

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

30603 FM 1093 P.O. Box 279 Fulshear, Texas 77441

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## PLANNING AND ZONING COMMISSION MINUTES MAY 4, 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, May 4, 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
Austin Weant-Co-Chairman

Members Absent: Bijay Aryal 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
Byron Brown, City Attorney

Others Present:

Karen Maresh

Fred Woodham

Gerald Grissom

Trey Devillier

Josue Sandoval

Sonya Simmons

Chuck Stewart
John Dowdall
Kent Pool
Debra Cates
Danny Curtis
Linda Wooten
Jeff Martin
And 16 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.

No citizen comments other than 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 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

Chairman Pearce opened the public hearing at 8:31 a.m.

(FOR FULL COMMENTARY ON THIS ITEM, REQUEST AUDIO)

Brant Gary explains this item.

Anderson Smith- showed updated possible site plan

Karen Maresh- discussed the publication, letters to residents, and signs

Mr. Woodham- addressed the concerns on the historical significance of the property

Sonya Simmons- spoke about what citizens want downtown

Mr. Stewart- expressed concerns, Brant, Byron, and Mr. Woodham addressed these concerns

Mr. Smith- spoke about sales tax revenue and trees on the property

Danny Curtis- wants this development done right

Carol Riggs- asked why the rendering (site plan) does not match the current downtown

Linda Wooten- spoke about historical cemetary and access to the cemetary

Chairman Pearce closed the public hearing at 9:43 a.m.

## 5. <u>Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on April 13, 2018</u>

A motion was made by Planning and Zoning member Hakimzadeh to approve the Minutes from Planning and Zoning Commission meeting held on April 13, 2018. 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: Bijay Aryal Harold Collins

#### **MOTION PASSES**

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

Discussion continues on this item for approximately 32 minutes. (For full commentary, request audio)

A motion was made by Planning and Zoning member Weant to approve a Zoning Change for the Northeast corner of FM 1093 and Syms Road rezoning it from Downtown to Commercial with the condition that the development complies with Downtown District Architectural, sign and prohibited use standards. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

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

Nays: Dawn McRea Absent: Bijay Aryal Harold Collins

#### **MOTION PASSES**

Chairman Pearce asks to take a short recess. A motion was made by Planning and Zoning member Hakimzadeh to recess. It was seconded by Planning and Zoning member Weant. Chairman Pearce recessed at 10:17 a.m.

Chairman Pearce reconvened the meeting at 10:24 a.m.

# 7. Consideration and possible action to approve The Market at Cross Creek Ranch Partial Replat No. 2/Preliminary Plat (2<sup>nd</sup> Review)

David Leyendecker recommends this preliminary plat be approved.

A motion was made by Planning and Zoning member Hakimzadeh to approve The Market at Cross Creek Ranch Partial Replat No. 2/Preliminary Plat per the engineer's comments. 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: Bijay Aryal Harold Collins

#### **MOTION PASSES**

## 8. <u>Consideration and possible action to approve Tamarron Lift Station No. 3/Preliminary Plat</u>

This is in the City's ETJ. They are working with FBC drainage. David Leyendecker recommends this preliminary plat be approved.

A motion was made by Planning and Zoning member Weant to approve Tamarron Lift Station No. 3/Preliminary Plat per the engineer's comments. 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**

# 9. Consideration and possible action to approve Jordan Ranch Street Dedication No. 4 and Reserves/Preliminary Plat

David Leyendecker recommends this preliminary plat be approved as submitted. A motion was made by Planning and Zoning member Hakimzadeh to approve Jordan Ranch Street Dedication No. 4 and Reserves/Preliminary Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

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

Nays: None

Absent: Harold Collins Bijay Aryal

### **MOTION PASSES**

## 10. Consideration and possible action to approve Jordan Ranch Section 6/Preliminary Plat

David Leyendecker recommends approval.

A motion was made by Planning and Zoning member Hakimzadeh to approve Jordan Ranch Section 6/Preliminary Plat per 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**

### 11. Consideration and possible action to approve Jordan Ranch Section 7/Preliminary Plat

The 2 minor notes have been addressed. David Leyendecker recommends approval. A motion was made by Planning and Zoning member Weant to approve Jordan Ranch Section 7/Preliminary 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**

## 12. <u>Consideration and possible action to approve Jordan Ranch Section 13/Preliminary</u> Plat

David Levendecker recommends this plat be approved as submitted.

A motion was made by Planning and Zoning member Hakimzadeh to approve Jordan Ranch Section 13/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

Navs: None

Absent: Harold Collins Bijay Aryal

#### **MOTION PASSES**

# 13. <u>Consideration and possible action to approve Jordan Ranch Section 15/Preliminary</u> Plat

Per David Leyendecker, this is a preliminary plat and it is in the ETJ. This will also require approval from FBC.

A motion was made by Planning and Zoning member Weant to approve Jordan Ranch Section 15/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**

## 14. <u>Consideration and possible action to approve Jordan Ranch Section 16/Preliminary Plat</u>

David Leyendecker recommends approval.

A motion was made by Planning and Zoning member Hakimzadeh to approve Jordan Ranch Section 16/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. <u>Consideration and possible action to approve Fulshear Trace Street Dedication 2<sup>nd</sup> Extension/Final Plat</u>

Per David, they were not able to save a large pecan tree. Per Dawn McRea, the developer has agreed to plant trees within the median.

A motion was made by Planning and Zoning member Hakimzadeh to approve Fulshear Trace Street Dedication 2<sup>nd</sup> Extension/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

Nays: None

Absent: Harold Collins Bijay Aryal

### **MOTION PASSES**

## 16. Consideration and possible action to approve Tamarron Section 38/Final Plat

David Leyendecker recommends approval.

A motion was made by Planning and Zoning member Hakimzadeh to approve Tamarron Section 38/Final 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**

### 17. Adjournment

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

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

## **AGENDA MEMO**

## BUSINESS OF THE PLANNING & ZONING COMMISSION CITY OF FULSHEAR, TEXAS

AGENDA OF: June 1, 2018 Items:

**DATE SUBMITTED:** May 25, 2018 **DEPARTMENT:** Planning and

Development

Sharon Valiante,

Public Works Director,

John Brown, Interim

**PREPARED BY:** Building Official, **PR** 

PRESENTER:

David Leyendecker, City Engineer

Brant Gary,

Executive Director of

Planning and Development

**SUBJECT:** Plat Summaries for Planning and Zoning Commission

**ATTACHMENTS:** City Engineer's Engineering Reviews: Preliminary Plats for: Tamarron

Section 36 Partial Replat No. 1 & Creek Falls at Cross Creek Ranch Section 12; Final Plats for: Creek Cove at Cross Creek Ranch Section 14, Creek Cove at Cross Creek Ranch Section 15, Creek Cove at Cross Creek Ranch Section 16, Jade Springs Lane Street Dedication, and The

Market at Cross Creek Ranch Partial Replat No. 2

### **EXECUTIVE SUMMARY**

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

- 1. Preliminary Plat for Tamarron Section 36 Partial Replat No. 1
- 2. Preliminary Plat for Creek Falls at Cross Creek Ranch Section 12
- 3. Final Plat for Creek Cove at Cross Creek Ranch Section 14,
- 4. Final Plat for Creek Cove at Cross Creek Ranch Section 15,
- 5. Final Plat for Creek Cove at Cross Creek Ranch Section 16,
- 6. Final Plat for Jade Springs Lane Street Dedication, and
- 7. Final Plat for The Market at Cross Creek Ranch Partial Replat No. 2

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 Preliminary Plat comments are very minor in nature and were sent to the applicants. All items in the Preliminary Plat reviews, either will be addressed prior to the June 1 meeting or will be addressed prior to final plat submittal. The Final Plat comments were sent to the applicants for corrections so that corrections can be made prior to the Planning and Zoning Commission meeting of June 1, 2018. The Engineer's

comments regarding the Creek Cove at Cross Creek Ranch Sections, 13, 14, 15 & 16 are minor in nature and should be able to be corrected prior to the June 1, 2018 Planning and Zoning Commission meeting. The Engineer's comments for the Market at Cross Creek Ranch Partial Replat No. 2 are of some significance in nature and will need to be corrected before a positive recommendation for approval is made.

### **RECOMMENDATION**

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

- 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: Tamarron Section 36 Partial Replat No. 1 and Creek Falls at Cross Creek Ranch Section 12;
- 2. Positive for Approval, provided the associated conditions as represented in the City Engineer's report/review of plats submitted for consideration have been addressed.

## **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 Sec	ction 36 Partial Replat No.1/Prelimina	ery Pla
City Engineer Review		·
X Reviewed See Attached Letter		
BY:	DATE: 5-24-2018	
City Secretary		
Processed Returned for additional data		
BY: Koldenstein Review	DATE: 5-16-2018	
Approved Returned for additional data		
BY:	DATE:	
City Council Review		
Approved Returned for additional data		
RY·	DATE	



## 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: <u>05/14/2018</u> Date	Received by the City of Ful	shear: 05/14/2018	
Subdivision: TAMARRON SECTION 36 PARTIAL REPLAT			
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  Plat Location: City	Zero Lot Line/ Pat Commercial TJ (Extraterritorial Jurisdiction		Multi-Family Residential Industrial
Legal Description: 1.771 ACRES IN THE J.D. VERMILLION SUR	RVEY, A-339		
Variance: Yes (Attach a Copy of Approv Total Acreage:			
Number of Lots: 10		Plat	ting Fees
Number and Types of Reserves: N/A		riat	ting rees
Total Acres in Reserve: 0	(0x10x1)	eliminary Plat - \$500.00 r acre	plus 3.50 per lot, plus \$12.50
Owner:D.R. HORTON-TEXAS, LTD.	Fin	nal Plat - \$500.00 plus \$	5.00 per lot plus \$25.00 per acre
Address: 14100 SOUTHWEST FREEWAY, SUITE 500			per lot plus \$25.00 per acre
City/State: SUGAR LAND, TEXAS 77478			
Telephone:		nending or Minor Pla	8 11 1
Email Address:		at Vacation - \$500.00	
Engineer/Planner: LJA ENGINEERING, INC.	2 <sup>nc</sup>	Review of plats - \$1	00.00 (each additional review)
Contact Person: JOSUE SANDOVAL		TAL PLATTING FEE _\$	594.28
Telephone: _713-953-5252	Pa	rk Fees (due at Final	Plat Application)
Fax Number:			
Email Address: josandoval@lja.com			
This is to certify that the information on this form application. I understand that if all necessary info	ormation, required documen	nts, and plat fees are	ed is authorized to make this required at time of submittal or the
	Josue Sandoval / Platting Coord	dinator	05-14-2018
SIGNATURE	TYPED OR PRINTED NAM		DATE
		AMARTINES AND ESTATE PROFESSION	50000000 (20 de-60 (2000)

May 24, 2018

## **Engineering Review**

Preliminary Plat
Partial Replat No. 1 - Tamarron Section 36
City of Fulshear, Texas

### For Information only:

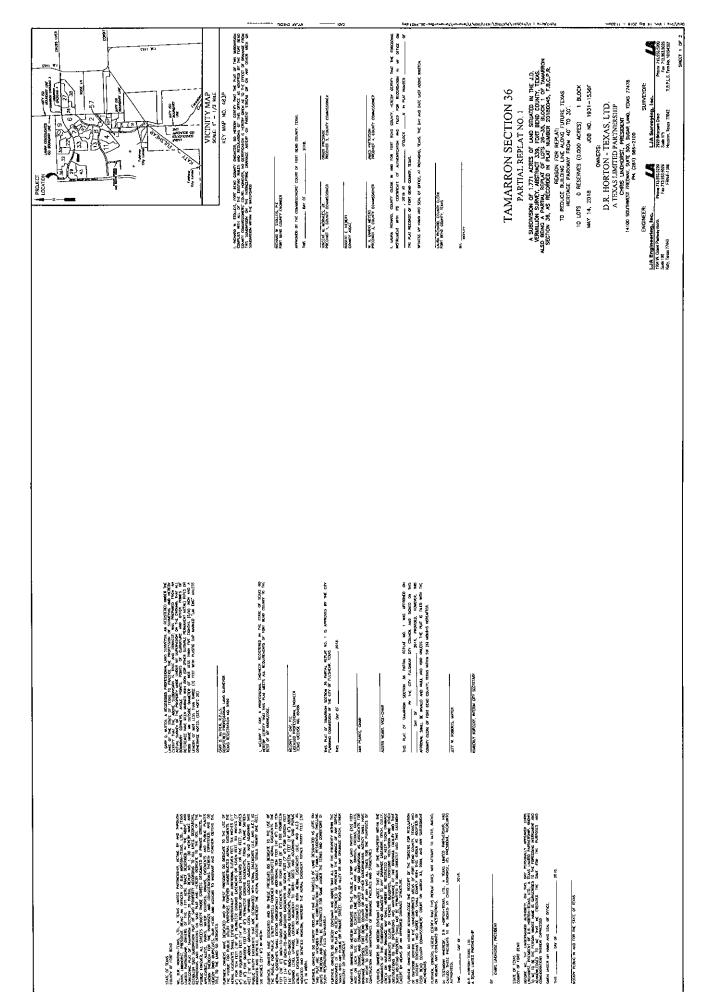
- 1. The reason for this replat is to reduce the building line along the (Future) Texas Heritage Parkway from 40' to 30'. This includes Lots 26-35 in Block 1.
- 2. Access to this section is from McDonough Way and the Lots have a 25-foot Front Building Line
- 3. Since this tract is located in the E.T.J. of the City of Fulshear approval will be required from Fort Bend County and the City of Fulshear.

### Recommendations:

I recommend that this Preliminary Plat of Partial Replat No. 1 of Tamarron Section 36 be approved as submitted.

Notes:

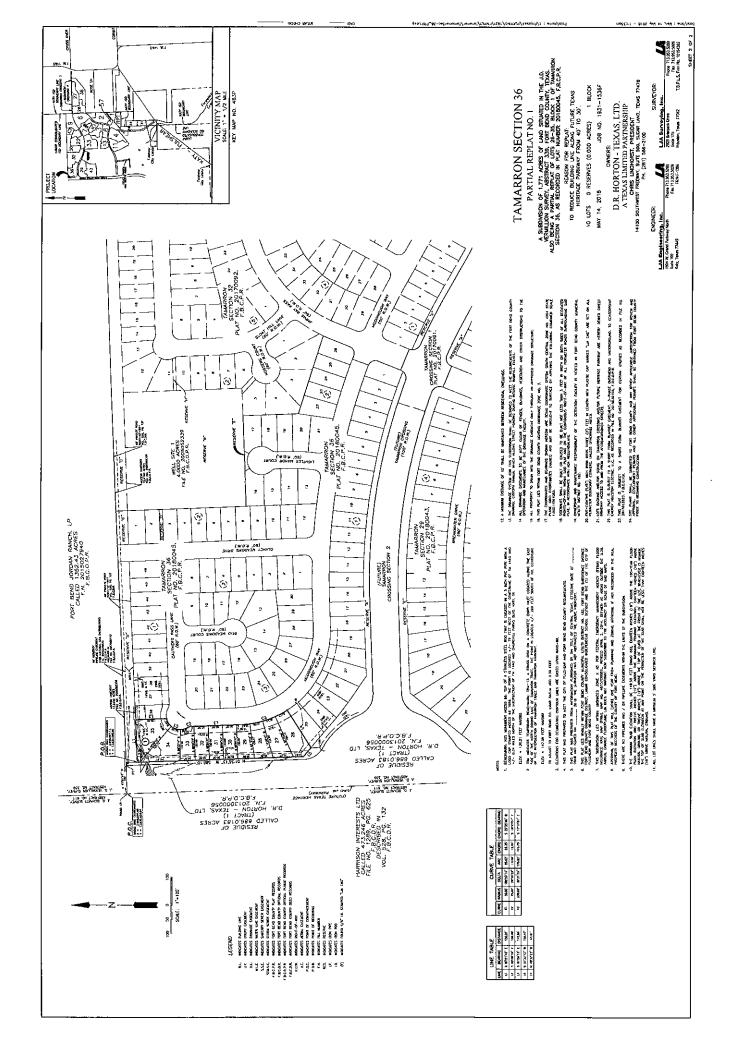
At the time of Final Platting the name of the Mayor of the City of Fulshear will need to be updated.



TOTAL PUBLIC IN AND FOR INC STATE OF IEDAS UNDER NY HAND AND SEAL OF DYTICE,

CHARS LACHORST, PACSIDENT A.R. HONDON-TEXAS, LIE.

STATE OF TEXAS SOUNTY OF FORT BEND



## **Josue Sandoval**

From:

Josue Sandoval

Sent:

Monday, May 14, 2018 11:17 AM

To:

'Irow@centerpointenergy.com'; 'Leslie\_Noyola@comcast.com'

Subject:

Tamarron Section 36 PR1 No Objection Letter Request

Attachments:

02\_TamarronSec-36\_PR01\_2018-05-14.pdf

## Good morning Laura/Leslie,

Please fine 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

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## **CITY OF FULSHEAR**

## **Registration & Permit Department**

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

## **PLATTING AND SUBDIVISION REVIEW**

Plan or Plat_	Creek	Falls	at Cross	Creek	Ranch	Section	12/ Preliminary	Pla
City Enginee	r Review							
XRevie See A	wed .ttached Letter							
BY:				DATE:	5-24-2	2018		
City Secretar	'Y							
ProceRetur	essed ned for additio	nal data						
ву:	Koff			DATE:	5-17-	3018		
Planning Co	mmission Revi	<u>ew</u>						
Appr Retu	oved rned for additio	onal data						
BY:				DATE:				
City Council	<u>Review</u>							
Appr Retu	oved rned for addition	onal 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

MAY 17 2018

## **CITY SECRETARY OFFICE**

## **Subdivision/Development Platting Application**

Date: Dat	e Received by the City	of Fulshear:	
Subdivision: Creek Falls at Cross	Creek Development:	Cross Creek R	anch
Ranch Sec 12  SUBMITTAL OF PLAT: (Check Appropriate Select			
Preliminary Replat Amending Plat	Final Vacation Pl	at	Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection)			
Single-Family Residential	Zero Lot Lin	e/ Patio Home	Multi-Family Residential
Planned Development	Commercia	1	Industrial
Plat Location: E	TJ (Extraterritorial Jur	isdiction)	
Legal Description: Being 12.69 Acres ou	t of the A.G. S	SHARPLESS SURVEY,	A-322
Variance:Yes (Attach a Copy of Approv	val Letter)	lo	
Total Acreage: 12.69			
Number of Streets: 3			
Number of Lots: 54	Cross Creek Bend Land Extension No. 13	P	latting Fees
Number and Types of Reserves: 2 - Lands	scape/o.s.		
Total Acres in Reserve: 0.96		Preliminary Plat - \$500 per acre	.00 plus 3.50 per lot, plus \$12.50
Owner: CCR Texas Holdings LP		Final Plat - \$500.00 plu	s \$5.00 per lot plus \$25.00 per acre
Address: 6450 Cross Creek Bend			.00 per lot plus \$25.00 per acre
City/State: Fulshear, Texas 77441		Amending or Minor F	020
Telephone: <u>281-341-8320</u> Email Address: robb@johnsondev.com	n		
Email Address:		Plat Vacation - \$500.	1000000
Engineer/Planner: <u>BGE</u>   Kerry Gilbert	& Assoc.	2 <sup>nd</sup> Review of plats - :	\$100.00 (each additional review)
Contact Person: Kathryn Edwards		TOTAL PLATTING FEE	\$847.63
Telephone: 281-579-0340		Park Fees (due at Fina	al Plat Application) n/a
Fax Number:		The same of the sa	ar rac Application)
Email Address: <u>kedwards@krga.co</u> m			
This is to certify that the information on this form application. I understand that if all necessary info	rmation, required doc	uments, and plat fees ar	gned is authorized to make this e required at time of submittal or th
Lathun Educade	Kathryn Edwards/	Planner	May 10, 2018
SIGNATURE	TYPED OR PRINTED	NAME/TITLE	DATE

May 24, 2018

## **Engineering Review**

Preliminary Plat
Creek Falls at Cross Creek Ranch Section 12
City of Fulshear; Texas

## For Information only:

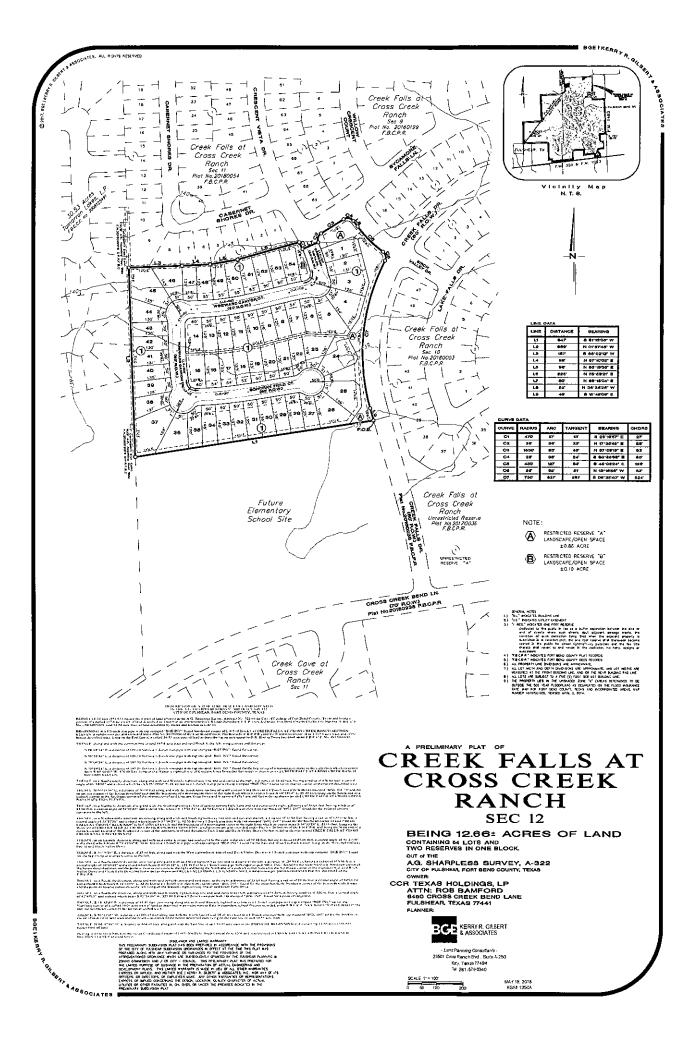
- 1. This plat will create 54 lots in one (1) Block with two (2) Reserves that covers a total area of 12.66 acres of land.
- 2. Access to these lots will be from Cresent Vista Drive as it extends out of Creek Falls at Cross Creek Ranch Section 11.
- 3. The typical lot in this section is 50-foot by 125-foot and a 25-foot Front Building Line.

### Recommendations:

I recommend that this Preliminary Plat of Creek Falls at Cross Creek Ranch Section 12 be approved with the following considerations:

eyerlele

A) A note is required on the face of the plat stating that the entire tract is in the City Limits of the City of Fulshear.





May 14, 2018

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

Re: Creek Falls at Cross Creek Ranch Sec 12

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 May 18, 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., Planning & Design

Lelie M. Noyok

From:

Kathryn Edwards

To: Cc: "dm8736@att.com" landplan@krga.com

Subject:

Creek Falls Sec 12\_No Objection Request\_05-10-18

Date:

Thursday, May 10, 2018 3:12:00 PM

Attachments:

1350 Creek Falls at Cross Creek Ranch S.12 05-09-18.pdf

image001.png

### Good Afternoon,

Please find the below referenced preliminary plat for your review

• Creek Falls at Cross Creek Ranch Sec 12 Preliminary Plat

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

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

Thank you,

#### **Kathryn Edwards**

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

Katy, TX 77494

Main: 281-579-0340

Email: kedwards@krga.com



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From:

Kathryn Edwards

To:

"LROW@centerpointenergy.com"

Cc:

landplan@krga.com

Subject:

Creek Falls Sec 12\_No Objection Request\_05-10-18

Date:

Thursday, May 10, 2018 3:12:00 PM

Attachments:

1350 Creek Falls at Cross Creek Ranch S.12 05-09-18.pdf

image001.png

#### Good Afternoon,

Please find the below referenced preliminary plat for your review

Creek Falls at Cross Creek Ranch Sec 12 Preliminary Plat

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

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

Thank you,

### **Kathryn Edwards**

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

Katy, TX 77494 **Main:** 281-579-0340

Email: kedwards@krga.com



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## **CITY OF FULSHEAR**

## **Registration & Permit Department**

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

## **PLATTING AND SUBDIVISION REVIEW**

Plan or Plat Creek	c Cove	at Cross	Creek	Ranch	Section	14/ Final	Plat
City Engineer Review							
X_Reviewed See Attached Lett	ter						
BY:			_DATE:	5-24-20	)18		
City Secretary Processed Returned for add	itional data						
BY: 2 Commission Re			_DATE:	5-18-	9018		
Approved Returned for add	itional data						
BY:			_DATE:				
City Council Review							
Approved Returned for add	itional 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**

	e Received by the City of Fuls	hear:
Subdivision: CREEK COVE AT CROSS CREEK RAN SECTION FOURTEEN	Development: CROSS	CREEK RANCH
SUBMITTAL OF PLAT: (Check Appropriate Select	tion)	
Sobial TALOT FEAT. (Clieck Appropriate Select	lion)	
Preliminary	✓ Final	Short Form Final
Replat	Vacation Plat	Admin. (Minor) Plat
Amending Plat	*	
TYPE OF PLAT: (Check Appropriate Selection)	Other: Water Pla	ant/MUD Facility
✓ Single-Family Residential	Zero Lot Line/ Patio	Home Multi-Family Residential
Planned Development	Commercial	Industrial
Plat Location: City F	ETJ (Extraterritorial Jurisdiction	n)
Legal Description: 76.83 ACRES OF LAND IN	THE J.W. SCOTT SURVEY	A-321 & A.G. SHARPLESS SURVEY A-322
Variance: Yes (Attach a Copy of Approx	val Letter)No	
Total Acreage:76.83		
Number of Streets: 7		
Number of Lots: 77		Platting Fees
Number and Types of Reserves: 3		
Total Acres in Reserve: 49.69	Preli	minary Plat - \$500.00 plus 3.50 per lot, plus \$12.50
Owner:CCR LOAN SUBSIDIARY 1, LP & CCR TEAXS HOLD	INGS LP & FBC MUD 169	Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre
Address: 5005 RIVERWAY, SUITE 500		
City/State: HOUSTON, TX 77056		at - \$500.00 plus 5.00 per lot plus \$25.00 per acre
Telephone: 713-960-9977	Ame	ending or Minor Plat - \$200.00
Email Address:	Plat	Vacation - \$500.00
Engineer/Planner: BGE, INC.	2 <sup>nd</sup> F	Review of plats - \$100.00 (each additional review)
Contact Person: TREY DEVILLIER		AL PLATTING FEE \$2,805.75
Telephone: 713-488-8204	***************************************	
Fax Number: 281-558-9701	raik	Fees (due at Final Plat Application)
Email Address: _tdevillier@bgeinc.com		
This is to certify that the information on this forn	n is complete true and correct	t and the undersigned is putherized to make this
application. I understand that if all necessary info	ormation, required documents	s, and plat fees are required at time of submittal or th
City of Fulshear will not complete the review nee	eded in order to submit to the	P&Z board
Man De Me	Trey DeVillie	
SIGNATURE	TYPED OR PRINTED NAME/	TITLE DATE
V		



May 24, 2018

## **Engineering Review**

Final Plat
Creek Cove at Cross Creek Ranch Section Fourteen
City of Fulshear, Texas

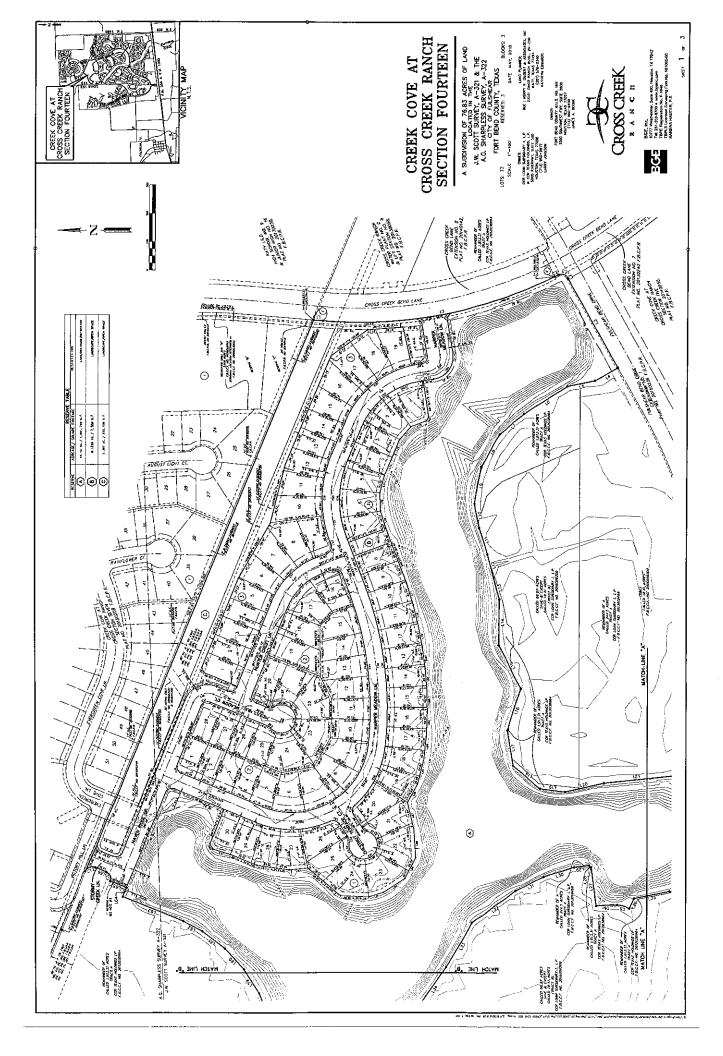
## For Information Only:

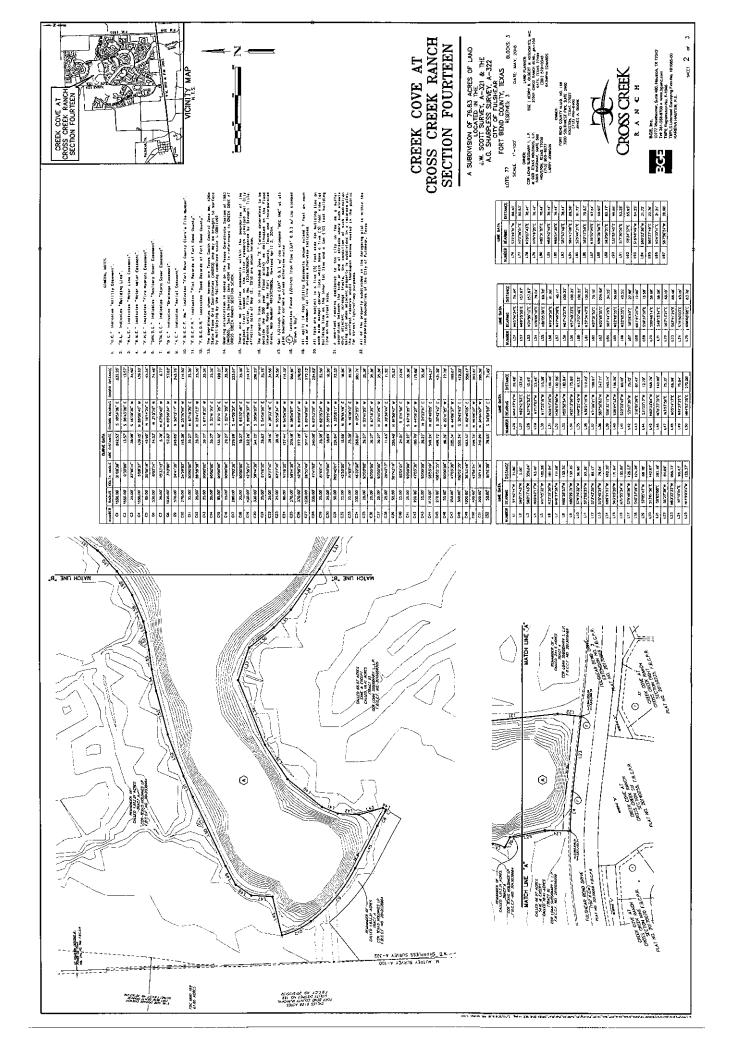
- 1. This plat will create 77 Lots in 3 Blocks with 3 Restricted Reserves that cover a total acreage of 76.83 acres.
- Access to this section will be from Harper Lane off of Cross Creek Bend Lane and from Stormy Creek Lane off of Victory Hill Lane.
- 3. The typical lot sizes in this section are 70-foot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

## Recommendations:

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

A) Restricted Reserve C needs to have the wording "Electrical Easement" added to its title.





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## stewart title

Nona Briscoe Title Examiner Stewart Title Company
10720 West Sam Houston Pkwy North
Suite 200
Houston, TX 77064
(713) 232-4496 Phone
(713) 629-2201 Fax
nona.briscoe@stewart.com

May 23, 2018

File No.: 1890100CPL

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 16th day of May, 2018, the last Deed that we find, of record, reflects the record owner to be:

### **CCR TEXAS HOLDINGS LP**

by virtue of Deed recorded in/under Clerk's File No. <u>2012038964</u> of the Official Public Records of Fort Bend County, Texas.

#### CCR LOAN SUBSIDIARY 1, L.P.

by virtue of Deed recorded in/under Clerk's File No. <u>2016059209</u>, <u>2013019469</u> of the Official Public Records of County, Texas.

Legal Description:

DESCRIPTION OF A 76.83 ACRE TRACT OF LAND SITUATED IN THE J.W. SCOTT SURVEY, ABSTRACT NO. 321 AND THE A.G. SHARPLESS SURVEY, ABSTRACT NO. 322 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 76.83 acre tract of land situated in the J.W. Scott Survey, Abstract No. 321 and the A.G. Sharpless Survey, Abstract No. 322 of the City of Fulshear of Fort Bend County, Texas and being a portion of a called 1,913.31 acre tract of land described as Tract A in an instrument to CCR Texas Holdings LP recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2012038964, all of a called 30.68 acre tract of land described as Tract 5 in an instrument to CCR Loan Subsidiary 1, L.P., a portion of a called 66.97 acre tract of land described as Tract 8 in an instrument to CCR Loan Subsidiary 1, L.P. recorded under F.B.C.C.F. No. 2016059209, a portion of a called 244.5 acre tract of land described as Tract 4 in an instrument to CCR Loan Subsidiary 1, L.P. recorded under F.B.C.C.F. No. 2013019469, said 76.83 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Southeast corner of CREEK COVE AT CROSS CREEK RANCH SECTION SEVEN, subdivision per plat recorded under Plat No. 20150259 of the Fort Bend County Plat Records (F.B.C.P.R.) and the Northeast corner of the herein described tract, lying on the West right-of-way line of Cross Creek Bend Lane (100 feet wide) as shown on CROSS CREEK BEND LANE EXTENSION NO. 8, a subdivision per plat recorded under Plat No. 20140142 of the F.B.C.P.R.;

THENCE, S 04°40'14" W, a distance of 31.80 feet, along and with the Westerly right-of-way line of said Cross Creek Bend Lane, to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found the beginning of a tangent curve to the left;

THENCE, in a Southerly direction, continuing along and with said Westerly right-of-way line and said curve to the left, at a distance of 842.53 feet, pass a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the

most Northerly Northwest corner of CROSS CREEK BEND LANE EXTENSION NO. 7, a subdivision per plat recorded under Plat No. 20130240 of the F.B.C.P.R. and the Southwest corner of said CROSS CREEK BEND LANE EXTENSION NO. 8, and continuing along and with the Northwesterly line of said CROSS CREEK BEND LANE EXTENSION NO. 7 for a total distance of 856.10 having a radius of 1,550.00 feet, a central angle of 31°38'45" and a chord which bears S 11°09'09" E, 845.26 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Easterly Southeast corner of the herein described tract and the point of reverse curvature to the right;

THENCE, in a Southerly direction, continuing along and with the Northwesterly line of said CROSS CREEK BEND LANE EXTENSION NO. 7 and along said curve to the right, a distance of 38.08 feet, having a radius of 25.00 feet, a central angle of 87°16'14" and a chord which bears S 16°39'36" W, 34.50 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of tangency;

THENCE, S 60°17'43" W, continuing along and with the Northwesterly line of said CROSS CREEK BEND LANE EXTENSION NO. 7, at a distance of 5.00 feet, pass a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Southerly Northwest corner of said CROSS CREEK BEND LANE EXTENSION NO. 7 and the most Northerly corner of FULSHEAR BEND DRIVE EXTENSION NO 1, a subdivision per plat recorded under Plat No. 20150236 of the F.B.C.P.R. and the most Southerly Southeast corner of the herein described tract, lying on the Northerly right-of-way line of Fulshear Bend Drive (100 feet wide) as shown on said FULSHEAR BEND DRIVE EXTENSION NO 1, and continuing for a total distance of 364.84 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

THENCE, over and across said 244.5 acre tract, said 66.97 acre tract, and said 1,913.31 acre tract, the following courses and distances:

N 29°42'17" W, a distance of 93.18 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner:

N 11°45'32" W, a distance of 100.28 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 32°31'30" W, a distance of 181.54 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 40°27'36" W, a distance of 111.18 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 60°28'33" W, a distance of 132.35 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 80°29'31" W, a distance of 132.35 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 79°29'32" W, a distance of 86.98 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 73°08'25" W, a distance of 97.39 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 73°42'38" W, a distance of 86.17 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 75°48'26" W, a distance of 79.04 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner:

N 89°21'22" W, a distance of 162.35 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 63°05'20" W, a distance of 171.94 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 71°55'24" W, a distance of 155.81 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 79°40'26" W, a distance of 126.23 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner:

S 40°37'19" W, a distance of 124.38 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 07°05'47" W, a distance of 88.78 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner:

S 13°01'56" E, a distance of 142.87 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 06°05'08" E, a distance of 282.18 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 06°27'38" W, a distance of 84.09 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most Southerly corner of the herein described tract, lying on the Northerly right-of-way line of Fulshear Bend Drive (100 feet wide) as shown on FULSHEAR BEND DRIVE EXTENSION NO. 2, a subdivision per plat recorded under Plat No. 20170069 of the F.B.C.P.R.;

THENCE, N 83°32'22" W, a distance of 266.77 feet along and with the Northerly right-of-way of said Fulshear Bend Drive to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

THENCE, in a Westerly direction, along said curve to the left, a distance of 139.15 feet, having a radius of 1,550.00 feet, a central angle of 05°08'37" and a chord which bears N 86°06'40" W, 139.10 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most Easterly Southwest corner of the herein described tract;

THENCE, over and across said 1,913.31 acre tract, said 66.97 acre tract, and said 244.5 acre tract, the following courses and distances:

N 01°19'01" E, a distance of 90.43 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner:

N 11°20'23" W, a distance of 128.37 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 64°37'12" W, a distance of 39.48 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left from which its center bears N 58°17'26" W, 85.00 feet;

In a Northerly direction, along said curve to the left, a distance of 45.90 feet, having a radius of 85.00 feet, a central angle of 30°56'18" and a chord which bears N 16°14'25" E, 45.34 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of compound curvature to the left;

In a Northerly direction, along said curve to the left, a distance of 74.53 feet, having a radius of 530.00 feet, a central angle of 08°03'24" and a chord which bears N 03°15'26" W, 74.46 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 82°42'53" E, a distance of 137.61 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 37°42'53" E, a distance of 10.45 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 07°17'07" W, a distance of 53.46 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for

corner;

N 17°35'19" W, a distance of 115.59 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner:

N 26°51'35" W, a distance of 109.46 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 36°07'50" W, a distance of 192.58 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner:

N 58°58'54" W, a distance of 182.64 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 55°13'56" W, a distance of 175.65 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner:

N 46°22'45" W, a distance of 87.23 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 39°21'15" W, a distance of 112.43 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner:

N 71°26'21" W, a distance of 120.91 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 67°50'03" W, a distance of 247.11 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 56°32'15" W, a distance of 145.14 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 39°04'53" W, a distance of 156.29 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 22°22'42" W, a distance of 60.12 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner:

S 03°07'30" W, a distance of 75.12 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 16°01'39" E, a distance of 87.47 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner:

S 31°02'17" W, a distance of 12.79 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the right from which its center bears N 15°06'44" E, 25.00 feet;

In a Northwesterly direction, along said curve to the right, a distance of 6.79 feet, having a radius of 25.00 feet, a central angle of 15°33'12" and a chord which bears N 67°06'40" W, 6.77 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of reverse curvature to the left;

In a Northwesterly direction, along said curve to the left, a distance of 57.83 feet, having a radius of 1,030.00 feet, a central angle of 03°13'00" and a chord which bears N 60°56'34" W, 57.82 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most Westerly Southwest corner of the herein described tract:

N 62°33'04" W, a distance of 168.76 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In a Northwesterly direction, along said curve to the right, a distance of 245.65 feet, having a radius of 570.00 feet, a central angle of 24°41'35" and a chord which bears N 50°12'17" W, 243.76 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of compound curvature to the right;

In a Northwesterly direction, along said curve to the right, a distance of 115.38 feet, having a radius of 270.00 feet, a central angle of 24°29'02" and a chord which bears N 25°36'59" W, 114.50 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 76°37'32" E, a distance of 140.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 03°27'58" E, a distance of 75.32 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 35°14'17" E, a distance of 66.99 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 61°37'22" E, a distance of 75.04 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 64°52'35" E, a distance of 270.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 65°26'34" E, a distance of 79.38 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 69°25'55" E, a distance of 157.97 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner:

N 74°59'12" E, a distance of 157.97 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 79°09'10" E, a distance of 79.01 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 81°05'39" E, a distance of 69.78 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 79°39'56" E, a distance of 61.28 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 77°46'20" E, a distance of 40.11 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 67°43'27" E, a distance of 100.22 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 57°40'33" E, a distance of 100.22 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 47°37'40" E, a distance of 100.22 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner:

N 37°34'47" E, a distance of 100.22 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 27°31'53" E, a distance of 76.10 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner:

N 22°18'35" E, a distance of 229.58 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for

corner;

S 67°41'25" E, a distance of 34.25 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 22°18'35" E, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left from which its center bears N 22°18'35" E, 25.00 feet;

In a Northeasterly direction, along said curve to the left, a distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears N 67°18'35" E, 35.36 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

N 22°18'35" E, a distance of 42.55 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Northwesterly direction, along said curve to the left, a distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears N 22°41'24" W, 35.36 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Northwest corner of the herein described tract, lying on the Southerly right-of-way line of Victory Hill Lane (60 feet wide) as shown on CREEK COVE AT CROSS CREEK RANCH SECTION ELEVEN, a subdivision per plat recorded under Plat No. 20170232 of the F.B.C.P.R.;

THENCE, S 67°41'25" E, along and with the Southerly right-of-way line of said Victory Hill Lane, at a distance of 195.92 feet pass the Southeast corner of said CREEK COVE AT CROSS CREEK RANCH SECTION ELEVEN and the Southwest corner of said CREEK COVE AT CROSS CREEK RANCH SECTION SEVEN, and continuing for a total of distance of 2,104.88 feet, along and with the Southwest line of said CREEK COVE AT CROSS CREEK RANCH SECTION SEVEN, to the **POINT OF BEGINNING** and containing 76.83 acres of land.

Subject to the following:

1. Restrictions:

None of record.

#### 2. Easements/Other Exceptions:

An Eighty (80) foot wide Houston Lighting and Power Company Easement located along the Northerly portion of the property as reflected by instrument recorded in <u>Volume 431, Page 365</u>, <u>Volume 431, Page 366</u>, <u>Volume 431, Page 367</u> of the Deed Records of Fort Bend County, Texas. Consent to encroach as reflected by instrument recorded under Clerk's File No. <u>2017065237</u> of the Official Public Records of Fort Bend County, Texas.

- A (1) foot buffer is reserved along and adjacent to West Cross Creek Bend Lane as dedicated and reflected on the plat of CROSS CREEK BEND LANE EXTENSION NO. 8 recorded under plat No. 20140142 of the Plat Records of Fort Bend County, Texas.
- A (1) foot buffer is reserved as dedicated and reflected on the plat of FULSHEAR BEND DRIVE EXTENSION NO 1 recorded under plat No. <u>20150236</u> of the Plat Records of Fort Bend County, Texas.
- A (1) foot buffer is reserved as dedicated and reflected on the plat of FULSHEAR BEND DRIVE EXTENSION NO 2 recorded under plat No. 20170068 of the Plat Records of Fort Bend County, Texas.

A Ten (10) foot wide water line easement as reflected on the plat of CROSS CREEK BEND LANE EXTENSION NO. 8 recorded under plat No. 20140142 of the Plat Records of Fort Bend County, Texas.

A Five (5) water line easement as reflected by the plat recorded under Plat No. <u>20150236</u> of the Plat Records of Fort Bend County, Texas.

An easement Five (5) feet wide, granted to SI Energy, the location of which is reflected by instrument

recorded under Clerk's File No. 2014101149 of the Official Public Records of Fort Bend County, Texas.

An easement Five (5) for Gas facilities easement granted to SI Energy, LP as set forth and described by instrument recorded under Clerk's File No. 2014102258 of the Official Records of Fort Bend County, Texas.

An easement Fourteen (14) feet wide, granted to Centerpoint Energy, the location of which is reflected by instrument recorded under Clerk's File No. <u>2016011202</u> of the Official Public Records of Fort Bend County, Texas.

Easement Fourteen (14) feet wide, together with an aerial easement Seven (7) feet Six (6) inches wide, by Sixteen (16) feet, for electric distribution and communication facilities as set forth and are described in an instrument to CenterPoint Energy Houston Electric, LLC, recorded under Clerk's File No. 2016019064 of the Official Records of Fort Bend County, Texas.

An easement Fourteen (14) feet wide together with an aerial easement for electric distribution and communication facilities as set forth and are described in an instrument to CenterPoint Energy Houston Electric, LLC, recorded under Clerk's File No. 2016027351 of the Official Records of Fort Bend County, Texas.

An easement Fourteen (14) feet wide and a Thirty (30) foot wide aerial easement, the locations of which is reflected by instrument recorded under Clerk's File No. <u>2016061136</u> of the Official Public Records of Fort Bend County, Texas.

A water line easement Ten (10) feet wide, the location of this is reflected by instrument recorded under Clerk's File No. 2017015740 of the Official Public Records of Fort Bend County, Texas.

A water line easement Ten (10) feet wide, the location of this is reflected by instrument recorded under Clerk's File No. 2017015741 of the Official Public Records of Fort Bend County, Texas.

1/2 of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in instrument recorded in Volume 301, Page 78 of the Deed Records of Fort Bend County, Texas. Surface rights are not waived therein.

A 1/16th royalty interest in and to all the oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom as the same are set forth in instrument recorded in <u>Volume</u> 485, Page 602 of the Deed Records of Fort Bend County, Texas.

A 1/4 of 1/8th royalty interest in and to all the oil, gas and other minerals (except sulphur and as to sulphur, a 1/4th royalty interest) on, in, under or that may be produced from the subject property is excepted herefrom as the same are set forth in that certain instrument recorded in <u>Volume 183, Page 212</u> of the Deed Records of Fort Bend County, Texas.

All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded under Clerk's File No. 2005115742 of the County Clerk Official Records of Fort Bend County, Texas.

All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded under Clerk's File No. 2005003092 of the County Clerk's Official Records of Fort Bend County, Texas.

All of the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom, as the same are set forth in an instrument recorded in <u>Volume 226, Page 571</u> of the Deed Records of Fort Bend County, Texas, together with rights of ingress and egress for removing the same therefrom. The surface rights have not been waived therein.

All of the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom, as the same are set forth in an instrument recorded in <u>Volume 254, Page 211</u> of the Deed Records of Fort Bend County, Texas, together with rights of ingress and egress for removing the same therefrom. The surface rights have not been waived therein.

One-half (1/2) of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same as the same are set forth in an instrument recorded in <u>Volume 297</u>, <u>Page 183</u> of the Deed Records of Fort Bend County, Texas. The surface rights have not been waived therein.

One-half (1/2) of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same as the same are set forth in an instrument recorded in <u>Volume 301, Page 78</u> of the Deed Records of Fort Bend County, Texas. The surface rights have not been waived therein.

All of the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom, as the same are set forth in an instrument recorded in <u>Volume 427, Page 614</u> of the Deed Records of Fort Bend County, Texas, together with rights of ingress and egress for the removing same therefrom. The surface rights have not been waived therein.

A 1/64th non-participating royalty interest in and to all of the oil, gas and other minerals in, on, under or that may be produced from the Property for a period of five (5) years or as long as there is production, as set forth in an instrument of record in Volume 282, Page 240 of the Deed Records of Fort Bend County, Texas.

A 1/16th non-participating royalty interest in and to all of the oil, gas and other minerals in, on, under or that may be produced from the Property, as set forth in an instrument of record in <u>Volume 307</u>, <u>Page 347</u> of the Deed Records of Fort Bend County, Texas.

Partial waiver of surface rights and drill site and access easement use agreement, dated January 5, 2005, executed by Steven E. Stern, Joyce C. Herlands, Roy Howard Stern, and Judith I. Stern, recorded under Clerk's File No. 2005003095 of the County Clerk Official Records of Fort Bend County, Texas. Joinder agreement recorded under Clerk's File No. 2005040993, 2005040994, 2005040995, 2005040996 and 2005040997 of the County Clerk Official Records of Fort Bend County, Texas. Drill sites and access easements not located on the the subject property)

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.

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

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

A one-foot reserve dedicated to the city in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes, as shown on the recorded plat under Plat No. <u>20170069</u> of the Plat Records of Fort Bend County, Texas.

Utility conveyance and security agreement as to Fort Bend County Municipal Utility District No. 169, as reflected by instrument recorded under Clerk's File No. 2017025047 of the Official Public Records of Fort Bend County, Texas.

Conveyance of Utilities as reflected by instrument recorded under Clerk's File No. <u>2017036272</u> of the Official Public Records of Fort Bend County, Texas.

Rights of the Board of Water Engineers of the State of Texas to control the withdrawal of water from underground water reservoir beneath the subject property in accordance with that instrument recorded in Volume 1, Page 85 of the Water Permit Records of Fort Bend County, Texas.

Terms, conditions and stipulations as set forth and reflected in Assignment of Utility Rights dated September 20, 2005, recorded under Clerk's File No. 2005115747 of the County Clerk Official Records of Fort Bend

County, Texas.

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

#### 3. Liens/Misc:

Vendors Lien retained in Deed dated April 12, 2012, recorded in/under Clerk's File No. 2012038964 of the Official Public Records, securing the payment of one note in the principal amount of \$9,000,000.00, bearing interest and payable as therein provided to the order of CCR Texas Lender, Inc., and one note in the principal amount of \$81,000,000.00, bearing interest and payable as therein provided to the order of PSPIB\_CCR, Inc., and additionally secured by Deed of Trust of even date therewith executed by CCR Texas Holdings LP, and recorded in/under Clerk's File No. 2012038977 of the Official Public Records of Fort Bend County, Texas, for the benefit of CCR Texas Agent Inc., as Agent. Said lien additionally secured by a Collateral Assignment Of Notes And Liens recorded in/under Clerk's File No. 2012054544 of the Official Records of County, Texas. Said lien subject to the terms, conditions and provisions of that Amended And Restated Intercreditor Agreement recorded under Clerk's File No. 2014033471 of the Official Public Records of Fort Bend County, Texas. (Covers additional property)

Construction Deed of Trust and Security Agreement and Assignment of Rents and Fixture Filing dated April 12, 2012, recorded in/under Clerk's File No. 2012038977 of the Official Records of Fort Bend County, Texas, executed by CCR Texas Holdings LP., a Delaware limited partnership, securing the payment of one note in the principal amount of \$90,000,000.00, (which Loan is evidenced and secured by (i) that certain Promissory Note, dated as of the date hereof, in the maximum principal amount of \$9,000,000.00 made by Grantor in favor of CCR TEXAS LENDER INC. ("Note A"), (ii) that certain Promissory Note, dated as of the date hereof, in the maximum principal amount of \$81,000,000 made by Grantor in favor of PSPIB-CCR INC. ("Note B") bearing interest and payable as therein provided to the order of CCR Texas Agent, Inc., an Ontario corporation, in its capacity as agent for lenders, and being additionally secured by Vendors Lien retained in Deed of even date therewith and recorded in/under Clerk's File No. 2012038960 of the Official Records of Fort Bend County, Texas. Said lien additionally secured by Collateral Assignment of Note and Liens recorded in/under Clerk's File No. 2012054544 of the Official Records of Fort Bend County, Texas. Said lien additionally secured by First Amendment recorded in/under Clerk's File No. 2017097223 of the Official Public Records of County, Texas. (Covers additional property)

Construction Deed of Trust dated June 2, 2016, recorded in/under Clerk's File No. 2016059211 of the Official Public Records of County, Texas, executed by CCR Loan Subsidiary 1, L.P., securing the payment of one note in the principal amount of \$25,000,000.00, bearing interest and payable as therein provided to the order of U.S. Bank National Association dba Housing Capital Company. Said lien additionally secured by Intercreditor Agreement recorded in/under Clerk's File No. 2016059210 of the Official Public Records of County, Texas, Said lien additionally secured by Collateral Assignment of Construction Documents, Design Contracts, Plans, Licenses, Builder Lot Contracts and Permits recorded in/under Clerk's File No. 2016059212 of the Official Public Records of County, Texas. Said lien additionally secured by Collateral Assignment of MUD Proceeds recorded in/under Clerk's File No. 2016059213 of the Official Public Records of County, Texas. (Covers additional property)

Vendors Lien retained in Deed dated February 8, 2013, recorded in/under Clerk's File No. 2013019469 of the Official Public Records, securing a promissory note dated April 12, 2012, the payment of one note in the principal amount of \$\$9,000,000.00, bearing interest and payable as therein provided to the order of CCR Texas Lender, Inc., and one note in the principal amount of \$81,000,000.00, bearing interest and payable as therein provided to the order of PSPIB-CCR, Inc, bearing interest and payable as therein provided and additionally secured by Deed of Trust. (Covers additional property)

Construction Deed of Trust and Security Agreement and Assignment of Rents and Fixture Filing dated April 12, 2012, recorded in/under Clerk's File No. 2012038977 of the Official Records of Fort Bend County, Texas, executed by CCR Texas Holdings, LP, a Delaware limited partnership, securing the payment of one note in the principal amount of \$9,000,000.00 and \$81,000,000.00, bearing interest and payable as therein provided to the order of CCR Texas Agent Inc., an Ontario corporation. Collateral Assignment of Notes and Liens as set forth in instrument recorded under Clerk's File No. 2012054546 of the Official Records of Fort Bend County,

Texas. Memorandum of Intercreditor Agreement dated February 8, 2013, recorded under Clerk's File No. 2013049982 of the County Clerk Official Records of Fort Bend County, Texas. (Covers additional property)

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

Subject property is located in the Fort Bend County MUD 172. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected. The most recent rate of taxes levied by the district on real property is \$0.00 on each \$100.00 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of debt service tax, as of this date, is \$0.00 on each \$100.00 of assessed valuation. The total amount of voter approved bonds is \$284,228,000.00 and the aggregate principal amount of all bonds issued for specific facilities is \$0.00. The amount of the standby fee is \$0.00. Prior to the issuance of any policy, Seller is to furnish a properly executed and acknowledged Notice in compliance with the provisions set forth in Section 49.452 of the Texas Water Code, which Notice must be signed and acknowledged by the Purchaser and subsequently filed in the property records.

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

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

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

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

Sincerely, Stewart Title Company

Debbie Hooper McDurham Title Examiner

Mona Brisco

Nona Briscoe Title Officer

#### LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS COUNTY OF FORT BEND

#### KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted	tha
certain 76.83 acres of land out of the J.W. SCOTT SURVEY, A-321 and A.G. SHARPLESS SURV	EY.
A-322, Fort Bend County, Texas, which property was surveyed and platted on	
by, Brown & Gay Engineers, Inc., DBA BGE, Inc., and known as CREEK COVE AT CRO	OSS
CREEK RANCH SECTION FOURTEEN, recorded at Plat Number	
in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and	

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

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

That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of CREEK COVE AT CROSS CREEK RANCH SECTION FOURTEEN and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of CREEK COVE AT CROSS CREEK RANCH SECTION FOURTEEN and the dedications, terms, and provisions evidenced thereby.

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

EXCEPT as expressly modified hereby, the I	ien shall remain in full force and effect.
EXECUTED this theday of	, 2018.
CCR TEXAS AGENT INC., an Ontario corporation i	in its capacity as agent
Ву:	<u> </u>
Printed Name:	<del></del>
Title:	
PROVINCE OF ONTARIO COUNTRY OF CANADA	
I,	of CCR TEXAS AGENT INC., CR Texas Lender Inc. and PSPIB-CCR Inc., whose ed before me this day in person and acknowledged to as such and as the free and voluntary act and deed of said uses and purposes therein set forth.
	Notary Public My commission expires: Commission For Life

# LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

My commission expires:

COUNTY OF FORT BEND
WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 76.83 acres of land out of the J.W. SCOTT SURVEY, A-321 and A.G. SHARPLESS SURVEY, A-322, Fort Bend County, Texas, which property was surveyed and platted on
WHEREAS, U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, a national banking association is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2016059210, 2016059211, 2016059212 and 2016059213 of the Real Property Records of Fort Bend County, Texas, and, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of CREEK COVE AT CROSS CREEK RANCH SECTION FOURTEEN.
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of CREEK COVE AT CROSS CREEK RANCH SECTION FOURTEEN and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of CREEK COVE AT CROSS CREEK RANCH SECTION FOURTEEN and the dedications, terms, and provisions evidenced thereby.
The said lienholder does hereby WARRANT and REPRESENT that it is the agent for the present owners and holders of the notes and the lien given to secure the payment of the same and have not assigned the same nor any part thereof.
EXCEPT as expressly modified hereby, the lien shall remain in full force and effect.
EXECUTED this the day of, 2018.
U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, a national banking association
Ву:
Printed Name: Title:
STATE OF TEXAS
COUNTY OF
BEFORE ME, the undersigned authority, on this day, personally appeared of U.S. BANK NATIONAL ASSOCIATION,
D/B/A Houston Capital Company, a national banking association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of, 2018.
Notary Public in and for the State of Texas

### **Trey DeVillier**

From: Trey DeVillier

**Sent:** Friday, May 18, 2018 11:17 AM **To:** 'LROW@centerpointenergy.com'

Subject: CREEK COVE AT CROSS CREEK RANCH SECTION FOURTEEN - NO OBJECT REQUEST

(CPE)

Attachments: 2018-5-18\_PLAT\_CREEK COVE SEC 14\_Final Plat.pdf

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

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

Respectfully,

## Trey DeVillier | Platting Coordinator

BGE, Inc. 10777 Westheimer, Suite 400 Houston, Texas 77042 Tel: 281-558-8700 x8204 Direct: 713-488-8204

Fax: 281-558-9701 tdevillier@bgeinc.com www.bgeinc.com



Serving. Leading. Solving.™

# **Trey DeVillier**

From:

Trey DeVillier

Sent:

Friday, May 18, 2018 11:18 AM

To:

Michael Jones (mj524k@att.com)

Subject:

CREEK COVE AT CROSS CREEK RANCH SECTION FOURTEEN - NO OBJECT REQUEST

(AT&T)

Attachments:

2018-5-18\_PLAT\_CREEK COVE SEC 14\_Final Plat.pdf

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

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

# Respectfully,

Trey DeVillier | Platting Coordinator BGE, Inc.

10777 Westheimer, Suite 400 Houston, Texas 77042 Tel: 281-558-8700 x8204

Direct: 713-488-8204
Fax: 281-558-9701
tdevillier@bgeinc.com
www.bgeinc.com



Serving, Leading, Solving,™



February 26, 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: Creek Cove at Cross Creek Ranch Section Fourteen

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 February 16, 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

Leslie M. noyola

Construction, Coord 2, Planning & Design

# **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 <u>Creek Cove at Cro</u>	ss Creek Ranch Seetion 15/	Final Plat
City Engineer Review		
Reviewed See Attached Letter		
BY:	DATE:5-24-2018	_
City Secretary  Processed Returned for additional data		
Planning Commission Review	DATE: 5-18-2018	_
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: Date F	Received by the City of Fulshea	r:				
ubdivision: CREEK COVE AT CROSS CREEK RANCH Development: CROSS CREEK RANCH						
SECTION FIFTEEN						
SUBMITTAL OF PLAT: (Check Appropriate Selection	<b>ነ</b> )					
Preliminary	<b>√</b> Final	Short Form Final				
Replat	Vacation Plat	Admin. (Minor) Plat				
Amending Plat						
TYPE OF PLAT: (Check Appropriate Selection)	Other: Water Plant/	MUD Facility				
✓ Single-Family Residential	Zero Lot Line/ Patio Ho	ome Multi-Family Residential				
Planned Development	Commercial	Industrial				
Plat Location: City ETJ	(Extraterritorial Jurisdiction)					
Legal Description: 21.48 ACRES OF LAN	ID IN THE J.W. SCO	TT SURVEY A-321				
Variance: Yes (Attach a Copy of Approval	Letter)No					
Total Acreage: 21.48						
Number of Streets: 4						
Number of Later E1		Platting Fees				
Number and Types of Reserves: 3						
Total Acres in Reserve: 2.044	Prelimin per acre	ary Plat - \$500.00 plus 3.50 per lot, plus \$12.50				
Owner: _CCR LOAN SUBSIDIARY 1, LP & CCR TEAX	S HOLDINGS, LP	t - \$500.00 plus \$5.00 per lot plus \$25.00 per acre				
Address: 5005 RIVERWAY, SUITE 500		\$500.00 plus 5.00 per lot plus \$25.00 per acre				
City/State: HOUSTON, TX 77056						
Telephone: 713-960-9977	Amend	ing or Minor Plat - \$200.00				
Email Address:	Plat Vac	cation - \$500.00				
Engineer/Planner: BGE, INC.	2 <sup>nd</sup> Revi	iew of plats - \$100.00 (each additional review)				
Contact Person: TREY DEVILLIER	TOTAL	PLATTING FEE \$1,292.00				
Telephone: 713-488-8204		es (due at Final Plat Application)				
Fax Number: 281-558-9701						
Email Address: _tdevillier@bgeinc.com						
This is to certify that the information on this form i	s complete, true and correct ar	nd the undersigned is authorized to make this				
application. I understand that if all necessary inform						
City of Fulshear will not complete the review needs						
Suly Derles	Trey DeVillier	05/17/2018				

May 24, 2018

# **Engineering Review**

Final Plat
Creek Cove at Cross Creek Ranch Section Fifteen
City of Fulshear, Texas

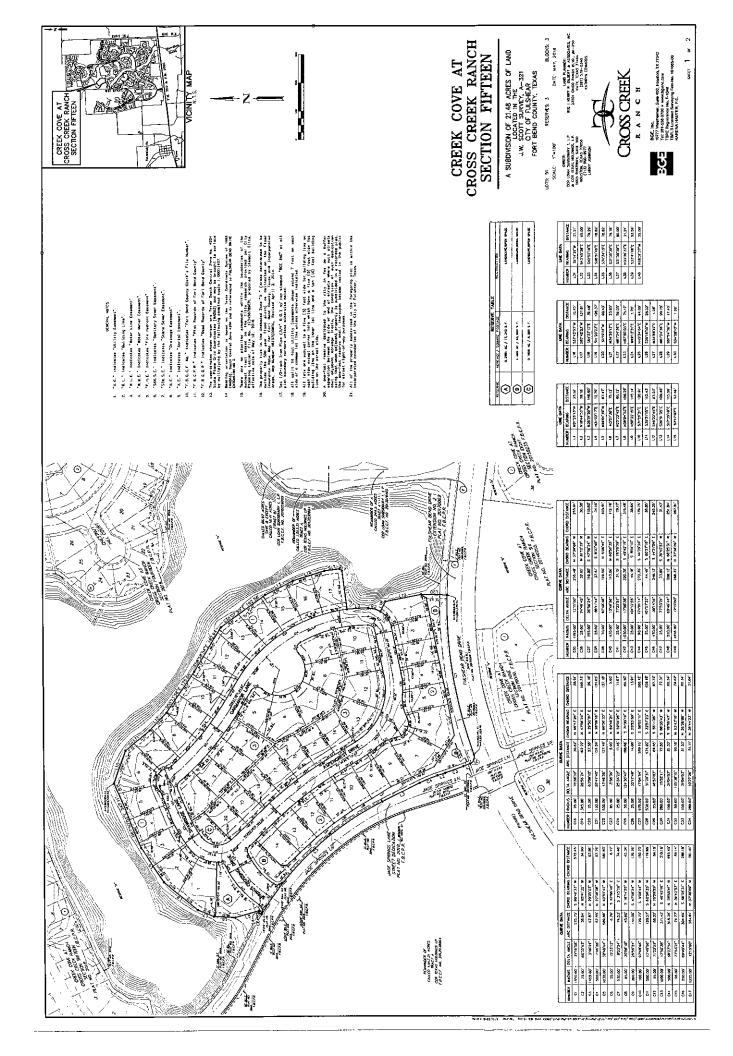
#### For Information only:

- 1. This will create 51 Lots in three (3) Blocks with three (3) Reserves that covers a total acreage of 21.48 acres.
- 2. Access to the section will be from Fulshear Bend Drive Extension No. 2 and Jade Springs Lane.
- 3. The typical lot in this section appears to be 80-foot by 140-foot with a 25' foot Front Building Line.

### Recommendations:

I recommend that this Final Plat of Creek Cove at Cross Creek Ranch Section Fifteen be approved with the addition of identifiers on the contour lines next to the Lots.

eyerlack



fulther, leven.		In the court of SDC spoke is dead sector means define if TICDs as agrees on the court of the cou	A serve Corf Charles (Among V Charles Corf) (Among V Charles Corf) (Among V Charles Corf) (Among V Charles V Charles Corf) (Among V Charles V Charles Corf) (Among V Charles V C	Libert Steart, Clear, Clear, Clear in and its for their Clears, we are carlify that the latencine university with the contraction in a particular and an administration of the contraction in the clear carlier and contraction in the clear carlier and contraction in the clear carlier and contraction in the contraction of the contrac	Conf. Prince of Conf. Co	Dr. Dasely		DECEMBET ON A 23, on DOE THACE OF LAND STINATED IN TAC A SCORE OF CONTINUES AND A SOUND AS A SOUND OF CONTINUES AND A SOUND AND A SOUND AS A SOUND A S	Miles a reason (1965) was seen tools have a deal of the reason of the re	Dictionals.  Givening in 1/2-dec 1946 plan with new hitmens forms 1 days 'found for methor's and of a calculat manner of his her beant comes of the checker(see of follower) and before (100 to wide) and and affecting base (100 to see all and all any any more of LASCAS food byte CONDIGION NO. 2). In addition one plan increase wave first No. 2017/000 of the food board First Newson and CASCAS food byte CONDIGION NO. 2). In addition one plan increases wave first No. 2017/000 of the food board First Newson and CASCAS food byte CONDIGION NO. 2).			wild of the first first to differ to a fifther than a first to a fifth with the first to the beginning at a tongent one to the fifth affection dieng well occurs to the first			to discussional professional and review to the part of a decision of A.T. Pers, having a result of 25,00 feat, a control of the desired of th	NOTIFE OF COMPANY OF SOME THE TO A SPOND FOR THE SOME WAS AND THE BEST OF THE BEST OF AN INCLUDE GENERAL CONTRACTOR OF THE SOURCE OF THE SOURC	FIGURE 3.39 is a distance of $E_1$ of fast to a $ E_2 $ -mak law sign with sea stanged MC 106. For the constraint may $E_2$ $E_2$ of distance of $E_3$ $E_3$ that is a $ E_2 $ -max two pape with sea attempt MC $E_3$ $E_4$ of the constraint	MIZP 22 of List well-toward of MA 12 fact to a 127-lost from blos with and stomped MAZ DNC and the operang MISP 66-52 T, a distance of 136.20 fact to a 127-lost from pipe with any stompod MAZ DNC and for earning		official of a continues of 122, b) test to a libratch from pipe with our pipe with 1962 felt with the names; 5.39.21 felt, a collidance of 112,43 feet for a libratch from pipe with cop alcompat 1962 felt with the acomes;	\$40.28'45'E, a citatona of 87.25 feet to a 1/2-lock from pies with one element '966 lock ust tor corone; 335'15'05'E, a citatona of 178.86 feet to a 1/2-lock from pies with one sidented '966' lock' has tor corone;	\$50'5'5'7', a clitions of 182 to feet to a 172-both free pire with top attempt 902 lbC int for command 425'5'5' C. a clitions of 192 to feet to a 172-both free pire with top a cleaned 902 lbC int for economy.	\$20'5'30'5, a distance of 180.06 fms; is a 1/2-lock two pips with cop semper 'MC loc as tweezer' 51'730' jo's, a distance of 183.06 fms to a 1/2-lock two pips with opps seed 'MC loc' as the fage server;		272-0737%, a millione at 107-01 feat to a CATHOM from pign with the antenness. THE THE set for on increme come at the harm described treat and the head-oning at a two-longuist corn to the right from white its conser hear 5,527-0737%, 500-00 feat.	is a descript, control, along one to controlled a collection of NE fort, serving a restored NO first, a southail only in the controlled NO first, and the controlled NO first and the controlled NO fi		\$17 FF2FE and and the first that the a familiar has pass with the student WEC INF and the anomal as \$20 FFCFE as a factor of the student through the student through the student and the student through the student and the student through the student and the student and the student through the student and the student a	THORE, in a waterly direction, clean set ourse to the set, a clickock of 572 75 feet, weinty a region of 1,595,00 feet, a control maps of 27 10 25 feet on a control man per other sets of the set of	doy'faman far the point of feware defendant to the right; TRECT, in a Martheologic direction, conjuntes along and with said Norther's right-of-way like and said curse in the read; a
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# CREEK COVE AT CROSS CREEK RANCH SECTION FIFTEEN

A SUBDIVISION OF 21.48 ACRES OF LAND
LINE SCOTT SURFAX, A-221
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

LOTS: \$1 SCALE: 1"=100"

RESERVES: 3 BLOCKS: 3
DATE: MAY, 2018

CROSS CREEK

BOG. Inc.

14. The Light of a swarghard.

15. The Light of a swarghard.

19. Engenmon State field

19. Engenmon State field

20. Engenmon State

2



Nona Briscoe Title Examiner Stewart Title Company 10720 West Sam Houston Pkwy North Suite 200 Houston, TX 77064 (713) 232-4496 Phone (713) 629-2201 Fax nona.briscoe@stewart.com

May 18, 2018

File No.: 1890101CPL

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 10th day of May, 2018, the last Deed that we find, of record, reflects the record owner to be:

#### CCR LOAN SUBSIDIARY 1, L.P.

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

Legal Description:

DESCRIPTION OF A 21.48 ACRE TRACT OF LAND SITUATED IN THE J.W. SCOTT SURVEY, ABSTRACT NO. 321 AND THE CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 21.48 acre (935,607 square foot) tract of land situated in the J.W. Scott Survey, Abstract No. 321 of the City of Fulshear of Fort Bend County, Texas and being a portion of a called 1,913.31 acre tract of land described as Tract A in an instrument to CCR Texas Holdings LP recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2012038964, and a portion of a called 66.97 acre tract of land described as Tract 8 in an instrument to CCR Loan Subsidiary 1, L.P. recorded under F.B.C.C.F. No. 2016059209 and a portion of the remainder of a called 244.5 acre tract of land described as Tract 4 in an instrument to CCR Loan Subsidiary 1, L.P. recorded under F.B.C.C.F. No. 2013019469, said 21.48 acre tract of land described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for Northerly end of a cutback corner at the Northeast corner of the intersection of Fulshear Bend Drive (100 feet wide) and Jade Springs Lane (90 feet wide) both as shown on FULSHEAR BEND DRIVE EXTENSION NO. 2, a subdivision per plat recorded under Plat No. 20170069 of the Fort Bend County Plat Records (F.B.C.P.R.) and the most Southerly Southwest corner of the herein described tract;

THENCE, over and across said 66.97 acre tract and said 1,913.31 acre tract, the following courses and distances:

N 21°25'13" W, a distance of 25.18 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In a Northerly direction, along said curve to the right, a distance of 67.87 feet, having a radius of 1,455.00 feet, a central angle of 02°40'21" and a chord which bears N 20°05'03" W, 67.86 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

N 18°44'52" W, a distance of 28.18 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Northwesterly direction, along said curve to the left, a distance of 67.85 feet, having a radius of 500.00 feet, a central angle of 07°46'28" and a chord which bears N 22°38'06" W, 67.79 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

N 26°31'20" W, a distance of 146.90 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Northwesterly direction, along said curve to the left, a distance of 589.86 feet, having a radius of 1,030.00 feet, a central angle of 32°48'44" and a chord which bears N 42°55'42" W, 581.83 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most Westerly corner of the herein described tract and the beginning of a non-tangent curve to the left from which its center bears N 30° 39'56" E, 25.00 feet;

In a Southeasterly direction, along said curve to the left, a distance of 6.79 feet, having a radius of 25.00 feet, a central angle of 15°33'12" and a chord which bears S 67°06'40" E, 6.77 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 31°02'17" E, a distance of 12.79 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 16°01'39" W, a distance of 87.47 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 03°07'30" E, a distance of 75.12 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner:

N 22°22'42" E, a distance of 60.12 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 39°04'53" E, a distance of 156.29 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 56°32'15" E, a distance of 145.14 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 67°50'03" E, a distance of 247.11 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most Northerly corner of the herein described tract;

S 71°26'21" E, a distance of 120.91 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner:

S 39°21'15" E, a distance of 112.43 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 46°22'45" E, a distance of 87.23 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 55°13'56" E, a distance of 175.65 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 58°58'54" E, a distance of 182.64 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 36°07'50" E, a distance of 192.58 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 26°51'35" E, a distance of 109.46 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 17°35'19" E, a distance of 115.59 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 07°17'07" E, a distance of 53.46 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most Northerly Southeast corner of the herein described tract;

S 37°42'53" W, a distance of 10.45 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner:

S 82°42'53" W, a distance of 137.61 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract and the beginning of a non-tangent curve to the right from which its center bears S 82°42'53" W, 530.00 feet;

In a Southerly direction, along said curve to the right, a distance of 74.53 feet, having a radius of 530.00 feet, a central angle of 08°03'24" and a chord which bears S 03°15'26" E, 74.46 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract and the point of compound curvature to the right:

In a Southerly direction, along said curve to the right, a distance of 45.90 feet, having a radius of 85.00 feet, a central angle of 30°56'18" and a chord which bears S 16°14'25" W, 45.34 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 64°37'12" E, a distance of 39.48 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 11°20'23" E, a distance of 128.37 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 01°19'01" W, a distance of 90.43 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Southeast corner of the herein described tract and the beginning of a non-tangent curve to the left from which its center bears S 01°19'01" W, 1,550.00 feet, lying on the Northerly right-of-way line of said Fulshear Bend Drive;

THENCE, in a Westerly direction, along said curve to the left, a distance of 575.75 feet, having a radius of 1,550.00 feet, a central angle of 21°16'58" and a chord which bears S 80°40'33" W, 572.45 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right;

THENCE, in a Northwesterly direction, continuing along and with said Northerly right-of-way line and said curve to the right, a distance of 38.64 feet, having a radius of 25.00 feet, a central angle of 88°32'43" and a chord which bears N 65°41'35" W, 34.90 feet to the **POINT OF BEGINNING** and containing 21.48 acres (935,607 square feet) of land.

Subject to the following:

1. Restrictions:

None

2. Easements/Other Exceptions:

A (1) foot buffer is reserved along and adjacent to Fulshear Bend Drive as dedicated and reflected on the plat of FULSHEAR BEND DRIVE EXTENSION NO 1 recorded under plat No. <u>20170069</u> of the Plat Records of Fort Bend County, Texas.

1/2 of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in instrument recorded in <u>Volume 301</u>, <u>Page 78</u> of the Deed Records of Fort Bend County, Texas. Surface rights are not waived therein.

A 1/16th royalty interest in and to all the oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom as the same are set forth in instrument recorded in <u>Volume 485, Page 602</u> of the Deed Records of Fort Bend County, Texas.

A 1/4 of 1/8th royalty interest in and to all the oil, gas and other minerals (except sulphur and as to sulphur, a 1/4th royalty interest) on, in, under or that may be produced from the subject property is excepted herefrom as the same are set forth in that certain instrument recorded in <u>Volume 183, Page 212</u> of the Deed Records of Fort Bend County, Texas.

All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded under Clerk's File No. 2005115742 of the County Clerk Official Records of Fort Bend County, Texas.

One-half (1/2) of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same as the same are set forth in an instrument recorded in <u>Volume 297</u>, <u>Page 183</u> of the Deed Records of Fort Bend County, Texas. The surface rights have not been waived therein.

One-half (1/2) of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same as the same are set forth in an instrument recorded in <u>Volume 301, Page 78</u> of the Deed Records of Fort Bend County, Texas. The surface rights have not been waived therein.

All of the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom, as the same are set forth in an instrument recorded in <u>Volume 427</u>, <u>Page 614</u> of the Deed Records of Fort Bend County, Texas, together with rights of ingress and egress for the removing same therefrom. The surface rights have not been waived therein.

A 1/64th non-participating royalty interest in and to all of the oil, gas and other minerals in, on, under or that may be produced from the Property for a period of five (5) years or as long as there is production, as set forth in an instrument of record in <u>Volume 282</u>, <u>Page 240</u> of the Deed Records of Fort Bend County, Texas.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.

Rights of the Board of Water Engineers of the State of Texas to control the withdrawal of water from underground water reservoir beneath the subject property in accordance with that instrument recorded in Volume 1, Page 85 of the Water Permit Records of Fort Bend County, Texas.

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

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

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

#### 3. Liens/Misc:

Vendors Lien retained in Deed dated April 12, 2012, recorded in/under Clerk's File No. 2012038964 of the Official Public Records, securing the payment of one note in the principal amount of \$9,000,000.00, bearing interest and payable as therein provided to the order of CCR Texas Lender, Inc., and one note in the principal amount of \$81,000,000.00, bearing interest and payable as therein provided to the order of PSPIB\_CCR, Inc., and additionally secured by Deed of Trust of even date therewith executed by CCR Texas Holdings LP, and

recorded in/under Clerk's File No. 2012038977 of the Official Public Records of Fort Bend County, Texas, for the benefit of CCR Texas Agent Inc., as Agent. Said lien additionally secured by a Collateral Assignment Of Notes And Liens recorded in/under Clerk's File No. 2012054544 of the Official Records of County, Texas. Said lien subject to the terms, conditions and provisions of that Amended And Restated Intercreditor Agreement recorded under Clerk's File No. 2014033471 of the Official Public Records of Fort Bend County, Texas. (Covers additional property)

Construction Deed of Trust and Security Agreement and Assignment of Rents and Fixture Filing dated April 12, 2012, recorded in/under Clerk's File No. 2012038977 of the Official Records of Fort Bend County, Texas, executed by CCR Texas Holdings LP., a Delaware limited partnership, securing the payment of one note in the principal amount of \$90,000,000.00, (which Loan is evidenced and secured by (i) that certain Promissory Note, dated as of the date hereof, in the maximum principal amount of \$9,000,000.00 made by Grantor in favor of CCR TEXAS LENDER INC. ("Note A"), (ii) that certain Promissory Note, dated as of the date hereof, in the maximum principal amount of \$81,000,000 made by Grantor in favor of PSPIB-CCR INC. ("Note B") bearing interest and payable as therein provided to the order of CCR Texas Agent, Inc., an Ontario corporation, in its capacity as agent for lenders, and being additionally secured by Vendors Lien retained in Deed of even date therewith and recorded in/under Clerk's File No. 2012038960 of the Official Records of Fort Bend County, Texas. Said lien additionally secured by Collateral Assignment of Note and Liens recorded in/under Clerk's File No. 2012054544 of the Official Records of Fort Bend County, Texas. Said lien additionally secured by First Amendment recorded in/under Clerk's File No. 2017097223 of the Official Public Records of County, Texas. (Cover additional property)

Construction Deed of Trust dated June 2, 2016, recorded in/under Clerk's File No. 2016059211 of the Official Public Records of County, Texas, executed by CCR Loan Subsidiary 1, L.P., securing the payment of one note in the principal amount of \$25,000,000.00, bearing interest and payable as therein provided to the order of U.S. Bank National Association dba Housing Capital Company. Said lien additionally secured by Intercreditor Agreement recorded in/under Clerk's File No. 2016059210 of the Official Public Records of County, Texas, Said lien additionally secured by Collateral Assignment of Construction Documents, Design Contracts, Plans, Licenses, Builder Lot Contracts and Permits recorded in/under Clerk's File No. 2016059212 of the Official Public Records of County, Texas. Said lien additionally secured by Collateral Assignment of MUD Proceeds recorded in/under Clerk's File No. 2016059213 of the Official Public Records of County, Texas. (Covers additional property)

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

Subject property is located in the Fort Bend County Municipal Utility District No. 172. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected. The most recent rate of taxes levied by the district on real property is \$1.185 on each \$100.00 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of debt service tax, as of this date, is \$0.00 on each \$100.00 of assessed valuation. The total amount of voter approved bonds is \$284,228,000.00 and the aggregate principal amount of all bonds issued for specific facilities is \$28,815,000.00. The amount of the standby fee is \$0.00. Prior to the issuance of any policy, Seller is to furnish a properly executed and acknowledged Notice in compliance with the provisions set forth in Section 49.452 of the Texas Water Code, which Notice must be signed and acknowledged by the Purchaser and subsequently filed in the property records.

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

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

The letter is issued with the express understanding, evidenced by the acceptance thereof, that Stewart Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments

listed, and this letter is neither a guaranty or warranty of title.

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

Sincerely, Stewart Title Company

Debbie Hooper Senior Title Examiner

Hona Brieve

Nona Briscoe Title Officer

### LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited parts 21.48 acres of land out of the J.W. SCOTT SURVEY, A-321, Fort Bend was surveyed and platted onby, Brown BGE, Inc., and known as CREEK COVE AT CROSS CREEK RANCH S Plat Number in the Plat Records Real Property of Fort Bend County, Texas; and	County, Texas, which property & Gay Engineers, Inc., DBA ECTION FIFTEEN, recorded at
WHEREAS, U.S. BANK NATIONAL ASSOCIATION, D/B/A national banking association is the present owner and holder of a lie property, said lien being evidenced as recorded at Clerk's File 12016059212 and 2016059213 of the Real Property Records of Fort Bend subordinate said lien to the dedication of all streets, rights-of-way, and terms and conditions referred to on the plat of CREEK COVE AT CRO FIFTEEN.	en against the above described No. 2016059210, 2016059211, I County, Texas, and, desires to easements as well as all other
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT	S:
That for and in consideration of the premises, and the sum of \$10.00 consideration this day paid by CCR LOAN SUBSIDIARY 1, L.P., a Telienholder, the receipt and sufficiency of which is hereby acknowle lienholder as the agent for the present owners and holders of the notes payment of the same, does hereby fully subordinate its lien to the plat COVE AT CROSS CREEK RANCH SECTION FIFTEEN and the dedoes hereby RATIFY, CONFIRM AND APPROVE in all respects the su CROSS CREEK RANCH SECTION FIFTEEN and the dedications, to thereby.	exas limited partnership, to said edged and confessed, the said and the lien given to secure the tof the subdivision of CREEK dication evidenced thereby and bdivision of CREEK COVE AT
The said lienholder does hereby WARRANT and REPRESENT towners and holders of the notes and the lien given to secure the payr assigned the same nor any part thereof.	hat it is the agent for the present ment of the same and have not
EXCEPT as expressly modified hereby, the lien shall remain in fi	all force and effect.
EXECUTED this the day of, 2	018.
U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Compassociation	oany, a national banking
By:	
Printed Name:	
STATE OF TEXAS	
COUNTY OF	
BEFORE ME, the undersigned authority, on this	day, personally appeared ANATIONAL ASSOCIATION,
D/B/A Houston Capital Company, a national banking association, know name is subscribed to the foregoing instrument and acknowledged to me the purposes and considerations therein expressed and in the capacity the	n to me to be the person whose that they executed the same for
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of	of, 2018.
Notary Public in	and for the State of Texas
My commission	expires:

# LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

certain 21.48 acres of land out of the J.W. property was surveyed and platted onInc., DBA BGE, Inc. and known as CREEK	ARY 1, L.P., a Texas limited partnership, has platted that SCOTT SURVEY, A-321, Fort Bend County, Texas, which by, Brown & Gay Engineers  COVE AT CROSS CREEK RANCH SECTION FIFTEEN in the Plat Records of the Office Public y, Texas; and
lenders, is the present owner and holder of evidenced as recorded at Clerk's File No Property Records of Fort Bend County, To holders of promissory notes secured by said	INC., an Ontario corporation in its capacity as agent for the a lien against the above described property, said lien being 2012038977, 2012054544, and 2016059210 of the Real xas, and, in its capacity as the agent, is the agent for the lien, desires to subordinate said lien to the dedication of all as all other terms and conditions referred to on the plat of I SECTION FIFTEEN.
NOW, THEREFORE, KNOW ALL	MEN BY THESE PRESENTS:
consideration this day paid by CCR LOAN lienholder, the receipt and sufficiency of lienholder as the agent for the present own payment of the same, does hereby fully su COVE AT CROSS CREEK RANCH SEC does hereby RATIFY, CONFIRM AND AP	ses, and the sum of \$10.00 and other good and valuable SUBSIDIARY I, L.P., a Texas limited partnership, to said which is hereby acknowledged and confessed, the said as and holders of the notes and the lien given to secure the coordinate its lien to the plat of the subdivision of CREEK CION FIFTEEN and the dedication evidenced thereby and ROVE in all respects the subdivision of CREEK COVE AT EEN and the dedications, terms, and provisions evidenced
	RRANT and REPRESENT that it is the agent for the present on given to secure the payment of the same and have not
EXCEPT as expressly modified here	by, the lien shall remain in full force and effect.
EXECUTED this the day	of, 2018.
CCR TEXAS AGENT INC., an Ontario corp	oration in its capacity as agent
Ву:	
Printed Name:	
Title:	
PROVINCE OF ONTARIO COUNTRY OF CANADA	
an Ontario corporation, in its capacity as agname is subscribed to the within instrumenthat he signed and delivered the said instruments aid corporation, as his free and volunt	ry act and as the free and voluntary act and deed of said
corporation as agent on behalf of said entitie	, for the uses and purposes therein set forth.
GIVEN under my hand and Notary Seal, this	day of, 2018
	Notary Public My commission expires: Commission For Life

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



March 16, 2018

City of Fulshear 30603 FM 1093 Fulshear, TX 77441

Re: A Preliminary Plat of Creek Cove at Cross Creek Ranch Section 15

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated March 23, 2018.

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

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

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

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

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

Sincerely, Frankie Touchy

Frankie Touchy

Associate Right of Way Agent

C: Kathryn Edwards < kedwards@krga.com>

PLR18.124

# **Trey DeVillier**

From: Trey DeVillier

**Sent:** Friday, May 18, 2018 1:02 PM **To:** Michael Jones (mj524k@att.com)

Subject: CREEK COVE AT CROSS CREEK RANCH SECTION FIFTEEN - NO OBJECT REQUEST

(AT&T)

Attachments: 2018-5-18\_PLAT\_CREEK COVE SEC 15\_Final Plat.pdf

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

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

#### Respectfully,

Trey DeVillier | Platting Coordinator

BGE, Inc. 10777 Westheimer, Suite 400 Houston, Texas 77042 Tel: 281-558-8700 x8204 Direct: 713-488-8204

Fax: 281-558-9701 tdevillier@bgeinc.com www.bgeinc.com



Serving. Leading. Solving.™

# **Trey DeVillier**

From:

Trey DeVillier

Sent:

Friday, May 18, 2018 1:01 PM

To:

Grey, Chris (Chris\_Grey@comcast.com)

Subject:

CREEK COVE AT CROSS CREEK RANCH SECTION FIFTEEN - NO OBJECT REQUEST

(Comcast)

**Attachments:** 

2018-5-18\_PLAT\_CREEK COVE SEC 15\_Final Plat.pdf

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

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

Respectfully,

Trey DeVillier | Platting Coordinator

BGÉ, Inc.

10777 Westheimer, Suite 400 Houston, Texas 77042

Tel: 281-558-8700 x8204 Direct: 713-488-8204 Fax: 281-558-9701 tdevillier@bgeinc.com www.bgeinc.com



Serving. Leading, Solving.™

# **CITY OF FULSHEAR**

# **Registration & Permit Department**

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

# **PLATTING AND SUBDIVISION REVIEW**

Plan or Plat <u>Creek Cove at Cros</u>	s Creek Ranch Section 1	of Final Pla
City Engineer Review  X Reviewed See Attached Letter	,	
BY:	5-24-2018 DATE:	
City Secretary  Processed Returned for additional data		
BY: 20 S Planning Commission Review	DATE: 5-18-2018	
Approved Returned for additional data		
BY:	DATE:	
City Council Review		
Approved Returned for additional data		
DV.	DΔTF·	



#### 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:05/23/2018 Date:	ate Received by the City of Fulshear:	•
Subdivision: CREEK COVE AT CROSS CREEK RA		
SECTION SIXTEEN		
SUBMITTAL OF PLAT: (Check Appropriate Sele	ction)	
Preliminary	<u>√</u> Final	Short Form Final
Replat	Vacation Plat	Admin. (Minor) Plat
Amending Plat		
TYPE OF PLAT: (Check Appropriate Selection)	Other: Water Plant/MI	JD Facility
✓ Single-Family Residential	Zero Lot Line/ Patio Home	e Multi-Family Residential
Planned Development	Commercial	Industrial
Plat Location: City	ETJ (Extraterritorial Jurisdiction)	
Legal Description: 38.67 ACRES OF LAND IN THE	A.G. SHARPLESS SURVEY A-322 & J.W. SCO	OTT SURVEY A-321 & M. AUTREY SURVEY A-100
Variance: Yes (Attach a Copy of Appr	oval Letter)No	
Total Acreage: 38.67		
Number of Streets: 6		
Number of Lots: 109		Platting Fees
Number and Types of Reserves: 8		
Total Acres in Reserve: 6.976		Plat - \$500.00 plus 3.50 per lot, plus \$12.50
Owner: _CCR TEAXS HOLDINGS, LP	per acre	\$500.00 plus \$5.00 per lot plus \$25.00 per acre
Address: 5005 RIVERWAY, SUITE 500		
City/State: HOUSTON, TX 77056		00.00 plus 5.00 per lot plus \$25.00 per acre
Telephone: _713-960-9977	Amending	or Minor Plat - \$200.00
Email Address:	The same of the sa	ion - \$500.00
Engineer/Planner: BGE, INC.		of plats - \$100,00 (each additional review)
Contact Person: TREY DEVILLIER	TOTAL PLA	ATTING FEE \$2,011.75
Telephone: 713-488-8204	Park Fees	(due at Final Plat Application)
Fax Number: 281-558-9701		
Email Address: tdevillier@bgeinc.com		
This is to certify that the information on this fo	rm is complete, true and correct and t	he undersigned is authorized to make this
application. I understand that if all necessary in	formation, required documents, and	plat fees are required at time of submittal or t
City of Fulshear will not complete the review no	eeded in order to submit to the P&Z b	oard.
Jua Dilla	Trey DeVillier	05/23/2018
		00/20/2010
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

Texas Engineer Registration Number - F-2309

May 29, 2018

# **Engineering Review**

Revised Final Plat
Creek Cove at Cross Creek Ranch Section Sixteen
City of Fulshear, Texas

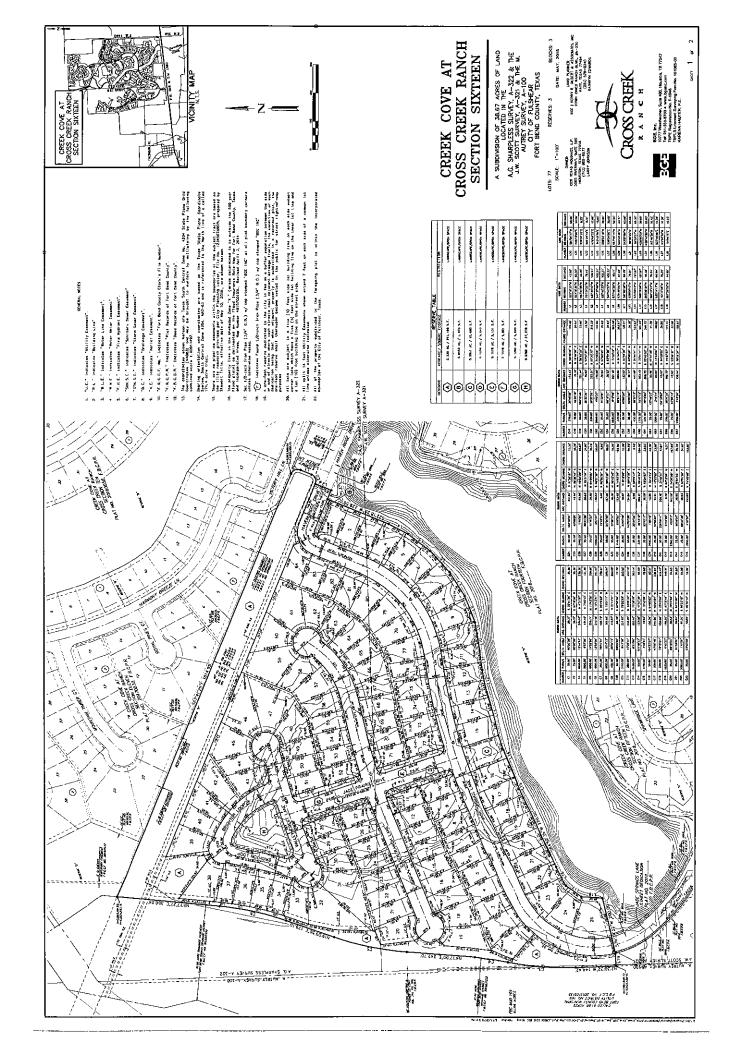
# For Information only:

- 1. This will create 109 Lots in two (2) Blocks with eight (8) Reserves that covers a total acreage of 38.67 acres.
- 2. Access to the section will be from an extension of Jade Springs Lane from Creek Cove at Cross Creek Ranch Section Fifteen and from Haven Ridge Drive.
- 3. The typical lot in this section appears to be 60-foot by 125-foot with a 25-foot Front Building Line.

# Recommendations:

I recommend that this Revised Final Plat of Creek Cove at Cross Creek Ranch Section Sixteen be approved with the following additions/corrections:

- A) Identifiers are needed on the contour lines on the face of the plan per the City's Subdivision Ordinance where the contour lines adjoin the lots,
- B) This section is shown to be in three (3) Surveys and three (3) Abstracts per the Metes and Bounds description but is shown to be in two (2) Surveys on the Plat Title.
- C) Reserve "A" needs to have the wording Electrical easement add to the Title in the Reserve Table.
- D) The plat needs to have the block numbers shown on the face of the plat.



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folition dest detactor of by their press) as decisted to the use of the public quality proper forces unablicated acts) assessed, the control of the public quality of the control of the c

THE TABLE AND ACT OF THE PROPERTY OF A PARTY OF THE TABLE AND ACT OF THE TOTICA, we assess session to the police and seed (2) the close of the police to the control to t en bestell propert of sym that is it property that the property and the pr (1981) Comers as harday channed and agree that all at the property within the boundaries of the piets to harday centricised to present the defininge of one shall all any public or propers of central states and propers of central propers. I provide a central propers of central property of central propers of central property of central propers of central property of central 

CON TEXAS MOLDINGS, CP., a Delement limited parametable 69: Johnson/CCR CP., LLC. a lesat inmited indulily company

Cerry D Johnson President

STATE OF TEXAS COUNTY OF HAMMES

h wederspass achieved in this may proposely appeared born to "James, Francisco et James (2005, LEE, a Team Italias (1907)); campairs, the subject of the control of the con

GEVEN UNDER MY HAND AND SEAL OF DEFECT, CALL

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Jody S. Wong Astary Public in and for the State of Texas Commission Capinas:

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t, servo & Noise, a Perfectional Engineer replacered in the State of Term, no metay cavilly that this plan main all enginements of the City of leadabas, to the basis of my Goodeleys

Korano B. Howler, P. E. Tenge Registration No. 102103 Tenge Registration No. 102103 Igna Registration No. F-1046

of the City of Follower, Towns

fals plat of CREEK GOVE AT CRIESS CAREK HANCH SECTION -

in appeared and it and and and only fauncial and element on this appeared and it families and and united the filed This plat of CREEK COME AT CROSS CAREK AMICH SECTION STATEEN was approved on

of the plat records of wald Dunity Circle in med tor Part land Condy, Novelby contrity host the Tompolog funtrument with the cartificate of activations to the original tense of tense o I, Louro Richard, County Clerk in and it

my hand med such of office, of Klahennd, lexas. The day one date lost above writter

My: Beputr

# ACCOMPTION AT THE DESCRIPTION OF LAND STITUTION OF THE CONTROL OF LAND STITUTION OF THE CONTROL OF THE CONTROL

CROSS CREEK RANCH

The state of the s heford, 50° of 25° of catalons of 1,014.05 feat clong and with the South time of eate DACK COME At GROSS DACE The VECTION CATALON for a 1/2-less the pipe with case allowed and Miller's the most Maribacly Marches Grown of the materia described freet, and the Desimaton of a Unique darke is the right. West for many strings in a part of the first area of the first are the formation tower of forth the formation of the first area of the fir

DENCE, ever and across soid 1,913,31 apre tract. The following pourses and dist

5.20° 18'.35" B, o distence of 42,36 fact to d 1/2-inch tron pipe mith cap blooped 186[ 180" sel for the beginning of a tongent curve to the right. h o Southwesterly elecation, clong soil curse to the right, a distance of 35.27 feet, noving a redise of 35.00 feet, a central congre of 90 000 of one a tender which bear 250 feet 35.35 feet to a 1/2-inter from 1/00 then with top elegand 000 feet and for on interior corner of the horse described from SET HE'SE'S, a situates of 60.00 feet to a 1/2-less from pice aits con stomast ME ME and for sound. 1887 1757 5 of the second of 1.00 feet to a 1/2-less from pice aits con attempt 900 feet and for me interior compared to the second operation of the contraction of the second operation of the contraction of the contra in a Southeesterly direction, along wald curve to the right, a distorce of 194.27 feet, bowing a radius 75.00 that, a senting an opposite to a 1/2-and in 1980 with a formed which bears \$2.22 of 25.35, 36 but to a 1/2-and in 1980 with the parameter 902 feet, as feet to end Southerly we taken town of the herein described fract. \$22'18'35's, a distance of 220.38 feet to a 3/2-inch from pine with cap stamped '866' 180' het fer opener

This year, a statement of any control of principle and the second of the

in a Morthwely Streation, along wate cores to the right a distance of 258 V? feet, housing a reasons of course for the control of the course o the a Martharty direction, alone and source to the right, a distunce of 259.74 feet, having a rooting of 1,000 to their a control angle of 187.57 for and other two plan it has 2,000 to the account of the second form of the second of the sec in a Nathariy direction, clong sold curve to the last, a distance of 242, 10 feet, mering a regime of 1,000,00 The sold of the Company of 1752 feet of or elected which bears N [2712 eff. 52, 24),37 feet to a 1,7-finth licen pipe site cap tenness of the fig. tenness of the fig. 24),37 feet to a 1,7-finth licen pipe NOS'38'38' is distance of 144.42 feet to a 1/2-inch Fow pipe with cap slowped 1862 IMC set for corner; KOP-15 AJ C, a distance of 121,35 feet to b 1/P-lock from pion with cop elomped 100 Mar set for conser. RDM 17 DD C, a distance of 742,70 feet to b 1/P-lock from pion with cap elomped 101 MY set for conser, RIO 09'50'E, a distance of 179,30 feet to o 1/2-toch from pipe with cap atamost 1905 lNC set for corner. MCMC, stang and mith the East line of sold 61.65 ears treel, the following courses and distances:

\$16.31 JF R. O statemen of 200.00 feet to a 1/2-into from plan with East atomical WDE Into set for service. Software of the R. Ostatemen and 4.45 feet in 1/2-into 1/2 into 1/

MOS 17 27 E, a distance of 300,04 feet to the POINT OF BESINKING and conteining 26,57 perms (1,584,505 square feet) of land. oring orinstips (a boses on the Temp Describer System of 1983 (ANSA), South Central Zees 4254 and (a formula to CREM COME ALCHOOS CHEM RANGESCHING BLYCKER a clued herein.

CROSS CREEK RANCH SECTION SIXTEEN CREEK COVE AT

A SUBDIVISION OF 38.67 ACRES OF LAND
A.G. SHARPLESS SURFET, A-222 & THE
J.W. SCOTT SUBJECT
FORT SERIO COUNTY, FEAS

LAND PLANNER

BOZ | INDREM R. ASSOCIATES, INC.

ZNOT CHICA BAND: IN-ZSO

KATY, TUAS 77494

(270) 3,47-3340

KATHUR EDMANDS

BLOCKS: 3 DATE: MAY, 2016

RESERVES: 3

LOTS: 77 SCALE: 1"=100"

CROSS CREEK



BGCB, Inc. 19777 Westherner, Sorte 400, Housen, TX 77642 Tel 241-554-070 a wavebapen.com 1975 Repetation No. Fr 1016 1975 Scorest Schweige From No. 101006-00 KARRING HALTER, P.E.

RANCH Š

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# stewart title

Nona Briscoe Title Examiner Stewart Title Company 10720 West Sam Houston Pkwy North Suite 200 Houston, TX 77064 (713) 232-4496 Phone (713) 629-2201 Fax nona.briscoe@stewart.com

May 22, 2018

File No.: 1890099CPL

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 15th day of May, 2018, the last Deed that we find, of record, reflects the record owner to be: CCR TEXAS HOLDINGS, LP

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

Legal Description:

DESCRIPTION OF A 38.67 ACRE TRACT OF LAND SITUATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT NO. 322 AND THE J.W. SCOTT SURVEY, ABSTRACT NO. 321 AND THE M. AUTREY SURVEY, ABSTRACT NO. 100 CITY OF FULSHEAR FORT BEND COUNTY, TEXAS

BEING a 38.67 acre (1,684,605 square foot) tract of land situated in the A.G. Sharpless Survey, Abstract No. 322, the J.W. Scott Survey, Abstract No. 321 and the M. Autrey Survey, Abstract No. 100, Fort Bend County, City of Fulshear, Texas and being a portion of the remainder of a called 1,913.31 acre tract of land as described in an instrument to CCR Texas Holdings LP, recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2012038964, said 38.67 acre tract of land described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Southwest corner of CREEK COVE AT CROSS CREEK RANCH SECTION ELEVEN, a subdivision per plat recorded under Plat No. 20170232 of the Fort Bend County Plat Records (F.B.C.P.R.) and the Northwest corner of the herein described tract, lying on the East line of a called 61.66 acre tract of land as described in an instrument to Fort Bend County Municipal Utility District No. 169 recorded under F.B.C.C.F. No. 2015105132;

THENCE, S 67°41'25" E, a distance of 1,614.95 feet along and with the South line of said CREEK COVE AT CROSS CREEK RANCH SECTION ELEVEN to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most Northerly Northeast corner of the herein described tract and the beginning of a tangent curve to the right;

THENCE, over and across said 1,913.31 acre tract, the following courses and distances:

In a Southeasterly direction, along said curve to the right, a distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 89°59'58" and a chord which bears S 22°41'26" E, 35.36 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most Southerly Northeast corner of the herein described tract;

S 22°18'35" W, a distance of 42.55 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for

the beginning of a tangent curve to the right;

In a Southwesterly direction, along said curve to the right, a distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears S 67°18'35" W, 35.36 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 22°18'35" W, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 67°41'25" W, a distance of 34.25 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 22°18'35" W, a distance of 229.58 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 27°31'53" W, a distance of 76.10 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 37°34'47" W, a distance of 100.22 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 47°37'40" W, a distance of 100.22 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 57°40'33" W, a distance of 100.22 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 67°43'27" W, a distance of 100.22 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner:

S 77°46'20" W, a distance of 40.11 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner:

S 79°39'56" W, a distance of 61.28 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner:

S 81°05'37" W, a distance of 69.80 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner:

S 79°09'10" W, a distance of 78.99 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 74°59'12" W, a distance of 157.97 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 69°25'55" W, a distance of 157.97 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 65°26'34" W, a distance of 79.38 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 64°52'35" W, a distance of 270.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 61°37'22" W, a distance of 75.04 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 35°14'17" W, a distance of 66.99 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 03°27'58" W, a distance of 75.32 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Southeast corner of the herein described tract:

S 76°37'32" W, a distance of 200.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 87°29'28" W, a distance of 44.85 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Southwest corner of the herein described tract, lying on the East line of said 61.66 acre tract;

THENCE, along and with the East line of said 61.66 acre tract, the following courses and distances:

N 02°30'32" W, a distance of 144.42 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

In a Northerly direction, along said curve to the right, a distance of 239.97 feet, having a radius of 1,000.00 feet, a central angle of 13°44'57" and a chord which bears N 04°21'57" E, 239.39 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 07°45'43" E, a distance of 121.35 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 04°17'00" E, a distance of 242.70 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner:

In a Northerly direction, along said curve to the right, a distance of 259.74 feet, having a radius of 1,000.00 feet, a central angle of 14°52'56" and a chord which bears N 11°43'28" E, 259.01 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 19°09'56" E, a distance of 179.10 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

In a Northerly direction, along said curve to the left, a distance of 242.16 feet, having a radius of 1,000.00 feet, a central angle of 13°52'29" and a chord which bears N 12°13'41" E, 241.57 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 05°17'27" E, a distance of 360.04 feet to the **POINT OF BEGINNING** and containing 38.67 acres (1.684.605 square feet) of land.

Subject to the following:

#### 1. Restrictions:

None

#### 2. Easements/Other Exceptions:

An Eighty (80) foot wide Houston Lighting and Power Company Easement located along the Northerly portion of the property as reflected by instrument recorded in <u>Volume 431, Page 365</u>, <u>Volume 431, Page 366</u>, <u>Volume 431, Page 367</u> of the Deed Records of Fort Bend County, Texas.

Gas Facilities Easement granted to SI Energy, LP, a Texas limited partnership as set forth and described by instruments recorded under Clerk's File No. 2014102261 of the Official Records of Fort Bend County, Texas.

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

1/2 of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in instrument recorded in <u>Volume 511, Page 344</u> of the Deed Records of Fort Bend County, Texas. Surface rights are not waived therein.

A 1/16th royalty interest in and to all the oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom as the same are set forth in instrument recorded in <u>Volume 171, Page 43</u> of the Deed Records of Fort Bend County, Texas.

All of the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom, as the same are set forth in an instrument recorded in <u>Volume 226, Page 571</u> of the Deed Records of Fort Bend County, Texas, together with rights of ingress and egress for removing the same therefrom. The surface rights have not been waived therein.

All of the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom, as the same are set forth in an instrument recorded in <u>Volume 254, Page 211</u> of the Deed Records of Fort Bend County, Texas, together with rights of ingress and egress for removing the same therefrom. The surface rights have not been waived therein.

One-half (1/2) of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same as the same are set forth in an instrument recorded in <u>Volume 297, Page 183</u> of the Deed Records of Fort Bend County, Texas. The surface rights have not been waived therein.

One-half (1/2) of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same as the same are set forth in an instrument recorded in <u>Volume 301</u>, <u>Page 78</u> of the Deed Records of Fort Bend County, Texas. The surface rights have not been waived therein.

All of the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom, as the same are set forth in an instrument recorded in <u>Volume 427, Page 614</u> of the Deed Records of Fort Bend County, Texas, together with rights of ingress and egress for the removing same therefrom. The surface rights have not been waived therein.

A 1/64th non-participating royalty interest in and to all of the oil, gas and other minerals in, on, under or that may be produced from the Property for a period of five (5) years or as long as there is production, as set forth in an instrument of record in <u>Volume 282, Page 240</u> of the Deed Records of Fort Bend County, Texas.

A 1/16th non-participating royalty interest in and to all of the oil, gas and other minerals in, on, under or that may be produced from the Property, as set forth in an instrument of record in <u>Volume 307, Page 347</u> of the Deed Records of Fort Bend County, Texas.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.

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

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

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

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

Rights of Board of Water Engineers of the State of Texas to control the withdrawal of water from underground water reservoir beneath the subject property in accordance with that instrument recorded in <u>Volume 1, Page 85</u> of the Water Permit Records of Fort Bend County, Texas.

#### 3. Liens/Misc:

Vendors Lien retained in Deed dated April 12, 2012, recorded in/under Clerk's File No. 2012038964 of the Official Public Records, securing the payment of one note in the principal amount of \$9,000,000.00, bearing interest and payable as therein provided to the order of CCR Texas Lender, Inc., and one note in the principal amount of \$81,000,000.00, bearing interest and payable as therein provided to the order of PSPIB\_CCR, Inc., and additionally secured by Deed of Trust of even date therewith executed by CCR Texas Holdings LP, and recorded in/under Clerk's File No. 2012038977 of the Official Public Records of Fort Bend County, Texas, for the benefit of CCR Texas Agent Inc., as Agent. Said lien additionally secured by a Collateral Assignment Of Notes And Liens recorded in/under Clerk's File No. 2012054544 of the Official Records of County, Texas. Said lien subject to the terms, conditions and provisions of that Amended And Restated Intercreditor Agreement recorded under Clerk's File No. 2014033471 of the Official Public Records of Fort Bend County, Texas. Said lien additionally secured by First Amendment to Construction Deed of Trust recorded in/under Clerk's File No. 2017097223 of the Official Public Records of County, Texas. (Cover other property also)

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

Subject property is located in the Fort Bend County Municipal Utility District No. 169. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected. The most recent rate of taxes levied by the district on real property is \$1.295 on each \$100.00 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of debt service tax, as of this date, is \$0.00 on each \$100.00 of assessed valuation. The total amount of voter approved bonds is \$82,516.00 and the aggregate principal amount of all bonds issued for specific facilities is \$841,890,000.00. The amount of the standby fee is \$0.00. Prior to the issuance of any policy, Seller is to furnish a properly executed and acknowledged Notice in compliance with the provisions set forth in Section 49.452 of the Texas Water Code, which Notice must be signed and acknowledged by the Purchaser and subsequently filed in the property records.

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

Subject property is located in the Fort Bend County Municipal Utility District 172. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected. The most recent rate of taxes levied by the district on real property is \$1.295 on each \$100.00 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of debt service tax, as of this date, is \$0.00 on each \$100.00 of assessed valuation. The total amount of voter approved bonds is \$284,228,000.00 and the aggregate principal amount of all bonds issued for specific facilities is \$841,890,000.00. The amount of the standby fee is \$0.00. Prior to the issuance of any policy, Seller is to furnish a properly executed and acknowledged Notice in compliance with the provisions set forth in Section 49.452 of the Texas Water Code, which Notice must be signed and acknowledged by the Purchaser and subsequently filed in the property records.

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

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

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

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

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

Sincerely, Stewart Title Company

Debbie Hooper McDurham Title Examiner

Nona Briscoe Title Officer

### LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

certain 38.67 acres of land out of the A.G. SI SURVEY, A-321, Fort Bend County, Texas, which by, Brown & Gay Engineer	ers, Inc., DBA BGE, Inc, and known as CREEK COVE
AT CROSS CREEK RANCH SECTION SIXTEE in the Plat Records of the Office Public I and	N, recorded at Plat Number
lenders, is the present owner and holder of a lien evidenced as recorded at Clerk's File No. 2012 Property Records of Fort Bend County, Texas, a holders of promissory notes secured by said lien,	, an Ontario corporation in its capacity as agent for the against the above described property, said lien being 2038977, 2012054544, and 2016059210 of the Real and, in its capacity as the agent, is the agent for the desires to subordinate said lien to the dedication of all 11 other terms and conditions referred to on the plat of CTION SIXTEEN.
NOW, THEREFORE, KNOW ALL MEN	BY THESE PRESENTS:
consideration this day paid by CCR LOAN SUB: lienholder, the receipt and sufficiency of whic lienholder as the agent for the present owners are payment of the same, does hereby fully subordir COVE AT CROSS CREEK RANCH SECTION does hereby RATIFY, CONFIRM AND APPROV	and the sum of \$10.00 and other good and valuable SIDIARY 1, L.P., a Texas limited partnership, to said the is hereby acknowledged and confessed, the said dholders of the notes and the lien given to secure the nate its lien to the plat of the subdivision of CREEK SIXTEEN and the dedication evidenced thereby and E in all respects the subdivision of CREEK COVE AT and the dedications, terms, and provisions evidenced
	NT and REPRESENT that it is the agent for the present wen to secure the payment of the same and have not
EXCEPT as expressly modified hereby, the	e lien shall remain in full force and effect.
EXECUTED this the day of	, 2018.
CCR TEXAS AGENT INC., an Ontario corporation	on in its capacity as agent
Ву:	
Printed Name:	<u>_</u>
Title:	<del></del>
PROVINCE OF ONTARIO COUNTRY OF CANADA	
I,	, a Notary Public in and for said personally known to of CCR TEXAS AGENT INC., f CCR Texas Lender Inc. and PSPIB-CCR Inc., whose
name is subscribed to the within instrument, appet that he signed and delivered the said instrument the	eared before me this day in person and acknowledged ereto as such at and as the free and voluntary act and deed of said
GIVEN under my hand and Notary Seal, this	day of, 2018
	Notary Public My commission expires: Commission For Life

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

### LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS COUNTY OF FORT BEND

#### KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 38.67 acres of land out of the A.G. SHARPLESS SURVEY, A-322 and the J.W. SCOTT SURVEY, A-321, Fort Bend County, Texas, which property was surveyed and platted on by, Brown & Gay Engineers, Inc., DBA BGE, Inc., and known as CREEK COVE AT CROSS CREEK RANCH SECTION SIXTEEN, recorded at Plat Number in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and
WHEREAS, U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, a national banking association is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2016059210, 2016059211, 2016059212 and 2016059213 of the Real Property Records of Fort Bend County, Texas, and, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of CREEK COVE AT CROSS CREEK RANCH SECTION SIXTEEN.
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of CREEK COVE AT CROSS CREEK RANCH SECTION SIXTEEN and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of CREEK COVE AT CROSS CREEK RANCH SECTION SIXTEEN and the dedications, terms, and provisions evidenced thereby.
The said lienholder does hereby WARRANT and REPRESENT that it is the agent for the present owners and holders of the notes and the lien given to secure the payment of the same and have not assigned the same nor any part thereof.
EXCEPT as expressly modified hereby, the lien shall remain in full force and effect.
EXECUTED this the day of, 2018.
U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, a national banking association
By:
Printed Name: Title:
STATE OF TEXAS
COUNTY OF
BEFORE ME, the undersigned authority, on this day, personally appeared of U.S. BANK NATIONAL ASSOCIATION,
D/B/A Houston Capital Company, a national banking association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of, 2018.
Notary Public in and for the State of Texas
My commission expires:

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

From:

Trey DeVillier

Sent:

Friday, May 18, 2018 1:05 PM

Sent:

'LROW@centerpointenergy.com'

Subject:

CREEK COVE AT CROSS CREEK RANCH SECTION SIXTEEN - NO OBJECT REQUEST (CPE)

Attachments:

2018-5-18\_PLAT\_CREEK COVE SEC 16\_Final Plat.pdf

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

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

Respectfully,

# Trey DeVillier | Platting Coordinator

BGÉ, Inc. 10777 Westheimer, Suite 400 Houston, Texas 77042 Tel: 281-558-8700 x8204 Direct: 713-488-8204

Fax: 281-558-9701 tdevillier@bgeinc.com www.bgeinc.com



Serving, Leading, Solving,™

From:

Trey DeVillier

Sent:

Friday, May 18, 2018 1:06 PM

Senti

Michael Jones (mj524k@att.com)

Subject:

CREEK COVE AT CROSS CREEK RANCH SECTION SIXTEEN - NO OBJECT REQUEST

(AT&T)

**Attachments:** 

2018-5-18\_PLAT\_CREEK COVE SEC 16\_Final Plat.pdf

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

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

# Respectfully,

Trey DeVillier | Platting Coordinator

BGE, Inc. 10777 Westheimer, Suite 400 Houston, Texas 77042 Tel: 281-558-8700 x8204

Direct: 713-488-8204 Fax: 281-558-9701 tdevillier@bgeinc.com www.bgeinc.com



Serving. Leading. Solving.™



April 5, 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: Creek Cove at Cross Creek 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 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,

Leslie Noyola

Construction, Coord 2, Planning & Design

Sustii M. Nayola

# **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 Jode Springs	Lane-Street Dedication / Final Plat
City Engineer Review	
XReviewed See Attached Letter	
BY:	DATE: 5-24-2018
City Secretary	
Processed Returned for additional data	9
BY: X-7Coyl	DATE: 5-18-2018
Planning Commission Review	
Approved Returned for additional data	
BY:	DATE:
City Council Review	
Approved Returned for additional data	a
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: Date R Subdivision: JADE SPRINGS LANE STREET DEDICAT	Received by the City of ION_Development: CRO	Fulshear: DSS CREEK RANCH	
SUBMITTAL OF PLAT: (Check Appropriate Selection	۱)		
Preliminary Replat Amending Plat	Final Vacation Plat		Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection)	Other: Water	Plant/MUD Facility	
Single-Family Residential	Zero Lot Line/ F	Patio Home	Multi-Family Residential
Planned Development	Commercial		Industrial
Plat Location: City ETJ	(Extraterritorial Jurisdie	ction)	
Legal Description: 2.265 ACRES OF LAN	ID IN THE A.G.	SHARPLESS SI	JRVEY A-322
Variance: Yes (Attach a Copy of Approval	Letter)No		
Total Acreage: 2.265  Number of Streets: 1			
Number of Lots: 0		Plat	tting Fees
Number and Types of Reserves: 0			
Total Acres in Reserve: 0			) plus 3.50 per lot, plus \$12.50
Owner: _CCR LOAN SUBSIDIARY 1, LP & CCR TEAX	S HOLDINGS, LP	per acre Final Plat - \$500,00 plus \$	5.00 per lot plus \$25.00 per acre
Address: 5005 RIVERWAY, SUITE 500			) per lot plus \$25.00 per acre
City/State: HOUSTON, TX 77056			
Telephone: 713-960-9977		Amending or Minor Pla	it - \$200.00
Email Address:		Plat Vacation - \$500.00	)
Engineer/Planner: BGE, INC.		2 <sup>nd</sup> Review of plats - \$1	00.00 (each additional review)
Contact Person: TREY DEVILLIER		TOTAL PLATTING FEE _	\$556.63
Telephone: 713-488-8204		Park Fees (due at Final	Plat Application)
Fax Number: _281-558-9701			
Email Address: tdevillier@bgeinc.com			
This is to certify that the information on this form $\ensuremath{\mathrm{i}}$			
application. I understand that if all necessary inform			required at time of submittal or the
City of Fulshear will not complete the review needs	ed in order to submit to	the P&Z board.	
Lyn a Owlle	Trey DeVi	llier	05/17/2018
SIGNATURE	TYPED OR PRINTED NA	ME/TITLE	DATE

May 24, 2018

# **Engineering Review**

Final Plat
Jade Springs Lane Street Dedication
City of Fulshear, Texas

# For Information only:

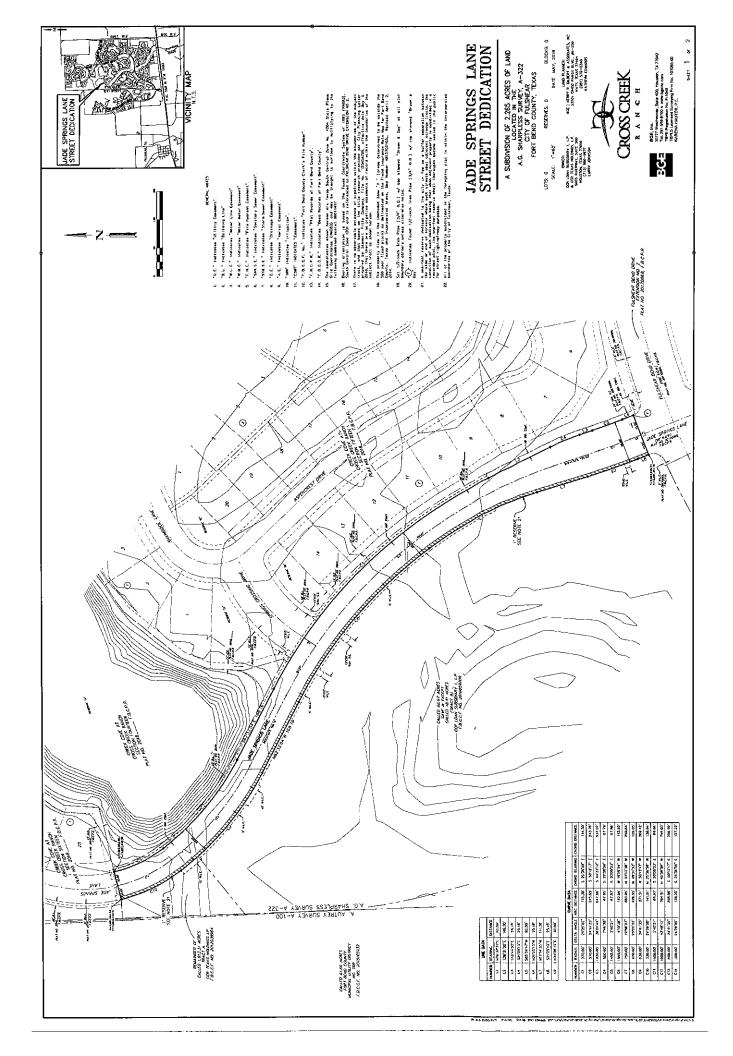
- 1. This plat will create approximately 1550 Linear Foot of Right-of-Way for Jade Springs Lane (varying widths).
- 2. The road will begin at the Northwest side of Fulshear Bend Drive and extend to the Northwest.

#### Recommendations:

I recommend that this Final Plat of Jade Springs Lane Street Dedication be approved with the following corrections/additions:

- A) The Metes and Bounds description on the plat shows this tract to be located in the J.W. Scott Survey, Abstract 321 while the Title Block locates it in the A. G. Sharpless Survey, Abstract 322.
- B) An Identifier is required on the contour lines on the plat.





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CCR TLXAS HOLDINGS, LP, a Delevery of Indited partnership by: Johnson/RCR CP, ELE, a Texas Indited Indiality company

President

STATE OF TEXAS COUNTY OF HARRES

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2018

COMMISSION ESPITED

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i, soume & Moute, a Privational Engineer registered in the State of Team on hereby cariffy that this plat wash all regalement of the City of Fusions, to the east of ay someting

Kareno B. Maular, P. C. Tenor Registration No. 302103 Gram & Gav Fapineers, ten TGPL, Registration No. 1-1948

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Mitness my hand and seal of affice, at Pichmand. Texas The day and date last above will ten

County Clerk Fort bleed County, Texon Dy: Sepoty

# DESCRIPTION OF A 2, 265 ACRC TRACT OF LAND SITUATED IN THE JURY SOUTH SARVEY, A6376ACT NO. 321 ACRC AT OF PAGESAR

VICINITY MAP

JADE SPRINGS LANE STREET DEDICATION

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A SUBDIVISION OF 2.285 ACRES OF LAND LOCATED IN THE A.G. SHARPLESS SURVEY, A-322 OTY OF FULSHEAR FORT BEND COUNTY, TEXAS

RESERVES: 0 SCALE: 1"-60" LOTS: 0

Mee'ng orientation is besed on the Term Cooresnors System of 1983 (WADE), South Central Zone 20th and 1s referenced to FULDERH EIND DRIVE (RIENSION NO 2 on cited herein.

BLOCKS: DATE: MAY, 2018

LAND PLANTOR

RG I KÉRRY P. RESERVES DEC

2350 CHCO RAND RAND AVA

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(783) 579-6340

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COR LOAN SUBSIDIENT 1, LIP.

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(77.13) 860–8977

LARRY JONNSON







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Nona Briscoe Title Examiner Stewart Title Company 10720 West Sam Houston Pkwy North Suite 200 Houston, TX 77064 (713) 232-4496 Phone (713) 629-2201 Fax nona.briscoe@stewart.com

May 18, 2018

File No.: 1890102CPL

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 10th day of May, 2018, the last Deed that we find, of record, reflects the record owner to be:

CCR LOAN SUBSIDIARY 1, L.P.

by virtue of Deed recorded in/under Clerk's File No. <u>2016059209</u> of the Official Public Records of Fort Bend County, Texas.

Legal Description:

DESCRIPTION OF A 2.265 ACRE TRACT OF LAND SITUATED IN THE J.W. SCOTT SURVEY, ABSTRACT NO. 321
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

BEING a 2.265 acre (98,654 square foot) tract of land situated in the J.W. Scott Survey, Abstract No. 321 Fort Bend County, City of Fulshear, Texas and being a portion of a called 66.97 acre tract of land as described as Tract 8 in an instrument to CCR Loan Subsidiary 1, L.P. recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2016059209 and a portion of the remainder of a called 1,913.31 acre tract of land as described in an instrument to CCR Texas Holdings LP, recorded under F.B.C.C.F. No. 2012038964, said 2.265 acre tract of land described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northerly end of a cutback corner at the Northeast corner of the intersection of Fulshear Bend Drive (100 feet wide) and Jade Springs Land (90 feet wide) both as shown on FULSHEAR BEND DRIVE EXTENSION NO. 2, a subdivision per plat recorded under Plat No. 20170069 of the Fort Bend County Plat Records (F.B.C.P.R) and the Southeast corner of the herein described tract;

THENCE, S 68°34'47" E, a distance of 90.00 feet along and with the Northerly line of said FULSHEAR BEND DRIVE EXTENSION NO. 2 to the Northwest corner of the intersection of said Fulshear Bend Drive and said Jade Springs Lane and the Southwest corner of the herein described tract;

THENCE, over and across said 66.97 acre tract and said 1,913.31 acre tract, the following courses and distances:

N 21°25'13" W, a distance of 25.18 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In a Northerly direction, along said curve to the right, a distance of 112.64 feet, having a radius of 1,545.00 feet, a central angle of 04°10'38" and a chord which bears N 19°19'54" W, 112.62 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

N 17°14'35" W, a distance of 111.36 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Northwesterly direction, along said curve to the left, a distance of 260.95 feet, having a radius of 750.00 feet, a central angle of 19°56'07" and a chord which bears N 27°12'38" W, 259.64 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of compound curvature to the left;

In a Northwesterly direction, along said curve to the left, a distance of 429.55 feet, having a radius of 970.00 feet, a central angle of 25°22'22" and a chord which bears N 49°51'53" W, 426.05 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

N 62°33'04" W, a distance of 168.76 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In a Northwesterly direction, along said curve to the right, a distance of 271.51 feet, having a radius of 630.00 feet, a central angle of 24°41'35" and a chord which bears N 50°12'17" W, 269.42 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of compound curvature to the right;

In a Northwesterly direction, along said curve to the right, a distance of 141.01 feet, having a radius of 330.00 feet, a central angle of 24°29'00" and a chord which bears N 25°36;59" W, 139.94 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Northwest corner of the herein described tract:

N 76°37'32" E, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Northeast corner of the herein described tract and the beginning of a non-tangent curve to the left from which its center bears N 76°37'32" E, 270.00 feet;

In a Southeasterly direction, along said curve to the left, a distance of 115.38 feet, having a radius of 270.00 feet, a central angle of 24°29'02" and a chord which bears S 25°26'59" E, 114.50 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of compound curvature to the left;

In a Southeasterly direction, along said curve to the left, a distance of 245.65 feet, having a radius of 570.00 feet, a central angle of 24°41'34" and a chord which bears S 50°12'17" E, 243.76 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

S 62°33'04" E, a distance of 168.76 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In a Southeasterly direction, along said curve to the right, a distance of 647.69 feet, having a radius of 1,030.00 feet, a central angle of 36°01'44" and a chord which bears S 44°32'12" E, 637.07 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

S 26°31′20" E, a distance of 146.90 feet, to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In a Southeasterly direction, along said curve to the right, a distance of 67.85 feet, having a radius of 500.00 feet, a central angle of 07°46'28" and a chord which bears S 22°38'06" E, 67.79 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

S 18°44'52" E, a distance of 28.18 feet, to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Southerly direction, along said curve to the left, a distance of 67.87 feet, having a radius of 1,455.00 feet, a central angle of 02°40'21" and a chord which bears \$ 20°05'03" E, 67.86 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

S 21°25'13" E, a distance of 25.18 feet to the **POINT OF BEGINNING** and containing 2.265 acres (98,654 square feet) of land.

Subject to the following:

#### 1. Restrictions:

None

#### 2. Easements/Other Exceptions:

A portion of a sanitary sewer easement Twenty five (25) feet wide, located along the Southeasterly corner of the property, as reflected by Plat No. 20170069 of the Plat Records of Fort Bend County, Texas.

A (1) foot buffer is reserved along and adjacent to Fulshear Bend Drive as dedicated and reflected on the plat of FULSHEAR BEND DRIVE EXTENSION NO 1 recorded under plat No. 20170069 of the Plat Records of Fort Bend County, Texas.

1/2 of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in instrument recorded in <u>Volume 301, Page 78</u> of the Deed Records of Fort Bend County, Texas. Surface rights are not waived therein.

A 1/16th royalty interest in and to all the oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom as the same are set forth in instrument recorded in <u>Volume 485, Page 602</u> of the Deed Records of Fort Bend County, Texas.

A 1/4 of 1/8th royalty interest in and to all the oil, gas and other minerals (except sulphur and as to sulphur, a 1/4th royalty interest) on, in, under or that may be produced from the subject property is excepted herefrom as the same are set forth in that certain instrument recorded in <u>Volume 183. Page 212</u> of the Deed Records of Fort Bend County, Texas.

All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded under Clerk's File No. 2005115742 of the County Clerk Official Records of Fort Bend County, Texas.

One-half (1/2) of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same as the same are set forth in an instrument recorded in <u>Volume 297</u>, <u>Page 183</u> of the Deed Records of Fort Bend County, Texas. The surface rights have not been waived therein.

One-half (1/2) of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same as the same are set forth in an instrument recorded in <u>Volume 301. Page 78</u> of the Deed Records of Fort Bend County, Texas. The surface rights have not been waived therein.

All of the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom, as the same are set forth in an instrument recorded in <u>Volume 427, Page 614</u> of the Deed Records of Fort Bend County, Texas, together with rights of ingress and egress for the removing same therefrom. The surface rights have not been waived therein.

A 1/64th non-participating royalty interest in and to all of the oil, gas and other minerals in, on, under or that may be produced from the Property for a period of five (5) years or as long as there is production, as set forth in an instrument of record in <u>Volume 282, Page 240</u> of the Deed Records of Fort Bend County, Texas.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.

Rights of the Board of Water Engineers of the State of Texas to control the withdrawal of water from underground water reservoir beneath the subject property in accordance with that instrument recorded in Volume 1, Page 85 of the Water Permit Records of Fort Bend County, Texas.

Rules and regulations by the Texas Commission on environmental Quality Rules for On-Site Sewage

Facilities located on the subject property as reflected by that Affidavit To The Public Certification Of OSSF Requiring Maintenance recorded under Clerk's File Nos. <u>2007050326</u> and <u>2009075716</u> of the Official Records of Fort Bend County, Texas.

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

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

#### 3. Liens/Misc:

Vendors Lien retained in Deed dated April 12, 2012, recorded in/under Clerk's File No. 2012038964 of the Official Public Records, securing the payment of one note in the principal amount of \$9,000,000.00, bearing interest and payable as therein provided to the order of CCR Texas Lender, Inc., and one note in the principal amount of \$81,000,000.00, bearing interest and payable as therein provided to the order of PSPIB\_CCR, Inc., and additionally secured by Deed of Trust of even date therewith executed by CCR Texas Holdings LP, and recorded in/under Clerk's File No. 2012038977 of the Official Public Records of Fort Bend County, Texas, for the benefit of CCR Texas Agent Inc., as Agent. Said lien additionally secured by a Collateral Assignment Of Notes And Liens recorded in/under Clerk's File No. 2012054544 of the Official Records of County, Texas. Said lien subject to the terms, conditions and provisions of that Amended And Restated Intercreditor Agreement recorded under Clerk's File No. 2014033471 of the Official Public Records of Fort Bend County, Texas. (Covers additional property)

Construction Deed of Trust and Security Agreement and Assignment of Rents and Fixture Filing dated April 12, 2012, recorded in/under Clerk's File No. 2012038977 of the Official Records of Fort Bend County, Texas, executed by CCR Texas Holdings LP., a Delaware limited partnership, securing the payment of one note in the principal amount of \$90,000,000.00, (which Loan is evidenced and secured by (i) that certain Promissory Note, dated as of the date hereof, in the maximum principal amount of \$9,000,000.00 made by Grantor in favor of CCR TEXAS LENDER INC. ("Note A"), (ii) that certain Promissory Note, dated as of the date hereof, in the maximum principal amount of \$81,000,000 made by Grantor in favor of PSPIB-CCR INC. ("Note B") bearing interest and payable as therein provided to the order of CCR Texas Agent, Inc., an Ontario corporation, in its capacity as agent for lenders, and being additionally secured by Vendors Lien retained in Deed of even date therewith and recorded in/under Clerk's File No. 2012038960 of the Official Records of Fort Bend County, Texas. Said lien additionally secured by Collateral Assignment of Note and Liens recorded in/under Clerk's File No. 2012054544 of the Official Records of Fort Bend County, Texas. Said lien additionally secured by First Amendment recorded in/under Clerk's File No. 2017097223 of the Official Public Records of County, Texas. (Cover additional property)

Construction Deed of Trust dated June 2, 2016, recorded in/under Clerk's File No. 2016059211 of the Official Public Records of County, Texas, executed by CCR Loan Subsidiary 1, L.P., securing the payment of one note in the principal amount of \$25,000,000.00, bearing interest and payable as therein provided to the order of U.S. Bank National Association dba Housing Capital Company. Said lien additionally secured by Intercreditor Agreement recorded in/under Clerk's File No. 2016059210 of the Official Public Records of County, Texas, Said lien additionally secured by Collateral Assignment of Construction Documents, Design Contracts, Plans, Licenses, Builder Lot Contracts and Permits recorded in/under Clerk's File No. 2016059212 of the Official Public Records of County, Texas. Said lien additionally secured by Collateral Assignment of MUD Proceeds recorded in/under Clerk's File No. 2016059213 of the Official Public Records of County, Texas. (Covers additional property)

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

Subject property is located in the Fort Bend County Municipal Utility District No. 172. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected. The most recent rate of taxes levied by the district on real property is \$1.185 on each \$100.00 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of debt service tax, as of this date, is \$0.00 on each \$100.00 of assessed valuation. The total amount of voter approved bonds is \$284,228,000.00 and the aggregate principal amount of all bonds issued for specific facilities is \$28,815,000.00. The amount of the standby fee is \$0.00. Prior to the issuance of any policy, Seller is to furnish a properly executed and acknowledged Notice in compliance with the provisions set forth in Section 49.452 of the Texas Water Code, which Notice must be signed and acknowledged by the Purchaser and subsequently filed in the property records.

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

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

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

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

Sincerely, Stewart Title Company

Debbie Hooper Title Examiner

Nona Briscoe Title Examiner

#### LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS

#### KNOW ALL MEN BY THESE PRESENTS

My commission expires:

COUNTY OF FORT BEND
WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 2.265 acres of land out of the A.G. SHARPLESS SURVEY, A-322, Fort Bend County, Texas, which property was surveyed and platted onby, Brown & Gay Engineers, Inc., DBA BGE, Inc., and known as JADE SPRINGS LANE STREET DEDICATION, recorded at Plat Number in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and
WHEREAS, U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, a national banking association is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2016059210, 2016059211, 2016059212 and 2016059213 of the Real Property Records of Fort Bend County, Texas, and, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of JADE SPRINGS LANE STREET DEDICATION.
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of JADE SPRINGS LANE STREET DEDICATION and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of JADE SPRINGS LANE STREET DEDICATION and the dedications, terms, and provisions evidenced thereby.
The said lienholder does hereby WARRANT and REPRESENT that it is the agent for the present owners and holders of the notes and the lien given to secure the payment of the same and have not assigned the same nor any part thereof.
EXCEPT as expressly modified hereby, the lien shall remain in full force and effect.
EXECUTED this theday of, 2018.
U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, a national banking association
By:
Printed Name:
Title:
STATE OF TEXAS
COUNTY OF
BEFORE ME, the undersigned authority, on this day, personally appeared of U.S. BANK NATIONAL ASSOCIATION,
D/B/A Houston Capital Company, a national banking association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of, 2018.
Notary Public in and for the State of Texas

# LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS COUNTY OF FORT BEND

#### KNOW ALL MEN BY THESE PRESENTS

My commission expires: Commission For Life

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 2.265 acres of land out of the A.G. SHARPLESS SURVEY, A-322, Fort Bend County, Texas, which property was surveyed and platted on
WHEREAS, CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent for the lenders, is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2012038977, 2012054544, and 2016059210 of the Real Property Records of Fort Bend County, Texas, and, in its capacity as the agent, is the agent for the holders of promissory notes secured by said lien, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of JADE SPRINGS LANE STREET DEDICATION.
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of JADE SPRINGS LANE STREET DEDICATION and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of JADE SPRINGS LANE STREET DEDICATION and the dedications, terms, and provisions evidenced thereby.
The said lienholder does hereby WARRANT and REPRESENT that it is the agent for the present owners and holders of the notes and the lien given to secure the payment of the same and have not assigned the same nor any part thereof.
EXCEPT as expressly modified hereby, the lien shall remain in full force and effect.
EXECUTED this the day of, 2018.
CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent
Ву:
Printed Name:
Title:
PROVINCE OF ONTARIO COUNTRY OF CANADA
I,, a Notary Public in and for said
Province, DO HEREBY CERTIFY, that, personally known to
me to be the of CCR TEXAS AGENT INC.,
an Ontario corporation, in its capacity as agent of CCR Texas Lender Inc. and PSPIB-CCR Inc., whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument thereto as such
of said corporation, as his free and voluntary act and as the free and voluntary act and deed of said corporation as agent on behalf of said entities, for the uses and purposes therein set forth.
GIVEN under my hand and Notary Seal, this day of, 2018
Notary Public



March 16, 2018

City of Fulshear 30603 FM 1093 Fulshear, TX 77441

Re: A Preliminary Plat of Jade Springs Lane Street Dedication

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated March 23, 2018.

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

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

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

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

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

Sincerely,

Frankie Touchy

Associate Right of Way Agent

C: Kathryn Edwards < kedwards @krga.com>

Drankle Touchy

PLR18.126



April 5, 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: Jade Springs Lane Street Dedication

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.

Leslie Noyola

Construction, Coord 2, Planning & Design

Suli M. noyola

From:

Trey DeVillier

Sent:

Friday, May 18, 2018 1:08 PM

To:

Michael Jones (mj524k@att.com)

Subject:

JADE SPRINGS LANE STREET DEDICATION - NO OBJECT REQUEST (AT&T)

**Attachments:** 

2018-5-18\_PLAT\_JADE SPRINGS LANE SD\_Final Plat.pdf

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

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

# Respectfully,

Trey DeVillier | Platting Coordinator BGE, Inc. 10777 Westheimer, Suite 400 Houston, Texas 77042 Tel: 281-558-8700 x8204 Direct: 713-488-8204 Fay: 281-558-9701

Fax: 281-558-9701 tdevillier@bgeinc.com www.bgeinc.com



Serving, Leading, Solving,™

# **CITY OF FULSHEAR**

# **Registration & Permit Department**

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

# **PLATTING AND SUBDIVISION REVIEW**

Plan or Plat The Market at C	Cross Creek Ranc	h Partial	Replat No	2/Final	Plat
City Engineer Review					
XReviewed See Attached Letter					
BY:	DATE:	5-24-2018			
City Secretary  Processed Returned for additional data					
BY: Keyl Planning Commission Review	DATE:	5-10-201	8		
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: 05/18/2018 Date Subdivision: THE MARKET AT CROSS CREEK RANC PARTIAL REPLAT NO 2	Received by the City of Fulshear: H Development: CROSS CREEK RA	
SUBMITTAL OF PLAT: (Check Appropriate Selection	on)	
Preliminary Replat Amending Plat	✓ Final  Vacation Plat	Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection)	Other: Water Plant/MUD	Facility
Single-Family Residential Planned Development	Zero Lot Line/ Patio Home Commercial	Multi-Family Residential
Plat Location: City ET	J (Extraterritorial Jurisdiction)	
Legal Description: 11.13 ACRES OF LA	ND IN THE J.W. SCOTT S	SURVEY A-321
Variance: Yes (Attach a Copy of Approva	l Letter) No	
Total Acreage:11.13		
Number of Lots: 0		Platting Fees
Number and Types of Reserves: 2		
Total Acres in Reserve: 11.13	Preliminary Pla	et - \$500.00 plus 3.50 per lot, plus \$12.50
Owner: TLM-CCR PHASE II, LLC	*	00 00 mlus \$5 00 and lat plus \$35 00 and and
Address: 110 EAST DAVIS STREET		0.00 plus \$5.00 per lot plus \$25.00 per acre
City/State: McKINNEY, TX 75069		00 plus 5.00 per lot plus \$25.00 per acre
Telephone: 972-758-4446	Amending or	Minor Plat - \$200.00
Email Address:	Plat Vacation	- \$500.00
Engineer/Planner: BGE, INC.		f plats - \$100.00 (each additional review)
Contact Person: TREY DEVILLIER	-	
Telephone: 713-488-8204	Park Fees (du	ue at Final Plat Application)
Fax Number: 281-558-9701	-	
Email Address: tdevillier@bgeinc.com		
This is to certify that the information on this form		
application. I understand that if all necessary infor City of Fulshear will not complete the review need		(i)
My A Deville	Trey DeVillier	o5/18/2018
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

May 24, 2018

# **Engineering Review**

Final Plat The Market at Cross Creek Ranch Partial Replat No. 2 City of Fulshear, Texas

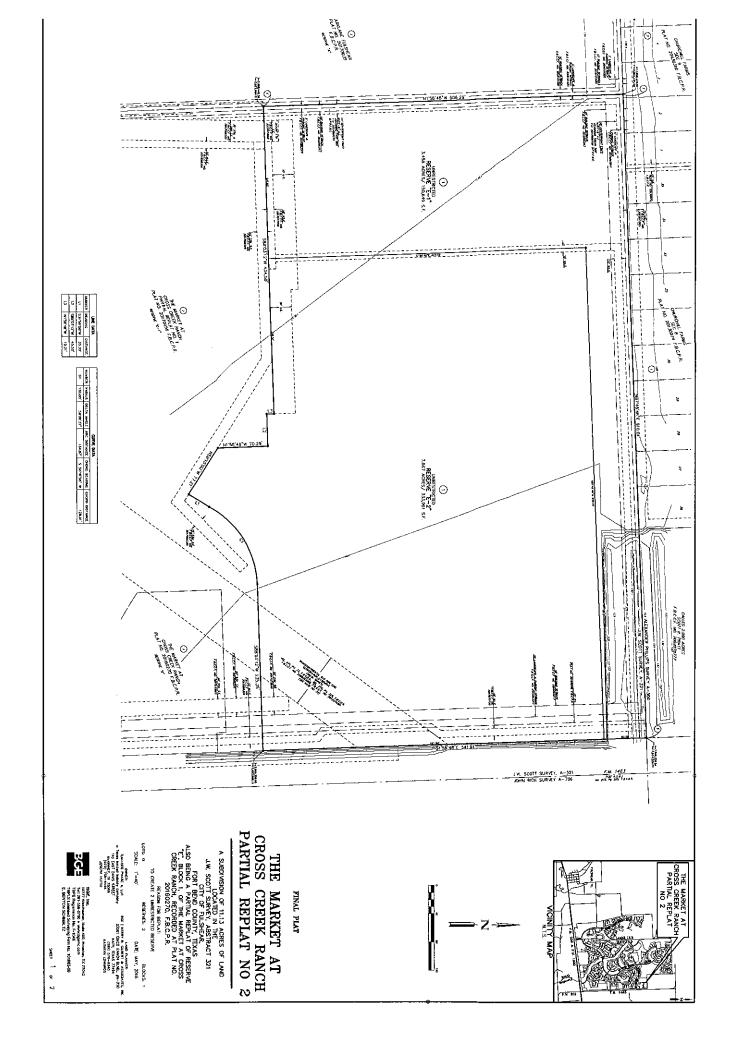
#### For Information only:

- 1. This plat will create two (2) Unrestricted Reserves with 11.13 acres being a replat of Reserve "E", Block 1 of The Market at Cross Creek Ranch.
- 2. Both Reserves have access to F.M. 1463 thru the Texas Department of Transportation's Permit Process

#### Recommendations:

I recommend that this Final Plat of The Market at Cross Creek Ranch Partial Replat No. 2 be approved with the following corrections/additions:

- A) All waterline easements being dedicated to the Public must have a minimum width of 14-foot.
- B) Notes #16 & #22 are in direct conflict with each other. I suggest #16 be removed.
- C) The Metes and Bounds description needs to be updated to show the entire 11.13 acre tract.
- D) This is a Replat of Reserve "E" of Block 1 of The Market at Cross Creek Ranch. The word "Partial" needs to be removed from the title.
- E) The City Planning letter needs to be updated to reflect the entire 11.13 acre tract.



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(b) regions from (from the first (for a b) of an inner from b for a list of the inner form b for a list of the first state in the inner form before the first state in the inner form before the first state in the inner form the inner form of the first state. The property lime in the Membeded Zeem 'X' (group detremined to be optivite the DDD pear fixed placy) as defined to the Five Interview Hims has for Fert Bend Caustry. Texas and textracted direct, Map Number 4812/201051. Herhand April 1-3, 2014. These are no plantone enamements within the beautypring of the subject treat history on little research provided per City Pionning Littler prepared by Siemot Little, File No. 189007959,, dated April B. 2016, whose hereon, Herring orianistion is means on the Teres Confidence System. South Sentral James 4200, MCD-53 odd la referenced to measurable laund dioug the west right-of-map Jine of F. M. 1883 and the east line of a coiled 21.54 acre tract on cited berein.

VICINITY MAP

THE MARKET AT CROSS CREEK RANCH PARTIAL REPLAT NO 2

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OCCOMPTION OF A 3,428 APRIL TRACT OF LINES STIMITED IN THE LIK. SOIT SHEEK, ANSTRUCT OF 321.

EITY OF FOLSHAR

FORT OCKS COMMIT, TILES

(MOREEE, 1987-601-60), ware and cerops sold demaplicated Register (5), is distorate of 850-00 (seek the 21/2-600) from real willin cop stomped TME 1985 set for on inter-op-oprome of the handlin quartified (thes). HEMERS, 2017-26-48-75, along the west replications of main Fig. 1882 and the southern for sold freshelling of main Fig. 1882 and the southern file of Billipore as 00.00 feet to miscretch for the main feet to be southern from the section described fresh; for the section described fresh; Specing prientpries is bosed on the Texas Charatesis System of 1963 (9056) South Seates) Zenn-4756 was is referenced to management Shand Stang the wast law of 19 MDRET AT CROSS SEEEE MINDOW or side Specing. AMER, 1907 50 10 m, along the common line of able threatericies Steates T and sold Westericies Steates 11, o (letteror o 100, 20 m, let in Potel of Occidental sold potentiary 1, 4th across (150, 540 square feat) of load. will de to 1/2-lean from plan with can binaged "Brom à Car" frond two the small career of brownieries Baumer 12; Blanc 1 of Distance Fairfalls in this part plat from the front plant from the front f

# CROSS CREEK RANCH THE MARKET AT N

FINAL PLAT

PARTIAL REPLAT NO A SUBDIVISION OF 1113 ACRES OF LAND LOCATED IN THE ...

LM SCOTT SURVEY, ABSTRACT 321

FORT BEND COUNTY, TEXAS

ALSO BENG A PARTIAL BENJACT OF RESERVE

TO BLOCK 1, OF THE MARKET AT CROSS OREEK RANGH, RECORDED AT PLAT NO. 2016-220, F.B.C.P.R. REASON FOR REPLAT: TO CREATE 2 UNRESTRICTED RESERVE RESERVES: 2

Territorial County, Tough

RGE, Inc.
10377 Westmarket Suite 400, Housson, TX 77042
Yet 201-554-8700 = week-bysent.com
TBSE Regulation Nu. Fr 1048
TBHS Located Surveying From No. 101085-00
E, BENTON SCHMALTZ

ыст 2 ог 2

BLOCKS: 1 DATE: MAY, 2018

SCALE: 1,-40.

CARPY PLANNERS

OCZ 1 VERRY PLANNERS

23200 ORCO RAUCH BLAD, 48-220

BATY, 18-45 77494

(201) 579-2340

MATHERN COMMENC

# stewart title

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

May 14, 2018

File No.: 1890075CPL

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 6th day of May, 2018, the last Deed that we find, of record, reflects the record owner to be: TCM-CCR PHASE II LLC

Legal Description:

DESCRIPTION OF A 2.501 ACRE TRACT OF LAND SITUATED IN THE J.W. SCOTT SURVEY, ABSTRACT NO. 321
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

BEING a 2.501 acre (108,949 square foot) tract of land situated in the J.W. Scott Survey, Abstract No. 321, City of Fulshear of Fort Bend County, Texas and being a portion of a called 11.13 acre tract of land as described in an instrument to TLM-CCR Phase II LLC recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2016136967 and being out of Unrestricted Reserve "E", Block 1 of THE MARKET AT CROSS CREEK RANCH a subdivision per plat recorded under Plat Number 20160270 of the Fort Bend County Plat Records (F.B.C.P.R.), said 2.501 acre tract of land described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northeast corner of Unrestricted Reserve "A", Block 1 of PARKLAND FULSHEAR a subdivision per plat recorded under Plat Number 20170039 F.B.C.P.R., being on the south line of Lot 3, Block 2 of CHURCHILL FARMS SEC 9 a subdivision per plat recorded under Plat Number 20130310 F.B.C.P.R., same being the northwest corner of said Unrestricted Reserve "E" and the herein described tract;

THENCE, N 87°48'46" E, along the south line of Lots 1-3, Block 2 of said CHURCHILL FARMS SEC 9 and Lots 33-35, Block 1 of CHURCHILL FARMS SEC 8 a subdivision per plat recorded under Plat Number 20130074 F.B.C.P.R. and the north line of said Unrestricted Reserve "E", a distance of 215.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the northeast corner of the herein described tract;

THENCE, S 01°56'48" E, over and across said Unrestricted Reserve "E", a distance of 507.19 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set on the south line of said Unrestricted Reserve "E", same being the north line of Unrestricted Reserve "C-1", Block 1 of THE MARKET AT CROSS CREEK RANCH PARTIAL REPLAT NO 1 a subdivision per plat recorded under Plat Number 20170156 F.B.C.P.R. and being the southeast corner of the herein described tract;

THENCE, S 88°03'12" W, along the common line of said Unrestricted Reserve "E" and Unrestricted Reserve "C-1", a distance of 215.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northwest corner of said Unrestricted Reserve "C-1", being on the east line of said Unrestricted Reserve "A", same being the southwest corner of said Unrestricted Reserve "E" and the herein described tract;

THENCE, N 01°56'48" W, along the common line of said Unrestricted Reserve "E" and said Unrestricted Reserve "A", a distance of 506.29 feet to the **POINT OF BEGINNING** and containing 2.501 acres (108,949 square feet) of land.

Subject to the following:

#### 1. Restrictions:

Those recorded in/under Plat No. <u>2016270</u> of the Plat Records of Fort Bend County, Texas and under Clerk's File Nos. <u>2013123613</u>, <u>2013145102</u>, <u>2013146922</u>, <u>2013150766</u>, <u>2015087019</u>, <u>2015093103</u>, <u>2015093104</u>, <u>2015093217</u>, <u>2016013697</u>, <u>2017060202</u> of the Official Public Records of Fort Bend County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.

#### 2. Easements/Other Exceptions:

Landscape easement in favor of Cross Creek Ranch Commercial Association, Inc., as reflected by instrument recorded under Clerk's File No. 2015093105 of the Official Public Records of Fort Bend County, Texas.

Landscape easement Five (5) feet wide, located along the North property line, as reflected by instrument recorded under Clerk's File No. 2015093217 of the Official Public Records of Fort Bend County, Texas.

A sanitary sewer easement and storm sewer easement Thirty (30) feet wide by Twenty (20) feet, located in the Southwest corner of the property, as reflected by instrument recorded under Clerk's File No. 2017077698 of the Official Public Records of Fort Bend County, Texas.

A water line easement 180 feet long by ten (10) feet, located along the South property line, as reflected by instrument recorded under Clerk's File No. <u>2017077700</u> of the Official Public Records of Fort Bend County, Texas.

An easement Ten (10) feet wide, together with an aerial easement Eleven (11) feet six (6) inches wide, beginning at a plane sixteen (16) feet above the ground and extending upward, located southerly of and adjoining the easement, located along the North property line, as reflected by instrument recorded under Clerk's File No. 2017088759 of the Official Public Records of Fort Bend County, Texas.

An easement Ten (10) feet wide, together with an aerial easement Eleven (11) feet six (6) inches wide, beginning at a plane sixteen (16) feet above the ground and extending upward, located easterly of and adjoining the easement, located along the West property line, as reflected by instrument recorded under Clerk's File No. 2017088759 of the Official Public Records of Fort Bend County, Texas.

Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document Recording No.: <u>Volume 301. Page 78 (52198007)</u> Deed Records Fort Bend County, Texas

Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in instrument recorded in <u>Volume 297, Page 183 (52106015)</u> Deed Records Fort Bend County, Texas

Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document in <u>Volume 427</u>, <u>Page 614 (62176012)</u> Deed Records Fort Bend County, Texas.

All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in/under Clerk's File No. 2005115742 of the Official Public Records of County, Texas. Surface rights not waived therein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in/under Clerk's File No. 2015093105 of the Official Public Records of County, Texas. Surface rights waived therein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in/under Clerk's File No. 2016136967 of the Official Public Records of County, Texas. Surface rights waived therein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Royalty interest in minerals as set forth in instrument recorded in <u>Volume 282</u>, <u>Page 240</u> of the Deed Records of Fort Bend County, Texas.

Partial Waiver of Surface Rights and Drillsite and Access Easement Use Agreement executed by STEVEN E. STERN, ET AL and TMI, INC., recorded January 6, 2005 under Clerk's File No. 2005003095, amended by Clerk's File Nos. 2005040993, 2005040994, 2005040995, 2005040996, 2005040997, 2006069769 and 2008070479 Official Public Records Fort Bend County, Texas; as amended by Assignment and Assumption of Rights under Partial Waiver of Surface Rights, and Drillsite and Access Easement Use Agreement recorded on April 9, 2015 under Fort Bend County Clerk's File No. 2015036794 of the Official Public Records of Fort Bend County, Texas.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.

Building setback, landscape and parking setback, as reflected by instrument recorded under Clerk's File No. 2015093217 of the Official Public Records of Fort Bend County, Texas.

Parking setback line Five (5) feet wide, located along the North property line, as reflected by instrument recorded under Clerk's File No. 2015093217 of the Official Public Records of Fort Bend County, Texas.

Building setback line, Twenty five (25) feet in width, along the North property line, as recorded in/under Clerk's File No. 2015093217 of the Official Public Records of County, Texas.

Building setback line, Ten (10) feet in width, along the West property line, as recorded in/under Clerk's File No 2015093217 of the Official Public Records of County, Texas.

Terms, conditions and stipulations contained in that certain Declaration of Covenants, Conditions and Restrictions recorded under Clerk's File Nos. 2013123613, 2013145102, 2013146922, 2013150766, 2015087019 AND 2015093217 of Official Public Records of Fort Bend County, Texas.

Declaration of Easements, Covenants, Conditions and Restrictions effective August 14, 2015, filed for record under Clerk's File No. <u>2015093114</u> of the Official Public Records of Fort Bend County, Texas.

Terms, conditions and stipulations contained in that certain Affidavit for on-site waste water treatment as set out in instrument recorded under Clerk's File No(s). 2007050326 and 2009075716 Official Public Records Fort Bend County, Texas.

Memorandum of Repurchase Option Agreement and Right of First Opportunity Agreement, recorded under Clerk's File No. 2015093111 of the Official Public Records of Fort Bend County, Texas.

The Market At CCR Ltd., hereby further reserves unto itself and its successors and assigns a non-exclusive easement (the "Temporary Construction Easement") for the purposes of entering onto and performing that certain work on the Property contemplated and set forth in that certain Amended and Restated Site Development Agreement dated on or about event date herewith by and between Grantor and HEB Grocery Company, LP, a Texas limited partnership (the "Site Development Agreement"). The Temporary Construction Easement shall terminate and be of no further force or effect when that portion of the Site Work

(as defined in the Site Development Agreement) located on the Property is completed. After completion of that portion of the Site Work located on the Property, Grantor shall promptly record a release of the Temporary Construction Easement in the Real Property Records of Fort Bend County, Texas, as reflected by instrument recorded under Clerk's File No. 2016136967 of the Official Public Records of Fort Bend County, Texas.

Lack of a right of access to and from the Land. Covered Risk number 4 is hereby deleted. (Applies to Owner's Policy (T-1) and/or Loan Policy (T-2) only.)

Lack of a right of access to and from the Land. Company deletes the insurance of access under Covered Title Risks. (Applies to Residential Owner's Policy (T-1R) only.)

#### 3. Liens/Misc:

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

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

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

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

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

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Sincerely, Stewart Title Company

Debbie a. Hosper

From: Trey DeVillier

**Sent:** Friday, May 18, 2018 1:11 PM

**To:** Grey, Chris (Chris\_Grey@comcast.com)

Subject: THE MARKET AT CROSS CREEK RANCH PARTIAL REPLAT NO. 2 - NO OBJECT REQUEST

(Comcast)

Attachments: 2018-5-18\_PLAT\_THE MARKET AT CCR PARTIAL REPLAT NO 2\_Final Plat.pdf

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

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

Respectfully,

**Trey DeVillier | Platting Coordinator** BGE, Inc. 10777 Westheimer, Suite 400 Houston, Texas 77042 Tel: 281-558-8700 x8204

Direct: 713-488-8204
Fax: 281-558-9701
tdevillier@bgeinc.com
www.bgeinc.com



Serving, Leading, Solving,™

From: Trey DeVillier

**Sent:** Friday, May 18, 2018 1:11 PM **To:** Michael Jones (mj524k@att.com)

Subject: THE MARKET AT CROSS CREEK RANCH PARTIAL REPLAT NO. 2 - NO OBJECT REQUEST

(AT&T)

Attachments: 2018-5-18\_PLAT\_THE MARKET AT CCR PARTIAL REPLAT NO 2\_Final Plat.pdf

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