



# CITY OF FULSHEAR

*"FIND YOUR FUTURE IN FULSHEAR"*

30603 FM 1093 WEST/ PO Box 279 ~ FULSHEAR, TEXAS 77441

PHONE: 281-346-1796 ~ FAX: 281-346-2556

[WWW.FULSHEARTEXAS.GOV](http://WWW.FULSHEARTEXAS.GOV)

CHAIRMAN- AMY PEARCE  
MEMBER- JOAN BERGER  
MEMBER- JASON CHERUBINI

CITY COUNCIL:  
CO-CHAIR- AUSTIN WEANT  
MEMBER- GREGORY EHMAN  
EX-OFFICIO- KAYLEEN NELSON

MEMBER- DAR HAKIMZADEH  
MEMBER- JOHN DOWDALL

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

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## **PLANNING AND ZONING COMMISSION MINUTES JULY 6, 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 July 6, 2018 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas.*

### **2. Quorum**

*A quorum was present.*

#### Members Present:

*Amy Pearce- Chairman*

*Austin Weant- Co-Chairman*

*Dar Hakimzadeh*

*Jason Cherubini (arrived at 8:33 a.m.)*

*Joan Berger*

*Gregory Ehman*

*John Dowdall*

*Kayleen Nelson (ex-officio)*

#### City Staff:

*Kimberly Kopecky, City Secretary*

*Brant Gary, Assistant City Manager*

**FULSHEAR PLANNING AND ZONING MINUTES  
JULY 6, 2018**

*Byron Brown, City Attorney  
David Leyendecker, City Engineer  
Sharon Valiante, Public Works Director*

*Others Present:*

*Carol Riggs  
Doris Jones  
Trey Devillier  
Debra Cates  
Bryan Thomas  
Jeff Martin  
Tommy Kuykendall  
And 14 others that did not sign in.*

**3. Consideration and possible action to select Chairman and Co-Chairman**

*A motion was made by Planning and Zoning member Ehman to keep the chairman and co-chairman as is (Amy Pearce, Chairman & Austin Weant, Co-Chairman). It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:*

*Ayes: Planning and Zoning members Berger, Dowdall, Ehman, Hakimzadeh, Pearce, and Weant  
Nays: None  
Absent: Jason Cherubini (arrived at 8:33 a.m.)*

*Motion Passes*

**4. 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*

**5. PRESENTATION – PLANNING & ZONING 101**

*Brant Gary gave a brief power point presentation regarding responsibilities, best practices and guidelines for Planning and Zoning members when making decisions. The presentation lasted approximately 30 minutes. (For full presentation, please request audio)*

**6. PUBLIC HEARING – ZONING CHANGE**

**FULSHEAR PLANNING AND ZONING MINUTES  
JULY 6, 2018**

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 July 6, 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 July 17, 2018 at 7:00 p.m. the hearing will be held at the Irene Stern Center located at 6920 Katy Fulshear Road. Both hearings will allow all interested persons an opportunity to be heard.

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

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

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

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

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

**Posted: June 25, 2018**

*Amy Pearce opened the public hearing at 9:05 a.m.*

*Brant Gary introduced this item and gave a brief history regarding this zoning change request. Anderson Smith of Capital Retail Properties gave a brief presentation and answered questions.*

*Carol Riggs- lives on 2<sup>nd</sup>/Syms for 32 years, this request has already been approved twice  
Tommy Kuykendall- asked Planning and Zoning members to change the zoning of this property and support the Woodham family*

*(For full commentary, request audio)*

*Amy Pearce closed the public hearing at 10:14 a.m.*

**7. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on June 1, 2018**

**FULSHEAR PLANNING AND ZONING MINUTES  
JULY 6, 2018**

*A motion to approve Minutes from Planning and Zoning Commission meeting held on June 1, 2018 was made by Planning and Zoning member Weant. It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:*

*Ayes: Planning and Zoning members Cherubini, Hakimzadeh, Pearce, and Weant  
Nays/Abstain: Planning and Zoning members Berger, Dowdall, and Ehman  
Absent: None*

*Motion passes*

**8. Consideration and possible action to approve Tamarron Section 29 Partial Replat No. 1/Preliminary Plat**

*David Leyendecker recommended approval of this plat. A motion was made by Planning and Zoning member Hakimzadeh to approve Tamarron Section 29 Partial Replat No. 1/Preliminary Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:*

*Ayes: Planning and Zoning members Berger, Cherubini, Dowdall, Ehman, Hakimzadeh, Pearce, and Weant  
Nays: None  
Absent: None*

*Motion Passes*

**9. Consideration and possible action to approve Tamarron Section 53/Preliminary Plat**

*David Leyendecker recommended approval of this plat. A motion was made by Planning and Zoning member Hakimzadeh to approve Tamarron Section 53/Preliminary Plat. It was seconded by Planning and Zoning member Ehman. The motion was carried by the following vote:*

*Ayes: Planning and Zoning members Berger, Cherubini, Dowdall, Ehman, Hakimzadeh, Pearce, and Weant  
Nays: None  
Absent: None*

*Motion Passes*

**10. Consideration and possible action to approve Fulbrook on Fulshear Creek Section 5/Final Plat**



**FULSHEAR PLANNING AND ZONING MINUTES  
JULY 6, 2018**

*A motion was made by Planning and Zoning member Hakimzadeh to approve Fulbrook on Fulshear Creek Section 5/Final Plat. It was seconded by Planning and Zoning member Berger. The motion was carried by the following vote:*

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

*Nays: None*

*Absent: None*

*Motion Passes*

**11. Consideration and possible action to approve Fulbrook on Fulshear Creek Section 13/Final Plat**

*A motion was made by Planning and Zoning member Weant to approve Fulbrook on Fulshear Creek Section 13/Final Plat. It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:*

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

*Nays: None*

*Absent: None*

*Motion Passes*

**12. Consideration and possible action to approve Fulbrook on Fulshear Creek Lift Station Site No. 9/Final Plat**

*David Leyendecker recommended approval of this plat. A motion was made by Planning and Zoning member Hakimzadeh to approve Fulbrook on Fulshear Creek Lift Station Site No. 9/Final Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:*

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

*Nays: None*

*Absent: None*

*Motion Passes*

**13. Consideration and possible action to approve Tamarron Section 36 Partial Replat No. 1/Final Plat**

**FULSHEAR PLANNING AND ZONING MINUTES  
JULY 6, 2018**

*David Leyendecker recommended approval of this plat. A motion was made by Planning and Zoning member Hakimzadeh to approve Tamarron Section 36 Partial Replat No. 1/Final Plat. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:*

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

*Nays: None*

*Absent: None*

*Motion Passes*

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

*David Leyendecker recommended approval of this plat. A motion was made by Planning and Zoning member Ehman to approve Tamarron Lift Station No. 3/Final Plat. It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:*

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

*Nays: None*

*Absent: None*

*Motion Passes*

**15. Consideration and possible action to approve Tamarron Crossing Section 4 Street Dedication/Final Plat**

*David Leyendecker recommended approval of this plat. A motion was made by Planning and Zoning member Hakimzadeh to approve Tamarron Crossing Section 4 Street Dedication/Final Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:*

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

*Nays: None*

*Absent: None*

*Motion Passes*

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

**FULSHEAR PLANNING AND ZONING MINUTES  
JULY 6, 2018**

*A motion was made by Planning and Zoning member Ehman to approve a Zoning change for the Northeast corner of FM 1093 and Syms Road with certain conditions (downtown district prohibited uses apply, downtown district architectural standards apply, downtown district sign standards apply). It was seconded by Planning and Zoning member Berger.*

*Discussion continues for approximately 40 minutes. (For full commentary, request audio)*

*The motion was carried by the following vote:*

*Ayes: Planning and Zoning members Berger, Cherubini, Dowdall, Ehman, Pearce, and Weant*

*Nays: Planning and Zoning member Hakimzadeh*

*Absent: None*

*Motion Passes*

**17. Adjournment**

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

*Amy Pearce adjourned the meeting at 11:07 a.m.*

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

<b>AGENDA OF:</b>	August 6, 2018	<b>Items: 6-12</b>
<b>DATE SUBMITTED:</b>	August 10, 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: Final Plats for: Polo Ranch Boulevard Section 1 Street Dedication, Polo Ranch Section 1, Polo Ranch Section 2, Polo Ranch Section 3, Tamarron Section 29 Partial Replat No. 1, Tamarron Section 43, and Tamarron Section 53</b>	

**EXECUTIVE SUMMARY**

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

- 1. Final Plat for Polo Ranch Boulevard Street Dedication (Section 1)**
- 2. Final Plat for Polo Ranch Section 1,**
- 3. Final Plat for Polo Ranch Section 2,**
- 4. Final Plat for Polo Ranch Section 3,**
- 5. Final Plat for Tamarron Section 29 Partial Replat No. 1,**
- 6. Final Plat for Tamarron Section 43**
- 7. Final Plat for Tamarron Section 53**

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 Final Plats submitted for consideration have some major comments. The Engineer's comments were sent to the applicants. The applicants were asked to address the comments noted in the Engineer's review prior to the August 10th meeting.

## **RECOMMENDATION**

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

Positive for Approval, of plats submitted for provided the Engineer's comments are addressed for the Final Plats: **Polo Ranch Boulevard Section 1 Street Dedication, Polo Ranch Section 1, Polo Ranch Section 2, Polo Ranch Section 3, Tamarron Section 29 Partial Replat No. 1, Tamarron Section 43, and Tamarron Section 53**

**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 Polo Ranch Boulevard Street Dedication / Final Plat  
Section 1

**City Engineer Review**

Reviewed  
 See Attached Letter

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BY: David Leyendecker DATE: 8-6-18

**City Secretary**

Processed  
 Returned for additional data

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BY: KIMBERLY KOPECKY DATE: 7-16-2018

**Planning Commission Review**

Approved  
 Returned for additional data

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

**City Council Review**

Approved  
 Returned for additional data

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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: 07/13/2018 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: POLO RANCH BOULEVARD STD Development: \_\_\_\_\_

**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: 2.809 ACRES IN THE CHURCHILL FULSHEAR A-29

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

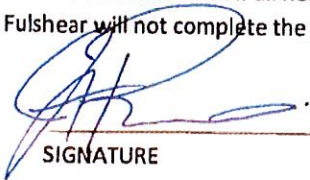
Total Acreage: 2.809  
 Number of Streets: 1  
 Number of Lots: 0  
 Number and Types of Reserves: 0  
 Total Acres in Reserve: 0

Owner: CENTURY LAND HOLDINGS OF TEXAS  
 Address: \_\_\_\_\_  
 City/State: HOUSTON, TEXAS  
 Telephone: 832.698.1831  
 Email Address: \_\_\_\_\_

Engineer/Planner: LJA ENGINEERING INC  
 Contact Person: Jason Price  
 Telephone: 713-380-4446  
 Fax Number: \_\_\_\_\_  
 Email Address: jprice@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)	
TOTAL PLATTING FEE	<u>\$570.23</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

Jason Price  
 TYPED OR PRINTED NAME/TITLE

07/13/2018  
 DATE

August 6, 2018

## Engineering Review

Final Plat  
Polo Ranch Boulevard  
Street Dedication Section 1  
City of Fulshear, Texas

### For Information only:

1. This plat will create approximately 1560 linear foot of Right-of-Way for Polo Ranch Boulevard. The Right-of-Way width varies from 100-foot in width on the South at F.M. 1093 to 60-foot in width on the North.
2. Access to Polo Ranch Boulevard is from F.M. 1093 on the South thru the permitting process from the Texas Department of Transportation and the Fort Bend County Toll Road Authority.

### Recommendations:

I recommend that the Final Plat of the Polo Ranch Boulevard Street Dedication Section 1 be approved with the following additions/corrections:

- A) The entire right-of-way width for F. M. 1093 being shown on the plat along with the intersection of James Lane to the South.
- B) The name of the Mayor and City Secretary need to be updated.
- C) The City Planning Letter shows the owner of the tract to be Fulshear Investments while the plat shows the ownership to be in Century Land Holdings of Texas LLC.
- D) The City Planning Letter shows numerous liens which need to be shown on the plat as Lien Holder's Subordination.
- E) The 100-foot right-of-way being dedicated along F. M. 1093 calls the area to be 1500 s.f. while it is actually 15,000 s.f.
- F) Note #6 on the plat credits the City Planning Letter to Stewart Title Company but the one turned into the City is from Charter Title Company

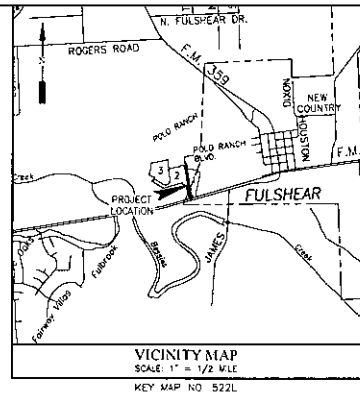
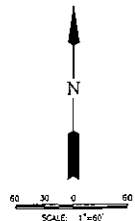




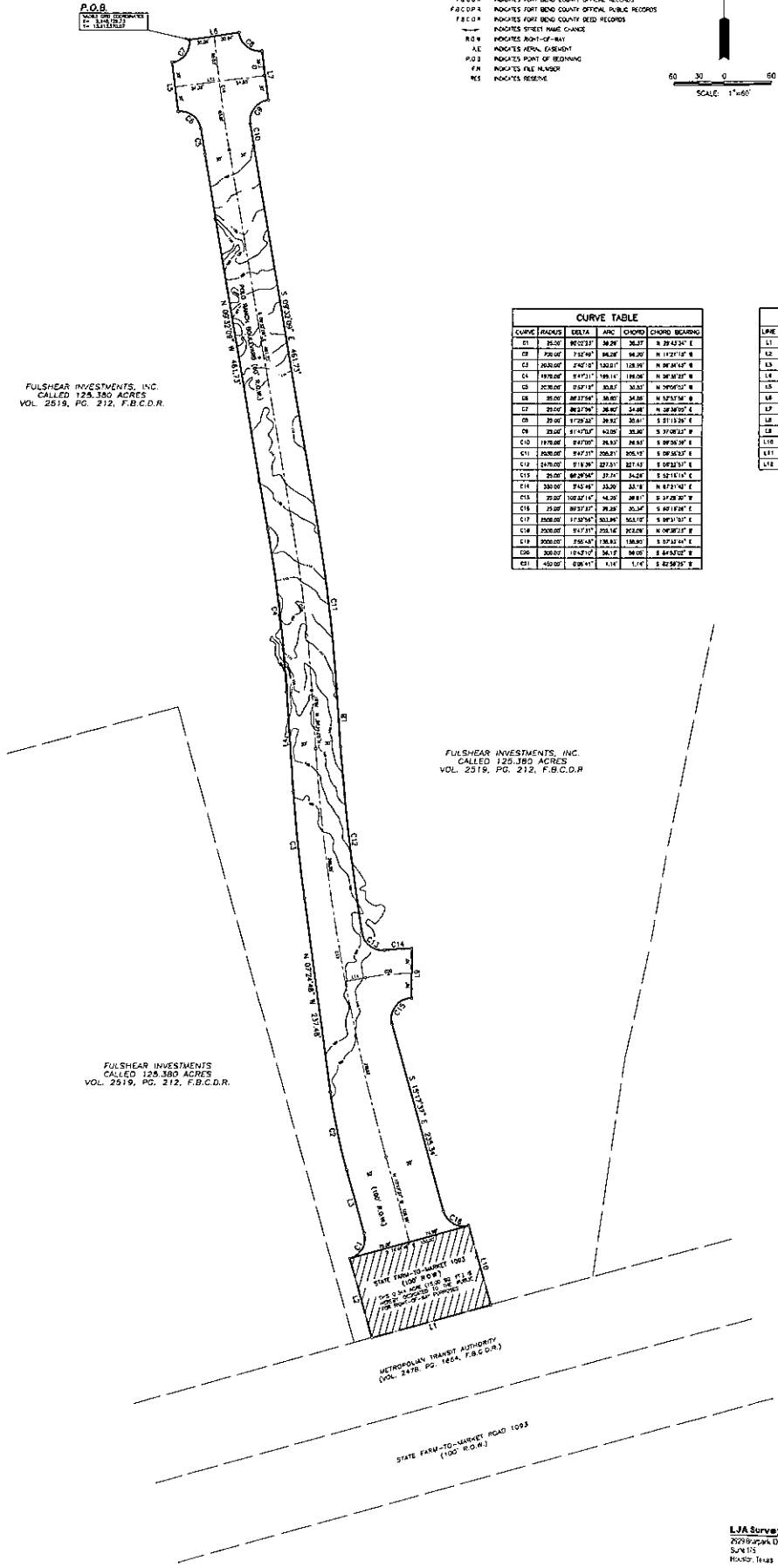


**LEGEND**

- BL INDICATES BRANCH LINE
- UL INDICATES UTILITY EASEMENT
- DC INDICATES DRAINAGE EASEMENT
- FL INDICATES WATER LINE EASEMENT
- SSC INDICATES SEWER SERVICE EASEMENT
- SPSLC INDICATES STEAM SERVICE EASEMENT
- FBC/PA INDICATES FORT BEND COUNTY PLAT RECORDS
- FBC/OP INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- FBC/OP/S INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- FBC/OP/D INDICATES FORT BEND COUNTY DEED RECORDS
- FBC/OP/S/D INDICATES FORT BEND COUNTY DEED RECORDS
- STP INDICATES STREET NAME CHANGE
- RD INDICATES RIGHT-OF-WAY
- AE INDICATES AERIAL EASEMENT
- POB INDICATES POINT OF BEGINNING
- EN INDICATES FILE NUMBER
- RES INDICATES RESERVE



P.O.B.  
MARK 159 (159/159)  
159/159



FULSHEAR INVESTMENTS, INC.  
CALLED 125.380 ACRES  
VOL. 2519, PG. 212, F.B.C.D.R.

FULSHEAR INVESTMENTS, INC.  
CALLED 125.380 ACRES  
VOL. 2519, PG. 212, F.B.C.D.R.

FULSHEAR INVESTMENTS  
CALLED 125.380 ACRES  
VOL. 2519, PG. 212, F.B.C.D.R.

STATE FARM-TO-MARKET ROAD 1093  
(100 F.B.C.D.R.)

METROPOLITAN TRUST AUTHORITY  
(VOL. 2478, PG. 1654, F.B.C.D.R.)

CURVE	FRACKS	DELTA	ARC	CHORD	CHORD BEARING
C1	25.00	95.2233	39.29	26.37	N 29.4234° E
C2	25.00	73.2487	30.29	20.37	N 11.2314° E
C3	25.00	240.237	102.37	123.93	N 26.3642° E
C4	25.00	179.237	79.37	100.26	N 26.3642° E
C5	25.00	150.237	60.37	70.37	N 26.3642° E
C6	25.00	120.237	40.37	40.37	N 26.3642° E
C7	25.00	90.237	20.37	20.37	N 26.3642° E
C8	25.00	60.237	10.37	10.37	N 26.3642° E
C9	25.00	30.237	0.37	0.37	N 26.3642° E
C10	25.00	0.237	0.37	0.37	N 26.3642° E
C11	25.00	30.237	10.37	10.37	S 26.3642° E
C12	25.00	60.237	20.37	20.37	S 26.3642° E
C13	25.00	90.237	30.37	30.37	S 26.3642° E
C14	25.00	120.237	40.37	40.37	S 26.3642° E
C15	25.00	150.237	50.37	50.37	S 26.3642° E
C16	25.00	180.237	60.37	60.37	S 26.3642° E
C17	25.00	210.237	70.37	70.37	S 26.3642° E
C18	25.00	240.237	80.37	80.37	S 26.3642° E
C19	25.00	270.237	90.37	90.37	S 26.3642° E
C20	25.00	300.237	100.37	100.37	S 26.3642° E
C21	450.00	0.0000	0.00	0.00	S 26.3642° E

LINE	BEARING	DISTANCE
L1	S 79.4248° W	150.00
L2	S 11.2314° W	100.00
L3	S 11.2314° W	25.00
L4	S 26.3642° W	123.93
L5	S 26.3642° W	100.26
L6	S 26.3642° W	70.37
L7	S 26.3642° W	40.37
L8	S 26.3642° W	20.37
L9	S 26.3642° W	10.37
L10	S 26.3642° W	0.37
L11	S 26.3642° W	25.14
L12	S 26.3642° W	108.14

**NOTES:**

1. BENCHMARK: THIS BENCHMARK IS LOCATED ON TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 4" X 4" CONCRETE PIPE WITH A COPPER CAP SHARPLY POINTED TO THE POINT. THE POINT IS LOCATED 1/2 - 75 FEET WEST OF THE CENTERLINE OF FM 1483 AND 1/2 - 234 FEET NORTH OF THE INTERSECTION OF FM 1483 AND CHURCHILL FULSHEAR ROAD. ELEVATION = 125.21 FEET NAVIGAS.
2. THIS BENCHMARK IS TEMPORARILY BENCHMARK TBM 1: TOP OF 2" X 8" BIRCH POLE WITH ALUMINUM BUSH SET IN CONCRETE 1/2 - 30 FEET NORTH OF THE CENTERLINE OF KAY FULSHEAR ROAD. THE POINT IS LOCATED 1/2 - 310 FEET WEST OF THE INTERSECTION OF KAY FULSHEAR ROAD AND FM 1483. ELEVATION = 125.15 FEET NAVIGAS.
3. TO ADJUST TO FORT BEND CO. LEARN DATUM ADD 0.29 FEET.
4. ELEVATIONS FOR DEMONSTRATING CONTROL LINES ARE BASED UPON NAD83-88.
5. THE COORDINATES SHOWN HEREIN ARE TEXAS SOUTH CENTRAL ZONE, NAD 83, TEXAS COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING CORRECTION SCALE 1,000:100,000.
6. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
7. THIS PLAT WAS PREPARED FROM INFORMATION SUPPLIED BY STEWART TITLE COMPANY, FILE NO. 2018-012, DATED JUNE 20, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
8. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 174, FORT BEND COUNTY SURVEY DISTRICT FORT BEND COUNTY DRAINAGE DISTRICT, SAN ANTONIO INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
9. THIS SUBDIVISION LIES WITHIN UNINSURED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 22888, AND AERIAL PHOTO, DATED APRIL 2, 2014, DETERMINED AS AREAS OUTSIDE THE 100-YEAR FLOOD PROTECTION. LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
10. APPROX. OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
11. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
12. FIVE-CENT (5/8") RICH PINE ROADS THREE (3) FEET IN WIDTH WITH PLASTIC CAP MARKED 'L' ARE SET ON ALL PERMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.

**FINAL PLAT OF  
POLO RANCH BOULEVARD  
STREET DEDICATION  
SECTION I**

A SUBDIVISION OF 2.809 ACRES OF LAND SITUATED IN THE CHURCHILL FULSHEAR LEAGUE ABSTRACT 29 FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS  
JULY 16, 2018 JOB NO. 2457-1008C-310

OWNERS:  
**CENTURY LAND HOLDINGS OF TEXAS, LLC**  
A COLORADO LIMITED LIABILITY COMPANY  
D.B.A. GRAND VIEW BUILDERS  
CHRIS CHEW, DIVISION PRESIDENT  
525 N. SAM HOUSTON PARKWAY E., SUITE 600, HOUSTON, TEXAS 77060  
(832) 698-1831

SURVEYOR: **LJA Surveying, Inc.** ENGINEER: **LJA Engineering, Inc.**  
2929 Braniff Drive Phone 713.553.9200  
Suite 115 Fax 713.553.9208  
Houston, Texas 77040 T8 PLS Fax No. 51543362 Suite 115 Phone 713.553.9208  
Houston, Texas 77040

**TO:** Juan M. Gutierrez-Barraza, P.E.

**CC:** Juling Bao, P.E., CFM; Mark Vogler, P.E.; Neil Goertz, P.E.

**FROM:** Hector Olmos, P.E., CFM

**SUBJECT:** Drainage Impact Analysis for 220-Acre Polo Ranch

**DATE:** January 19, 2018

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### **Objective**

The reference report dated December 20, 2017, by LJA Engineering, has been reviewed pursuant to the FBCDD Drainage Criteria Manual. The goals of the review are to provide technical support to the Fort Bend County Drainage District, and to apply FBCDD policy and criteria where appropriate.

This review addresses issues regarding hydraulic and hydrologic drainage design criteria only. Design criteria regarding the site layout of the proposed development and drainage facilities will be reviewed upon submittal of site plans.

### **Project Summary**

The proposed Polo Ranch development on Bessie's Creek is a 220-acre single family residential development within the City of Fulshear. It is located south of FM 359 and north of FM 1093, approximately one mile west of the intersection of FM 359 and FM 1093; Crutcher Ranch Road forms part of the western boundary of the proposed development. The proposed drainage system consists of seven inter-connected channels draining into Bessie's Creek. Each channel will serve a drainage area consisting of single-family homes, roads, and channels. The analysis was based on the 2016 CLOMR for Bessie's Creek study by 4Site Civil Engineering.

### **Report Findings**

The report states, "Because of the location of the proposed development in the Bessie's Creek watershed, hydrology and hydraulic models have shown that developed flows from the site can be released with no adverse impact to the water surface elevations in Bessie's Creek".

### **FNI Review**

Freese and Nichols, Inc. offers the following:

1. The preliminary flood insurance maps for Bessie's Creek are different than those developed in the CLOMR used for this analysis. In 2015, FEMA completed an analysis of Bessie's Creek that used 1D and 2D modeling components, resulting in a larger inundation extent. Please explain why the most recent analysis by FEMA was not used for this study.
2. A drainage study of the Brookshire/Bessie's Creek watershed was recently completed in support of a different development in the general area. The 100-year peak flows from Brookshire Creek

were approximately 12,000 cfs, compared to the 4,600 cfs from this report. The flows from Brookshire Creek appear to be underestimated and would affect the water surface elevations and inundation extents. Tc+R parameters should be redefined and reflective of the topography for this subbasin.

3. Routing reach R\_097298 along Bessie's Creek is overestimating the volume in the reach due to the way the geometry in the HEC-RAS model was defined. The volumes in all routing reaches should be recalculated after defining levees at the channel banks, as flows on Bessie's Creek have no access to the storage on the overbanks until the channel banks have been exceeded. In addition, blocked obstructions should be used for those areas that drain to the Brazos River once the channel banks have been overtopped.
4. The opening of the railroad bridge over Bessie's Creek is much larger in the model than in the 2014 LiDAR. Please revise the geometry to match the actual bridge.
5. The piers for the railroad and FM 1093 bridges are not aligned with the flow and should be modeled at a skew.
6. Please revise the low chord elevations for the railroad and FM 1093 bridges.

### **Proposed development**

7. Please revise the proposed flowpaths to stop once they reach the channel, as the channel elements are already accounted for in the hydraulic model.
8. Some of the sizes listed in Table 4.1 do not match the sizes in the model, please revise.
9. Please include a description of the structure controlling the water levels at Node 14.
10. The storm drain outfalling to Node 14 should start the simulation as submerged due to the normal water level at Node 14.
11. Please include a section in the report describing how the proposed channels interact with the underground storm drain system that outfalls at Node 14. Are the storm drains located directly under the channels? Does it follow a different alignment? Are there inlets diverting runoff from the channels into the storm drains? The model currently assumes that the channel and storm drains act as a single system, where runoff freely goes from surface to underground or vice versa, without any types of restriction.
12. The most southern portion of the development has ground elevations that are about 25 feet lower than the rest of the development. Changes to the H&H models may result in this area being within the 100-yr floodplain, and require additional mitigation and fill to remove from the floodplain. In addition, ongoing projects along the Brazos River may result in increases to the BFEs that can further affect this development.



July 18, 2018

City of Fulshear  
30603 FM 1093  
Fulshear, TX 77441

**Re: Final Plat of Polo Ranch Boulevard Street Dedication Section 1**

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 July 16, 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 Sheila R. Agee at 713.207.6349.

Sincerely,

A handwritten signature in blue ink that reads "Sheila R. Agee". The signature is fluid and cursive.

Sheila R. Agee  
Senior Right of Way Agent

C: Jason Price <jprice@lja.com>

PLR17.652A





2929 Briarpark Drive, Suite 600, Houston, Texas 77042  
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386 TBPLS 10110501

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July 18, 2018

Mr. David Leyendecker  
City of Fulshear - Engineering  
29378 McKinnon, Suite C  
Fulshear, Texas 77441

Re: Polo Ranch Boulevard Street Dedication Section 1 Final Plat  
Fort Bend County Municipal Utility District No. 174  
City of Fulshear, Texas  
LJA Job No. 2457-1008 (6.1)

Dear Mr. Leyendecker:

As the Engineer for proposed Fort Bend County Municipal Utility District No. 174, I have reviewed the above referenced plans and plat and offer no objections to the proposed design. Water Line Facilities, Sanitary Sewer Facilities, Drainage Facilities including detention capacity and outfall are currently available or under design to serve this.

FBCMUD No. 174 certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan titled "Drainage Impact Analysis for 251-Acre Polo Ranch," dated June 27, 2018, and approved by the Fort Bend County Drainage District on June 27, 2018.

Should you have additional comments or questions, feel free to contact me at 713.953.5096.

Sincerely,

A handwritten signature in blue ink, appearing to read 'James D. Ross'.

James D. Ross, PE  
Vice President

JDR/ew

Enclosure(s)



December 18, 2017

Vanessa Piedra  
Platting Coordinator

LJA Engineering | We Build Civilization  
West Houston  
P: 713.953.5200  
D: 713.953.5044

**Re: Preliminary Plat of Polo Ranch Boulevard Street Dedication Section 1**

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 December 18, 2017.

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

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

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

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

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

Sincerely,

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

Leslie Noyola  
Construction, Coord 2, Planning & Design

# *Charter Title Company*

609 Main Street, Suite 4325, Houston, Texas 77002  
(713) 222-6060 FAX (713) 222-7213

## **CITY PLANNING SEARCH REPORT**

July 19, 2018

City of Houston Planning Commission  
611 Walker Street, 6<sup>th</sup> Floor  
Houston, Tx 77002

We, Charter Title Company duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records FORT BEND County, Texas, as of July 12, 2018 insofar as they pertain to:

### **POLO RANCH BOULEVARD**

Being 2.809 acres of land located in the C. Fulcher League, Abstract Number 29, Fort Bend County, Texas, out of that certain called 50.0 acre tract described in deed to Fulshear Equine, LLC by an instrument of record in File Number 2013077977, of the Official Public Records of said Fort Bend County, Texas (O.P.R.F.B.C.), and that certain called 125.380 acre tract described in deed to Fulshear Investment, Inc. by an instrument of record in Volume 2519, Page 212 of the Official Records of said Fort Bend County, Texas (O.R.F.B.C.), said 2.809 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto: (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment);

And find the following:

### **RECORD TITLE APPEARS TO BE VESTED IN:**

**CENTURY LAND HOLDINGS OF TEXAS, LLC, a Colorado limited liability company**

### **EASEMENTS AND OTHER ENCUMBRANCES:**

1/2 non-participating royalty interest in and to all oil, gas, sulphur and other minerals in, on and under said undivided interest in subject land, as set forth in instruments recorded in Volume 580, Page 522 and Volume 581, Page 557 of the Deed Records of Fort Bend County, Texas.



1/16th non-participating royalty interest in and to all oil, gas and other minerals, on, in, under, that may be produced from the subject property is excepted herefrom as set forth in instrument recorded in Volume 275, Page 1 of the Deed Records of Fort Bend County, Texas.

1/16th non-participating royalty interest in and to all oil, gas and other miner in, under, that may be produced from the subject property is excepted herefrom as set forth in instrument recorded in Volume 277, Page 521 of the Deed Records of Fort Bend County, Texas.

Non-participating royalty interest as set forth in instrument recorded in Volume 253, Page 166 of the Deed Records of Fort Bend County, Texas.

Non-participating mineral royalty interest as set forth in instrument recorded in Volume 257, Page 278 of the Deed Records of Fort Bend County, Texas.

Non-participating mineral royalty interest as set forth in instrument recorded in Volume 253, Page 392 of the Deed Records of Fort Bend County, Texas.

Non-participating mineral royalty interest as set forth in instrument recorded in Volume 253, Page 592 of the Deed Records of Fort Bend County, Texas.

Terms, conditions and provisions of that certain oil, gas and mineral lease(s) recorded in Volume 918, Page 744 of the Deed Records of Fort Bend County, Texas.

Terms, conditions and stipulations contained in that certain Settlement Agreement dated June 2, 1989, between John F. Taylor, Trustee and Sandra Crutcher and William Carey Crutcher, which is a part of Bankruptcy proceedings, a copy of which is set out and recorded under Fort Bend County Clerk's File No. 8928281.

Utility Easement Agreement by and between Fulshear Investments, Inc., and City of Fulshear, Texas as recorded under Fort Bend County Clerk's File No. 2017114873.

Terms, conditions and stipulations contained in that certain Reciprocal Easement Agreement by and between Louis A. Waters, Fulshear Investments, Inc., Fulshear Equine, LLC and Century Land Holdings of Texas, LLC, as recorded under Fort Bend County Clerk's File No. 2018074666.

**RESTRICTIONS:**

**None of Record.**

**LIENS:**

None of Record.

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

This certificate is issued for the use of and shall inure to the benefit of City of Houston; and

liability of Charter Title Company hereunder for mistakes and/or errors in this certificate is limited to the cost of said certificate.

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

Prepared by:  
Charter Title Company

BY: *Yolanda Mercado*  
Yolanda Mercado, Examiner

July 19, 2018

DESCRIPTION OF  
POLO RANCH BOULEVARD

Being 2.809 acres of land located in the C. Fulcher League, Abstract Number 29, Fort Bend County, Texas, out of that certain called 50.0 acre tract described in deed to Fulshear Equine, LLC by an instrument of record in File Number 2013077977, of the Official Public Records of said Fort Bend County, Texas (O.P.R.F.B.C.), and that certain called 125.380 acre tract described in deed to Fulshear Investment, Inc. by an instrument of record in Volume 2519, Page 212 of the Official Records of said Fort Bend County, Texas (O.R.F.B.C.), said 2.809 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment);

Commencing at 1/2-inch iron rod with cap stamped "RPLS 1535 4035" found marking the southeast corner of said 125.380 acre tract, common to the southwest corner of the residue of that certain called 101 acre tract described in deed to John D. McCann, et al. by an instrument of record in File Number 2005014004, O.P.R.F.B.C., in the north line of the 100-foot wide strip of land described in deed to Fort Bend County Toll Road Authority by an instrument of record in File Number 2015058468, O.P.R.F.B.C.;

Thence, South 74° 44' 46" West, along the south line of said 125.380 acre tract, common to the north line of said 100-foot wide strip, 126.91 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for the POINT OF BEGINNING and southeast corner of the herein described tract;

Thence, South 74° 44' 46" West, continuing along said common line, 150.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, from which a 5/8-inch iron rod with cap stamped "RPLS 1535 4035" found in the south line of said 125.380 acre tract, common to the north line of said 100-foot strip bears, South 74° 44' 46" West, 23.28 feet;

Thence, North 15° 17' 37" West, departing said common line, 100.00 feet to 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a non-tangent curve;

2.809 Acres

January 22, 2018  
Job No. 2457-1008

Thence, 39.29 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of  $90^{\circ} 02' 23''$ , and a chord which bears North  $29^{\circ} 43' 34''$  East, 35.37 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North  $15^{\circ} 17' 37''$  West, 79.58 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a tangent curve;

Thence, 96.28 feet along the arc of a tangent curve to the right, having a radius of 700.00 feet, a central angle of  $07^{\circ} 52' 49''$ , and a chord which bears North  $11^{\circ} 21' 13''$  West, 96.20 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North  $07^{\circ} 24' 48''$  West, 237.48 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a tangent curve;

Thence, 130.01 feet along the arc of a tangent curve to the right, having a radius of 2,030.00 feet, a central angle of  $03^{\circ} 40' 10''$ , and a chord which bears North  $05^{\circ} 34' 43''$  West, 129.99 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North  $03^{\circ} 44' 38''$  West, 121.08 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a tangent curve;

Thence, 199.14 feet along the arc of a tangent curve to the left, having a radius of 1,970.00 feet, a central angle of  $05^{\circ} 47' 31''$ , and a chord which bears North  $06^{\circ} 38' 23''$  West, 199.06 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North  $09^{\circ} 32' 09''$  West, 461.73 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a tangent curve;

Thence, 30.83 feet along the arc of a tangent curve to the right, having a radius of 2,030.00 feet, a central angle of  $00^{\circ} 52' 12''$ , and a chord which bears North  $09^{\circ} 06' 02''$  West, 30.83 feet

2.809 Acres

January 22, 2018  
Job No. 2457-1008

to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a reverse curve;

Thence, 38.60 feet along the arc of a reverse curve to the left, having a radius of 25.00 feet, a central angle of  $88^{\circ} 27' 59''$ , and a chord which bears North  $52^{\circ} 53' 56''$  West, 34.88 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North  $07^{\circ} 07' 55''$  West, 60.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a non-tangent curve;

Thence, 38.60 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of  $88^{\circ} 27' 59''$ , and a chord which bears North  $38^{\circ} 38' 05''$  East, 34.88 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North  $81^{\circ} 33' 24''$  East, 60.08 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a non-tangent curve;

Thence, 39.92 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of  $91^{\circ} 29' 32''$ , and a chord which bears South  $51^{\circ} 15' 28''$  East, 35.81 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South  $07^{\circ} 15' 13''$  East, 60.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a non-tangent curve;

Thence, 40.05 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of  $91^{\circ} 47' 03''$ , and a chord which bears South  $37^{\circ} 08' 23''$  West, 35.90 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a compound curve;

2.809 Acres

January 22, 2018  
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Thence, 26.93 feet along the arc of a compound curve to the left, having a radius of 1,970.00 feet, a central angle of  $00^{\circ} 47' 00''$ , and a chord which bears South  $09^{\circ} 08' 39''$  East, 26.93 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South  $09^{\circ} 32' 09''$  East, 461.73 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a tangent curve;

Thence, 205.21 feet along the arc of a tangent curve to the right, having a radius of 2,030.00 feet, a central angle of  $05^{\circ} 47' 31''$ , and a chord which bears South  $06^{\circ} 38' 23''$  East, 205.12 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South  $03^{\circ} 44' 38''$  East, 70.51 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a tangent curve;

Thence, 227.51 feet along the arc of a tangent curve to the left, having a radius of 2,470.00 feet, a central angle of  $05^{\circ} 16' 39''$ , and a chord which bears South  $06^{\circ} 22' 57''$  East, 227.43 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a compound curve;

Thence, 37.74 feet along the arc of a compound curve to the left, having a radius of 25.00 feet, a central angle of  $86^{\circ} 29' 56''$ , and a chord which bears South  $52^{\circ} 16' 14''$  East, 34.26 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a reverse curve;

Thence, 33.20 feet along the arc of a reverse curve to the right, having a radius of 330.00 feet, a central angle of  $05^{\circ} 45' 49''$ , and a chord which bears North  $87^{\circ} 21' 42''$  East, 33.18 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South  $00^{\circ} 14' 37''$  West, 60.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a non-tangent curve;

2.809 Acres

January 22, 2018  
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Thence, 46.05 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of  $105^{\circ} 32' 14''$ , and a chord which bears South  $37^{\circ} 28' 30''$  West, 39.81 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South  $15^{\circ} 17' 37''$  East, 235.34 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a tangent curve;

Thence, 39.25 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of  $89^{\circ} 57' 37''$ , and a chord which bears South  $60^{\circ} 16' 26''$  East, 35.34 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South  $15^{\circ} 17' 37''$  East, 100.00 feet to the POINT OF BEGINNING and containing 2.809 acres of land.

LJA Engineering, Inc.

**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 Polo Ranch Section 1 / Final Plat

**City Engineer Review**

Reviewed  
 See Attached Letter

BY: David Leyendecker DATE: 8-6-18

**City Secretary**

Processed  
 Returned for additional data

BY: KIMBERLY KOPECKY DATE: 7-16-2018

**Planning Commission Review**

Approved  
 Returned for additional data

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

**City Council Review**

Approved  
 Returned for additional data

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





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

**Subdivision/Development Platting Application**

Date: 07/13/2018 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: POLO RANCH SECTION 1 Development: \_\_\_\_\_

**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: 11.731 ACRES IN THE CHURCHILL FULSHEAR A-29

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


Total Acreage: 11.731  
 Number of Streets: 2  
 Number of Lots: 37  
 Number and Types of Reserves: 2 - LANDSCAPE/OPENSOURCE  
 Total Acres in Reserve: 2.169

Owner: CENTURY LAND HOLDINGS OF TEXAS  
 Address: 525 N . SAM HOUSTON PKWY SUITE 600  
 City/State: HOUSTON, TEXAS  
 Telephone: 832.698.1831  
 Email Address: \_\_\_\_\_

Engineer/Planner: LJA ENGINEERING INC  
 Contact Person: Jason Price  
 Telephone: 713-380-4446  
 Fax Number: \_\_\_\_\_  
 Email Address: jprice@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)	
TOTAL PLATTING FEE	<u>\$978.28</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 TYPED OR PRINTED NAME/TITLE DATE  
 Jason Price 07/13/2018

August 6, 2018

## Engineering Review

Final Plat  
Polo Ranch Section 1  
City of Fulshear, Texas

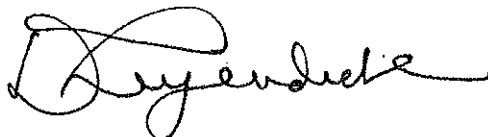
### For Information only:

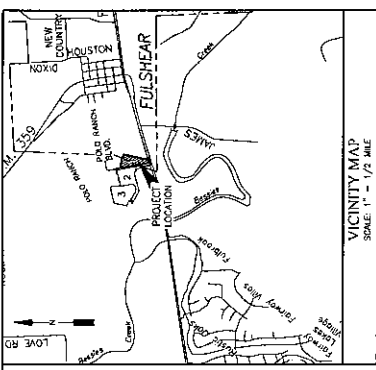
1. This plat will create 37 Lots in two (2) Blocks with two (2) Reserves that cover a total acreage of 11.731 acres.
2. The typical lot in this section is approximately 60-foot in width with a depth of at least 120-foot and a 20-foot Front Building Line.
3. Access to this section will be from Flagman Trail via Polo Ranch Boulevard.

### Recommendations:

I recommend that this Final Plat of Polo Ranch Section 1 be approved with the following additions/corrections:

- A) The entire right-of-way width for F. M. 1093 being shown on the plat along with the intersection of James Lane to the South.
- B) The name of the Mayor and City Secretary need to be updated.
- C) The City Planning Letter shows the owner of the tract to be Fulshear Investments while the plat shows the ownership to be in Century Land Holdings of Texas LLC.
- D) The City Planning Letter shows numerous liens which need to be shown on the plat as Lien Holder's Subordination.
- E) A one-foot (1') Platting Reserve will be needed at the end of Flagman Trail.
- F) Note #6 on the plat credits the City Planning Letter to Stewart Title Company but the one turned into the City is from Charter Title Company.





VICINITY MAP  
SCALE: 1" = 1/4 MILE  
KEY MAP NO. 532L

THE 11.73 ACRES OF LAND LOCATED IN THE E. PLATSHEAR LEASE, RECORD NUMBER 11, 1000 BY AND BETWEEN THE STATE OF TEXAS AND THE COUNTY OF HARRIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING THE LANDS SHOWN IN THE ATTACHED MAP, TOGETHER WITH THE INTERESTS THEREIN, ARE HEREBY OFFERED FOR SALE TO THE HIGHEST BIDDER AT PUBLIC AUCTION, TO BE HELD AT THE COURTHOUSE OF HARRIS COUNTY, TEXAS, AT 10:00 A.M. ON THE 15TH DAY OF FEBRUARY, 2018, AT THE PLACE AND TIME HEREIN SPECIFIED. THE PROPERTY IS BEING OFFERED FOR SALE AS A SINGLE UNIT, AND THE HIGHEST BIDDER SHALL BE REQUIRED TO PAY THE PURCHASE PRICE IN FULL AT THE TIME OF THE AUCTION. THE PROPERTY IS BEING OFFERED FOR SALE AS IS, WITHOUT WARRANTY, AND THE HIGHEST BIDDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION CONCERNING THE PROPERTY AND THE INTERESTS THEREIN. THE PROPERTY IS BEING OFFERED FOR SALE AS A SINGLE UNIT, AND THE HIGHEST BIDDER SHALL BE REQUIRED TO PAY THE PURCHASE PRICE IN FULL AT THE TIME OF THE AUCTION. THE PROPERTY IS BEING OFFERED FOR SALE AS IS, WITHOUT WARRANTY, AND THE HIGHEST BIDDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION CONCERNING THE PROPERTY AND THE INTERESTS THEREIN.

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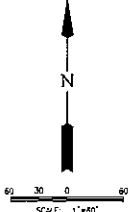
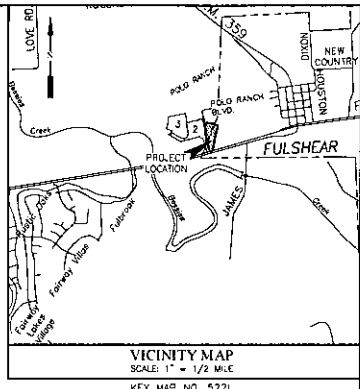
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FINAL PLAT OF  
POLO RANCH  
SECTION 1

A SUBDIVISION OF 117.33 ACRES OF LAND SITUATED IN THE NORTH PART OF SECTION 29, T10N, R10E, S10E, OF THE EAST PART OF BEND COUNTY, TEXAS.  
37 LOTS 2 RESERVES (2.169 ACRES) 2 BLOCKS  
JOB NO. 2457-10100-310  
JULY 16, 2018  
OWNERS:  
CENTURY LAND HOLDINGS OF TEXAS, LLC  
A COLORADO LIMITED LIABILITY COMPANY  
D.R.A. GRAND VIEW BUILDERS  
CHRIS CHEN, DIVISION PRESIDENT  
355 N. SAM HOUSTON PARKWAY, SUITE 600, HOUSTON, TEXAS 77060  
(832) 698-1831  
SUPERVISOR: LJA Surveying, Inc.  
2001 Fossilwood Drive  
Suite 115  
Houston, Texas 77058  
Phone: 713.933.5000  
Fax: 713.933.5006  
TSP Lic. No. N-101936  
SUM 000  
Nathan, Year 17992  
ENGINEER: LJA Engineering, Inc.  
2001 Fossilwood Drive  
Suite 115  
Houston, Texas 77058  
Phone: 713.933.5000  
Fax: 713.933.5006  
TSP Lic. No. N-101936  
SUM 000  
Nathan, Year 17992

THE 11.73 ACRES OF LAND LOCATED IN THE E. PLATSHEAR LEASE, RECORD NUMBER 11, 1000 BY AND BETWEEN THE STATE OF TEXAS AND THE COUNTY OF HARRIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING THE LANDS SHOWN IN THE ATTACHED MAP, TOGETHER WITH THE INTERESTS THEREIN, ARE HEREBY OFFERED FOR SALE TO THE HIGHEST BIDDER AT PUBLIC AUCTION, TO BE HELD AT THE COURTHOUSE OF HARRIS COUNTY, TEXAS, AT 10:00 A.M. ON THE 15TH DAY OF FEBRUARY, 2018, AT THE PLACE AND TIME HEREIN SPECIFIED. THE PROPERTY IS BEING OFFERED FOR SALE AS A SINGLE UNIT, AND THE HIGHEST BIDDER SHALL BE REQUIRED TO PAY THE PURCHASE PRICE IN FULL AT THE TIME OF THE AUCTION. THE PROPERTY IS BEING OFFERED FOR SALE AS IS, WITHOUT WARRANTY, AND THE HIGHEST BIDDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION CONCERNING THE PROPERTY AND THE INTERESTS THEREIN.

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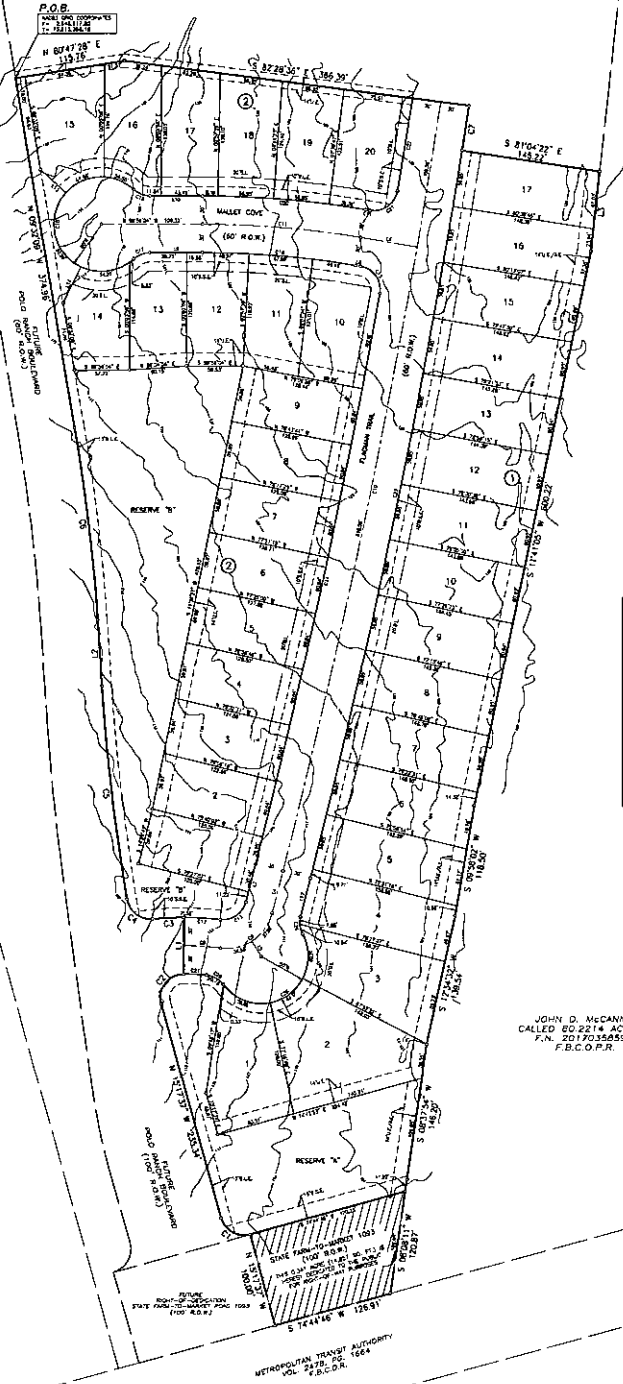


FULSHEAR EQUINE, LLC.  
CALLED 50.00 ACRES  
F.N. 2008115119  
F.B.C.O.P.R.

FULSHEAR INVESTMENTS  
CALLED 125.350 ACRES  
VOL. 2519, PG. 217  
F.B.C.O.R.

FULSHEAR INVESTMENTS  
CALLED 125.350 ACRES  
VOL. 2519, PG. 212  
F.B.C.O.R.

JOHN D. MCCANN  
CALLED 80.2214 ACRES  
F.N. 2017035859  
F.B.C.O.P.R.



**CURVE TABLE**

CURVE	BEARING	DELTA	ARC	CHORD	CHORD BEARING
C1	S 25.00° E	89.5737'	28.20'	25.34'	N 80.1920° W
C2	S 28.00° E	108.4214'	44.00'	29.81'	N 72.0000° E
C3	S 38.00° E	87.9497'	33.00'	23.14'	N 52.0000° W
C4	S 30.00° E	80.9498'	27.00'	24.00'	N 60.0000° W
C5	S 30.00° E	87.9497'	33.00'	23.14'	N 52.0000° W
C6	S 20.00° E	247.9717'	205.17'	205.17'	N 00.0000° W
C7	S 20.00° E	270.2434'	44.54'	44.54'	N 00.0000° W
C8	S 20.00° E	270.2434'	44.54'	44.54'	N 00.0000° W
C9	S 20.00° E	270.2434'	44.54'	44.54'	N 00.0000° W
C10	S 20.00° E	270.2434'	44.54'	44.54'	N 00.0000° W
C11	S 20.00° E	270.2434'	44.54'	44.54'	N 00.0000° W
C12	S 20.00° E	270.2434'	44.54'	44.54'	N 00.0000° W
C13	S 20.00° E	270.2434'	44.54'	44.54'	N 00.0000° W
C14	S 20.00° E	270.2434'	44.54'	44.54'	N 00.0000° W
C15	S 20.00° E	270.2434'	44.54'	44.54'	N 00.0000° W
C16	S 20.00° E	270.2434'	44.54'	44.54'	N 00.0000° W
C17	S 20.00° E	270.2434'	44.54'	44.54'	N 00.0000° W
C18	S 20.00° E	270.2434'	44.54'	44.54'	N 00.0000° W
C19	S 20.00° E	270.2434'	44.54'	44.54'	N 00.0000° W
C20	S 20.00° E	270.2434'	44.54'	44.54'	N 00.0000° W
C21	S 20.00° E	270.2434'	44.54'	44.54'	N 00.0000° W
C22	S 20.00° E	270.2434'	44.54'	44.54'	N 00.0000° W
C23	S 20.00° E	270.2434'	44.54'	44.54'	N 00.0000° W
C24	S 20.00° E	270.2434'	44.54'	44.54'	N 00.0000° W
C25	S 20.00° E	270.2434'	44.54'	44.54'	N 00.0000° W
C26	S 20.00° E	270.2434'	44.54'	44.54'	N 00.0000° W
C27	S 20.00° E	270.2434'	44.54'	44.54'	N 00.0000° W

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 00°14'21" E	80.00'
L2	N 02°44'48" E	70.00'
L3	S 08°20'27" W	80.00'
L4	S 14°33'57" W	44.00'
L5	N 31°57'17" W	153.16'
L6	S 02°19'51" W	80.00'
L7	N 04°52'12" E	44.00'
L8	N 00°19'30" E	44.00'
L9	S 02°58'21" E	80.00'
L10	S 02°58'21" E	80.00'
L11	S 14°33'57" W	44.00'
L12	S 14°33'57" W	44.00'
L13	S 14°33'57" W	44.00'
L14	S 14°33'57" W	44.00'
L15	S 14°33'57" W	44.00'
L16	S 14°33'57" W	44.00'
L17	S 14°33'57" W	44.00'
L18	S 14°33'57" W	44.00'
L19	S 14°33'57" W	44.00'
L20	S 14°33'57" W	44.00'
L21	S 14°33'57" W	44.00'
L22	S 14°33'57" W	44.00'
L23	S 14°33'57" W	44.00'
L24	S 14°33'57" W	44.00'
L25	S 14°33'57" W	44.00'
L26	S 14°33'57" W	44.00'
L27	S 14°33'57" W	44.00'

- NOTES**
- BENCHMARK NOS. 100000 AND 100001 ARE TOP OF A STAINLESS STEEL ROD THAT IS EMBEDDED IN A 6 INCH DIA. PIPE WITH A LEAD CAP. BENCHMARK NO. 100000 IS LOCATED 1/2" - 20 FEET WEST OF THE CENTERLINE OF FM 1483 AND 1/2" - 20 FEET NORTH OF THE CENTERLINE OF FM 1483 AND ORIGINAL PAVING SURFACE. ELEV. = 134.21 FEET NAVD83.
  - TEMP. BENCHMARK TEMP. 1011 IS TOP OF 3/8 INCH IRON ROD WITH ALUMINUM DISK SET IN CONCRETE. 1/2" - 20 FEET NORTH OF THE CENTERLINE OF MATT FULSHEAR ROAD. THE POINT IS LOCATED 1/2" - 110 FEET WEST OF THE CENTERLINE OF THE INTERSECTION MATT FULSHEAR ROAD AND FM 1483. ELEV. = 139.15 FEET NAVD83.
  - TO ADJUST TO FORT BEND CO. LOCAL DATUM ADD 0.29 FEET.
  - ELEVATIONS FOR OBTAINING CONTIGUOUS LINES ARE BASED UPON NAVD83.
  - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4224 HEAR COORDINATE SYSTEM (DATUM) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING CORRECTION SCALE 1.0001891063.
  - THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
  - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FORT BEND COUNTY, DATED JUNE 29, 2016. THE SURVEYOR HAS NOT ASSURED THE ABOVE PROPERTY.
  - THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 174, FORT BEND SUBDIVISION DISTRICT, FORT BEND COUNTY SPANISH DISTRICT, LUNA CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
  - THIS SUBDIVISION LIES WITHIN UNINSURED ZONE 4 AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 0206L AND DESIGNATED SPECIAL HOUSING UNIT 5. SPECIAL DESIGN ARE AREAS SUBJECT TO THE 2% ANNUAL CHANCE FLOODPLAIN. LHA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
  - APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL & NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
  - ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A 5 FOOT SIDE YARD BUILDING LINE.
  - THERE ARE NO PERMITS NOR RELATED AGREEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
  - FIVE (5) 8 (5/8) INCH IRON RODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "LHA ENG" ARE SET ON ALL PERMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.

- LEGEND**
- BL INDICATES BUILDING LINE
  - UE INDICATES UTILITY EASEMENT
  - DE INDICATES DRIVE EASEMENT
  - WE INDICATES WATER SERVICE EASEMENT
  - WE INDICATES WATER LINE EASEMENT
  - SE INDICATES SANITARY SERVICE EASEMENT
  - WE INDICATES WATER SERVICE EASEMENT
  - FBCPR INDICATES FORT BEND COUNTY PLAT RECORDS
  - FBCOR INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
  - FBCOPR INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
  - FBCOR INDICATES FORT BEND COUNTY OFFICIAL RECORDS
  - INDICATES STREED NAME CHANGE
  - R.O.W. INDICATES RIGHT-OF-WAY
  - AL INDICATES AREA OF ADJACENT
  - P.O.B. INDICATES POINT OF BEGINNING
  - F.N. INDICATES FILE NUMBER
  - RES. INDICATES RESERVE

**RESERVE TABLE**

RESERVE	ACREAGE	SQ. FT.	TYPE
A	87.12	31,012	RESTRICTED TO OPEN SPACE
B	1.83	63,440	RESTRICTED TO OPEN SPACE
TOTAL	2.163	94,452	

**FINAL PLAT OF POLO RANCH SECTION 1**  
A SUBDIVISION OF 11.731 ACRES OF LAND SITUATED IN THE CHURCHILL FULSHEAR LEAGUE ABSTRACT 29 FORT BEND COUNTY, TEXAS.

37 LOTS 2 RESERVES (2.169 ACRES) 2 BLOCKS  
JULY 16, 2018 JOB NO. 2457-1010C-310

OWNERS:  
**CENTURY LAND HOLDINGS OF TEXAS, LLC**  
A COLORADO LIMITED LIABILITY COMPANY  
D.B.A. GRAND VIEW BUILDERS  
CHRIS CHEW, DIVISION PRESIDENT  
525 N. SAW HOUSTON PARKWAY E., SUITE 800, HOUSTON, TEXAS 77060  
(832) 650-1831

**SURVEYOR:** LJA Surveying, Inc. 7535 S. BARKER DR. HOUSTON, TEXAS 77060  
**ENGINEER:** LJA Engineering, Inc. 7535 S. BARKER DR. HOUSTON, TEXAS 77060



# MEMORANDUM



Innovative approaches  
Practical results  
Outstanding service

10497 Town and Country Way, Suite 600 • Houston, Texas 77024 • 713-600-6800 • fax 713-600-6801 www.freese.com

**TO:** Juan M. Gutierrez-Barraza, P.E.

**CC:** Juling Bao, P.E., CFM; Mark Vogler, P.E.; Neil Goertz, P.E.

**FROM:** Hector Olmos, P.E., CFM

**SUBJECT:** Drainage Impact Analysis for 220-Acre Polo Ranch

**DATE:** January 19, 2018

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## Objective

The reference report dated December 20, 2017, by LJA Engineering, has been reviewed pursuant to the FBCDD Drainage Criteria Manual. The goals of the review are to provide technical support to the Fort Bend County Drainage District, and to apply FBCDD policy and criteria where appropriate.

This review addresses issues regarding hydraulic and hydrologic drainage design criteria only. Design criteria regarding the site layout of the proposed development and drainage facilities will be reviewed upon submittal of site plans.

## Project Summary

The proposed Polo Ranch development on Bessie's Creek is a 220-acre single family residential development within the City of Fulshear. It is located south of FM 359 and north of FM 1093, approximately one mile west of the intersection of FM 359 and FM 1093; Crutcher Ranch Road forms part of the western boundary of the proposed development. The proposed drainage system consists of seven inter-connected channels draining into Bessie's Creek. Each channel will serve a drainage area consisting of single-family homes, roads, and channels. The analysis was based on the 2016 CLOMR for Bessie's Creek study by 4Site Civil Engineering.

## Report Findings

The report states, "Because of the location of the proposed development in the Bessie's Creek watershed, hydrology and hydraulic models have shown that developed flows from the site can be released with no adverse impact to the water surface elevations in Bessie's Creek".

## FNI Review

Freese and Nichols, Inc. offers the following:

1. The preliminary flood insurance maps for Bessie's Creek are different than those developed in the CLOMR used for this analysis. In 2015, FEMA completed an analysis of Bessie's Creek that used 1D and 2D modeling components, resulting in a larger inundation extent. Please explain why the most recent analysis by FEMA was not used for this study.
2. A drainage study of the Brookshire/Bessie's Creek watershed was recently completed in support of a different development in the general area. The 100-year peak flows from Brookshire Creek

were approximately 12,000 cfs, compared to the 4,600 cfs from this report. The flows from Brookshire Creek appear to be underestimated and would affect the water surface elevations and inundation extents. Tc+R parameters should be redefined and reflective of the topography for this subbasin.

3. Routing reach R\_097298 along Bessie's Creek is overestimating the volume in the reach due to the way the geometry in the HEC-RAS model was defined. The volumes in all routing reaches should be recalculated after defining levees at the channel banks, as flows on Bessie's Creek have no access to the storage on the overbanks until the channel banks have been exceeded. In addition, blocked obstructions should be used for those areas that drain to the Brazos River once the channel banks have been overtopped.
4. The opening of the railroad bridge over Bessie's Creek is much larger in the model than in the 2014 LiDAR. Please revise the geometry to match the actual bridge.
5. The piers for the railroad and FM 1093 bridges are not aligned with the flow and should be modeled at a skew.
6. Please revise the low chord elevations for the railroad and FM 1093 bridges.

#### **Proposed development**

7. Please revise the proposed flowpaths to stop once they reach the channel, as the channel elements are already accounted for in the hydraulic model.
8. Some of the sizes listed in Table 4.1 do not match the sizes in the model, please revise.
9. Please include a description of the structure controlling the water levels at Node 14.
10. The storm drain outfalling to Node 14 should start the simulation as submerged due to the normal water level at Node 14.
11. Please include a section in the report describing how the proposed channels interact with the underground storm drain system that outfalls at Node 14. Are the storm drains located directly under the channels? Does it follow a different alignment? Are there inlets diverting runoff from the channels into the storm drains? The model currently assumes that the channel and storm drains act as a single system, where runoff freely goes from surface to underground or vice versa, without any types of restriction.
12. The most southern portion of the development has ground elevations that are about 25 feet lower than the rest of the development. Changes to the H&H models may result in this area being within the 100-yr floodplain, and require additional mitigation and fill to remove from the floodplain. In addition, ongoing projects along the Brazos River may result in increases to the BFEs that can further affect this development.



July 18, 2018

City of Fulshear  
30603 FM 1093  
Fulshear, TX 77441

**Re: Final Plat of Polo Ranch Section 1**

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 July 16, 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 Sheila R. Agee at 713.207.6349.

Sincerely,

A handwritten signature in blue ink that reads "Sheila R. Agee". The signature is fluid and cursive.

Sheila R. Agee  
Senior Right of Way Agent

C: Jason Price <jprice@lja.com>

PLR18.129A





2929 Briarpark Drive, Suite 600, Houston, Texas 77042  
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386 TBPLS 10110501

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July 18, 2018

Mr. David Leyendecker  
City of Fulshear - Engineering  
29378 McKinnon, Suite C  
Fulshear, Texas 77441

Re: Polo Ranch Section 1 Final Plat  
Fort Bend County Municipal Utility District No. 174  
City of Fulshear, Texas  
LJA Job No. 2457-1010 (6.1)

Dear Mr. Leyendecker:

As the Engineer for proposed Fort Bend County Municipal Utility District No. 174, I have reviewed the above referenced plans and plat and offer no objections to the proposed design. Water Line Facilities, Sanitary Sewer Facilities, Drainage Facilities including detention capacity and outfall are currently available or under design to serve this.

FBCMUD No. 174 certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan titled "Drainage Impact Analysis for 251-Acre Polo Ranch," dated June 27, 2018, and approved by the Fort Bend County Drainage District on June 27, 2018.

Should you have additional comments or questions, feel free to contact me at 713.953.5096.

Sincerely,

A handwritten signature in blue ink, appearing to read 'James D. Ross'.

James D. Ross, PE  
Vice President

JDR/ew

Enclosure(s)





December 18, 2017

Vanessa Piedra  
Platting Coordinator

LJA Engineering | We Build Civilization  
West Houston  
P: 713.953.5200  
D: 713.953.5044

**Re: Preliminary Plat of Polo Ranch Section 1**

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 December 18, 2017.

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

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

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

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

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

Sincerely,

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

Leslie Noyola  
Construction, Coord 2, Planning & Design

# *Charter Title Company*

609 Main Street, Suite 4325, Houston, Texas 77002  
(713) 222-6060 FAX (713) 222-7213

## **CITY PLANNING SEARCH REPORT**

July 19, 2018

City of Houston Planning Commission  
611 Walker Street, 6<sup>th</sup> Floor  
Houston, Tx 77002

We, Charter Title Company duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records FORT BEND County, Texas, as of July 12, 2018 insofar as they pertain to:

### **POLO RANCH SECTION 1**

**Being 11.73 acres of land located in the C. Fulcher League, Abstract Number 29, Fort Bend County, Texas, out of that certain called 50.0 acre tract described in deed to Fulshear Equine, LLC by an instrument of record in File Number 2013077977, and of the Official Public Records of said Fort Bend County, Texas (O.P.R.F.B.C.), that certain called 125.380 acre tract described in deed to Fulshear Investment, Inc. by an instrument of record in Volume 2519, Page 212 of the Official Records of said Fort Bend County, Texas (O.R.F.B.C.), said 11.73 acre tract being more particularly described by metes and bounds on Exhibit "A" attached hereto: (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment);**

And find the following:

### **RECORD TITLE APPEARS TO BE VESTED IN:**

**CENTURY LAND HOLDINGS OF TEXAS, LLC, a Colorado limited liability company**

### **EASEMENTS AND OTHER ENCUMBRANCES:**

1/2 non-participating royalty interest in and to all oil, gas, sulphur and other minerals in, on and under said undivided interest in subject land, as set forth in instruments recorded in Volume

580, Page 522 and Volume 581, Page 557 of the Deed Records of Fort Bend County, Texas.

1/16th non-participating royalty interest in and to all oil, gas and other minerals, on, in, under, that may be produced from the subject property is excepted herefrom as set forth in instrument recorded in Volume 275, Page 1 of the Deed Records of Fort Bend County, Texas.

1/16th non-participating royalty interest in and to all oil, gas and other miner in, under, that may be produced from the subject property is excepted herefrom as set forth in instrument recorded in Volume 277, Page 521 of the Deed Records of Fort Bend County, Texas.

Non-participating royalty interest as set forth in instrument recorded in Volume 253, Page 166 of the Deed Records of Fort Bend County, Texas.

Non-participating mineral royalty interest as set forth in instrument recorded in Volume 257, Page 278 of the Deed Records of Fort Bend County, Texas.

Non-participating mineral royalty interest as set forth in instrument recorded in Volume 253, Page 392 of the Deed Records of Fort Bend County, Texas.

Non-participating mineral royalty interest as set forth in instrument recorded in Volume 253, Page 592 of the Deed Records of Fort Bend County, Texas.

Terms, conditions and provisions of that certain oil, gas and mineral lease(s) recorded in Volume 918, Page 744 of the Deed Records of Fort Bend County, Texas.

Terms, conditions and stipulations contained in that certain Settlement Agreement dated June 2, 1989, between John F. Taylor, Trustee and Sandra Crutcher and William Carey Crutcher, which is a part of Bankruptcy proceedings, a copy of which is set out and recorded under Fort Bend County Clerk's File No. 8928281.

Utility Easement Agreement by and between Fulshear Investments, Inc., and City of Fulshear, Texas as recorded under Fort Bend County Clerk's File No. 2017114873.

Terms, conditions and stipulations contained in that certain Reciprocal Easement Agreement by and between Louis A. Waters, Fulshear Investments, Inc., Fulshear Equine, LLC and Century Land Holdings of Texas, LLC, as recorded under Fort Bend County Clerk's File No. 2018074666.

**RESTRICTIONS:**

**None of Record.**

**LIENS:**

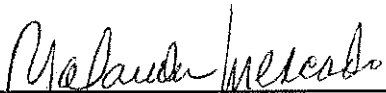
**None of Record.**

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

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

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

Prepared by:  
Charter Title Company

BY:   
\_\_\_\_\_  
Yolanda Mercado, Examiner

July 19, 2018

DESCRIPTION OF  
POLO RANCH SECTION 1

Being 11.73 acres of land located in the C. Fulcher League, Abstract Number 29, Fort Bend County, Texas, out of that certain called 50.0 acre tract described in deed to Fulshear Equine, LLC by an instrument of record in File Number 2013077977, and of the Official Public Records of said Fort Bend County, Texas (O.P.R.F.B.C.), that certain called 125.380 acre tract described in deed to Fulshear Investment, Inc. by an instrument of record in Volume 2519, Page 212 of the Official Records of said Fort Bend County, Texas (O.R.F.B.C.), said 11.73 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment);

Beginning at 1/2-inch iron rod with cap stamped "RPLS 1535 4035" found marking the southeast corner of said 125.380 acre tract, common to the southwest corner of the residue of that certain called 101 acre tract described in deed to John D. McCann, et al. by an instrument of record in File Number 2005014004, O.P.R.F.B.C., in the north line of the 100-foot wide strip of land described in deed to Fort Bend County Toll Road Authority by an instrument of record in File Number 2015058468, O.P.R.F.B.C.;

Thence, South  $74^{\circ} 44' 46''$  West, along the south line of said 125.380 acre tract, common to the north line of said 100-foot wide strip 126.91 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North  $15^{\circ} 17' 37''$  West, departing said common line, 100.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a non-tangent curve;

Thence, 39.25 feet along the arc of a non-tangent curve to the right, having a radius of 25.00 feet, a central angle of  $89^{\circ} 57' 37''$ , and a chord which bears North  $60^{\circ} 16' 26''$  West, 35.34 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North  $15^{\circ} 17' 37''$  West, 235.34 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a tangent curve;

11.73 Acres

January 22, 2018  
Job No. 2457-1010

Thence, 46.05 feet along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of  $105^{\circ} 32' 14''$ , and a chord which bears North  $37^{\circ} 28' 30''$  East, 39.81 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North  $00^{\circ} 14' 37''$  East, 60.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a non-tangent curve;

Thence, 33.20 feet along the arc of a non-tangent curve to the left, having a radius of 330.00 feet, a central angle of  $05^{\circ} 45' 49''$ , and a chord which bears South  $87^{\circ} 21' 42''$  West, 33.18 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a reverse curve;

Thence, 37.74 feet along the arc of a reverse curve to the right, having a radius of 25.00 feet, a central angle of  $86^{\circ} 29' 56''$ , and a chord which bears North  $52^{\circ} 16' 14''$  West, 34.26 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a compound curve;

Thence, 227.51 feet along the arc of a compound curve to the right, having a radius of 2,470.00 feet, a central angle of  $05^{\circ} 16' 39''$ , and a chord which bears North  $06^{\circ} 22' 57''$  West, 227.43 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North  $03^{\circ} 44' 38''$  West, 70.51 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a tangent curve;

Thence, 205.21 feet along the arc of a tangent curve to the left, having a radius of 2,030.00 feet, a central angle of  $05^{\circ} 47' 31''$ , and a chord which bears North  $06^{\circ} 38' 23''$  West, 205.12 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North  $09^{\circ} 32' 09''$  West, 374.96 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

11.73 Acres

January 22, 2018  
Job No. 2457-1010

Thence, North  $80^{\circ} 47' 28''$  East, 115.76 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South  $82^{\circ} 28' 36''$  East, 366.39 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a non-tangent curve;

Thence, 48.04 feet along the arc of a non-tangent curve to the right, having a radius of 8,030.00 feet, a central angle of  $00^{\circ} 20' 34''$ , and a chord which bears South  $08^{\circ} 45' 21''$  West, 48.04 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South  $81^{\circ} 04' 22''$  East, 145.22 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner in the east line of the aforementioned 50.0 acre tract, common to the west line of the aforementioned 101 acre tract;

Thence, South  $06^{\circ} 09' 22''$  West, along said common line, 84.67 feet to a 5/8-inch iron rod with cap stamped "RPLS 1535 4035" found marking an angle corner in said common line;

Thence, South  $11^{\circ} 41' 05''$  West, along the west line of said 101 acre tract, common to the east line of said 50.0 acre tract and the aforementioned 125.380 acre tract, 600.22 feet to a 1/2-inch iron rod with cap stamped "RPLS 1535 4035" found marking an angle corner in the east line of said 125.380 acre tract, common to the west line of said 101 acre tract;

Thence, South  $09^{\circ} 58' 02''$  West, continuing along said common line, 118.50 to a 1/2-inch iron rod with cap stamped "RPLS 1535 4035" found marking an angle corner in said common line;

Thence, South  $12^{\circ} 34' 32''$  West, continuing along said common line, 139.54 feet to a 1/2-inch iron rod with cap stamped "RPLS 1535 4035" found marking an angle corner in said common line;

Thence, South  $08^{\circ} 37' 54''$  West, continuing along said common line, 146.20 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for an angle corner in said common line;

11.73 Acres

January 22, 2018  
Job No. 2457-1010

Thence, South 08° 08' 11" West, 120.87 feet to the POINT OF BEGINNING and containing 11.73 acres of land.

LJA Engineering, Inc.



**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 Polo Ranch Section 2 / Final Plat

**City Engineer Review**

Reviewed  
 See Attached Letter

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BY: David Leyendecker DATE: 8-6-18

**City Secretary**

Processed  
 Returned for additional data

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BY: KIMBERLY KOPECKY DATE: 7-16-2018

**Planning Commission Review**

Approved  
 Returned for additional data

---

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

**City Council Review**

Approved  
 Returned for additional data

---

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



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

**Subdivision/Development Platting Application**

Date: 07/12/2018 Date Received by the City of Fulshear: 07/12/2018  
 Subdivision: POLO RANCH SECTION 2 Development: \_\_\_\_\_

**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: 18.412 ACRES IN THE CHURCHILL FULSHEAR A-29

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

Total Acreage: 18.412  
 Number of Streets: 4  
 Number of Lots: 42  
 Number and Types of Reserves: 5/Landscape, Drainage, Open Space  
 Total Acres In Reserve: 7.733

Owner: CENTURY LAND HOLDINGS OF TEXAS  
 Address: 525 N. SAM HOUSTON PKWY SUITE 600  
 City/State: HOUSTON, TEXAS  
 Telephone: 832.698.1831  
 Email Address: \_\_\_\_\_

Engineer/Planner: LJA ENGINEERING INC  
 Contact Person: Jason Price  
 Telephone: 713-380-4446  
 Fax Number: \_\_\_\_\_  
 Email Address: jprice@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)	
TOTAL PLATTING FEE	<u>\$1170.30</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

JASON PRICE

TYPED OR PRINTED NAME/TITLE

07/12/2018

DATE

August 6, 2018

## Engineering Review

Final Plat  
Polo Ranch Section 2  
City of Fulshear, Texas

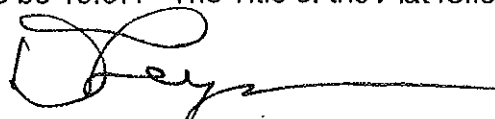
### For Information only:

1. This plat will create 42 Lots in one (1) Block with five (5) Reserves that cover a total acreage of 18.37 acres.
2. The typical lot in this section is has a width of 50-foot and a depth of at least 120-foot and a 20-foot Front Building Line.
3. Access to this section will be from Brown Fern Drive off of Polo Ranch Boulevard.

### Recommendations:

I recommend that this Final Plat of Polo Ranch Section 2 be approved with the following additions/corrections:

- A) The entire right-of-way width for F. M. 1093 being shown on the plat along with the intersection of James Lane to the South.
- B) The name of the Mayor and City Secretary need to be updated.
- C) The City Planning Letter shows the owner of the tract to be Fulshear Investments while the plat shows the ownership to be in Century Land Holdings of Texas LLC.
- D) The City Planning Letter shows numerous liens which need to be shown on the plat as Lien Holder's Subordination.
- E) The City Planning Letter and the Metes and Bounds description on the plat show the acreage to be 18.37. The Title of the Plat reflects the acreage of 18.412 acres.



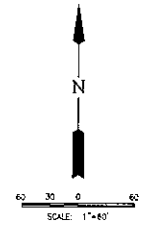
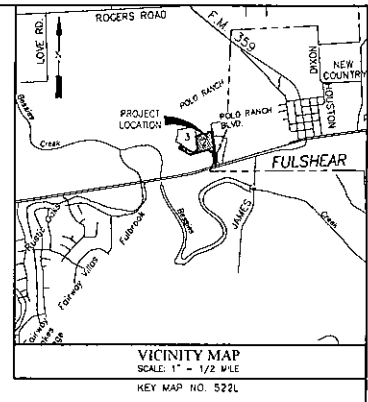
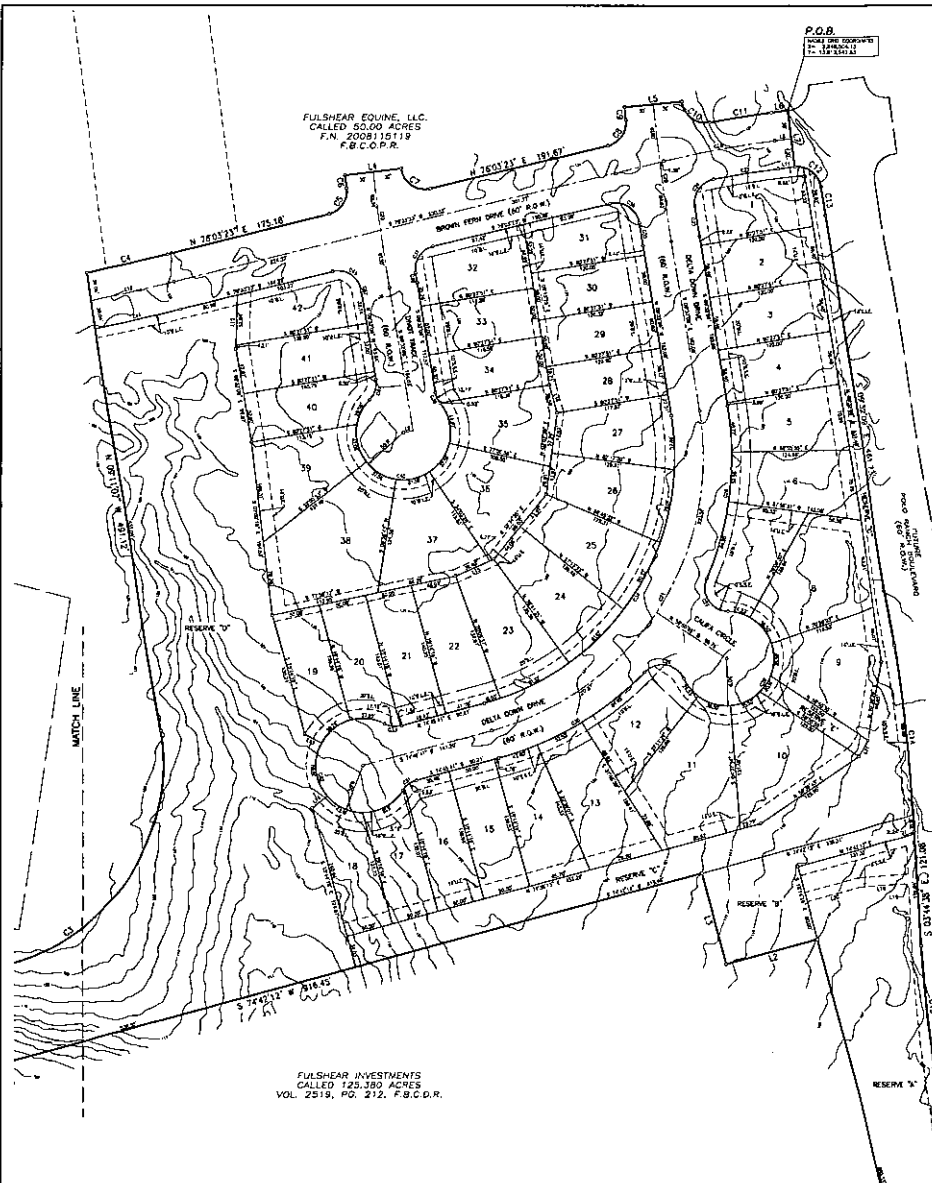
Page 1 of 2

- F) Note #6 on the plat credits the City Planning Letter to Stewart Title Company but the one turned into the City is from Charter Title Company.
- G) A one (1) foot platting Reserve needs to be dedicated at the end of each street.

Note: Although not in this Section it appears that the Director's Lots encroach onto the Rice Cemetery.

A handwritten signature in cursive script, appearing to read "L. Feyenb".





FULSHEAR INVESTMENTS, INC.  
CALLED 125.380 ACRES  
VOL. 2519, PG. 212, F.B.C.D.R.

**CURVE TABLE**

CURVE	STATION	DELTA	ARC	CHORD	CHORD BEARING
C1	239.00	171.517	101.02	101.02	N 82°28'14" W
C2	330.00	171.517	106.11	106.11	N 42°28'04" E
C3	228.00	102.927	300.67	300.67	N 26°15'57" E
C4	299.00	170.717	38.41	38.41	N 75°32'27" E
C5	280.00	327.871	35.21	35.21	N 79°31'27" E
C6	335.00	078.517	13.80	13.80	N 26°51'17" W
C7	25.00	871.937	42.43	42.43	S 50°19'11" E
C8	25.00	820.007	30.84	30.84	N 54°56'32" E
C9	228.00	821.707	14.13	14.13	N 82°28'14" W
C10	280.00	820.007	41.82	41.82	S 50°19'11" E
C11	100.00	238.297	85.70	85.70	N 41°32'57" E
C12	25.00	822.297	36.30	36.30	S 58°25'47" E
C13	200.00	822.297	30.85	30.85	S 58°25'47" E
C14	190.00	824.217	19.26	19.26	S 58°25'47" E
C15	200.00	742.107	120.80	120.80	S 58°25'47" E
C16	200.00	742.107	86.20	86.20	S 11°21'17" E
C17	200.00	822.297	36.29	36.29	S 78°43'34" W
C18	100.00	844.427	118.87	118.87	S 78°43'34" W
C19	200.00	742.107	86.20	86.20	N 78°43'34" W
C20	210.00	210.117	168.12	168.12	S 0°27'21" E
C21	300.00	161.174	64.38	64.38	N 82°28'14" W
C22	249.00	822.297	123.64	123.64	S 38°28'56" E

**CURVE TABLE**

CURVE	STATION	DELTA	ARC	CHORD	CHORD BEARING
C23	870.00	894.427	48.05	48.05	S 80°49'15" E
C24	20.00	873.737	34.16	34.16	S 89°54'47" E
C25	2180.00	872.117	32.87	32.87	S 09°52'31" E
C26	248.00	327.237	162.20	162.20	S 28°34'17" E
C27	20.00	1117.247	48.82	48.82	S 23°28'27" E
C28	20.00	847.867	23.50	23.50	S 30°58'26" E
C29	20.00	1117.247	48.81	48.81	N 80°45'38" E
C30	330.00	217.007	180.07	177.26	S 59°27'40" W
C31	20.00	427.007	18.11	18.11	S 87°26'10" W
C32	20.00	288.407	234.27	234.27	N 89°11'10" W
C33	23.00	427.007	18.10	18.10	S 87°26'10" E
C34	270.00	847.147	28.24	28.24	N 82°26'48" E
C35	225.00	870.717	24.26	24.26	N 89°12'30" W
C36	20.00	870.717	11.17	11.17	N 89°12'30" W
C37	20.00	822.297	36.29	36.29	S 78°43'34" E
C38	244.00	071.207	10.17	10.17	S 89°43'37" E
C39	23.00	822.297	12.81	12.81	S 21°51'17" E
C40	20.00	822.297	36.29	36.29	N 87°15'42" E
C41	20.00	822.297	23.51	23.51	S 77°57'01" E
C42	200.00	070.297	1.80	1.80	N 28°35'54" E
C43	23.00	843.377	4.21	4.21	N 58°43'30" E
C44	300.00	747.427	51.20	51.20	S 78°54'14" E

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 78°43'34" E	32.14
L2	S 78°43'34" E	100.00
L3	N 81°14'18" E	100.00
L4	N 81°14'18" E	60.00
L5	N 81°14'18" E	40.00
L6	N 82°28'14" E	12.77
L7	S 87°27'34" E	16.20
L8	S 82°57'01" E	17.77
L9	S 89°27'31" E	10.51
L10	N 87°16'10" E	22.24
L11	N 82°28'14" E	17.77
L12	S 07°27'34" E	37.11
L13	S 81°27'34" E	20.00
L14	S 48°24'34" E	23.00
L15	N 89°12'30" E	44.17
L16	N 09°20'34" E	30.52
L17	N 02°44'34" E	63.00
L18	S 48°43'34" E	4.87
L19	N 88°12'34" E	48.87
L20	N 74°43'34" E	58.90
L21	N 47°03'34" E	10.00

FULSHEAR INVESTMENTS  
CALLED 125.380 ACRES  
VOL. 2519, PG. 212, F.B.C.D.R.

- LEGEND**
- BL. RIGHTS BRADING LINE
  - U.E. RIGHTS UTILITY EASEMENT
  - D.E. RIGHTS DRAINAGE EASEMENT
  - W.E. RIGHTS WATER LINE EASEMENT
  - S.E.S. RIGHTS SANITARY SEWER EASEMENT
  - S.E.S.E. RIGHTS STORM SEWER EASEMENT
  - F.B.C.P.A. RIGHTS FORT BEND COUNTY PLAT RECORDS
  - F.B.C.O.R. RIGHTS FORT BEND COUNTY OFFICIAL RECORDS
  - F.B.C.O.P.A. RIGHTS FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
  - F.B.C.O.R. RIGHTS FORT BEND COUNTY DEED RECORDS
  - RIGHTS STREET NAME CHANGE
  - ROW RIGHTS RIGHT-OF-WAY
  - AE RIGHTS AERIAL EASEMENT
  - P.O.B. RIGHTS POINT OF BEGINNING
  - F.N. RIGHTS FILE NUMBER
  - RS. RIGHTS RESERVE

**FINAL PLAT OF POLO RANCH SECTION 2**  
A SUBDIVISION OF 18,412 ACRES OF LAND SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29 FORT BEND COUNTY, TEXAS.

42 LOTS 5 RESERVES (7,733 ACRES) 1 BLOCK  
JULY 16, 2018 JOB NO. 2457-10200-310

OWNERS:  
**CENTURY LAND HOLDINGS OF TEXAS, L.L.C.**  
A COLORADO LIMITED LIABILITY COMPANY  
D.B.A. GRAND VIEW BUILDERS  
CHRIS CHEW, DIVISION PRESIDENT  
525 N. SAN HOUSTON PARKWAY E., SUITE 800, HOUSTON, TEXAS 77060  
(832) 628-1851

SURVEYOR: **LJA Surveying, Inc.** ENGINEER: **LJA Engineering, Inc.**  
2223 S. apt#4 Drive Phone 713 953 5100  
S. Le 175 Phone 713 953 5028  
Houston Texas 77042 T&P L.S. Firm No. 10194362 Houston Texas 77042 Phone 713 953 5028  
Firm No. 13136

**RESERVE TABLE**

RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.141	52,170	RESTRICTED TO LANDSCAPE AND OPEN SPACE
B	0.281	12,642	RESTRICTED TO LEISURE
C	0.838	36,481	RESTRICTED TO GRASSLAND AND OPEN SPACE
D	0.551	23,873	RESTRICTED TO GRASSLAND AND OPEN SPACE
E	0.037	2,415	RESTRICTED TO GRASSLAND AND OPEN SPACE
TOTAL	7.733	336,612	





**TO:** Juan M. Gutierrez-Barraza, P.E.

**CC:** Juling Bao, P.E., CFM; Mark Vogler, P.E.; Neil Goertz, P.E.

**FROM:** Hector Olmos, P.E., CFM

**SUBJECT:** Drainage Impact Analysis for 220-Acre Polo Ranch

**DATE:** January 19, 2018

---

## **Objective**

The reference report dated December 20, 2017, by LJA Engineering, has been reviewed pursuant to the FBCDD Drainage Criteria Manual. The goals of the review are to provide technical support to the Fort Bend County Drainage District, and to apply FBCDD policy and criteria where appropriate.

This review addresses issues regarding hydraulic and hydrologic drainage design criteria only. Design criteria regarding the site layout of the proposed development and drainage facilities will be reviewed upon submittal of site plans.

## **Project Summary**

The proposed Polo Ranch development on Bessie's Creek is a 220-acre single family residential development within the City of Fulshear. It is located south of FM 359 and north of FM 1093, approximately one mile west of the intersection of FM 359 and FM 1093; Crutcher Ranch Road forms part of the western boundary of the proposed development. The proposed drainage system consists of seven inter-connected channels draining into Bessie's Creek. Each channel will serve a drainage area consisting of single-family homes, roads, and channels. The analysis was based on the 2016 CLOMR for Bessie's Creek study by 4Site Civil Engineering.

## **Report Findings**

The report states, "Because of the location of the proposed development in the Bessie's Creek watershed, hydrology and hydraulic models have shown that developed flows from the site can be released with no adverse impact to the water surface elevations in Bessie's Creek".

## **FNI Review**

Freese and Nichols, Inc. offers the following:

1. The preliminary flood insurance maps for Bessie's Creek are different than those developed in the CLOMR used for this analysis. In 2015, FEMA completed an analysis of Bessie's Creek that used 1D and 2D modeling components, resulting in a larger inundation extent. Please explain why the most recent analysis by FEMA was not used for this study.
2. A drainage study of the Brookshire/Bessie's Creek watershed was recently completed in support of a different development in the general area. The 100-year peak flows from Brookshire Creek



were approximately 12,000 cfs, compared to the 4,600 cfs from this report. The flows from Brookshire Creek appear to be underestimated and would affect the water surface elevations and inundation extents. Tc+R parameters should be redefined and reflective of the topography for this subbasin.

3. Routing reach R\_097298 along Bessie's Creek is overestimating the volume in the reach due to the way the geometry in the HEC-RAS model was defined. The volumes in all routing reaches should be recalculated after defining levees at the channel banks, as flows on Bessie's Creek have no access to the storage on the overbanks until the channel banks have been exceeded. In addition, blocked obstructions should be used for those areas that drain to the Brazos River once the channel banks have been overtopped.
4. The opening of the railroad bridge over Bessie's Creek is much larger in the model than in the 2014 LiDAR. Please revise the geometry to match the actual bridge.
5. The piers for the railroad and FM 1093 bridges are not aligned with the flow and should be modeled at a skew.
6. Please revise the low chord elevations for the railroad and FM 1093 bridges.

#### **Proposed development**

7. Please revise the proposed flowpaths to stop once they reach the channel, as the channel elements are already accounted for in the hydraulic model.
8. Some of the sizes listed in Table 4.1 do not match the sizes in the model, please revise.
9. Please include a description of the structure controlling the water levels at Node 14.
10. The storm drain outfalling to Node 14 should start the simulation as submerged due to the normal water level at Node 14.
11. Please include a section in the report describing how the proposed channels interact with the underground storm drain system that outfalls at Node 14. Are the storm drains located directly under the channels? Does it follow a different alignment? Are there inlets diverting runoff from the channels into the storm drains? The model currently assumes that the channel and storm drains act as a single system, where runoff freely goes from surface to underground or vice versa, without any types of restriction.
12. The most southern portion of the development has ground elevations that are about 25 feet lower than the rest of the development. Changes to the H&H models may result in this area being within the 100-yr floodplain, and require additional mitigation and fill to remove from the floodplain. In addition, ongoing projects along the Brazos River may result in increases to the BFEs that can further affect this development.



July 18, 2018

City of Fulshear  
30603 FM 1093  
Fulshear, TX 77441

**Re: Final Plat of Polo Ranch Section 2**

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 July 16, 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 Sheila R. Agee at 713.207.6349.

Sincerely,

A handwritten signature in blue ink that reads "Sheila R. Agee". The signature is fluid and cursive.

Sheila R. Agee  
Senior Right of Way Agent

C: Jason Price <jprice@lja.com>

PLR17.648A



2929 Briarpark Drive, Suite 600, Houston, Texas 77042  
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386 TBPLS 10110501

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July 18, 2018

Mr. David Leyendecker  
City of Fulshear - Engineering  
29378 McKinnon, Suite C  
Fulshear, Texas 77441

Re: Polo Ranch Section 2 Final Plat  
Fort Bend County Municipal Utility District No. 174  
City of Fulshear, Texas  
LJA Job No. 2457-1020 (6.1)

Dear Mr. Leyendecker:

As the Engineer for proposed Fort Bend County Municipal Utility District No. 174, I have reviewed the above referenced plans and plat and offer no objections to the proposed design. Water Line Facilities, Sanitary Sewer Facilities, Drainage Facilities including detention capacity and outfall are currently available or under design to serve this.

FBCMUD No. 174 certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan titled "Drainage Impact Analysis for 251-Acre Polo Ranch," dated June 27, 2018, and approved by the Fort Bend County Drainage District on June 27, 2018.

Should you have additional comments or questions, feel free to contact me at 713.953.5096.

Sincerely,

A handwritten signature in blue ink, appearing to read 'James D. Ross'.

James D. Ross, PE  
Vice President

JDR/ew

Enclosure(s)



December 18, 2017

Vanessa Piedra  
Platting Coordinator

LJA Engineering | We Build Civilization  
West Houston  
P: 713.953.5200  
D: 713.953.5044

**Re: Preliminary Plat of Polo Ranch Section 2**

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 December 18, 2017.

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

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

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

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

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

Sincerely,

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

Leslie Noyola  
Construction, Coord 2, Planning & Design

# *Charter Title Company*

609 Main Street, Suite 4325, Houston, Texas 77002  
(713) 222-6060 FAX (713) 222-7213

## **CITY PLANNING SEARCH REPORT**

July 19, 2018

City of Houston Planning Commission  
611 Walker Street, 6<sup>th</sup> Floor  
Houston, Tx 77002

We, Charter Title Company duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records FORT BEND County, Texas, as of July 12, 2018 insofar as they pertain to:

### **POLO RANCH SECTION 2**

Being 18.37 acres of land located in the C. Fulcher League, Abstract Number 29, Fort Bend County, Texas, out of that certain called 50.0 acre tract described in deed to Fulshear Equine, LLC by an instrument of record in File Number 2013077977, of the Official Public Records of said Fort Bend County, Texas (O.P.R.F.B.C.), and that certain called 125.380 acre tract described in deed to Fulshear Investment, Inc. by an instrument of record in Volume 2519, Page 212 of the Official Records of said Fort Bend County, Texas (O.R.F.B.C.), said 18.37 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto: (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment);

And find the following:

### **RECORD TITLE APPEARS TO BE VESTED IN:**

**CENTURY LAND HOLDINGS OF TEXAS, LLC, a Colorado limited liability company**

### **EASEMENTS AND OTHER ENCUMBRANCES:**

1/2 non-participating royalty interest in and to all oil, gas, sulphur and other minerals in, on and under said undivided interest in subject land, as set forth in instruments recorded in Volume 580, Page 522 and Volume 581, Page 557 of the Deed Records of Fort Bend County, Texas.

1/16th non-participating royalty interest in and to all oil, gas and other minerals, on, in, under, that may be produced from the subject property is excepted herefrom as set forth in instrument recorded in Volume 275, Page 1 of the Deed Records of Fort Bend County, Texas.

1/16th non-participating royalty interest in and to all oil, gas and other miner in, under, that may be produced from the subject property is excepted herefrom as set forth in instrument recorded in Volume 277, Page 521 of the Deed Records of Fort Bend County, Texas.

Non-participating royalty interest as set forth in instrument recorded in Volume 253, Page 166 of the Deed Records of Fort Bend County, Texas.

Non-participating mineral royalty interest as set forth in instrument recorded in Volume 257, Page 278 of the Deed Records of Fort Bend County, Texas.

Non-participating mineral royalty interest as set forth in instrument recorded in Volume 253, Page 392 of the Deed Records of Fort Bend County, Texas.

Non-participating mineral royalty interest as set forth in instrument recorded in Volume 253, Page 592 of the Deed Records of Fort Bend County, Texas.

Terms, conditions and provisions of that certain oil, gas and mineral lease(s) recorded in Volume 918, Page 744 of the Deed Records of Fort Bend County, Texas.

Terms, conditions and stipulations contained in that certain Settlement Agreement dated June 2, 1989, between John F. Taylor, Trustee and Sandra Crutcher and William Carey Crutcher, which is a part of Bankruptcy proceedings, a copy of which is set out and recorded under Fort Bend County Clerk's File No. 8928281.

Utility Easement Agreement by and between Fulshear Investments, Inc., and City of Fulshear, Texas as recorded under Fort Bend County Clerk's File No. 2017114873.

Terms, conditions and stipulations contained in that certain Reciprocal Easement Agreement by and between Louis A. Waters, Fulshear Investments, Inc., Fulshear Equine, LLC and Century Land Holdings of Texas, LLC, as recorded under Fort Bend County Clerk's File No. 2018074666.

**RESTRICTIONS:**

**None of Record.**

**LIENS:**

None of Record.

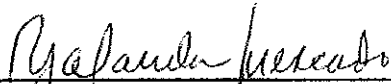
No examination has been made as to Abstract of Judgments, state or federal tax liens, the status of taxes, tax suits, or paving assessments.

This certificate is issued for the use of and shall inure to the benefit of City of Houston; and

liability of Charter Title Company hereunder for mistakes and/or errors in this certificate is limited to the cost of said certificate.

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

Prepared by:  
Charter Title Company

BY:   
Yolanda Mercado, Examiner

July 19, 2018



DESCRIPTION OF  
POLO RANCH SECTION 2

Being 18.37 acres of land located in the C. Fulcher League, Abstract Number 29, Fort Bend County, Texas, out of that certain called 50.0 acre tract described in deed to Fulshear Equine, LLC by an instrument of record in File Number 2013077977, of the Official Public Records of said Fort Bend County, Texas (O.P.R.F.B.C.), and that certain called 125.380 acre tract described in deed to Fulshear Investment, Inc. by an instrument of record in Volume 2519, Page 212 of the Official Records of said Fort Bend County, Texas (O.R.F.B.C.), said 18.37 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment);

Commencing at 1/2-inch iron rod with cap stamped "RPLS 1535 4035" found marking the southeast corner of said 125.380 acre tract, common to the southwest corner of the residue of that certain called 101 acre tract described in deed to John D. McCann, et al. by an instrument of record in File Number 2005014004, O.P.R.F.B.C., in the north line of the 100-foot wide strip of land described in deed to Fort Bend County Toll Road Authority by an instrument of record in File Number 2015058468, O.P.R.F.B.C.;

Thence, South 74° 44' 46" West, along the south line of said 125.380 acre tract, common to the north line of said 100-foot wide strip, 276.91 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for the POINT OF BEGINNING and southeast corner of the herein described tract;

Thence, South 74° 44' 46" West, 22.16 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, from which a 5/8-inch iron rod with cap stamped "RPLS 1535 4035" found in the south line of said 125.380 acre tract, common to the north line of said 100-foot strip bears, South 74° 44' 46" West, 1.13 feet;

Thence, North 15° 14' 19" West, departing said common line, 700.33 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

18.37 Acres

January 19, 2018  
Job No. 2457-1020

Thence, South  $74^{\circ} 42' 12''$  West, 100.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North  $15^{\circ} 14' 19''$  West, 100.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South  $74^{\circ} 42' 12''$  West, 916.45 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a non-tangent curve;

Thence, 101.52 feet along the arc of a non-tangent curve to the right, having a radius of 370.00 feet, a central angle of  $15^{\circ} 43' 13''$ , and a chord which bears North  $66^{\circ} 36' 44''$  West, 101.20 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North  $58^{\circ} 45' 08''$  West, 501.87 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a non-tangent curve;

Thence, 158.71 feet along the arc of a non-tangent curve to the left, having a radius of 330.00 feet, a central angle of  $27^{\circ} 33' 20''$ , and a chord which bears North  $48^{\circ} 38' 09''$  East, 157.18 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South  $58^{\circ} 45' 08''$  East, 454.90 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a tangent curve;

Thence, 500.83 feet along the arc of a tangent curve to the left, having a radius of 220.00 feet, a central angle of  $130^{\circ} 25' 59''$ , and a chord which bears North  $56^{\circ} 01' 53''$  East, 399.48 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North  $09^{\circ} 11' 07''$  West, 492.94 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a non-tangent curve;

18.37 Acres

January 19, 2018  
Job No. 2457-1020

Thence, 84.41 feet along the arc of a non-tangent curve to the left, having a radius of 2,970.00 feet, a central angle of  $01^{\circ} 37' 42''$ , and a chord which bears North  $76^{\circ} 52' 14''$  East, 84.40 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North  $76^{\circ} 03' 23''$  East, 175.18 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a tangent curve;

Thence, 36.24 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of  $83^{\circ} 04' 01''$ , and a chord which bears North  $34^{\circ} 31' 23''$  East, 33.15 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North  $06^{\circ} 51' 12''$  West, 13.85 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North  $83^{\circ} 18' 13''$  East, 60.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a non-tangent curve;

Thence, 42.43 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of  $97^{\circ} 14' 50''$ , and a chord which bears South  $55^{\circ} 19' 12''$  East, 37.52 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North  $76^{\circ} 03' 23''$  East, 191.67 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a tangent curve;

Thence, 35.84 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of  $82^{\circ} 08' 03''$ , and a chord which bears North  $34^{\circ} 59' 22''$  East, 32.85 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North  $05^{\circ} 53' 45''$  West, 14.13 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

18.37 Acres

January 19, 2018  
Job No. 2457-1020

Thence, North  $84^{\circ} 17' 10''$  East, 60.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a non-tangent curve;

Thence, 41.48 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of  $95^{\circ} 04' 34''$ , and a chord which bears South  $53^{\circ} 15' 07''$  East, 36.89 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a reverse curve;

Thence, 65.76 feet along the arc of a reverse curve to the right, having a radius of 1,030.00 feet, a central angle of  $03^{\circ} 39' 29''$ , and a chord which bears North  $81^{\circ} 02' 20''$  East, 65.75 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North  $82^{\circ} 52' 05''$  East, 17.77 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South  $07^{\circ} 07' 55''$  East, 60.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a non-tangent curve;

Thence, 38.60 feet along the arc of a non-tangent curve to the right, having a radius of 25.00 feet, a central angle of  $88^{\circ} 27' 59''$ , and a chord which bears South  $52^{\circ} 53' 56''$  East, 34.88 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a reverse curve;

Thence, 30.83 feet along the arc of a reverse curve to the left, having a radius of 2,030.00 feet, a central angle of  $00^{\circ} 52' 12''$ , and a chord which bears South  $09^{\circ} 06' 02''$  East, 30.83 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South  $09^{\circ} 32' 09''$  East, 461.73 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a tangent curve;

18.37 Acres

January 19, 2018  
Job No. 2457-1020

Thence, 199.14 feet along the arc of a tangent curve to the right, having a radius of 1,970.00 feet, a central angle of  $05^{\circ} 47' 31''$ , and a chord which bears South  $06^{\circ} 38' 23''$  East, 199.06 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South  $03^{\circ} 44' 38''$  East, 121.08 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a tangent curve;

Thence, 130.01 feet along the arc of a tangent curve to the left, having a radius of 2,030.00 feet, a central angle of  $03^{\circ} 40' 10''$ , and a chord which bears South  $05^{\circ} 34' 43''$  East, 129.99 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South  $07^{\circ} 24' 48''$  East, 237.48 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a tangent curve;

Thence, 96.28 feet along the arc of a tangent curve to the left, having a radius of 700.00 feet, a central angle of  $07^{\circ} 52' 49''$ , and a chord which bears South  $11^{\circ} 21' 13''$  East, 96.20 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South  $15^{\circ} 17' 37''$  East, 79.58 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a tangent curve;

Thence, 39.29 feet along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of  $90^{\circ} 02' 23''$ , and a chord which bears South  $29^{\circ} 43' 34''$  West, 35.37 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South  $15^{\circ} 17' 37''$  East, 100.00 feet to the POINT OF BEGINNING and containing 18.37 acres of land.

LJA Engineering, Inc.

**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 Polo Ranch Section 3 / Final Plat

**City Engineer Review**

Reviewed  
 See Attached Letter

BY: David Leyendecker DATE: 8-6-18

**City Secretary**

Processed  
 Returned for additional data

BY: KIMBERLY KOPECKY DATE: 7-16-2018

**Planning Commission Review**

Approved  
 Returned for additional data

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

**City Council Review**

Approved  
 Returned for additional data

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



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

**Subdivision/Development Platting Application**

Date: 07/13/2018 Date Received by the City of Fulshear: 07/13/2018  
 Subdivision: POLO RANCH SECTION 3 Development: \_\_\_\_\_

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

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

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

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

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: 19.039 ACRES IN THE CHURCHILL FULSHEAR A-29

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

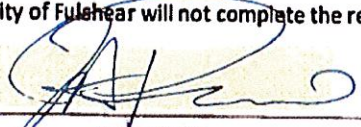
Total Acreage: 19.039  
 Number of Streets: 5  
 Number of Lots: 71  
 Number and Types of Reserves: 1 -LANDSCAPE/OPENSACE  
 Total Acres in Reserve: 3.882

Owner: CENTURY LAND HOLDINGS OF TEXAS  
 Address: 525 N . SAM HOUSTON PKWY SUITE 600  
 City/State: HOUSTON, TEXAS  
 Telephone: 832.698.1831  
 Email Address: \_\_\_\_\_

Engineer/Planner: LJA ENGINEERING  
 Contact Person: Jason Price  
 Telephone: 713-380-4446  
 Fax Number: \_\_\_\_\_  
 Email Address: jprice@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)	
TOTAL PLATTING FEE	<u>\$ 1330.98</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  
 Jason Price 07/13/2018



August 6, 2018

## Engineering Review

Final Plat  
Polo Ranch Section 3  
City of Fulshear, Texas

### For Information only:

1. This plat will create 71 Lots in three (3) Blocks with one (1) Reserve that cover a total acreage of 19.039 acres.
2. The typical lot in this section is 45-foot in width along with a depth of at least 120-foot and a 20-foot Front Building Line.
3. This section is crossed by three (3) Houston Light & Power Company Easements that will need to be rerouted to make several of the lots buildable.
4. Access to this section is provided by an extension of Brown Fern Drive from Section 2 of Polo Ranch which adjoins this section to the East.

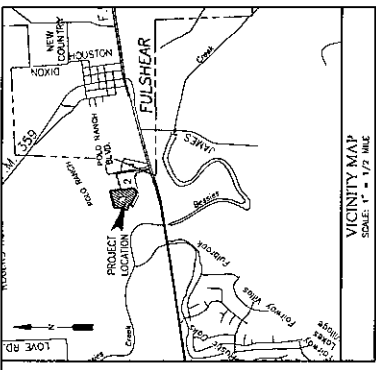
### Recommendations:

I recommend that this Final Plat of Polo Ranch Section 3 not be approved until the following additions/corrections are made:

- A) The entire right-of-way width for F. M. 1093 being shown on the plat along with the intersection of James Lane to the South.
- B) The name of the Mayor and City Secretary need to be updated.
- C) The City Planning Letter shows the owner of the tract to be Fulshear Investments while the plat shows the ownership to be in Century Land Holdings of Texas LLC.

- D) The City Planning Letter shows numerous liens which need to be shown on the plat as Lien Holder's Subordination.
- E) On the Polo Ranch Section 2 plat Rice Cemetery is shown. It is not show on this plat but will cover many of the Lots in Block 1. The Director's Lots are also not shown.
- F) Note #6 on the plat credits the City Planning Letter to Stewart Title Company but the one turned into the City is from Charter Title Company.
- G) There are several easements that pass thru this section and make many Lots not buildable. Included in these easements are the following:
  - 1) Three 10-foot wide Houston Lighting and Power Easements.
  - 2) Crutcher Road – 50-foot in width.
  - 3) An easement that passes thru the Northeast corner of this section that scales approximately 85-foot in width and is not identified.

A handwritten signature in cursive script, appearing to read "L. Leyenda".



VICINITY MAP  
SCALE: 1" = 1/2 MILE  
KEY MAP NO. 522L

WE, CENTURY LAND HOLDINGS OF TEXAS, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, D.B.A. CENTURY LAND HOLDINGS OF TEXAS, L.L.C., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THE ABOVE REFERENCED INSTRUMENT IS TRUE AND CORRECT AND THAT WE HAVE FULL KNOWLEDGE AND BELIEF IN THE VERACITY OF THE INFORMATION CONTAINED THEREIN. WE HEREBY CERTIFY THAT WE ARE THE LEGAL OWNER OF THE PROPERTY DESCRIBED IN SAID INSTRUMENT AND THAT WE HAVE FULL POWER AND AUTHORITY TO EXECUTE SAID INSTRUMENT AND TO CONVEY THE PROPERTY DESCRIBED IN SAID INSTRUMENT TO THE PERSONS AND FOR THE PURPOSES SET FORTH IN SAID INSTRUMENT.

WE, CENTURY LAND HOLDINGS OF TEXAS, L.L.C., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THE ABOVE REFERENCED INSTRUMENT IS TRUE AND CORRECT AND THAT WE HAVE FULL KNOWLEDGE AND BELIEF IN THE VERACITY OF THE INFORMATION CONTAINED THEREIN. WE HEREBY CERTIFY THAT WE ARE THE LEGAL OWNER OF THE PROPERTY DESCRIBED IN SAID INSTRUMENT AND THAT WE HAVE FULL POWER AND AUTHORITY TO EXECUTE SAID INSTRUMENT AND TO CONVEY THE PROPERTY DESCRIBED IN SAID INSTRUMENT TO THE PERSONS AND FOR THE PURPOSES SET FORTH IN SAID INSTRUMENT.

WE, CENTURY LAND HOLDINGS OF TEXAS, L.L.C., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THE ABOVE REFERENCED INSTRUMENT IS TRUE AND CORRECT AND THAT WE HAVE FULL KNOWLEDGE AND BELIEF IN THE VERACITY OF THE INFORMATION CONTAINED THEREIN. WE HEREBY CERTIFY THAT WE ARE THE LEGAL OWNER OF THE PROPERTY DESCRIBED IN SAID INSTRUMENT AND THAT WE HAVE FULL POWER AND AUTHORITY TO EXECUTE SAID INSTRUMENT AND TO CONVEY THE PROPERTY DESCRIBED IN SAID INSTRUMENT TO THE PERSONS AND FOR THE PURPOSES SET FORTH IN SAID INSTRUMENT.

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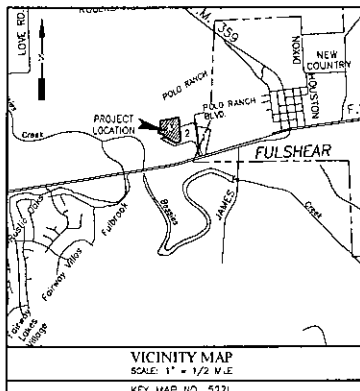
FINAL PLAT OF  
POLO RANCH  
SECTION 3

A SUBDIVISION AS  
THE CHURCHILL FULSHEAR LEADERS ABSTRACT IS  
FORT BEND COUNTY, TEXAS.

71 LOTS 1 RESERVE (3.882 ACRES) 3 BLOCKS  
JULY 15, 2018 JOB NO. 2457-1030-310

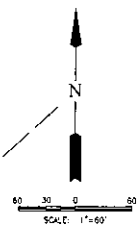
OWNERS:  
CENTURY LAND HOLDINGS OF TEXAS, L.L.C.  
D.B.A. GRAND VIEW BUILDERS  
CHRIS CROW, DIVISION PRESIDENT  
535 N. SAM HOUSTON PARKWAY  
HOUSTON, TEXAS 77060  
(832) 698-1831

SURVEYOR:  
L&L Surveyors, Inc.  
2005 Blumstein Drive  
Houston, Texas 77058  
Phone: 713.583.5588  
Fax: 713.583.5588  
Email: info@l&l-surveyors.com  
L&L Engineering, Inc.  
5000 West Loop South  
Houston, Texas 77056  
Phone: 713.583.5588  
Fax: 713.583.5588  
Email: info@l&l-engineering.com



- LEGEND**
- #L INDICATES BUILDING LINE
  - UE INDICATES UTILITY EASEMENT
  - DE INDICATES DRAINAGE EASEMENT
  - WLE INDICATES WATER LINE EASEMENT
  - SSE INDICATES SEWER EASEMENT
  - PMSE INDICATES STORM SEWER EASEMENT
  - FACPR INDICATES FORT BEND COUNTY PLAT RECORDS
  - FACRA INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
  - FBCOPR INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
  - FBCDPR INDICATES FORT BEND COUNTY DEED RECORDS
  - INDICATES EASEMENT NAME CHANGE
  - INDICATES RIGHT-OF-WAY
  - A.E. INDICATES EASEMENT
  - P.O.B. INDICATES POINT OF BEGINNING
  - INDICATES FULSHEAR INVESTMENTS
  - RES INDICATES RESERVE

FULSHEAR INVESTMENTS  
CALLED 125,380 ACRES  
VOL. 2519, PG. 212  
VOMF.B.C.D.R.



**RESERVE TABLE**

RESERVE	ACREAGE	SQ. FT.	TYPE
A	3.882	169,093	RESTRICTED TO OPEN SPACE
TOTAL	3.883	169,094	

FULSHEAR INVESTMENTS  
CALLED 125,380 ACRES  
VOL. 2519, PG. 212  
F.B.C.D.R.

**LINE TABLE**

LINE	BEGINNING	ENDPOINT	DISTANCE
L1	S 29°50'17" E	33.90'	
L2	S 54° 0'00" E	20.55'	
L3	S 78°20'00" E	18.07'	
L4	S 87°50'00" E	28.44'	
L5	N 87°50'00" W	18.27'	
L6	N 78°20'17" E	66.56'	

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	257.00'	172°53'	322.7'	322.7'	N 77°53'00" E
C2	100.00'	132°53'	90.82'	90.82'	N 67°53'00" E
C3	100.00'	164°53'	78.17'	78.17'	N 27°53'00" E
C4	200.00'	64°53'	36.41'	36.41'	N 72°53'00" E
C5	300.00'	34°53'	18.14'	18.14'	N 82°53'00" E
C6	500.00'	20°53'	9.07'	9.07'	N 92°53'00" E
C7	800.00'	12°53'	4.54'	4.54'	N 97°53'00" E
C8	1000.00'	10°53'	3.63'	3.63'	N 99°53'00" E
C9	1500.00'	7°53'	2.72'	2.72'	N 102°53'00" E
C10	2000.00'	6°53'	2.27'	2.27'	N 104°53'00" E
C11	3000.00'	4°53'	1.51'	1.51'	N 109°53'00" E
C12	4000.00'	3°53'	1.13'	1.13'	N 112°53'00" E
C13	5000.00'	3°53'	1.13'	1.13'	N 112°53'00" E
C14	6000.00'	3°53'	1.13'	1.13'	N 112°53'00" E
C15	7000.00'	3°53'	1.13'	1.13'	N 112°53'00" E
C16	8000.00'	3°53'	1.13'	1.13'	N 112°53'00" E
C17	9000.00'	3°53'	1.13'	1.13'	N 112°53'00" E
C18	10000.00'	3°53'	1.13'	1.13'	N 112°53'00" E

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C19	150.00'	102°53'	150.00'	150.00'	N 112°53'00" E
C20	150.00'	102°53'	150.00'	150.00'	N 112°53'00" E
C21	150.00'	102°53'	150.00'	150.00'	N 112°53'00" E
C22	150.00'	102°53'	150.00'	150.00'	N 112°53'00" E
C23	150.00'	102°53'	150.00'	150.00'	N 112°53'00" E
C24	150.00'	102°53'	150.00'	150.00'	N 112°53'00" E
C25	150.00'	102°53'	150.00'	150.00'	N 112°53'00" E
C26	150.00'	102°53'	150.00'	150.00'	N 112°53'00" E
C27	150.00'	102°53'	150.00'	150.00'	N 112°53'00" E
C28	150.00'	102°53'	150.00'	150.00'	N 112°53'00" E
C29	150.00'	102°53'	150.00'	150.00'	N 112°53'00" E
C30	150.00'	102°53'	150.00'	150.00'	N 112°53'00" E
C31	150.00'	102°53'	150.00'	150.00'	N 112°53'00" E
C32	150.00'	102°53'	150.00'	150.00'	N 112°53'00" E
C33	150.00'	102°53'	150.00'	150.00'	N 112°53'00" E
C34	150.00'	102°53'	150.00'	150.00'	N 112°53'00" E

- NOTES**
- BENCHMARK AND MONUMENT WOODS BE TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 4" X 8" INCH PIPE WITH A LOGO CAP. MONUMENT NO. 1384. THE POINT IS LOCATED 47'-72" FEET WEST OF THE CENTERLINE OF FM 1483 AND 47'-03" FEET NORTH OF THE INTERSECTION OF FM 1483 AND CHURCHILL FARM ROAD, TO 13" ELEV. = 138.21 FEET NAVD83.
  - THE MONUMENT TEMPORARY BENCHMARK ITEM 1 TOP OF 3/8" INCH IRON ROD WITH ALUMINUM DISK SET IN CONCRETE 47'-20" FEET NORTH OF THE CENTERLINE OF MAIN FULSHEAR ROAD. THE POINT IS LOCATED 47'-31.0" FEET WEST OF THE CENTERLINE OF THE INTERSECTION OF FULSHEAR ROAD AND FM 1483. ELEV. = 138.21 FEET NAVD83.
  - TO ADJUST TO FORT BEND CO. UTM DATUM ADD 0.59 FEET.
  - ELEVATIONS FOR DRAINAGE CONTROL LINES ARE BASED UPON NAVD-83.
  - THE BOUNDARIES SHOWN HEREIN ARE FROM SOUTH CONTROL LINE NO. 4200. THIS CONTROL SYSTEM (RINGS) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING CORRECTION TABLE TO 10001791001.
  - THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
  - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, P.O. BOX 250-0115, SALEM, TEXAS. THE SURVEYOR HAS NOT INSPECTED THE ABOVE PROPERTY.
  - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, P.O. BOX 250-0115, SALEM, TEXAS. THE SURVEYOR HAS NOT INSPECTED THE ABOVE PROPERTY.
  - THIS SUBDIVISION LIES WITHIN ZONE 8 AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 22048, AND 48152C, REVISED APRIL 2, 2014. BOUNDARIES ARE SHOWN OUTSIDE THE 1% ANNUAL FLOOD FLOODPLAIN. LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
  - APPROVAL OF THIS PLAT WILL REQUIRE ONE YEAR FROM BEARING AND EASING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
  - ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A 3 FOOT SIDE YARD BUILDING LINE.
  - THERE ARE NO EASEMENTS OR EASEMENT EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
  - FIVE LOTS (5/87) HIGH WOODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "LA LMC" ARE SET ON ALL PERMETER BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

**FINAL PLAT OF  
POLO RANCH  
SECTION 3**

A SUBDIVISION OF 19,039 ACRES OF LAND SITUATED IN THE CHURCHILL, FULSHEAR LEAGUE, ABSTRACT 28 FORT BEND COUNTY, TEXAS.

71 LOTS 1 RESERVE (3.882 ACRES) 3 BLOCKS

JULY 16, 2018 JOB NO. 2457-1030-310

OWNERS:  
**CENTURY LAND HOLDINGS OF TEXAS, LLC**  
A COLORADO LIMITED LIABILITY COMPANY  
D.B.A. GRAND VIEW BUILDERS  
CHRIS CHEW, DIVISION PRESIDENT  
525 N. SAW HOUSTON PARKWAY E., SUITE 600, HOUSTON, TEXAS 77060  
(832) 688-1831

**SURVEYOR:** LJA Surveying, Inc.  
2520 Bayside One  
Suite 105  
Houston, Texas 77042

**ENGINEER:** LJA Engineering, Inc.  
2520 Bayside One  
Suite 105  
Houston, Texas 77042

SHEET 2 OF 2

# MEMORANDUM



Innovative approaches  
Practical results  
Outstanding service

10497 Town and Country Way, Suite 600 • Houston, Texas 77024 • 713-600-6800 • fax 713-600-6801 www.freese.com

**TO:** Juan M. Gutierrez-Barraza, P.E.

**CC:** Juling Bao, P.E., CFM; Mark Vogler, P.E.; Neil Goertz, P.E.

**FROM:** Hector Olmos, P.E., CFM

**SUBJECT:** Drainage Impact Analysis for 220-Acre Polo Ranch

**DATE:** January 19, 2018

---

## Objective

The reference report dated December 20, 2017, by LJA Engineering, has been reviewed pursuant to the FBCDD Drainage Criteria Manual. The goals of the review are to provide technical support to the Fort Bend County Drainage District, and to apply FBCDD policy and criteria where appropriate.

This review addresses issues regarding hydraulic and hydrologic drainage design criteria only. Design criteria regarding the site layout of the proposed development and drainage facilities will be reviewed upon submittal of site plans.

## Project Summary

The proposed Polo Ranch development on Bessie's Creek is a 220-acre single family residential development within the City of Fulshear. It is located south of FM 359 and north of FM 1093, approximately one mile west of the intersection of FM 359 and FM 1093; Crutcher Ranch Road forms part of the western boundary of the proposed development. The proposed drainage system consists of seven inter-connected channels draining into Bessie's Creek. Each channel will serve a drainage area consisting of single-family homes, roads, and channels. The analysis was based on the 2016 CLOMR for Bessie's Creek study by 4Site Civil Engineering.

## Report Findings

The report states, "Because of the location of the proposed development in the Bessie's Creek watershed, hydrology and hydraulic models have shown that developed flows from the site can be released with no adverse impact to the water surface elevations in Bessie's Creek".

## FNI Review

Freese and Nichols, Inc. offers the following:

1. The preliminary flood insurance maps for Bessie's Creek are different than those developed in the CLOMR used for this analysis. In 2015, FEMA completed an analysis of Bessie's Creek that used 1D and 2D modeling components, resulting in a larger inundation extent. Please explain why the most recent analysis by FEMA was not used for this study.
2. A drainage study of the Brookshire/Bessie's Creek watershed was recently completed in support of a different development in the general area. The 100-year peak flows from Brookshire Creek

were approximately 12,000 cfs, compared to the 4,600 cfs from this report. The flows from Brookshire Creek appear to be underestimated and would affect the water surface elevations and inundation extents. Tc+R parameters should be redefined and reflective of the topography for this subbasin.

3. Routing reach R\_097298 along Bessie's Creek is overestimating the volume in the reach due to the way the geometry in the HEC-RAS model was defined. The volumes in all routing reaches should be recalculated after defining levees at the channel banks, as flows on Bessie's Creek have no access to the storage on the overbanks until the channel banks have been exceeded. In addition, blocked obstructions should be used for those areas that drain to the Brazos River once the channel banks have been overtopped.
4. The opening of the railroad bridge over Bessie's Creek is much larger in the model than in the 2014 LiDAR. Please revise the geometry to match the actual bridge.
5. The piers for the railroad and FM 1093 bridges are not aligned with the flow and should be modeled at a skew.
6. Please revise the low chord elevations for the railroad and FM 1093 bridges.

#### **Proposed development**

7. Please revise the proposed flowpaths to stop once they reach the channel, as the channel elements are already accounted for in the hydraulic model.
8. Some of the sizes listed in Table 4.1 do not match the sizes in the model, please revise.
9. Please include a description of the structure controlling the water levels at Node 14.
10. The storm drain outfalling to Node 14 should start the simulation as submerged due to the normal water level at Node 14.
11. Please include a section in the report describing how the proposed channels interact with the underground storm drain system that outfalls at Node 14. Are the storm drains located directly under the channels? Does it follow a different alignment? Are there inlets diverting runoff from the channels into the storm drains? The model currently assumes that the channel and storm drains act as a single system, where runoff freely goes from surface to underground or vice versa, without any types of restriction.
12. The most southern portion of the development has ground elevations that are about 25 feet lower than the rest of the development. Changes to the H&H models may result in this area being within the 100-yr floodplain, and require additional mitigation and fill to remove from the floodplain. In addition, ongoing projects along the Brazos River may result in increases to the BFEs that can further affect this development.





July 18, 2018

City of Fulshear  
30603 FM 1093  
Fulshear, TX 77441

**Re: Final Plat of Polo Ranch Section 3**

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated July 16, 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 Sheila R. Agee at 713.207.6349.

Sincerely,

A handwritten signature in blue ink that reads "Sheila R. Agee". The signature is fluid and cursive.

Sheila R. Agee  
Senior Right of Way Agent

C: Jason Price <jprice@lja.com>

PLR17.651C



2929 Briarpark Drive, Suite 600, Houston, Texas 77042  
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386 TBPLS 10110501

---

July 18, 2018

Mr. David Leyendecker  
City of Fulshear - Engineering  
29378 McKinnon, Suite C  
Fulshear, Texas 77441

Re: Polo Ranch Section 3 Final Plat  
Fort Bend County Municipal Utility District No. 174  
City of Fulshear, Texas  
LJA Job No. 2457-1030 (6.1)

Dear Mr. Leyendecker:

As the Engineer for proposed Fort Bend County Municipal Utility District No. 174, I have reviewed the above referenced plans and plat and offer no objections to the proposed design. Water Line Facilities, Sanitary Sewer Facilities, Drainage Facilities including detention capacity and outfall are currently available or under design to serve this.

FBCMUD No. 174 certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan titled "Drainage Impact Analysis for 251-Acre Polo Ranch," dated June 27, 2018, and approved by the Fort Bend County Drainage District on June 27, 2018.

Should you have additional comments or questions, feel free to contact me at 713.953.5096.

Sincerely,

A handwritten signature in blue ink, appearing to read 'James D. Ross'.

James D. Ross, PE  
Vice President

JDR/ew

Enclosure(s)





December 18, 2017

Vanessa Piedra  
Platting Coordinator

LJA Engineering | We Build Civilization  
West Houston  
P: 713.953.5200  
D: 713.953.5044

**Re: Preliminary Plat of Polo Ranch Section 3**

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 December 18, 2017.

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

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

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

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

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

Sincerely,

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

Leslie Noyola  
Construction, Coord 2, Planning & Design

# *Charter Title Company*

609 Main Street, Suite 4325, Houston, Texas 77002  
(713) 222-6060 FAX (713) 222-7213

## **CITY PLANNING SEARCH REPORT**

July 19, 2018

City of Houston Planning Commission  
611 Walker Street, 6<sup>th</sup> Floor  
Houston, Tx 77002

We, Charter Title Company duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records FORT BEND County, Texas, as of July 12, 2018 insofar as they pertain to:

### **POLO RANCH SEC 3**

Being 19.039 acres of land located in the C. Fulcher League, Abstract Number 29, Fort Bend County, Texas, out of that certain called 50.0 acre tract described as "Second Tract" in deed to Fulshear Equine, LLC by an instrument of record in File Number 2013077977, of the Official Public Records of said Fort Bend County, Texas (O.P.R.F.B.C.), that certain called 125.380 acre tract described in deed to Fulshear Investment, Inc. by an instrument of record in Volume 2519, Page 212, of the Official Records of said Fort Bend County, Texas (O.R.F.B.C.), that certain called 131.863 acre tract described as "First Tract" in deed to Fulshear Equine, LLC by an instrument of record in File Number 2013077977, O.P.R.F.B.C., that certain called 41.2 acre tract described in deed to Fulshear Investment, Inc. by an instrument of record in File Number 9573103, O.P.R.F.B.C., that certain called 27.806 acre tract described in deed to Fulshear Equine, LLC by an instrument of record in File Number 2008115118, O.P.R.F.B.C., that certain called 0.1448 acre tract described as Director's Lot 1 in deed to Shelley King by an instrument of record in File Number 2016010910, O.P.R.F.B.C., that certain called 0.1448 acre tract described as Director's Lot 2 in deed to Paula Ruckey by an instrument of record in File Number 2016010911, O.P.R.F.B.C., that certain called 0.1448 acre tract described as Director's Lot 3 in deed to Angela Hitzman by an instrument of record in File Number 2016010912, O.P.R.F.B.C., that certain called 0.1448 acre tract described as Director's Lot 4 in deed to Melissa Kapsen by an instrument of record in File Number 2016010913, O.P.R.F.B.C., and

that certain called 0.1448 acre tract described as Director's Lot 5 in deed to Vivian R. Pool by an instrument of record in File Number 2016010914, O.P.R.F.B.C., said 19.039 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto: (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment);

And find the following:

**RECORD TITLE APPEARS TO BE VESTED IN:**

**CENTURY LAND HOLDINGS OF TEXAS, LLC, a Colorado limited liability company**

**EASEMENTS AND OTHER ENCUMBRANCES:**

Easement(s) granted to Houston Lighting and Power Company by instruments recorded in Volume 728, Page 413 and Volume 720, page 611 of the Deed Records of Fort Bend County, Texas.

Easement over and across a 50 foot wide roadway as granted to Crutcher-Rolfs- Cummings, Inc., by instrument recorded in Volume 823, Page 767 of the Deed Records of Fort Bend County, Texas.

A non-exclusive perpetual access easement for pedestrian and vehicular ingress and egress over and across a 50 foot wide roadway, granted to John F. Taylor, Trustee by instrument recorded in Volume 2128, Page 2545 and Volume 2258, Page 1023 of the Official Records of Fort Bend County, Texas.

1/2 non-participating royalty interest in and to all oil, gas, sulphur and other minerals in, on and under said undivided interest in subject land, as set forth in instruments recorded in Volume 580, Page 522 and Volume 581, Page 557 of the Deed Records of Fort Bend County, Texas.

1/16th non-participating royalty interest in and to all oil, gas and other minerals, on, in, under, that may be produced from the subject property is excepted herefrom as set forth in instrument recorded in Volume 275, Page 1 of the Deed Records of Fort Bend County, Texas.

1/16th non-participating royalty interest in and to all oil, gas and other miner in, under, that may be produced from the subject property is excepted herefrom as set forth in instrument recorded in Volume 277, Page 521 of the Deed Records of Fort Bend County, Texas.

Non-participating royalty interest as set forth in instrument recorded in Volume 253, Page 166 of the Deed Records of Fort Bend County, Texas.

Non-participating mineral royalty interest as set forth in instrument recorded in Volume 257, Page 278 of the Deed Records of Fort Bend County, Texas.

Non-participating mineral royalty interest as set forth in instrument recorded in Volume 253, Page 392 of the Deed Records of Fort Bend County, Texas.

Non-participating mineral royalty interest as set forth in instrument recorded in Volume 253, Page 592 of the Deed Records of Fort Bend County, Texas.

Terms, conditions and provisions of that certain oil, gas and mineral lease(s) recorded in Volume 918, Page 744 of the Deed Records of Fort Bend County, Texas.

Terms, conditions and stipulations contained in that certain Settlement Agreement dated June 2, 1989, between John F. Taylor, Trustee and Sandra Crutcher and William Carey Crutcher, which is a part of Bankruptcy proceedings, a copy of which is set out and recorded under Fort Bend County Clerk's File No. 8928281.

Utility Easement Agreement by and between Fulshear Investments, Inc., and City of Fulshear, Texas as recorded under Fort Bend County Clerk's File No. 2017114873.

Terms, conditions and stipulations contained in that certain Reciprocal Easement Agreement by and between Louis A. Waters, Fulshear Investments, Inc., Fulshear Equine, LLC and Century Land Holdings of Texas, LLC, as recorded under Fort Bend County Clerk's File No. 2018074666.

**RESTRICTIONS:**

**None of Record.**

**LIENS:**

None of Record.

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

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

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

Prepared by:  
Charter Title Company

BY:   
Yolanda Mercado, Examiner

July 19, 2018

DESCRIPTION OF  
POLO RANCH SEC 3

Being 19.039 acres of land located in the C. Fulcher League, Abstract Number 29, Fort Bend County, Texas, out of that certain called 50.0 acre tract described as "Second Tract" in deed to Fulshear Equine, LLC by an instrument of record in File Number 2013077977, of the Official Public Records of said Fort Bend County, Texas (O.P.R.F.B.C.), that certain called 125.380 acre tract described in deed to Fulshear Investment, Inc. by an instrument of record in Volume 2519, Page 212, of the Official Records of said Fort Bend County, Texas (O.R.F.B.C.), that certain called 131.863 acre tract described as "First Tract" in deed to Fulshear Equine, LLC by an instrument of record in File Number 2013077977, O.P.R.F.B.C., that certain called 41.2 acre tract described in deed to Fulshear Investment, Inc. by an instrument of record in File Number 9573103, O.P.R.F.B.C., that certain called 27.806 acre tract described in deed to Fulshear Equine, LLC by an instrument of record in File Number 2008115118, O.P.R.F.B.C., that certain called 0.1448 acre tract described as Director's Lot 1 in deed to Shelley King by an instrument of record in File Number 2016010910, O.P.R.F.B.C., that certain called 0.1448 acre tract described as Director's Lot 2 in deed to Paula Ruckey by an instrument of record in File Number 2016010911, O.P.R.F.B.C., that certain called 0.1448 acre tract described as Director's Lot 3 in deed to Angela Hitzman by an instrument of record in File Number 2016010912, O.P.R.F.B.C., that certain called 0.1448 acre tract described as Director's Lot 4 in deed to Melissa Kapsen by an instrument of record in File Number 2016010913, O.P.R.F.B.C., and that certain called 0.1448 acre tract described as Director's Lot 5 in deed to Vivian R. Pool by an instrument of record in File Number 2016010914, O.P.R.F.B.C., said 19.039 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment);

COMMENCING at 1/2-inch iron rod with cap stamped "RPLS 1535 4035" found marking the southeast corner of said 125.380 acre tract, common to the southwest corner of the residue of that certain called 101 acre tract described in deed to John D. McCann, et al. by an instrument of record in File Number 2005014004, O.P.R.F.B.C., in the north line of the 100-foot wide strip of land described in deed to Fort Bend County Toll Road Authority by an instrument of record in File Number 2015058468, O.P.R.F.B.C., from which a 5/8" iron rod with cap stamped "RPLS 1535 4035" in the south line of said 125.380 ac tract, common to the north line of said 100-foot strip, bears South 74° 44' 46" West – 300.19';

Thence, North 36° 16' 09" West, 2,165.67 feet to the northeast corner and POINT OF BEGINNING of the herein described tract;

Thence, South 07° 39' 53" East, 442.10 feet to a 5/8" iron rod with cap stamped "LJA ENG" set for corner, the beginning of a non-tangent curve;

Thence, 22.07 feet along the arc of a non-tangent curve to the right, having a radius of 2,970.00 feet, a central angle of 00° 25' 33", and a chord which bears South 77° 30' 38" West 22.07 feet to a 5/8" iron rod with cap stamped "LJA ENG" set for corner;

Thence, South 09° 11' 07" East, 491.12 feet to a 5/8" iron rod with cap stamped "LJA ENG" set for corner, the beginning of a tangent curve;

Thence, 500.83 feet along the arc of a tangent curve to the right, having a radius of 220.00 feet, a central angle of 130° 25' 59", and a chord which bears South 56° 01' 53" West 399.48 feet to a 5/8" iron rod with cap stamped "LJA ENG" set for corner;

Thence, North 58° 45' 08" West, 512.42 feet to a 5/8" iron rod with cap stamped "LJA ENG" set for corner, the beginning of a non-tangent curve;

19.039 Acres

March 22, 2018  
Job No. 2457-1030

Thence, 75.72 feet along the arc of a non-tangent curve to the left, having a radius of 270.00 feet, a central angle of  $16^{\circ} 04' 03''$ , and a chord which bears North  $27^{\circ} 37' 41''$  East 75.47 feet to a  $5/8$ " iron rod with cap stamped "LJA ENG" set for corner;

Thence, North  $70^{\circ} 24' 21''$  West, 286.07 feet to a  $5/8$ " iron rod with cap stamped "LJA ENG" set for the west corner of the herein described tract;

Thence, North  $17^{\circ} 26' 45''$  East, 303.12 feet to a  $5/8$ " iron rod with cap stamped "LJA ENG" set for corner;

Thence, North  $01^{\circ} 29' 26''$  East, 272.33 feet to a  $5/8$ " iron rod with cap stamped "LJA ENG" set for the northwest corner of the herein described tract;

Thence, North  $78^{\circ} 29' 18''$  East, 806.34 feet to the POINT OF BEGINNING and containing 19.039 acres of land.



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 29 Partial Replat No.1 / Final Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: David Leyendecker DATE: 8-6-18

City Secretary

Processed  
 Returned for additional data

BY: K. Korf DATE: 7-18-2018

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: July 18, 2018 Date Received by the City of Fulshear: July 20, 2018

Subdivision: Tamarron Section 29 Partial Replat No 1 Development: Tamarron

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: \_\_\_ City [X] ETJ (Extraterritorial Jurisdiction)

Legal Description: 1.4812 in the J.D. Vermillion Survey, A-339

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

Total Acreage: 1.4812
Number of Streets: 0
Number of Lots: 0
Number and Types of Reserves: 3 - Landscape/Open Space/Drainage
Total Acres in Reserve: 1.4812

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: Vanessa Piedra
Telephone: 713-953-5044
Fax Number:
Email Address: vpiedra@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
2nd Review of plats - \$100.00 (each additional review)
TOTAL PLATTING FEE \$537.03
Park Fees (due at Final Plat Application)

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

Handwritten signature of Vanessa Piedra

Vanessa Piedra/Platting Coordinator 2018-07-19
SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

August 6, 2018

**Engineering Review**

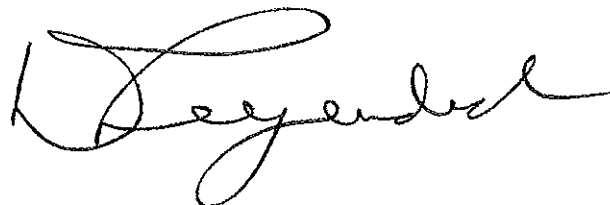
Final Plat – Tamarron Section 29 - Partial Replat No. 1  
City of Fulshear, Texas

**For information only:**

1. This plat will create three (3) Reserves out of Reserve 'E' that covers a total area of 1.4812 acres.
2. Access to this section is from Tamarron Crossing.
3. Since this section is located in the ETJ of the City it will need approval from the City, Fort Bend County and Fort Bend County Drainage District.

**Recommendations:**

I recommend that this Final Plat of Tamarron Section 29 – Partial Replat No. 1 be approved as submitted.











## REVIEW FORM

On June 29, 2018 the Fort Bend County Drainage District reviewed the:

**1. Plans**

**2. Plat** Tamarron Section 29 Partial Replat No. 1

**3. Permit**

and agrees that this project meets with minimum requirements of this department or office. The following comments may need to be addressed or observed.

The stated reason for the replat is to create 3 reserves. The reserves are dedicated to landscape, open space, and/or drainage, so a minimum slab elevation is not needed. The attached no objection letter from the Fort Bend County MUD No. 182 engineer confirms that drainage facilities including detention capacity and outfall are available and certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan approved by the Drainage District.

Neil J. Hart  
Reviewed by:

Mark Vaher  
Signature of Department Head

Based on review of the submitted information and stated conclusions, the Drainage District staff interposes no objection of the proposed drainage plan for the above referenced project.

Please note this does not necessarily mean that the entire supporting data and calculations have been completely checked and verified. However, the report is signed, dated and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.



1904 W Grand Parkway N, Suite 100, Katy, Texas 77449  
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386

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June 18, 2018

Mr. Neil Goertz  
Fort Bend County Drainage District  
1124 Blume Rd.  
Rosenberg, Texas 77471

Re: Tamarron Section 29 Partial Replat No. 1  
Fort Bend County Municipal Utility District No. 182  
Job No. 1931-6029 (6.0)

Dear Mr. Goertz:

As Fort Bend County Municipal Utility District No. 182 Engineer, I have reviewed the above referenced plans and plat and offer no objections to the proposed design. Water Line Facilities, WWTP Facilities, Drainage Facilities including detention capacity and outfall are currently available or under design to serve this. No impervious cover will be added within Section 29 until detention and outfall capacity have been constructed.

FBCMUD No. 182 certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan titled "Master Drainage Plan for Tamarron Lakes," dated October 23, 2013, and approved by the Fort Bend County Drainage District on April 1, 2014.

Should you have any questions or need any additional information concerning these plans, please call me at 713.380.4430.

Sincerely,

A handwritten signature in blue ink that reads 'Melony F. Gay'.

Melony F. Gay, PE  
Senior Project Manager

MFG/dl





June 19, 2018

City of Fulshear  
30603 FM 1093  
Fulshear, TX 77441

**Re: Tamarron Section 29 Partial Replat No. 1**

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 June 4, 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 Wesley Maresh at 713.207.6212.

Sincerely,

A handwritten signature in blue ink that reads "Wesley Maresh".

Wesley Maresh  
Associate Right of Way Agent

C: Josue Sandoval <josandoval@lja.com>

**PLR18.322**



June 26, 2018

Josue Sandoval  
Platting  
LJA Engineering | We Build Civilization  
Katy

**Re: Tamarron Sec 29**

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 June 4, 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., Planning & Design



1904 W Grand Parkway N, Suite 100, Katy, Texas 77449  
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386

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June 20, 2018

Mr. David Leyendecker  
City of Fulshear - Engineering  
29378 McKinnon, Suite C  
Fulshear, Texas 77441

Re: Tamarron Section 29 Partial Replat No. 1  
Fort Bend County Municipal Utility District No. 182  
Job No. 1931-6029 (6.0)

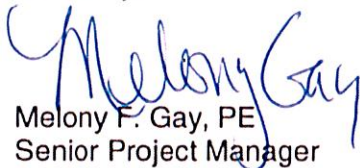
Dear Mr. Leyendecker:

As Fort Bend County Municipal Utility District No. 182 Engineer, I have reviewed the above referenced plans and plat and offer no objections to the proposed design. Water Line Facilities, WWTP Facilities, Drainage Facilities including detention capacity and outfall are currently available or under design to serve this. No impervious cover will be added within Section 29 until detention and outfall capacity have been constructed.

FBCMUD No. 182 certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan titled "Master Drainage Plan for Tamarron Lakes," dated October 23, 2013, and approved by the Fort Bend County Drainage District on April 1, 2014.

Should you have any questions or need any additional information concerning these plans, please call me at 713.380.4430.

Sincerely,

A handwritten signature in blue ink that reads "Melony Gay". The signature is written in a cursive style.

Melony F. Gay, PE  
Senior Project Manager

MFG/bt





1904 W Grand Parkway N. Suite 100, Katy Texas 77449  
t 7139535200 f 7139535026 LJA.com TBPE F-1386

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June 18, 2018

Mr. Neil Goertz  
Fort Bend County Drainage District  
1124 Blume Rd.  
Rosenberg, Texas 77471

Re: Tamarron Section 29 Partial Replat No. 1  
Fort Bend County Municipal Utility District No. 182  
Job No. 1931-6029 (6.0)

Dear Mr. Goertz:

As Fort Bend County Municipal Utility District No. 182 Engineer, I have reviewed the above referenced plans and plat and offer no objections to the proposed design. Water Line Facilities, WWTP Facilities, Drainage Facilities including detention capacity and outfall are currently available or under design to serve this. No impervious cover will be added within Section 29 until detention and outfall capacity have been constructed.

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Should you have any questions or need any additional information concerning these plans, please call me at 713.380.4430.

Sincerely,

A handwritten signature in blue ink that reads 'Melony Gay'.

Melony F. Gay, PE  
Senior Project Manager

MFG/dl



## REVIEW FORM

On June 29, 2018 the Fort Bend County Drainage District reviewed the:

**1. Plans**

---

**2. Plat** Tamarron Section 29 Partial Replat No. 1

---

**3. Permit**

---

and agrees that this project meets with minimum requirements of this department or office. The following comments may need to be addressed or observed.

The stated reason for the replat is to create 3 reserves. The reserves are dedicated to landscape, open space, and/or drainage, so a minimum slab elevation is not needed. The attached no objection letter from the Fort Bend County MUD No. 182 engineer confirms that drainage facilities including detention capacity and outfall are available and certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan approved by the Drainage District.

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Neil J. Hunt  
Reviewed by:

Mark Velez  
Signature of Department Head

Based on review of the submitted information and stated conclusions, the Drainage District staff interposes no objection of the proposed drainage plan for the above referenced project.

Please note this does not necessarily mean that the entire supporting data and calculations have been completely checked and verified. However, the report is signed, dated and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.



1904 W Grand Parkway N, Suite 100, Katy, Texas 77449  
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386

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June 20, 2018

Mr. David Leyendecker  
City of Fulshear - Engineering  
29378 McKinnon, Suite C  
Fulshear, Texas 77441

Re: Tamarron Section 29 Partial Replat No. 1  
Fort Bend County Municipal Utility District No. 182  
Job No. 1931-6029 (6.0)

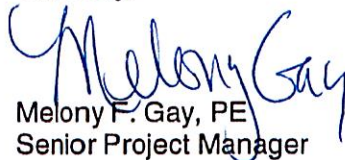
Dear Mr. Leyendecker:

As Fort Bend County Municipal Utility District No. 182 Engineer, I have reviewed the above referenced plans and plat and offer no objections to the proposed design. Water Line Facilities, WWTP Facilities, Drainage Facilities including detention capacity and outfall are currently available or under design to serve this. No impervious cover will be added within Section 29 until detention and outfall capacity have been constructed.

FBCMUD No. 182 certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan titled "Master Drainage Plan for Tamarron Lakes," dated October 23, 2013, and approved by the Fort Bend County Drainage District on April 1, 2014.

Should you have any questions or need any additional information concerning these plans, please call me at 713.380.4430.

Sincerely,

A handwritten signature in blue ink that reads "Melony Gay".

Melony F. Gay, PE  
Senior Project Manager

MFG/bt

**DHI TITLE OF CENTRAL TEXAS  
14100 Southwest Freeway, Suite 510  
Sugar Land, Texas 77478**

**CITY PLANNING LETTER**

June 11, 2018

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 4th day of June, 2018, we find the following:

**Record Owner:**

D. R. Horton-Texas, Ltd., a Texas limited partnership

**Recording Instrument:**

Special Warranty Deed, executed by BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas.

Special Warranty Deed, executed by Richard R. Humphreys to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated July 9, 2014, effective July 22, 2015, recorded in Document No. 2015081416 of the Official Public Records of Fort Bend County, Texas.

Special Warranty Deed, executed by Stedman Grigsby to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated June 25, 2015, recorded in Document No. 2015081417 of the Official Public Records of Fort Bend County, Texas.

Special Warranty Deed, executed by D. Scott Sullivan to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated June 25, 2015, recorded in Document No. 2015081418 of the Official Public Records of Fort Bend County, Texas.

Special Warranty Deed, executed by Tim Hardin to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated September 17, 2013, effective June 25, 2015, recorded in Document No. 2015081419 of the Official Public Records of Fort Bend County, Texas.



Special Warranty Deed, executed by Brandon Nelson to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated July 9, 2014, effective June 25, 2015, recorded in Document No. 2015081420 of the Official Public Records of Fort Bend County, Texas.

**Legal Description:**

**PARTIAL REPLAT NO. 1 TAMARRON SECTION 29 (Proposed Plat)**

Being a partial re-plat of Reserve E, TAMARRON SECTION 29, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20180043, Plat Records of Fort Bend County, Texas.

**1. Deed Restrictions:**

Those recorded in Document No(s). 2014128516, 2014129256, 2014129257, 2014129659, 2014131098, 2015009263, 2015099721, 2016002359, 2016003325, 2017040845, 2017102507, 2018010115, 2018019010 and 201802028519, Official Public Records of Fort Bend County, Texas.

**2. Easements and other encumbrances (Oil, Gas and other Minerals excluded):**

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Notice of Intention to Introduce a Bill in the Legislature of Texas, pertaining to the Fulshear Parkway Improvement District, recorded in Document No. 2013025598 of the Official Public Records of Fort Bend County, Texas.

Memorandum of Fulshear Parkway Private Participation Agreement, dated August 30, 2013, recorded in Document No. 2013119270 of the Official Public Records, of Fort Bend County, Texas.

Short Form Blanket Easement, 3-Phase Overhead and Underground, to CenterPoint Energy Houston Electric, LLC, recorded in Document No. 2014039155, of the Official Public Records of Fort Bend County, Texas.

Storm Sewer Easement and Water Line Easements created by the plat of Tamarron Crossing Section 1 Street Dedication plat recorded in Plat NO. 20170061, Plat Records of Fort Bend County, Texas.

Short Form Blanket Easement for Certain Utilities recorded in Document No. 2018030056, Official Public Records of Fort Bend County, Texas.

Agreement for Underground Electric Service recorded in Document No. 2018017209, Official Public Records of Fort Bend County, Texas.

**3. Lien Holders:** None of record.

No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. Liability of Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party, Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT.** This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

*George T. Dunn*

George T. Dunn  
DHI Title of Central Texas

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 43 / Final Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: David Leyendecker DATE: 8-6-18

City Secretary

Processed  
 Returned for additional data

BY: K. Keyf DATE: 7-18-2018

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: 07/19/2018 Date Received by the City of Fulshear: 07/20/2018

Subdivision: TAMARRON SECTION 43 Development: TAMARRON

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

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

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

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

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: 27.241 ACRES IN THE J.D. VERMILLION SURVEY, A-339

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

Total Acreage: 27.241  
 Number of Streets: 7  
 Number of Lots: 126  
 Number and Types of Reserves: 4 - Landscape / Open Space  
 Total Acres in Reserve: 0.990

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: Vanessa Piedra  
 Telephone: 713-953-5044  
 Fax Number: \_\_\_\_\_  
 Email Address: vpiedra@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>\$1,811.02</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.

Vanessa Piedra \_\_\_\_\_  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE  
 Vanessa Piedra/ Platting Coordinator 07/19/2018

August 6, 2018

## Engineering Review

Final Plat – Tamarron Section 43  
City of Fulshear, Texas

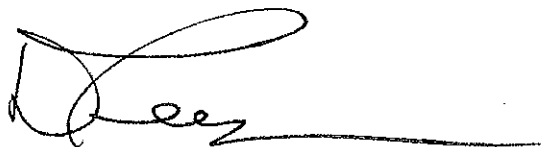
### For Information only:

1. This plat will create 126 Lots in six (6) Blocks and four (4) Reserves that cover a total area of 27.241 acres.
2. Access to this section is from the extension of Zephyr Park Lane and Scout Island from Tamarron Section 29.
3. Since this section is located in the ETJ of the City it will need approval from the City, Fort Bend County and Fort Bend County Drainage District.
4. The typical lot in this section is 50-foot by 125-foot with a 25-foot Front Building Line.

### Recommendations:

I recommend that this Final Plat of Tamarron Section 43 be approved with the following corrections/additions:

- A) The 30-foot Building Line at the rear of Lots 53 – 67, Block 6 needs to show how far it encroaches into these lots.
- B) Three of the street right-of-ways (Juniper Court, Sumac Drive and Zephyr Park Lane) are shown with 50-foot right-of-ways. The City will need to approve a variance for these.

A handwritten signature in black ink, appearing to be 'C. Leyendecker', written over a horizontal line.







July 17, 2018

City of Fulshear  
City Council / Planning & Zoning Commission  
30603 FM 1093  
Fulshear, Texas 77471

Re: Tamarron Section 43 – Final Plat  
LJA Job No. 1931-6043C (6.1)

Dear Council & Commission Members:

The proposed single family development of Tamarron Section 43 consists of 27.241 acres of land with 126 lots and 4 reserves in 6 blocks. This development has a typical lot size of 50' x 120' and a minimum lot area of 6,000 square feet to comply with the Development Agreement between the City and the Developer; dated August 27, 2013.

This final plat was originally approved by the City of Fulshear Planning & Zoning Commission on October 13, 2017 and by City Council on October 17, 2017.

We respectfully request the Council & Commission to consider granting the following variance:

- 1) A variance to the minimum sixty (60) foot right-of-way requirement for non-major thoroughfare streets established under Section 18(C)(2) of the City of Fulshear Subdivision Ordinance 2013-1091 and allow a reduced fifty (50) foot right-of-way for Zephyr Park Lane, Sumac Drive and Juniper Court.

Zephyr Park Lane, Sumac Drive and Juniper Court were designed and constructed as curb and gutter streets with storm sewers and, as cul-de-sac streets, cannot be extended in the future thus meeting the criteria for a fifty (50) foot right-of-way as established under Section 18(C)(2) of the City of Fulshear Subdivision Ordinance 2013-1091.

We respectfully request the Council & Commission grant the requested variance above and approve the Final Plat of the same.

We greatly appreciate your consideration of this variance request.

Thank you,



Geoffrey A. Freeman  
Platting Manager

GF/dl

Attachment(s)



## REVIEW FORM

On October 27, 2017 the Fort Bend County Drainage District reviewed the:

- |           |                     |                              |
|-----------|---------------------|------------------------------|
| 1. Plans  | Tamarron Section 43 | (Signed and Sealed 10/18/17) |
| 2. Plat   | Tamarron Section 43 |                              |
| 3. Permit |                     |                              |

and agrees that this project meets with minimum requirements of this department or office. The following comments may need to be addressed or observed.

The proposed minimum slab elevation of 148.50' above m.s.l. appears to meet the minimum requirements of *Fort Bend County Regulations of Subdivisions, Sec. 4.16* as shown in the attached "Minimum Slab Elevation Analysis". Tamarron Section 43 lies within Fort Bend County Municipal Utility District No. 182. The attached no objection letter from the FBCMUD No. 182 engineer acknowledges that drainage facilities, including detention capacity and outfall, are currently available or under design and states that no impervious cover will be added until they have been constructed. The letter also certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan approved by the Drainage District.

Neil J. Harty  
Reviewed by:

Mark Ogler  
Signature of Department Head

Based on review of the submitted information and stated conclusions, the Drainage District staff interposes no objection of the proposed drainage plan for the above referenced project.

Please note this does not necessarily mean that the entire supporting data and calculations have been completely checked and verified. However, the report is signed, dated and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.



1904 W Grand Parkway N, Suite 100, Katy, Texas 77449  
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386

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October 5, 2017

Mr. Neil Goertz  
Fort Bend County Drainage District  
1124 Blume Rd.  
Rosenberg, Texas 77471

Re: Tamarron Section 43 Preliminary Plat and Construction Plans  
Fort Bend County Municipal Utility District No. 182  
Job No. 1931-6043 (6.1)

Dear Mr. Goertz:

As Fort Bend County Municipal Utility District No. 182 Engineer, I have reviewed the above referenced plans and plat and offer no objections to the proposed design. Water Line Facilities, WWTP Facilities, Drainage Facilities including detention capacity and outfall are currently available or under design to serve this. No impervious cover will be added within Section 43 until detention and outfall capacity have been constructed.

FBCMUD No. 182 certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan titled "Master Drainage Plan for Tamarron Lakes," dated October 23, 2013, and approved by the Fort Bend County Drainage District on April 1, 2014.

Should you have any questions or need any additional information concerning these plans, please call me at 713.380.4430.

Sincerely,

A handwritten signature in black ink that reads 'Melony Gay' in a cursive script.

Melony F. Gay, PE  
Senior Project Manager

MFG/dl

October 5, 2017

Mr. Neil Goertz, PE  
Fort Bend County Drainage District  
1124 Blume Rd.  
Rosenberg, Texas 77471

Re: Minimum Slab Elevation Recommendation  
Tamarron Section 43  
Fort Bend County Municipal District No. 182  
LJA Job No.: 1931-6043 (6.0)

Dear Mr. Goertz:

Tamarron Section 43 lies within zone x unshaded as per federal emergency management agency FEMA FIRM, Map No. 48157C 0105L, (April 2, 2014).

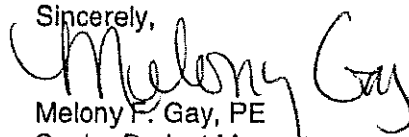
Based on our drainage studies using Fort Bend County Drainage District Criteria, the maximum 100-year floodplain elevation for Tamarron Section 43 is 139.52 feet, msl 2001 adj., for localized flow. Based on this information the recommended minimum slab elevation for this section has been determined as follows:

1. Eighteen inches (1.5') above the Lowest Natural Ground Contour  
Lowest Contour Line = 145.00  
Eighteen inches (1.5') above Lowest Contour = 146.50 (2001 adj.)
2. 100-year Water Surface Elevation at Lake System outfall for subdivision = 139.52  
Eighteen inches (1.5') above the 100-year Floodplain = 141.02 (2001 adj.)
3. One foot (1') above the maximum Ponding Elevation in the Streets  
Lots 1-10 Block 1, Lots 1-11 Block 2, Lots 1-9 Block 3, Lots 12-67 Block 6, Lots  
Maximum Ponding Elevation = 145.76  
One foot (1') above Maximum Ponding Elevation = 146.76 (2001 adj.)
4. One foot (1') above the maximum Ponding Elevation in the Streets  
Lots 10-17 Block 3, Lots 1-7 Block 4, Lots 6-11 Block 6  
Maximum Ponding Elevation = 145.88  
One foot (1') above Maximum Ponding Elevation = **146.88** (2001 adj.)
5. One foot (1') above the maximum Ponding Elevation in the Streets  
Lots 8-14 Block 4, Lots 1-7 Block 5, Lots 1-5 Block 6  
Maximum Ponding Elevation = 145.75  
One foot (1') above Maximum Ponding Elevation = 146.75 (2001 adj.)

Based on the above criteria, we recommend the top of all floor slabs shall be a minimum of **146.88** feet, 2001 adj. above mean sea level.

Mr. Neil Goertz, PE  
October 5, 2017  
Page 2

Please call me at 281.793.5253 if you have any questions or if you need additional information.

Sincerely,  
  
Melony F. Gay, PE  
Senior Project Manager

MFG/dl

Enclosure(s)





July 13, 2017

City of Fulshear  
30603 FM 1093  
Fulshear, TX 77441

**Re: Preliminary Plat of Tamarron Sec. 43**

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 July 7, 2017.

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

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

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

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

If there are any questions, please contact Samantha Richards at 713.207.6362.

Sincerely,

A handwritten signature in purple ink that reads "Samantha Richards". The signature is written in a cursive style.

Samantha Richards  
Right of Way Agent

C: Josue Sandoval<josandoval@lja.com>

PLR17.362



July 7, 2017

**Josue Sandoval**  
Platting

**LJA Engineering** | We Build Civilization  
• Katy  
P: 713.953.5200  
D: 713.953.5252  
[www.lja.com](http://www.lja.com)

**Re: Preliminary Plat of Tamarron Sec 43**

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 July 7, 2017

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 713-637-5169 with any questions that you may have.

Sincerely,

A handwritten signature in black ink that reads "David Miller".

David Miller  
Construction, Technician 3, Designer





October 19, 2017

Mr. Neil Goertz, PE  
Fort Bend County Drainage District  
1124 Blume Rd.  
Rosenberg, Texas 77471

Re: Minimum Slab Elevation Recommendation  
Tamarron Section 43  
Fort Bend County Municipal District No. 182  
LJA Job No.: 1931-6043 (6.0)

Dear Mr. Goertz:

Tamarron Section 43 lies within zone x unshaded as per federal emergency management agency FEMA FIRM, Map No. 48157C 0105L, (April 2, 2014).

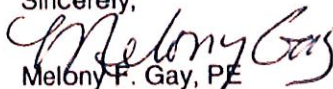
Based on our drainage studies using Fort Bend County Drainage District Criteria, the maximum 100-year floodplain elevation for Tamarron Section 43 is 139.52 feet, msl 2001 adj., for localized flow. Based on this information the recommended minimum slab elevation for this section has been determined as follows:

1. Eighteen inches (1.5') above the Lowest Natural Ground Contour  
Lowest Contour Line = 147.00  
Eighteen inches (1.5') above Lowest Contour = **148.50** (2001 adj.)
2. 100-year Water Surface Elevation at Lake System outfall for subdivision = 139.52  
Eighteen inches (1.5') above the 100-year Floodplain = 141.02 (2001 adj.)
3. One foot (1') above the maximum Ponding Elevation in the Streets  
Lots 1-10 Block 1, Lots 1-11 Block 2, Lots 1-9 Block 3, Lots 12-67 Block 6, Lots  
Maximum Ponding Elevation = 145.76  
One foot (1') above Maximum Ponding Elevation = 146.76 (2001 adj.)
4. One foot (1') above the maximum Ponding Elevation in the Streets  
Lots 10-17 Block 3, Lots 1-7 Block 4, Lots 6-11 Block 6  
Maximum Ponding Elevation = 145.88  
One foot (1') above Maximum Ponding Elevation = 146.88 (2001 adj.)
5. One foot (1') above the maximum Ponding Elevation in the Streets  
Lots 8-14 Block 4, Lots 1-7 Block 5, Lots 1-5 Block 6  
Maximum Ponding Elevation = 145.75  
One foot (1') above Maximum Ponding Elevation = 146.75 (2001 adj.)

Based on the above criteria, we recommend the top of all floor slabs shall be a minimum of **148.50** feet, 2001 adj. above mean sea level.

Please call me at 281.793.5253 if you have any questions or if you need additional information.

Sincerely,

  
Melony F. Gay, PE  
Senior Project Manager

MFG/dl

Enclosure(s)



1904 W Grand Parkway N, Suite 100, Katy, Texas 77449  
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386

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October 5, 2017

Mr. Neil Goertz  
Fort Bend County Drainage District  
1124 Blume Rd.  
Rosenberg, Texas 77471

Re: Tamarron Section 43 Preliminary Plat and Construction Plans  
Fort Bend County Municipal Utility District No. 182  
Job No. 1931-6043 (6.1)

Dear Mr. Goertz:

As Fort Bend County Municipal Utility District No. 182 Engineer, I have reviewed the above referenced plans and plat and offer no objections to the proposed design. Water Line Facilities, WWTP Facilities, Drainage Facilities including detention capacity and outfall are currently available or under design to serve this. No impervious cover will be added within Section 43 until detention and outfall capacity have been constructed.

FBCMUD No. 182 certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan titled "Master Drainage Plan for Tamarron Lakes," dated October 23, 2013, and approved by the Fort Bend County Drainage District on April 1, 2014.

Should you have any questions or need any additional information concerning these plans, please call me at 713.380.4430.

Sincerely,

A handwritten signature in blue ink that reads "Melony Gay". The signature is written in a cursive style.

Melony F. Gay, PE  
Senior Project Manager

MFG/dl



1904 W Grand Parkway N, Suite 100, Katy, Texas 77449  
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386

---

October 5, 2017

Mr. David Leyendecker, PE  
City of Fulshear Engineering  
29378 McKinnon Suite C  
Fulshear, Texas 77441

Re: Tamarron Section 43 Preliminary Plat and Construction Plans  
Fort Bend County Municipal Utility District No. 182  
Job No. 1931-6043 (6.1)

Dear Mr. Leyendecker:

As Fort Bend County Municipal Utility District No. 182 Engineer, I have reviewed the above referenced plans and plat and offer no objections to the proposed design. Water Line Facilities, WWTP Facilities, Drainage Facilities including detention capacity and outfall are currently available or under design to serve this. No impervious cover will be added within Section 43 until detention and outfall capacity have been constructed.

FBCMUD No. 182 certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan titled "Master Drainage Plan for Tamarron Lakes," dated October 23, 2013, and approved by the Fort Bend County Drainage District on April 1, 2014.

Should you have any questions or need any additional information concerning these plans, please call me at 713.380.4430.

Sincerely,

A handwritten signature in black ink that reads 'Melony Gay'. The signature is written in a cursive, flowing style.

Melony F. Gay, PE  
Senior Project Manager

MFG/dl

**DHI TITLE OF CENTRAL TEXAS  
10700 Pecan Park Blvd., Suite 220  
Austin, Texas 78750**

**CITY PLANNING LETTER**

June 19, 2018

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 12<sup>th</sup> day of June, 2018, we find the following:

**Record Owner:**

D. R. Horton-Texas, Ltd., a Texas limited partnership

**Recording Instrument:**

Special Warranty Deed, executed by BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas.

**Legal Description:**

**TAMARRON SECTION 43 (Proposed Plat)**

Being 27.241 acres of land located in the J. D. Vermillion Survey, Abstract 339, Fort Bend County, Texas, more particularly being a portion of that certain called 686.0183 acre tract (described as Tract 1) conveyed to D.R. Horton – Texas, LTD by an instrument of record under File Number 2013000056, in the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 27.241 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, North American Datum of 1983 (NAD83), South Central Zone);

COMMENCING at a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the southwest corner of Tamarron Crossing Section 1 Street Dedication, a subdivision of record under Plat Number 20170061, of the Plat Record of said Fort Bend County, Texas (F.B.C.P.R.), from which

a 5/8-inch iron rod with cap stamped "LJA ENG" found marking the northwest corner of said Tamarron Crossing Section 1 Street Dedication bears North 17° 46' 02" East, 100.00 feet;

Thence, South 19° 35' 19" East, 708.34 feet to the POINT OF BEGINNING of the herein described tract;

Thence, South 20° 24' 08" West, 161.83 feet to a point for corner, the beginning of a curve;

Thence, 136.30 feet along the arc of a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 156° 11' 16", and a chord which bears South 63° 06' 57" West, 97.85 feet to a point for corner, the beginning of a reverse curve;

Thence, 9.28 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of 21° 15' 51", and a chord which bears North 49° 25' 20" West, 9.23 feet to a point for corner;

Thence, South 01° 55' 13" East, 136.47 feet to a point for corner;

Thence, South 88° 04' 47" West, 50.00 feet to a point for corner;

Thence, South 01° 55' 13" East, 103.10 feet to a point for corner, the beginning of a curve;

Thence, 114.79 feet along the arc of a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 131° 32' 07", and a chord which bears South 10° 54' 36" West, 91.19 feet to a point for corner;

Thence, South 01° 55' 13" East, 215.48 feet to a point for corner, the beginning of a curve;

Thence, 65.84 feet along the arc of a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 75° 26' 55", and a chord which bears South 08° 14' 38" East, 61.19 feet to a point for corner;

Thence, South 60° 31' 10" East, 10.00 feet to a point for corner;

Thence, South 01° 55' 13" East, 125.36 feet to a point for corner;

Thence, South 88° 04' 47" West, 380.16 feet to a point for corner;

Thence, South 01° 55' 13" East, 55.88 feet to a point for corner;

Thence, South 88° 04' 47" West, 90.00 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of 90° 00' 00", and a chord which bears North 46° 55' 13" West, 35.36 feet to a point for corner;

Thence, South 88° 04' 47" West, 695.00 feet to a point for corner, the beginning of a curve;

Thence, 47.12 feet along the arc of a tangent curve to the left, having a radius of 30.00 feet, a central angle of 90° 00' 00", and a chord which bears South 43° 04' 47" West, 42.43 feet to a point for corner;

Thence, North 01° 55' 13" West, 889.94 feet to a point for corner;

Thence, North 88° 04' 47" East, 150.00 feet to a point for corner;

Thence, South 01° 55' 13" East, 14.94 feet to a point for corner;

Thence, North 88° 04' 47" East, 60.00 feet to a point for corner;

Thence, North 01° 55' 13" West, 30.27 feet to a point for corner;

Thence, North 88° 04' 47" East, 113.00 feet to a point for corner;

Thence, North 01° 55' 13" West, 207.00 feet to a point for corner;

Thence, North 88° 04' 47" East, 310.00 feet to a point for corner;

Thence, South 01° 55' 13" East, 207.00 feet to a point for corner;

Thence, North 88° 04' 47" East, 117.00 feet to a point for corner;

Thence, South 01° 55' 13" East, 30.27 feet to a point for corner;

Thence, North 88° 04' 47" East, 60.00 feet to a point for corner;

Thence, North 01° 55' 13" West, 69.66 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of 90° 00' 00", and a chord which bears North 43° 04' 47" East, 35.36 feet to a point for corner;

Thence, North 88° 04' 47" East, 26.61 feet to a point for corner, the beginning of a curve;

Thence, 91.83 feet along the arc of a tangent curve to the left, having a radius of 370.00 feet, a central angle of 14° 13' 13", and a chord which bears North 80° 58' 10" East, 91.60 feet to a point for corner;

Thence, North 88° 04' 47" East, 479.61 feet to the POINT OF BEGINNING and containing 27.241 acres of land.

**1. Deed Restrictions:**

None of record.

NOTE: Property is subject to inclusion into restriction documents recorded in Document Nos. 2014128516, 2014129256, and 2018019010, Official Public Records of Fort Bend County, Texas, but is not subject to said documents unless a Notice of Applicability to the subject property is recorded.

**2. Easements and other encumbrances (Oil, Gas and other Minerals excluded):**

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, Official Public Records of Fort Bend County, Texas.

Grazing Lease by and between BFH Mining, Ltd., Lessor, and Bar M Cattle Company, Lessee, recorded in Document No. 2010127261, corrected in Document No. 2011001553, Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Grazing Lease, from BFH Mining, Ltd., to D.R. Horton – Texas, Ltd., recorded in Document No. 2013000062, Official Public Records of Fort Bend County, Texas.



Notice of Intention to Introduce a Bill in the Legislature of Texas, pertaining to the Fulshear Parkway Improvement District, recorded in Document No. 2013025598, Official Public Records of Fort Bend County, Texas.

Memorandum of Fulshear Parkway Private Participation Agreement, dated August 30, 2013, recorded in Document No. 2013119270, Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Private Participation Agreement recorded in Document No. 2018029002, Official Public Records of Fort Bend County, Texas.

Short Form Blanket Easement, 3-Phase Overhead and Underground, to CenterPoint Energy Houston Electric, LLC, recorded in Document No. 2014039155, Official Public Records of Fort Bend County, Texas.

Deed - Minerals, Resources and Groundwater conveyed to DRH Energy, Inc., a Colorado corporation, recorded in Document No. 2013000063, Official Public Records of Fort Bend County, Texas.

All easements, building setback lines, restrictions and dedications as set out on the plat recorded in Plat No. 20180043 of the Plat Records of Fort Bend County, Texas.

One-foot reserve dedicated to the public in fee, as a buffer separation between the side or end of streets and the herein described property, the condition of such dedication being that when the herein described property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and fee title thereto shall revert to and revest in the dedicator, their heirs, successors, and assigns, as set forth in Note 21 on plat of Tamarron Section 29, recorded in Plat No. 20180043 of the Plat Records of Fort Bend County, Texas.

Sanitary Sewer Easement conveyed to Fort Bend County Municipal Utility District No. 182, recorded in Document No. 2017136011, Official Public Records of Fort Bend County, Texas.

Agreement for Underground Electric Service, Tamarron Section 43, in favor of CenterPoint Energy Houston Electric, LLC, recorded in Document No. 2018039260, Official Public Records of Fort Bend County, Texas.

Short Form Blanket Easement for Certain Utilities, conveyed to CenterPoint Energy Houston Electric, LLC, Consolidated Communications of Fort Bend Company, and Comcast of Houston, LLC, recorded in Document No. 2018047867, Official Public Records of Fort Bend County, Texas.

**3. Lien Holders:** None of record.

No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. Liability of Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party, Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

*James M. Connors*

James M. Connors, CAEP  
DHI Title of Central Texas

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 53 / Final Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: David Leyendecker DATE: 8-6-18

City Secretary

Processed  
 Returned for additional data

BY: [Signature] DATE: 7-19-2018

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: 07.19.2018 Date Received by the City of Fulshear: 07.20.2018  
 Subdivision: TAMARRON SECTION 53 Development: TAMARRON

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

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

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

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

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: 24.124 ACRES IN THE J.D. VERMILLION SURVEY, A-339

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

Total Acreage: 24.124  
 Number of Streets: 6  
 Number of Lots: 115  
 Number and Types of Reserves: 6 - Landscape / Open Space  
 Total Acres in Reserve: 1.094

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: Vanessa Piedra  
 Telephone: 713.953.5044  
 Fax Number: \_\_\_\_\_  
 Email Address: vpiedra@lja.com

<b>Platting Fees</b>	
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> \$1,678.10	
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

Vanessa Piedra / Platting Coordinator  
 TYPED OR PRINTED NAME/TITLE

07.19.2018  
 DATE

August 6, 2018

## Engineering Review

Final Plat -- Tamarron Section 53  
City of Fulshear, Texas

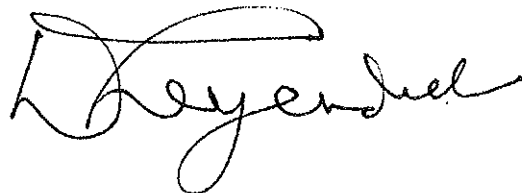
### For Information only:

1. This plat will create 115 Lots in five (5) Blocks and six (6) Reserves that cover a total area of 24.104 acres.
2. Access to this section is from the extension of Scout Island from Tamarron Section 43.
3. Since this section is located in the ETJ of the City it will need approval from the City, Fort Bend County and Fort Bend County Drainage District.
4. The typical lot in this section is 50-foot by 120-foot with a 25-foot Front Building Line.

### Recommendations:

I recommend that this Final Plat of Tamarron Section 53 be approved with the following corrections/additions:

- A) Both the City Planning Letter and the Metes and Bounds description call the acreage to be 24.104 acres. The Title Block describes it as 24.124 acres.
- B) The proposed 30-foot Building Line along the rear of Lots 20 – 38, Block 4 needs to show that it is off the original West property line of the Horton Tract and how far it encroaches into the lots



1. CLAY D. WATERS, A REGISTERED PROFESSIONAL LAND SURVEYOR, AS INCORPORATED UNDER THE LAWS OF THE STATE OF TEXAS, HAS BEEN DULY QUALIFIED AND LICENSED UNDER THE LAWS OF THE STATE OF TEXAS TO PREPARE AND RECORD THIS INSTRUMENT. HE HAS BEEN DULY QUALIFIED AND LICENSED UNDER THE LAWS OF THE STATE OF TEXAS TO PREPARE AND RECORD THIS INSTRUMENT. HE HAS BEEN DULY QUALIFIED AND LICENSED UNDER THE LAWS OF THE STATE OF TEXAS TO PREPARE AND RECORD THIS INSTRUMENT.

CLAY D. WATERS, LAND SURVEYOR  
 2528 Briarwood Drive  
 Houston, Texas 77052

2. I, ROBERT L. BELL, A PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF TEXAS ON THE 15th DAY OF JANUARY, 1981, AND HAVING BEEN DULY QUALIFIED AND LICENSED UNDER THE LAWS OF THE STATE OF TEXAS TO PREPARE AND RECORD THIS INSTRUMENT, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS INSTRUMENT IS TRUE AND CORRECT.



ROBERT L. BELL, ENGINEER  
 11111 Main Street  
 Houston, Texas 77052

THIS PLAN OF TAMARRON SECTION 53 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULBRIGHT, TEXAS

THIS PLAN OF TAMARRON SECTION 53 WAS APPROVED ON \_\_\_\_\_ BY THE CITY OF FULBRIGHT, TEXAS

APPROVED BY THE CITY CLERK

APPROVED BY THE COUNTY CLERK

THIS PLAN OF TAMARRON SECTION 53 WAS APPROVED ON \_\_\_\_\_ BY THE CITY OF FULBRIGHT, TEXAS, AND SIGNED ON \_\_\_\_\_ BY THE CITY CLERK OF FULBRIGHT, TEXAS. THE INFORMATION CONTAINED IN THIS INSTRUMENT IS TRUE AND CORRECT. AND SHALL BE VALID UNLESS THE PLAN IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

APPROVED BY THE COUNTY CLERK

APPROVED BY THE COUNTY CLERK

DATE OF FILING  
 COUNTY OF FORT BEND

STATE OF TEXAS  
 COUNTY OF FORT BEND

THIS INSTRUMENT IS FILED FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, ON \_\_\_\_\_ 2018.

FOR THE COUNTY CLERK

FOR THE COUNTY CLERK

FOR THE COUNTY CLERK

FOR THE COUNTY CLERK

FOR THE COUNTY CLERK

FOR THE COUNTY CLERK

FOR THE COUNTY CLERK



FOR THE COUNTY CLERK

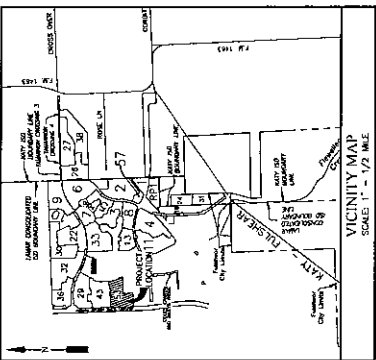
FOR THE COUNTY CLERK

FOR THE COUNTY CLERK

FOR THE COUNTY CLERK

FOR THE COUNTY CLERK

FOR THE COUNTY CLERK



VICINITY MAP  
 KEY MAP NO. 4039  
 SCALE: 1" = 1/2 MILE  
 APPROVED BY THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS  
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TAMARRON SECTION 53  
 A SUBDIVISION OF 24.124 ACRES OF LAND SITUATED IN THE  
 J.D. VERMILION SURVEY, ABSTRACT 339,  
 FORT BEND COUNTY, TEXAS.  
 115 LOTS 6 RESERVES (1.094 ACRES) 5 BLOCKS  
 JULY 19, 2018 JOB NO. 1931-4033  
 OWNERS:  
 D.R. HORTON - TEXAS, L.P.D.  
 A TEXAS LIMITED PARTNERSHIP  
 CHRIS LINKHART, PRESIDENT  
 14100 SOUTHWEST FREEMAN, SUITE 500, SUGAR LAND, TEXAS 77478  
 SURVEYOR: LIA Engineering, Inc.  
 2028 Briarwood Drive  
 Houston, Texas 77052  
 ENGINEER: LIA Engineering, Inc.  
 1001 W. Camel Parkway Suite 100  
 Houston, Texas 77052  
 PH: (281) 588-2100

APPROVED BY THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS  
 THIS INSTRUMENT IS FILED FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, ON \_\_\_\_\_ 2018.

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APPROVED BY THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS  
 THIS INSTRUMENT IS FILED FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, ON \_\_\_\_\_ 2018.







## DRAINAGE DISTRICT

Fort Bend County, Texas

June 14, 2018

Mr. Josue Sandoval  
LJA Engineering, Inc.  
1904 West Grand Parkway North, Suite 100  
Katy, Texas 77449  
Ph.: 713-953-5200  
Email: josandoval@lja.com

Re: Tamarron Section 53 – Plat

Dear Mr. Sandoval:

The Fort Bend County Drainage District has received the above referenced plat for review and comment. The following items need to be addressed prior to approval:

1. Please provide a copy of any plans associated with the plat for review.
2. Please provide a letter from the Fort Bend County MUD No. 182 engineer offering no objection to the plat and including the following statements:
  - a. Acknowledgement that detention and outfall capacity are in place to serve the proposed development or that no impervious cover will be added until they are constructed.
  - b. "Fort Bend County MUD No. \_\_\_ certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan titled \_\_\_\_\_, dated \_\_\_\_\_, and approved by the Fort Bend County Drainage District on \_\_\_\_\_."
3. Please provide a "Minimum Slab Elevation Analysis" and insert the elevation into Note 10.
4. Please add natural ground contours at maximum 1' intervals to the plat.
5. Please provide a final copy of the plat signed and sealed by the professional engineer.

The items listed above need to be addressed prior to releasing the Drainage District approval form to the Fort Bend County Engineering Department.

Please let me know if you have any questions.

Sincerely,

Neil J. Goertz  
Engineer  
Fort Bend County Drainage District

cc: Ms. Maggie Dalton – Fort Bend County Engineering Department  
Engineering/Administration: P.O. Box 1028 • 1124 Blume Road • Rosenberg, Texas 77471 • (281) 342-2863  
Construction/Maintenance: 1022 Blume Road • Rosenberg, Texas 77471 • (281) 342-0141



June 19, 2018

City of Fulshear  
30603 FM 1093  
Fulshear, TX 77441

**Re: Tamarron Section 53**

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 June 5, 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 Wesley Maresh at 713.207.6212.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wesley Maresh".

Wesley Maresh  
Associate Right of Way Agent

C: Josue Sandoval <josandoval@lja.com >

PLR18.325

June 18, 2018

Mr. Neil Goertz  
Fort Bend County Drainage District  
1124 Blume Rd.  
Rosenberg, Texas 77471

Re: Tamarron Section 53 Preliminary Plat and Construction Plans  
Fort Bend County Municipal Utility District No. 182  
Job No. 1931-6053 (6.0)

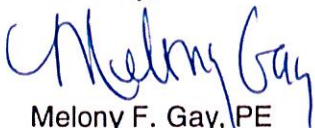
Dear Mr. Goertz:

As Fort Bend County Municipal Utility District No. 182 Engineer, I have reviewed the above referenced plans and plat and offer no objections to the proposed design. Water Line Facilities, WWTP Facilities, Drainage Facilities including detention capacity and outfall are currently available or under design to serve this. No impervious cover will be added within Section 53 until detention and outfall capacity have been constructed.

FBCMUD No. 182 certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan titled "Master Drainage Plan for Tamarron Lakes," dated October 23, 2013, and approved by the Fort Bend County Drainage District on April 1, 2014.

Should you have any questions or need any additional information concerning these plans, please call me at 713.380.4430.

Sincerely,



Melony F. Gay, PE  
Senior Project Manager

MFG/dl





June 26, 2018

Josue Sandoval  
Platting  
LJA Engineering | We Build Civilization  
Katy

**Re: Tamarron Sec 53**

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 June 5, 2018.

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

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

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

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

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

Sincerely,

Leslie Noyola  
Construction Coord., Planning & Design



1904 W Grand Parkway N, Suite 100, Katy, Texas 77449  
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386

---

June 20, 2018

Mr. David Leyendecker  
City of Fulshear - Engineering  
29378 McKinnon, Suite C  
Fulshear, Texas 77441

Re: Tamarron Section 53 Preliminary Plat and Construction Plans  
Fort Bend County Municipal Utility District No. 182  
Job No. 1931-6053 (6.0)

Dear Mr. Leyendecker:

As Fort Bend County Municipal Utility District No. 182 Engineer, I have reviewed the above referenced plans and plat and offer no objections to the proposed design. Water Line Facilities, WWTP Facilities, Drainage Facilities including detention capacity and outfall are currently available or under design to serve this. No impervious cover will be added within Section 53 until detention and outfall capacity have been constructed.

FBCMUD No. 182 certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan titled "Master Drainage Plan for Tamarron Lakes," dated October 23, 2013, and approved by the Fort Bend County Drainage District on April 1, 2014.

Should you have any questions or need any additional information concerning these plans, please call me at 713.380.4430.

Sincerely,

A handwritten signature in blue ink that reads "Melony F. Gay". The signature is written in a cursive style.

Melony F. Gay, PE  
Senior Project Manager

MFG/bt

**DHI TITLE OF CENTRAL TEXAS  
10700 Pecan Park Blvd., Suite 220  
Austin, Texas 78750**

**CITY PLANNING LETTER**

June 26, 2018

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 18 day of June, 2018, we find the following:

**Record Owner:**

D. R. Horton-Texas, Ltd., a Texas limited partnership

**Recording Instrument:**

Special Warranty Deed, executed by BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas.

**Legal Description:**

**TAMARRON SECTION 53 (Proposed Plat)**

DESCRIPTION OF  
24.104 ACRES  
TAMARRON SECTION 53

Being 24.104 acres of land located in the J. D. Vermillion Survey, Abstract 339, Fort Bend County, Texas, more particularly being a portion of that certain called 686.0183 acre tract (described as Tract I) conveyed to D.R. Horton – Texas, LTD by an instrument of record under File Number 2013000056 of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 24.104 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83);

COMMENCING for reference at a 1-inch iron pipe found for the northwest corner of said 686.0183 acre tract, same being an angle corner on the south line of that certain called 1,352.43 acre tract conveyed to Fort Bend Jordan Ranch LP by an instrument of record under File Number 2015027940, F.B.C.O.P.R., and said point being on the common survey line of said J. D. Vermillion Survey and the J. G. Bennett Survey, Abstract 611, Fort Bend County, Texas;

Thence, North  $87^{\circ} 51' 41''$  East, along the north line of said 686.0183 acre tract and a south line of said 1,352.43 acre tract, 100.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for the northwest corner of Tamarron Section 36, a subdivision of record recorded under Plat Number 20180045 of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.);

Thence, South  $01^{\circ} 55' 13''$  East, departing said north line and said south line and with the west line of said Tamarron Section 36 and it's extension and the west line of Tamarron Section 29, a subdivision of record under Plat Number 20180048, F.B.C.P.R., and it's extension, 2,747.13 feet to the POINT OF BEGINNING of the herein described tract, the beginning of a non-tangent curve;

Thence, 47.12 feet along the arc of a non-tangent curve to the right, having a radius of 30.00 feet, a central angle of  $90^{\circ} 00' 00''$ , and a chord which bears North  $43^{\circ} 04' 47''$  East, 42.43 feet to a point for corner;

Thence, North  $88^{\circ} 04' 47''$  East, 695.00 feet to a point for corner, the beginning of a tangent curve;

Thence, 39.27 feet along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of  $90^{\circ} 00' 00''$ , and a chord which bears South  $46^{\circ} 55' 13''$  East, 35.36 feet to a point for corner;

Thence, North  $88^{\circ} 04' 47''$  East, 90.00 feet to a point for corner;

Thence, North  $01^{\circ} 55' 13''$  West, 55.88 feet to a point for corner;



Thence, North 88° 04' 47" East, 380.16 feet to a point for corner on the west line of a called 49.033 acre tract conveyed to FBC MUD No. 182 by an instrument of record under File Number 2017129621, F.B.C.O.P.R. and corrected in File Number 2018016118, F.B.C.O.P.R.;

Thence, along the west line of said 49.033 acre tract the following nine (9) courses:

1. South 01° 55' 13" East, 124.20 feet to a point for corner, the beginning of a non-tangent curve;
2. 68.82 feet along the arc of a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 78° 51' 25", and a chord which bears South 01° 48' 42" East, 63.51 feet to a point for corner;
3. South 52° 23' 00" East, 32.37 feet to a point for corner;
4. South 01° 55' 13" East, 97.57 feet to a point for corner;
5. North 88° 04' 47" East, 38.00 feet to a point for corner;
6. South 01° 55' 13" East, 107.75 feet to a point for corner, the beginning of a non-tangent curve;
7. 112.08 feet along the arc of a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 128° 25' 55", and a chord which bears South 60° 01' 45" East, 90.04 feet to a point for corner;
8. South 30° 55' 42" East, 60.93 feet to a point for corner;
9. South 01° 55' 13" East, 91.39 feet to a point for corner;

Thence, South 88° 04' 47" West, departing the west line of said 49.033 acre tract, 579.00 feet to a point for corner;

Thence, North 01° 55' 13" West, 15.00 feet to a point for corner;

Thence, South 88° 04' 47" West, 181.00 feet to a point for corner;

Thence, South 01° 55' 13" East, 484.76 feet to a point for corner;

Thence, South 86° 16' 34" West, 629.31 feet to a point for corner;

Thence, North 01° 55' 13" West, 1,034.57 feet to the POINT OF BEGINNING and containing 24.104 acres of land.

**1. Deed Restrictions:**

None of record.

NOTE: Property is subject to inclusion into restriction documents recorded in Document Nos. 2014128516, 2014129256, and 2018019010, Official Public Records of Fort Bend County, Texas, but is not subject to said documents unless a Notice of Applicability to the subject property is recorded.

**2. Easements and other encumbrances (Oil, Gas and other Minerals excluded):**

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, Official Public Records of Fort Bend County, Texas.

Grazing Lease by and between BFH Mining, Ltd., Lessor, and Bar M Cattle Company, Lessee, recorded in Document No. 2010127261, corrected in Document No. 2011001553, Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Grazing Lease, from BFH Mining, Ltd., to D.R. Horton – Texas, Ltd., recorded in Document No. 2013000062, Official Public Records of Fort Bend County, Texas.

Notice of Intention to Introduce a Bill in the Legislature of Texas, pertaining to the Fulshear Parkway Improvement District, recorded in Document No. 2013025598, Official Public Records of Fort Bend County, Texas.

Memorandum of Fulshear Parkway Private Participation Agreement, dated August 30, 2013, recorded in Document No. 2013119270, Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Private Participation Agreement recorded in Document No. 2018029002, Official Public Records of Fort Bend County, Texas.

Deed - Minerals, Resources and Groundwater conveyed to DRH Energy, Inc., a Colorado corporation, recorded in Document No. 2013000063, Official Public Records of Fort Bend County, Texas.

Short Form Blanket Easement, 3-Phase Overhead and Underground, to CenterPoint Energy Houston Electric, LLC, recorded in Document No. 2014039155, Official Public Records of Fort Bend County, Texas.

Sanitary Sewer Easement conveyed to Fort Bend County Municipal Utility District No. 182, recorded in Document No. 2017136011, Official Public Records of Fort Bend County, Texas.

**3. Lien Holders:** None of record.

No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. Liability of Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party, Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT.** This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

*George T. Dunn*

George T. Dunn  
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