



CITY OF Incorporated 1977

**FULSHEAR**

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

30603 FM 1093

P.O. Box 279

Fulshear, Texas 77441

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**PLANNING AND ZONING COMMISSION MINUTES  
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*

# FULSHEAR PLANNING AND ZONING MINUTES

May 4, 2018

*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.*

**FULSHEAR PLANNING AND ZONING MINUTES**

**May 4, 2018**

*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 cemetery and access to the cemetery*

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

**5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on April 13, 2018**

*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. Consideration and possible action to approve a Zoning Change for the Northeast corner 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.*

**FULSHEAR PLANNING AND ZONING MINUTES**

**May 4, 2018**

*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. Consideration and possible action to approve Tamarron Lift Station No. 3/Preliminary Plat**

*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**

**FULSHEAR PLANNING AND ZONING MINUTES**

**May 4, 2018**

*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. Consideration and possible action to approve Jordan Ranch Section 13/Preliminary Plat**

*David Leyendecker 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*

*Nays: None*

*Absent: Harold Collins*

*Bijay Aryal*

*MOTION PASSES*

**13. Consideration and possible action to approve Jordan Ranch Section 15/Preliminary 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*

**FULSHEAR PLANNING AND ZONING MINUTES**

**May 4, 2018**

*Absent: Harold Collins*

*Bijay Aryal*

*MOTION PASSES*

**14. Consideration and possible action to approve Jordan Ranch Section 16/Preliminary Plat**

*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. Consideration and possible action to approve Fulshear Trace Street Dedication 2<sup>nd</sup> Extension/Final Plat**

*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**

**FULSHEAR PLANNING AND ZONING MINUTES**

**May 4, 2018**

*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**

<b>AGENDA OF:</b>	June 1, 2018	<b>Items:</b>	
<b>DATE SUBMITTED:</b>	May 25, 2018	<b>DEPARTMENT:</b>	Planning and Development
<b>PREPARED BY:</b>	Sharon Valiante, Public Works Director, John Brown, Interim Building Official, Brant Gary, Executive Director of Planning and Development	<b>PRESENTER:</b>	David Leyendecker, City Engineer
<b>SUBJECT:</b>	<b>Plat Summaries for Planning and Zoning Commission</b>		
<b>ATTACHMENTS:</b>	<b>City Engineer's Engineering Reviews: Preliminary Plats for: Tamarron Section 36 Partial Replat No. 1 &amp; 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</b>		

**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:

1. Positive for Approval, with the associated conditions as represented in the City Engineer's report/review of plats submitted herein for consideration for the Preliminary Plats:  
**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 Section 36 Partial Replat No.1 / Preliminary Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 5-24-2018

City Secretary

Processed  
 Returned for additional data

BY: K. Key DATE: 5-16-2018

Planning Commission Review

Approved  
 Returned for additional data

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

City Council Review

Approved  
 Returned for additional data

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



### Subdivision/Development Platting Application

Date: 05/14/2018 Date Received by the City of Fulshear: 05/14/2018

Subdivision: TAMARRON SECTION 36 PARTIAL REPLAT NO. 1 Development: TAMARRON

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

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Preliminary       | <input type="checkbox"/> Final         | <input type="checkbox"/> Short Form Final    |
| <input checked="" type="checkbox"/> Replat | <input type="checkbox"/> Vacation Plat | <input type="checkbox"/> Admin. (Minor) Plat |
| <input type="checkbox"/> Amending Plat     |  |  |

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

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Single-Family Residential | <input type="checkbox"/> Zero Lot Line/ Patio Home | <input type="checkbox"/> Multi-Family Residential |
| <input type="checkbox"/> Planned Development                  | <input type="checkbox"/> Commercial                | <input type="checkbox"/> Industrial               |

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: 1.771 ACRES IN THE J.D. VERMILLION SURVEY, A-339

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

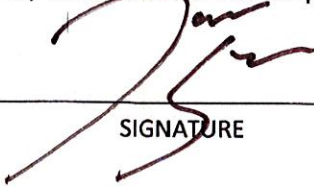
Total Acreage: 1.771  
 Number of Streets: 0  
 Number of Lots: 10  
 Number and Types of Reserves: N/A  
 Total Acres in Reserve: 0

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b> <u>\$594.28</u>	
Park Fees (due at Final Plat Application)	_____

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

  
 \_\_\_\_\_  
 SIGNATURE

Josue Sandoval / Platting Coordinator  
 \_\_\_\_\_  
 TYPED OR PRINTED NAME/TITLE

05-14-2018  
 \_\_\_\_\_  
 DATE

May 24, 2018

## Engineering Review

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

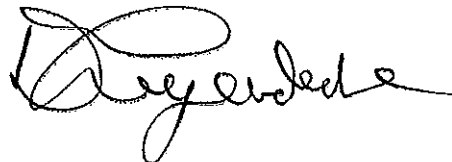
### For Information only:

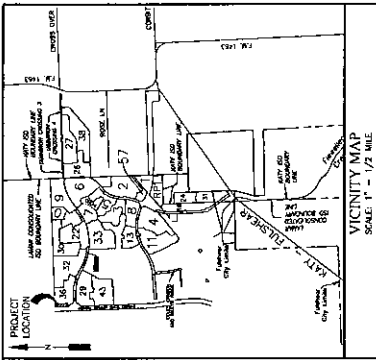
1. The reason for this replat is to reduce the building line along the (Future) Texas Heritage Parkway from 40' to 30'. This includes Lots 26-35 in Block 1.
2. Access to this section is from McDonough Way and the Lots have a 25-foot Front Building Line
3. Since this tract is located in the E.T.J. of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





KEY MAP NO. 483P  
SCALE: 1" = 1/2 MILE

APPROVED IN THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

FORWARDED BY: \_\_\_\_\_  
VICE PRESIDENT, COUNTY COMMISSIONER

FORWARDED BY: \_\_\_\_\_  
VICE PRESIDENT, COUNTY COMMISSIONER

FORWARDED BY: \_\_\_\_\_  
VICE PRESIDENT, COUNTY COMMISSIONER

FORWARDED BY: \_\_\_\_\_  
VICE PRESIDENT, COUNTY COMMISSIONER

FORWARDED BY: \_\_\_\_\_  
VICE PRESIDENT, COUNTY COMMISSIONER

FORWARDED BY: \_\_\_\_\_  
VICE PRESIDENT, COUNTY COMMISSIONER

**TAMARRON SECTION 36**  
PARTIAL REPEAT NO. 1

A SUBDIVISION OF 1.721 ACRES OF LAND SITUATED IN THE U.S. COUNTY OF FORT BEND COUNTY, TEXAS, AS SHOWN ON THE PLAT OF TAMARRON SECTION 36, AS RECORDED IN PLAT NUMBER 2016B003, F.B.C.P.R., TO REPEAL THE PUBLIC UTILITY LINE ALONG HWY. 190, HERITAGE PARKWAY FROM RD. 10 TO 30.

10 LOTS 0 RESERVES (0.000 ACRES) 1 BLOCK  
MAY 14, 2018 JOB NO. 1931-1534F

OWNERS:  
D.R. HORTON - TEXAS, LTD.  
A TEXAS LIMITED PARTNERSHIP  
CHRIS LINDHORST, PRESIDENT  
11100 SOUTHWEST FREDWAY, SUITE 500, SUGAR LAND, TEXAS 77478  
PH: (281) 385-2100

FORWARDED BY: \_\_\_\_\_  
VICE PRESIDENT, COUNTY COMMISSIONER

FORWARDED BY: \_\_\_\_\_  
VICE PRESIDENT, COUNTY COMMISSIONER

FORWARDED BY: \_\_\_\_\_  
VICE PRESIDENT, COUNTY COMMISSIONER

STATE OF TEXAS  
COUNTY OF FORT BEND

I, \_\_\_\_\_, CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED REPEAT NO. 1 IS APPROVED BY THE COMMISSIONERS' COURT OF SAID COUNTY, TEXAS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AT FORT BEND COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

FORWARDED BY: \_\_\_\_\_  
VICE PRESIDENT, COUNTY COMMISSIONER

FORWARDED BY: \_\_\_\_\_  
VICE PRESIDENT, COUNTY COMMISSIONER

FORWARDED BY: \_\_\_\_\_  
VICE PRESIDENT, COUNTY COMMISSIONER

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VICE PRESIDENT, COUNTY COMMISSIONER

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VICE PRESIDENT, COUNTY COMMISSIONER

FORWARDED BY: \_\_\_\_\_  
VICE PRESIDENT, COUNTY COMMISSIONER

STATE OF TEXAS  
COUNTY OF FORT BEND

I, \_\_\_\_\_, CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED REPEAT NO. 1 IS APPROVED BY THE COMMISSIONERS' COURT OF SAID COUNTY, TEXAS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AT FORT BEND COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.



## Josue Sandoval

---

**From:** Josue Sandoval  
**Sent:** Monday, May 14, 2018 11:17 AM  
**To:** 'lrow@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 find attached the above referenced plat for your review. If the plat meets your approval please provide our office with a letter of No-Objection, addressed to the City of Fulshear.

Please let me know if you need anything else.

Thanks!

**Josue Sandoval**  
Platting

**LJA Engineering** | We Build Civilization

• Katy

P: 713.953.5200

D: 713.953.5252

[www.lja.com](http://www.lja.com)

[Facebook](#) • [Twitter](#) • [LinkedIn](#)

**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 Plat


**City Engineer Review**

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 5-24-2018

**City Secretary**

Processed  
 Returned for additional data

BY:  DATE: 5-17-2018

**Planning Commission Review**

Approved  
 Returned for additional data

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

**City Council Review**

Approved  
 Returned for additional data

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





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

RECEIVED  
 CITY OF FULSHEAR

MAY 17 2018

CITY SECRETARY OFFICE

**Subdivision/Development Platting Application**

Date: 05-18-2017 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: Creek Falls at Cross Creek Ranch Sec 12 Development: Cross Creek Ranch

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

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

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

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

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

Legal Description: Being 12.69 Acres out of the A.G. SHARPLESS SURVEY, A-322

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

Total Acreage: 12.69  
 Number of Streets: 3  
 Number of Lots: 54  
 Number and Types of Reserves: 2 - Landscape/o.s.  
 Total Acres in Reserve: 0.96

Owner: CCR Texas Holdings LP  
 Address: 6450 Cross Creek Bend Lane  
 City/State: Fulshear, Texas 77441  
 Telephone: 281-341-8320  
 Email Address: robb@johnsondev.com

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$847.63</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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

Kathryn Edwards Kathryn Edwards/ Planner 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

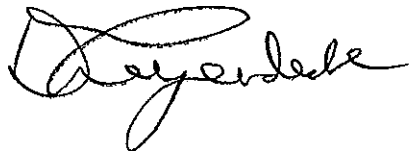
### For Information only:

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 Crescent 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:

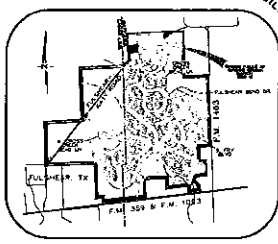
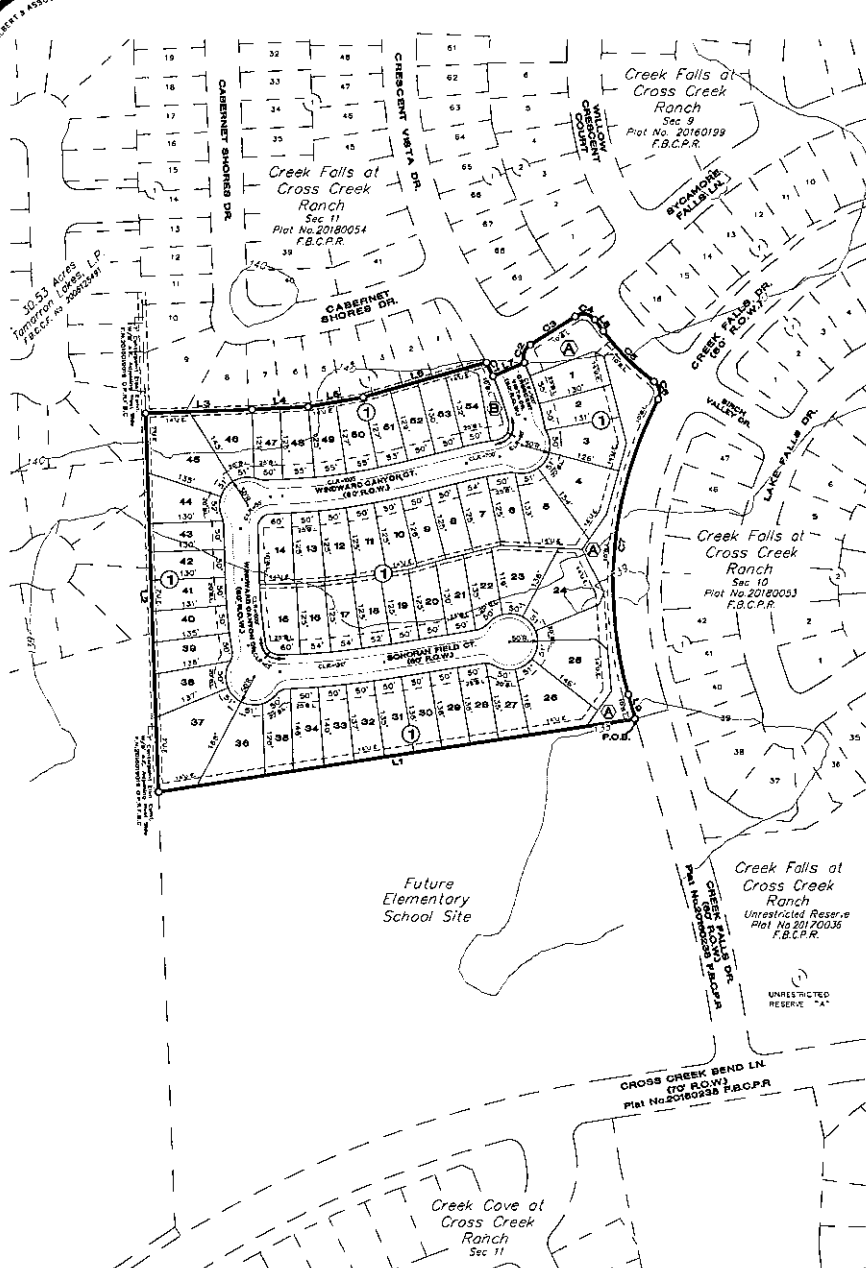
I recommend that this Preliminary Plat of Creek Falls at Cross Creek Ranch Section 12 be approved with the following considerations:

- 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.



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BGE | KERRY R. GILBERT & ASSOCIATES



Vicinity Map  
N.T.S.

**LINE DATA**

LINE	DISTANCE	BEARING
L1	847'	S 81°25'30" W
L2	896'	N 01°37'45" E
L3	187'	S 88°02'32" E
L4	89'	N 87°40'00" E
L5	99'	N 80°19'00" E
L6	882'	N 75°02'20" E
L7	507'	N 68°18'04" E
L8	85'	N 38°38'24" E
L9	46'	S 81°48'00" E

**CURVE DATA**

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	470'	37'	15'	S 23°18'07" E	37'
C2	28'	86'	32'	N 07°36'44" E	58'
C3	1030'	67'	46'	N 07°09'58" E	93'
C4	28'	96'	24'	S 80°58'58" E	62'
C5	400'	107'	64'	S 48°03'24" E	106'
C6	28'	86'	32'	N 05°38'04" W	57'
C7	750'	83'	88'	S 08°38'40" W	83'

- NOTE:**
- A** RESTRICTED RESERVE "A"  
LANDSCAPE/OPEN SPACE  
±0.86 ACRE
  - B** RESTRICTED RESERVE "B"  
LANDSCAPE/OPEN SPACE  
±0.10 ACRE

- GENERAL NOTES:**
- 1) "L" INDICATES BUILDING LINE
  - 2) "L" INDICATES UTILITY EASEMENT
  - 3) "R" INDICATES THE FRONT SETBACK
- NOTED TO THE PUBLIC BY THE CITY OF FORT BEND COUNTY THAT THE CITY OF FORT BEND COUNTY HAS REVIEWED THIS PRELIMINARY PLAT AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF FORT BEND COUNTY ORDINANCES AND THE CITY OF FORT BEND COUNTY HAS GRANTED THE CITY OF FORT BEND COUNTY PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT HAS BEEN PREPARED FOR THE LIMITED PURPOSE OF QUANTIFYING THE PROVISIONS OF ACTUAL DEVELOPMENT. THE CITY OF FORT BEND COUNTY HAS REVIEWED THIS PRELIMINARY PLAT AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF FORT BEND COUNTY ORDINANCES AND THE CITY OF FORT BEND COUNTY HAS GRANTED THE CITY OF FORT BEND COUNTY PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT HAS BEEN PREPARED FOR THE LIMITED PURPOSE OF QUANTIFYING THE PROVISIONS OF ACTUAL DEVELOPMENT. THE CITY OF FORT BEND COUNTY HAS REVIEWED THIS PRELIMINARY PLAT AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF FORT BEND COUNTY ORDINANCES AND THE CITY OF FORT BEND COUNTY HAS GRANTED THE CITY OF FORT BEND COUNTY PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT HAS BEEN PREPARED FOR THE LIMITED PURPOSE OF QUANTIFYING THE PROVISIONS OF ACTUAL DEVELOPMENT.

# A PRELIMINARY PLAT OF CREEK FALLS AT CROSS CREEK RANCH SEC 12

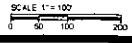
**BEING 12.86± ACRES OF LAND  
CONTAINING 64 LOTS AND  
TWO RESERVES IN ONE BLOCK.**

**OUT OF THE  
A.G. SHARPLESS SURVEY, A-322  
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS**

**OWNER:  
CCR TEXAS HOLDINGS, LP  
ATTN: ROB BAMFORD  
8450 CROSS CREEK BEND LANE  
FULSHEAR, TEXAS 77441  
PLANNER:**



Land Planning Consultants -  
23501 Crog Ranch Blvd, Suite 4-250  
Katy, Texas 77494  
Tel: 281-575-0340



MAY 19, 2018  
KGAS 1350A

BGE | KERRY R. GILBERT & ASSOCIATES

**OWNER AND LIMITED WARRANTY**  
THIS PRELIMINARY PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF FORT BEND COUNTY ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED AND WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE PROVISIONS OF ACTUAL DEVELOPMENT. THIS PRELIMINARY PLAT HAS BEEN PREPARED FOR THE LIMITED PURPOSE OF QUANTIFYING THE PROVISIONS OF ACTUAL DEVELOPMENT. THE CITY OF FORT BEND COUNTY HAS REVIEWED THIS PRELIMINARY PLAT AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF FORT BEND COUNTY ORDINANCES AND THE CITY OF FORT BEND COUNTY HAS GRANTED THE CITY OF FORT BEND COUNTY PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT HAS BEEN PREPARED FOR THE LIMITED PURPOSE OF QUANTIFYING THE PROVISIONS OF ACTUAL DEVELOPMENT. THE CITY OF FORT BEND COUNTY HAS REVIEWED THIS PRELIMINARY PLAT AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF FORT BEND COUNTY ORDINANCES AND THE CITY OF FORT BEND COUNTY HAS GRANTED THE CITY OF FORT BEND COUNTY PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT HAS BEEN PREPARED FOR THE LIMITED PURPOSE OF QUANTIFYING THE PROVISIONS OF ACTUAL DEVELOPMENT.



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,

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

Leslie Noyola  
Construction Coord., Planning & Design

**From:** [Kathryn Edwards](#)  
**To:** ["dm8736@att.com"](mailto:dm8736@att.com)  
**Cc:** [landplan@krga.com](mailto: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](mailto:kedwards@krga.com)



KERRY R. GILBERT  
& ASSOCIATES

**Serving. Leading. Solving.™**

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**From:** [Kathryn Edwards](#)  
**To:** ["LROW@centerpointenergy.com"](mailto:LROW@centerpointenergy.com)  
**Cc:** [landplan@krga.com](mailto: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](mailto:kedwards@krga.com)



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

**PLATTING AND SUBDIVISION REVIEW**

Plan or Plat Creek Cove at Cross Creek Ranch Section 14 / Final Plat

**City Engineer Review**

Reviewed  
 See Attached Letter

\_\_\_\_\_  
BY: \_\_\_\_\_ DATE: 5-24-2018

**City Secretary**

Processed  
 Returned for additional data

\_\_\_\_\_  
BY: [Signature] DATE: 5-18-2018

**Planning Commission Review**

Approved  
 Returned for additional data

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

**City Council Review**

Approved  
 Returned for additional data

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



**CITY OF FULSHEAR**

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

**Subdivision/Development Platting Application**

Date: 05/18/2018

Date Received by the City of Fulshear: \_\_\_\_\_

Subdivision: CREEK COVE AT CROSS CREEK RANCH SECTION FOURTEEN Development: CROSS CREEK RANCH

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

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

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

Other: Water Plant/MUD Facility  
 Single-Family Residential  Zero Lot Line/ Patio Home  Multi-Family Residential  
 Planned Development  Commercial  Industrial

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

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 Approval Letter)  No

Total Acreage: 76.83  
Number of Streets: 7  
Number of Lots: 77  
Number and Types of Reserves: 3  
Total Acres in Reserve: 49.69

Owner: CCR LOAN SUBSIDIARY 1, LP & CCR TEAXS HOLDINGS, LP & FBC MUD 169  
Address: 5005 RIVERWAY, SUITE 500  
City/State: HOUSTON, TX 77056  
Telephone: 713-960-9977  
Email Address: \_\_\_\_\_

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$2,805.75</u>
Park Fees (due at Final Plat Application)	_____

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

  
SIGNATURE

Trey DeVillier  
TYPED OR PRINTED NAME/TITLE

05/17/2018  
DATE

VA 81218



May 24, 2018

## Engineering Review

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

### For Information Only:

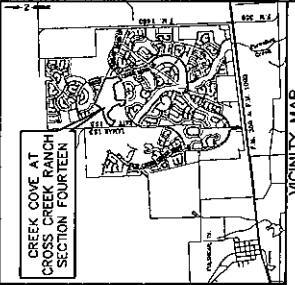
1. This plat will create 77 Lots in 3 Blocks with 3 Restricted Reserves that cover a total acreage of 76.83 acres.
2. Access to this section will be from Harper Lane off of Cross Creek Bend Lane and from Stormy Creek Lane off of Victory Hill Lane.
3. The typical lot sizes in this section are 70-foot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

### Recommendations:

I recommend that this 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.





# CREEK COVE AT CROSS CREEK RANCH SECTION FOURTEEN

A SUBDIVISION OF 76.83 ACRES OF LAND LOCATED IN THE J.W. SCOTT SURVEY A-321 & THE A.G. SHAWLES SURVEY A-332 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

RESERVES: 3

DATE: MAY, 2018

BLOCKS: 3

OWNER: LAND PLANNERS, INC. 1000 CROSS CREEK RANCH ROAD, SUITE 200, FORT BEND COUNTY, TEXAS 78003

DESIGNER: JAMES S. BOONE ARCHITECTS, P.C. 1000 CROSS CREEK RANCH ROAD, SUITE 200, FORT BEND COUNTY, TEXAS 78003

PREPARED BY: JAMES S. BOONE ARCHITECTS, P.C. 1000 CROSS CREEK RANCH ROAD, SUITE 200, FORT BEND COUNTY, TEXAS 78003

DATE: MAY, 2018

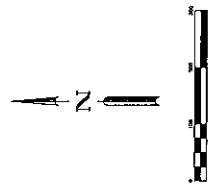
PROJECT NO.: 2018040

SCALE: 1"=100'

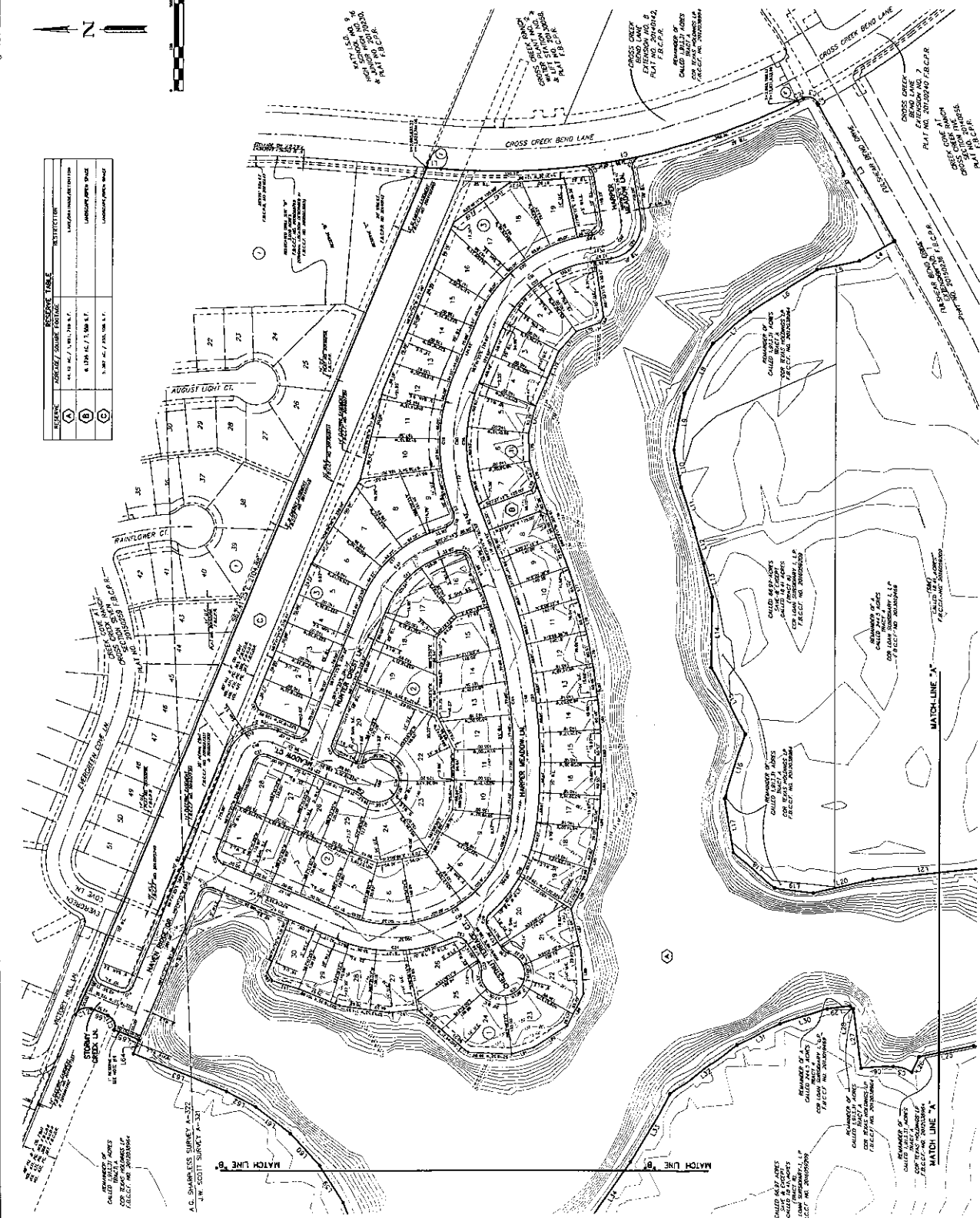


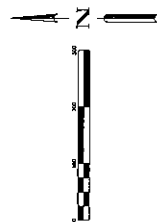
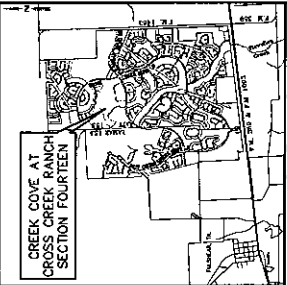
EGE

EGE ENGINEERING & ARCHITECTURE, P.C. 1000 CROSS CREEK RANCH ROAD, SUITE 200, FORT BEND COUNTY, TEXAS 78003



REMARK	REVISION	DATE	BY	REVISION
1. PREPARED FOR THE CITY OF FULSHEAR	1	05/15/18	J.S.B.	1
2. PREPARED FOR THE CITY OF FULSHEAR	2	05/15/18	J.S.B.	2
3. PREPARED FOR THE CITY OF FULSHEAR	3	05/15/18	J.S.B.	3





# CREEK COVE AT CROSS CREEK RANCH SECTION FOURTEEN

A SUBDIVISION OF 76.83 ACRES OF LAND  
LOCATED IN THE  
J.W. SCOTT SURVEY, A-321 & THE  
A.G. SHRYVER SURVEY, A-322  
FORT BEND COUNTY, TEXAS

LOTS: 77 RESERVES: 3 BLOCKS: 3  
SCALE: 1"=100' DATE: MAY, 2018

OWNER:  
LAWD PLANNING  
L.P.  
2300 GARDNER ROAD, SUITE 100  
HOUSTON, TEXAS 77050  
(713) 539-2248  
LAWD PLANNING

OWNER:  
FIRST BEND COUNTY, TEXAS  
7000 SOUTHWEST FRY, SUITE 400  
HOUSTON, TEXAS 77057  
(713) 764-4007  
JAMES A. BOONE

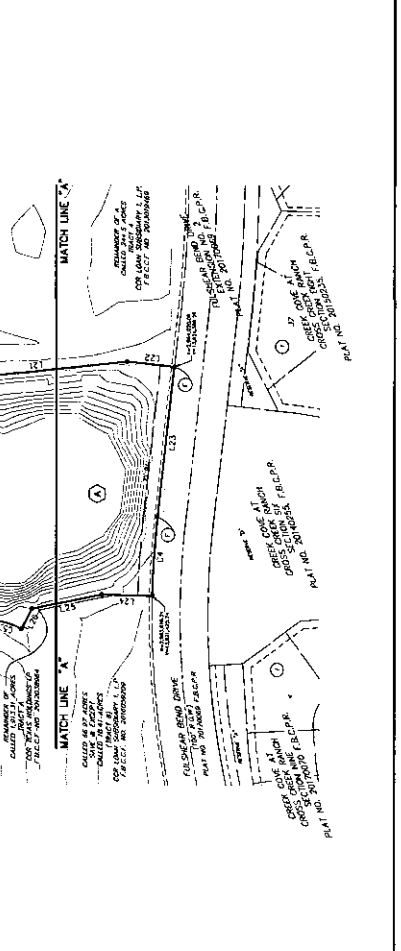
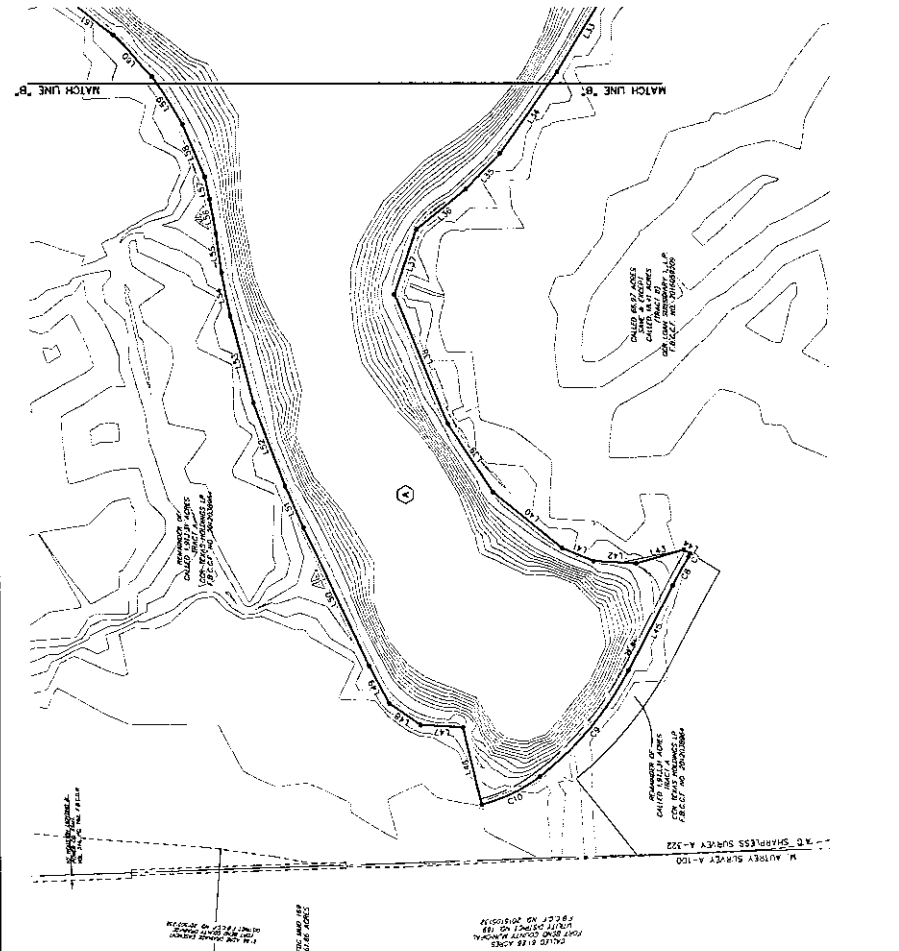


BOE INC.  
10000 Boerne Road, Suite 400, Houston, TX 77060  
Tel: 281-558-8700 or www.boe.com  
BOE Representative: E. Todd  
KORNER, HUNTER, P.C. HOUSTON, TEXAS 77060-4000



- LEGEND, NOTES:
1. "N.C." indicates "Notary Commission".
  2. "B.C." indicates "Notary Commission".
  3. "M.C." indicates "Mortgage Commission".
  4. "P.C." indicates "Professional Engineer".
  5. "S.E.C." indicates "Surveyor's License Element".
  6. "S.E.C." indicates "Surveyor's License Element".
  7. "S.E.C." indicates "Surveyor's License Element".
  8. "S.E.C." indicates "Surveyor's License Element".
  9. "S.E.C." indicates "Surveyor's License Element".
  10. "S.E.C." indicates "Surveyor's License Element".
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  12. "S.E.C." indicates "Surveyor's License Element".
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  14. "S.E.C." indicates "Surveyor's License Element".
  15. "S.E.C." indicates "Surveyor's License Element".
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  17. "S.E.C." indicates "Surveyor's License Element".
  18. "S.E.C." indicates "Surveyor's License Element".
  19. "S.E.C." indicates "Surveyor's License Element".
  20. "S.E.C." indicates "Surveyor's License Element".
  21. "S.E.C." indicates "Surveyor's License Element".
  22. "S.E.C." indicates "Surveyor's License Element".

LINE DATA	NUMBER	BEARING	DISTANCE
1	1	N 89°15'00" E	76.83
2	2	S 89°15'00" W	76.83
3	3	N 89°15'00" E	76.83
4	4	S 89°15'00" W	76.83
5	5	N 89°15'00" E	76.83
6	6	S 89°15'00" W	76.83
7	7	N 89°15'00" E	76.83
8	8	S 89°15'00" W	76.83
9	9	N 89°15'00" E	76.83
10	10	S 89°15'00" W	76.83
11	11	N 89°15'00" E	76.83
12	12	S 89°15'00" W	76.83
13	13	N 89°15'00" E	76.83
14	14	S 89°15'00" W	76.83
15	15	N 89°15'00" E	76.83
16	16	S 89°15'00" W	76.83
17	17	N 89°15'00" E	76.83
18	18	S 89°15'00" W	76.83
19	19	N 89°15'00" E	76.83
20	20	S 89°15'00" W	76.83
21	21	N 89°15'00" E	76.83
22	22	S 89°15'00" W	76.83
23	23	N 89°15'00" E	76.83
24	24	S 89°15'00" W	76.83
25	25	N 89°15'00" E	76.83
26	26	S 89°15'00" W	76.83
27	27	N 89°15'00" E	76.83
28	28	S 89°15'00" W	76.83
29	29	N 89°15'00" E	76.83
30	30	S 89°15'00" W	76.83
31	31	N 89°15'00" E	76.83
32	32	S 89°15'00" W	76.83
33	33	N 89°15'00" E	76.83
34	34	S 89°15'00" W	76.83
35	35	N 89°15'00" E	76.83
36	36	S 89°15'00" W	76.83
37	37	N 89°15'00" E	76.83
38	38	S 89°15'00" W	76.83
39	39	N 89°15'00" E	76.83
40	40	S 89°15'00" W	76.83
41	41	N 89°15'00" E	76.83
42	42	S 89°15'00" W	76.83
43	43	N 89°15'00" E	76.83
44	44	S 89°15'00" W	76.83
45	45	N 89°15'00" E	76.83
46	46	S 89°15'00" W	76.83
47	47	N 89°15'00" E	76.83
48	48	S 89°15'00" W	76.83
49	49	N 89°15'00" E	76.83
50	50	S 89°15'00" W	76.83
51	51	N 89°15'00" E	76.83
52	52	S 89°15'00" W	76.83
53	53	N 89°15'00" E	76.83
54	54	S 89°15'00" W	76.83
55	55	N 89°15'00" E	76.83
56	56	S 89°15'00" W	76.83
57	57	N 89°15'00" E	76.83
58	58	S 89°15'00" W	76.83
59	59	N 89°15'00" E	76.83
60	60	S 89°15'00" W	76.83
61	61	N 89°15'00" E	76.83
62	62	S 89°15'00" W	76.83
63	63	N 89°15'00" E	76.83
64	64	S 89°15'00" W	76.83
65	65	N 89°15'00" E	76.83
66	66	S 89°15'00" W	76.83
67	67	N 89°15'00" E	76.83
68	68	S 89°15'00" W	76.83
69	69	N 89°15'00" E	76.83
70	70	S 89°15'00" W	76.83
71	71	N 89°15'00" E	76.83
72	72	S 89°15'00" W	76.83
73	73	N 89°15'00" E	76.83
74	74	S 89°15'00" W	76.83
75	75	N 89°15'00" E	76.83
76	76	S 89°15'00" W	76.83
77	77	N 89°15'00" E	76.83
78	78	S 89°15'00" W	76.83
79	79	N 89°15'00" E	76.83
80	80	S 89°15'00" W	76.83
81	81	N 89°15'00" E	76.83
82	82	S 89°15'00" W	76.83
83	83	N 89°15'00" E	76.83
84	84	S 89°15'00" W	76.83
85	85	N 89°15'00" E	76.83
86	86	S 89°15'00" W	76.83
87	87	N 89°15'00" E	76.83
88	88	S 89°15'00" W	76.83
89	89	N 89°15'00" E	76.83
90	90	S 89°15'00" W	76.83
91	91	N 89°15'00" E	76.83
92	92	S 89°15'00" W	76.83
93	93	N 89°15'00" E	76.83
94	94	S 89°15'00" W	76.83
95	95	N 89°15'00" E	76.83
96	96	S 89°15'00" W	76.83
97	97	N 89°15'00" E	76.83
98	98	S 89°15'00" W	76.83
99	99	N 89°15'00" E	76.83
100	100	S 89°15'00" W	76.83







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. 2012038964 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. 2016059209, 2013019469 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 [Volume 431, Page 365](#), [Volume 431, Page 366](#), [Volume 431, Page 367](#) of the Deed Records of Fort Bend County, Texas. Consent to encroach as reflected by instrument recorded under Clerk's File No. [2017065237](#) 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. [20150236](#) 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. [20150236](#) 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. [2016011202](#) 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. [2016061136](#) 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 [Volume 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 [Volume 183, Page 212](#) 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 [Volume 226, Page 571](#) 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 [Volume 254, Page 211](#) 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 [Volume 297, Page 183](#) 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 [Volume 301, Page 78](#) 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 [Volume 427, Page 614](#) 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 [Volume 307, Page 347](#) 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. [20170069](#) 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. [2017036272](#) 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.

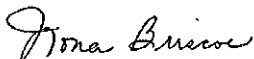
This letter is issued for platting purposes only. Liability of Stewart Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

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



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 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 \_\_\_\_\_ by, Brown & Gay Engineers, Inc., DBA BGE, Inc, and known as CREEK COVE AT CROSS 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 lien shall remain in full force and effect.

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

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

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

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

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

PROVINCE OF ONTARIO  
COUNTRY OF CANADA

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

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

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

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

**LIENHOLDER'S SUBORDINATION TO DEDICATION**

THE STATE OF TEXAS  
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY I, 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 \_\_\_\_\_ by Brown & Gay Engineers, Inc., DBA BGE, Inc., and known as CREEK COVE AT CROSS 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, 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 I, 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

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



## 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](mailto:tdevillier@bgeinc.com)  
[www.bgeinc.com](http://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](mailto:tdevillier@bgeinc.com)  
[www.bgeinc.com](http://www.bgeinc.com)



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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](mailto: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,

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

Leslie 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 Creek Cove at Cross Creek Ranch Section 15/ Final Plat

**City Engineer Review**

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 5-24-2018

**City Secretary**

Processed  
 Returned for additional data

BY: K. Koff DATE: 5-18-2018

**Planning Commission Review**

Approved  
 Returned for additional data

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

**City Council Review**

Approved  
 Returned for additional data

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



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

**Subdivision/Development Platting Application**

Date: 05/18/2018 Date Received by the City of Fulshear: \_\_\_\_\_

Subdivision: CREEK COVE AT CROSS CREEK RANCH SECTION FIFTEEN Development: CROSS CREEK RANCH

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

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

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

Other: Water Plant/MUD Facility  
 Single-Family Residential  Zero Lot Line/ Patio Home  Multi-Family Residential  
 Planned Development  Commercial  Industrial

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: 21.48 ACRES OF LAND IN THE J.W. SCOTT SURVEY A-321

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

Total Acreage: 21.48  
 Number of Streets: 4  
 Number of Lots: 51  
 Number and Types of Reserves: 3  
 Total Acres in Reserve: 2.044

Owner: CCR LOAN SUBSIDIARY 1, LP & CCR TEXAS HOLDINGS, LP  
 Address: 5005 RIVERWAY, SUITE 500  
 City/State: HOUSTON, TX 77056  
 Telephone: 713-960-9977  
 Email Address: \_\_\_\_\_

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$1,292.00</u>
Park Fees (due at Final Plat Application)	_____

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

Trey Devillier Trey DeVillier 05/17/2018  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

V# 81279

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.









# 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 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  $07^{\circ}46'28''$  and a chord which bears  $N 22^{\circ}38'06'' W$ , 67.79 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

$N 26^{\circ}31'20'' W$ , 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  $32^{\circ}48'44''$  and a chord which bears  $N 42^{\circ}55'42'' W$ , 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  $N 30^{\circ}39'56'' E$ , 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  $15^{\circ}33'12''$  and a chord which bears  $S 67^{\circ}06'40'' E$ , 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;

$N 31^{\circ}02'17'' E$ , 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;

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

$N 03^{\circ}07'30'' E$ , a distance of 75.12 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

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

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

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

$N 67^{\circ}50'03'' E$ , 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;

$S 71^{\circ}26'21'' E$ , a distance of 120.91 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

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

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

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

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

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

$S 26^{\circ}51'35'' E$ , 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. 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 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 Volume 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 Volume 183, Page 212 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 Volume 297, Page 183 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 Volume 301, Page 78 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 Volume 427, Page 614 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.

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



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 that certain 21.48 acres of land out of 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 FIFTEEN, 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 FIFTEEN.

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 FIFTEEN 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 FIFTEEN and the dedications, terms, and provisions evidenced thereby.

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

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

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

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

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

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

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

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

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

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

**LIENHOLDER'S SUBORDINATION TO DEDICATION**

THE STATE OF TEXAS  
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 21.48 acres of land out of 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 FIFTEEN, 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 FIFTEEN.

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 FIFTEEN 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 FIFTEEN and the dedications, terms, and provisions evidenced thereby.

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

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

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

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

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

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

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

PROVINCE OF ONTARIO  
COUNTRY OF CANADA

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

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

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

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





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,

A handwritten signature in black ink that reads "Frankie Touchy". The signature is written in a cursive, slightly slanted style.

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](mailto:tdevillier@bgeinc.com)  
[www.bgeinc.com](http://www.bgeinc.com)



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## 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

BGE, Inc.

10777 Westheimer, Suite 400

Houston, Texas 77042

Tel: 281-558-8700 x8204

Direct: 713-488-8204

Fax: 281-558-9701

[tdevillier@bgeinc.com](mailto:tdevillier@bgeinc.com)

[www.bgeinc.com](http://www.bgeinc.com)



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

**PLATTING AND SUBDIVISION REVIEW**

Plan or Plat Creek Cove at Cross Creek Ranch Section 16/ Final Plat

**City Engineer Review**

Reviewed  
 See Attached Letter

\_\_\_\_\_  
BY: \_\_\_\_\_ DATE: 5-24-2018

**City Secretary**

Processed  
 Returned for additional data

\_\_\_\_\_  
BY: [Signature] DATE: 5-18-2018

**Planning Commission Review**

Approved  
 Returned for additional data

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

**City Council Review**

Approved  
 Returned for additional data

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



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

**Subdivision/Development Platting Application**

Date: 05/23/2018 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: CREEK COVE AT CROSS CREEK RANCH SECTION SIXTEEN Development: CROSS CREEK RANCH

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

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

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

Single-Family Residential  Other: Water Plant/MUD Facility  
 Planned Development  Zero Lot Line/ Patio Home  Multi-Family Residential  
 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. SCOTT SURVEY A-321 & M. AUTREY SURVEY A-100

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

Total Acreage: 38.67  
 Number of Streets: 6  
 Number of Lots: 109  
 Number and Types of Reserves: 8  
 Total Acres In Reserve: 6.976

Owner: CCR TEAXS HOLDINGS, LP  
 Address: 5005 RIVERWAY, SUITE 500  
 City/State: HOUSTON, TX 77056  
 Telephone: 713-960-9977  
 Email Address: \_\_\_\_\_

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$2,011.75</u>
Park Fees (due at Final Plat Application)	_____

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

  
 SIGNATURE

Trey DeVillier  
 TYPED OR PRINTED NAME/TITLE

05/23/2018  
 DATE

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.





STATE OF TEXAS  
COUNTY OF FORT BEND

JOHN E. JOHNSON, County Clerk in and for Fort Bend County, Texas, hereby certifies that the foregoing instrument is the true and correct copy of the original as recorded in the Public Records of Fort Bend County, Texas, on this 15th day of May, 2018.

BY: \_\_\_\_\_  
County Clerk  
Fort Bend County, Texas

STATE OF TEXAS  
COUNTY OF FORT BEND

JOHN E. JOHNSON, County Clerk in and for Fort Bend County, Texas, hereby certifies that the foregoing instrument is the true and correct copy of the original as recorded in the Public Records of Fort Bend County, Texas, on this 15th day of May, 2018.

BY: \_\_\_\_\_  
County Clerk  
Fort Bend County, Texas

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COUNTY OF FORT BEND

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BY: \_\_\_\_\_  
County Clerk  
Fort Bend County, Texas

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BY: \_\_\_\_\_  
County Clerk  
Fort Bend County, Texas

STATE OF TEXAS  
COUNTY OF FORT BEND

JOHN E. JOHNSON, County Clerk in and for Fort Bend County, Texas, hereby certifies that the foregoing instrument is the true and correct copy of the original as recorded in the Public Records of Fort Bend County, Texas, on this 15th day of May, 2018.

BY: \_\_\_\_\_  
County Clerk  
Fort Bend County, Texas

STATE OF TEXAS  
COUNTY OF FORT BEND

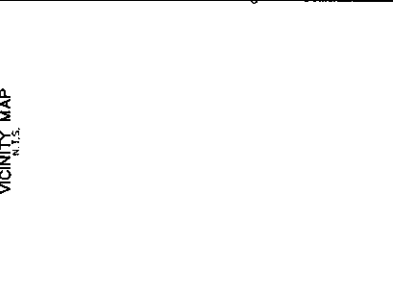
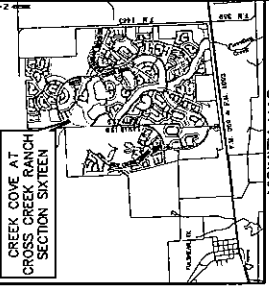
JOHN E. JOHNSON, County Clerk in and for Fort Bend County, Texas, hereby certifies that the foregoing instrument is the true and correct copy of the original as recorded in the Public Records of Fort Bend County, Texas, on this 15th day of May, 2018.

BY: \_\_\_\_\_  
County Clerk  
Fort Bend County, Texas

STATE OF TEXAS  
COUNTY OF FORT BEND

JOHN E. JOHNSON, County Clerk in and for Fort Bend County, Texas, hereby certifies that the foregoing instrument is the true and correct copy of the original as recorded in the Public Records of Fort Bend County, Texas, on this 15th day of May, 2018.

BY: \_\_\_\_\_  
County Clerk  
Fort Bend County, Texas



# CREEK COVE AT CROSS CREEK RANCH SECTION SIXTEEN

A SUBDIVISION OF 38.67 ACRES OF LAND  
LOCATED IN THE  
A.G. SHARPLESS SURVEY, A-322 & THE  
J.N. SCOTCHDOPPEL SURVEY, THE M.  
AUSTREY SURVEY, 3-1-00  
CITY OF FULSHEAR  
FORT BEND COUNTY, TEXAS

RESERVES 3 DATE: MAY, 2018  
LOT 71 RESERVES 1-1400  
SCALE: 1"=1400'  
FOR THESE RECORDS, I  
JERRY L. JOHNSON, Surveyor  
No. 35000, State of Texas  
My Comm. Expires 08/31/2022  
I hereby certify that this is a true and correct copy of the original as recorded in the Public Records of Fort Bend County, Texas, on this 15th day of May, 2018.



3862 E. 14th St.  
Houston, Texas 77058  
Tel: 281-558-8700  
www.crosscreek.com  
© 2018 Cross Creek Ranch, LLC  
All Rights Reserved. This plat is subject to the terms and conditions of the deed of dedication and the plat records of said county.







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 [Volume 431, Page 365](#), [Volume 431, Page 366](#), [Volume 431, Page 367](#) 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. [2014025425](#) 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 [Volume 511, Page 344](#) 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 [Volume 171, Page 43](#) 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 [Volume 226, Page 571](#) 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 [Volume 254, Page 211](#) 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 [Volume 297, Page 183](#) 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 [Volume 301, Page 78](#) 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 [Volume 427, Page 614](#) 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 [Volume 307, Page 347](#) 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 [Volume 1, Page 85](#) 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

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, 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 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.

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

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

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

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

PROVINCE OF ONTARIO  
COUNTRY OF CANADA

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

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

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

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

**LIENHOLDER'S SUBORDINATION TO DEDICATION**

THE STATE OF TEXAS  
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 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



## Trey DeVillier

---

**From:** Trey DeVillier  
**Sent:** Friday, May 18, 2018 1:05 PM  
**To:** '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

BGE, Inc.  
10777 Westheimer, Suite 400  
Houston, Texas 77042  
Tel: 281-558-8700 x8204  
Direct: 713-488-8204  
Fax: 281-558-9701  
[tdevillier@bgeinc.com](mailto:tdevillier@bgeinc.com)  
[www.bgeinc.com](http://www.bgeinc.com)



Serving. Leading. Solving.™

## Trey DeVillier

---

**From:** Trey DeVillier  
**Sent:** Friday, May 18, 2018 1:06 PM  
**To:** 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](mailto:tdevillier@bgeinc.com)  
[www.bgeinc.com](http://www.bgeinc.com)



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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](mailto: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,

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

Leslie 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 Jade Springs Lane - Street Dedication / Final Plat

**City Engineer Review**

Reviewed  
 See Attached Letter

\_\_\_\_\_  
BY: \_\_\_\_\_ DATE: 5-24-2018

**City Secretary**

Processed  
 Returned for additional data

\_\_\_\_\_  
BY: X. Korf DATE: 5-18-2018

**Planning Commission Review**

Approved  
 Returned for additional data

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

**City Council Review**

Approved  
 Returned for additional data

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



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

**Subdivision/Development Platting Application**

Date: 05/18/2018 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: JADE SPRINGS LANE STREET DEDICATION Development: CROSS CREEK RANCH

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

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

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

\_\_\_\_ Other: Water Plant/MUD Facility  
 \_\_\_\_ Single-Family Residential \_\_\_\_\_ Zero Lot Line/ Patio Home \_\_\_\_\_ Multi-Family Residential  
 \_\_\_\_ Planned Development \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial

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

Legal Description: 2.265 ACRES OF LAND IN THE A.G. SHARPLESS SURVEY A-322

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

Total Acreage: 2.265  
 Number of Streets: 1  
 Number of Lots: 0  
 Number and Types of Reserves: 0  
 Total Acres in Reserve: 0

Owner: CCR LOAN SUBSIDIARY 1, LP & CCR TEAXS HOLDINGS, LP  
 Address: 5005 RIVERWAY, SUITE 500  
 City/State: HOUSTON, TX 77056  
 Telephone: 713-960-9977  
 Email Address: \_\_\_\_\_

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$556.63</u>
Park Fees (due at Final Plat Application)	_____

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

Trey DeVillier \_\_\_\_\_  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE  
 \_\_\_\_\_ 05/17/2018

v# 81231

May 24, 2018

### Engineering Review

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

**For Information only:**

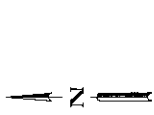
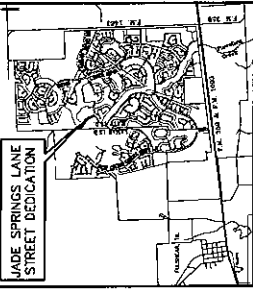
1. This plat will create approximately 1550 Linear Foot of Right-of-Way for Jade Springs Lane (varying widths).
2. The road will begin at the Northwest side of Fulshear Bend Drive and extend to the Northwest.

**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.





- GENERAL NOTES
1. "U.E." Indicates "Utility Easement".
  2. "B.L." Indicates "Building Line".
  3. "W.L.E." Indicates "Water Line Easement".
  4. "M.W.E." Indicates "Main Water Easement".
  5. "F.A.E." Indicates "Fire Hydrant Easement".
  6. "S.P.S.E." Indicates "Sprinkler/Sewer Easement".
  7. "S.H.S.E." Indicates "Storm Sewer Easement".
  8. "D.E." Indicates "Drainage Easement".
  9. "A.E." Indicates "Aerial Easement".
  10. "I.E." Indicates "Irrigation Easement".
  11. "E.M.P." Indicates "Easement".
  12. "F.B.C.C.P. No." Indicates "Fort Bend County Clerk's File Number".
  13. "F.B.C.P.R." Indicates "Final Record of Fort Bend County".
  14. "F.B.C.R." Indicates "Final Record of Fort Bend County".
  15. The easements shown herein are Texas Subj. Gen'l. Prop. Sec. 409, State Plane South Central Zone 1000 and is referenced to PUBLIC RECORD BOOK CREATION NO. 2. The following easements were recorded in PUBLIC RECORD BOOK CREATION NO. 2 following the date of this Survey: 2001807.
  16. Being's orientation is based on the Texas Geographic State of 1893 (NAD83). The coordinates shown herein are Texas State Central Zone 1000, State Plane South Central Zone 1000 and is referenced to PUBLIC RECORD BOOK CREATION NO. 2. The following easements were recorded in PUBLIC RECORD BOOK CREATION NO. 2 following the date of this Survey: 2001807.
  17. The lot areas shown herein are based on the existing plat of the lot shown on the plat shown herein and are not intended to be a representation of the actual acreage of the land. The lot area shown herein is based on the existing plat of the lot shown herein and are not intended to be a representation of the actual acreage of the land.
  18. The lot area shown herein is based on the existing plat of the lot shown herein and are not intended to be a representation of the actual acreage of the land. The lot area shown herein is based on the existing plat of the lot shown herein and are not intended to be a representation of the actual acreage of the land.
  19. 54.17/100-inch Iron Pipe (3/4" O.D.) of one Street "Team 4 Cap" at all Plat 2001807. These are indicated on plat, Map Number 20170858, dated April 2, 2017.
  20. Indicates found (1/2-inch Iron Pipe (3/4" O.D.) of one Street "Team 4 Cap" at all Plat 2001807. These are indicated on plat, Map Number 20170858, dated April 2, 2017.
  21. A waterway crossing delineated in this plat is for an artificial connection between the waterway shown on this plat and the waterway shown on the plat shown herein. The location of such connection shall be as shown on the plat shown herein. The location of such connection shall be as shown on the plat shown herein. The location of such connection shall be as shown on the plat shown herein.
  22. All of the property mentioned in the foregoing plat to which the incorporated plat mentioned in this plat is located, Texas.

JADE SPRINGS LANE STREET DEDICATION

A SUBDIVISION OF 2.285 ACRES OF LAND... A.G. SHARPLESS SURVEY, A-322... CITY OF FULSHEAR... FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVES: 0 BLOCKS: 0... SCALE: 1"=40'

DAVE MAY, 2018... DOR LOAN SUBDIVISION, L.P. BY ORDER OF ORDER & COORDINATES, INC.

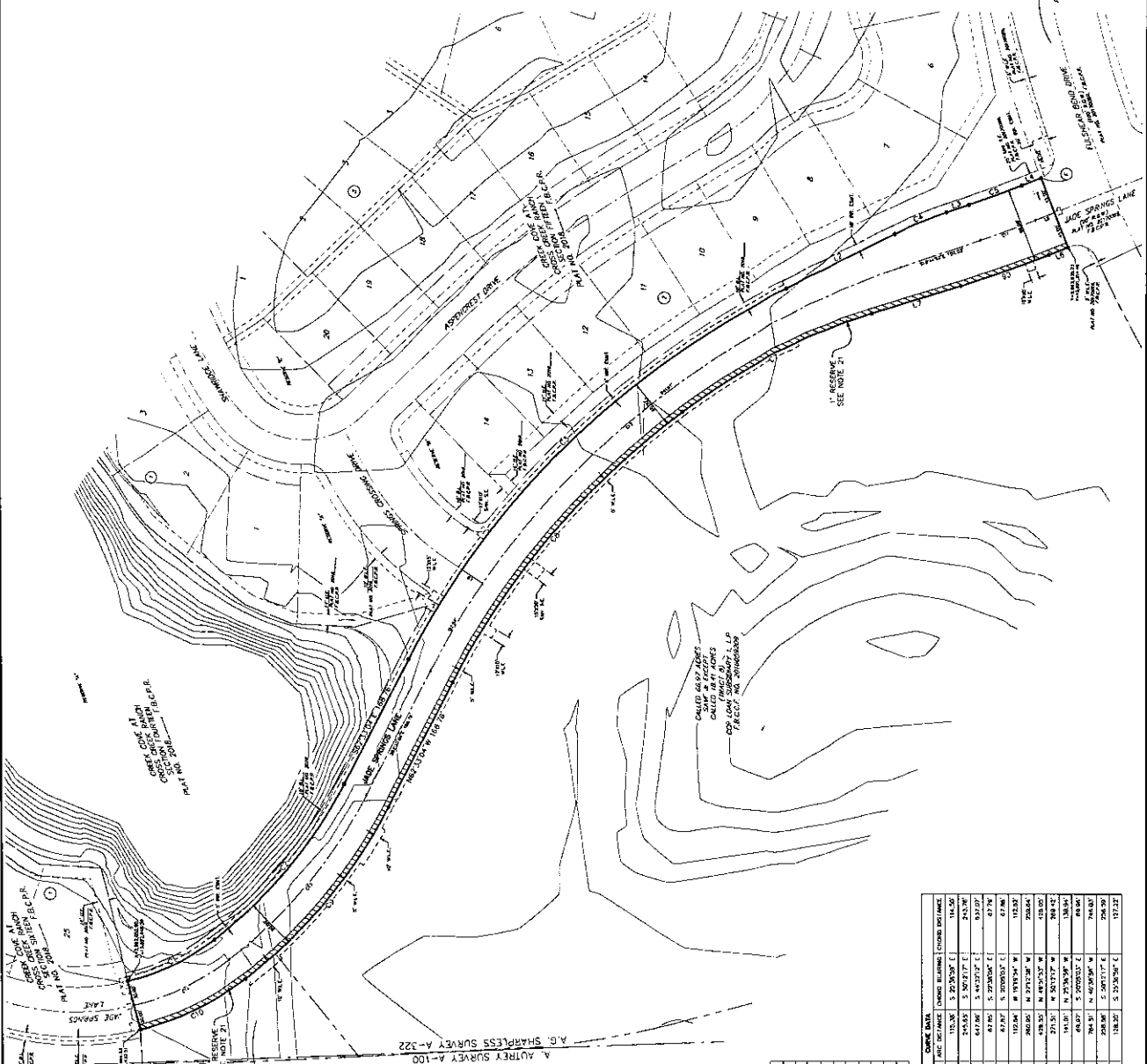


CROSS CREEK RANCH

DOR LOAN SUBDIVISION, L.P. BY ORDER OF ORDER & COORDINATES, INC. 3300 WEST 17TH STREET, SUITE 400, HOUSTON, TX 77057



3300 WEST 17TH STREET, SUITE 400, HOUSTON, TX 77057



NUMBER	RADIUS	START POINT	END POINT	CHORD BEARING	CHORD DISTANCE
01	270.00'	2499.227	175.336	S 25°29'36" E	184.850
02	310.00'	2494.225	245.635	S 50°47'27" E	242.260
03	103.00'	3073.445	647.896	S 69°57'27" E	93.927
04	500.00'	798.395	67.895	S 29°00'00" E	67.895
05	145.00'	7262.711	67.267	S 20°00'00" E	67.267
06	100.00'	862.895	102.000	N 89°59'59" W	102.000
07	100.00'	2222.222	488.305	N 88°52'52" W	428.027
08	138.00'	2494.225	271.311	N 20°52'17" W	304.142
09	138.00'	2494.225	141.131	N 21°53'39" W	138.954
10	100.00'	2427.111	64.007	S 20°00'00" E	64.007
11	100.00'	4796.111	764.311	N 40°59'36" W	764.311
12	100.00'	2494.225	245.635	S 50°47'27" E	242.260
13	100.00'	2494.225	141.131	N 21°53'39" W	138.954
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29	100.00'	2494.225	764.311	N 40°59'36" W	764.311
30	100.00'	2494.225	242.260	S 50°47'27" E	242.260

PREPARED BY... CALLED ADRIENNE DRIVE... CALLED JADE SPRINGS LANE... CROSS CREEK RANCH... EXTENSION NO. 20170858, F.B.C.P. PLAT NO. 20170858, F.B.C.P.

SHARPLESS SURVEY A-100... ADRIENNE DRIVE... JADE SPRINGS LANE... ADRIENNE DRIVE... JADE SPRINGS LANE... ADRIENNE DRIVE... JADE SPRINGS LANE...





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. 2016059209 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 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 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 S 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 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 Volume 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 Volume 183, Page 212 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 Volume 297, Page 183 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 Volume 301, Page 78 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 Volume 427, Page 614 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.

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  
Title Examiner



Nona Briscoe  
Title Examiner

**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 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 \_\_\_\_\_ by, 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

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

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

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

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

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

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

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

**LIENHOLDER'S SUBORDINATION TO DEDICATION**

THE STATE OF TEXAS  
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 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 \_\_\_\_\_ by, 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, 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

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

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

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

PROVINCE OF ONTARIO  
COUNTRY OF CANADA

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

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

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

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



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,

A handwritten signature in black ink that reads "Frankie Touchy". The signature is written in a cursive, slightly slanted style.

Frankie Touchy  
Associate Right of Way Agent

C: Kathryn Edwards <kedwards@krga.com>

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](mailto: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,

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

Leslie Noyola  
Construction, Coord 2, Planning & Design

## Trey DeVillier

---

**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  
Fax: 281-558-9701  
[tdevillier@bgeinc.com](mailto:tdevillier@bgeinc.com)  
[www.bgeinc.com](http://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 Cross Creek Ranch Partial Replat No 2 / Final Plat

**City Engineer Review**

Reviewed  
 See Attached Letter

\_\_\_\_\_  
BY: \_\_\_\_\_ DATE: 5-24-2018

**City Secretary**

Processed  
 Returned for additional data

\_\_\_\_\_  
BY: X. Kay DATE: 5-18-2018

**Planning Commission Review**

Approved  
 Returned for additional data

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

**City Council Review**

Approved  
 Returned for additional data

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



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

**Subdivision/Development Platting Application**

Date: 05/18/2018 Date Received by the City of Fulshear: \_\_\_\_\_

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

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

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

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

Single-Family Residential  Zero Lot Line/ Patio Home  Multi-Family Residential  
 Planned Development  Commercial  Industrial  
 Other: Water Plant/MUD Facility

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: 11.13 ACRES OF LAND IN THE J.W. SCOTT SURVEY A-321

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

Total Acreage: 11.13  
 Number of Streets: 0  
 Number of Lots: 0  
 Number and Types of Reserves: 2  
 Total Acres in Reserve: 11.13

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$778.25</u>
Park Fees (due at Final Plat Application)	_____

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

  
 \_\_\_\_\_  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE  
 Trey DeVillier 05/18/2018

J#31277

May 24, 2018

## Engineering Review

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

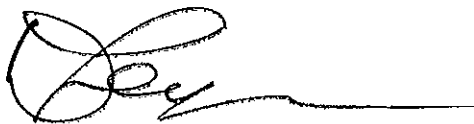
### For Information only:

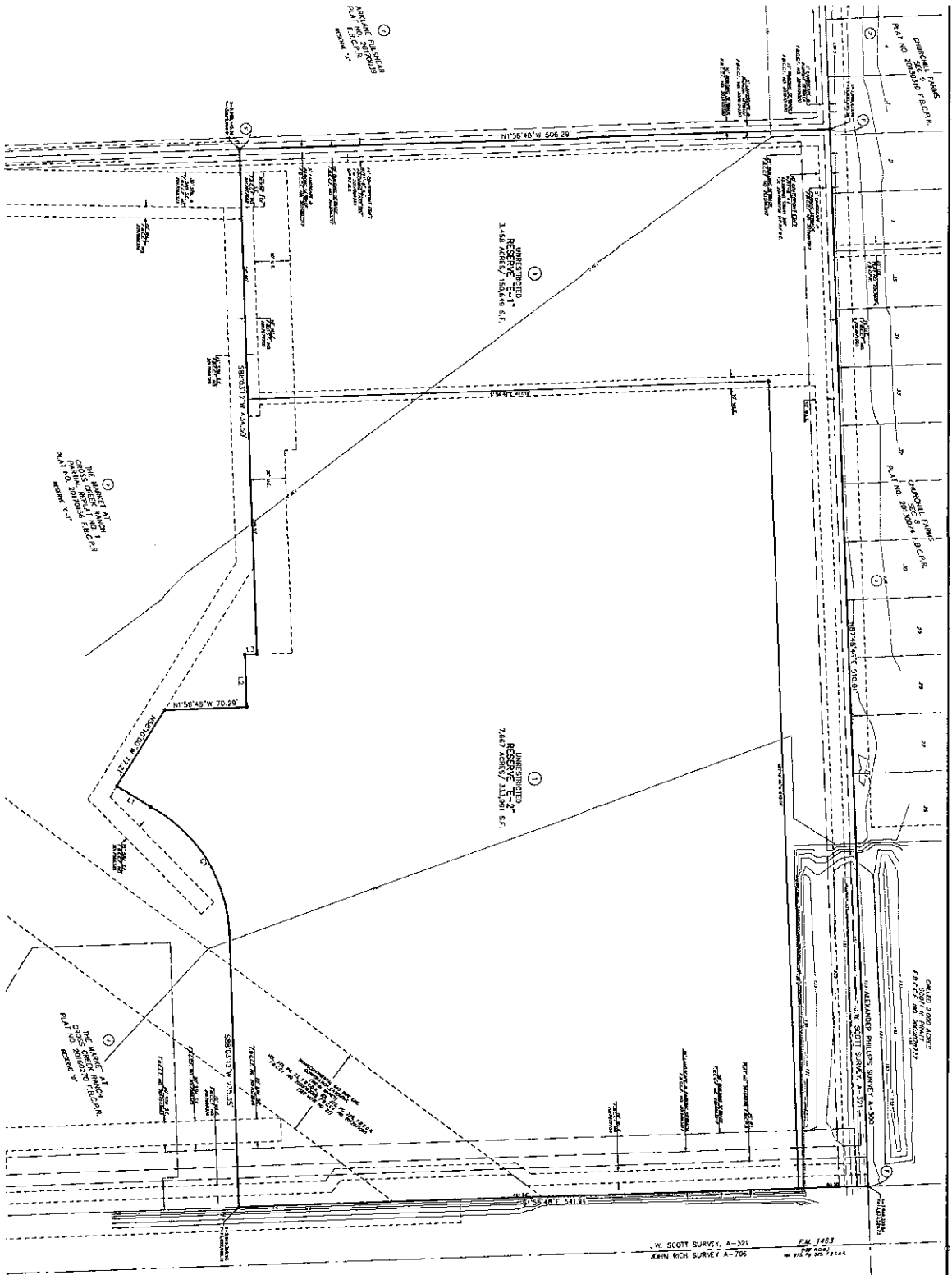
1. This plat will create two (2) Unrestricted Reserves with 11.13 acres being a replat of Reserve "E", Block 1 of The Market at Cross Creek Ranch.
2. Both Reserves have access to F.M. 1463 thru the Texas Department of Transportation's Permit Process

### 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:

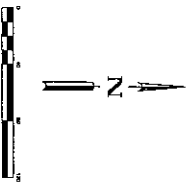
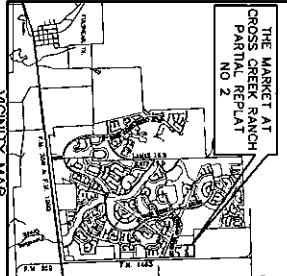
- A) All waterline easements being dedicated to the Public must have a minimum width of 14-foot.
- B) Notes #16 & #22 are in direct conflict with each other. I suggest #16 be removed.
- C) The Metes and Bounds description needs to be updated to show the entire 11.13 acre tract.
- D) This is a Replat 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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**FINAL PLAT**  
**THE MARKET AT**  
**CROSS CREEK RANCH**  
**PARTIAL REPLAT NO 2**

A SUBDIVISION OF 11.13 ACRES OF LAND  
 BEING PART OF THE  
 J.W. SCOTT SURVEY, ABSTRACT 321  
 CITY OF FULSHEAR,  
 FORT BEND COUNTY, TEXAS  
 ALSO BEING A PARTIAL REPLAT OF RESERVE  
 T-1, BLOCK 1, OF THE MARKET AT CROSS  
 CREEK RANCH, RECORDED AS PLAT NO.  
 281022 OF PUBLIC RECORDS.

TO CREATE 2 UNRESTRICTED RESERVE  
 BLOCKS, 1  
 LOTS, 0  
 SCALE: 1"=40'  
 DATE: MAY, 2018

Surveyed and Platted by:  
 BGC  
 8077 Westheimer, Suite 200, Houston, TX 77063  
 Telephone: 281-410-1100  
 Fax: 281-410-1101  
 E-mail: info@bgcsurvey.com

STATE OF TEXAS

COUNTY OF DALLAS

THE MARKET AT CROSS CREEK RANCH PARTIAL REPLAT NO. 2

TO BE DIVIDED INTO LOTS AND BLOCKS

THE MARKET AT CROSS CREEK RANCH PARTIAL REPLAT NO. 2 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FORT WORTH, TEXAS, THIS 15th DAY OF MARCH, 2018.

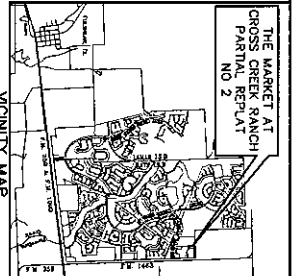
BY: [Signature]

COMMISSIONER OF PLANNING

THE CITY OF FORT WORTH, TEXAS

APPROVED BY THE CITY OF FORT WORTH, TEXAS

- 1. GENERAL NOTES
2. 'B-1' indicates 'Utility Easement'
3. 'B-1' indicates 'Undeveloped Land'
4. 'M-1-C' indicates 'Medium Density Residential'
5. 'M-1-C' indicates 'Medium Density Residential'
6. 'M-1-C' indicates 'Medium Density Residential'
7. 'M-1-C' indicates 'Medium Density Residential'
8. 'M-1-C' indicates 'Medium Density Residential'
9. 'M-1-C' indicates 'Medium Density Residential'
10. 'M-1-C' indicates 'Medium Density Residential'
11. 'M-1-C' indicates 'Medium Density Residential'
12. 'M-1-C' indicates 'Medium Density Residential'
13. 'M-1-C' indicates 'Medium Density Residential'
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THE MARKET AT CROSS CREEK RANCH PARTIAL REPLAT NO. 2

A SUBDIVISION OF 113 ACRES OF LAND LOCATED IN THE CITY OF FORT WORTH, TEXAS, CITY OF FORT WORTH, TEXAS, COUNTY OF DALLAS, TEXAS, BEING A PARTIAL REPLAT OF RESERVE BLOCK 11 OF THE MARKET AT CROSS CREEK RANCH PARTIAL REPLAT NO. 2.

TO BE DIVIDED INTO LOTS AND BLOCKS

# 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. 2016270 of the Plat Records of Fort Bend County, Texas and under Clerk's File Nos. 2013123613, 2013145102, 2013146922, 2013150766, 2015087019, 2015093103, 2015093104, 2015093114, 2015093217, 2016013697, 2017060202 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. 2017077700 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.: Volume 301, Page 78 (52198007) 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 Volume 297, Page 183 (52106015) 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 Volume 427, Page 614 (62176012) 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 Volume 282, Page 240 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. 2015093114 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.

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 A. Hooper*

## Trey DeVillier

---

**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](mailto:tdevillier@bgeinc.com)  
[www.bgeinc.com](http://www.bgeinc.com)



Serving. Leading. Solving.™

## Trey DeVillier

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**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

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.

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