

"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

CITY COUNCIL:

CHAIRMAN- AMY PEARCE MEMBER- JOAN BERGER MEMBER- JASON CHERUBINI CO-CHAIR- AUSTIN WEANT MEMBER- GREGORY EHMAN EX-OFFICIO- KAYLEEN NELSON

MEMBER- DAR HAKIMZADEH MEMBER- JOHN DOWDALL

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

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 cochairman 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 2nd/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. <u>Consideration and possible action to approve Minutes from Planning and Zoning</u> 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. <u>Consideration and possible action to approve Tamarron Section 29 Partial Replat No. 1/Preliminary Plat</u>

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. <u>Consideration and possible action to approve Fulbrook on Fulshear Creek Section</u> 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. <u>Consideration and possible action to approve Fulbrook on Fulshear Creek Section</u> 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. <u>Consideration and possible action to approve Fulbrook on Fulshear Creek Lift Station Site No. 9/Final Plat</u>

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. <u>Consideration and possible action to approve Tamarron Section 36 Partial Replat No.</u> 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. <u>Consideration and possible action to approve Tamarron Crossing Section 4 Street Dedication/Final Plat</u>

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

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

AGENDA OF: August 6, 2018 **Items: 6-12**

DATE SUBMITTED: August 10, 2018 **DEPARTMENT:** Planning and

Development

City Engineer

Sharon Valiante,

Public Works Director,

John Brown, Interim

PREPARED BY: Building Official, **PRESE**

PRESENTER:

David Leyendecker,

Brant Gary,

Executive Director of Planning and Development

SUBJECT: Plat Summaries for Planning and Zoning Commission

ATTACHMENTS: 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

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

Boulevard Street Dedication / Final Pla
Boulevard Street Dedication / Final Pla Section 1
8-6-18
DATE:8-6-18
•
DATE: 7.16.2019
DATE:7-16-2018
DATE:
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: POLO RANCH BOULEVARD	ate Received by the City of Fuls	hear:
SUBMITTAL OF PLAT: (Check Appropriate Sele		
Preliminary Replat Amending Plat TYPE OF PLAT: (Check Appropriate Selection)	Final Vacation Plat	Short Form Final Admin. (Minor) Plat
X Single-Family ResidentialPlanned Development Plat Location:X City Legal Description:2.809 ACRES IN THE C	Zero Lot Line/ Pation Zero Lot Line/ Pation Commercial ETJ (Extraterritorial Jurisdiction CHURCHILL FULSHEAR A-2	Industrial
Variance: Yes (Attach a Copy of Appr		
Total Acreage: 2.809 Number of Streets: 1 Number of Lots: 0		Platting Fees
Number and Types of Reserves: 0 Total Acres in Reserve: 0	Prel	iminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50
Owner: CENTURY LAND HOLDINGS OF Address: HOUSTON, TEXAS Telephone: 832.698.1831	Repl	Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre lat - \$500.00 plus 5.00 per lot plus \$25.00 per acre lending or Minor Plat - \$200.00
Email Address:	Plat	Vacation - \$500.00
Engineer/Planner: LJA ENGINEERING INC Contact Person: Jason Price Telephone: 713-380-4446	тот	Review of plats - \$100.00 (each additional review) AL PLATTING FEE\$570.23 Fees (due at Final Plat Application)
Fax Number:		- cos (due de mai rial Application)
This is to certify that the information on this for	formation, required documents	t and the undersigned is authorized to make this , and plat fees are required at time of submittal or t P&Z board.
At.	Jason Price	07/13/2018
SIGNATURE	TYPED OR PRINTED NAME/	TITLE DATE

Clay & Leyendecker, Inc.

Texas Engineer Registration Number - F-2309

Consulting Engineers and Surveyors

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

XUSTON POWER FULSHEAR N FULSHEAR DR. VICINITY MAP KEY MAP NO. 5221 WYDWARE ORDO

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CIT W. ROBORTS, MAYOR

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DANA GORDON DIFORD, CITY SECRETARY

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POLO RANCH BOULEVARD STREET DEDICATION SECTION 1 FINAL PLAT OF

A SUBDINISION OF 2.809 ACRES OF LAND STRATED IN THE CHURCHILL FULSHEAR LEAGUE ABSTRACT 29 FORT BEND COUNTY, TEXAS. O RESERVES D BLOCKS D LOTS

JOB NO. 2457-1008C-310 JULY 16, 2018

CENTURY LAND HOLDINGS OF TEXAS, LLC
A COLORADO LANTID LABILITY COMPANY
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UNIS OFFE, OMSON PERSOEN
SS N. SM. INDERSOR PROSTOR
(RAY OFFE SINE SO. HOUSTON, TEXAS 77000 OWNERS

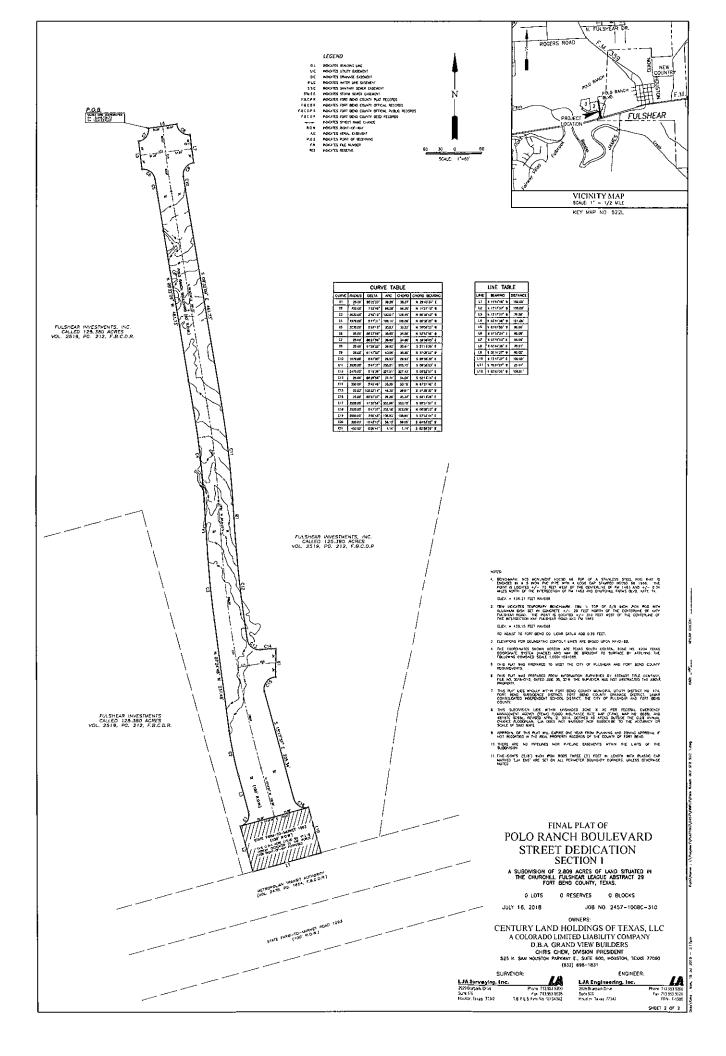
SURVEYOR: LJA Surveying, Inc. 2828 Builgark Dree Sale 175 Houson, Texas 77042 T

Flores 713,053,5000 Fax 713,053,5000 T.B.P.L.S. Fem No. 10194382

ENGINEER

LJA Engineering, Inc.. 2923 Brapat Divis Sule 600 Houten, Texas 77042

Phase 713-953-5200 Far 713-953-5205 FRM - F-13-95



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:

- 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,

Sheila R. Agee

Senior Right of Way Agent

C: Jason Price < jprice@lja.com>

PLR17.652A



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,

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,

Leslie Noyola

Solie M. 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, 6th 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, Fuishear investments, Inc., Fuishear 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: 1 Majanda

olanda 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;

Page 1 of 5

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° 02′ 23″, and a chord which bears North 29° 43′ 34″ East, 35.37 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North 15° 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° 52' 49", and a chord which bears North 11° 21' 13" West, 96.20 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North 07° 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° 40' 10", and a chord which bears North 05° 34' 43" West, 129.99 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North 03° 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° 47' 31", and a chord which bears North 06° 38' 23" West, 199.06 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North 09° 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° 52′ 12″, and a chord which bears North 09° 06′ 02″ West, 30.83 feet

Page 2 of 5

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° 27' 59", and a chord which bears North 52° 53' 56" West, 34.88 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North 07° 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° 27' 59", and a chord which bears North 38° 38' 05" East, 34.88 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North 81° 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° 29' 32", and a chord which bears South 51° 15' 28" East, 35.81 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South 07° 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° 47' 03", and a chord which bears South 37° 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;

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° 47′ 00", and a chord which bears South 09° 08′ 39″ East, 26.93 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South 09° 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° 47′ 31″, and a chord which bears South 06° 38′ 23″ East, 205.12 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South 03° 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° 16' 39", and a chord which bears South 06° 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° 29' 56", and a chord which bears South 52° 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° 45' 49", and a chord which bears North 87° 21' 42" East, 33.18 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South 00° 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;

Page 4 of 5

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° 32' 14", and a chord which bears South 37° 28' 30" West, 39.81 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South 15° 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° 57' 37", and a chord which bears South 60° 16' 26" East, 35.34 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South 15° 17' 37" East, 100.00 feet to the POINT OF BEGINNING and containing 2.809 acres of land.

LJA Englneering, 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 / Final Plat					
City Engineer Rev		/			
Reviewed See Attacl					
BY: David I	_eyendecker	DATE:	8-6-18		
City Secretary					
	d for additional data				
	Ү КОРЕСКҮ	DATE:	7-16-2018		
Planning Commis	ssion Review				
	for additional data				
		DATE:			
City Council Revi	<u>ew</u>				
Approved Returned	for additional data				
BY:		DATE:			



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796 ~ Fax: 281-346-2556 www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: Date	Received by the City of	Eulchoore	
Date: Date Subdivision:POLO RANCH SECTION 1	Development:	ruisileal.	
SUBMITTAL OF PLAT: (Check Appropriate Selecti			
PreliminaryReplatAmending Plat	X Final Vacation Plat		Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection)			
X Single-Family Residential Planned Development	Zero Lot Line/	Patio Home	Multi-Family Residential
Plat Location: X City	TJ (Extraterritorial Jurisc	liction)	
Legal Description:11.731 ACRES IN THE C	HURCHILL FULSHEA	R A-29	
Variance:Yes (Attach a Copy of Approv Total Acreage:11.731 Number of Streets:2			
		Plat	ting Fees
Number and Types of Reserves: $\frac{2 - LANDSCAP}{2.169}$			plus 3.50 per lot, plus \$12.50
Owner:CENTURY LAND HOLDINGS OF T	EXAS	• 350 900900	5.00 per lot plus \$25.00 per acre
Address: 525 N . SAM HOUSTON PKWY SI	UITE 600		per lot plus \$25.00 per acre
City/State: HOUSTON, TEXAS Telephone: 832.698.1831	The second secon	Amending or Minor Pla	
Telephone: 832.698.1831 Email Address:		Plat Vacation - \$500.00	
Engineer/Planner: LJA ENGINEERING INC Contact Person: Jason Price			00.00 (each additional review)
Telephone:		Park Fees (due at Final	Plat Application)
Eav Number			
Email Address: Jpnice@ija.com			
This is to certify that the information on this form application. I understand that if all necessary info City of Fulshear will not complete the review nee	rmation, required docu	ments, and plat fees are	ned is authorized to make this required at time of submittal or th
Hoteo	Jason Price		07/13/2018
SIGNATURE	TYPED OR PRINTED N	AME/TITLE	DATE

Texas Engineer Registration Number - F-2309

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.

LCOUNT OUSTON H FULSHEAR (3 2 Burn VICINITY MAP SCALE 1" - 1/2 MILE KEY MAP NO. 522. ON BAOT

HIGGS, 33-4 FIT AGO, The Ref. of A REFEG CIO. To like Real, IMMER A MISSELLE AGO, TO THE REAL CIO. TO COMPANY AND AGO, TO COMP PHONG, MORTH 15' 17' 37" MCST, DOWNTHG SAG COMMON LINE, 190400 PECT TO A SCHEMENT INDURED ON STANDOO TLAN ENCYSET FOR CONNER, THE INCHINNES OF A NON-IMMEDIT CLARK; THENCE, NAMED 02: 44' 38" MEST, 70:31 FECT TO A SARUMON HOM ROO WITH CAP SYMPTO TAK ENCISET FOR CORNER, THE BECINNING OF A SANCOST QUANT. billing; 2023 FED Able The Ave G A Menshi cares to the Co. Who the Co. Who to the Co. Who the Co

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NOTING MARKET IN AND FOR THE STATE OF TEXAS

PLP/UTY

WAS GONDON OFFORD, CITY SECURIARY

JOSE W. ROBENTS, MAYOR

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MARC THOMAL, WITC PRESIDENT OF LAND

NDIVER PUBLIC IN AND FOR THE STATE OF TENAS

STATE OF 15MS

THENDE, SOUTH ON US. 11" WEST, 190.87 FEET TO THE POINT OF DEGREENING AND STRAINING 11,73 ACRES OF LIND.

POLO RANCH FINAL PLAT OF SECTION 1

A SUBDIVISION OF 11,731 ACRES OF LAND STRUKTED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29 FORT BEND COUNTY, TEXAS. 37 LOTS 2 RESERVES (2.169 ACRES)

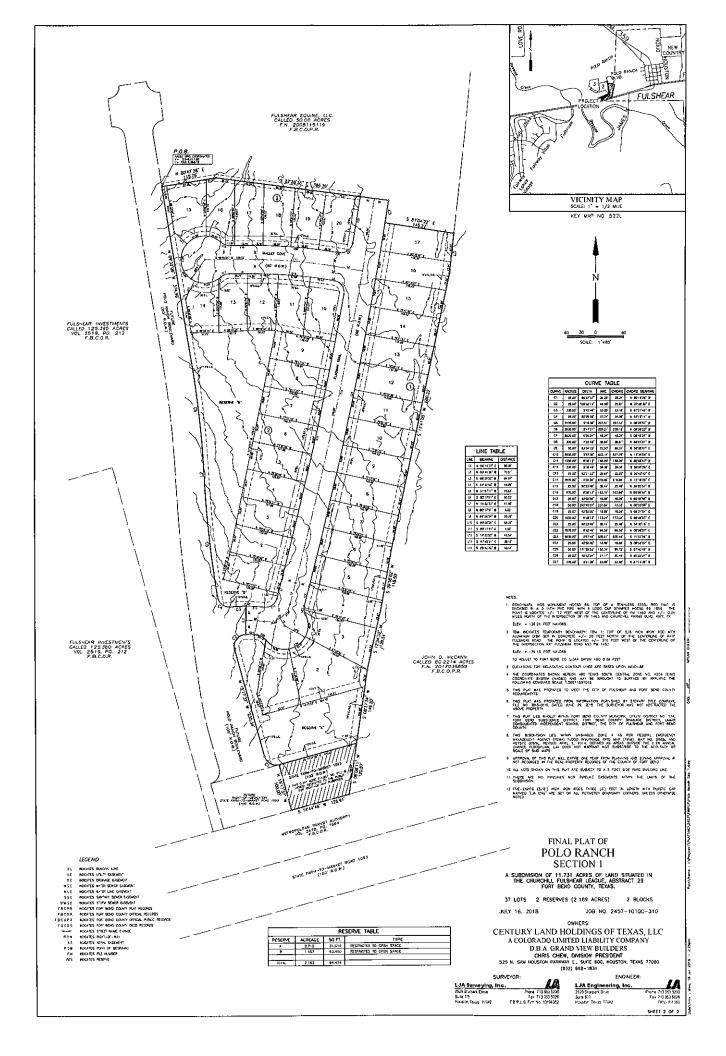
CENTURY LAND HOLDINGS OF TEXAS, LLC
ACUCIONAD LIMITED LABILITY COMPANY
DIRA, GRAND NIEW RILLIDERS
2008. BURN LONSON PREDIGNT
325 N. SM. HOUSTON PAGENT E, SME 600, HOUSTON, EXAS TONGO
(622) 604—821. JOB NO. 2457-1010C-310 JULY 16, 2018



ENCINEER LJA Engineering, Inc. 289 buyer, Dre Sue 60 Houle, Teas 7702

Frone 713,953,5206 Fax 713,953,5026 FRN - F-1386 SHEET 1 OF 2

Phone 713,853,520 Fax 713,853,500 T.B.P.L.S. Firm No. 1019/082



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:

- 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,

Sheila R. Agee

Senior Right of Way Agent

C: Jason Price < jprice@lja.com>

PLR18.129A



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,

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,

Leslie Noyola

Seslie M. 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, 6th Floor Hoψston, 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

Order No. 2018-0110 Title Search – City Planning 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: 10 10 parties Mercado Evaminar

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° 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° 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° 57′ 37″, and a chord which bears North 60° 16′ 26″ West, 35.34 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North 15° 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;

Page 1 of 4

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° 32' 14", and a chord which bears North 37° 28' 30" East, 39.81 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North 00° 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° 45' 49", and a chord which bears South 87° 21' 42" West, 33.18 feet to a 5/8-lnch 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° 29' 56", and a chord which bears North 52° 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° 16' 39", and a chord which bears North 06° 22' 57" West, 227.43 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North 03° 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° 47′ 31″, and a chord which bears North 06° 38′ 23″ West, 205.12 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

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

Page 2 of 4

Thence, North 80° 47' 28" East, 115.76 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner:

Thence, South 82° 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° 20' 34", and a chord which bears South 08° 45' 21" West, 48.04 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South 81° 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° 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 a angle corner in said common line;

Thence, South 11° 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° 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° 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° 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;

Page 3 of 4

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 c	or Plat Polo Ranch Se	ection 2/Fi	nal Plat	
City E	ngineer Review	,		
	Reviewed See Attached Letter			
BY:	David Leyendecker	DATE:	8-6-18	
City S	ecretary			
	Processed Returned for additional data	c		
BY:	KIMBERLY KOPECKY	DATE:	7-16-2018	
<u>Plann</u>	ing Commission Review			
	_Approved _Returned for additional data			
		DATE:		
City C	ouncil 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 Dat	e Received by the City of Fulsh	07/12/2018
Subdivision: POLO RANCH SECTION 2		
SUBMITTAL OF PLAT: (Check Appropriate Select	ion)	
Preliminary	X_ Final	Short Form Final
Replat Amending Plat	Vacation Plat	Admin. (Minor) 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: X City E	ETJ (Extraterritorial Jurisdiction)
	CHURCHILL FULSHEAR A-:	
Variance: Yes (Attach a Copy of Approx	val Letter) X No	
Total Acreage:18.412		
Number of Streets: 4		
		Platting Fees
Number and Types of Reserves: 5/Landscape,	Drainage, Open Space	r lacting rees
Total Acres In Reserve:	Preli	minary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 cre
Owner: CENTURY LAND HOLDINGS OF T	EXAS	Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre
Address: 525 N . SAM HOUSTON PKWY S	SUITE 600	at - \$500.00 plus 5.00 per lot plus \$25.00 per acre
City/State: HOUSTON, TEXAS		nding or Minor Plat - \$200.00
elephone: 832.698.1831	The second secon	
Email Address:	104V	Vacation - \$500.00
Engineer/Planner: LJA ENGINEERING INC		eview of plats - \$100.00 (each additional review)
Contact Person: Jason Price	тоти	AL PLATTING FEE \$ 1170,30
elephone: 713-380-4446	Park	Fees (due at Final Plat Application)
ax Number:		
mall Address: jprice@lja.com		
This is to certify that the information on this form	n is complete, true and correct	and the undersigned is authorized to make this
application. I understand that if all necessary info	ormation, required documents	, and plat fees are required at time of submittal or
City of Fulshear will not complete the review nee	eded in order to submit to the	P&Z board.
	JASON PRICE	07/12/2018
SIGNATURE	TYPED OR PRINTED NAME/	TITLE DATE

Texas Engineer Registration Number - F-2309

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 fiver (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.

Løgend

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DAIL OF 1006 DUNTY OF TORE GEND

CHRS CHON, UNESCON PRESIDENT

ATTIVATOR OF THE OWNER OF THE SECOND OF LAND

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MANAGEMENT PLANTE IN AND TOKE THE STATE OF TEXAS

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HOLDING IN AND FIRE THE STATE OF TEXAS

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MEON FEMELODIN, R.P.A.S. REASTERED PROFESSIONAL LAND SURVEYOR REAS REGISTRATION NO GOOT

HES PLAT OF POLICY BURGH SECTION 2 IS JORGAND BY THE CITY PLANNING COMMISSION OF THE CITY OF TILENOMS, TAKES 201.8 HE DAY OF

AMY PCARCE, CHARA

CFF W. ROBOTS, WYOR

DIANA GORDON OFFORD, DTY SECRETARY

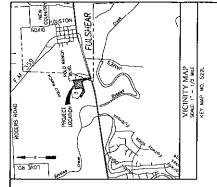
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AURA RICHARD, COUNTY CLERK ONT BOAD COUNTY, 15:005

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POLO RANCH FINAL PLAT OF SECTION 2

A SUBDIVISION OF 18.412 ACRES OF LAND SITUATED THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29 FORT BEND COUNTY, TEXAS.

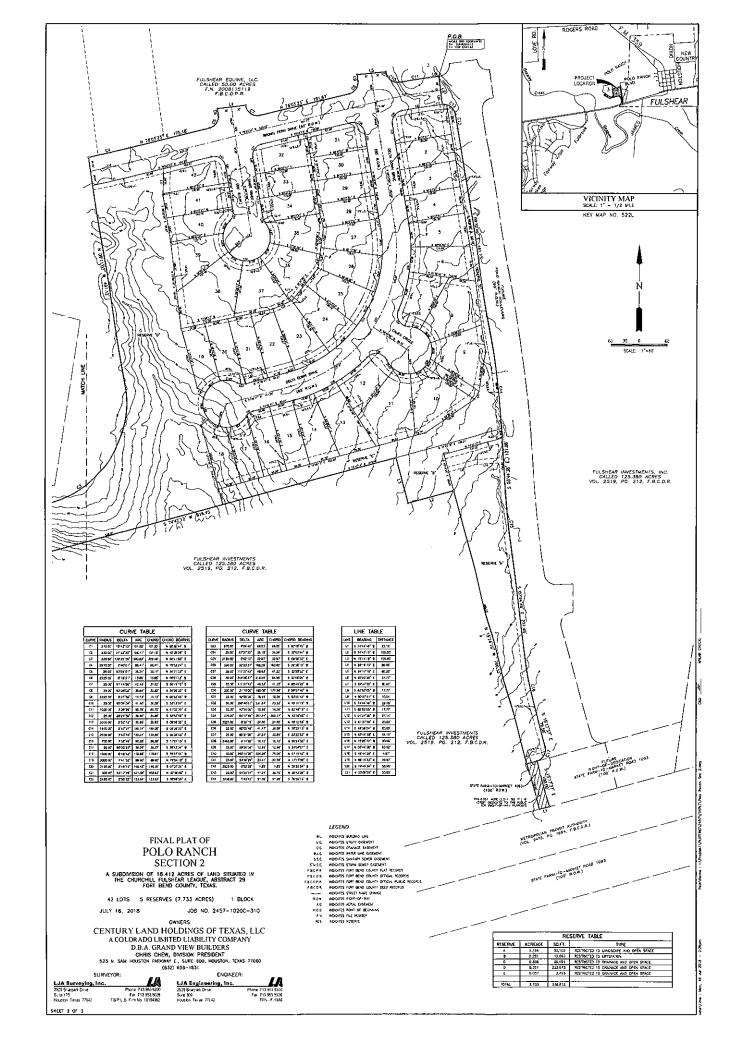
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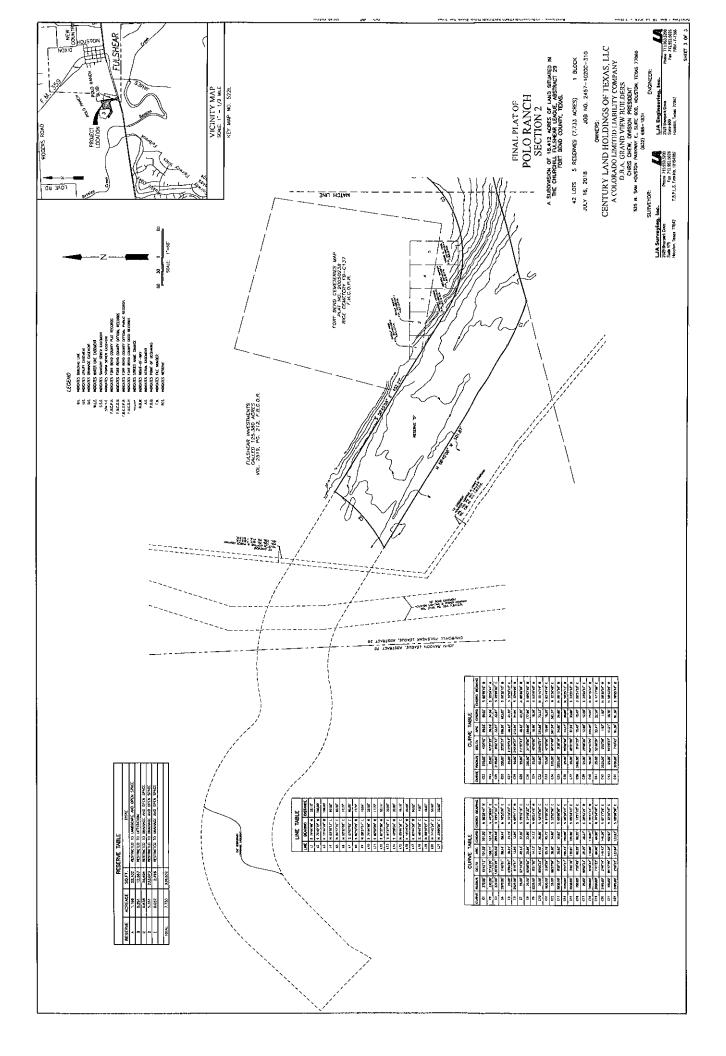
CENTURY LAND HOLDINGS OF TEXAS, LLC
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528 N. JOB NO. 2457-1020C-310 OWNERS: JULY 16, 2018

Phone 713,853,570 Fax 713,953,570 T.B.P.L.S. Frm Ho. 10194382 SURVEYOR: CJA Surveying, Inc. 2928 Brisper Diver Suite 175 Houston, Feza 17042

ENCINEER LJA Engineering, Inc. 2829 Burpark Ume Suite 600 Housen, Teas 77042

Phoes 713.953,5200 Fee 713,953,5026 FRY-F-1386





MEMORANDUM



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:

- 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,

Sheila R. Agee

Senior Right of Way Agent

C: Jason Price < jprice@lja.com>

PLR17.648A



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,

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: 713 053 5200

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,

Leslie Novola

Suslii M. Noyula

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, 6th Floor Houston, T*x 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

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;

Page 1 of 5

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

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

Thence, South 74° 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° 43' 13", and a chord which bears North 66° 36' 44" West, 101.20 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North 58° 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° 33' 20", and a chord which bears North 48° 38' 09" East, 157.18 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South 58° 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° 25' 59", and a chord which bears North 56° 01' 53" East, 399.48 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North 09° 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;

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° 37′ 42″, and a chord which bears North 76° 52′ 14″ East, 84.40 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North 76° 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° 04' 01", and a chord which bears North 34° 31' 23" East, 33.15 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

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

Thence, North 83° 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° 14′ 50″, and a chord which bears South 55° 19′ 12″ East, 37.52 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North 76° 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° 08' 03", and a chord which bears North 34° 59' 22" East, 32.85 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

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

Page 3 of 5

Thence, North 84° 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° 04' 34", and a chord which bears South 53° 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° 39' 29", and a chord which bears North 81° 02' 20" East, 65.75 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

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

Thence, South 07° 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° 27' 59", and a chord which bears South 52° 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° 52' 12", and a chord which bears South 09° 06' 02" East, 30.83 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South 09° 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;

Page 4 of 5

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° 47′ 31″, and a chord which bears South 06° 38′ 23″ East, 199.06 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South 03° 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° 40' 10", and a chord which bears South 05° 34' 43" East, 129.99 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South 07° 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° 52′ 49″, and a chord which bears South 11° 21′ 13″ East, 96.20 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South 15° 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° 02' 23", and a chord which bears South 29° 43' 34" West, 35.37 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South 15° 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/	tinal Plat
City En	gineer Review			
	_Reviewed _See Attached Letter			
BY:	David Leyendecker		_DATE:	8-6-18
City Se	cretary			
	Processed _Returned for additional data			
BY:	KIMBERLY KOPECKY		_DATE:	7-16-2018
<u>Plannir</u>	ng Commission Review			
	_Approved _Returned for additional data			
BY:			_DATE:	
City Co	uncil 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	Possilved by the Site of	Fulshear:07/13/2018	
Subdivision: POLO RANCH SECTION 3	Development:	ruisnear:	•
SUBMITTAL OF PLAT: (Check Appropriate Selecti		The second secon	and the second of the second o
Preliminary Replat Amending Plat	X Final Vacation Plat		Short Form Final Admin. (Minor) Piat
TYPE OF PLAT: (Check Appropriate Selection)			
X Single-Family Residential Planned Development	Zero Lot Line/		_ Multi-Family Residential _ Industrial
Plat Location: X City E	TJ (Extraterritorial Jurisc	liction)	
Legal Description: 19.039 ACRES IN THE CI	HURCHILL FULSHEA	R A-29	
Variance:Yes (Attach a Copy of Approve	al Letter) X No		
Total Acreage:19.039			
Number of Streets: 5			
Number of Lots: 71		Plattin	Fees
Number and Types of Reserves: 1 -LANDSCAPE	OPENSPACE	· iastinį	31003
Total Acres in Reserve: 3.882		Preliminary Plat - \$500.00 plus	3.50 per lot, plus \$12.50
Owner: CENTURY LAND HOLDINGS OF TE	EXAS	per acre	
Address: 525 N . SAM HOUSTON PKWY SU	JITE 600	Final Plat - \$500.00 plus \$5.00	
City/State: HOUSTON, TEXAS		Replat - \$500.00 plus 5.00 per	ot plus \$25.00 per acre
Telephone: 832.698.1831		Amending or Minor Plat - \$:	200.00
Email Address:		Plat Vacation - \$500.00	
Engineer/Planner: LJA ENGINEERING		2 nd Review of plats - \$100.0	O (each additional review)
Contact Person: Jason Price		TOTAL PLATTING FEE	330, 98
Telephone: 713-380-4446			
Fax Number:		Park Fees (due at Final Plat	Application)
Emall Address: jprice@lja.com			4
This is to certify that the information on this form application. I understand that if all necessary information of the contraction of the contrac	is complete, true and comments	priect and the undersigned is	authorized to make this
City of Fulshear will not complete the review need	ded in order to submit to	the P&7 hoard	ireu at time of submittal or t
Alzo	Jason Price		3/2018
SIGNATURE	TYPED OR PRINTED N	AME/TITLE	DATE

August 6, 2018

Engineering Review

Final Plat Polo Ranch Section 3 City of Fulshear, Texas

For Information only:

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

Recommendations:

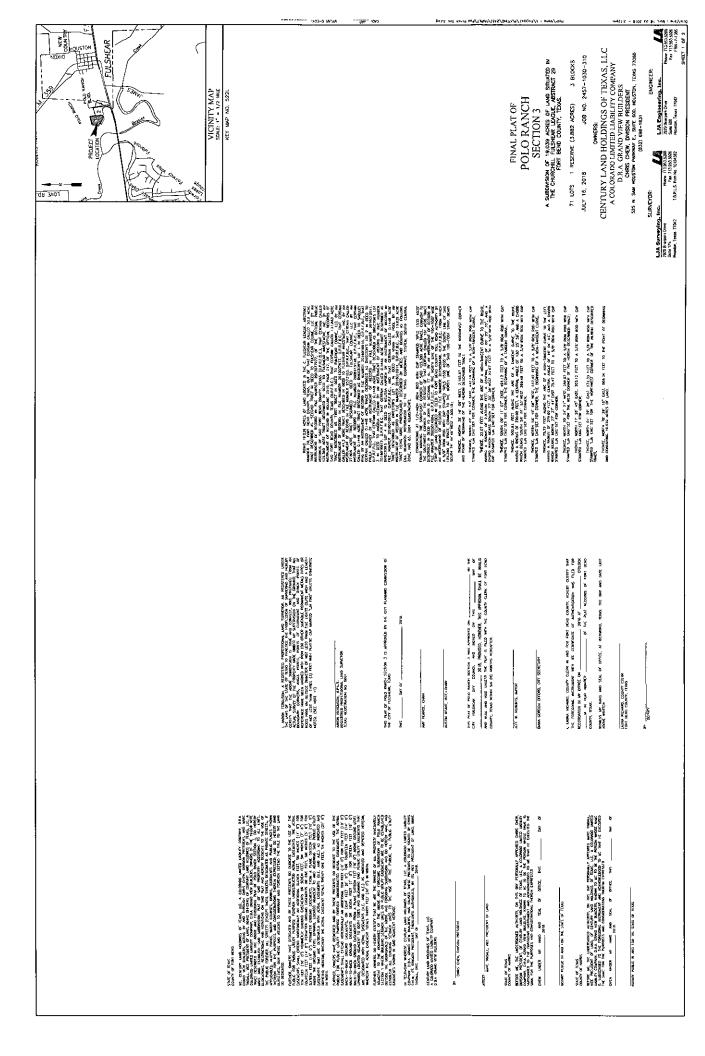
I recommend that this Final Plat of Polo Ranch Section 3 not be approved until the following additions/corrections are made:

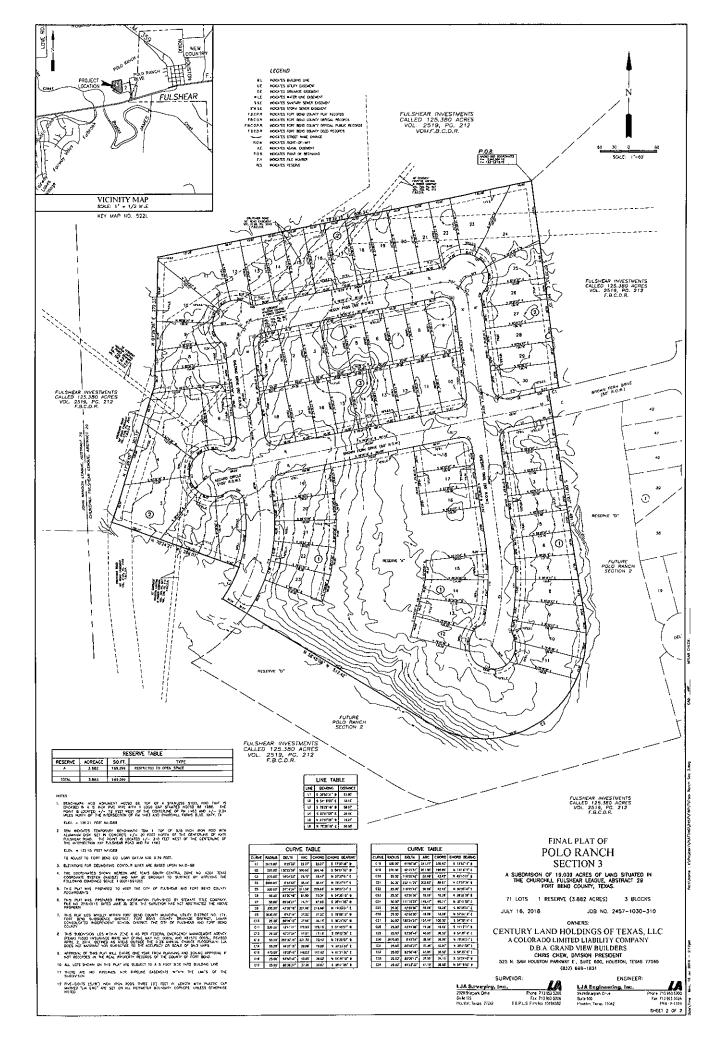
- A) The entire right-of-way width for F. M. 1093 being shown on the plat along with the intersection of James Lane to the South.
- The name of the Mayor and City Secretary need to be updated. B)
- The City Planning Letter shows the owner of the tract to be Fulshear C) Investments while the plat shows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

Page 1 of 2

- 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.
 - An easement that passes thru the Northeast corner of this section that scales approximately 85-foot in width and is not identified.

Deyerdah





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:

- 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,

Sheila R. Agee

Senior Right of Way Agent

C: Jason Price < jprice@lja.com>

PLR17.651C



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,

James D. Ross, PE Vice President

JDR/ew

Enclosure(s)



December 18, 2017

Vanessa Piedra Platting Coordinator

D: 713.953.5044

LJA Engineering | We Build Civilization West HoustonP: 713.953.5200

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.

Leslie Noyola

Sesti M nyok

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, 6th 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

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;

Page 2 of 3

March 22, 2018 Job No. 2457-1030

19.039 Acres

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° 04′ 03″, and a chord which bears North 27° 37′ 41″ East 75.47 feet to a 5/8″ iron rod with cap stamped "LJA ENG" set for corner;

Thence, North 70° 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° 26' 45" East, 303.12 feet to a 5/8" iron rod with cap stamped "LJA ENG" set for corner;

Thence, North 01° 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° 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 S	ection 29 Partial Replat No.1/Final Pla
City Engineer Review ReviewedSee Attached Letter	
BY:David Leyendecker	DATE:8-6-18
<u>City Secretary</u> ProcessedReturned for additional data	
Planning Commission Review	DATE: 7-18-2018
Approved Returned for additional data	
BY:	DATE:
City Council Review	
Approved Returned for additional data	
BY:	DATE:



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: Date Resubdivision: Tamarron Section 29 Partial Replat No	eceived by the City of F	ulshear:July 20, 20	018
Subdivision: Tamarron Section 29 Partial Replat No	Development:Ta	marron	
SUBMITTAL OF PLAT: (Check Appropriate Selection))		
Preliminary X Replat Amending Plat	Final Vacation Plat		Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection)			
X Single-Family Residential Planned Development	Zero Lot Line/ P	atio Home	Multi-Family Residential
Plat Location: City X ETJ (ntion)	
Legal Description: 1.4812 in the J.D. Vermillion S			
Variance: Yes (Attach a Copy of Approval L	Letter) X No		
Total Acreage:1.4812			
Number of Streets: 0			
Number of Lots:		Plat	ting Fees
Number and Types of Reserves: 3 - Landscape/Open Total Acres in Reserve: 1.4812		Preliminary Plat - \$500.00 per acre	plus 3.50 per lot, plus \$12.50
Owner: D.R. Horton-Texas, LTD			5.00 per lot plus \$25.00 per acre
Address: 14100 Southwest Freeway, Suite 500	19		
City/State: Sugar Land, Texas 77478			per lot plus \$25.00 per acre
Telephone:281-566-2100		Amending or Minor Pla	t - \$200.00
Email Address:		Plat Vacation - \$500.00	
Engineer/Planner LJA Engineering INC		2 nd Review of plats - \$1	20.00 (each additional review)
Engineer/Planner: LJA Engineering INC Contact Person: Vanessa Piedra		TOTAL PLATTING FEE	537 03
713-953-5044			
Fay Number		Park Fees (due at Final I	Plat Application)
Email Address: vpiedra@lja.com			
This is to certify that the information on this form is	complete, true and co	rrect and the undersion	ad is authorized to make this
application. I understand that if all necessary inform	ation, required docum	ents, and plat fees are	required at time of submittal
City of Fulshear will not complete the review needed	d in order to submit to	the P&Z board	edanca at mile of 200mil(fal (
	Vanessa Piedra/Plattin		2018-07-19
SIGNATURE	TYPED OR PRINTED NA	ME/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.

ARY D. NUTTER, R.P.L.S. RESTUDED PROFESSIONE LAND SURVEYOR EAST RECISIONION 40. 5050

MECNY FOR PLANTING CHECKER PROJECT PLANTING PROJECT PLANTING PROJECT P

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KANDERLY KOPECKY, COTORS OF SECRETARY

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STATE OF TEXAS COUNTY OF FORT BEND

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RICHARD W. STOLLIES, P.C.

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GWUY PRESSACE PREDINCT 7, COUNTY COMMISSIONER UNIENT IL MOBALES, JR.

ROBERT E MEDERT COUNTY JUDGE

JAMES PATIENSON PRICINCT 4, DOWNY DOWNSTONER W. A. (MIDT) MOTERS PREDRET 3, COUNTY COMMISSIONER i, usus reques, count place et als feef able count, recre count for the following semanger with 15 carriers of sufficience or sufferication was right fee exceptions as an office on the Post Robbes of Service (No. 1). The fill is the county found of the feet and the

WINESS WE HAND AND SEAL OF GETTER, AT REPAYOND, TOUGH THE GAY AND DATE LAST ABOM, WRITTEN

LAURA RICHARD, COUNTY CLUBS FORE REND COUNTY, TEXAS

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188.37 TETE ALMACE THE AME OF A TWIGGER CLONG TO THE LETT, HARRIE A MICHAEL OF 270.00 TEE, A CHATRA, AMELE OF NY 18" NY, AND A CHARD WASH, DASH 37" NY 19" NY, AND A CHARD WASH, DASH 37" NY 19" TET CONTING, THE INCIDENCE OF A MICHORY CLANKE. 4. BODD TEST ALONG THE AND OF A TWEEDY EARLY TO THE WASH, ANDRESS A POLICE OF THE AT THE AT A TWEETY WASHINGTON TO A TWEETY WASH WASH WASH WASH TO A POWER THE AT A TO AND A TWEETY AND A CORNEL WASH WASH TO A POWER THE ATWARD AND A TWEETY AND A CORNEL WASH THE ATWARD AND A TWEETY AND A CORNEL WASH THE ATWARD AND A TWEETY AND A TW

TAMARRON SECTION 29

A SUBDIVISION OF 1.4812 ACRES OF LAND STILLARD IN THE J.D. YERMILLON SUNCY, ASSTRUCT ASSTRUCT ASSTRUCT ASSTRUCT OF RESENCE TO OF TAMARRON SECTION 29, ASS RECORDED IN PAIR NUMBER 2018/2004, F.B.C.P.R. JOB NO. 1931-6029C 1 BLOCK REASON FOR REPUAT: TO CREATE 3 RESERVES. PARTIAL REPLAT NO. 1 0 LOTS 3 RESERVES (1.4812 ACRES) JULY 19, 2018

D.R. HORTON - TEXAS, LTD. A TEXAS LIMITED PARTNIRSHIP CHRIS UNHOREST FESSORY 14100 SOUTHEST SUIT SOI SIGNE UND, TEMS 77479 Pt. (281) 566-2100 OWNERS

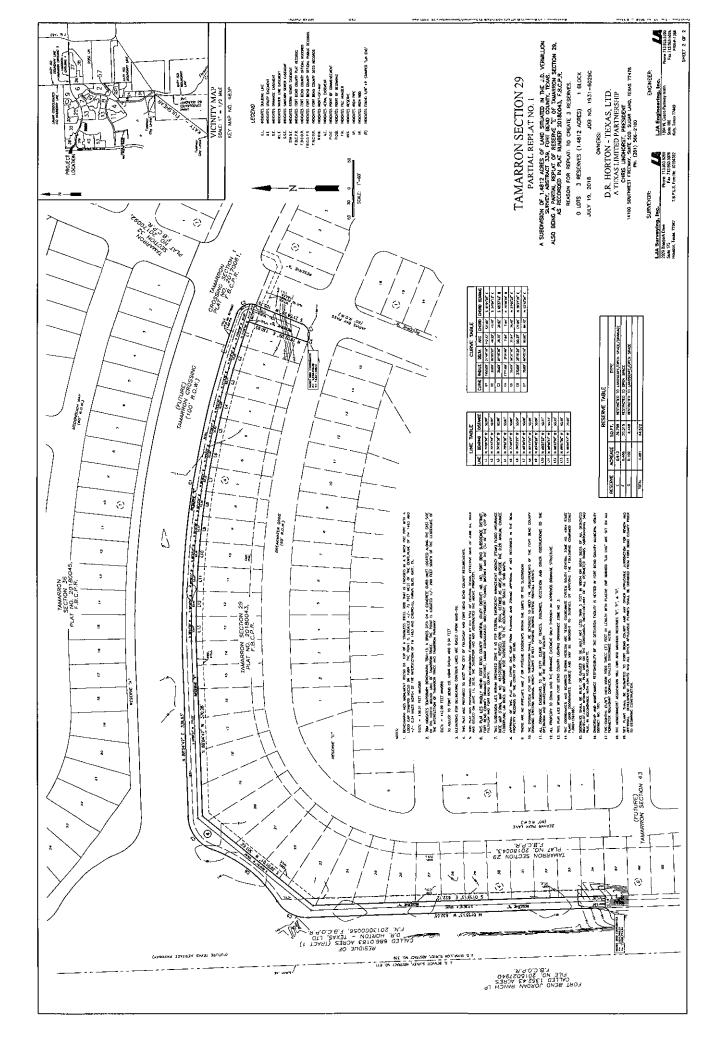
SURVEYOR:

ENGINEER L.JA Englacering, Inc. 1864 W. Gent Patresy harb Sure 100 Key, Yeas 7748

Hiory 713,933,520 Fox 713,933,500 Fox 713,933,600 FB.PLS, Firm No. 10191382

L.I.A Surveying, Inc. 2879 Braper One Sult 17 Houley, Tess 776/2 F.

Phore 113,953,520 Fax 713,953,520 FRM-1386 SHEET 1 OF 2





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			
following	that this project meets with minimum requirements of this department or office. The 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	e, 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 of	detention capacity and outfall are available and certifies that the design of this section		
of develop	ment is in full compliance with the most up-to-date master drainage plan approved by		
	ge District.		

Nei Reviewed by	y: J. Hours 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.



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,

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,

Wesley Maresh

Associate Right of Way Agent

Wesly Hanh

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,

Leslie Noyola

Construction Coord., Planning & Design

slie M. Noyda



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,

Senior Project Manager

MFG/bt



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,

Melony F. Gay, PE Senior Project Manager

MFG/dI



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			
	that this project meets with minimum requirements of this department or office. The 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	e, 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 develop	ment is in full compliance with the most up-to-date master drainage plan approved by		
the Draina	ge District.		

Nei	1 Houts Mak Val		
Reviewed b	y: 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.



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.

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 SECRION 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, JOTNT 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 7. 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: X Hoys	DATE: 7-18-2018
Planning Commission Review	
Approved Returned for additional data	
BY:	DATE:
<u>City Council Review</u>	
Approved Returned for additional data	
BY:	DATE:



PO Box 279 / 30603 FM 1093 Fulshear, Texas 77441 Phone: 281-346-1796 ~ Fax: 281-346-2556

www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: <u>07/19/2018</u>	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	X Final Vacation Plat	Short Form Final Admin. (Minor) Plat	
TYPE OF PLAT: (Check Appropriate Selection	on)		
Single-Family Residential Planned Development Plat Location: City	Zero Lot Line/ Patio Home Commercial ETJ (Extraterritorial Jurisdiction)	Multi-Family Residential Industrial	
Legal Description: 27.241 ACRES IN THE J.D. VEI	RMILLION SURVEY, A-339		
Variance: X Yes (Attach a Copy of A	Approval Letter) No	-	
Total Acreage: 27.241			
Number of Streets: 7			
Number of Lots: 126		Platting Fees	
Number and Types of Reserves: 4 - Landscape	e / Open Space		
Total Acres in Reserve: 0.990	Preliminary Plat per acre	\$500.00 plus 3.50 per lot, plus \$12.50	
Owner: _D.R. HORTON-TEXAS, LTD.	Final Plat - \$500.	00 plus \$5.00 per lot plus \$25.00 per acre	
Address: 14100 SOUTHWEST FREEWAY, SUITI	E 500 Replat - \$500.00	plus 5.00 per lot plus \$25.00 per acre	
City/State: SUGAR LAND, TEXAS 77478	Amending or M	linor Plat - \$200.00	
Telephone: 281-566-2100		Section 1990 Secti	
Email Address:	A STANDARD CONTRACTOR OF THE STANDARD CONTRACTOR	**************************************	
Engineer/Planner: LJA ENGINEERING, INC.	2 nd Review of p	lats - \$100.00 (each additional review)	
Contact Person: Vanessa Piedra	TOTAL PLATTIN	G FEE \$1,811.02	
Telephone:713-953-5044	Park Fees (due	at Final Plat Application)	
Fax Number:			
Email Address: vpiedra@lja.com			
application. I understand that if all necessa	is form is complete, true and correct and the un ry information, required documents, and plat f w needed in order to submit to the P&Z board.	ees are required at time of submittal or t	
Vanessa Piedra	Vanessa Pledra/ Platting Coordinator	07/19/2018	
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE	

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.

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OF A COMMEN. NEITHE, 18,30 FEET ADDE THE ARC OF A NON-TWICKIN COMP. TO THE BOAT, HAVES A MODES OF 3000 CFEE, A CENTRAL AWARE OF 155° TI 1" 16, AND A DOORD WHEN DEPARTMENT OF SOME AND THE FEET AND A POINT FOR COMMON, THE ECONOMIC OF A PRINCIPLE OF A POINT FOR COMMON, THE ECONOMIC OF A PRINCIPLE OF A PRIN HIGHE, 928 FEET ALDID THE ME OF A TANGEN CHIEF TO THE LETT, MANNER A ROUBE TALON FEET, A CHIMMAL MARE OF \$7" 15" ST, AND A CHORD WHICH BEARS MONTH OF 25 MEST, B.23 FEET TO A POINT FOR CONNERS.

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ECRET & CAY, P. C.
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CARY D. NUTTEN, N.P.L.S NECKTITATO PHOTESSIONAL LAND SURMEYOR TEXAS REGISTRATION NO. 5659

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KEY WAP NO. 483P VICINITY MAP ŧ.

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PROCESCY 4, COUNTY COMMISSIONER GRADY PROSTAGE
PRECINCT 2, COUNTY COMMISSIONER 3018

TAMARRON SECTION 43 FINAL PLAT OF

Poin/Nome : E\Projess1\PLATING\1931\FINP\1\farrorror\farrorror\Sec-43 en

A SUBDIVISION OF 27:241 ACRES OF LAND SITUATED IN THE J.D. VERNILLION SURVEY, ABSTRACT XX9, FORT BEND COUNTY, TEXAS. 126 LOTS 4 RESERVES (0.990 ACRES) 6 BLOCKS

JULY 19, 2018 OWNERS: JOB NO. 1931-6043

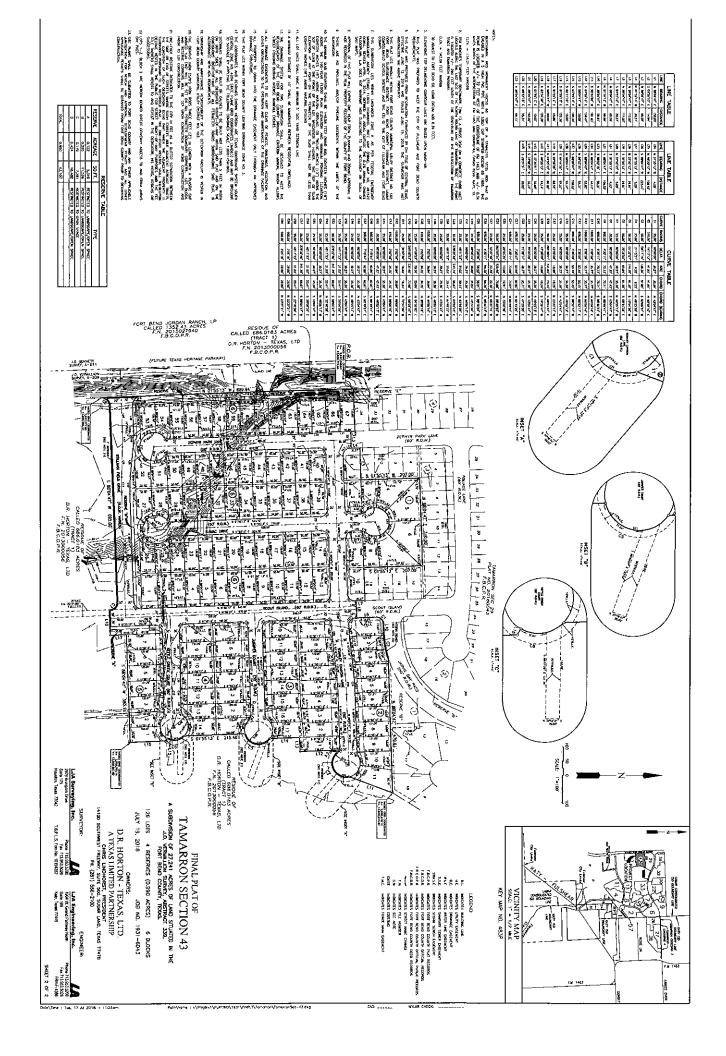
D.R. HORTON - TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
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14100 SOUTHEET REPORT, SUITE SOUTH LANGUAGE TOOS 77478
PH. (281) 565-2100

LJA Engineering, Inc. 1904 W. Gard Parkary North Sute 100 Kary, Team 77449

LJA Servoying, Inc. 2829 Buspeti Dive Seta 175 Housen, Texas 77042

SURVEYOR:

:ir\Time : Tue, 17 Jd 2018 - 11:04om





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/dI

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		
following	that this project meets with minimum require comments may need to be addressed or obse	rved.
	nts of Fort Bend County Regulations of Suba	
	Slab Elevation Analysis". Tamarron Section	
Municipal	Utility District No. 182. The attached no ob	ojection letter from the FBCMUD No. 182
engineer a	cknowledges that drainage facilities, includi	ng detention capacity and outfall, are
currently a	vailable or under design and states that no in	npervious cover will be added until they
have been	constructed. The letter also certifies that the	e design of this section of development is in
full compl	iance with the most up-to-date master draina	ge plan approved by the Drainage District.
Meil Reviewed by	J. Hauty	Mark Vale

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.



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,

Melony F. Gay, PE

Senior Project Manager

MFG/dI



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.)
- 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.)
- 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 adi.)
- 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/dI

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,

Samantha Richards Right of Way Agent

C: Josue Sandoval < josandoval @lja.com >

Samueltro-Richards

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

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,

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:

- 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
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- 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/dI

Enclosure(s)



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,

Melony F. Gay, PE

Senior Project Manager

MFG/dl



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,

Senior Project Manager

MFG/dI

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 12th 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: 76 Xof	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: <u>07.19.2018</u>	Date Received by the City of Fulshear: 07.20.2018	3	
Subdivision: TAMARRON SECTION 53	Development: TAMARRON		
SUBMITTAL OF PLAT: (Check Appropriate S	Selection)	g · · · · · · · · · · · · · · · · · · ·	
Preliminary Replat Amending Plat	Final Short Form Fina Vacation Plat Admin. (Minor)		
TYPE OF PLAT: (Check Appropriate Selectio	on)		
Single-Family Residential Planned Development Plat Location: City	Zero Lot Line/ Patio Home Commercial ETJ (Extraterritorial Jurisdiction)	Multi-Family Residential Industrial	
Legal Description: 24.124 ACRES IN THE J.D. V	/ERMILLION SURVEY, A-339		
Variance: Yes (Attach a Copy of A	pproval Letter)X No		
Total Acreage: 24.124			
Number of Streets: 6			
Number of Lots: 115		Platting Fees	
Number and Types of Reserves: 6-Landscape /	Open Space		
Total Acres in Reserve: 1.094	Preliminary Plat - \$50 per acre	Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Owner: D.R. HORTON-TEXAS, LTD.	Final Plat - \$500.00 p	lus \$5.00 per lot plus \$25.00 per acre	
Address: 14100 SOUTHWEST FREEWAY, SUITE	E 500	Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
City/State: SUGAR LAND, TEXAS 77478			
Telephone:	Amending or Minor	Amending or Minor Plat - \$200.00	
Email Address:	Plat Vacation - \$500	0.00	
Engineer/Planner: _LJA ENGINEERING, INC.	2 nd Review of plats	- \$100.00 (each additional review)	
Contact Person: Vanessa Piedra	TOTAL PLATTING FI	EE \$1,678.10	
Fay Number			
Email Address: vpiedra@lja.com			
application. I understand that if all necessar	is form is complete, true and correct and the under ry information, required documents, and plat fees w needed in order to submit to the P&Z board.		
Touse Reco	Vanessa Piedra / Platting Coordinator	07.19.2018	
SIGNATURE	TYPED OR PRINTED NAME/TITLE	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

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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DESCRIPTION OF 24 154 ACRES TAMANDA VACINES

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RICHARD R. STOLLES, P.E. FORT BLND CONNTY CHEMICAL

GRADY PRESTAGE HRECINGS 2, COUNTY COMMISSIONER VINCENT M. MOMBLES, JR. PRECINCT 1, COLMITS COMMISSIONER HOBERT E. HEBERT COUNTY JUDGE

MARS PATICHSON PREGNET 4, COUNTY COMMISSIONER PRECINCT 3, COUNTY COMMISSIONER I with Related Court curry curry and the rest free Court, widow control has forecome Northwest with the control of incremental and other control of incremental and other control of the control of incremental and other control of the control of th THE PLAT RECORDS OF HORY REND COUNTY, 10XAS

WINESS OF MAND AND SCAL OF DEFICE, AT RECOMBOL TEXAS. THE DAY AND BATE LAST ABOAC WRITTEN.

CALBA RECHIED, COUNTY CLERK FORE REND COUNTY, TEXAS

No. co

TAMARRON SECTION 53

A SUBDIVISION OF 24.124 ACRES OF LAND SITUATED IN THE J.D. VERMILLION SURVEY, ABSTRACT 339, FORT BEND COUNTY, TEXAS.

115 LOTS 6 RESERVES (1.094 ACRES) 5 BLOCKS JOB NO. 1931-6053 JULY 19, 2018

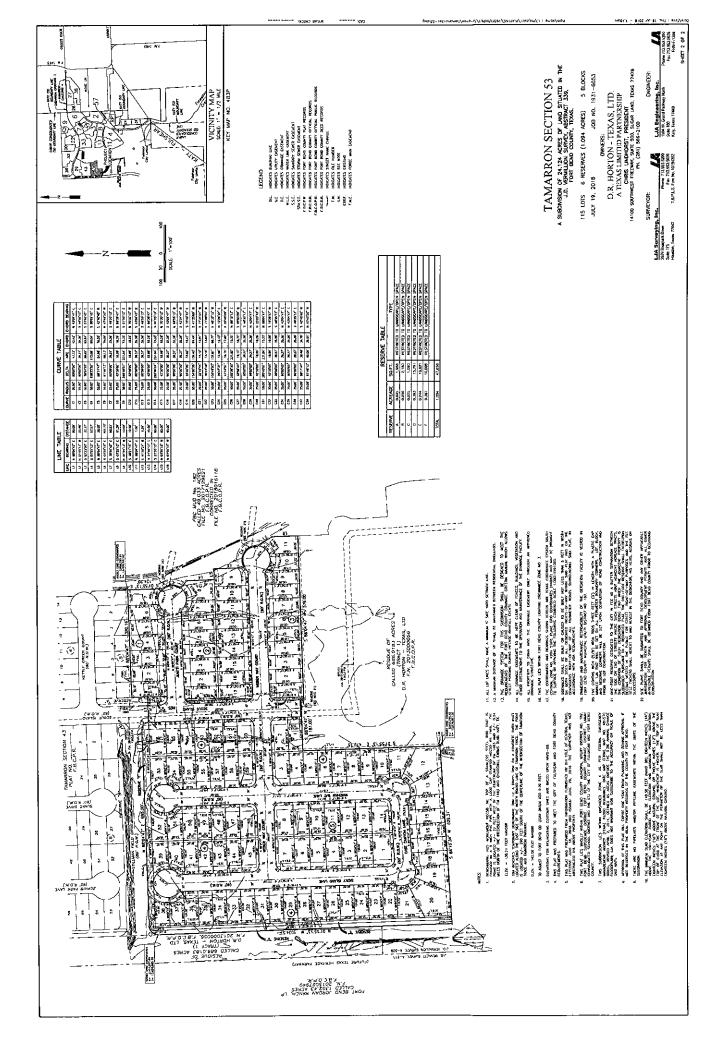
D.R. HORTON - TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHES LUNDFORST, PRESIDEN
CHES LUNDFORST, STATES SOME LUN, 1898 77478
FF. (281) 56-2109

Proce 713,933,520 For 713,933,520 T.B.P.L.S. Frm No. 1099032 SURVEYOR

LJA Surveying, Inc. 2028 Burpen Dre Sub 175 Houson, Teat 7702

ENGINEER LJA Englineering, Inc. 1904 W. Gerd Pattery Nath Suts 100 Kety, Tone 7748

Phone 713,853,5200 For 713,953,5026 FRUE-7,366 SHEET 1 OF 2



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 , dated plan titled 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

Neil J. Hauf

Ms. Maggie Dalton - Fort Bend County Engineering Department cc: 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,

Wesley Maresh

Associate Right of Way Agent

Wester Than

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/dI



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

Lislie M. Napla



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.

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° 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°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° 00' 00", and a chord which bears North 43° 04' 47" East, 42.43 feet to a point for corner;

Thence, North 88°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°00'00", and a chord which bears South 46°55' 13" East, 35.36 feet to a point for corner;

Thence, North 88°04' 47" East, 90.00 feet to a point for corner;

Thence, North 01°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 7. Dunn

George T. Dunn
DHI Title of Central Texas