actual cost of processing the application. No application shall be processed until the established fee has been paid and the application has been deemed complete by the City Manager. No application fee shall be required when such amendment is being proposed by the mayor, a member of the City Council or the City Manager.
 - (2) *Review and recommendation by the City Manager.* After determining that the application is complete, the City Manager shall prepare a staff report, which may include a recommendation for approval or disapproval based on the criteria in subsection (f) of this section. A copy of the staff report on a proposed amendment to the official Zoning map shall be mailed to the applicant at least five (5) days prior to the Public Hearing on the application.
 - (3) *Recommendation by Planning and Zoning Commission.* The Planning and Zoning Commission shall, after due notice, conduct a Public Hearing on the report, in accordance with V.T.C.A., Local Government Code ch. 211, or other applicable law. At the Public Hearing, the Planning and Zoning Commission shall consider the application, the staff report, the relevant support materials and public testimony given at the Public Hearing. After the close of the Public Hearing, the Planning and Zoning Commission shall prepare and deliver a report and recommendation to the City Council to approve or disapprove the proposed amendment based on the criteria in subsection (f) of this section.
 - (4) *Action by City Council.*
- (e) *Public Hearing.* After receiving the final report of the Planning and Zoning Commission, the City Council shall, after due notice, conduct a Public Hearing on the proposed amendment in accordance with V.T.C.A., Local Government Code ch. 211, or other applicable law. At the Public Hearing, the City Council shall consider the application, the staff report, the relevant support materials and public testimony given at the Public Hearing.
- (f) *Amendment criteria.* The wisdom of amending the text of this Ordinance or the Zoning map is a matter committed to the sound legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt, adopt with modifications or disapprove the proposed amendment, the City Council shall consider the following factors:
- (1) *Consistency with Ordinance.* Whether and the extent to which the proposed amendment would conflict with any portion of this Ordinance.

- (2) *Compatibility with surrounding area.* Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate Zoning District for the land.
- (3) *Changed conditions.* Whether and the extent to which there are changed conditions that require an amendment.
- (4) *Effect on natural environment.* Whether and the extent to which the proposed amendment would not result in significantly adverse impacts on the natural environment including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.
- (5) *Community need.* Whether and the extent to which the proposed amendment addresses a demonstrated community need.
- (6) *Comprehensive plan.* Whether and the extent to which the proposed amendment is compatible with the vision set forth in the City's comprehensive plan and would result in a logical and orderly development pattern and not constitute spot Zoning.
- (7) *Vote required for action.* Action to amend the text of this Ordinance or the official Zoning map shall require an affirmative vote of at least three (3) members (three-fifths ($\frac{3}{5}$)) of the City Council.

(Ord. No. 2012-1069, § 1-279, 5-17-2012)

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

AGENDA OF:	May 4, 2018	Items: 7-16
DATE SUBMITTED:	April 30, 2018	DEPARTMENT: Planning and Development
PREPARED BY:	Sharon Valiante, Public Works Director, John Brown, Interim Building Official, Brant Gary, Executive Director of Planning and Development	PRESENTER: David Leyendecker, City Engineer
SUBJECT:	Plat Summaries for Planning and Zoning Commission	
ATTACHMENTS:	City Engineer's Engineering Reviews: Preliminary Plats for: The Market at Cross Creek Ranch Partial Replat No. 2 (2nd Review), Tamarron Lift Station No. 3, Jordan Ranch Street Dedication No. 4 and Reserves, Jordan Ranch Section 6, Jordan Ranch Section 7, Jordan Ranch Section 13, Jordan Ranch Section 15, Jordan Ranch Section 16, and Final Plats for Fulshear Trace – Street Dedication Second Extension and Tamarron Section 38	

EXECUTIVE SUMMARY

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

1. **Preliminary Plat for The Market at Cross Creek Ranch Partial Replat No. 2 (2nd Review)**
2. **Tamarron Lift Station No. 3,**
3. **Jordan Ranch Street Dedication No. 4 and Reserves,**
4. **Jordan Ranch Section 6,**
5. **Jordan Ranch Section 7,**
6. **Jordan Ranch Section 13,**
7. **Jordan Ranch Section 15**
8. **Jordan Ranch Section 16**
9. **Final Plat for Fulshear Trace – Street Dedication Second Extension**
10. **Final Plat for Tamarron Section 38**

The plats, as submitted for consideration, generally meet the requirements set forth in the City's Subdivision Ordinance No. 04-913 and/or 013-1091, which is in alignment with Chapter 21, Texas Local Government Code. Plat comments noted in the City Engineer's report are provided in support of the rules and regulations governing plats and subdivisions of land within the City's territorial limits and the extra territorial jurisdiction to promote safe, orderly, and healthful development of the City.

The submitting applicants were provided with a copy of the City Engineer reviews. All items in the Preliminary Plat reviews, either have been addressed prior to the May 4th meeting or will be addressed prior to final plat submittal. The Final Plat submittals do not have any major comments/concerns and is submitted for consideration of approval.

RECOMMENDATION

After staff review of the City Engineer's report, staff recommends the Planning and Zoning Commission provide the following recommendations:

1. Positive for Approval, with the associated conditions as represented in the City Engineer's report/review of plats submitted herein for consideration for the Preliminary Plats: **The Market at Cross Creek Ranch Partial Replat No. 2 (2nd Review), Tamarron Lift Station No. 3, Jordan Ranch Street Dedication No. 4 and Reserves, Jordan Ranch Section 6, Jordan Ranch Section 7, Jordan Ranch Section 13, Jordan Ranch Section 15, Jordan Ranch Section 16**, Negative for Approval for the Preliminary Plat: **The Market at Cross Creek Ranch Partial Replat No. 2**
2. Positive for approval, with the associated conditions as referenced in the City Engineer's report/review for the Final Plats for **Fulshear Trace – Street Dedication Second Extension and Tamarron Section 38**

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 The Market at Cross Creek Ranch Partial Replat No. 2 / Preliminary Pla
(2nd Review)

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 4-27-2018

City Secretary

Processed
 Returned for additional data

BY: K. Kempf DATE: 4-20-2018

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 03/23/2018

Date Received by the City of Fulshear:

Subdivision: THE MARKET AT CROSS CREEK RANCH PARTIAL REPLAT NO 2 Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

- Checkboxes for Single-Family Residential, Planned Development, Zero Lot Line/ Patio Home, Commercial (checked), Multi-Family Residential, Industrial, Other: Water Plant/MUD Facility.

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

Legal Description: 3.458 ACRES OF LAND IN THE J.W. SCOTT SURVEY A-321

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

Total Acreage: 3.458
Number of Streets: 0
Number of Lots: 0
Number and Types of Reserves: 1
Total Acres in Reserve: 3.458

Owner: TLM-CCR PHASE II, LLC
Address: 110 EAST DAVIS STREET
City/State: MCKINNEY, TX 75069
Telephone: 972-758-4446
Email Address:

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

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

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

Handwritten signature of Trey DeVillier

Trey DeVillier

04/20/2018

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

April 27, 2018

Engineering Review

Revised Preliminary Plat
The Market at Cross Creek Ranch
City of Fulshear, Fort Bend County, Texas

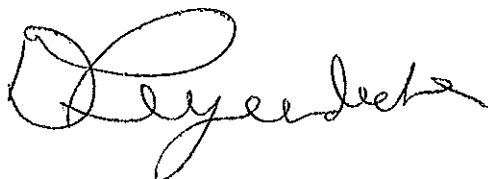
For Information only:

1. This plat will create one (1) Reserve that is 2.501 acres being a partial replat of Reserve "E", Block 1 of The Market at Cross Creek Ranch..
2. The Reserve has access to F.M. 1463 through the Texas Department of Transportation's Permit process. The Reserve has 60 foot of frontage on F.M. 1463.

Recommendations:

I recommend that this Revised Preliminary Plat of The Market at Cross Creek Ranch be approved with the following corrections/additions:

- A) The 60-foot access easement shown on the plat needs to be dedicated on the Final Plat and not by separate instrument. All easements need to be dedicated by plat.
- B) The contour lines need to have the elevations shown on each line.
- C) The Vicinity Map needs to be updated to show access on F.M. 1463.



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 Tamarron Lift Station No. 3 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 4-27-2018

City Secretary

Processed
 Returned for additional data

BY: McKoy DATE: 4-16-2018

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

Received
APR 16 2018
Fulshear Municipal Court

Subdivision/Development Platting Application

Date: 04/13/2018 Date Received by the City of Fulshear: _____
 Subdivision: TAMARRON LIFT STATION NO. 3 Development: TAMARRON

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 0.267 ACRES IN THE J.D. VERMILLION SURVEY, A-339

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

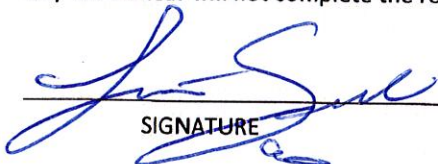
Total Acreage: 0.267
 Number of Streets: 0
 Number of Lots: 0
 Number and Types of Reserves: 1 - Lift Station
 Total Acres in Reserve: 0.267

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE \$503.20 503.34	
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.



Josue Sandoval / Platting Coordinator
 TYPED OR PRINTED NAME/TITLE
 04-13-2018
 DATE

April 27, 2018

Engineering Review

Preliminary Plat – Tamarron Lift Staion Site No. 3
Fort Bend County, Texas

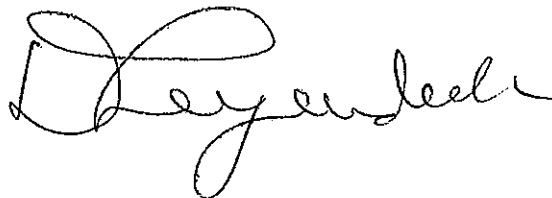
For Information only:

1. This plat will create one (1) Reserve of 0.267 acre for Sanitary Sewer Lift Station for Tammarron.
2. Access for this tract is from a 30 foot wide Access easement shown on the plat.
3. This tract is located in the E.T.J. of the City of Fulshear and will require approval from the City and Fort Bend County.

Recommendations:

I recommend that this Preliminary of Tamarron Lift Staion Site No. 3 be approved with the following items being addressed:

- A) Contour lines are required on the face of the plat per the City's Subdivision Ordinance.
- B) Proof from Fort Bend County Drainage District that they will allow an access easement in their existing Drainage Easement.



1. THE PROPERTY IS SHOWN AND THE DIMENSIONS INDICATED ONLY THROUGH AN APPROVED SURVEYOR'S REPORT AND A LEGAL DESCRIPTION OF THE PROPERTY.
2. THE PROPERTY IS SHOWN AND THE DIMENSIONS INDICATED ONLY THROUGH AN APPROVED SURVEYOR'S REPORT AND A LEGAL DESCRIPTION OF THE PROPERTY.
3. THE PROPERTY IS SHOWN AND THE DIMENSIONS INDICATED ONLY THROUGH AN APPROVED SURVEYOR'S REPORT AND A LEGAL DESCRIPTION OF THE PROPERTY.
4. THE PROPERTY IS SHOWN AND THE DIMENSIONS INDICATED ONLY THROUGH AN APPROVED SURVEYOR'S REPORT AND A LEGAL DESCRIPTION OF THE PROPERTY.
5. THE PROPERTY IS SHOWN AND THE DIMENSIONS INDICATED ONLY THROUGH AN APPROVED SURVEYOR'S REPORT AND A LEGAL DESCRIPTION OF THE PROPERTY.
6. THE PROPERTY IS SHOWN AND THE DIMENSIONS INDICATED ONLY THROUGH AN APPROVED SURVEYOR'S REPORT AND A LEGAL DESCRIPTION OF THE PROPERTY.
7. THE PROPERTY IS SHOWN AND THE DIMENSIONS INDICATED ONLY THROUGH AN APPROVED SURVEYOR'S REPORT AND A LEGAL DESCRIPTION OF THE PROPERTY.
8. THE PROPERTY IS SHOWN AND THE DIMENSIONS INDICATED ONLY THROUGH AN APPROVED SURVEYOR'S REPORT AND A LEGAL DESCRIPTION OF THE PROPERTY.
9. THE PROPERTY IS SHOWN AND THE DIMENSIONS INDICATED ONLY THROUGH AN APPROVED SURVEYOR'S REPORT AND A LEGAL DESCRIPTION OF THE PROPERTY.
10. THE PROPERTY IS SHOWN AND THE DIMENSIONS INDICATED ONLY THROUGH AN APPROVED SURVEYOR'S REPORT AND A LEGAL DESCRIPTION OF THE PROPERTY.
11. THE PROPERTY IS SHOWN AND THE DIMENSIONS INDICATED ONLY THROUGH AN APPROVED SURVEYOR'S REPORT AND A LEGAL DESCRIPTION OF THE PROPERTY.

DR. HORTON - TEXAS, LTD
 CALLED 631.26 ACRES
 FILE NO. 201500095
 F.B.C.O.P.R.

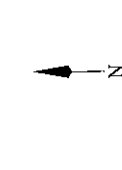
DRILL SITE NO. 4
 (3.00 ACRES)
 VOL. 1354, PG. 88
 F.B.C.O.P.R.

FBC MUD NO. 182
 CALLED 4683.00 ACRES
 FILE NO. 2015041963
 F.B.C.O.P.R.

FBC MUD NO. 182
 CALLED 1281 ACRES
 FILE NO. 2015041853
 F.B.C.O.P.R.

TAMARON RESERVE
 PLAT NO. 2015000771
 F.B.C.O.P.R.

VICINITY MAP
 SCALE 1" = 1/2 MILE
 KEY MAP NO. 4830



LEGEND

- 0. UNDEVELOPED LAND
- 1. UNDEVELOPED LAND WITH EXISTING IMPROVEMENTS
- 2. UNDEVELOPED LAND WITH EXISTING IMPROVEMENTS AND A RESERVE
- 3. UNDEVELOPED LAND WITH EXISTING IMPROVEMENTS AND A RESERVE AND A TRAIL
- 4. UNDEVELOPED LAND WITH EXISTING IMPROVEMENTS AND A RESERVE AND A TRAIL AND A ROAD
- 5. UNDEVELOPED LAND WITH EXISTING IMPROVEMENTS AND A RESERVE AND A TRAIL AND A ROAD AND A FENCE
- 6. UNDEVELOPED LAND WITH EXISTING IMPROVEMENTS AND A RESERVE AND A TRAIL AND A ROAD AND A FENCE AND A UTILITY
- 7. UNDEVELOPED LAND WITH EXISTING IMPROVEMENTS AND A RESERVE AND A TRAIL AND A ROAD AND A FENCE AND A UTILITY AND A POWER LINE
- 8. UNDEVELOPED LAND WITH EXISTING IMPROVEMENTS AND A RESERVE AND A TRAIL AND A ROAD AND A FENCE AND A UTILITY AND A POWER LINE AND A WATER LINE
- 9. UNDEVELOPED LAND WITH EXISTING IMPROVEMENTS AND A RESERVE AND A TRAIL AND A ROAD AND A FENCE AND A UTILITY AND A POWER LINE AND A WATER LINE AND A GAS LINE
- 10. UNDEVELOPED LAND WITH EXISTING IMPROVEMENTS AND A RESERVE AND A TRAIL AND A ROAD AND A FENCE AND A UTILITY AND A POWER LINE AND A WATER LINE AND A GAS LINE AND A SEWER LINE
- 11. UNDEVELOPED LAND WITH EXISTING IMPROVEMENTS AND A RESERVE AND A TRAIL AND A ROAD AND A FENCE AND A UTILITY AND A POWER LINE AND A WATER LINE AND A GAS LINE AND A SEWER LINE AND A PHONE LINE
- 12. UNDEVELOPED LAND WITH EXISTING IMPROVEMENTS AND A RESERVE AND A TRAIL AND A ROAD AND A FENCE AND A UTILITY AND A POWER LINE AND A WATER LINE AND A GAS LINE AND A SEWER LINE AND A PHONE LINE AND A CABLE LINE
- 13. UNDEVELOPED LAND WITH EXISTING IMPROVEMENTS AND A RESERVE AND A TRAIL AND A ROAD AND A FENCE AND A UTILITY AND A POWER LINE AND A WATER LINE AND A GAS LINE AND A SEWER LINE AND A PHONE LINE AND A CABLE LINE AND A SATELLITE DISH
- 14. UNDEVELOPED LAND WITH EXISTING IMPROVEMENTS AND A RESERVE AND A TRAIL AND A ROAD AND A FENCE AND A UTILITY AND A POWER LINE AND A WATER LINE AND A GAS LINE AND A SEWER LINE AND A PHONE LINE AND A CABLE LINE AND A SATELLITE DISH AND A POOL
- 15. UNDEVELOPED LAND WITH EXISTING IMPROVEMENTS AND A RESERVE AND A TRAIL AND A ROAD AND A FENCE AND A UTILITY AND A POWER LINE AND A WATER LINE AND A GAS LINE AND A SEWER LINE AND A PHONE LINE AND A CABLE LINE AND A SATELLITE DISH AND A POOL AND A GARAGE
- 16. UNDEVELOPED LAND WITH EXISTING IMPROVEMENTS AND A RESERVE AND A TRAIL AND A ROAD AND A FENCE AND A UTILITY AND A POWER LINE AND A WATER LINE AND A GAS LINE AND A SEWER LINE AND A PHONE LINE AND A CABLE LINE AND A SATELLITE DISH AND A POOL AND A GARAGE AND A DRIVEWAY
- 17. UNDEVELOPED LAND WITH EXISTING IMPROVEMENTS AND A RESERVE AND A TRAIL AND A ROAD AND A FENCE AND A UTILITY AND A POWER LINE AND A WATER LINE AND A GAS LINE AND A SEWER LINE AND A PHONE LINE AND A CABLE LINE AND A SATELLITE DISH AND A POOL AND A GARAGE AND A DRIVEWAY AND A PORCH
- 18. UNDEVELOPED LAND WITH EXISTING IMPROVEMENTS AND A RESERVE AND A TRAIL AND A ROAD AND A FENCE AND A UTILITY AND A POWER LINE AND A WATER LINE AND A GAS LINE AND A SEWER LINE AND A PHONE LINE AND A CABLE LINE AND A SATELLITE DISH AND A POOL AND A GARAGE AND A DRIVEWAY AND A PORCH AND A PATIO
- 19. UNDEVELOPED LAND WITH EXISTING IMPROVEMENTS AND A RESERVE AND A TRAIL AND A ROAD AND A FENCE AND A UTILITY AND A POWER LINE AND A WATER LINE AND A GAS LINE AND A SEWER LINE AND A PHONE LINE AND A CABLE LINE AND A SATELLITE DISH AND A POOL AND A GARAGE AND A DRIVEWAY AND A PORCH AND A PATIO AND A BALCONY
- 20. UNDEVELOPED LAND WITH EXISTING IMPROVEMENTS AND A RESERVE AND A TRAIL AND A ROAD AND A FENCE AND A UTILITY AND A POWER LINE AND A WATER LINE AND A GAS LINE AND A SEWER LINE AND A PHONE LINE AND A CABLE LINE AND A SATELLITE DISH AND A POOL AND A GARAGE AND A DRIVEWAY AND A PORCH AND A PATIO AND A BALCONY AND A TERRACE

DR. HORTON - TEXAS, LTD
 CALLED 631.26 ACRES
 FILE NO. 201500095
 F.B.C.O.P.R.

DRILL SITE NO. 4
 (3.00 ACRES)
 VOL. 1354, PG. 88
 F.B.C.O.P.R.

FBC MUD NO. 182
 CALLED 4683.00 ACRES
 FILE NO. 2015041963
 F.B.C.O.P.R.

FBC MUD NO. 182
 CALLED 1281 ACRES
 FILE NO. 2015041853
 F.B.C.O.P.R.

TAMARON RESERVE
 PLAT NO. 2015000771
 F.B.C.O.P.R.

PRELIMINARY PLAT OF
TAMARON
 LIFT STATION NO. 3
 A SUBDIVISION OF 0.287 ACRES OF LAND SITUATED IN THE
 J.D. VERMILION SURVEY, ABSTRACT 339,
 FORT BEND COUNTY, TEXAS.
 APRIL 13, 2018 JOB NO. 1931-1324C
 OWNERS:
 DR. HORTON - TEXAS, LTD.
 A TEXAS LIMITED PARTNERSHIP
 CHRIS LINDHOLST, PRESIDENT
 14100 SOUTHWEST FREEMAN, SUITE 500, SUGAR LAND, TEXAS 77478
 PH. (281) 966-3100
 SURVEYOR:
 LJA Surveying, Inc.
 2505 Stephens Drive
 Houston, Texas 77002
 Phone 713.951.0309
 Fax 713.951.0308
 Email info@lja.com
 FRM-1338
 T&E P.L.E. Form No. 1018-002
 SHEET 2 OF 2

LINE TABLE	CURVE TABLE
1. BEARING	1. CHORD BEARING
2. DISTANCE	2. CHORD DISTANCE
3. CURVATURE	3. CHORD CURVATURE
4. POINT OF BEGINNING	4. CHORD POINT OF BEGINNING
5. POINT OF ENDING	5. CHORD POINT OF ENDING
6. POINT OF TANGENCY	6. CHORD POINT OF TANGENCY
7. POINT OF INTERSECTION	7. CHORD POINT OF INTERSECTION
8. POINT OF SIGHT	8. CHORD POINT OF SIGHT
9. POINT OF VIEW	9. CHORD POINT OF VIEW
10. POINT OF SIGHT AND VIEW	10. CHORD POINT OF SIGHT AND VIEW
11. POINT OF SIGHT AND VIEW AND INTERSECTION	11. CHORD POINT OF SIGHT AND VIEW AND INTERSECTION
12. POINT OF SIGHT AND VIEW AND INTERSECTION AND TANGENCY	12. CHORD POINT OF SIGHT AND VIEW AND INTERSECTION AND TANGENCY
13. POINT OF SIGHT AND VIEW AND INTERSECTION AND TANGENCY AND ENDING	13. CHORD POINT OF SIGHT AND VIEW AND INTERSECTION AND TANGENCY AND ENDING
14. POINT OF SIGHT AND VIEW AND INTERSECTION AND TANGENCY AND ENDING AND BEGINNING	14. CHORD POINT OF SIGHT AND VIEW AND INTERSECTION AND TANGENCY AND ENDING AND BEGINNING
15. POINT OF SIGHT AND VIEW AND INTERSECTION AND TANGENCY AND ENDING AND BEGINNING AND POINT OF INTERSECTION	15. CHORD POINT OF SIGHT AND VIEW AND INTERSECTION AND TANGENCY AND ENDING AND BEGINNING AND POINT OF INTERSECTION
16. POINT OF SIGHT AND VIEW AND INTERSECTION AND TANGENCY AND ENDING AND BEGINNING AND POINT OF INTERSECTION AND POINT OF TANGENCY	16. CHORD POINT OF SIGHT AND VIEW AND INTERSECTION AND TANGENCY AND ENDING AND BEGINNING AND POINT OF INTERSECTION AND POINT OF TANGENCY
17. POINT OF SIGHT AND VIEW AND INTERSECTION AND TANGENCY AND ENDING AND BEGINNING AND POINT OF INTERSECTION AND POINT OF TANGENCY AND POINT OF SIGHT	17. CHORD POINT OF SIGHT AND VIEW AND INTERSECTION AND TANGENCY AND ENDING AND BEGINNING AND POINT OF INTERSECTION AND POINT OF TANGENCY AND POINT OF SIGHT
18. POINT OF SIGHT AND VIEW AND INTERSECTION AND TANGENCY AND ENDING AND BEGINNING AND POINT OF INTERSECTION AND POINT OF TANGENCY AND POINT OF SIGHT AND POINT OF VIEW	18. CHORD POINT OF SIGHT AND VIEW AND INTERSECTION AND TANGENCY AND ENDING AND BEGINNING AND POINT OF INTERSECTION AND POINT OF TANGENCY AND POINT OF SIGHT AND POINT OF VIEW
19. POINT OF SIGHT AND VIEW AND INTERSECTION AND TANGENCY AND ENDING AND BEGINNING AND POINT OF INTERSECTION AND POINT OF TANGENCY AND POINT OF SIGHT AND POINT OF VIEW AND POINT OF INTERSECTION	19. CHORD POINT OF SIGHT AND VIEW AND INTERSECTION AND TANGENCY AND ENDING AND BEGINNING AND POINT OF INTERSECTION AND POINT OF TANGENCY AND POINT OF SIGHT AND POINT OF VIEW AND POINT OF INTERSECTION
20. POINT OF SIGHT AND VIEW AND INTERSECTION AND TANGENCY AND ENDING AND BEGINNING AND POINT OF INTERSECTION AND POINT OF TANGENCY AND POINT OF SIGHT AND POINT OF VIEW AND POINT OF INTERSECTION AND POINT OF TANGENCY	20. CHORD POINT OF SIGHT AND VIEW AND INTERSECTION AND TANGENCY AND ENDING AND BEGINNING AND POINT OF INTERSECTION AND POINT OF TANGENCY AND POINT OF SIGHT AND POINT OF VIEW AND POINT OF INTERSECTION AND POINT OF TANGENCY

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Jordan Ranch Street Dedication No. 4 / Preliminary Plat
and Reserves

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 4-27-2018

City Secretary

Processed
 Returned for additional data

BY: K. Keiff DATE: 4-20-2018

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

Subdivision/Development Platting Application

Date: 04-20-2018 Date Received by the City of Fulshear: _____
 Subdivision: Jordan Ranch St Ded No 4 Development: Jordan Ranch
and Reserves

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: BEING 18.2 ACRES OUT OF THE H.&T.C.R.R. CO. SURVEY, SECTION 105, A-261

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

Total Acreage: 18.2
 Number of Streets: 2
 Number of Lots: 0
 Number and Types of Reserves: 3 (landscape/ Open space/ Drill site/ Detention)
 Total Acres in Reserve: 14.08

Owner: FORT BEND JORDAN RANCH LP
 Address: 5005 Riverway, Suite 500
 City/State: Houston, Texas 77056
 Telephone: 713-960-9977
 Email Address: steves@johnsondev.com

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$727.50</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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

Kathryn Edwards Kathryn Edwards / Planner 4/20/18
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

April 27, 2018

Engineering Review

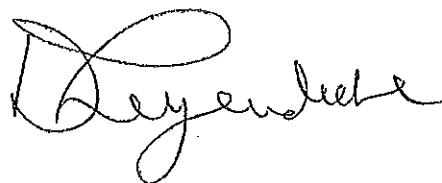
Preliminary Plat – Jordan Ranch Street Dedication No. 4
Fort Bend County, Texas

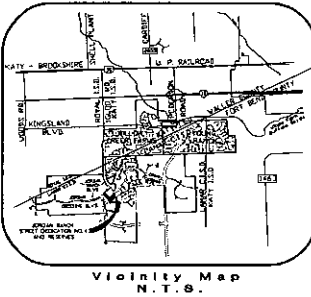
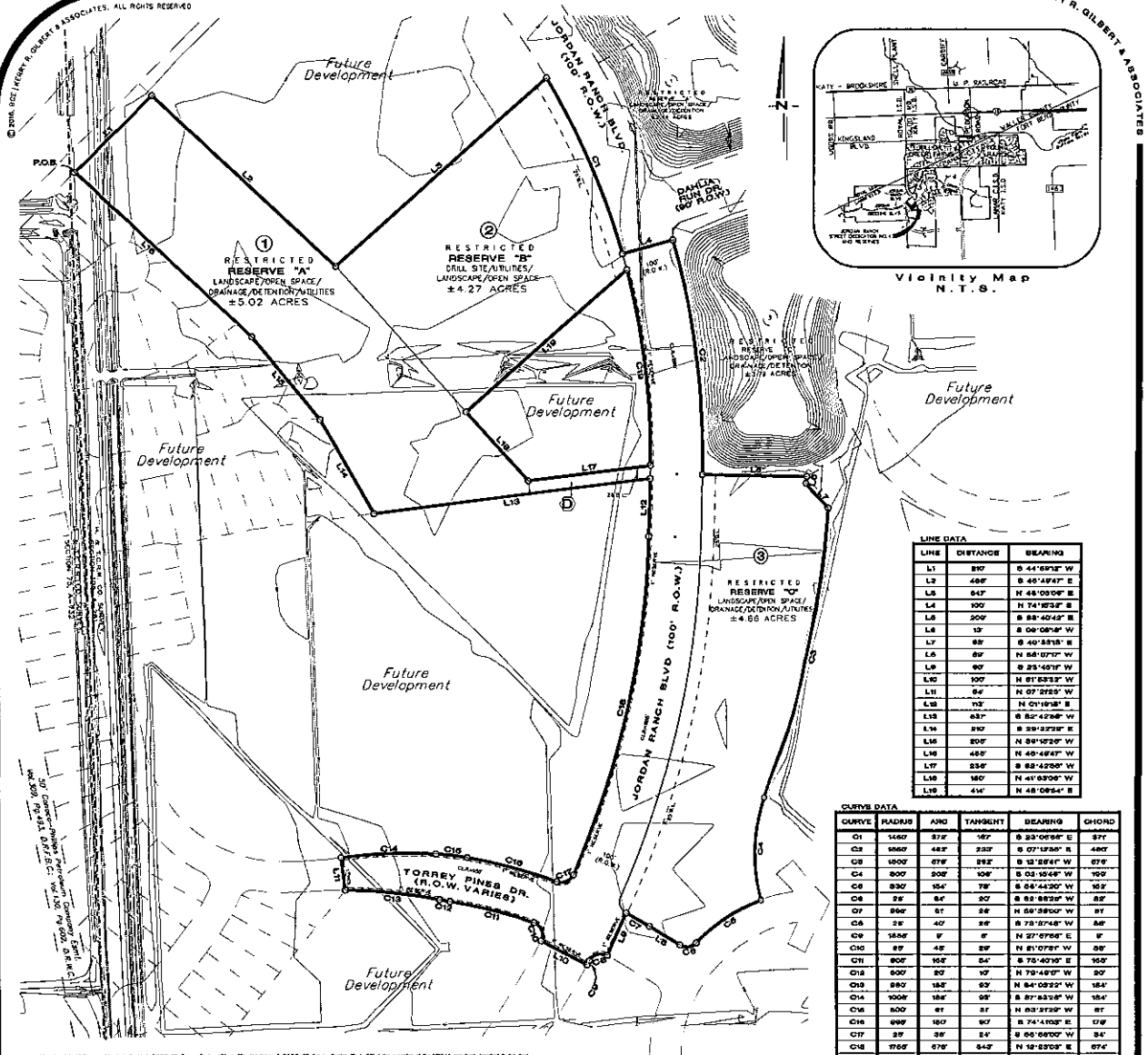
For Information only:

1. This plat will create Right-of-Way for Jordan Ranch Boulevard (Igloo Road) with widths of 100-foot and four (4) adjoining Reserves that cover a total of 18.2 acres.
2. This tract is located in the E.T.J. of the City of Fulshear and in Fort Bend County. As such, approval will be needed from the following:
 - A) City of Fulshear
 - B) Fort Bend County
 - C) Fort Bend County Drainage District

Recommendations:

I recommend that this Preliminary of Jordan Ranch Street Dedication No. 4 be approved as submitted.





LINE DATA

LINE	DISTANCE	BEARING
L1	810	S 44°59'33" W
L2	488	S 45°49'47" E
L3	647	N 44°09'08" E
L4	100	N 74°18'33" E
L5	300	S 84°40'49" E
L6	13	S 00°00'00" W
L7	93	S 40°33'33" E
L8	60	N 84°07'07" W
L9	90	S 23°45'17" W
L10	100	N 87°53'33" W
L11	56	N 07°28'58" W
L12	732	N 21°01'58" E
L13	437	S 52°42'58" W
L14	310	S 23°18'28" E
L15	205	N 24°18'28" W
L16	488	N 45°49'47" W
L17	234	S 82°42'00" W
L18	180	N 41°83'08" E
L19	414	N 48°18'54" E

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	1467	874	187	S 33°08'08" E	877
C2	1680	1427	233	S 07°18'00" E	1400
C3	1007	578	118	S 02°28'04" W	578
C4	800	308	106	S 03°10'44" W	308
C5	830	154	78	S 04°44'30" W	152
C6	28	84	20	S 82°58'38" W	82
C7	296	51	28	N 58°39'00" W	51
C8	28	42	16	S 78°37'48" W	42
C9	1648	97	8	N 27°44'00" E	97
C10	27	42	16	N 87°07'07" W	42
C11	800	168	54	S 70°40'10" E	168
C12	800	80	30	N 70°40'10" W	80
C13	880	184	62	N 84°03'22" W	184
C14	1000	188	68	S 87°53'38" W	188
C15	800	80	30	N 83°37'28" W	80
C16	800	160	60	N 74°44'00" E	160
C17	27	39	15	S 05°58'00" W	39
C18	750	178	64	N 18°28'08" E	178
C19	1450	864	182	S 04°53'04" E	882

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. ALL BEARINGS ARE TRUE BEARINGS. THE DISTANCES AND BEARINGS ARE TO BE CONSIDERED AS THE BASIS FOR THE LOCATION OF THE PROPERTY LINES. THE DISTANCES AND BEARINGS ARE TO BE CONSIDERED AS THE BASIS FOR THE LOCATION OF THE PROPERTY LINES. THE DISTANCES AND BEARINGS ARE TO BE CONSIDERED AS THE BASIS FOR THE LOCATION OF THE PROPERTY LINES.

GENERAL NOTES:
 1) THIS INDICATES BUILDING LINE.
 2) THIS INDICATES UTILITY EXISTENCE.
 3) THIS INDICATES ONE FOOT RESERVE.
 4) THIS INDICATES THE SEPARATION BETWEEN THE SIDE OF A LOT AND THE SIDE OF AN ADJACENT LOT.
 5) THIS INDICATES THE SEPARATION BETWEEN THE SIDE OF A LOT AND THE SIDE OF AN ADJACENT LOT.
 6) THIS INDICATES THE SEPARATION BETWEEN THE SIDE OF A LOT AND THE SIDE OF AN ADJACENT LOT.
 7) THIS INDICATES THE SEPARATION BETWEEN THE SIDE OF A LOT AND THE SIDE OF AN ADJACENT LOT.
 8) THIS INDICATES THE SEPARATION BETWEEN THE SIDE OF A LOT AND THE SIDE OF AN ADJACENT LOT.
 9) THIS INDICATES THE SEPARATION BETWEEN THE SIDE OF A LOT AND THE SIDE OF AN ADJACENT LOT.
 10) THIS INDICATES THE SEPARATION BETWEEN THE SIDE OF A LOT AND THE SIDE OF AN ADJACENT LOT.

A PRELIMINARY PLAT OF JORDAN RANCH STREET DEDICATION NO.4 AND RESERVES

BEING 18.2± ACRES OF LAND
 CONTAINING FOUR RESERVES IN THREE BLOCKS.
 OUT OF THE
 H. & T.C.R.F. CO. SURVEY, SECTION 106, A-281
 H. & T.C.R.F. CO. SURVEY, SECTION 76, A-732
 FORT BEND COUNTY, TEXAS

FORT BEND JORDAN RANCH LP.



Land Planning Consultants
 23501 Cinco Ranch Blvd., Suite A-250
 Katy, Texas 77745
 Tel: 281-579-0242

DISCLAIMER AND LIMITED LIABILITY
 THE PRELIMINARY PLAT AND THE INFORMATION CONTAINED THEREIN ARE FOR INFORMATIONAL PURPOSES ONLY. THE PRELIMINARY PLAT AND THE INFORMATION CONTAINED THEREIN ARE NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION OR AS A BASIS FOR ANY OTHER PURPOSE. THE PRELIMINARY PLAT AND THE INFORMATION CONTAINED THEREIN ARE NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION OR AS A BASIS FOR ANY OTHER PURPOSE.



April 17, 2018

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

Re: Jordan Ranch Street Dedication No. 4 and Reserves

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated March 27, 2018.

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

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

Upon completion of Comcast Cable's facility design, if so required, dedicated utility easements may be determined inadequate by Comcast Cable. In these cases, the developer, his successors or assigns, will be required to provide Comcast with exclusive easements.

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

Please feel free to contact me at 832-364-5818 with any questions that you may have.

Sincerely,

A handwritten signature in cursive script that reads "Leslie M. Noyola".

Leslie Noyola
Construction, Coord 2, Planning & Design



April 2, 2018

Mr. Dwayne G. Grigar, CFM
Fort Bend County Drainage District
P.O. Box 1028
Rosenberg, Texas 77471

RE: Jordan Ranch Street Dedication and Reserves Preliminary Plat

Dear Mr. Grigar,

The attached Preliminary Plat is located within the ETJ of the City of Fulshear.

We request that you review the Preliminary Plat and determine acceptability. Upon your review, please forward a letter to the City of Fulshear at the following address stating the acceptability of the Preliminary Plat. Our firm would appreciate a copy of this letter.

Planning Department
City of Fulshear
30603 FM 1093
Fulshear, TX 77441
Attn: D. Offord

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

Sincerely,

A handwritten signature in blue ink that reads "Kathryn Edwards". The signature is written in a cursive, flowing style.

Kathryn Edwards
Planner
kedwards@krga.com

Kathryn Edwards

From: Kathryn Edwards
Sent: Monday, April 02, 2018 2:07 PM
To: 'dm8736@att.com'
Cc: landplan@krga.com
Subject: Jordan Ranch_No Objection Request_04-02-18
Attachments: 8004C_Jordan Ranch_Reserve & St.Dedication_03-27-18.pdf; 8004C_Jordan Ranch_Sec.6_03-27-18.pdf; 8004C_Jordan Ranch_Sec.7_03-27-18.pdf; 8004C_Jordan Ranch_Sec.13_03-12-18.pdf; 8004C_Jordan Ranch_Sec 15 Plat_03-19-18.pdf; 8004C_Jordan Ranch_Sec 16 Plat_03-28-18.pdf

Good Afternoon,

Please find the attached plat PDF's for the following Jordan Ranch Plats:

- Jordan Ranch Sec 6 (resubmittal)
- Jordan Ranch Sec 7 (resubmittal)
- Jordan Ranch Sec 13 (resubmittal)
- Jordan Ranch Sec 15
- Jordan Ranch Sec 16
- Jordan Ranch Street Dedication and Reserves

If the plats meet 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



Serving. Leading. Solving.™

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

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

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

Kathryn Edwards

From: Kathryn Edwards
Sent: Monday, April 02, 2018 2:07 PM
To: 'LROW@centerpointenergy.com'
Cc: landplan@krga.com
Subject: Jordan Ranch_No Objection Request_04-02-18
Attachments: 8004C_Jordan Ranch_Reserve & St.Dedication_03-27-18.pdf; 8004C_Jordan Ranch_Sec.6_03-27-18.pdf; 8004C_Jordan Ranch_Sec.7_03-27-18.pdf; 8004C_Jordan Ranch_Sec.13_03-12-18.pdf; 8004C_Jordan Ranch_Sec 15 Plat_03-19-18.pdf; 8004C_Jordan Ranch_Sec 16 Plat_03-28-18.pdf

Good Afternoon,

Please find the attached plat PDF's for the following Jordan Ranch Plats:

- Jordan Ranch Sec 6 (resubmittal)
- Jordan Ranch Sec 7 (resubmittal)
- Jordan Ranch Sec 13 (resubmittal)
- Jordan Ranch Sec 15
- Jordan Ranch Sec 16
- Jordan Ranch Street Dedication and Reserves

If the plats meet 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



Serving. Leading. Solving.™

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

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

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

Kathryn Edwards

From: Kathryn Edwards
Sent: Monday, April 02, 2018 2:07 PM
To: 'MaryJane.Sowa@fortbendcountytexas.gov'
Cc: landplan@krga.com
Subject: Preliminary Plat Review _Jordan Ranch_04-02-18
Attachments: 8004C_Jordan Ranch_Reserve & St.Dedication_03-27-18.pdf; 8004C_Jordan Ranch_Sec.6_03-27-18.pdf; 8004C_Jordan Ranch_Sec.7_03-27-18.pdf; 8004C_Jordan Ranch_Sec.13_03-12-18.pdf; 8004C_Jordan Ranch_Sec 15 Plat_03-19-18.pdf; 8004C_Jordan Ranch_Sec 16 Plat_03-28-18.pdf

Mary Jane,

Please find the attached plat PDF's for the following Jordan Ranch Plats:

- Jordan Ranch Sec 6 (resubmittal)
- Jordan Ranch Sec 7 (resubmittal)
- Jordan Ranch Sec 13 (resubmittal)
- Jordan Ranch Sec 15
- Jordan Ranch Sec 16
- Jordan Ranch Street Dedication and Reserves

These plats are located in Fort Bend County in the City of Fulshear's ETJ. They will be submitted to the City of Fulshear on April 20.

Please review and let us know if you have any comments or questions about any of the plats.

Thank you,

Kathryn Edwards

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



Serving. Leading. Solving.™

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

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

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

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Jordan Ranch Section 6/ Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 4-27-2018

City Secretary

Processed
 Returned for additional data

BY: K. Korf DATE: 4-20-2018

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

Subdivision/Development Platting Application

Date: 04-20-2018 Date Received by the City of Fulshear: _____
 Subdivision: Jordan Ranch Sec 6 Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: _____ City ETJ (Extraterritorial Jurisdiction)

Legal Description: BEING 9.8 ACRES OUT OF THE H.&T.C.R.R. CO. SURVEY, SECTION 105, A-261 & J.G. BENNET SURVEY, A-611

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

Total Acreage: 9.8
 Number of Streets: 2
 Number of Lots: 29
 Number and Types of Reserves: 2 (landscape/Open space/DET)
 Total Acres in Reserve: 1.31

Owner: FORT BEND JORDAN RANCH LP
 Address: 5005 Riverway, Suite 500
 City/State: Houston, Texas 77056
 Telephone: 713-960-9977
 Email Address: steves@johnsondev.com

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$724.00</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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

Kathryn Edwards Kathryn Edwards / Planner 4/19/18
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

April 27, 2018

Engineering Review

Preliminary Plat – Jordan Ranch Section Six
Fort Bend County, Texas

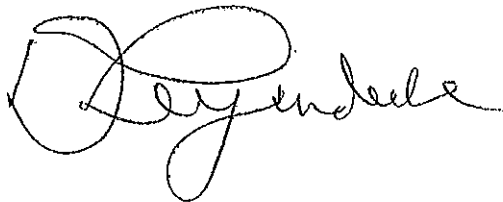
For Information only:

1. This plat will create 29 Lots in two (2) Blocks with two (2) Reserves that will cover a total acreage of 9.8 acres.
2. The typical lot size for this section appears to be 75-foot by 130-foot with a 20-foot Front Building Line.
2. This tract is located in the E.T.J. of the City of Fulshear and in Fort Bend County. As such, approval will be needed from the following:
 - A) City of Fulshear
 - B) Fort Bend County
 - C) Fort Bend County Drainage District

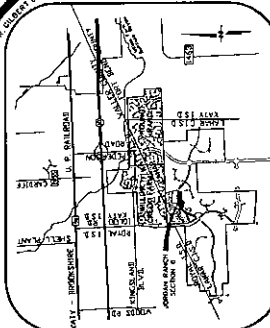
Recommendations:

I recommend that this Preliminary Plat of Jordan Ranch Section Six be approved with the following items being corrected:

- A) The Point of Beginning on the plat does not appear to be correct.
- B) A note needs to be included on the plat showing that this area is in the E.T.J. of the City of Fulshear and in Fort Bend County.



© 2018 BOE KERRY R. GILBERT & ASSOCIATES. ALL RIGHTS RESERVED.



Vicinity Map N.T.S.

THIS PLAN, MAP AND SURVEY ARE THE PROPERTY OF BOE KERRY R. GILBERT & ASSOCIATES. ALL RIGHTS RESERVED. THE INFORMATION HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THIS PLAN, MAP AND SURVEY ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE SURVEY AGREEMENT BETWEEN BOE KERRY R. GILBERT & ASSOCIATES AND THE CLIENTS. THE CLIENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE INFORMATION HEREON IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSES.

JORDAN RANCH SECTION SIX

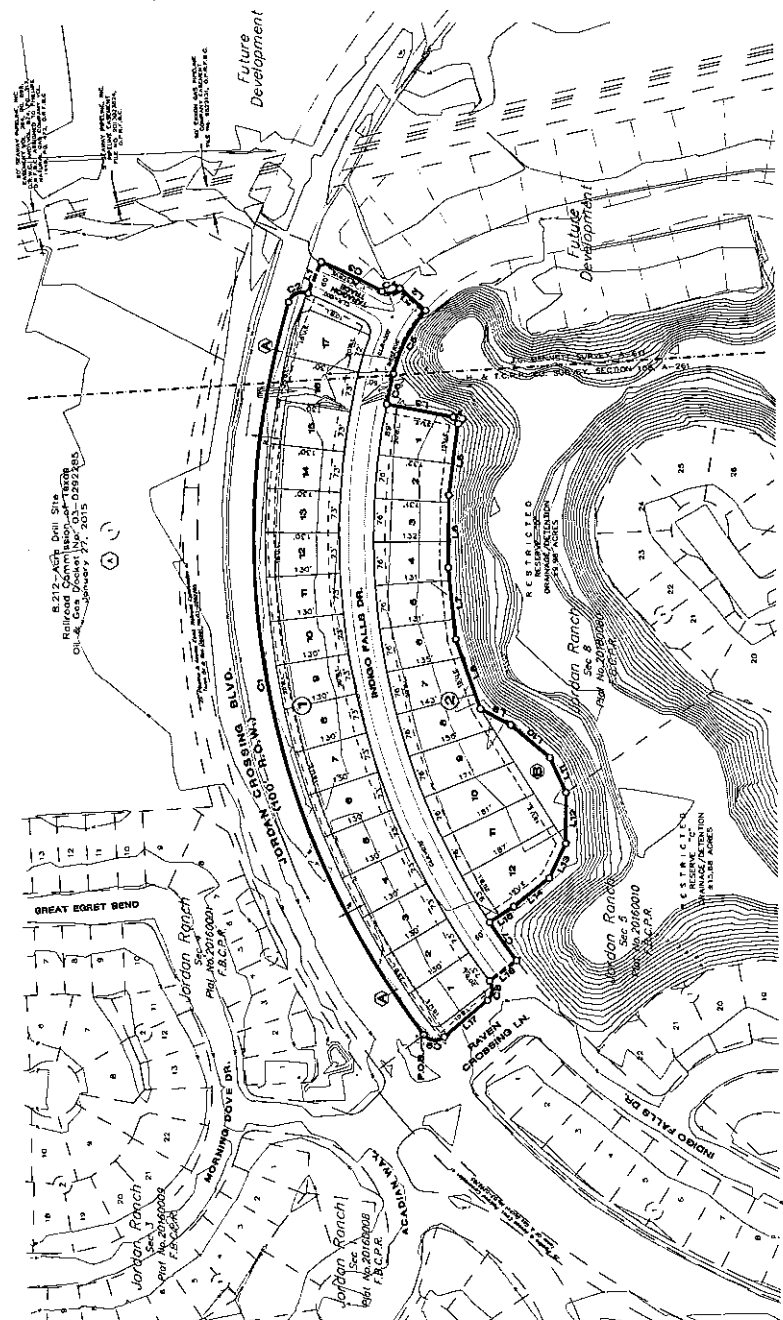
BEING 9.8± ACRES OF LAND CONTAINING 28 LOTS AND TWO RESERVES IN TWO BLOCKS. H.L.C.F.R. CO. SURVEY, SECTION 106, A-261 & J.G. BENNETT SURVEY, A-811 FORT BEND COUNTY, TEXAS

OWNER: JOHNSON DEVELOPMENT CORPORATION
PLANNER: BOE KERRY R. GILBERT & ASSOCIATES



Land Planning Consultant
7101 Ocho Roin Blvd., Suite 405
Houston, TX 77056-4004
Tel: 281.579.4200

APRIL 29, 2018
ACR-2018-001



LINE	DISTANCE	BEARING
L1	487	S 88° 32' 07" W
L2	507	S 45° 42' 07" W
L3	487	S 45° 42' 07" W
L4	487	S 45° 42' 07" W
L5	487	S 45° 42' 07" W
L6	487	S 45° 42' 07" W
L7	487	S 45° 42' 07" W
L8	487	S 45° 42' 07" W
L9	487	S 45° 42' 07" W
L10	487	S 45° 42' 07" W
L11	487	S 45° 42' 07" W
L12	487	S 45° 42' 07" W
L13	487	S 45° 42' 07" W
L14	487	S 45° 42' 07" W
L15	487	S 45° 42' 07" W
L16	487	S 45° 42' 07" W
L17	487	S 45° 42' 07" W
L18	487	S 45° 42' 07" W
L19	487	S 45° 42' 07" W
L20	487	S 45° 42' 07" W
L21	487	S 45° 42' 07" W
L22	487	S 45° 42' 07" W
L23	487	S 45° 42' 07" W
L24	487	S 45° 42' 07" W
L25	487	S 45° 42' 07" W
L26	487	S 45° 42' 07" W
L27	487	S 45° 42' 07" W
L28	487	S 45° 42' 07" W

CURVE	RAADIUS	DELTA	ARC	BEARINGS	CHORD
C1	1000	100° 00' 00"	157.08	N 70° 00' 00" E	300
C2	200	90° 00' 00"	62.83	N 84° 00' 00" W	37
C3	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C4	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C5	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C6	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C7	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C8	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C9	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C10	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C11	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C12	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C13	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C14	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C15	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C16	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C17	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C18	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C19	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C20	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C21	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C22	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C23	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C24	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C25	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C26	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C27	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C28	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C29	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C30	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C31	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C32	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C33	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C34	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C35	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C36	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C37	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C38	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C39	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C40	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C41	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C42	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C43	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C44	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C45	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C46	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C47	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C48	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C49	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C50	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C51	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C52	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C53	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C54	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C55	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C56	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C57	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C58	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C59	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C60	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C61	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C62	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C63	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C64	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C65	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C66	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C67	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C68	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C69	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C70	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C71	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C72	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C73	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C74	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C75	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C76	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C77	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C78	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C79	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C80	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C81	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C82	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C83	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C84	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C85	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C86	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C87	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C88	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C89	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C90	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C91	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C92	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C93	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C94	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C95	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C96	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C97	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C98	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C99	200	90° 00' 00"	62.83	S 84° 00' 00" W	37
C100	200	90° 00' 00"	62.83	S 84° 00' 00" W	37

- NOTE:
- (A) RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE/UTILITIES
±0.78 ACRE
 - (B) RESTRICTED RESERVE "B"
LANDSCAPE/OPEN SPACE/UTILITIES
±0.33 ACRE

GENERAL NOTES:
1. ALL DIMENSIONS SHOWN ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

BOE KERRY R. GILBERT & ASSOCIATES

BOE KERRY R. GILBERT & ASSOCIATES



April 17, 2018

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

Re: Jordan Ranch Section Six

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated March 27, 2018.

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

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

Upon completion of Comcast Cable's facility design, if so required, dedicated utility easements may be determined inadequate by Comcast Cable. In these cases, the developer, his successors or assigns, will be required to provide Comcast with exclusive easements.

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

Please feel free to contact me at 832-364-5818 with any questions that you may have.

Sincerely,

A handwritten signature in cursive script that reads "Leslie M. Noyola".

Leslie Noyola
Construction, Coord 2, Planning & Design



April 2, 2018

Mr. Dwayne G. Grigar, CFM
Fort Bend County Drainage District
P.O. Box 1028
Rosenberg, Texas 77471

RE: Jordan Ranch Section 6 Preliminary Plat

Dear Mr. Grigar,

The attached Preliminary Plat is located within the ETJ of the City of Fulshear.

We request that you review the Preliminary Plat and determine acceptability. Upon your review, please forward a letter to the City of Fulshear at the following address stating the acceptability of the Preliminary Plat. Our firm would appreciate a copy of this letter.

Planning Department
City of Fulshear
30603 FM 1093
Fulshear, TX 77441
Attn: D. Offord

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

Sincerely,

A handwritten signature in blue ink that reads "Kathryn Edwards". The signature is fluid and cursive.

Kathryn Edwards
Planner
kedwards@krga.com

Kathryn Edwards

From: Kathryn Edwards
Sent: Monday, April 02, 2018 2:07 PM
To: 'dm8736@att.com'
Cc: landplan@krga.com
Subject: Jordan Ranch_No Objection Request_04-02-18
Attachments: 8004C_Jordan Ranch_Reserve & St.Dedication_03-27-18.pdf; 8004C_Jordan Ranch_Sec.6_03-27-18.pdf; 8004C_Jordan Ranch_Sec.7_03-27-18.pdf; 8004C_Jordan Ranch_Sec.13_03-12-18.pdf; 8004C_Jordan Ranch_Sec 15 Plat_03-19-18.pdf; 8004C_Jordan Ranch_Sec 16 Plat_03-28-18.pdf

Good Afternoon,

Please find the attached plat PDF's for the following Jordan Ranch Plats:

- Jordan Ranch Sec 6 (resubmittal)
- Jordan Ranch Sec 7 (resubmittal)
- Jordan Ranch Sec 13 (resubmittal)
- Jordan Ranch Sec 15
- Jordan Ranch Sec 16
- Jordan Ranch Street Dedication and Reserves

If the plats meet 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



Serving. Leading. Solving.™

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

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

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

Kathryn Edwards

From: Kathryn Edwards
Sent: Monday, April 02, 2018 2:07 PM
To: 'LROW@centerpointenergy.com'
Cc: landplan@krga.com
Subject: Jordan Ranch_No Objection Request_04-02-18
Attachments: 8004C_Jordan Ranch_Reserve & St.Dedication_03-27-18.pdf; 8004C_Jordan Ranch_Sec.6_03-27-18.pdf; 8004C_Jordan Ranch_Sec.7_03-27-18.pdf; 8004C_Jordan Ranch_Sec.13_03-12-18.pdf; 8004C_Jordan Ranch_Sec 15 Plat_03-19-18.pdf; 8004C_Jordan Ranch_Sec 16 Plat_03-28-18.pdf

Good Afternoon,

Please find the attached plat PDF's for the following Jordan Ranch Plats:

- Jordan Ranch Sec 6 (resubmittal)
- Jordan Ranch Sec 7 (resubmittal)
- Jordan Ranch Sec 13 (resubmittal)
- Jordan Ranch Sec 15
- Jordan Ranch Sec 16
- Jordan Ranch Street Dedication and Reserves

If the plats meet 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



Serving. Leading. Solving.™

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

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

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

Kathryn Edwards

From: Kathryn Edwards
Sent: Monday, April 02, 2018 2:07 PM
To: 'MaryJane.Sowa@fortbendcountytexas.gov'
Cc: landplan@krga.com
Subject: Preliminary Plat Review _Jordan Ranch_04-02-18
Attachments: 8004C_Jordan Ranch_Reserve & St.Dedication_03-27-18.pdf; 8004C_Jordan Ranch_Sec.6_03-27-18.pdf; 8004C_Jordan Ranch_Sec.7_03-27-18.pdf; 8004C_Jordan Ranch_Sec.13_03-12-18.pdf; 8004C_Jordan Ranch_Sec 15 Plat_03-19-18.pdf; 8004C_Jordan Ranch_Sec 16 Plat_03-28-18.pdf

Mary Jane,

Please find the attached plat PDF's for the following Jordan Ranch Plats:

- Jordan Ranch Sec 6 (resubmittal)
- Jordan Ranch Sec 7 (resubmittal)
- Jordan Ranch Sec 13 (resubmittal)
- Jordan Ranch Sec 15
- Jordan Ranch Sec 16
- Jordan Ranch Street Dedication and Reserves

These plats are located in Fort Bend County in the City of Fulshear's ETJ. They will be submitted to the City of Fulshear on April 20.

Please review and let us know if you have any comments or questions about any of the plats.

Thank you,

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



Serving. Leading. Solving.™

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

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

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

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Jordan Ranch Section 7 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 4-27-2018

City Secretary

Processed
 Returned for additional data

BY: K. Keyf DATE: 4-20-2018

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

Subdivision/Development Platting Application

Date: 04-20-2018 Date Received by the City of Fulshear: _____
 Subdivision: Jordan Ranch Sec 7 Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: _____ City ETJ (Extraterritorial Jurisdiction)

Legal Description: BEING 5.2 ACRES OUT OF J.G. BENNET SURVEY, A-611

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

Total Acreage: 5.2
 Number of Streets: 1
 Number of Lots: 16
 Number and Types of Reserves: 1 (landscape/Open space)
 Total Acres in Reserve: 0.27

Owner: FORT BEND JORDAN RANCH LP
 Address: 5005 Riverway, Suite 500
 City/State: Houston, Texas 77056
 Telephone: 713-960-9977
 Email Address: steves@johnsondev.com

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$621.00</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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

Kathryn Edwards Kathryn Edwards / Planner 4/19/18
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

April 27, 2018

Engineering Review

Preliminary Plat – Jordan Ranch Section Seven
Fort Bend County, Texas

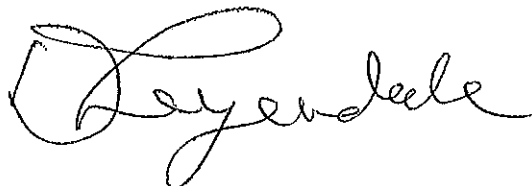
For Information only:

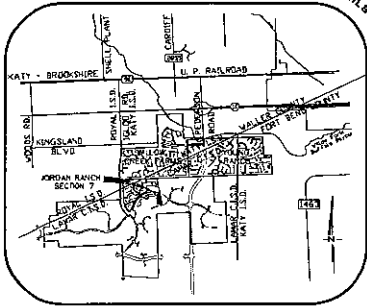
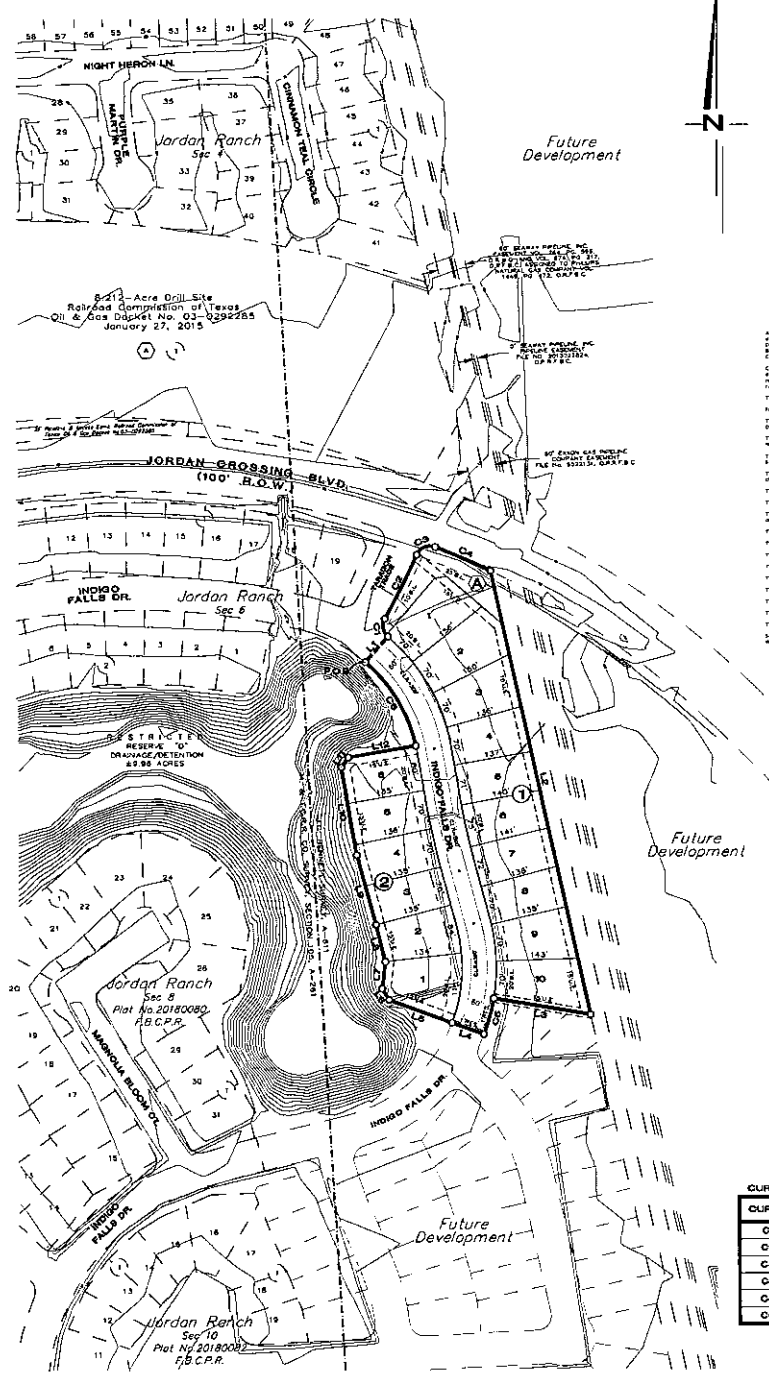
1. This plat will create 16 Lots in two (2) Blocks with one (1) Reserve that covers a total acreage of 5.2 acres.
2. The typical lot size for this section appears to be 70-foot by 135-foot with a 20-foot Front Building Line.
2. This tract is located in the E.T.J. of the City of Fulshear and in Fort Bend County. As such, approval will be needed from the following:
 - A) City of Fulshear
 - B) Fort Bend County
 - C) Fort Bend County Drainage District

Recommendations:

I recommend that this Preliminary Plat of Jordan Ranch Section Seven be approved once the following items are addressed:

- A) A note needs to be included on the plat showing that this area is in the E.T.J. of the City of Fulshear and in Fort Bend County.
- B) The Vicinity Map needs to have the name of Jordan Crossing Boulevard shown..





Vicinity Map N.T.S.

Survey description text detailing the plat, including bearings and distances for various lines and curves, and references to other surveys.

LINE DATA table with columns: LINE, DISTANCE, BEARING. Contains data for lines L1 through L12.

CURVE DATA table with columns: CURVE, RADIUS, DELTA, ARC, BEARING, CHORD. Contains data for curves C1 through C6.

- GENERAL NOTES: 1) 'N' INDICATES NORTHING LINE, 2) 'E' INDICATES EASTING LINE, 3) 'R' INDICATES RIGHT OF WAY, etc.

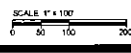
NOTE: RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE/UTILITIES 20.27 ACRES

A PRELIMINARY PLAT OF JORDAN RANCH SECTION SEVEN BEING 5.2± ACRES OF LAND CONTAINING 16 LOTS AND ONE RESERVE IN TWO BLOCKS. OUT OF THE J.G. BENNETT SURVEY, A-611

FORT BEND COUNTY, TEXAS OWNER: JOHNSON DEVELOPMENT CORPORATION PLANNER:



Land Planning Consultants 23501 Onco Ranch Blvd, Suite A-250 Katy, Texas 77454 Tel: 281-519-0340



APRIL 20, 2018 KDA# 8004C



April 17, 2018

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

Re: Jordan Ranch Section Seven

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated March 27, 2018.

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

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

Upon completion of Comcast Cable's facility design, if so required, dedicated utility easements may be determined inadequate by Comcast Cable. In these cases, the developer, his successors or assigns, will be required to provide Comcast with exclusive easements.

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

Please feel free to contact me at 832-364-5818 with any questions that you may have.

Sincerely,

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

Leslie Noyola
Construction, Coord 2, Planning & Design



April 2, 2018

Mr. Dwayne G. Grigar, CFM
Fort Bend County Drainage District
P.O. Box 1028
Rosenberg, Texas 77471

RE: Jordan Ranch Section 7 Preliminary Plat

Dear Mr. Grigar,

The attached Preliminary Plat is located within the ETJ of the City of Fulshear.

We request that you review the Preliminary Plat and determine acceptability. Upon your review, please forward a letter to the City of Fulshear at the following address stating the acceptability of the Preliminary Plat. Our firm would appreciate a copy of this letter.

Planning Department
City of Fulshear
30603 FM 1093
Fulshear, TX 77441
Attn: D. Offord

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

Sincerely,

A handwritten signature in blue ink that reads "Kathryn Edwards". The signature is fluid and cursive.

Kathryn Edwards
Planner
kedwards@krga.com

Kathryn Edwards

From: Kathryn Edwards
Sent: Monday, April 02, 2018 2:07 PM
To: 'dm8736@att.com'
Cc: landplan@krqa.com
Subject: Jordan Ranch_No Objection Request_04-02-18
Attachments: 8004C_Jordan Ranch_Reserve & St.Dedication_03-27-18.pdf; 8004C_Jordan Ranch_Sec.6_03-27-18.pdf; 8004C_Jordan Ranch_Sec.7_03-27-18.pdf; 8004C_Jordan Ranch_Sec.13_03-12-18.pdf; 8004C_Jordan Ranch_Sec 15 Plat_03-19-18.pdf; 8004C_Jordan Ranch_Sec 16 Plat_03-28-18.pdf

Good Afternoon,

Please find the attached plat PDF's for the following Jordan Ranch Plats:

- Jordan Ranch Sec 6 (resubmittal)
- Jordan Ranch Sec 7 (resubmittal)
- Jordan Ranch Sec 13 (resubmittal)
- Jordan Ranch Sec 15
- Jordan Ranch Sec 16
- Jordan Ranch Street Dedication and Reserves

If the plats meet 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@krqa.com



Serving. Leading. Solving.™

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

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

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

Kathryn Edwards

From: Kathryn Edwards
Sent: Monday, April 02, 2018 2:07 PM
To: 'LROW@centerpointenergy.com'
Cc: landplan@krga.com
Subject: Jordan Ranch_No Objection Request_04-02-18
Attachments: 8004C_Jordan Ranch_Reserve & St.Dedication_03-27-18.pdf; 8004C_Jordan Ranch_Sec.6_03-27-18.pdf; 8004C_Jordan Ranch_Sec.7_03-27-18.pdf; 8004C_Jordan Ranch_Sec.13_03-12-18.pdf; 8004C_Jordan Ranch_Sec 15 Plat_03-19-18.pdf; 8004C_Jordan Ranch_Sec 16 Plat_03-28-18.pdf

Good Afternoon,

Please find the attached plat PDF's for the following Jordan Ranch Plats:

- Jordan Ranch Sec 6 (resubmittal)
- Jordan Ranch Sec 7 (resubmittal)
- Jordan Ranch Sec 13 (resubmittal)
- Jordan Ranch Sec 15
- Jordan Ranch Sec 16
- Jordan Ranch Street Dedication and Reserves

If the plats meet 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



Serving. Leading. Solving.™

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

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

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

Kathryn Edwards

From: Kathryn Edwards
Sent: Monday, April 02, 2018 2:07 PM
To: 'MaryJane.Sowa@fortbendcountytexas.gov'
Cc: landplan@krga.com
Subject: Preliminary Plat Review _Jordan Ranch_04-02-18
Attachments: 8004C_Jordan Ranch_Reserve & St.Dedication_03-27-18.pdf; 8004C_Jordan Ranch_Sec.6_03-27-18.pdf; 8004C_Jordan Ranch_Sec.7_03-27-18.pdf; 8004C_Jordan Ranch_Sec.13_03-12-18.pdf; 8004C_Jordan Ranch_Sec 15 Plat_03-19-18.pdf; 8004C_Jordan Ranch_Sec 16 Plat_03-28-18.pdf

Mary Jane,

Please find the attached plat PDF's for the following Jordan Ranch Plats:

- Jordan Ranch Sec 6 (resubmittal)
- Jordan Ranch Sec 7 (resubmittal)
- Jordan Ranch Sec 13 (resubmittal)
- Jordan Ranch Sec 15
- Jordan Ranch Sec 16
- Jordan Ranch Street Dedication and Reserves

These plats are located in Fort Bend County in the City of Fulshear's ETJ. They will be submitted to the City of Fulshear on April 20.

Please review and let us know if you have any comments or questions about any of the plats.

Thank you,

Kathryn Edwards

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



Serving. Leading. Solving.™

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

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

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

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Jordan Ranch Section 13 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 4-27-2018

City Secretary

Processed
 Returned for additional data

BY: K. Kopf DATE: 4-20-2018

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

Subdivision/Development Platting Application

Date: 04-20-2018 Date Received by the City of Fulshear: _____
 Subdivision: Jordan Ranch Sec 13 Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: BEING 9.4 ACRES OUT OF J.G. BENNET SURVEY, A-611 & H.&T.C.R.R. CO. SURVEY, SECTION 105, A-261

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

Total Acreage: 9.4
 Number of Streets: 1
 Number of Lots: 39
 Number and Types of Reserves: 3 (landscape/Open space)
 Total Acres in Reserve: 0.23

Owner: FORT BEND JORDAN RANCH LP
 Address: 5005 Riverway, Suite 500
 City/State: Houston, Texas 77056
 Telephone: 713-960-9977
 Email Address: steves@johnsondev.com

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$754.00</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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

Kathryn Edwards
 SIGNATURE

Kathryn Edwards / Planner
 TYPED OR PRINTED NAME/TITLE

4/19/18
 DATE

April 27, 2018

Engineering Review

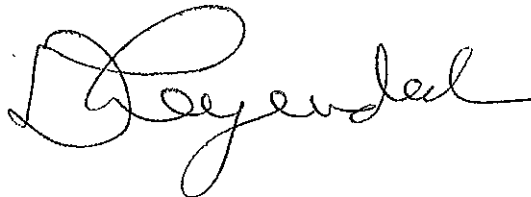
Preliminary Plat – Jordan Ranch Section Thirteen
Fort Bend County, Texas

For Information only:

1. This plat will create 39 Lots in three (3) Blocks with two (2) Reserves that covers a total acreage of 9.4 acres.
2. The typical lot size for this section appears to be 50-foot by 125-foot with a 20-foot Front Building Line.
2. This tract is located in the E.T.J. of the City of Fulshear and in Fort Bend County. As such, approval will be needed from the following:
 - A) City of Fulshear
 - B) Fort Bend County
 - C) Fort Bend County Drainage District

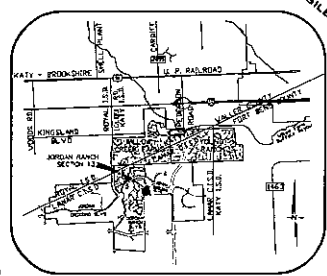
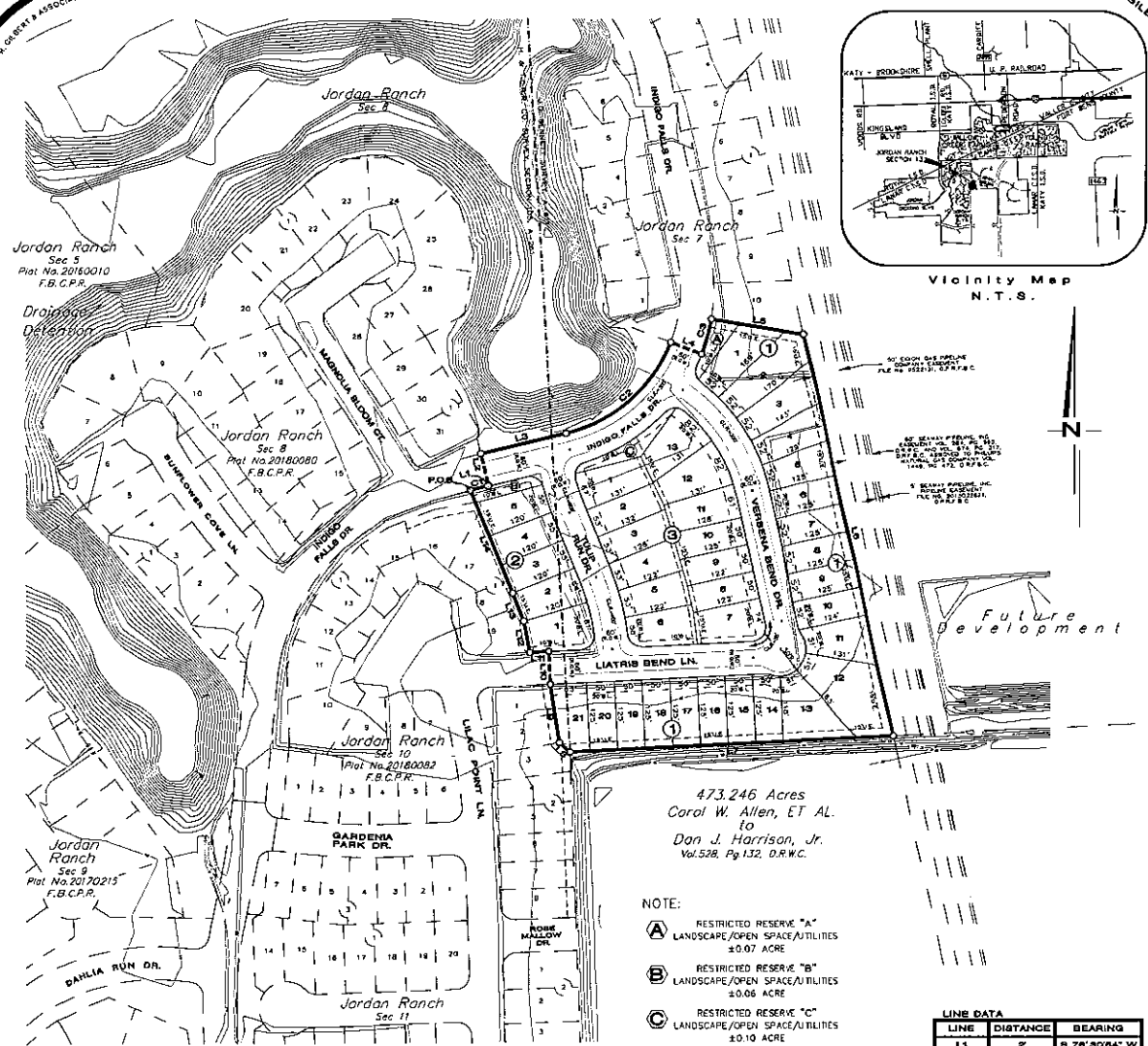
Recommendations:

I recommend that this Preliminary Plat of Jordan Ranch Section Thirteen be approved as submitted.



© 2018, BGE KERRY R. GILBERT & ASSOCIATES, ALL RIGHTS RESERVED

BGE KERRY R. GILBERT & ASSOCIATES



Vicinity Map
N.T.S.

473,246 Acres
Carol W. Allen, ET AL.
Don J. Harrison, Jr.
Vol. 528, Pg. 132, D.R.W.C.

- NOTE:
- A RESTRICTED RESERVE "A"
LANDSCAPE, OPEN SPACE, UTILITIES
± 0.07 ACRE
 - B RESTRICTED RESERVE "B"
LANDSCAPE, OPEN SPACE, UTILITIES
± 0.06 ACRE
 - C RESTRICTED RESERVE "C"
LANDSCAPE, OPEN SPACE, UTILITIES
± 0.10 ACRE

LINE DATA

LINE	DISTANCE	BEARING
L1	2'	S 78° 30' 04" W
L2	60'	N 83° 09' 06" E
L3	128'	N 78° 30' 64" E
L4	60'	N 88° 04' 40" W
L5	172'	S 00° 21' 00" E
L6	748'	S 12° 33' 12" E
L7	589'	S 87° 14' 45" W
L8	85'	N 47° 38' 30" W
L9	108'	N 08° 44' 43" W
L10	60'	N 02° 45' 18" W
L11	34'	S 87° 14' 45" W
L12	60'	N 10° 39' 40" W
L13	55'	S 21° 14' 02" E
L14	202'	N 22° 10' 15" W

- GENERAL NOTES
- 1) "R" INDICATES REAR END COUNTY PLAT RECORDS
 - 2) "F" INDICATES FRONT END COUNTY PLAT RECORDS
 - 3) "T" INDICATES TANGENT RECORDS
 - 4) "C" INDICATES CURVE RECORDS
 - 5) "A" INDICATES AREA RECORDS
 - 6) "L" INDICATES LINE RECORDS
 - 7) "B" INDICATES BEARING RECORDS
 - 8) "D" INDICATES DISTANCE RECORDS
 - 9) "S" INDICATES SLOPE RECORDS
 - 10) "E" INDICATES ELEVATION RECORDS
 - 11) "V" INDICATES VOLUME RECORDS
 - 12) "M" INDICATES MEASUREMENT RECORDS
 - 13) "O" INDICATES OTHER RECORDS
 - 14) "P" INDICATES PLAT RECORDS
 - 15) "R" INDICATES REAR END COUNTY PLAT RECORDS
 - 16) "F" INDICATES FRONT END COUNTY PLAT RECORDS
 - 17) "T" INDICATES TANGENT RECORDS
 - 18) "C" INDICATES CURVE RECORDS
 - 19) "A" INDICATES AREA RECORDS
 - 20) "L" INDICATES LINE RECORDS
 - 21) "B" INDICATES BEARING RECORDS
 - 22) "D" INDICATES DISTANCE RECORDS
 - 23) "S" INDICATES SLOPE RECORDS
 - 24) "E" INDICATES ELEVATION RECORDS
 - 25) "V" INDICATES VOLUME RECORDS
 - 26) "M" INDICATES MEASUREMENT RECORDS
 - 27) "O" INDICATES OTHER RECORDS
 - 28) "P" INDICATES PLAT RECORDS

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	1770'	32'	16'	N 76° 47' 22" E	32'
C2	370'	60'	30'	N 48° 07' 07" E	60'
C3	330'	60'	33'	N 15° 21' 43" E	66'

All that certain 9.4 acres of land in the H. & T.C.R.R. CO. Survey, Section 105, A-261, and the J.G. Bennett Survey, A-611, being a portion of the 1352.43 acre tract described in the deed from the Massimo Fabio Silvestri Irrevocable Trust dated December 30, 2005 and The Rocca Paolo Silvestri Trust dated December 30, 2005 to Fort Bend Jordan Ranch LP, recorded under File No. 2013027949 in the Official Public Records of Fort Bend County, Texas, being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at a 5/8 inch iron rod found for the most northerly corner of Jordan Ranch Sec 10, as recorded under Plat No. 20180082 of the plat records of Fort Bend County, Texas, and being a point on the southerly right-of-way (60') of Indigo Falls Drive;

Thence along a curve turning to the right through an angle of 01° 39' 22", having a radius of 1170 feet, and whose long chord bears N 76° 47' 22" E for a distance of 34 feet to a point of intersection with a non-tangential line.

Thence, N 13° 28' 08" W for a distance of 60 feet to a point on a line.

Thence, N 76° 30' 54" E for a distance of 158 feet to the beginning of a curve.

Thence along said curve turning to the left through an angle of 55° 25' 34", having a radius of 370 feet, and whose long chord bears N 48° 07' 07" E for a distance of 251 feet to a point of intersection with a non-tangential line.

Thence, S 68° 54' 40" E for a distance of 60 feet to the beginning of a non-tangential curve.

Thence along said curve turning to the left through an angle of 11° 27' 14", having a radius of 330 feet, and whose long chord bears N 15° 21' 43" E for a distance of 66 feet to a point of intersection with a non-tangential line.

Thence, S 80° 21' 55" E for a distance of 172 feet to a point on a line.

Thence, S 12° 33' 12" E for a distance of 748 feet to a point on a line.

Thence, S 87° 14' 45" W for a distance of 589 feet to a point on a line.

Thence, N 47° 38' 30" W for a distance of 25 feet to a point on a line.

Thence, N 08° 44' 43" W for a distance of 108 feet to a point on a line.

Thence, N 02° 45' 18" W for a distance of 60 feet to a point on a line.

Thence, S 87° 14' 45" W for a distance of 34 feet to a point on a line.

Thence, N 10° 39' 40" W for a distance of 60 feet to a point on a line.

Thence, N 21° 14' 02" W for a distance of 55 feet to a point on a line.

Thence, N 22° 10' 15" W a distance of 202 feet to the POINT OF BEGINNING of the herein described tract, and containing 9.4 acres of land.

A PRELIMINARY PLAT OF
JORDAN RANCH
SECTION THIRTEEN
 BEING 9.4± ACRES OF LAND
 CONTAINING 39 LOTS AND TWO RESERVES IN THREE BLOCKS.
 OUT OF THE
 J.G. BENNETT SURVEY, A-611 &
 H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
 FORT BEND COUNTY, TEXAS
 OWNER:
FORT BEND JORDAN RANCH LP.
 PLANNER:
BGE KERRY R. GILBERT & ASSOCIATES

Land Planning Consultants
 23501 Cinco Ranch Blvd., Suite A-250
 Katy, Texas 77454
 Tel: 281-579-0300

SCALE: 1" = 100'
 0 50 100 200
 APRIL 20, 2018
 KGAM 8004C

BGE KERRY R. GILBERT & ASSOCIATES



April 17, 2018

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

Re: Jordan Ranch Section Thirteen

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated March 23, 2018.

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

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

Upon completion of Comcast Cable's facility design, if so required, dedicated utility easements may be determined inadequate by Comcast Cable. In these cases, the developer, his successors or assigns, will be required to provide Comcast with exclusive easements.

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

Please feel free to contact me at 832-364-5818 with any questions that you may have.

Sincerely,

A handwritten signature in cursive script that reads "Leslie M. Noyola".

Leslie Noyola
Construction, Coord 2, Planning & Design



KERRY R. GILBERT
& ASSOCIATES

April 2, 2018

Mr. Dwayne G. Grigar, CFM
Fort Bend County Drainage District
P.O. Box 1028
Rosenberg, Texas 77471

RE: Jordan Ranch Section 13 Preliminary Plat

Dear Mr. Grigar,

The attached Preliminary Plat is located within the ETJ of the City of Fulshear.

We request that you review the Preliminary Plat and determine acceptability. Upon your review, please forward a letter to the City of Fulshear at the following address stating the acceptability of the Preliminary Plat. Our firm would appreciate a copy of this letter.

Planning Department
City of Fulshear
30603 FM 1093
Fulshear, TX 77441
Attn: D. Offord

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

Sincerely,

A handwritten signature in blue ink that reads 'Kathryn Edwards'. The signature is fluid and cursive, with the first name 'Kathryn' being more prominent than the last name 'Edwards'.

Kathryn Edwards
Planner
kedwards@krga.com

Kathryn Edwards

From: Kathryn Edwards
Sent: Monday, April 02, 2018 2:07 PM
To: 'dm8736@att.com'
Cc: landplan@krga.com
Subject: Jordan Ranch_No Objection Request_04-02-18
Attachments: 8004C_Jordan Ranch_Reserve & St.Dedication_03-27-18.pdf; 8004C_Jordan Ranch_Sec.6_03-27-18.pdf; 8004C_Jordan Ranch_Sec.7_03-27-18.pdf; 8004C_Jordan Ranch_Sec.13_03-12-18.pdf; 8004C_Jordan Ranch_Sec 15 Plat_03-19-18.pdf; 8004C_Jordan Ranch_Sec 16 Plat_03-28-18.pdf

Good Afternoon,

Please find the attached plat PDF's for the following Jordan Ranch Plats:

- Jordan Ranch Sec 6 (resubmittal)
- Jordan Ranch Sec 7 (resubmittal)
- Jordan Ranch Sec 13 (resubmittal)
- Jordan Ranch Sec 15
- Jordan Ranch Sec 16
- Jordan Ranch Street Dedication and Reserves

If the plats meet 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



Serving. Leading. Solving.™

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

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

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

Kathryn Edwards

From: Kathryn Edwards
Sent: Monday, April 02, 2018 2:07 PM
To: 'LROW@centerpointenergy.com'
Cc: landplan@krga.com
Subject: Jordan Ranch_No Objection Request_04-02-18
Attachments: 8004C_Jordan Ranch_Reserve & St.Dedication_03-27-18.pdf; 8004C_Jordan Ranch_Sec.6_03-27-18.pdf; 8004C_Jordan Ranch_Sec.7_03-27-18.pdf; 8004C_Jordan Ranch_Sec.13_03-12-18.pdf; 8004C_Jordan Ranch_Sec 15 Plat_03-19-18.pdf; 8004C_Jordan Ranch_Sec 16 Plat_03-28-18.pdf

Good Afternoon,

Please find the attached plat PDF's for the following Jordan Ranch Plats:

- Jordan Ranch Sec 6 (resubmittal)
- Jordan Ranch Sec 7 (resubmittal)
- Jordan Ranch Sec 13 (resubmittal)
- Jordan Ranch Sec 15
- Jordan Ranch Sec 16
- Jordan Ranch Street Dedication and Reserves

If the plats meet 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



Serving. Leading. Solving.™

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

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

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

Kathryn Edwards

From: Kathryn Edwards
Sent: Monday, April 02, 2018 2:07 PM
To: 'MaryJane.Sowa@fortbendcountytexas.gov'
Cc: landplan@krga.com
Subject: Preliminary Plat Review _Jordan Ranch_04-02-18
Attachments: 8004C_Jordan Ranch_Reserve & St.Dedication_03-27-18.pdf; 8004C_Jordan Ranch_Sec.6_03-27-18.pdf; 8004C_Jordan Ranch_Sec.7_03-27-18.pdf; 8004C_Jordan Ranch_Sec.13_03-12-18.pdf; 8004C_Jordan Ranch_Sec 15 Plat_03-19-18.pdf; 8004C_Jordan Ranch_Sec 16 Plat_03-28-18.pdf

Mary Jane,

Please find the attached plat PDF's for the following Jordan Ranch Plats:

- Jordan Ranch Sec 6 (resubmittal)
- Jordan Ranch Sec 7 (resubmittal)
- Jordan Ranch Sec 13 (resubmittal)
- Jordan Ranch Sec 15
- Jordan Ranch Sec 16
- Jordan Ranch Street Dedication and Reserves

These plats are located in Fort Bend County in the City of Fulshear's ETJ. They will be submitted to the City of Fulshear on April 20.

Please review and let us know if you have any comments or questions about any of the plats.

Thank you,

Kathryn Edwards

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



Serving. Leading. Solving.™

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

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

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

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Jordan Ranch Section 15 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 4-27-2018

City Secretary

Processed
 Returned for additional data

BY: [Signature] DATE: 4-20-2018

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

Subdivision/Development Platting Application

Date: 04-20-2018 Date Received by the City of Fulshear: _____
 Subdivision: Jordan Ranch Sec 15 Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: _____ City ETJ (Extraterritorial Jurisdiction)

Legal Description: BEING 16.6 ACRES OUT OF H.&T.C.R.R. CO. SURVEY, SECTION 75, A-732
H.&T.C.R.R. CO. SURVEY, SECTION 105, A-261

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

Total Acreage: 16.6
 Number of Streets: 4
 Number of Lots: 63
 Number and Types of Reserves: 7 (landscape/Open space)
 Total Acres in Reserve: 2.23

Owner: FORT BEND JORDAN RANCH LP
 Address: 5005 Riverway, Suite 500
 City/State: Houston, Texas 77056
 Telephone: 713-960-9977
 Email Address: steves@johnsondev.com

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$928.00</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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

Kathryn Edwards Kathryn Edwards / Planner 4/19/18
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

April 27, 2018

Engineering Review

Preliminary Plat – Jordan Ranch Section Fifteen
Fort Bend County, Texas

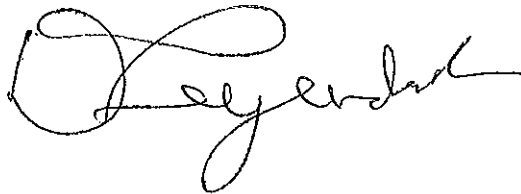
For Information only:

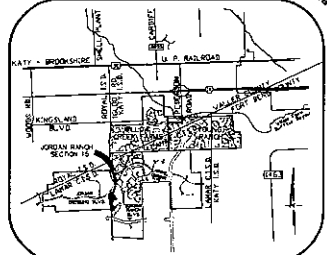
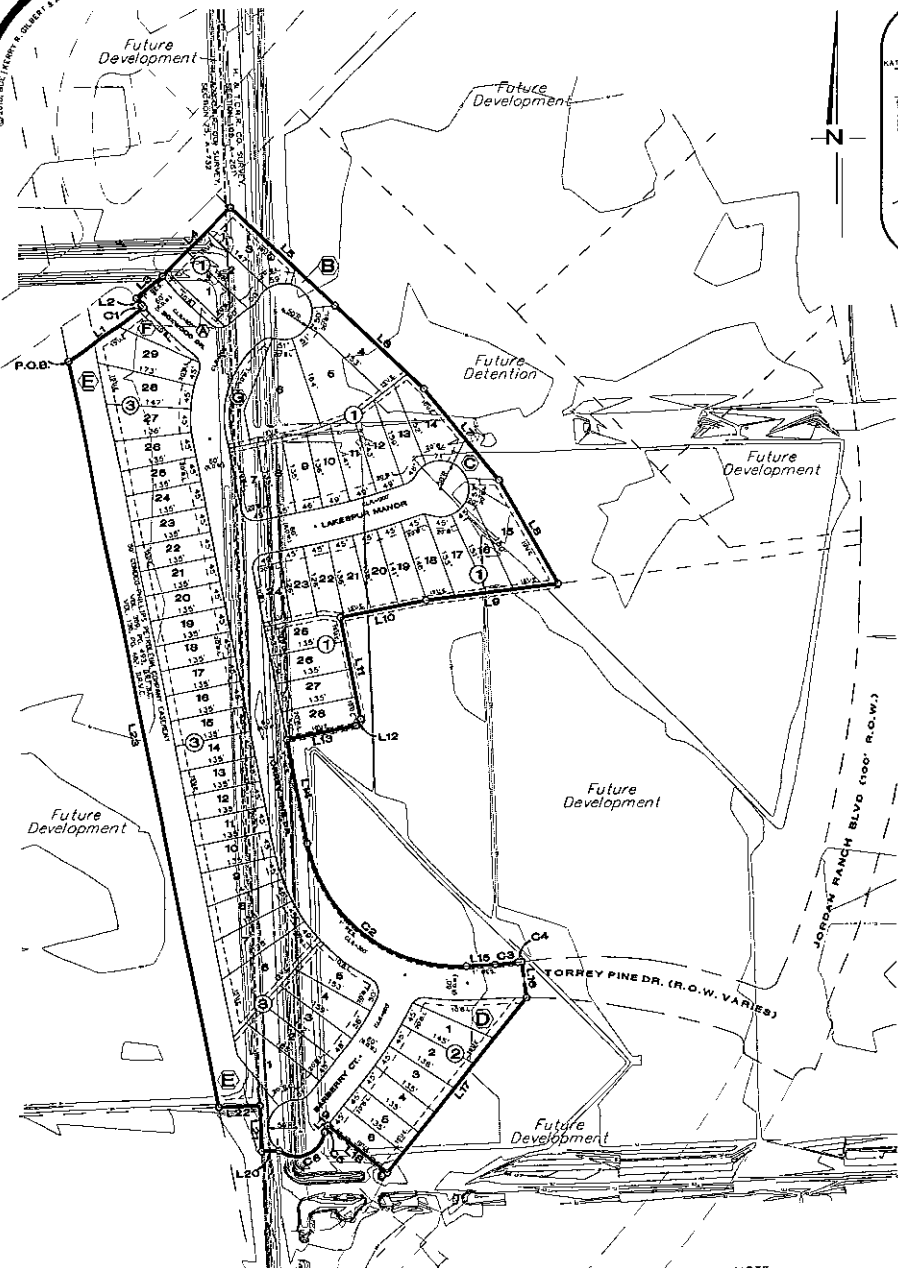
1. This plat will create 63 Lots in three (3) Blocks with one (1) Reserves that covers a total acreage of 16.6 acres.
2. The typical lot size for this section appears to be 45-foot by 135-foot with a 20-foot Front Building Line.
2. This tract is located in the E.T.J. of the City of Fulshear and in Fort Bend County. As such, approval will be needed from the following:
 - A) City of Fulshear
 - B) Fort Bend County
 - C) Fort Bend County Drainage District

Recommendations:

I recommend that this Preliminary Plat of Jordan Ranch Section Fifteen be approved once the following items are addressed:

- A) All easements need to be a minimum of 15-foot in width (see Lot 6, Block 2 and Lot 28, Block 1).





Vicinity Map N.T.S.

As that certain 16.8 acre parcel of land, in the H. & T.C.R.R. CO. SURVEY, SECTION 105, A-281, and the H. & T.C.R.R. CO. SURVEY, SECTION 76, A-732, being a portion of the 1955.53 acre tract known as the Jordan Ranch, as shown on the plat of said Jordan Ranch, recorded under Public Record No. 20100740 in the Official Public Records of Fort Bend County, Texas, and more particularly as shown on the plat of said Jordan Ranch, recorded under Public Record No. 20100740 in the Official Public Records of Fort Bend County, Texas, and more particularly as shown on the Texas Coordinate System of 1883, South Central Zone.

COMMENCING at a 8/8 inch iron rod found for the most eastern corner of the Westward part of Jordan Ranch Boulevard, as depicted on the plat of said Jordan Ranch Boulevard, and located on the Westward part of Jordan Ranch Boulevard, and bearing S 89° 59' 02" E for a distance of 182 feet to the beginning of a non-tangential curve.

Thence along said curve turning to the right through an angle of 60° 31' 48" having a radius of 430 feet, and whose long chord bears N 40° 31' 45" W for a distance of 8 feet.

Thence, N 40° 18' 01" W for a distance of 13 feet to a point on a line.

Thence, N 48° 40' 59" E for a distance of 80 feet to a point on a line.

Thence, N 44° 59' 12" E for a distance of 131 feet to a point on a line.

Thence, S 46° 49' 47" E for a distance of 263 feet to a point on a line.

Thence, S 40° 48' 47" E for a distance of 215 feet to a point on a line.

Thence, S 39° 18' 28" E for a distance of 206 feet to a point on a line.

Thence, S 29° 22' 28" E for a distance of 210 feet to a point on a line.

Thence, S 22° 42' 56" W for a distance of 233 feet to a point on a line.

Thence, S 78° 47' 01" W for a distance of 184 feet to a point on a line.

Thence, S 11° 12' 58" E for a distance of 163 feet to a point on a line.

Thence, S 33° 47' 01" W for a distance of 14 feet to a point on a line.

Thence, S 78° 47' 01" W for a distance of 125 feet to a point on a line.

Thence, S 1° 13' 53" E for a distance of 31 feet to the beginning of a curve.

Thence along said curve turning to the left through an angle of 82° 02' 10" having a radius of 270 feet, and whose long chord bears S 32° 12' 08" E for a distance of 35 feet.

Thence, N 60° 48' 43" E for a distance of 31 feet to the beginning of a curve.

Thence along said curve turning to the left through 04° 32' 11" having a radius of 500 feet, and whose long chord bears S 80° 18' 02" E for a distance of 40 feet to the beginning of a non-tangential curve.

Thence along said curve turning to the right through an angle of 60° 13' 48" having a radius of 1008 feet, and whose long chord bears N 22° 28' 41" E for a distance of 7 feet to a point of intersection with a non-tangential line.

Thence, S 07° 21' 25" E for a distance of 84 feet to a point on a line.

Thence, S 30° 21' 01" W for a distance of 355 feet to a point on a line.

Thence, N 51° 32' 08" W for a distance of 135 feet to a point on a line.

Thence, S 38° 23' 01" W for a distance of 1 feet to the beginning of a curve.

Thence along said curve turning to the left through 28° 55' 35", having a radius of 25 feet, and whose long chord bears S 25° 20' 33" W for a distance of 12 feet to the beginning of a non-tangential curve.

Thence along said curve turning to the right through an angle of 118° 13' 14" having a radius of 80 feet, and whose long chord bears S 28° 08' 24" W for a distance of 88 feet to a point of intersection with a non-tangential line.

Thence, S 88° 01' 04" W for a distance of 30 feet to a point on a line.

Thence, N 01° 58' 58" W for a distance of 81 feet to a point on a line.

Thence, S 87° 28' 28" W for a distance of 73 feet to a point on a line.

Thence, N 1° 12' 58" E for a distance of 1244 feet to the POINT OF BEGINNING of the herein described tract, and containing 16.6 acres of land.

LINE DATA

LINE	DISTANCE	BEARING
L1	191.83'	N 03° 09' 02" E
L2	18.20'	S 40° 19' 02" E
L3	80.00'	N 49° 40' 59" E
L4	170.86'	N 44° 59' 12" E
L5	292.85'	S 48° 49' 47" E
L6	216.06'	S 46° 49' 47" E
L7	207.08'	S 39° 18' 28" E
L8	210.10'	S 29° 22' 28" E
L9	233.93'	S 22° 42' 56" W
L10	184.27'	S 78° 47' 01" W
L11	183.00'	S 11° 12' 58" E
L12	14.14'	N 33° 47' 01" E
L13	128.00'	S 78° 47' 01" W
L14	187.34'	N 11° 12' 58" E
L15	83.37'	S 07° 21' 25" E
L16	324.88'	S 30° 21' 01" W
L17	136.00'	N 51° 32' 08" W
L18	136.00'	S 38° 23' 01" W
L19	0.84'	S 39° 27' 51" W
L20	30.38'	N 88° 01' 04" E
L21	50.89'	N 01° 58' 58" W
L22	72.63'	N 87° 13' 28" E
L23	1343.62'	S 1° 12' 58" E

- GENERAL NOTES**
1. "L" INDICATES IRON ROD.
 2. "E" INDICATES UTILITY EXISTENT.
 3. "R" INDICATES ONE FOOT RESERVE.
 4. "F" INDICATES FUTURE DETENTION.
 5. "D" INDICATES DRAINAGE DITCH.
 6. "C" INDICATES CURB.
 7. "S" INDICATES SIDEWALK.
 8. "P" INDICATES PAVEMENT.
 9. "G" INDICATES GRASS.
 10. "T" INDICATES TREE.
 11. "B" INDICATES BENCH.
 12. "L" INDICATES LIGHT.
 13. "M" INDICATES MAIL BOX.
 14. "O" INDICATES OTHER.

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	830.00'	8.93'	2.97'	S 40° 31' 45" E	8.93'
C2	270.00'	38.44'	23.73'	S 60° 13' 48" E	354.28'
C3	500.00'	39.62'	13.72'	S 60° 13' 48" E	289.92'
C4	1008.10'	7.00'	3.80'	N 22° 28' 41" E	7.00'
C5	25.00'	13.00'	6.88'	N 28° 08' 24" E	12.87'
C6	60.00'	22.00'	11.25'	S 80° 18' 02" E	60.24'

- NOTE:**
- A RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE/UTILITIES ±0.05 ACRE
 - B RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE/UTILITIES ±0.04 ACRE
 - C RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE/UTILITIES ±0.06 ACRE
 - D RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE/UTILITIES ±0.17 ACRE
 - E RESTRICTED RESERVE "E" LANDSCAPE/OPEN SPACE/UTILITIES/PIPELINES ±1.65 ACRE
 - F RESTRICTED RESERVE "F" LANDSCAPE/OPEN SPACE/UTILITIES ±0.09 ACRE
 - G RESTRICTED RESERVE "G" LANDSCAPE/OPEN SPACE/UTILITIES ±0.16 ACRE

A PRELIMINARY PLAT OF
JORDAN RANCH SECTION FIFTEEN
 BEING 16.6± ACRES OF LAND
 CONTAINING 63 LOTS AND SEVEN RESERVES IN THREE BLOCKS.
 OUT OF THE
 H. & T.C.R.R. CO. SURVEY, SECTION 105, A-281 &
 H. & T.C.R.R. CO. SURVEY, SECTION 76, A-732
 FORT BEND COUNTY, TEXAS
 OWNER
FORT BEND JORDAN RANCH LP.

PLANNER:
BGE KERRY R. GILBERT & ASSOCIATES
 Land Planning Consultants
 23501 Cinco Ranch Blvd., Suite A-250
 Katy, Texas 77454
 Tel: 281-579-6340

SCALE: 1" = 100'
 0 50 100 200
 APRIL 20, 2016
 HGR 6004C



April 17, 2018

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

Re: Jordan Ranch Section Fifteen

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated March 23, 2018.

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

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

Upon completion of Comcast Cable's facility design, if so required, dedicated utility easements may be determined inadequate by Comcast Cable. In these cases, the developer, his successors or assigns, will be required to provide Comcast with exclusive easements.

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

Please feel free to contact me at 832-364-5818 with any questions that you may have.

Sincerely,

A handwritten signature in cursive script that reads "Leslie M. Noyola".

Leslie Noyola
Construction, Coord 2, Planning & Design



KERRY R. GILBERT
& ASSOCIATES

April 2, 2018

Mr. Dwayne G. Grigar, CFM
Fort Bend County Drainage District
P.O. Box 1028
Rosenberg, Texas 77471

RE: Jordan Ranch Section 15 Preliminary Plat

Dear Mr. Grigar,

The attached Preliminary Plat is located within the ETJ of the City of Fulshear.

We request that you review the Preliminary Plat and determine acceptability. Upon your review, please forward a letter to the City of Fulshear at the following address stating the acceptability of the Preliminary Plat. Our firm would appreciate a copy of this letter.

Planning Department
City of Fulshear
30603 FM 1093
Fulshear, TX 77441
Attn: D. Offord

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

Sincerely,

A handwritten signature in blue ink that reads 'Kathryn Edwards'. The signature is fluid and cursive.

Kathryn Edwards
Planner
kedwards@krga.com

Serving. Leading. Solving.™

23501 Cinco Ranch Boulevard | Suite A-250 | Katy, Texas 77494 | 281-579-0340

Kathryn Edwards

From: Kathryn Edwards
Sent: Monday, April 02, 2018 2:07 PM
To: 'dm8736@att.com'
Cc: landplan@krga.com
Subject: Jordan Ranch_No Objection Request_04-02-18
Attachments: 8004C_Jordan Ranch_Reserve & St.Dedication_03-27-18.pdf; 8004C_Jordan Ranch_Sec.6_03-27-18.pdf; 8004C_Jordan Ranch_Sec.7_03-27-18.pdf; 8004C_Jordan Ranch_Sec.13_03-12-18.pdf; 8004C_Jordan Ranch_Sec 15 Plat_03-19-18.pdf; 8004C_Jordan Ranch_Sec 16 Plat_03-28-18.pdf

Good Afternoon,

Please find the attached plat PDF's for the following Jordan Ranch Plats:

- Jordan Ranch Sec 6 (resubmittal)
- Jordan Ranch Sec 7 (resubmittal)
- Jordan Ranch Sec 13 (resubmittal)
- Jordan Ranch Sec 15
- Jordan Ranch Sec 16
- Jordan Ranch Street Dedication and Reserves

If the plats meet 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



Serving. Leading. Solving.™

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

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

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

Kathryn Edwards

From: Kathryn Edwards
Sent: Monday, April 02, 2018 2:07 PM
To: 'LROW@centerpointenergy.com'
Cc: landplan@krga.com
Subject: Jordan Ranch_No Objection Request_04-02-18
Attachments: 8004C_Jordan Ranch_Reserve & St.Dedication_03-27-18.pdf; 8004C_Jordan Ranch_Sec.6_03-27-18.pdf; 8004C_Jordan Ranch_Sec.7_03-27-18.pdf; 8004C_Jordan Ranch_Sec.13_03-12-18.pdf; 8004C_Jordan Ranch_Sec 15 Plat_03-19-18.pdf; 8004C_Jordan Ranch_Sec 16 Plat_03-28-18.pdf

Good Afternoon,

Please find the attached plat PDF's for the following Jordan Ranch Plats:

- Jordan Ranch Sec 6 (resubmittal)
- Jordan Ranch Sec 7 (resubmittal)
- Jordan Ranch Sec 13 (resubmittal)
- Jordan Ranch Sec 15
- Jordan Ranch Sec 16
- Jordan Ranch Street Dedication and Reserves

If the plats meet 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



Serving. Leading. Solving.™

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

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

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

Kathryn Edwards

From: Kathryn Edwards
Sent: Monday, April 02, 2018 2:07 PM
To: 'MaryJane.Sowa@fortbendcountytexas.gov'
Cc: landplan@krga.com
Subject: Preliminary Plat Review _Jordan Ranch_04-02-18
Attachments: 8004C_Jordan Ranch_Reserve & St.Dedication_03-27-18.pdf; 8004C_Jordan Ranch_Sec.6_03-27-18.pdf; 8004C_Jordan Ranch_Sec.7_03-27-18.pdf; 8004C_Jordan Ranch_Sec.13_03-12-18.pdf; 8004C_Jordan Ranch_Sec 15 Plat_03-19-18.pdf; 8004C_Jordan Ranch_Sec 16 Plat_03-28-18.pdf

Mary Jane,

Please find the attached plat PDF's for the following Jordan Ranch Plats:

- Jordan Ranch Sec 6 (resubmittal)
- Jordan Ranch Sec 7 (resubmittal)
- Jordan Ranch Sec 13 (resubmittal)
- Jordan Ranch Sec 15
- Jordan Ranch Sec 16
- Jordan Ranch Street Dedication and Reserves

These plats are located in Fort Bend County in the City of Fulshear's ETJ. They will be submitted to the City of Fulshear on April 20.

Please review and let us know if you have any comments or questions about any of the plats.

Thank you,

Kathryn Edwards

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



Serving. Leading. Solving.™

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

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

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

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Jordan Ranch Section 16 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 4-27-2018

City Secretary

Processed
 Returned for additional data

BY: K. Kopf DATE: 4-20-2018

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 04-20-2018 Date Received by the City of Fulshear:
Subdivision: Jordan Ranch Sec 16 Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: BEING 10.5 ACRES OUT OF THE H.&T.C.R.R. CO. SURVEY, SECTION 105, A-261

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

Total Acreage: 10.5
Number of Streets: 2
Number of Lots: 41
Number and Types of Reserves: 1 (landscape/Open space)
Total Acres in Reserve: 0.05

Owner: FORT BEND JORDAN RANCH LP
Address: 5005 Riverway, Suite 500
City/State: Houston, Texas 77056
Telephone: 713-960-9977
Email Address: steves@johnsondev.com

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

Table with Platting Fees: Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre; Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre; Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre; Amending or Minor Plat - \$200.00; Plat Vacation - \$500.00; 2nd Review of plats - \$100.00 (each additional review); TOTAL PLATTING FEE \$774.75; Park Fees (due at Final Plat Application) n/a

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

Signature: Kathryn Edwards, Kathryn Edwards / Planner, Date: 4/19/18

April 27, 2018

Engineering Review

Preliminary Plat – Jordan Ranch Section Sixteen
Fort Bend County, Texas

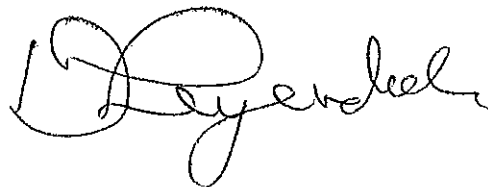
For Information only:

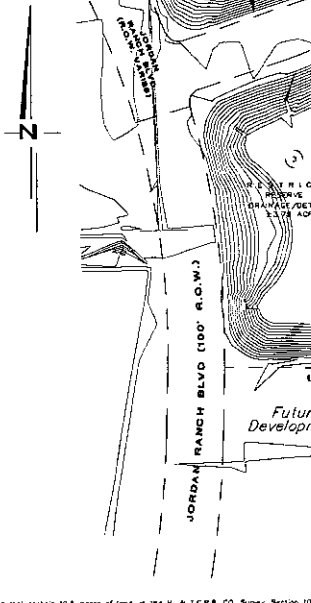
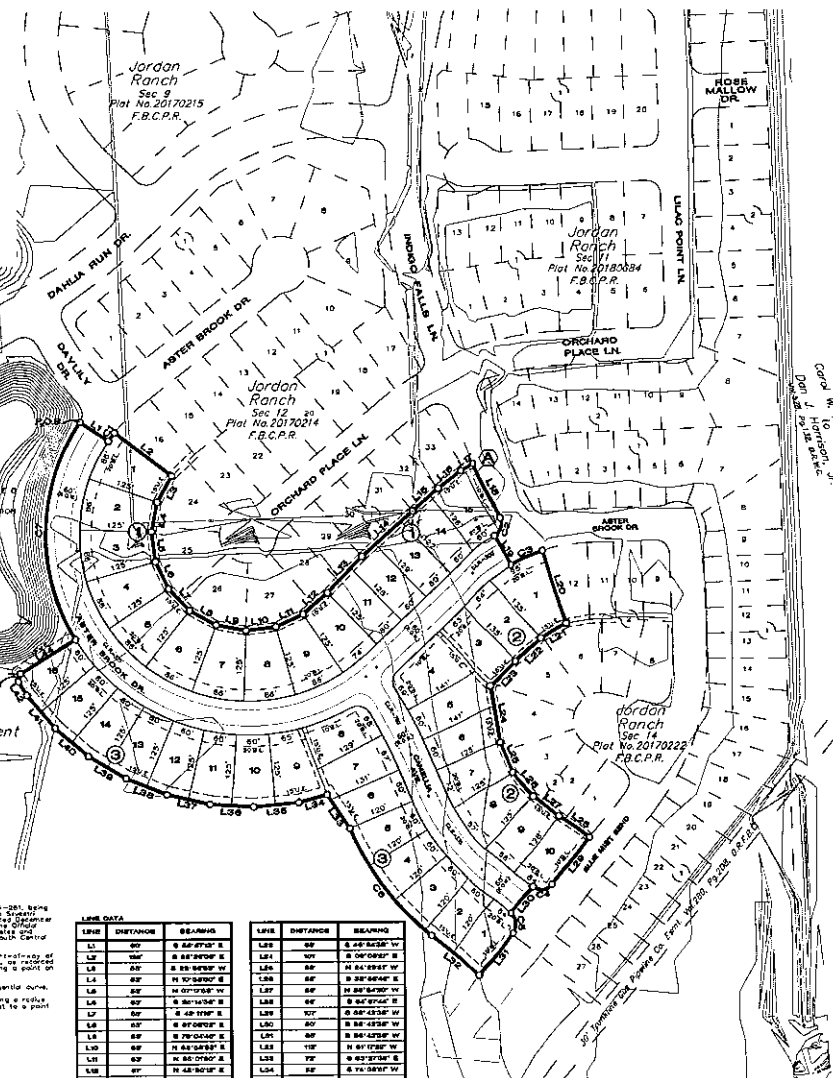
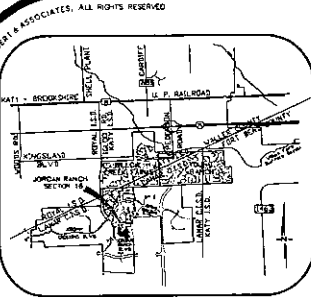
1. This plat will create 41 Lots in three (3) Blocks with one (1) Reserve that covers a total acreage of 10.5 acres.
2. The typical lot size for this section appears to be 60-foot by 120-foot with a 20-foot Front Building Line.
2. This tract is located in the E.T.J. of the City of Fulshear and in Fort Bend County. As such, approval will be needed from the following:
 - A) City of Fulshear
 - B) Fort Bend County
 - C) Fort Bend County Drainage District

Recommendations:

I recommend that this Preliminary Plat of Jordan Ranch Section Sixteen be approved once the following items are addressed:

- A) The Point of Beginning in the Metes and Bounds description calls for beginning in the Easterly right-of-way of Aster Brook Drive but actually begins on the West right-of-way line.
- B) The contour lines need to have the Elevations shown on the lines.





437,245 ACRES AL...
Carol M. Allen, Esq., Jr.
Don J. ...

As per section 10.5 acres of land, of the H. & T.C.R.R. Co. Survey, Section 105, A-261, being a portion of the 1522.42 acre land... (Text continues with survey details)

Beginning at a 5/8" from non-rad bound for the most easterly corner the intersection of Star Run Crk. to be precise on its northerly side of Jordan Ranch, Section 16, recorded in Public Records of Fort Bend County, Texas, being more fully described by State and other surveys as follows... (Text continues with curve data)

Then along said curve turning to the right through an angle of 63° 31' 02", having a radius of 225 feet, the above line ending in a 30° 42' 21" E for a distance of 18 feet to a point of intersection with a non-tangential line.

Then along said curve turning to the right through an angle of 81° 31' 45", having a radius of 225 feet, the above line ending in a 30° 42' 21" E for a distance of 34 feet to a point of intersection with a non-tangential line.

Then along said curve turning to the right through an angle of 90° 00' 00", having a radius of 225 feet, the above line ending in a 30° 42' 21" E for a distance of 34 feet to a point of intersection with a non-tangential line.

Then along said curve turning to the right through an angle of 55° 27' 00", having a radius of 225 feet, the above line ending in a 30° 42' 21" E for a distance of 34 feet to a point of intersection with a non-tangential line.

LINE DATA table with columns: LINE, DISTANCE, BEARING, LINE, DISTANCE, BEARING. Lists lines L1 through L42 with their respective measurements.

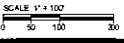
CURVE DATA table with columns: CURVE, NUMBER, ANGLE, RADIUS, BEARING, CHORD. Lists curve data for C1 through C7.

NOTE: RESTRICTED AREA "A" LANDSCAPE/OPEN SPACE/UTILITIES ±0.05 ACRES

- GENERAL NOTES: 1) "R" INDICATES BOUNDARY LINE. 2) "V" INDICATES UTILITY LOCATION. 3) "N" INDICATES THE FOOT BEARING. 4) DISTANCES ARE IN FEET. 5) ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR DRIVE UNLESS OTHERWISE NOTED. 6) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE. 7) ALL LOT AREAS AND OPEN SPACES ARE APPROXIMATE. 8) ALL LOT AREAS ARE TO BE MEASURED AT THE POINT BEARING LINE AND THE LOT BEARING LINE. 9) THE PROPERTY LINES IN THIS PLAT ARE TO BE CONSIDERED TO BE SUBJECT TO THE 10' SETBACK AND 10' FRONT YARD SETBACK. 10) THIS PLAT IS FOR FORT BEND COUNTY, TEXAS AND INCORPORATES AREAS WITH PLAT NO. 20170222 AND PLAT NO. 20170214.

A PRELIMINARY PLAT OF JORDAN RANCH SECTION SIXTEEN BEING 10.5± ACRES OF LAND CONTAINING 41 LOTS AND ONE RESERVE IN THREE BLOCKS. OUT OF THE H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261 FORT BEND COUNTY, TEXAS. FORT BEND JORDAN RANCH LP.

BGE KERRY R. GILBERT & ASSOCIATES
Land Planning Consultants
25501 C Ross Ranch Blvd. Suite A250
Katy, Texas 77494
Tel: 281-579-0300



APRIL 20, 2018
KGA# 8040C



April 17, 2018

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

Re: Jordan Ranch Section Sixteen

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated March 28, 2018.

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

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

Upon completion of Comcast Cable's facility design, if so required, dedicated utility easements may be determined inadequate by Comcast Cable. In these cases, the developer, his successors or assigns, will be required to provide Comcast with exclusive easements.

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

Please feel free to contact me at 832-364-5818 with any questions that you may have.

Sincerely,

Leslie Noyola
Construction, Coord 2, Planning & Design



KERRY R. GILBERT
& ASSOCIATES

April 2, 2018

Mr. Dwayne G. Grigar, CFM
Fort Bend County Drainage District
P.O. Box 1028
Rosenberg, Texas 77471

RE: Jordan Ranch Section 16 Preliminary Plat

Dear Mr. Grigar,

The attached Preliminary Plat is located within the ETJ of the City of Fulshear.

We request that you review the Preliminary Plat and determine acceptability. Upon your review, please forward a letter to the City of Fulshear at the following address stating the acceptability of the Preliminary Plat. Our firm would appreciate a copy of this letter.

Planning Department
City of Fulshear
30603 FM 1093
Fulshear, TX 77441
Attn: D. Offord

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

Sincerely,

A handwritten signature in blue ink that reads 'Kathryn Edwards'. The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Kathryn Edwards
Planner
kedwards@krga.com

Serving. Leading. Solving.™

23501 Cinco Ranch Boulevard | Suite A-250 | Katy, Texas 77494 | 281-579-0340

Kathryn Edwards

From: Kathryn Edwards
Sent: Monday, April 02, 2018 2:07 PM
To: 'dm8736@att.com'
Cc: landplan@krga.com
Subject: Jordan Ranch_No Objection Request_04-02-18
Attachments: 8004C_Jordan Ranch_Reserve & St.Dedication_03-27-18.pdf; 8004C_Jordan Ranch_Sec.6_03-27-18.pdf; 8004C_Jordan Ranch_Sec.7_03-27-18.pdf; 8004C_Jordan Ranch_Sec.13_03-12-18.pdf; 8004C_Jordan Ranch_Sec 15 Plat_03-19-18.pdf; 8004C_Jordan Ranch_Sec 16 Plat_03-28-18.pdf

Good Afternoon,

Please find the attached plat PDF's for the following Jordan Ranch Plats:

- Jordan Ranch Sec 6 (resubmittal)
- Jordan Ranch Sec 7 (resubmittal)
- Jordan Ranch Sec 13 (resubmittal)
- Jordan Ranch Sec 15
- Jordan Ranch Sec 16
- Jordan Ranch Street Dedication and Reserves

If the plats meet 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



Serving. Leading. Solving.™

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

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

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

Kathryn Edwards

From: Kathryn Edwards
Sent: Monday, April 02, 2018 2:07 PM
To: 'LROW@centerpointenergy.com'
Cc: landplan@krga.com
Subject: Jordan Ranch_No Objection Request_04-02-18
Attachments: 8004C_Jordan Ranch_Reserve & St.Dedication_03-27-18.pdf; 8004C_Jordan Ranch_Sec.6_03-27-18.pdf; 8004C_Jordan Ranch_Sec.7_03-27-18.pdf; 8004C_Jordan Ranch_Sec.13_03-12-18.pdf; 8004C_Jordan Ranch_Sec 15 Plat_03-19-18.pdf; 8004C_Jordan Ranch_Sec 16 Plat_03-28-18.pdf

Good Afternoon,

Please find the attached plat PDF's for the following Jordan Ranch Plats:

- Jordan Ranch Sec 6 (resubmittal)
- Jordan Ranch Sec 7 (resubmittal)
- Jordan Ranch Sec 13 (resubmittal)
- Jordan Ranch Sec 15
- Jordan Ranch Sec 16
- Jordan Ranch Street Dedication and Reserves

If the plats meet 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



Serving. Leading. Solving.™

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

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

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

Kathryn Edwards

From: Kathryn Edwards
Sent: Monday, April 02, 2018 2:07 PM
To: 'MaryJane.Sowa@fortbendcountytexas.gov'
Cc: landplan@krga.com
Subject: Preliminary Plat Review _Jordan Ranch_04-02-18
Attachments: 8004C_Jordan Ranch_Reserve & St.Dedication_03-27-18.pdf; 8004C_Jordan Ranch_Sec.6_03-27-18.pdf; 8004C_Jordan Ranch_Sec.7_03-27-18.pdf; 8004C_Jordan Ranch_Sec.13_03-12-18.pdf; 8004C_Jordan Ranch_Sec 15 Plat_03-19-18.pdf; 8004C_Jordan Ranch_Sec 16 Plat_03-28-18.pdf

Mary Jane,

Please find the attached plat PDF's for the following Jordan Ranch Plats:

- Jordan Ranch Sec 6 (resubmittal)
- Jordan Ranch Sec 7 (resubmittal)
- Jordan Ranch Sec 13 (resubmittal)
- Jordan Ranch Sec 15
- Jordan Ranch Sec 16
- Jordan Ranch Street Dedication and Reserves

These plats are located in Fort Bend County in the City of Fulshear's ETJ. They will be submitted to the City of Fulshear on April 20.

Please review and let us know if you have any comments or questions about any of the plats.

Thank you,

Kathryn Edwards

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



Serving. Leading. Solving.™

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

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

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

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 Trace - Street Dedication 2nd Extension / Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 4-27-2018

City Secretary

Processed
 Returned for additional data

BY: K. Kerf DATE: 4-20-2018

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

**RECEIVED
 CITY OF FULSHEAR**

APR 20 2018

CITY SECRETARY OFFICE

Subdivision/Development Platting Application

Date: 4-20-2018 Date Received by the City of Fulshear: _____
 Subdivision: FULSHEAR TRACE STREET Development: FULBROOK ON FULSHEAR CREEK
DEDICATION PLAT SECOND EXTENSION
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: METES & BOUNDS ON THE PLAT

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

Total Acreage: 4.426 AC.
 Number of Streets: 1
 Number of Lots: NONE
 Number and Types of Reserves: 2, DRAINAGE, LANDSCAPE, OPEN SPACE
 Total Acres in Reserve: 2.0064 AC.
 Owner: FULSHEAR LAND INV. PARTNERS, LTD, FULSHEAR LAND PARTNERS, LTD, AND FULSHEAR M.U.D NO. 1
 Address: THREE RIVERWAY #120
 City/State: HOUSTON, TEXAS 77056
 Telephone: 713-623-2466
 Email Address: _____

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE <u>\$610.65</u>	
Park Fees (due at Final Plat Application)	_____

Engineer/Planner: COSTELLO, INC.
Contact Person: ALEX KHOSHAKHLAGH, P.E.
 Telephone: 713-783-7788
 Fax Number: 713-783-3580
 Email Address: AKHOSHA.KHLAGH@COSTELLOINC.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.

Jorge L. Delarosa **JORGE L. DELAROSA PLAT COORDINATOR** 4-20-2018
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

April 27, 2018

Engineering Review

Final Plat – Fulshear Trace Second Extension
Street Dedication Plat
City of Fulshear, Texas

For Information only:

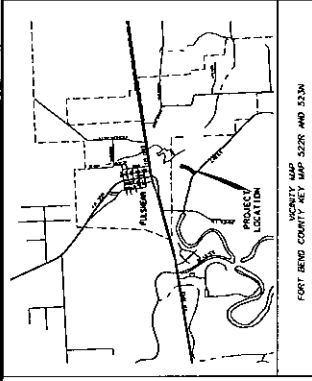
1. This plat will create approximately 1500-foot of right-of-way for Fulshear Trace with a width of 100-foot.
2. The plat will also create two (2) Reserves which range in size from 0.7661 acre to 1.2403 acres in size. These will be utilized for Landscape/Open Space or Drainage.
3. It appears that the street in this section will cross a natural drainage channel that is a minimum of 35 foot in depth.

Recommendations:

I recommend that this Final Plat of Fulshear Trace Second Extension Street Dedication Plat be approved with the following corrections/additions:

- A) It appears that this Road Right-of-Way crosses Fulshear Creek. This needs to be called out on the face of the plat.
- B) There appears to be an easement along Fulshear Creek; the width of this easement needs to be shown on the plat.
- C) The name of the City Secretary needs to be updated..





PROPERTY MAP
 COUNTY MAP 322R AND 333H
 FORT BEND COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF FULSHEAR
 I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED INSTRUMENT WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF THIS COUNTY ON _____ 2018, AT _____ O'CLOCK _____ A.M.
 IN FULL PAYMENT OF THE TAX RECORDS OF THIS COUNTY.
 WITNESSED MY HAND AND SEAL OF OFFICE AT FORT BEND COUNTY, TEXAS, THIS DAY AND DATE LAST WRITTEN.

 COUNTY CLERK
 FORT BEND COUNTY, TEXAS

FINAL PLAT OF FULSHEAR TRACE STREET DEDICATION PLAT SECOND EXTENSION

A SUBDIVISION OF 4.428 ACRES
 LOCATED IN THE
 CHURCHILL FULSHEAR LEAGUE, A-29
 CITY OF FULSHEAR,
 FORT BEND COUNTY, TEXAS

0 LOTS 1 BLOCK 2 RESERVES
 DATE: APRIL, 2018

DRAWN BY:
 FULSHEAR LAND INVESTMENT PARTNERS, LTD.

PREPARED BY:
 FULSHEAR LAND PARTNERS, LTD.
 11000 WINDY HILLS DRIVE
 FORT BEND COUNTY, TEXAS 78148

REGISTERED BY:
 FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1
 11000 WINDY HILLS DRIVE
 FORT BEND COUNTY, TEXAS 78148



PLANNER:
 SWETZER AND ASSOCIATES
 11000 WINDY HILLS DRIVE
 FORT BEND COUNTY, TEXAS 78148

STATE OF TEXAS
 COUNTY OF FULSHEAR
 I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED INSTRUMENT WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF THIS COUNTY ON _____ 2018, AT _____ O'CLOCK _____ A.M.
 IN FULL PAYMENT OF THE TAX RECORDS OF THIS COUNTY.
 WITNESSED MY HAND AND SEAL OF OFFICE AT FORT BEND COUNTY, TEXAS, THIS DAY AND DATE LAST WRITTEN.

BY: _____
 COUNTY CLERK

STATE OF TEXAS
 COUNTY OF FULSHEAR
 I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED INSTRUMENT WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF THIS COUNTY ON _____ 2018, AT _____ O'CLOCK _____ A.M.
 IN FULL PAYMENT OF THE TAX RECORDS OF THIS COUNTY.
 WITNESSED MY HAND AND SEAL OF OFFICE AT FORT BEND COUNTY, TEXAS, THIS DAY AND DATE LAST WRITTEN.

BY: _____
 COUNTY CLERK

STATE OF TEXAS
 COUNTY OF FULSHEAR
 I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED INSTRUMENT WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF THIS COUNTY ON _____ 2018, AT _____ O'CLOCK _____ A.M.
 IN FULL PAYMENT OF THE TAX RECORDS OF THIS COUNTY.
 WITNESSED MY HAND AND SEAL OF OFFICE AT FORT BEND COUNTY, TEXAS, THIS DAY AND DATE LAST WRITTEN.

BY: _____
 COUNTY CLERK

STATE OF TEXAS
 COUNTY OF FULSHEAR
 I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED INSTRUMENT WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF THIS COUNTY ON _____ 2018, AT _____ O'CLOCK _____ A.M.
 IN FULL PAYMENT OF THE TAX RECORDS OF THIS COUNTY.
 WITNESSED MY HAND AND SEAL OF OFFICE AT FORT BEND COUNTY, TEXAS, THIS DAY AND DATE LAST WRITTEN.

BY: _____
 COUNTY CLERK

STATE OF TEXAS
 COUNTY OF FULSHEAR
 I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED INSTRUMENT WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF THIS COUNTY ON _____ 2018, AT _____ O'CLOCK _____ A.M.
 IN FULL PAYMENT OF THE TAX RECORDS OF THIS COUNTY.
 WITNESSED MY HAND AND SEAL OF OFFICE AT FORT BEND COUNTY, TEXAS, THIS DAY AND DATE LAST WRITTEN.

BY: _____
 COUNTY CLERK

STATE OF TEXAS
 COUNTY OF FULSHEAR
 I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED INSTRUMENT WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF THIS COUNTY ON _____ 2018, AT _____ O'CLOCK _____ A.M.
 IN FULL PAYMENT OF THE TAX RECORDS OF THIS COUNTY.
 WITNESSED MY HAND AND SEAL OF OFFICE AT FORT BEND COUNTY, TEXAS, THIS DAY AND DATE LAST WRITTEN.

BY: _____
 COUNTY CLERK

STATE OF TEXAS
 COUNTY OF FULSHEAR
 I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED INSTRUMENT WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF THIS COUNTY ON _____ 2018, AT _____ O'CLOCK _____ A.M.
 IN FULL PAYMENT OF THE TAX RECORDS OF THIS COUNTY.
 WITNESSED MY HAND AND SEAL OF OFFICE AT FORT BEND COUNTY, TEXAS, THIS DAY AND DATE LAST WRITTEN.

BY: _____
 COUNTY CLERK

STATE OF TEXAS
 COUNTY OF FULSHEAR
 I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED INSTRUMENT WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF THIS COUNTY ON _____ 2018, AT _____ O'CLOCK _____ A.M.
 IN FULL PAYMENT OF THE TAX RECORDS OF THIS COUNTY.
 WITNESSED MY HAND AND SEAL OF OFFICE AT FORT BEND COUNTY, TEXAS, THIS DAY AND DATE LAST WRITTEN.

BY: _____
 COUNTY CLERK

STATE OF TEXAS
 COUNTY OF FULSHEAR
 I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED INSTRUMENT WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF THIS COUNTY ON _____ 2018, AT _____ O'CLOCK _____ A.M.
 IN FULL PAYMENT OF THE TAX RECORDS OF THIS COUNTY.
 WITNESSED MY HAND AND SEAL OF OFFICE AT FORT BEND COUNTY, TEXAS, THIS DAY AND DATE LAST WRITTEN.

BY: _____
 COUNTY CLERK

STATE OF TEXAS
 COUNTY OF FULSHEAR
 I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED INSTRUMENT WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF THIS COUNTY ON _____ 2018, AT _____ O'CLOCK _____ A.M.
 IN FULL PAYMENT OF THE TAX RECORDS OF THIS COUNTY.
 WITNESSED MY HAND AND SEAL OF OFFICE AT FORT BEND COUNTY, TEXAS, THIS DAY AND DATE LAST WRITTEN.

BY: _____
 COUNTY CLERK

STATE OF TEXAS
 COUNTY OF FULSHEAR
 I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED INSTRUMENT WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF THIS COUNTY ON _____ 2018, AT _____ O'CLOCK _____ A.M.
 IN FULL PAYMENT OF THE TAX RECORDS OF THIS COUNTY.
 WITNESSED MY HAND AND SEAL OF OFFICE AT FORT BEND COUNTY, TEXAS, THIS DAY AND DATE LAST WRITTEN.

BY: _____
 COUNTY CLERK

STATE OF TEXAS
 COUNTY OF FULSHEAR
 I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED INSTRUMENT WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF THIS COUNTY ON _____ 2018, AT _____ O'CLOCK _____ A.M.
 IN FULL PAYMENT OF THE TAX RECORDS OF THIS COUNTY.
 WITNESSED MY HAND AND SEAL OF OFFICE AT FORT BEND COUNTY, TEXAS, THIS DAY AND DATE LAST WRITTEN.

BY: _____
 COUNTY CLERK

CITY PLANNING LETTER

GF No.: FTS-2ND

Time frame covered by this report:

Effective Date: 04/12/2018

PROPERTY

Legal Description:

County: Fort Bend
Project: Fulbrook on Fulshear Creek - Fulshear Trace Second Extension
C.I. No.: 1542-14R2 (Plat prepared)
Job Number: 2014-121-011

Being a 4.426-acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas; said 4.426-acre tract being a part of a called 217.8392-acre tract of land recorded in the name of Fulshear Land Investment Partners, LTD. in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2005107659 of the Official Public Records of Fort Bend County (O.P.R.F.B.C), a part of a called 96.1496-acre tract of land recorded in the name of Fulshear Land Partners, LTD. in F.B.C.C.F. No. 2006163186 of the O.P.R.F.B.C., and a part of a called 20.3661-acre tract of land recorded in the name of Fulshear Municipal Utility District No. 1 in F.B.C.C.F. No. 20160719256 of the O.P.R.F.B.C.; said 4.426-acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone):

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the westerly end of the southerly terminus line of Fulshear Trace (100 feet wide at this point), as established by the Fulshear Trace Street Dedication Plat recorded under Plat No. 20140163 of the Fort Bend County Plat Records (F.B.C.P.R.), and being on the easterly line of Restricted Reserve "C" of said Fulshear Trace Street Dedication Plat;

1. Thence, with said southerly terminus line of Fulshear Trace, South 81 degrees 42 minutes 07 seconds East, a distance of 100.00 feet;

Thence, across said 217.8392-acre tract, said 96.1496-acre tract, and said 20.3661-acre tract, the following six (6) courses:

2. 56.44 feet along the arc of a curve to the right, said curve having a central angle of 05 degrees 52 minutes 46 seconds, a radius of 550.00 feet and a chord that bears South 11 degrees 14 minutes 16 seconds West, a distance of 56.41 feet;
3. South 14 degrees 10 minutes 39 seconds West, a distance of 210.74 feet;

4. 507.74 feet along the arc of a curve to the right, said curve having a central angle of 32 degrees 41 minutes 13 seconds, a radius of 890.00 feet and a chord that bears South 30 degrees 31 minutes 16 seconds West, a distance of 500.88 feet;
5. South 46 degrees 51 minutes 53 seconds West, a distance of 312.81 feet;
6. North 43 degrees 08 minutes 07 seconds West, a distance of 100.00 feet;
7. North 46 degrees 51 minutes 53 seconds East, a distance of 32.69 feet to the southwest line of said 20.3361-acre tract;
8. Thence, with said southwest line, North 38 degrees 00 minutes 24 seconds West, a distance of 102.41 feet, to the most southerly corner of Fulshear Creek Crossing Section Two, a subdivision recorded in Plat No. 20080066 of the F.B.C.P.R.;

Thence, with the southeasterly line of said Fulshear Creek Crossing Section Two, the following four (4) courses:

9. North 44 degrees 53 minutes 52 seconds East, a distance of 491.45 feet;
10. North 14 degrees 16 minutes 10 seconds West, a distance of 80.20 feet;
11. 103.47 feet along the arc of a curve to the left, said curve having a central angle of 118 degrees 33 minutes 57 seconds, a radius of 50.00 feet and a chord that bears North 16 degrees 27 minutes 09 seconds East, a distance of 85.97 feet;
12. North 44 degrees 53 minutes 52 seconds East, a distance of 175.04 feet to a southeasterly corner of said Fulshear Creek Crossing Section Two and the southwest corner of aforesaid Restricted Reserve "C";
13. Thence, with the south line of said Restricted Reserve "C", South 75 degrees 49 minutes 11 seconds East, a distance of 51.61 feet to the southeast corner of said Restricted Reserve "C";
14. Thence, with the easterly line of said Restricted Reserve "C" North 14 degrees 10 minutes 39 seconds East, a distance of 80.97 feet;
15. Thence, continuing with said easterly line, 46.18 feet along the arc of a curve to the left, said curve having a central angle of 05 degrees 52 minutes 46 seconds, a radius of 450.00 feet and a chord that bears North 11 degrees 14 minutes 16 seconds East, a distance of 46.16 feet to the **Point of Beginning** and containing 4.426 acres of land.

Note: Any statement in the legal description contained in this report as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes

Based on a search of the Public Records of FORT BEND County, Texas, the last instrument purporting to convey title to the land described above was:

Fulshear Land Investment Partners, LTD. by virtue of Fort Bend County Clerk's File No. 2005107659

Fulshear Land Partners, LTD. by virtue of Fort Bend County Clerk's File No. 2006163186

Fulshear Municipal Utility District No. 1 of Fort Bend County by virtue of Fort Bend County Clerk's File No. 2016071925

This report hereby reports that the instruments listed below have been filed for record in the office of the County Clerk of FORT BEND, County, Texas, and are affecting title to the property above described during the time frame as set out above:

RESTRICTIONS:

Fort Bend County Clerk's File No. 2016071925 only as to Fulshear Municipal Utility District No. 1 of Fort Bend County

None of Record as to remainder portion

EASEMENTS:

1. Subject property lies within the boundaries of FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1 FORT BEND COUNTY.
2. Easement for electric distribution and communication facilities and appurtenances thereto granted to CenterPoint Houston Electric, LLC in instrument recorded under Fort Bend County Clerk's File No. 2009010122.
3. Easement Agreement by and among Fulshear Municipal Utility District No. 1 of Fort Bend County, Fulshear Land Investment Partners, Ltd., and Fulshear Land Partners, Ltd., recorded under Fort Bend County Clerk's File No. 2014043621
4. Easement Agreement by and between Fulshear Land Partners, Ltd., and Fulshear Creek Crossing Homeowners Association, Inc., recorded under Fort Bend County Clerk's File No. 2013134157 and 2016038013
5. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated June 13, 1973, recorded June 28, 1973 at Volume 593, Page 365, Deed Records of FORT BEND County, Texas, which document contains the following language *"This is a partition deed affecting the surface only of the land described above and there is excepted from this deed all of the mineral interest in and under said land."* Reference to which instrument is here made for full particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s)
6. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated June 13, 1973, recorded June 28, 1973 at Volume 593, Page 369, Deed Records of FORT BEND County, Texas, which document contains the following language *"This is a partition deed affecting the surface only of the land described above and there is excepted from this deed all of the mineral interest in and under said land."* Reference to which instrument is here made for full particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s)
7. All of the remaining mineral interest reserved in instrument from Carolyn Ann Huggins Michnoff f/k/a Carolyn Ann Huggins to Fulshear Land Investment Partners, Ltd., dated October 30, 2006 and recorded on October 31, 2006, filed under Clerk's File No. 2006137093 and recorded in the Official Public Records of Real Property of Fort Bend County, Texas. Surface rights waived therein except for an approximately 2.00 acre drill site located offsite of subject property, said instrument stating therein: *"Grantor hereby excepts and reserves all of the interest currently owned by Grantor in the oil, gas and other minerals (the "Minerals") in and under or that may be produced from the Property; however, Grantor, on behalf of itself, its successors and assigns, hereby forever releases, waives and relinquishes all rights to use the surface of the Property for seismic activities and for any and all other mineral exploration or production purposes including, without limitation, exploring, drilling for, developing, producing, storing, and processing Minerals from the Property ("Mineral Operations") with the exception of the two (2) acre tract of land described on Exhibit "C" attached hereto (the "Drill Site"). Such release, waiver and relinquishment shall not be construed as a*

release, waiver or relinquishment by Grantor of the right to explore, drill for, develop or produce Minerals from the Land (and to have access to and control of underground mineral formations) without the use of any portion of the surface of the Land other than the Drill Site, including production through wells at surface locations situated on the Drill Site or outside the Land, including, without limitation, directional wells drilled under or through or bottomed beneath the Land."

Subject to Waiver of Surface Rights and Designation of Drill Site recorded on May 16, 2014 under Fort Bend County Clerk's File No. 2014050220.

8. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated August 31, 2005, recorded September 1, 2005 at Fort Bend County Clerk's File No. 2005107659 of the Official Records of FORT BEND County, Texas, which document contains the following language *"Grantor hereby excepts and reserves all of the interest currently owned by Grantor, if any, in the oil, gas and other hydrocarbon minerals (the "Minerals") in and under or that may be produced from the Property; however, Grantor, on behalf of itself, its successors and assigns, hereby forever releases, waives and relinquishes all rights to use the surface of the Property for seismic activities and for any and all other mineral exploration or production purposes including, without limitation, exploring, drilling for, developing, producing, storing, and processing Minerals from the Property with the exception of that certain approximately two (2) acre drill site (the "Drill Site") the location of which shall be agreed to between Grantor and Grantee, as hereafter described. With respect to the Drill Site, Grantee shall designate the proposed location of the Drill Site and the location of an easement granting access to such Drill Site (the "Access Easement"). At such time as Grantee designates the location of the Drill Site and the Access Easement, it shall notify Grantor who shall have the right to approve such location of the Drill Site and the Access Easement, which such approval shall not be unreasonably withheld, conditioned or delayed. At such time as the location of the Drill Site and Access Easement is agreed upon, Grantor and Grantee shall execute and instrument in the property records confirming the location of the Drill Site and Access Easement and Grantor, its successors and assigns agree that any mineral operations with respect to the Property shall be limited to such Drill Site and Access Easement. In addition to operations that may be conducted upon the Drill Site, Grantor shall also have and retain the right to operations, development and production of oil, gas, and associated hydrocarbons produced therewith, and other minerals in and under the Property by pooling or by off-site directional drilling below the surface of the Property." Reference to which instrument is here made for full particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).*

Said interest subject to Waiver of Surface Rights and Designation of Drill Site recorded on October 31, 2006 under Fort Bend County Clerk's File No. 2006137086.

9. Failure of the subject property to have a means of ingress and egress to a dedicated public roadway. **(UPON RECORDATION OF PROPOSED PLAT THIS WILL NO LONGER APPLY)**
10. Assignment of Reimbursement Contract and Proceeds dated March 5, 2013, by Fulshear Land Partners, Ltd., a Texas limited partnership filed for record on March 11, 2013, under Fort Bend County Clerk's File No. 2013028560.

LIENS:

None of record

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

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

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

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

Charter Title Company

BY:


Katherine Ann Burghard
Commercial Title Officer

County: Fort Bend
Project: Fulbrook on Fulshear Creek – Fulshear Trace Second Extension
C.I. No.: 1542-14R2 (Plat prepared)
Job Number: 2014-121-011

METES AND BOUNDS DESCRIPTION
4.426 ACRES

Being a 4.426-acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas; said 4.426-acre tract being a part of a called 217.8392-acre tract of land recorded in the name of Fulshear Land Investment Partners, LTD. in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2005107659 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), a part of a called 96.1496-acre tract of land recorded in the name of Fulshear Land Partners, LTD. in F.B.C.C.F. No. 2006163186 of the O.P.R.F.B.C., and a part of a called 20.3661-acre tract of land recorded in the name of Fulshear Municipal Utility District No. 1 in F.B.C.C.F. No. 20160719256 of the O.P.R.F.B.C.; said 4.426-acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone):

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the westerly end of the southerly terminus line of Fulshear Trace (100 feet wide at this point), as established by the Fulshear Trace Street Dedication Plat recorded under Plat No. 20140163 of the Fort Bend County Plat Records (F.B.C.P.R.), and being on the easterly line of Restricted Reserve "C" of said Fulshear Trace Street Dedication Plat;

1. Thence, with said southerly terminus line of Fulshear Trace, South 81 degrees 42 minutes 07 seconds East, a distance of 100.00 feet;

Thence, across said 217.8392-acre tract, said 96.1496-acre tract, and said 20.3661-acre tract, the following six (6) courses:

2. 56.44 feet along the arc of a curve to the right, said curve having a central angle of 05 degrees 52 minutes 46 seconds, a radius of 550.00 feet and a chord that bears South 11 degrees 14 minutes 16 seconds West, a distance of 56.41 feet;
3. South 14 degrees 10 minutes 39 seconds West, a distance of 210.74 feet;
4. 507.74 feet along the arc of a curve to the right, said curve having a central angle of 32 degrees 41 minutes 13 seconds, a radius of 890.00 feet and a chord that bears South 30 degrees 31 minutes 16 seconds West, a distance of 500.88 feet;
5. South 46 degrees 51 minutes 53 seconds West, a distance of 312.81 feet;
6. North 43 degrees 08 minutes 07 seconds West, a distance of 100.00 feet;

7. North 46 degrees 51 minutes 53 seconds East, a distance of 32.69 feet to the southwest line of said 20.3361-acre tract;
8. Thence, with said southwest line, North 38 degrees 00 minutes 24 seconds West, a distance of 102.41 feet, to the most southerly corner of Fulshear Creek Crossing Section Two, a subdivision recorded in Plat No. 20080066 of the F.B.C.P.R.;

Thence, with the southeasterly line of said Fulshear Creek Crossing Section Two, the following four (4) courses:

9. North 44 degrees 53 minutes 52 seconds East, a distance of 491.45 feet;
10. North 14 degrees 16 minutes 10 seconds West, a distance of 80.20 feet;
11. 103.47 feet along the arc of a curve to the left, said curve having a central angle of 118 degrees 33 minutes 57 seconds, a radius of 50.00 feet and a chord that bears North 16 degrees 27 minutes 09 seconds East, a distance of 85.97 feet;
12. North 44 degrees 53 minutes 52 seconds East, a distance of 175.04 feet to a southeasterly corner of said Fulshear Creek Crossing Section Two and the southwest corner of aforesaid Restricted Reserve "C";
13. Thence, with the south line of said Restricted Reserve "C", South 75 degrees 49 minutes 11 seconds East, a distance of 51.61 feet to the southeast corner of said Restricted Reserve "C";
14. Thence, with the easterly line of said Restricted Reserve "C" North 14 degrees 10 minutes 39 seconds East, a distance of 80.97 feet;
15. Thence, continuing with said easterly line, 46.18 feet along the arc of a curve to the left, said curve having a central angle of 05 degrees 52 minutes 46 seconds, a radius of 450.00 feet and a chord that bears North 11 degrees 14 minutes 16 seconds East, a distance of 46.16 feet to the **Point of Beginning** and containing 4.426 acres of land.





April 19, 2018

Ms. Apryl Jensen
City of Fulshear
Building Services
29255 FM 1093 RD #12C
Fulshear, TX 77441

VIA E-MAIL ajensen@fulsheartexas.gov

Re: Fulshear MUD No. 1
Construction of Fulshear Trace Extension to Fulshear Creek and Fulshear Trace Bridge

Dear Apryl:

Attached, please find the final plats for Fulshear Trace Street Dedication Plat Second Extension. As per your telephone conversation with Alex Khoshakhlagh, please be reminded that the final construction plans for Fulshear Trace Extension to Fulshear Creek and Fulshear Trace Bridge were included with our preliminary plat submittal that took place on March 22nd.

Please inform Mr. Leyendecker that the aforementioned construction plans are on file with the City of Fulshear.

Sincerely,
Costello, Inc.

A handwritten signature in blue ink, appearing to read "Camaaron Jackson", written over the printed name.

Camaaron Jackson, P.E.
Project Engineer

H:_00-Users\Cam-DND 12-18\CoF Letter.doc

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 Tamarcon Section 38 / Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 4-27-2018

City Secretary

Processed
 Returned for additional data

BY: [Signature] DATE: 4-16-2018

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

Received
APR 16 2018
Fulshear Municipal Court

Subdivision/Development Platting Application

Date: 04/13/2018 Date Received by the City of Fulshear: _____
 Subdivision: TAMARRON SECTION 38 Development: TAMARRON

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 33.126 ACRES IN THE A.G. SHARPLESS SURVEY, A-322

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

Total Acreage: 33.126
 Number of Streets: 2
 Number of Lots: 58
 Number and Types of Reserves: 4 - Landscape / Open Space
 Total Acres in Reserve: 21.148

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE <u>\$1,618.15</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.

Josue Sandoval
 SIGNATURE

Josue Sandoval / Platting Coordinator
 TYPED OR PRINTED NAME/TITLE

04-13-2018
 DATE

April 27, 2018

Engineering Review

Final Plat -- Tamarron Section 38
City of Fulshear, Texas

For Information only:

1. This plat will create 58 Lots in two (2) Blocks with four (4) Reserves that covers an area of 33.126 acres.
2. The typical lot in this section appears to be 50-foot by 125-foot with a 25-foot Front Building Line.
3. Access to this section is from an extension of Hannahs Harbor Lane from Tamarron Section 26 and Narrow Pass Lane from Tamarron Section 27.
4. Since this tract is located in the City of Fulshear's E.T.J., approval will be needed from both Fort Bend County and the City of Fulshear.

Recommendations:

I recommend that this Final Plat of Tamarron Section 38 be approved with the following additions /corrections:

- A) Reserve "B" should be titled "Open Space/Drainage".
- B) The name of the City Secretary needs to be updated.
- C) The name of Cross Over Road needs to be shown on the plat.



Josue Sandoval

From: Josue Sandoval
Sent: Thursday, April 12, 2018 7:40 AM
To: 'Chris_Grey@cable.comcast.com'; 'lrow@centerpointenergy.com'
Subject: Tamarron Section 38 No objection Letter Request
Attachments: TamarronSec-38_PP_2017-04-12.pdf

Good morning Chris/Laura,

Please find attached the above referenced plat for your review. If the plat meets your approval please provide our office with a letter of No-Objection, addressed to the City of Fulshear.

Please let me know if you need anything else.

Thanks!

Josue Sandoval

Platting

LJA Engineering | We Build Civilization

• Katy

P: 713.953.5200

D: 713.953.5252

www.lja.com

Facebook • Twitter • LinkedIn

**DHI TITLE OF CENTRAL TEXAS
10700 Pecan Park Blvd., Ste. 220
Austin, Texas 78750**

CITY PLANNING LETTER

April 13, 2018

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 8th day of April, 2018, we find the following:

Record Owner:

D. R. Horton-Texas, Ltd., a Texas limited partnership

Recording Instrument:

Special Warranty Deed, executed by Dan Harrison, III, and BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated April 16, 2014, recorded in Document No. 2014039914 of the Official Public Records of Fort Bend County, Texas.

Legal Description:

TAMARRON SECTION 38 (Proposed Plat)

Being 33.126 acres of land located in the A. G. Sharpless Survey, Abstract Number 322, Fort Bend County, Texas, more particularly being a portion of that certain called 119.4655 acre tract, described as "Tract 1" conveyed to D. R. Horton – Texas, Ltd. by an instrument of record in File Number 2014039914 of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 33.126 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83);

COMMENCING for reference at a 5/8-inch iron rod with cap stamped "LJA ENG" found for the common east corner of said 119.4655 acre tract and that certain called 52.585 acre tract

conveyed to Weiss Land and Development, L.P. by an instrument of record in File Number 2006048282, F.B.C.O.P.R., said point being on the west right-of-way line of F.M. Highway 1463 (width varies) as described in Volume 275, Page 518, Volume 275, page 535, Volume 275, Page 552, and Volume 275, Page 548, of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), from which a 5/8-inch iron rod with cap stamped "LJA ENG" found for the northeast corner of said 119.4655 acre tract bears North 01° 59' 53" West, 1,323.50 feet;

Thence, South 87° 54' 57" West, along the south line of said 119.4655 acre tract and the north line of said 52.585 acre tract, 1,760.00 feet to the POINT OF BEGINNING of the herein described tract;

Thence, South 87° 54' 57" West, continuing along the south line of said 119.4655 acre tract and the north line of said 52.585 acre tract, 1,470.35 feet to a point for corner;

Thence, North 04° 05' 49" West, departing the south line of said 119.4655 acre tract and the north line of said 52.585 acre tract, 149.59 feet to a point for corner;

Thence, North 85° 54' 11" East, 1.45 feet to a point for corner, the beginning of a curve;

Thence, 20.03 feet along the arc of a tangent curve to the right, having a radius of 1970.00 feet, a central angle of 00° 34' 57", and a chord which bears North 86° 11' 39" East, 20.03 feet to a point for corner;

Thence, North 03° 30' 52" West, 185.11 feet to a point for corner;

Thence, North 87° 18' 15" East, 52.43 feet to a point for corner;

Thence, North 88° 34' 36" East, 52.43 feet to a point for corner;

Thence, North 89° 58' 14" East, 52.43 feet to a point for corner;

Thence, South 88° 38' 33" East, 52.23 feet to a point for corner;

Thence, South 88° 03' 10" East, 100.00 feet to a point for corner;

Thence, South 88° 53' 58" East, 98.75 feet to a point for corner;

Thence, North 87° 54' 32" East, 98.25 feet to a point for corner;

Thence, North 85° 25' 04" East, 71.46 feet to a point for corner;

Thence, North 05° 19' 07" West, 38.57 feet to a point for corner, the beginning of a curve;

Thence, 95.74 feet along the arc of a tangent curve to the left, having a radius of 470.00 feet, a central angle of 11° 40' 17", and a chord which bears North 11° 09' 15" West, 95.58 feet to a point for corner;

Thence, North 16° 59' 24" West, 164.39 feet to a point for corner, the beginning of a curve;

Thence, 18.35 feet along the arc of a tangent curve to the right, having a radius of 530.00 feet, a central angle of 01° 59' 02", and a chord which bears North 15° 59' 52" West, 18.35 feet to a point for corner;

Thence, North 74° 59' 39" East, 60.00 feet to a point for corner, the beginning of a curve;

Thence, 16.28 feet along the arc of a non-tangent curve to the left, having a radius of 470.00 feet, a central angle of 01° 59' 02", and a chord which bears South 15° 59' 52" East, 16.27 feet to a point for corner;

Thence, South 87° 34' 51" East, 80.18 feet to a point for corner;

Thence, South 87° 49' 28" East, 204.51 feet to a point for corner;

Thence, North 86° 27' 53" East, 58.99 feet to a point for corner;

Thence, North 81° 55' 09" East, 58.96 feet to a point for corner;

Thence, North 76° 45' 36" East, 58.96 feet to a point for corner;

Thence, North 71° 36' 02" East, 58.96 feet to a point for corner;

Thence, North 66° 26' 28" East, 58.96 feet to a point for corner;

Thence, North 61° 16' 55" East, 58.96 feet to a point for corner;

Thence, North 56° 32' 45" East, 58.98 feet to a point for corner;

Thence, North 51° 27' 10" East, 303.65 feet to a point for corner;

Thence, North 71° 23' 49" East, 46.50 feet to a point for corner;

Thence, North 87° 54' 41" East, 535.05 feet to a point for corner;

Thence, North 78° 01' 34" East, 98.83 feet to a point for corner;

Thence, North 41° 01' 38" East, 124.45 feet to a point for corner;

Thence, North 02° 05' 01" West, 251.11 feet to a point for corner;

Thence, North 87° 54' 59" East, 299.05 feet to a point for corner, the beginning of a curve;

Thence, 47.12 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of 90° 00' 00", and a chord which bears South 47° 05' 01" East, 42.43 feet to a point for corner;

Thence, South 02° 05' 01" East, 340.30 feet to a point for corner;

Thence, South 47° 58' 03" West, 139.55 feet to a point for corner;

Thence, South 47° 49' 21" West, 296.50 feet to a point for corner;

Thence, South 48° 57' 49" West, 294.68 feet to a point for corner;

Thence, South 50° 11' 08" West, 294.40 feet to a point for corner;

Thence, South 50° 01' 26" West, 291.76 feet to a point for corner;

Thence, South 50° 01' 03" West, 126.96 feet to the POINT OF BEGINNING and containing 33.126 acres of land.

1. Deed Restrictions:

None of record.

NOTE: Property is subject to inclusion into restriction documents recorded in Document Nos. 2014128516, 2014129256, and 2018019010, Official Public Records of Fort Bend County, Texas, but is not subject to said documents unless a Notice of Applicability to the subject property is recorded.

2. Easements and other encumbrances (Oil, Gas and other Minerals excluded):

Pipeline or pipelines easement for transportation of gas, oil, petroleum products or other liquids, gases, or other substances, together with all rights granted therein, conveyed to Texas Illinois Natural Gas Pipeline Company, as described in document recorded in Volume 274, Page 120 of the Deed Records of Fort Bend County, Texas.

Pipeline or pipelines easement for transportation of gas, oil, petroleum products or other liquids, gases, or other substances, together with all rights granted therein, conveyed to Texas Illinois Natural Gas Pipeline Company, as described in document recorded in Volume 274, Page 475 of the Deed Records of Fort Bend County, Texas.

Easement for pipeline and appurtenant facilities, together with all rights granted therein, conveyed to Intrastate Gathering Corporation, as described in document recorded in Volume 1023, Page 468 of the Deed Records of Fort Bend County, Texas. Assignment thereto in favor of Tangram Transmission Corporation recorded in Volume 1086, Page 555 of the Deed Records of Fort Bend County, Texas.

Easement for access strips recorded in Document No. 2005052339, as affected by instruments recorded in Document Nos. 2014100229 and 2016127931, Official Public Records of Fort Bend County, Texas.

Deed - Minerals, Resources and Groundwater recorded in Document No. 2014039915 of the Official Public Records of Fort Bend County, Texas.

Unrecorded surface lease, and rights incidental thereto, dated January 6, 2014, by and between Dan J. Harrison III and William B. Harrison, as Lessor, and Greg Marr, as Lessee.

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document Nos. 2014049738 and 2017127193, of the Official Public Records of Fort Bend County, Texas.

Sanitary Sewer Easement conveyed to Fort Bend County Municipal Utility District No. 182, together with all rights granted therein, as described in document recorded in Document No. 2017115256 of the Official Public Records of Fort Bend County, Texas.

The rights of Fort Bend County Municipal Utility District No. 182 to levy taxes and issue bonds.

3. Lien Holders: None of record.

No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

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

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

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party, Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

James M. Connors

James M. Connors, CAEP
DHI Title of Central Texas