



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

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

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

WWW.FULSHEARTEXAS.GOV

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

PLANNING & ZONING:
CO-CHAIR- AUSTIN WEANT
MEMBER- GREGORY EHMAN
EX-OFFICIO- KAYLEEN NELSON

MEMBER- DAR HAKIMZADEH
MEMBER- JOHN DOWDALL

CITY MANAGER: Jack Harper

STAFF:

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING AGENDA APRIL 5, 2019

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD ON FRIDAY, APRIL 5, 2019 AT 8:30 A.M. IN THE CITY HALL, 30603 FM 1093, FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS.

"Incidental Meeting Notice: A quorum of the City of Fulshear City Council, Planning & Zoning Commission, City of Fulshear Development Corporation (Type A), Fulshear Development Corporation (Type B), Parks & Recreation Commission, Historic Preservation & Museum Commission, Zoning Board of Adjustment, or any or all of these, may be in attendance at the meeting specified in the foregoing notice, which attendance may constitute a meeting of such governmental body or bodies as defined by the Texas Open Meetings Act, Chapter 551, Texas Government Code. Therefore, in addition to the foregoing notice, notice is hereby given of a meeting of each of the above-named governmental bodies, the date, hour, place, and subject of which is the same as specified in the foregoing notice."

1. Call to Order
2. Quorum
3. Citizen's Comments

Citizens who desire to address the Planning And Zoning Commission with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by planning and zoning members will only be made at the time the subject is scheduled for Consideration.

4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on March 8, 2019

5. Consideration and possible action to approve Jordan Ranch Boulevard Church Subdivision Preliminary Plat

6. Consideration and possible action to approve Creek Trace at Cross Creek Ranch Section Two Preliminary Plat

7. Consideration and possible action to approve Creek Cove at Cross Creek Ranch Section Thirteen Final Plat

8. Consideration and possible action to approve Landmark Sales Tract Final Plat

9. Consideration and possible action to approve Lamar CISD Tamarron Elementary School Final Plat

10. Adjournment

The Planning and Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting regarding the matters listed above, as authorized by Texas Government Code Section 551.071 (if necessary consultation with attorney).

Note: In compliance with the American Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive

service must be made at least 48 business hours prior to this meeting. Please contact the City Secretary's office at 281-346-1796 for further information.

I, Kimberly Kopecky, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Planning and Zoning Commission of the City of Fulshear, Texas was posted on Friday, March 29, 2019 at 5:00 p.m., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.



Kimberly Kopecky City Secretary



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CITY MANAGER: Jack Harper

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CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING MINUTES MARCH 8, 2019

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, MARCH 8, 2019 AT CITY HALL, 30603 FM 1093, FULSHEAR, TEXAS 77441.

2. Quorum

A QUORUM WAS PRESENT.

MEMBERS PRESENT

AMY PEARCE

AUSTIN WEANT

DAR HAKIMZADEH

JOAN BERGER

GREGORY EHMAN

JOHN DOWDALL

JASON CHERUBINI

KAYLEEN NELSON (ex-officio)

CITY STAFF

KIMBERLY KOPECKY, CITY SECRETARY

SHARON VALIANTE, PUBLIC WORKS DIRECTOR

ZACH GOODLANDER, DIRECTOR OF DEVELOPMENT SERVICES
CHANDLER MARKS, ECONOMIC DEVELOPMENT COORDINATOR
BRANT GARY, ASSISTANT CITY MANAGER
KERRY SIGLER, CHIEF BUILDING OFFICIAL
DAVID LEYENDECKER, CITY ENGINEER (arrived at 8:39 a.m.)

OTHERS PRESENT

KAYE KAHLICH
MIKE HALDE
TREY DEVILLIER
JOHN HERZOG
AND APPROXIMATELY 8 OTHERS THAT DID NOT SIGN IN

3. Citizen's Comments

Citizens who desire to address the Planning And Zoning Commission with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by planning and zoning members will only be made at the time the subject is scheduled for Consideration.

THERE WERE NO CITIZEN COMMENTS

4. Public Hearing

Notice is hereby given to all interested persons that the Planning and Zoning Commission of the City of Fulshear, Texas, will conduct a Public Hearing as follows:

SUBJECT: Consider and take action on proposed amendments to the City of Fulshear Code of Ordinances, Chapter 10, Article V. – Sexually Oriented Businesses, to include amendments to zoning regulations regarding Sexually Oriented Businesses within the Industrial District.

DATE OF HEARING: March 8, 2019

TIME: 8:30 a.m.

LOCATION: CITY HALL – 30603 FM 1093, Fulshear, Texas 77441

PURPOSE: To hear public comments on proposed amendments to the City of Fulshear Code of Ordinances, Chapter 10, Article V. – Sexually Oriented Businesses, to include amendments to zoning regulations regarding Sexually Oriented Businesses within the Industrial District.

At said times and places all persons shall have the right to appear and be heard. All persons desiring to attend the public hearing may view the Planning and Zoning Commission's agenda to confirm the scheduling of the Public Hearings. The agenda will be

available at Fulshear City Hall, 30603 F.M. 1093, Fulshear, Texas 77441 at least 72 hours preceding the hearings. All persons desiring to be heard at such public hearing are invited to attend the hearings.

AMY PEARCE OPENED THE PUBLIC HEARING AT 8:30 A.M.

ZACH GOODLANDER GAVE A BRIEF INFORMATIONAL PRESENTATION.

NO CITIZENS COMMENTED.

AMY PEARCE CLOSED THE PUBLIC HEARING AT 8:32 A.M.

5. Consideration and possible action regarding an update to the Cross Creek Ranch General Plan

ZACH GOODLANDER EXPLAINS THAT THIS IS A MINOR CHANGE TO ALLOW THE ESD TO HAVE A TEMPORARY FIRE STATION AT THIS LOCATION (ON KATY FULSHEAR ROAD OFF OF FM 1463).

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE UPDATED CROSS CREEK RANCH GENERAL PLAN. 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

6. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on February 1, 2019

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO APPROVE THE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON FEBRUARY 1, 2019. 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

7. Consideration and possible action on proposed amendments to the City of Fulshear Code of Ordinances, Chapter 10, Article V. – Sexually Oriented Businesses, to include amendments to zoning regulations regarding Sexually Oriented Businesses within the Industrial District

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE PROPOSED AMENDMENTS TO THE CITY OF FULSHEAR CODE OF ORDINANCES, CHAPTER 10, ARTICLE V. – SEXUALLY ORIENTED BUSINESSES, TO INCLUDE AMENDMENTS TO ZONING REGULATIONS REGARDING SEXUALLY ORIENTED BUSINESSES WITHIN THE INDUSTRIAL DISTRICT. 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

8. Consideration and possible action to approve Jordan Ranch Street Dedication No. 3/Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER WEANT TO APPROVE JORDAN RANCH STREET DEDICATION NO. 3/PRELIMINARY 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

9. Consideration and possible action to approve Jordan Ranch Street Dedication No. 5/Preliminary Plat

CORRECTIONS HAVE BEEN MADE PER ENGINEER'S COMMENTS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE JORDAN RANCH STREET DEDICATION NO. 5/PRELIMINARY 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

10. Consideration and possible action to approve Landmark Sales Tract/Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER WEANT TO APPROVE LANDMARK SALES TRACT/PRELIMINARY 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

11. Consideration and possible action to approve Polo Ranch Boulevard Section 2 and L. Waters Parkway Street Dedication/Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE POLO RANCH BOULEVARD SECTION 2 AND L. WATERS PARKWAY STREET DEDICATION/PRELIMINARY 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

CHAIRMAN PEARCE ASKED TO TAKE ITEM 12, ITEM 13, AND ITEM 14 TOGETHER. THERE WERE NO OBJECTIONS.

12. Consideration and possible action to approve Polo Ranch Section 4/Preliminary Plat

13. Consideration and possible action to approve Polo Ranch Section 5/Preliminary Plat

14. Consideration and possible action to approve Polo Ranch Section 6/Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE POLO RANCH SECTION 4/PRELIMINARY PLAT, POLO RANCH SECTION 5/PRELIMINARY PLAT, AND POLO RANCH SECTION 6/PRELIMINARY PLAT PENDING RESOLUTION OF THE ENGINEER'S COMMENTS. 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

15. Consideration and possible action to approve Fulbrook on Fulshear Creek Section 14/Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO APPROVE FULBROOK ON FULSHEAR CREEK SECTION 14/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

16. Adjournment

A MOTION TO ADJOURN WAS MADE BY PLANNING AND ZONING MEMBER BERGER. 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

AMY PEARCE ADJOURNED THE MEETING AT 8:58 A.M.

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

| | | | |
|------------------------|--|--------------------|--|
| AGENDA OF: | April 5, 2019 | | |
| DATE SUBMITTED: | March 22, 2019 | DEPARTMENT: | Planning and Development |
| PREPARED BY: | Sharon Valiante, Public Works Director, Zach Goodlander, Director of Development Services, Brant Gary, Assistant City Manager | PRESENTER: | Zach Goodlander, Director of Development Services |
| SUBJECT: | Plat Approvals for Planning and Zoning Commission | | |
| ATTACHMENTS: | <ol style="list-style-type: none">1. Plat Application2. Copy of Plat3. City Engineer's Review Letter4. FBC Drainage District Letter | | |

EXECUTIVE SUMMARY

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

1. **Jordan Ranch Boulevard Church/Preliminary Plat**
2. **Creek Trace at Cross Creek Ranch Section 2/Preliminary Plat**
3. **Creek Cove at Cross Creek Ranch Section 13/Final Plat**
4. **Landmark Sales Tract/Final Plat**
5. **LCISD Tamarron Elementary/Final Plat**

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.

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the plats under consideration.



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: March 4, 2019 Date Received by the City of Fulshear: _____
 Subdivision: Jordan Ranch Boulevard Church Subdivision Development: _____

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: _____

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

Total Acreage: 4.858

Number of Streets: 0

Number of Lots: 0

Number and Types of Reserves: 1, Unrestricted

Total Acres in Reserve: 4.858

Owner: Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints

Address: 50 East North Temple Street, 12th Floor

City/State: Salt Lake City, Utah 84150

Telephone: 801-240-2915

Email Address: N/A

Engineer/Planner: IDS Engineering Group

Contact Person: John Herzog

Telephone: (713) 462-3178

Fax Number: N/A

Email Address: JHerzog@idseg.com

| Platting Fees | |
|--|-------|
| Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre | |
| Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre | |
| Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre | |
| Amending or Minor Plat - \$200.00 | |
| Plat Vacation - \$500.00 | |
| 2 nd Review of plats - \$100.00 (each additional review) | |
| TOTAL PLATTING FEE <u>\$560.73</u> | |
| Park Fees (due at Final Plat Application) | _____ |

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

SIGNATURE

JOHN HERZOG
 TYPED OR PRINTED NAME/TITLE

3/4/19
 DATE

STATE OF TEXAS

COUNTY OF FORT BEND

I, _____ of CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, hereinafter referred to as owners of the 4.858 acre tract described in the above and foregoing map of JORDAN RANCH BOULEVARD CHURCH SUBDIVISION, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21'6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of JORDAN RANCH BOULEVARD CHURCH SUBDIVISION where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, Owners do hereby acknowledge the receipt of the Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas, and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, has caused these presents to be signed by _____ this ____ day of _____, 2019.

BY: CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

By: _____ Authorized Agent

I, Douglas W. Turner, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

Douglas W. Turner, R.P.L.S. Registered Professional Land Surveyor Texas Registration No. 3998

I, John R. Herzog, A Professional Engineer registered in the State of Texas do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JOHN R. HERZOG, P.E. 126468 ON 10/03/18, IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

John R. Herzog, P.E. Licensed Professional Engineer, No.126468

This plat of JORDAN RANCH BOULEVARD CHURCH SUBDIVISION is approved by the City Planning Commission of the City of Fulshear, Texas this ____ day of _____, 2019.

Amy Pearce, Chair Austin Weant, Co-Chair

The plat of JORDAN RANCH BOULEVARD CHURCH SUBDIVISION was approved by the City of Fulshear Council on the ____ day of _____, 2019, and signed on this ____ day of _____, 2019, provided; however, this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk of Fort Bend, Texas within six (6) months hereafter.

Aaron Groff, Mayor Kimberly Kopecky, City Secretary

NOTES

- 1. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the combined scale factor of 1.00013.
2. B.L. indicates a building line
A.E. indicates a aerial easement
U.E. indicates a utility easement
W.S.E. indicates a water and sewer easement
VOL., PG. indicates Volume, Page
P.R.F.B.C. indicates Plat Records of Fort Bend County
O.P.R.F.B.C. indicates Official Public Records of Fort Bend County
O.R.F.B.C. indicates Original Records of Fort Bend County
F.B.C. O.P.R.R.P. indicates Fort Bend County Official Public Records of Real Property
ESMT. indicates Easement
H.L. & P. indicates Houston Lighting and Power
SQ. FT. indicates square feet
AC. indicates acre
R.O.W. indicates right-of-way
● indicates found 5/8" iron rod (unless otherwise noted)
○ indicates set 5/8" iron rod with plastic cap stamped "IDS" (unless otherwise noted)

indicates street name change

- 3. All building lines along street rights-of-way are as shown on the plat.
4. All non-perimeter easements on property lines are centered unless otherwise noted.
5. All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
6. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
7. The platted area is located within Zone X, defined as areas determined to be outside the 500 year floodplain, per FEMA Flood Insurance Rate Map Panel No. 48157C0020L, effective April 02, 2014.
8. This property lies within the extraterritorial jurisdiction of the City of Fulshear, Fort Bend County, Texas and within Fulshear Municipal Utility District No. 3A.
9. Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
10. The top of all floor slabs shall be a minimum of 155.50 feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
11. The drainage system for this subdivision is designed in accordance with the "Fort Bend County Drainage Criteria Manual" which allows street ponding with intense rainfall events.
12. All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
13. The Lighting Zone Code is L23.
14. To the best of the engineer's knowledge, all existing pipeline easements within the subdivision are shown on the plat.
15. Absent written authorization by the affected utilities, all utility easements must be kept unobstructed from any non-utility improvements or obstruction by property owner. Any unauthorized improvements or obstructions may be removed by the utility at the property owner's expense.
16. Benchmark: Vertically is based on a FEMA benchmark in Katy, RM 7: A US Coast and Geodetic survey disk marked Y 1148, located 0.3 ± miles east along the Missouri-Kansas-Texas railroad from the station at Katy and 5.2 feet ± southwest of the southeast corner of the American Rice Growers Co-op Association office building. Held the Published NAVD 88 Elevation on Y1148 = 141.44 Elevation = 142.00 (NAVD 1929 - datum based on FEMA maps)
17. Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
18. The minimum distance of twenty-two (22) feet shall be maintained between a front facing garage and the edge of the sidewalk.

WITNESS my hand and official seal.

Notary Public for the State of Utah

BEING 4.858 acres of land in the H. & T. R. R. CO. Survey, Section 105, Abstract Number 261 in Fort Bend County, Texas and being a portion of the 1352.43 acre tract of land described in deed from Massimo Fabio Silvestri Irrevocable Trust and Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 of the Official Public Records of Fort Bend County, Texas and being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a 2-inch iron pipe found in the west line of said 1352.43 acre tract and being the northeast corner of the 1316.47 acre tract described in deed from Joan A. Franz to Raelynn Franz Werner, Trustee of the F, H. & L 2912 Trust U/T/A, et al recorded under File Number 2012149037 of the Official Public Records of Fort Bend County, Texas from which a 1/2-inch iron pipe with a cap stamped "Kalkomey" found for the southwest corner of said 1352.43 acre tract bears South 01° 58' 56" East - 2434.00 feet;

THENCE, across said 1352.43 acre tract, South 53° 37' 27" East - 256.48 feet to a 5/8-inch iron rod set at the POINT OF BEGINNING of the herein described tract;

THENCE North 28° 44' 54" East - 37.38 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

THENCE North 38° 27' 35" East - 395.05 feet to a 5/8-inch iron rod set at the beginning of a curve to the right;

THENCE, in a southeasterly direction, with said curve to the right, having a radius of 980.29 feet, a central angle of 10° 47' 39", and a chord bearing and distance of South 84° 03' 22" East - 184.41 feet, an arc distance of 184.68 feet to a 5/8-inch iron rod set at the beginning of a curve to the left;

THENCE, in a southeasterly direction, with said curve to the left, having a radius of 500.00 feet, a central angle of 02° 19' 29", and a chord bearing and distance of South 79° 49' 17" East - 20.29 feet, an arc distance of 20.29 feet to a 5/8-inch iron rod set at the beginning of a curve to the right;

THENCE, in a southeasterly direction, with said curve to the right, having a radius of 905.00 feet, a central angle of 10° 37' 31", and a chord bearing and distance of South 75° 40' 16" East - 167.59 feet, an arc distance of 167.83 feet to a 5/8-inch iron rod set at the beginning of a curve to the right;

THENCE, in a southeasterly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 98° 27' 59", and a chord bearing and distance of South 21° 07' 31" East - 37.87 feet, an arc distance of 42.96 feet to a 5/8-inch iron rod set at the beginning of a curve to the right;

THENCE, in a southwesterly direction, with said curve to the right, having a radius of 1755.00 feet, a central angle of 13° 09' 07", and a chord bearing and distance of South 34° 41' 02" West - 401.97 feet, an arc distance of 402.85 feet to a 5/8-inch iron rod set at the end of curve;

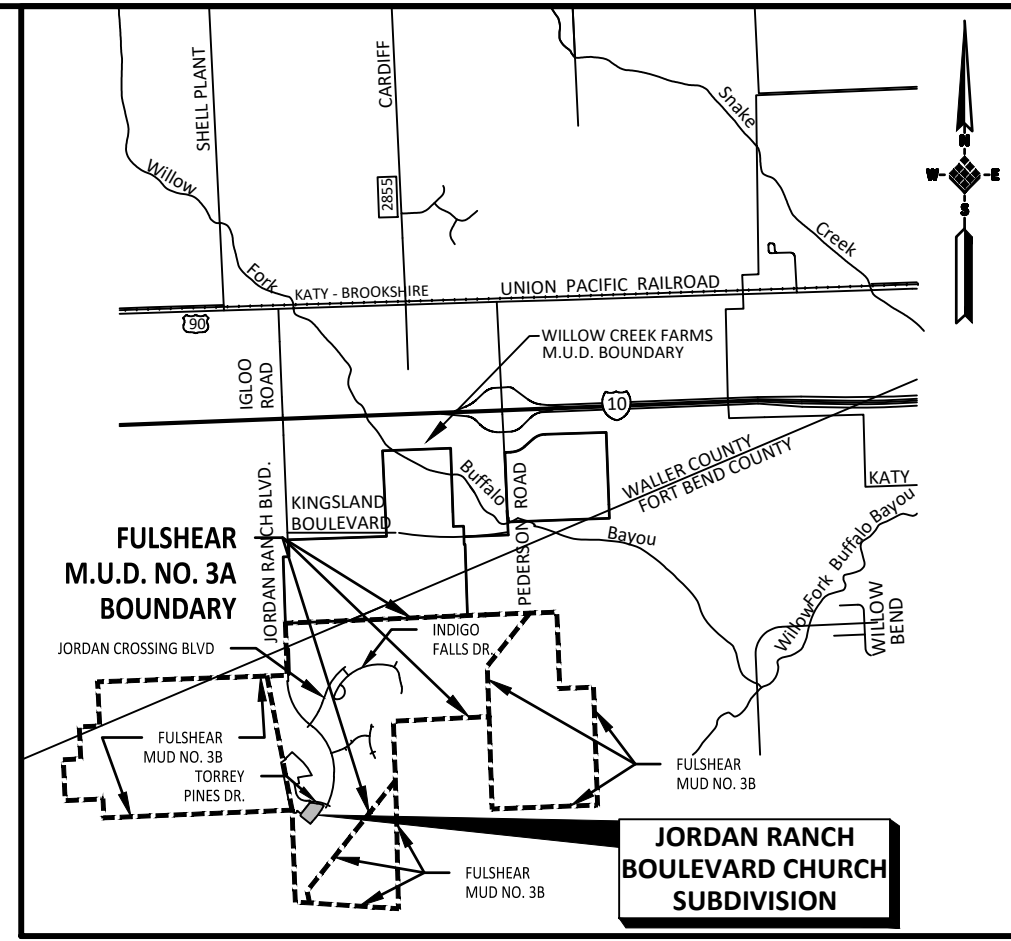
THENCE South 41° 15' 35" West - 154.05 feet to a 5/8-inch iron rod set at the beginning of a curve to the left;

THENCE, in a southwesterly direction, with said curve to the left, having a radius of 2050.00 feet, a central angle of 01° 27' 33", and a chord bearing and distance of South 40° 31' 49" West - 52.20 feet, and an arc distance of 52.20 feet to a 5/8-inch iron rod set at the end of curve;

THENCE North 51° 32' 09" West - 309.19 feet to a 5/8-inch iron rod set for an angle corner;

THENCE North 48° 56' 37" West - 35.03 feet to a 5/8-inch iron rod set for an angle corner;

THENCE North 20° 11' 33" West - 29.90 feet to the POINT OF BEGINNING of the herein described tract and containing 4.858 acres of land.



FORT BEND COUNTY KEY MAP NO. 482M VICINITY MAP SCALE 1" = 5,000'

I, Richard W. Stolleis, Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within the watershed.

Richard W. Stolleis, P.E. Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this ____ day of _____, 2019.

Vincent M. Morales, Jr. Precinct 1, County Commissioner

W.A. "Andy" Meyers Precinct 3, County Commissioner

George County Judge

Grady Prestage Precinct 2, County Commissioner

Ken R. DeMerchant Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2019, at _____ o'clock _____ M. Filed in plat number(s) _____ of the plat records of Fort Bend County, Texas.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard, County Clerk Fort Bend County, Texas

By: _____ Deputy

JORDAN RANCH BOULEVARD CHURCH SUBDIVISION

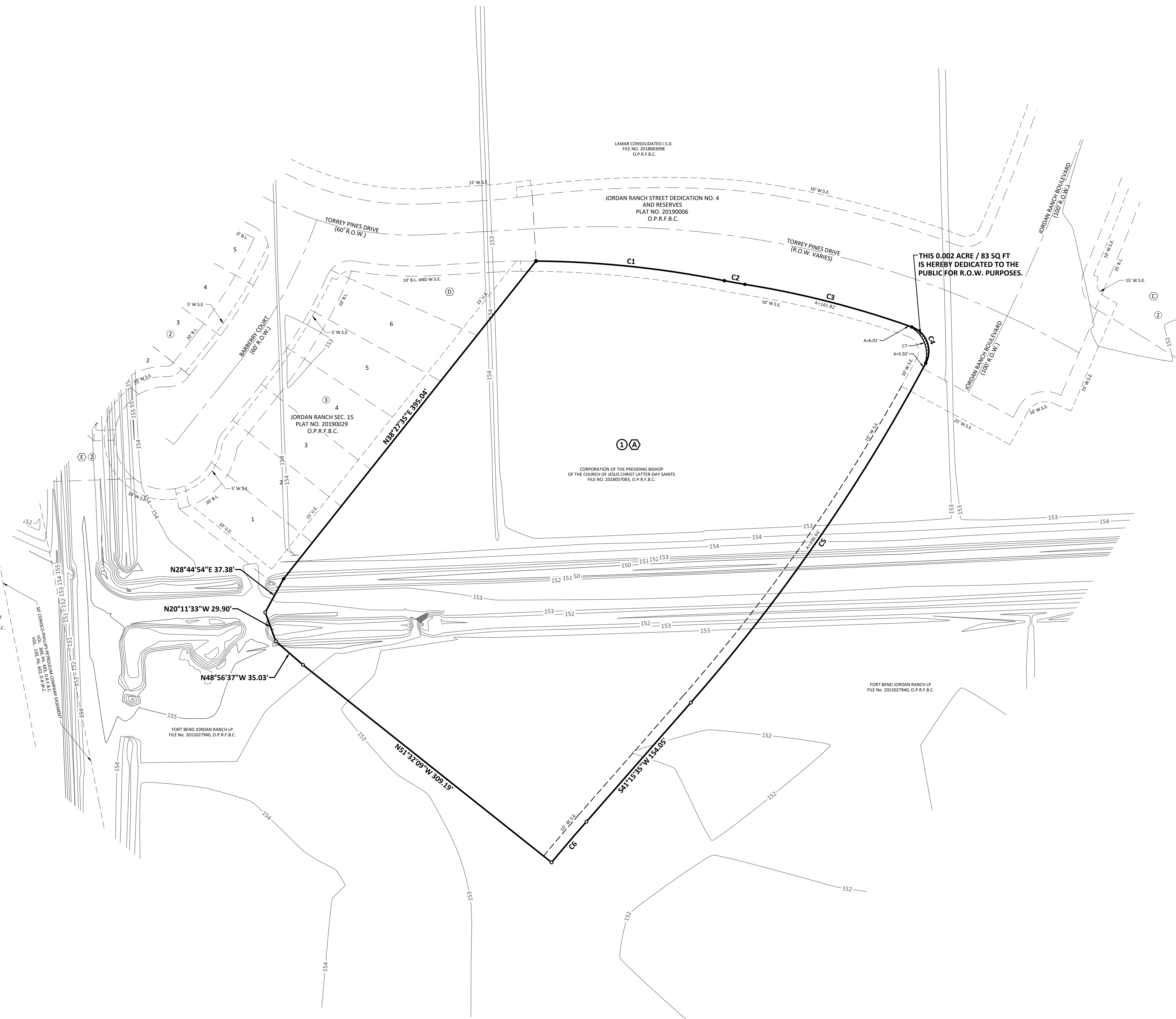
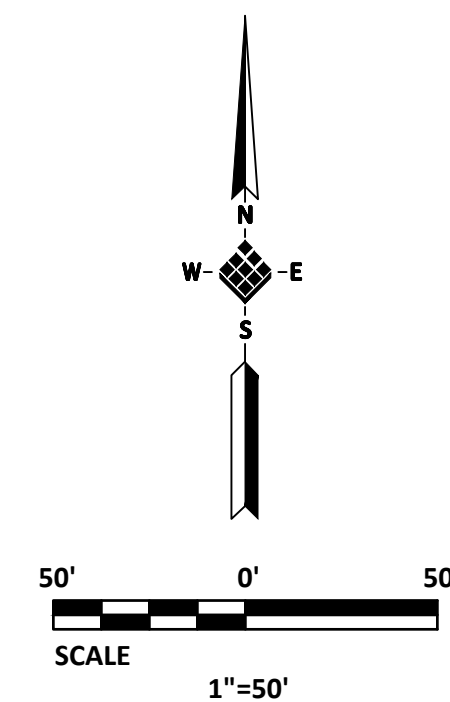
A SUBDIVISION OF 4.858 ACRES LOCATED IN H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261 FORT BEND COUNTY, TEXAS

1 RESERVE OWNER: CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

A UTAH CORPORATION SOLE 50 EAST NORTH TEMPLE STREET, 12TH FLOOR SALT LAKE CITY, UTAH 84103 PH: 801-240-2915

ENGINEER: IDS Engineering Group

13430 NW. Freeway Suite 700 Houston, Tx. 77040 713.462.3178 TBP E-002726 TBP LS 10110700



| RESERVE TABLE | | | | |
|---------------|-------------|--------------|---------|-------|
| RESERVE NAME | RESTRICTION | SQ. FT. | ACRES | |
| (A) | A | UNRESTRICTED | 211,451 | 4.854 |

| CURVE TABLE | | | | | | |
|-------------|-----------|-----------|---------|---------|---------------|----------------|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BEARING | CHORD DISTANCE |
| C1 | 10°47'39" | 980.29' | 184.68' | 92.61' | S84°03'22"E | 184.41' |
| C2 | 2°19'29" | 500.00' | 20.29' | 10.14' | S79°49'17"E | 20.29' |
| C3 | 10°37'31" | 905.00' | 167.83' | 84.16' | S75°40'16"E | 167.59' |
| C4 | 98°27'59" | 25.00' | 42.96' | 29.00' | S21°07'31"E | 37.87' |
| C5 | 13°09'07" | 1,755.00' | 402.85' | 202.31' | S34°41'02"W | 401.97' |
| C6 | 1°27'33" | 2,050.00' | 52.21' | 26.11' | S40°31'49"W | 52.21' |
| C7 | 99°02'25" | 30.00' | 51.86' | 35.15' | N21°13'08"W | 45.64' |

**JORDAN RANCH BOULEVARD
CHURCH SUBDIVISION**
 A SUBDIVISION OF
4.858 ACRES
 LOCATED IN
H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
FORT BEND COUNTY, TEXAS
1 RESERVE

**OWNER: CORPORATION OF THE PRESIDING BISHOP OF THE
CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**

A UTAHI CORPORATION 501
50 EAST NORTH TEMPLE STREET, 12TH FLOOR
SALT LAKE CITY, UTAH 84143
PH: 801-240-2915

ENGINEER:  **IDS Engineering Group**
13430 NW Freeway Suite 700
Houston, TX 77040
713.462.3178
TBE F-002726
TBPUS 10110700

RAEYLYN FRANZ WERNER,
TRUSTEE OF THE F.H. & L. 2012
TRUST LITIGATION, ET AL.
FILE NO. 2012149037, O.P.R.F.B.C.

W:\0051\Projects\1838\1838002000 JR IDS Church Plat\CAD\DWG\IDS_CPLAT.dwg [Plot] Plotter Job 21_2019 at 7:54am by YAlman (Last Saved by YAlman)

JORDAN RANCH BOULEVARD CHURCH SUBDIVISION

April 2, 2019

Engineering Review

Preliminary Plat
Jordan Ranch Boulevard Church Subdivision
Fort Bend County, Texas

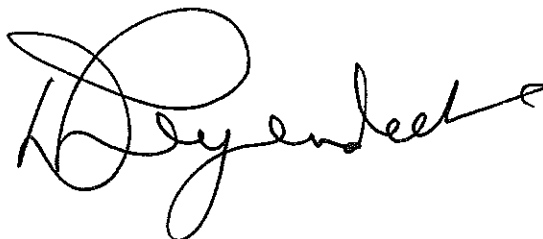
For Information only:

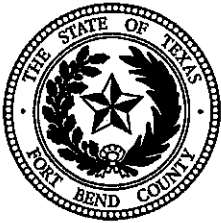
1. This plat will create one (1) Reserve that covers an area of 4.858 acres.
2. Access to this section is provided from Jordan Ranch Boulevard and Torrey Pines Drive.

Recommendations:

I recommend that this Preliminary Plat of Jordan Ranch Boulevard Church Subdivision be approved once the following items have been addressed:

- A) Building Lines are required on the face of the plat with a 25-foot Front Building Line required on both Torrey Pines Drive & Jordan Ranch Blvd.
- B) Note #18 does not apply to this plat as its commercial not residential.
- C) The County Engineers name needs to be updated on the plat.





FORT BEND COUNTY DRAINAGE DISTRICT

Project Submission Form

| APPLICANT INFORMATION REQUIRED | | |
|---|---|-------------------------------------|
| Company Name: IDS Engineering Group | | Date: 03-01-2019 |
| Contact Name: John Herzog | | |
| Office Address: 13430 Northwest Fwy, Suite 700 | | |
| City: Houston | State: TX | Zip: 77040 |
| Mailing Address: 13430 Northwest Fwy, Suite 700 | | |
| City: Houston | State: TX | Zip: 77040 |
| Office Phone: (713) 462-3178 | Email: JHerzog@idseg.com | |
| Cell Phone: N/A | Fax: N/A | |
| PROJECT INFORMATION REQUIRED | | |
| Project Name: Jordan Ranch Boulevard Church Subdivision | | |
| Project Address: Jordan Ranch Boulevard | | |
| City: Fulshear | State: TX | Zip: 77423 |
| Legal Description: | See Plat | |
| PROJECT SUMMARY REQUIRED | | |
| Project Summary: Platting of a 4.858 Ac. church site in the Jordan Ranch Development. | | |
| Commissioner Precinct No. <u>3</u> | | |
| MUD Name: <u>Fulshear</u> | MUD No. <u>3A</u> | |
| LID Name: _____ | LID No. _____ | |
| City or City ETJ: <u>City ETJ</u> | | |
| SUBMITTAL TYPE REQUIRED | | |
| <input checked="" type="checkbox"/> Plat | <input type="radio"/> Initial Submittal | <input type="radio"/> Resubmittal * |
| <input type="checkbox"/> Plans | | |
| <input type="checkbox"/> Report | | |

*(For resubmittal, include written response to review comments explaining how items were addressed.)



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

Subdivision/Development Platting Application

Date: 03-18-2019 Date Received by the City of Fulshear: _____
 Subdivision: Creek Trace at Cross Creek Ranch Sec 02 Development: Cross Creek Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 16.93 Acres out of the M. Autrey Survey, A-100

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

Total Acreage: 16.93
 Number of Streets: 7
 Number of Lots: 59
 Number and Types of Reserves: 1 - Landscape/Unres.
 Total Acres in Reserve: 0.25

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

Engineer/Planner: META Planning + Design LLC
 Contact Person: Kathryn Parker
 Telephone: 281-810-1422
 Fax Number: _____
 Email Address: kedwards@metaplanningdesign.com

| Platting Fees | |
|--|-----------------|
| Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre | |
| Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre | |
| Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre | |
| Amending or Minor Plat - \$200.00 | |
| Plat Vacation - \$500.00 | |
| 2 nd Review of plats - \$100.00 (each additional review) | |
| TOTAL PLATTING FEE | <u>\$918.13</u> |
| Park Fees (due at Final Plat Application) | <u>n/a</u> |

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

Kathryn Parker
 SIGNATURE

Kathryn Parker/ Planner

March 18, 2019

TYPED OR PRINTED NAME/TITLE

DATE

RECEIVED
 REGISTRATION & PERMIT DEPT

MAR 22 2019

CITY OF FULSHEAR
 FULSHEAR, TX 77441

DESCRIPTION OF A 16.93 ACRE TRACT OF LAND SITUATED
IN THE M. AUTREY SURVEY, ABSTRACT NO. 100
FORT BEND COUNTY, TEXAS

BEING a 16.93 acre (737,360 square foot) tract of land situated in the M. Autrey Survey, Abstract No. 100 of Fort Bend County, Texas and being a portion of a called 239.7 acre tract of land described as Tract 10 in an instrument to CCR Loan Subsidiary 1, L.P. recorded under Fort Bend County, Clerk's File Number (F.B.C.C.F. No.) 2016059209, said 16.93 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to THE BROOKS AT CROSS CREEK RANCH SECTION THREE as cited herein:

BEGINNING at a 1/2-inch iron pipe with cap stamped "BGE INC" found for the most Southerly Northeast corner of Restricted Reserve "G" of THE BROOKS AT CROSS CREEK RANCH SECTION THREE, a subdivision per plat recorded under Plat Number 20180075 of the Fort Bend County Plat Records and the most Southerly Southeast corner of the herein described tract and the beginning of a curve to the left from which its center bears N 66°42'33" W, 25.00 feet;

THENCE, in a Northwesterly direction, along and with the North line of said Restricted Reserve "G" and along said curve to the left, a distance of 41.26 feet, having a radius of 25.00 feet, a central angle of 94°33'35" and a chord which bears N 23°59'21" W, 36.73 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the most Northerly Northeast corner of said Restricted Reserve "G" and a point of tangency;

THENCE, N 71°16'08" W, a distance of 940.00 feet, along and with the North line of said THE BROOK AT CROSS CREEK RANCH SECTION THREE to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the beginning of a non-tangent curve to the left from which its center bears S 18°46'08" W, 2,450.00 feet;

THENCE, in a Westerly direction, continuing along and with said North line and said curve to the left, a distance of 54.89 feet, having a radius of 2,450.00 feet, a central angle of 01°17'01" and a chord which bears N 71°52'23" W, 54.89 feet to the Southwest corner of the herein described tract;

THENCE, over and across said 239.7 acre tract, the following courses and distances:

- N 17°29'06" E, a distance of 70.00 feet to the beginning of a non-tangent curve to the left from which its center bears N 17°29'06" E, 25.00 feet;
- In a Northeasterly direction, along said curve to the left, a distance of 40.58 feet, having a radius of 25.00 feet, a central angle of 93°00'47" and a chord which bears N 60°58'42" E, 36.27 feet to a point of compound curvature to the left;
- In a Northerly direction, along said curve to the left, a distance of 114.49 feet, having a radius of 570.00 feet, a central angle of 11°30'30" and a chord which bears N 08°43'04" E, 114.30 feet to a point of compound curvature to the left;
- In a Northwesterly direction, along said curve to the left, a distance of 36.48 feet, having a radius of 25.00 feet, a central angle of 83°36'57" and a chord which bears N 38°50'40" W, 33.33 feet to a point for corner;
- N 09°20'52" E, a distance of 60.00 feet to the beginning of a non-tangent curve to the left from which its center bears N 09°20'52" E, 295.00 feet;
- In an Easterly direction, along said curve to the left, a distance of 250.37 feet, having a radius of 295.00 feet, a central angle of 48°37'41" and a chord which bears N 75°02'01" E, 242.93 feet to an interior corner of the herein described tract;
- N 23°30'38" W, a distance of 117.67 feet to a point for corner;
- N 03°20'16" E, a distance of 54.86 feet to a point for corner;
- N 12°41'37" E, a distance of 58.39 feet to a point for corner;
- N 07°10'38" W, a distance of 103.18 feet to a point for corner;
- N 02°35'03" W, a distance of 149.20 feet to a point for corner;
- N 01°46'45" E, a distance of 99.40 feet to a point for corner;
- N 04°01'45" E, a distance of 55.00 feet to an interior corner of the herein described tract;
- N 85°58'15" W, a distance of 2.21 feet to a point for corner;
- N 04°01'45" E, a distance of 60.00 feet to a point for corner;
- N 03°57'23" E, a distance of 116.37 feet to a point for corner;
- N 03°19'37" W, a distance of 358.19 feet to the Northwest corner of the herein described tract, lying on the North line of said 239.7 acre tract and the South line of a called 631.26 acre tract of land described in an instrument to D.R. Horton-Texas, Ltd. recorded under F.B.C.C.F. No. 2013000056;

THENCE, N 87°28'52" E, a distance of 1,074.63 feet along and with the common line of said 239.7 acre tract and said 631.26 acre tract to the Northeast corner of the herein described tract;

THENCE, over and across said 239.7 acre tract, the following courses and distances:

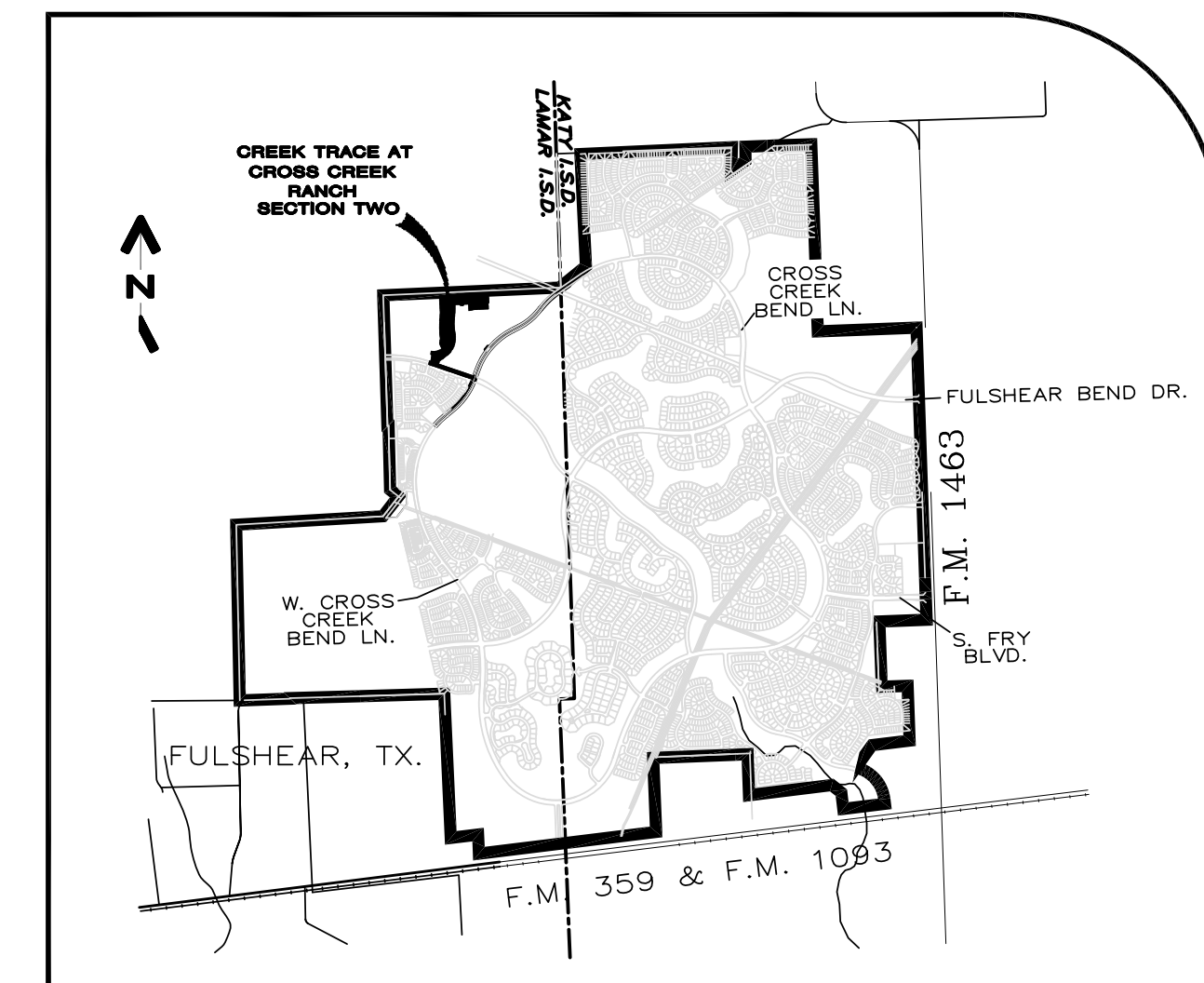
- S 02°31'08" E, a distance of 200.00 feet to a point for corner;
- S 87°28'52" W, a distance of 14.86 feet to an interior corner of the herein described tract;
- S 02°31'08" E, a distance of 125.00 feet to a point for corner;
- S 87°28'52" W, a distance of 300.70 feet to a point for corner;
- S 79°02'43" W, a distance of 123.13 feet to a point for corner;
- N 02°31'08" W, a distance of 143.06 feet to an interior corner of the herein described tract;
- S 87°28'52" W, a distance of 100.01 feet to the beginning of a tangent curve to the left;
- In a Southwesterly direction, along said curve to the left, a distance of 38.96 feet, having a radius of 25.00 feet, a central angle of 89°16'47" and a chord which bears S 42°50'29" W, 35.13 feet to a point of reverse curvature to the right;
- In a Southerly direction, along said curve to the right, a distance of 1.45 feet, having a radius of 1,845.00 feet, a central angle of 00°02'42" and a chord which bears S 01°46'34" E, 1.45 feet to an interior corner of the herein described tract;
- S 88°14'47" W, a distance of 60.00 feet to the beginning of a non-tangent curve to the left from which its center bears S 88°14'47" W, 25.00 feet;
- In a Northwesterly direction, along said curve to the left, a distance of 39.60 feet, having a radius of 25.00 feet, a central angle of 90°45'55" and a chord which bears N 47°08'10" W, 35.59 feet to a point of tangency;
- S 87°28'52" W, a distance of 100.01 feet to an interior corner of the herein described tract;
- S 01°36'09" E, a distance of 64.63 feet to a point for corner;
- S 00°36'14" W, a distance of 54.66 feet to a point for corner;
- S 02°29'27" W, a distance of 54.66 feet to a point for corner;
- S 04°19'42" W, a distance of 54.76 feet to a point for corner;
- S 04°53'07" W, a distance of 79.21 feet to a point for corner;
- S 04°25'15" W, a distance of 59.84 feet to a point for corner;
- S 01°32'17" W, a distance of 58.42 feet to a point for corner;
- S 01°39'55" E, a distance of 58.42 feet to a point for corner;
- S 04°52'08" E, a distance of 58.42 feet to a point for corner;
- S 07°37'13" E, a distance of 58.74 feet to a point for corner;
- S 07°58'08" E, a distance of 57.00 feet to a point for corner;
- S 07°44'09" E, a distance of 36.19 feet to a point for corner;
- S 03°31'08" E, a distance of 56.59 feet to a point for corner;
- S 06°08'09" W, a distance of 62.01 feet to a point for corner;
- S 13°13'38" W, a distance of 60.00 feet to a point for corner;
- S 76°42'29" E, a distance of 3.32 feet to a point for corner;
- S 18°30'33" W, a distance of 57.77 feet to a point for corner;
- S 25°08'25" W, a distance of 53.27 feet to a point for corner;
- S 31°36'23" W, a distance of 55.02 feet to a point for corner;
- S 34°30'55" W, a distance of 55.04 feet to a point for corner;
- S 49°14'08" W, a distance of 98.47 feet to a point for corner;
- S 53°11'29" W, a distance of 202.62 feet to a point for corner;
- S 18°43'52" W, a distance of 68.47 feet to an interior corner of the herein described tract;
- S 71°16'08" E, a distance of 801.12 feet to the beginning of a tangent curve to the left;
- In a Northeasterly direction, along said curve to the left, a distance of 39.09 feet, having a radius of 25.00 feet, a central angle of 89°35'33" and a chord which bears N 63°56'05" E, 35.23 feet to the most Northerly Southeast corner of the herein described tract;
- S 19°08'19" W, a distance of 15.77 feet to the beginning of a tangent curve to the right;
- In a Southerly direction, along said curve to the right, a distance of 106.17 feet, having a radius of 1,465.00 feet, a central angle of 04°09'08" and a chord which bears S 21°12'53" W, 106.14 feet to the **POINT OF BEGINNING** and containing 16.93 acres (737,360 square feet) of land.

LINE DATA

| LINE | DISTANCE | BEARING |
|------|----------|---------------|
| L1 | 16' | S 19°08'19" W |
| L2 | 942' | S 71°16'08" E |
| L3 | 70' | S 17°29'06" W |
| L4 | 60' | N 09°20'52" E |
| L5 | 118' | S 23°30'38" E |
| L6 | 55' | N 03°20'16" E |
| L7 | 58' | S 12°41'37" W |
| L8 | 103' | S 07°10'38" E |
| L9 | 149' | N 02°35'03" W |
| L10 | 99' | N 01°46'45" E |
| L11 | 55' | N 04°01'45" E |
| L12 | 2' | N 85°58'15" W |
| L13 | 60' | S 04°01'45" W |
| L14 | 116' | N 03°57'23" E |
| L15 | 358' | N 03°19'37" W |
| L16 | 1075' | S 87°28'52" W |
| L17 | 200' | S 02°31'08" E |
| L18 | 15' | N 87°28'52" E |
| L19 | 125' | N 02°31'08" W |
| L20 | 301' | N 87°28'52" E |
| L21 | 123' | N 79°02'43" E |
| L22 | 143' | N 02°31'08" W |
| L23 | 100' | N 87°28'52" E |
| L24 | 60' | N 88°14'47" E |
| L25 | 100' | N 87°28'52" E |
| L26 | 65' | N 01°36'09" W |
| L27 | 55' | N 00°36'14" E |
| L28 | 55' | N 02°29'27" E |
| L29 | 55' | N 04°19'42" E |
| L30 | 79' | S 04°53'07" W |
| L31 | 60' | N 04°25'15" E |
| L32 | 58' | S 01°32'17" W |
| L33 | 58' | N 01°39'55" W |
| L34 | 58' | N 04°52'08" W |
| L35 | 59' | N 07°37'13" W |
| L36 | 57' | S 07°58'08" E |
| L37 | 36' | N 07°44'09" W |
| L38 | 57' | N 03°31'08" W |
| L39 | 62' | S 06°08'09" W |
| L40 | 60' | S 13°13'38" W |
| L41 | 58' | N 18°30'33" E |
| L42 | 53' | S 25°08'25" W |
| L43 | 55' | S 31°36'23" W |
| L44 | 55' | S 34°30'55" W |
| L45 | 98' | N 49°14'08" E |
| L46 | 203' | S 53°11'29" W |
| L47 | 68' | S 18°43'52" W |
| L48 | 801' | S 71°16'08" E |

CURVE DATA

| CURVE | RADIUS | ARC | BEARING |
|-------|--------|------|-------------|
| C1 | 1465' | 106' | S21°12'53"W |
| C2 | 25' | 41' | S23°59'21"E |
| C3 | 2450' | 53' | S71°53'31"E |
| C4 | 25' | 41' | S60°58'42"W |
| C5 | 570' | 114' | S08°43'04"W |
| C6 | 25' | 36' | S38°50'04"E |
| C7 | 295' | 250' | S75°02'01"W |
| C8 | 25' | 39' | N42°50'29"E |
| C9 | 1845' | 1' | S01°46'34"E |
| C10 | 25' | 40' | S47°08'10"E |
| C11 | 1470' | 3' | S76°42'29"E |
| C12 | 25' | 39' | S63°56'05"W |



Vicinity Map

A PRELIMINARY PLAT OF
**CREEK TRACE AT
CROSS CREEK
RANCH
SECTION TWO**

**BEING 16.93± ACRES OF LAND
CONTAINING 59 LOTS AND
ONE RESERVE IN SIX BLOCKS.**

OUT OF THE
M. AUTREY SURVEY, A-100
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

OWNER:
CCR TEXAS HOLDINGS, LP
ATTN: ROB BAMFORD
6450 CROSS CREEK BEND LANE
FULSHEAR, TEXAS 77441

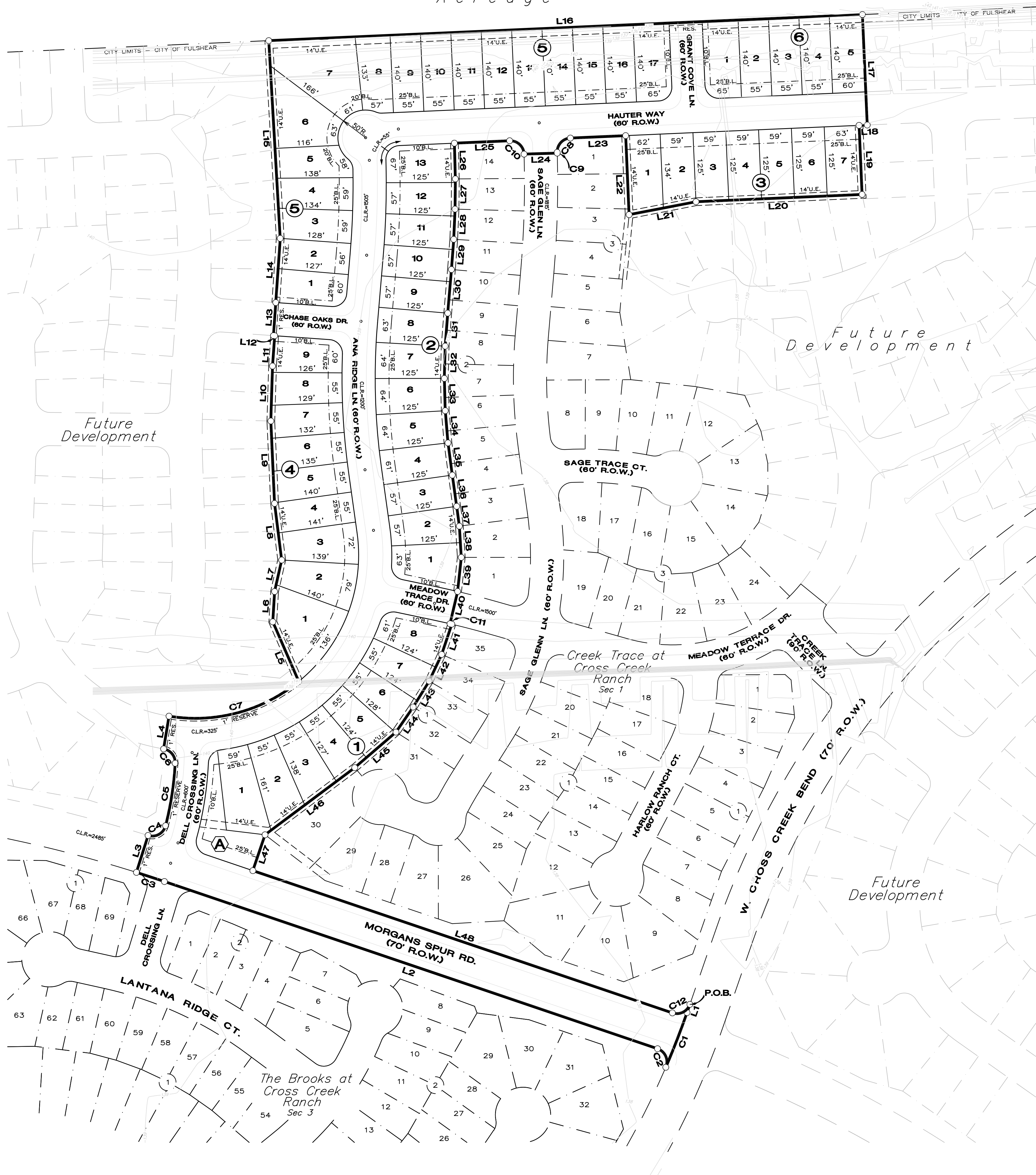
PLANNER:




24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF FULSHEAR SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE FULSHEAR PLANNING & ZONING COMMISSION AND / OR CITY - COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC, NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

Acres



- GENERAL NOTES:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "1' RES." INDICATES ONE FOOT RESERVE.
 dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revert in the dedicatior, his heirs, assigns or successors.
 - "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS.
 - "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
 - ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE.
 - THE PROPERTY LIES IN THE UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48157C0105, REVISED APRIL 2, 2014.
 - THE ENTIRE PLAT FOR CREEK TRACE AT CROSS CREEK RANCH SECTION 2, LIES WITHIN THE CITY LIMITS OF THE CITY OF FULSHEAR.

NOTE:
 RESTRICTED RESERVE "A"
 LANDSCAPE/OPEN SPACE
 ±0.24 ACRE

A PRELIMINARY PLAT OF
**CREEK TRACE AT
 CROSS CREEK
 RANCH
 SECTION TWO**

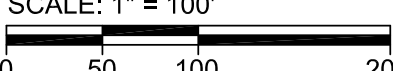
**BEING 16.93± ACRES OF LAND
 CONTAINING 59 LOTS AND
 ONE RESERVE IN SIX BLOCKS.**

OUT OF THE
M. AUTREY SURVEY, A-100
 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS
 OWNER:
CCR TEXAS HOLDINGS, LP
 ATTN: ROB BAMFORD
 6450 CROSS CREEK BEND LANE
 FULSHEAR, TEXAS 77441
 PLANNER:



24275 KATY FREEWAY, SUITE 200
 KATY, TEXAS 77494
 Tel: 281-810-1422

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PAGE 2 OF 2
 SCALE: 1" = 100'


MARCH 22, 2019
 MTA# 1350A

April 2, 2019

Engineering Review

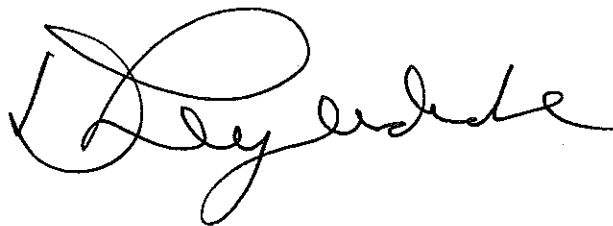
Preliminary Plat
Creek Trace at Cross Creek Ranch Section Two
City of Fulshear, Texas

For Information only:

1. This plat will create 59 Lots in six (6) Blocks with one (1) Reserve that covers a total area of 16.93 acres.
2. Access to these lots will be from Dell Crossing Lane off of Morgan Spur Road.
3. The typical lot in this section is 55-foot by 125-foot with a 25-foot Front Building Line.

Recommendations:

I recommend that this Preliminary Plat of Creek Trace at Cross Creek Ranch Section Two be approved as submitted.

A handwritten signature in black ink, appearing to read "Clay & Leyendecker", written in a cursive style.



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: 3/22/2019 Date Received by the City of Fulshear: _____

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

SECTION THIRTEEN

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection) Other: Water Plant/MUD Facility

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 18.99 ACRES LOCATED IN THE J.W. SCOTT SURVEY, A-321 & M AUTREY SURVEY, A-100

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

Total Acreage: 18.99
 Number of Streets: 5
 Number of Lots: 72
 Number and Types of Reserves: 11
 Total Acres in Reserve: 3.814

Owner: CCR LOAN SUBSIDIARY 1, LP & CCR TEXAS HOLDINGS LP
Address: 5005 RIVERWAY, STE. 500
City/State: HOUTSON, TX 77056
Telephone: 713-960-9977
Email Address: _____

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

| Platting Fees | |
|--|-------------------|
| Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre | |
| Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre | |
| Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre | |
| Amending or Minor Plat - \$200.00 | |
| Plat Vacation - \$500.00 | |
| 2 nd Review of plats - \$100.00 (each additional review) | |
| TOTAL PLATTING FEE | <u>\$1,334.75</u> |
| Park Fees (due at Final Plat Application) | _____ |

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

Trey Devillier
 SIGNATURE

Trey DeVillier
 TYPED OR PRINTED NAME/TITLE

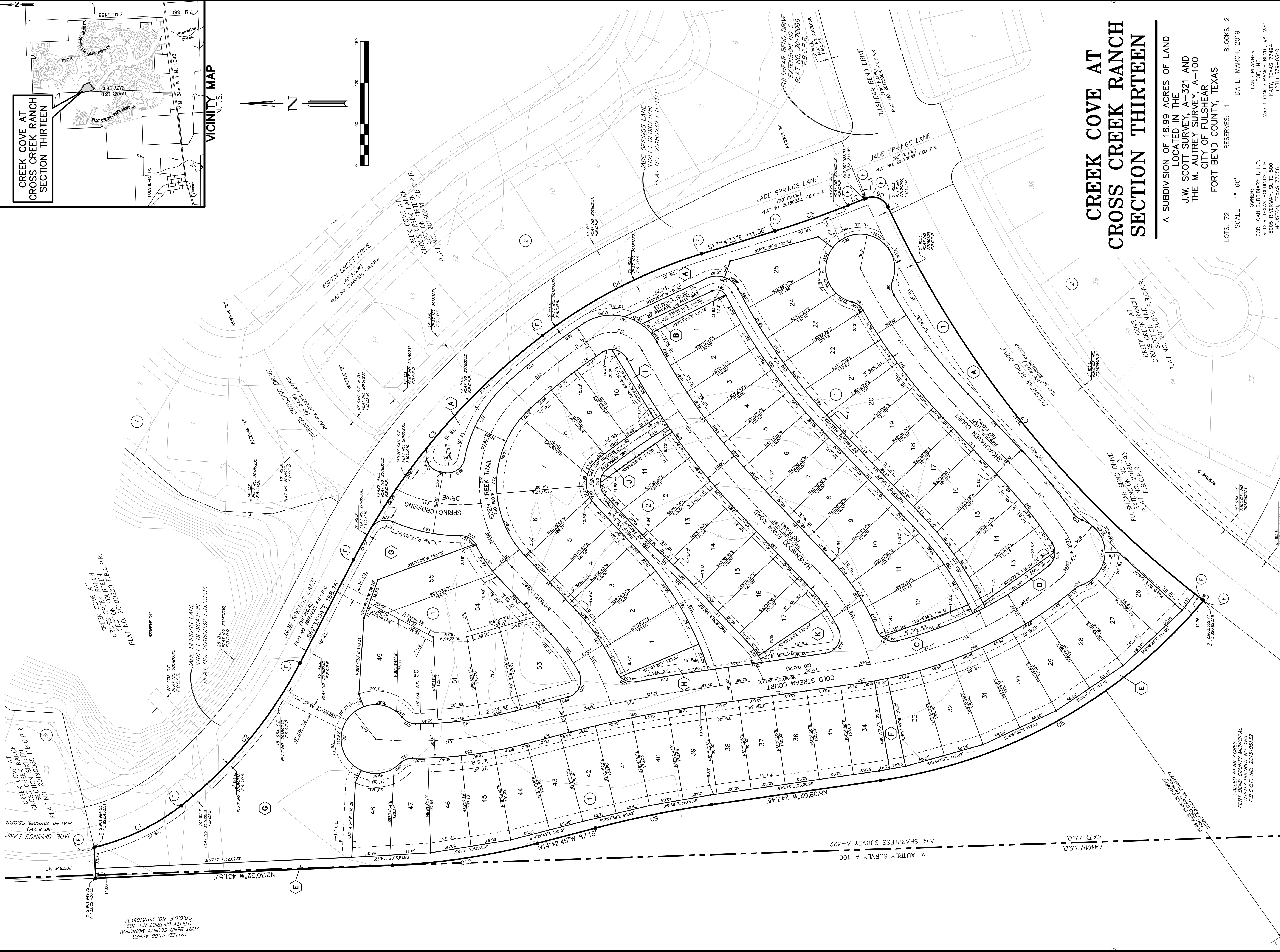
3/22/2019
 DATE

RECEIVED
 REGISTRATION & PERMIT DEPT

MAR 22 2019 9:50 am No

CITY OF FULSHEAR
 FULSHEAR, TX 77441

VICINITY MAP
N.T.S.

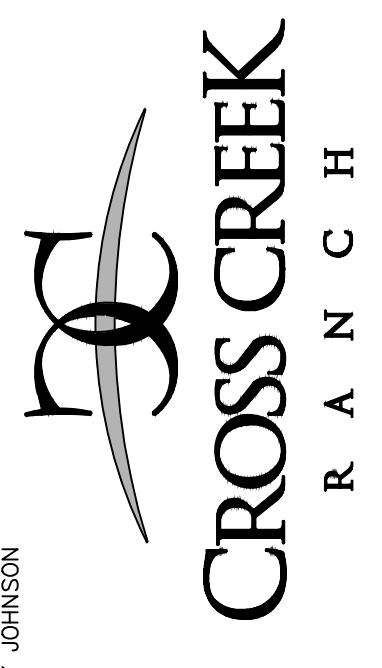


CREEK COVE AT CROSS CREEK RANCH SECTION THIRTEEN

A SUBDIVISION OF 18.99 ACRES OF LAND
LOCATED IN THE
**J.W. SCOTT SURVEY, A-321 AND
THE M. AUTREY SURVEY, A-100**
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

LOTS: 72 RESERVES: 11 BLOCKS: 2
SCALE: 1"=60' DATE: MARCH, 2019

LAND PLANNER:
BGE, INC.
23501 CINCO RANCH BLVD., #A-250
KATY, TEXAS 77450-4946
(281) 576-0346
TREV DAVILLER



BGE, Inc.
17717 Highway 6, Suite 400, Houston, TX 77042
Tel: 281-569-8700 www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00
JASON SVATEK, P.E.

| RESERVE | ACREAGE / SQUARE FOOTAGE | RESTRICTION |
|---------|--------------------------|------------------------|
| G | 1.712 AC. / 74,976 S.F. | PARK |
| H | 0.9988 AC. / 3,039 S.F. | LANDSCAPE / OPEN SPACE |
| I | 0.0272 AC. / 1,187 S.F. | LANDSCAPE / OPEN SPACE |
| J | 0.0299 AC. / 1,302 S.F. | LANDSCAPE / OPEN SPACE |
| K | 0.1012 AC. / 4,408 S.F. | LANDSCAPE / OPEN SPACE |

| RESERVE | ACREAGE / SQUARE FOOTAGE | RESTRICTION |
|---------|--------------------------|-----------------------------------|
| A | 1.124 AC. / 48,487 S.F. | LANDSCAPE / OPEN SPACE |
| B | 0.0440 AC. / 1,916 S.F. | LANDSCAPE / OPEN SPACE |
| C | 0.0451 AC. / 1,985 S.F. | LANDSCAPE / OPEN SPACE |
| D | 0.0314 AC. / 1,388 S.F. | LANDSCAPE / OPEN SPACE |
| E | 0.5602 AC. / 24,619 S.F. | LANDSCAPE / OPEN SPACE |
| F | 0.0639 AC. / 2,783 S.F. | LANDSCAPE / OPEN SPACE / DRAINAGE |

FOOT CALLED 61.66 ACRES NEAR PALM UTILITY DISTRICT NO. 169 F.B.C.C.F. NO. 2015105132

CALLER 61.66 ACRES NEAR PALM UTILITY DISTRICT NO. 169 F.B.C.C.F. NO. 2015105132

STATE OF TEXAS COUNTY OF FORT BEND

We, CR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, acting by and through Larry D. Johnson, President of CR Loan Sub 1, LLC, a Texas limited liability company, its General Partner, owner and CR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Larry D. Johnson, Manager of Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner, owner hereinafter referred to as Owners of the 18.99 acre tract described in the above and foregoing map of CREEK COVE AT CROSS CREEK RANCH SECTION THIRTEEN, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21'6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, We do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, and drainage ditches located in said subdivision, as easement for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of CREEK COVE AT CROSS CREEK RANCH SECTION THIRTEEN where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, CR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, acting by and through CR Loan Sub 1, LLC, a Texas limited liability company, its General Partner, has caused these presents to be signed by Larry D. Johnson, its President, thereto authorized,

this _____ day of _____, 2019.

CR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership By: CR Loan Sub 1, LLC, a Texas limited liability company, its General Partner

By: Larry D. Johnson President

STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Larry D. Johnson, President of CR Loan Sub 1, LLC, a Texas limited liability company, the General Partner of CR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Jody S. Wong Notary Public In and for the State of Texas Commission Expires: _____

IN TESTIMONY WHEREOF, CR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner, has caused these presents to be signed by Larry D. Johnson, its Manager, thereto authorized,

this _____ day of _____, 2019.

CR TEXAS HOLDINGS LP, a Delaware limited partnership By: Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner

By: Larry D. Johnson Manager

STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Larry D. Johnson, Manager of Johnson/CCR GP, LLC, a Texas limited liability company, the sole general partner of CR TEXAS HOLDINGS LP, a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Jody S. Wong Notary Public In and for the State of Texas Commission Expires: _____

I, Alan C. Bentley, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

Alan C. Bentley, R.P.L.S. Texas Registration No. 2055

I, Jason M. Svatek, A Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of the City of Fulshear, to the best of my knowledge.

Jason M. Svatek, P.E. Texas Registration No. 100192

BGE, Inc. TBPE Registration No. F-1046

This plat of CREEK COVE AT CROSS CREEK RANCH SECTION THIRTEEN is approved by the City Planning Commission of the City of Fulshear, Texas,

this _____ day of _____, 2019.

Amy Pearce Chairperson Austin Weant Co-Chairperson

This plat of CREEK COVE AT CROSS CREEK RANCH SECTION THIRTEEN was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____, 2019; provided, however, this approval shall be invalid and null and void unless the plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

Aaron Goff Mayor Kimberly Kopecky City Secretary

I, Laura Richard, County Clerk in and for Fort Bend County, Herby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2019, at _____ o'clock _____ m. in Plat Number _____ of Fort Bend County.

Witness my hand and seal of office, at Richmond, Texas. The day and date last above written.

Laura Richard County Clerk Fort Bend County, Texas

By: Deputy

DESCRIPTION OF A 18.99 ACRE TRACT OF LAND SITUATED IN THE J.W. SCOTT SURVEY, ABSTRACT NO. 321 AND THE M. AUTREY SURVEY, ABSTRACT NO. 100 CITY OF FULSHEAR FORT BEND COUNTY, TEXAS

BEING A 18.99 acre (827,191 square foot) tract of land situated in the J.W. Scott Survey, Abstract No. 321 Fort Bend County, City of Fulshear, Texas and being a portion of a called 66.97 acre tract of land as described as Tract 8 in an instrument to CR Loan Subsidiary 1, L.P., recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2016059209 and a portion of the remainder of a called 1,913.31 acre tract of land as described in an instrument to CR Texas Holdings LP, recorded under F.B.C.C.F. No. 2012038964, said 18.99 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Southerly corner of said 66.97 acre tract and the Southwest corner of the herein described tract, lying on the Northernly right-of-way line of Fulshear Bend Drive (100 feet wide) as shown on FULSHEAR BEND DRIVE EXTENSION NO. 3, a subdivision per plat recorded under Plat No. 20180195 of the Fort Bend County Plat Records (F.B.C.P.R.) and the East line of a called 61.66 acre tract of land as described in an instrument to Fort Bend County Municipal Utility District No. 169 recorded under F.B.C.C.F. No. 2015105132 and being the beginning of a curve to the right from which its center bears N39°55'40"E, 750.00 feet;

THENCE, along and with the common line of said 66.97 acre tract and said 61.66 acre tract, the following courses and distances:

In a Northwesterly direction, along said curve to the right, a distance of 548.97 feet, having a radius of 750.00 feet, a central angle of 41°56'18" and a chord which bears N29°06'11" W, 536.80 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

N08°08'02" W, a distance of 247.45 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Northerly direction, along said curve to the left, a distance of 172.23 feet, having a radius of 1,500.00 feet, a central angle of 06°34'43" and a chord which bears N11°25'23" W, 172.13 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

N14°42'45" W, a distance of 87.15 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In a Northerly direction, along said curve to the right, a distance of 212.99 feet, having a radius of 1,000.00 feet, a central angle of 12°12'13" and a chord which bears N08°36'38" W, 212.59 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

N02°30'32" W, a distance of 431.57 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Northwest corner of the herein described tract;

THENCE, N87°29'28"E, a distance of 44.85 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Northeast corner of the herein described tract, same being the Northwest terminus point of Jade Springs Lane (60 feet wide) as shown on JADE SPRINGS LANE STREET DEDICATION, a subdivision per plat recorded under Plat No. 20180232 of the F.B.C.P.R., same being the beginning of a non-tangent curve to the left from which its center bears N76°37'31" E, 330.00 feet;

THENCE, along and with the West right-of-way line of said Jade Springs Lane, the following courses and distances:

In a Southeasterly direction, along said curve to the left, a distance of 141.01 feet, having a radius of 330.00 feet, a central angle of 24°41'35" and a chord which bears S25°36'59" E, 139.94 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the beginning of a compound curvature to the left;

In a Southeasterly direction, along said curve to the left, a distance of 271.51 feet, having a radius of 630.00 feet, a central angle of 24°41'35" and a chord which bears S50°12'17" E, 269.42 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the point of tangency;

S62°33'04" E, a distance of 168.76 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the beginning of a tangent curve to the right;

In a Southeasterly direction, along said curve to the right, a distance of 429.55 feet, having a radius of 970.00 feet, a central angle of 25°22'22" and a chord which bears S49°51'53" E, 426.05 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the beginning of a compound curvature to the right;

In a Southeasterly direction, along said curve to the right, a distance of 260.95 feet, having a radius of 750.00 feet, a central angle of 19°56'07" and a chord which bears S27°12'38" E, 259.64 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the point of tangency;

S17°14'35" E, a distance of 111.36 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the beginning of a tangent curve to the left;

In a Southerly direction, along said curve to the left, a distance of 112.64 feet, having a radius of 1,545.00 feet, a central angle of 04°10'38" and a chord which bears S19°19'54" E, 112.62 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the point of tangency;

S21°25'13" E, a distance of 25.18 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Northwest terminus point for Jade Springs Lane (90 feet wide) as shown on FULSHEAR BEND DRIVE EXTENSION NO. 2, a subdivision per plat recorded under Plat No. 20170069 of the F.B.C.P.R.;

THENCE, S 21°25'13" E, a distance of 2.67 feet continuing along and with the West right-of-way line of said Jade Springs Lane to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the beginning of a transition curve between the West right-of-way line of said Jade Springs Lane and the Northerly right-of-way line of Fulshear Bend Drive (100 feet wide) as shown on said FULSHEAR BEND DRIVE EXTENSION NO. 2;

THENCE, along and with the Northerly right-of-way line of said Fulshear Bend Drive, the following courses and distances: In a Southerly direction, along said transition curve to the right, a distance of 37.68 feet, having a radius of 25.00 feet, a central angle of 86°21'33" and a chord which bears S21°45'33" W, 34.21 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the reverse curvature to the left;

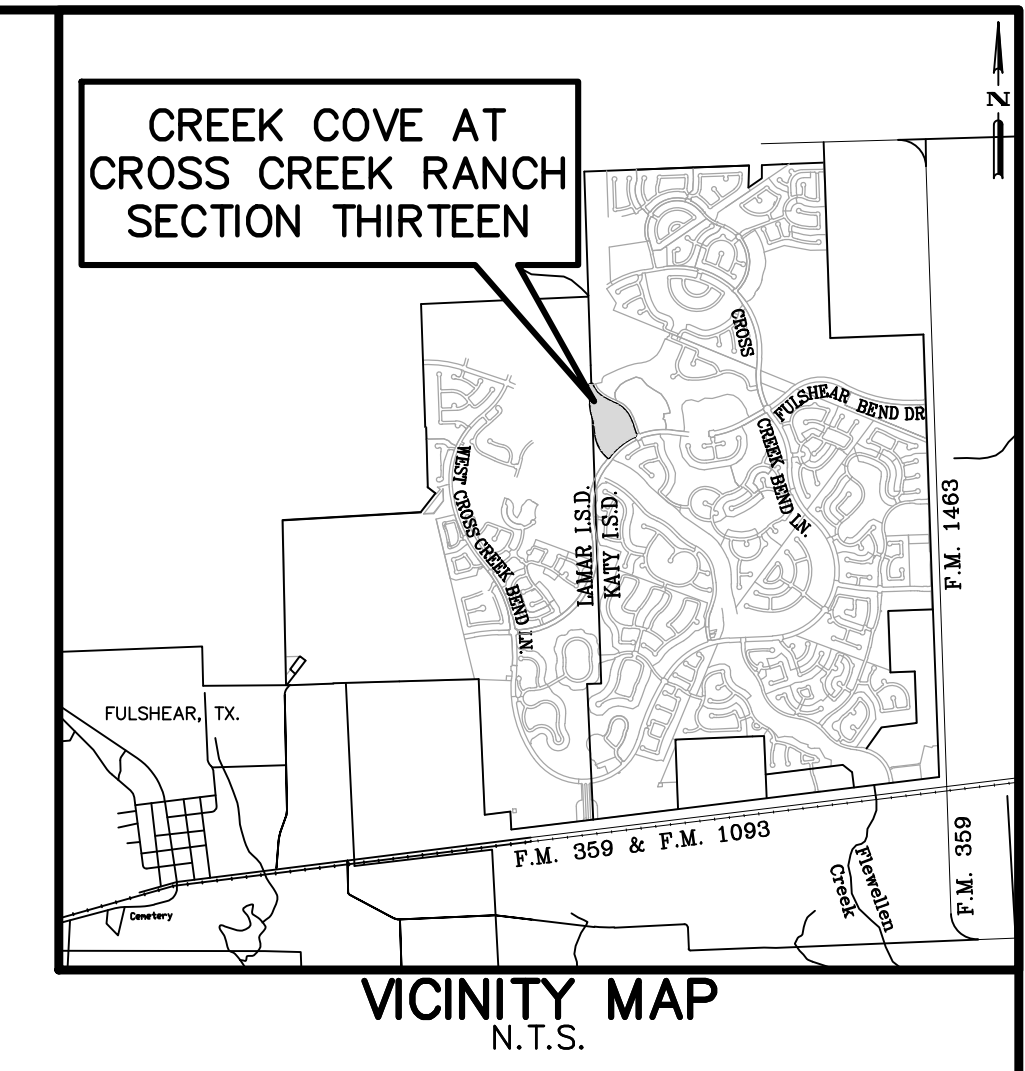
In a Southwesterly direction, along said curve to the left, a distance of 736.37 feet, having a radius of 1,550.00 feet, a central angle of 27°13'11" and a chord which bears S51°19'43" W, 729.47 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the point of tangency;

S37°43'08" W, a distance of 2.82 feet to the POINT OF BEGINNING and containing 18.99 acres (827,191 square feet) of land.

Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and is referenced to FULSHEAR BEND DRIVE EXTENSION NO 3 as cited herein.

Table with columns: NUMBER, RADIUS, DELTA ANGLE, ARC DISTANCE, CHORD BEARING, CHORD DISTANCE. Rows 01-98.

Table with columns: NUMBER, BEARING, DISTANCE. Rows L1-L23.



- GENERAL NOTES
1. "U.E." Indicates "Utility Easement".
2. "B.L." indicates "Building Line".
3. "W.L.E." indicates "Water Line Easement".
4. "W.M.E." indicates "Water Meter Easement".
5. "F.H.E." indicates "Fire Hydrant Easement".
6. "SAN.S.E." indicates "Sanitary Sewer Easement".
7. "STM.S.E." indicates "Storm Sewer Easement".
8. "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
9. "F.B.C.P.R." indicates "Plat Records of Fort Bend County".
10. "F.B.C.D.R." indicates "Deed Records of Fort Bend County".
11. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale 1.0001497.
12. Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and is referenced to FULSHEAR BEND DRIVE EXTENSION NO. 2.
13. There are no pipeline easements within the boundaries of the subject tract based on the title research provided per City Planning Letter, File No. 375910 prepared by Stewart Title, effective date of March 7, 2019.
14. The property lies in the Unshaded Zone "X" (areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0005L, Revised April 2, 2014.
15. Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC" at all plat boundary corners unless otherwise noted.
16. (F) Indicates Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC".
17. All split 14 foot Utility Easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
18. All lots are subject to a five (5) foot side lot building line on each side except corner lots which have a five (5) foot side lot building line on the inner lot line and a ten (10) foot building line on the street side.
19. All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.

CREEK COVE AT CROSS CREEK RANCH SECTION THIRTEEN

A SUBDIVISION OF 18.99 ACRES OF LAND LOCATED IN THE J.W. SCOTT SURVEY, A-321 AND THE M. AUTREY SURVEY, A-100 CITY OF FULSHEAR FORT BEND COUNTY, TEXAS

LOTS: 72 RESERVES: 11 BLOCKS: 2 SCALE: 1"=60' DATE: MARCH, 2019

OWNER: CR LOAN SUBSIDIARY 1, L.P. & CR TEXAS HOLDINGS, LP. 5005 RIVERWAY, SUITE 500 HOUSTON, TEXAS 77056 (713) 960-9977 LARRY JOHNSON LAND PLANNER: BGE, INC. 23501 CINCO RANCH BLVD., #A-250 KATY, TEXAS 77494 (281) 579-0340 TREV DeVILLIER



BGE, Inc. 10777 Westheimer, Suite 400, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00 JASON SVATEK, P.E.

April 2, 2019

Engineering Review

Final Plat
Creek Cove at Cross Creek Ranch Section 13
City of Fulshear, Texas

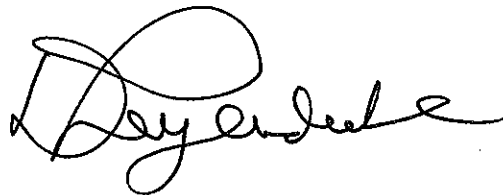
For Information only:

1. This plat will create 72 Lots in two (2) Blocks with eleven (11) Reserves that covers an area of 18.99 acres.
2. Access to this section is provided from Springs Crossing Drive off of Jade Springs Lane.
3. Lots in this section are generally 42-foot by 120-foot along with 50-foot by 120-foot.

Recommendations:

The following items need to be addressed before this Final Plat of Creek Cove at Cross Creek Ranch Section 13 can be approved:

- A) The Title Block refers to this section as being located in two (2) surveys and two (2) abstracts. The Metes and Bounds description shows it being located in one abstract.
- B) The Survey/.Abstract Line shown on the West side of this section appears to be in error or at least in conflict with the plat Title Block and Metes and Bounds description.





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

Subdivision/Development Platting Application

Date: 03/22/2019 Date Received by the City of Fulshear: _____
 Subdivision: LANDMARK SALES TRACT Development: CROSS CREEK RANCH/LANDMARK TRACT

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection) Other: Water Plant/MUD Facility

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 2.573 ACRES OF LAND IN THE T.W. SOUTHERLAND SURVEY, A-421 & R.H. KUYKENDAHL SURVEY A-274

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

Total Acreage: 2.573
 Number of Streets: 0
 Number of Lots: 0
 Number and Types of Reserves: 1
 Total Acres in Reserve: 2.573

Owner: LANDMARK INDUSTRIES
 Address: 11111 WILCREST GREEN DRIVE, STE. 100
 City/State: HOUSTON, TX 77042
 Telephone: 713-789-0310
 Email Address: _____

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

| Platting Fees | |
|--|-----------------|
| Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre | |
| Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre | |
| Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre | |
| Amending or Minor Plat - \$200.00 | |
| Plat Vacation - \$500.00 | |
| 2 nd Review of plats - \$100.00 (each additional review) | |
| TOTAL PLATTING FEE | \$564.33 |
| Park Fees (due at Final Plat Application) | _____ |

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

Trey DeVillier
 SIGNATURE

Trey DeVillier
 TYPED OR PRINTED NAME/TITLE

03/22/2019
 DATE

RECEIVED
 REGISTRATION & PERMIT DEPT

MAR 22 2019

CITY OF FULSHEAR
 FULSHEAR, TX 77441

STATE OF TEXAS
COUNTY OF FORT BEND

We, LANDMARK INDUSTRIES, a Texas general partnership, acting by and through J. Kent Brotherton, Partner, hereinafter referred to as Owner of the 2.573 acre tract described in the above and foregoing map of LANDMARK SALES TRACT, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21'6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, we do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bays, creeks, gullies, ravines, draws, and drainage ditches located in said subdivision, as easement for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, LANDMARK INDUSTRIES, a Texas general partnership, acting by and through its general partner, has caused these presents to be signed by J. Kent Brotherton, Partner, thereunto authorized,

this _____ day of _____, 2019.

LANDMARK INDUSTRIES, a Texas general partnership

By: J. Kent Brotherton
Partner

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared J. Kent Brotherton, Partner of LANDMARK INDUSTRIES, a Texas general partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Public in and for the State of Texas
Commission Expires: _____

I, Alan C. Bentley, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

Alan C. Bentley, R.P.L.S.
Texas Registration No. 2055

This plat of LANDMARK SALES TRACT is approved by the City Planning Commission of the City of Fulshear, Texas,
this _____ day of _____, 2019.

Amy Pearce
Chairperson
Austin Weant
Co-Chairperson

This plat of LANDMARK SALES TRACT was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____, 2019; provided, however, this approval shall be invalid and null and void unless the plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

Aaron Graff
Mayor
Kimberly Kopecky
City Secretary

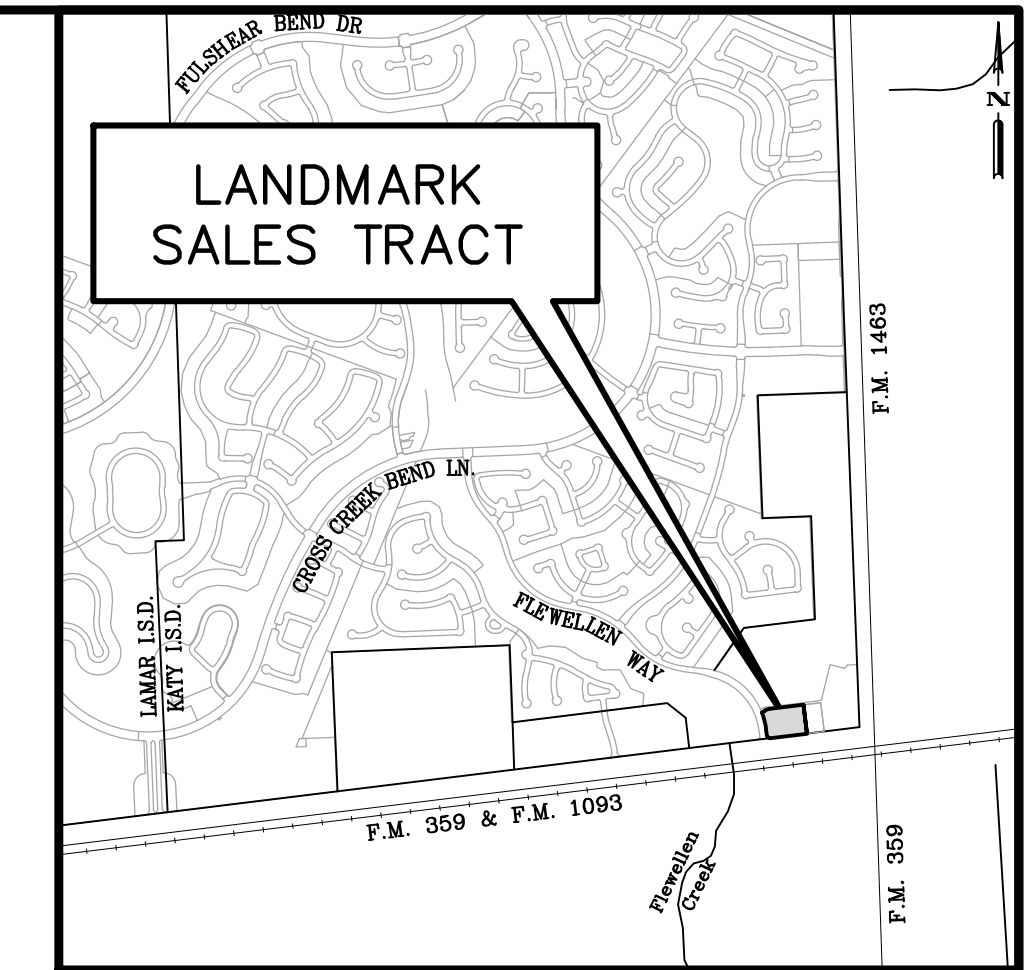
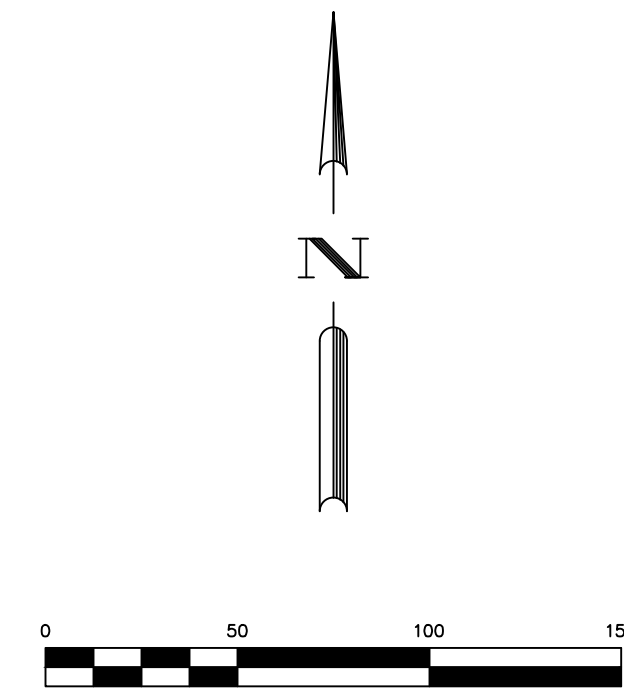
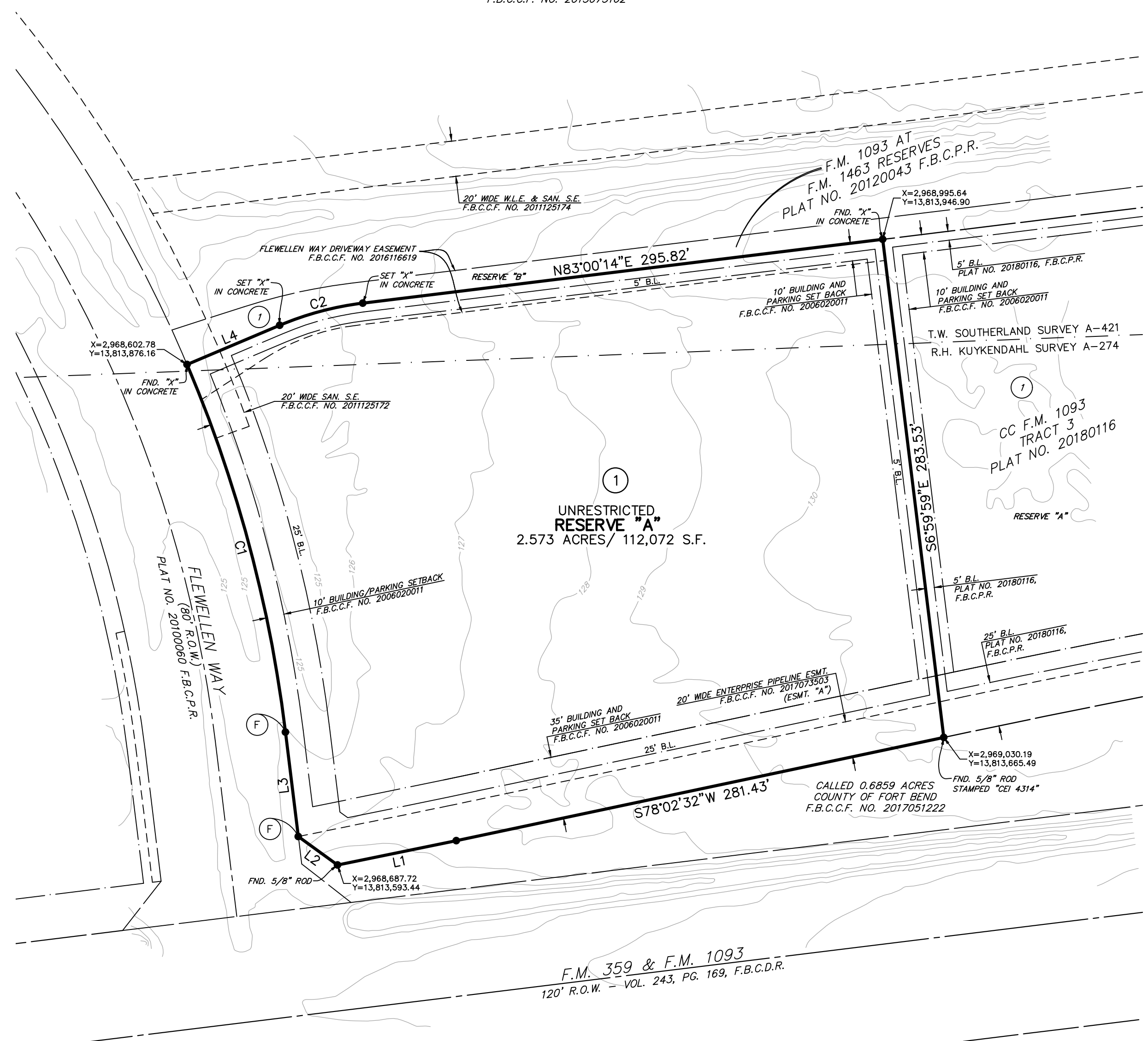
I, Laura Richard, County Clerk in and for Fort Bend County, Hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2019, at _____ o'clock _____ m. in Plat Number _____ of the plat records of said county.

Witness my hand and seal of office, at Richmond, Texas. The day and date last above written.

Laura Richard
County Clerk
Fort Bend County, Texas

By:
Deputy

CALLED 41.78 ACRES
LANDMARK INDUSTRIES
F.B.C.C.F. NO. 2013073162



VICINITY MAP
N.T.S.

GENERAL NOTES

- "U.E." indicates "Utility Easement".
- "B.L." indicates "Building Line".
- "W.L.E." indicates "Water Line Easement".
- "SAN.S.E." indicates "Sanitary Sewer Easement".
- "STM.S.E." indicates "Storm Sewer Easement".
- "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
- "F.B.C.P.R." indicates "Plat Records of Fort Bend County".
- "F.B.C.D.R." indicates "Deed Records of Fort Bend County".
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale 1.00011497.
- Bearing orientation is based on the Texas Coordinate System of 1993 (NAD83), South Central Zone 4204 and is referenced to F.M. 1093 AT F.M. 1463 RESERVES.
- There is observable evidence of pipelines within the boundaries of the subject tract, based on the title research provided per City Planning Letter prepared by Stewart Title Company, file number 376828, certified date of March 7, 2019, that there is a pipeline easement of record within the boundaries of the subject tract and shown hereon.
- The property lies in the Unshaded Zone "X" (areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0105L, Revised April 2, 2014.
- (F) indicates Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC".
- All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.
- This plat is subject to restrictions recorded under Fort Bend County Clerk's File No. 9526750, 2006020011, 2013146105, 2016077789, and 2019116619 per City Planning Letter prepared by Stewart Title Company, file number 376828, certified date of March 7, 2019.
- This plat is subject to an Easement Agreement as recorded in F.B.C.C.F. No. 2013146105 and amended by F.B.C.C.F. No. 2016116619.

| CURVE DATA | | | | | |
|------------|---------|-------------|--------------|---------------|----------------|
| NUMBER | RADIUS | DELTA ANGLE | ARC DISTANCE | CHORD BEARING | CHORD DISTANCE |
| C1 | 774.00' | 15°58'09" | 215.73' | N 14°59'03" W | 215.03' |
| C2 | 175.00' | 15°57'16" | 48.73' | N 75°01'36" E | 48.57' |

| LINE DATA | | |
|-----------|-------------|----------|
| NUMBER | BEARING | DISTANCE |
| L1 | S78°26'13"W | 68.54' |
| L2 | N54°01'31"W | 27.31' |
| L3 | N6°59'58"W | 59.41' |
| L4 | N67°02'58"E | 56.82' |

DESCRIPTION OF A 2.573 ACRE TRACT OF LAND SITUATED
IN THE T.W. SOUTHERLAND SURVEY, ABSTRACT NO. 421 AND THE
R.H. KUYKENDAHL SURVEY, ABSTRACT NO. 274
FORT BEND COUNTY, TEXAS

BEING a 2.573 acre (112,072 square foot) tract of land situated in the T.W. Southerland Survey, Abstract No. 421 and the R.H. Kuykendahl Survey, Abstract No. 274 of Fort Bend County, Texas and being a portion of a called 41.78 acre tract of land as described in the instrument to Landmark Industries recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2013073162 and a portion of Unrestricted Reserve "B" of F.M. 1093 AT F.M. 1463 RESERVES, a subdivision per plat recorded under Plat No. 20120043 of the Fort Bend County Plat Records (F.B.C.P.R.), said 2.573 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with a cap stamped BGE INC. found for an interior corner of a called 0.6859 acre tract of land conveyed to Fort Bend County by deed of record under F.B.C.C.F. No. 2017051222, and the Southwest corner of the herein described tract, lying on the North right-of-way line of F.M. 1093 (width varies) as recorded under Volume 243, Page 169 and said F.B.C.C.F. No. 2017051222;

THENCE, N54°01'31"W, along a Northeasterly line of said 0.6859 acre tract, a distance of 27.31 feet to a aluminum monument stamped "XDOT" found for the Northwest corner of said 0.6859 acre tract, lying in the East right-of-way line of Flewellen Way (80 feet wide) as shown on CROSS CREEK RANCH FLEWELLEN WAY, a subdivision per plat recorded under recorded under Plat No. 20100060 of the F.B.C.P.R.;

THENCE, N06°59'58"W, along said East right-of-way line and a West line of said 41.78 acre tract, a distance of 59.41 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the beginning of a tangent curve to the left;

THENCE, in a Northerly direction, along said curve to the left and the common line between said Flewellen Way and said 41.78 acre tract, passing at 194.33 feet an "X" found in concrete for the Southwest corner of said Unrestricted Reserve "B"; and continuing along said curve to the left for a distance of 215.73 feet, and having a radius of 774.00 feet, a central angle of 15°58'09" and a chord which bears N14°59'03" W, 215.03 feet to a "X" in concrete set for the Northwest corner of the herein described tract;

THENCE, N67°02'58"E, over and across said Unrestricted Reserve "B"; a distance of 56.82 feet to an "X" in concrete set for the beginning of a tangent curve to the right;

THENCE, in an Easterly direction, continuing over and across said Unrestricted Reserve "B" and along said curve to the right, a distance of 48.73 feet, having a radius of 175.00 feet, a central angle of 15°57'16" and a chord which bears N75°01'36" E, 48.57 feet to an "X" in concrete set for a point of tangency;

THENCE, N83°00'14"E, continuing over and across said Unrestricted Reserve "B"; a distance of 295.82 feet to an "X" in concrete found for the Northwest corner of CC FM 1093 TRACT 3, a subdivision per plat recorded under Plat No. 20180116 of the F.B.C.P.R. and the Northeast corner of the herein described tract;

THENCE, S06°59'59"E, along and with the West line of said CC FM 1093 TRACT 3, a distance of 283.53 feet to a 5/8-inch iron rod with a cap stamped "CEI 4314" found for the Southwest corner of said CC FM 1093 TRACT 3 and the Southeast corner of the herein described tract, lying on the said North right-of-way line of F.M. 1093;

THENCE, S78°02'32"W, along and with said North right-of-way line of F.M. 1093, a distance of 281.43 feet to a 5/8-inch iron rod found for corner;

THENCE, S78°26'13"W, continuing along and with said North right-of-way line of F.M. 1093, a distance of 68.54 feet to the POINT OF BEGINNING and containing 2.573 acres (112,072 square feet) of land.

Bearing orientation is based on the Texas Coordinate System of 1993 (NAD83), South Central Zone 4204 and is referenced to F.M. 1093 AT F.M. 1463 RESERVES as cited herein.

FINAL PLAT

LANDMARK
SALES TRACT

A SUBDIVISION OF 2.573 ACRES OF LAND
LOCATED IN THE
T.W. SOUTHERLAND SURVEY, A-421 AND
THE R.H. KUYKENDAHL SURVEY, A-274
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF RESERVE B,
F.M. 1093 AT F.M. 1463 RESERVES
RECORDED AT PLAT NO. 20120043, F.B.C.P.R.

REASON FOR REPLAT:
TO CREATE 1 UNRESTRICTED RESERVE

LOTS: 0 RESERVES: 1 BLOCKS: 1
SCALE: 1"=50' DATE: MARCH, 2019

OWNER:
LANDMARK INDUSTRIES
a Texas general partnership
11111 WILCREST GREEN DRIVE, SUITE 100
HOUSTON, TX 77042
713-789-0310
TIM C. McCAMY



BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

April 2, 2019

Engineering Review

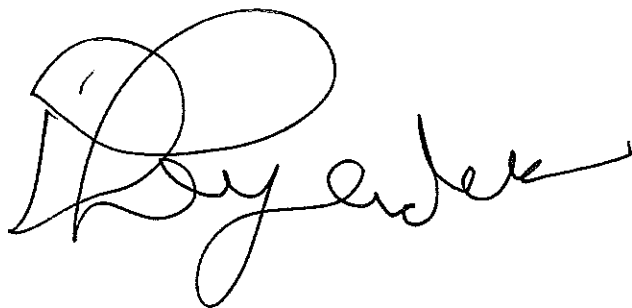
Final Plat – Landmark Sales Tract
Fort Bend County, Texas

For Information only:

1. This plat will create one (1) Unrestricted Reserve that covers a total acreage of 2.573 acres.
2. This Reserve will have access to Flewellen Way along its entire West Boundary Line as shown on the plat and FM 1093 thru the Texas Department of Transportation Permit Process
3. It also is a partial replat of Reserve B of F.M. 1093 at F.M. 1463 Reserves.

Recommendations:

I recommend that this Final Plat of Landmark Sales Tract be approved as submitted.

A handwritten signature in black ink, appearing to read "Clay & Leyendecker". The signature is written in a cursive, flowing style with large loops and a long tail.



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: 3/22/2019 Date Received by the City of Fulshear: _____
 Subdivision: Lamar CISD Tamarro Development: Elementary School

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 12.58 acres in the micajah Autrey Survey AB-100

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

Total Acreage: 12.58
 Number of Streets: 0
 Number of Lots: 0
 Number and Types of Reserves: 1
 Total Acres in Reserve: 12.58

Owner: Lamar CISD
 Address: 3911 AVE I
 City/State: Rosenberg TX
 Telephone: (281) 342-2033
 Email Address: AJ@Kelly.Kaluza.com

Engineer/Planner: Jones Carter
 Contact Person: Chris Kalkomey
 Telephone: (281) 342-2033
 Fax Number: (281) 232-9909
 Email Address: cdkalkomey@JonesCarter.com

| Platting Fees | |
|--|---|
| Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre | |
| Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre | |
| Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre | |
| Amending or Minor Plat - \$200.00 | |
| Plat Vacation - \$500.00 | |
| 2 nd Review of plats - \$100.00 (each additional review) | |
| TOTAL PLATTING FEE | <u>\$814.⁵⁰/₁₀₀</u> |
| Park Fees (due at Final Plat Application) | _____ |

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

SIGNATURE

Chris Kalkomey, Survey Mgr.

TYPED OR PRINTED NAME/TITLE

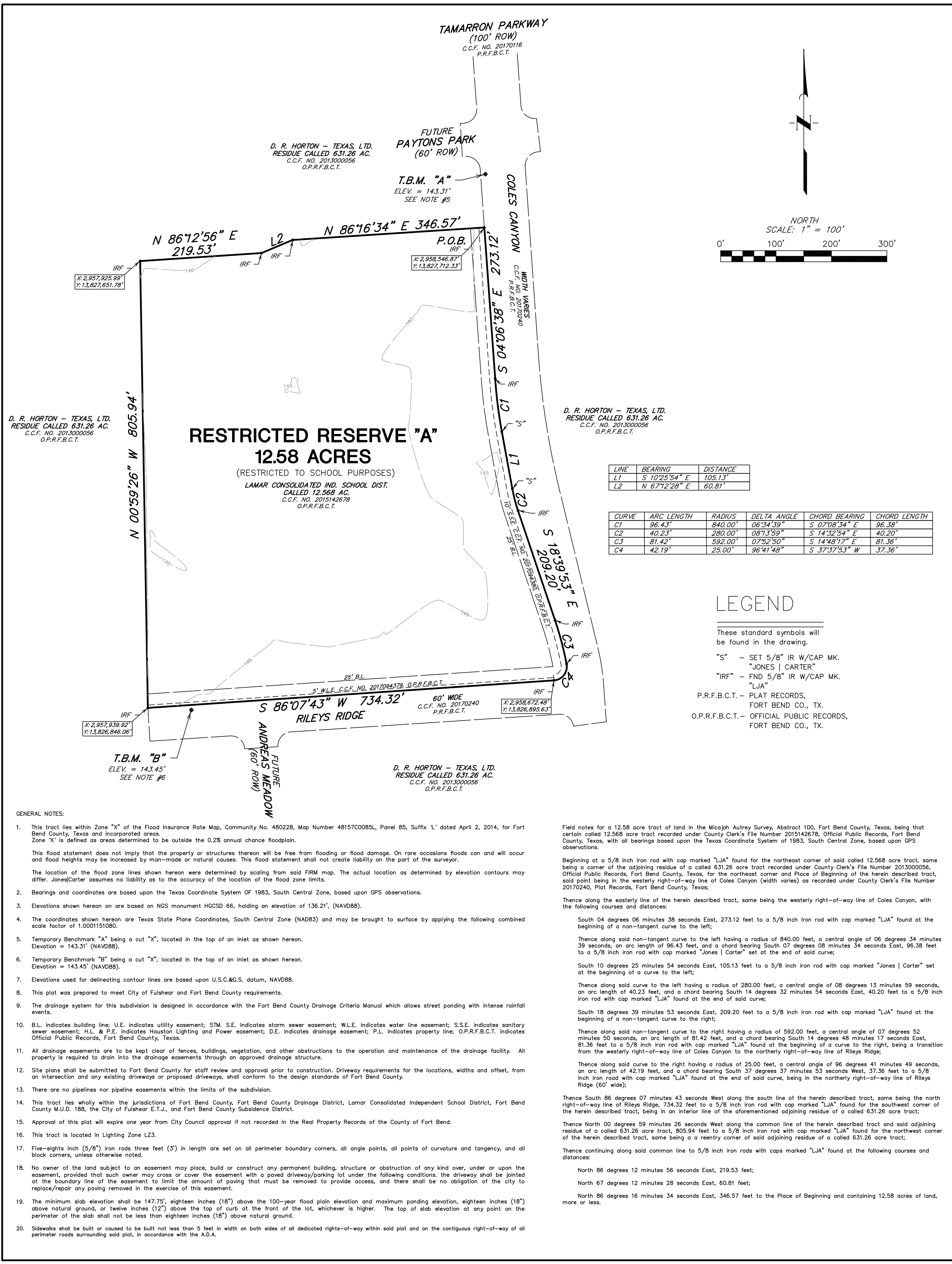
3-22-19

DATE RECEIVED

REGISTRATION & PERMIT DEPT

MAR 22 2019 9:45am Mo

CITY OF FULSHEAR
 FULSHEAR, TX 77441



State of Texas
County of Fort Bend

We, James Steenbergen, President, and Kay Danziger, Secretary, being officers of Lamar Consolidated Independent School District, owner of a 14.00 acre tract of land described in the foregoing map of LAMAR CISD TAMARRON ELEMENTARY SCHOOL, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat.

FURTHER, Owners do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a place twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown on the attached plat.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility, and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby acknowledge the receipt of the Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas; and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, Lamar Consolidated Independent School District, has caused these presents to be signed by James Steenbergen, its President hereunto authorized, attested by Kay Danziger, its Secretary, this ____ day of _____, 2019.

Lamar Consolidated Independent School District

By: James Steenbergen, President Attest: Kay Danziger, Secretary

BEFORE ME, the undersigned authority, on this day personally appeared James Steenbergen, as President, Lamar Consolidated Independent School District Board of Trustees, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2019.

Notary Public in and for the State of Texas

BEFORE ME, the undersigned authority, on this day personally appeared Kay Danziger, as Secretary, Lamar Consolidated Independent School District Board of Trustees, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2019.

Notary Public in and for the State of Texas

This plat of LAMAR CISD TAMARRON ELEMENTARY SCHOOL is approved by the City Planning Commission of the City of Fulshear, Texas, this ____ day of _____, 2019.

Amy Pearce, Chairperson Austin Weant, Co-Chairperson

This plat of LAMAR CISD TAMARRON ELEMENTARY SCHOOL was approved on ____ day of _____, 2019, provided however, this approval shall be invalid and null and void unless the plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

Aaron Groff, Mayor Kimberly Kopecky, City Secretary

I, Anthony J. Schulle, a Professional Engineer Registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, and the City of Rosenberg, Texas.

Anthony J. Schulle, Registered Professional Engineer
Texas Registration No. 120328
T.B.P.E. Firm Registration No. F-1339

I, Chris D. Kalkomey, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron pipes having a minimum outside diameter of five-eighths (5/8) inch and length of not less than three (3) feet.

Chris D. Kalkomey, Registered Professional Land Surveyor
Texas Registration No. 5869
Texas Board of Professional Land Surveying Registration No. 10046104

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on ____ day of _____, 2019 at ____ o'clock ____ m. In Plot No. _____ of the Plat Records of Fort Bend County for said county. Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard, County Clerk
Fort Bend County, Texas
Deputy

**LAMAR CISD
TAMARRON ELEMENTARY SCHOOL**
0 LOTS, 1 BLOCK, 1 RESERVE
BEING 12.58 ACRES IN THE
MICAHAH AUTREY SURVEY, ABSTRACT 100
FORT BEND COUNTY, TEXAS
APRIL 2019

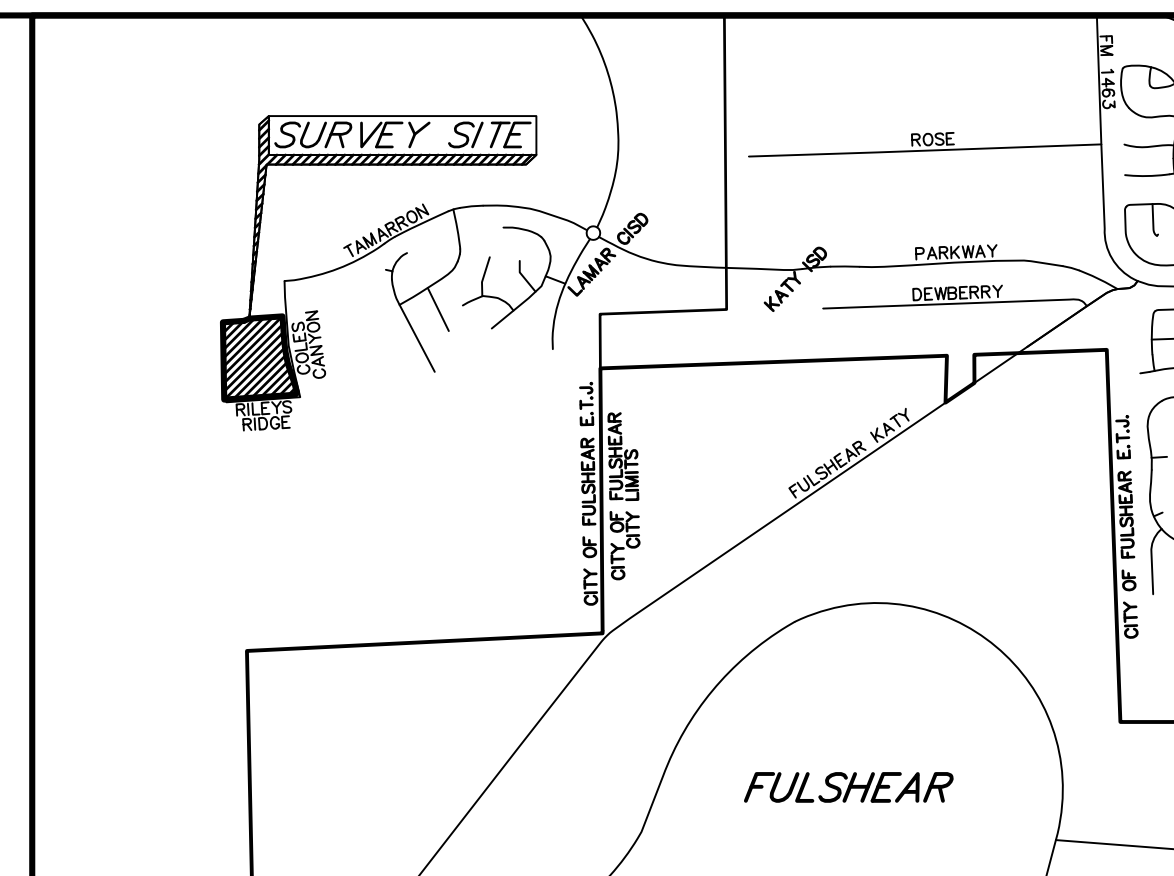
OWNER:
**LAMAR CONSOLIDATED
INDEPENDENT SCHOOL DISTRICT**
3911 AVENUE I
ROSENBERG, TEXAS 77471
(281) 341-3100

ENGINEER:
KELLY R. KALUZA & ASSOCIATES, INC.
ENGINEERING FIRM NO. F-1339
3014 AVENUE I
ROSENBERG, TEXAS 77471
(281) 341-0808

JONES | CARTER
Texas Board of Professional Land Surveying Registration No. 10046104
1229 Corporate Drive, Ste 100 • Rosenberg, Texas 77471 • 281.342.2033

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS ____ DAY OF _____, 2019.

Vincent M. Morales, Jr., Commissioner, Precinct 1
Grady Prestage, Commissioner, Precinct 2
KP George, County Judge
Ken R. DeMerchant, Commissioner, Precinct 4
W. A. "Andy" Meyers, Commissioner, Precinct 3



April 2, 2019

Engineering Review

Final Plat
Lamar CISD Tamarron Elementary School
Fort Bend County, Texas

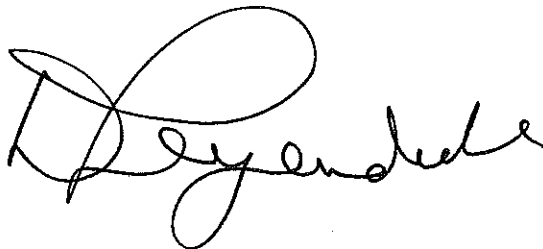
For Information Only:

1. This plat will create one (1) Restricted Reserve (Restricted to School Purposes) that is 12.58 acres in size.
2. The Reserve will have access to Cole Canyon along its East boundary line and to Rileys Ridge along its South Line.
3. Since this tract is located in the ETJ of the City of Fulshear approval will be needed from the City and Fort Bend County, Texas.
4. A Traffic Study by Traffic Engineers, Inc. dated February, 2019 was submitted with this plat.

Recommendations:

I recommend that this Final Plat of Lamar CISD Tamarron Elementary School be approved once the following items have been addressed:

- A) The definition of "IRF" needs to be added to Note #10.
- B) The name of the County Engineer needs to be updated.





REVIEW FORM

On March 28, 2019 the Fort Bend County Drainage District reviewed the:

1. Plans

2. Plat

Lamar CISD Tamarron Elementary School

3. Permit

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

The proposed minimum slab elevation of 147.75' above m.s.l. appears to meet the minimum requirements of *Fort Bend County Regulations of Subdivisions, Sec. 4.16* as shown in the attached Minimum Slab Elevation Analysis. The proposed development lies within Fort Bend County MUD No. 188. The attached no objection letter from the MUD engineer acknowledges that detention capacity is available and certifies that the design is in full compliance with the most up-to-date master drainage plan approved by the Drainage District.

Neil J. Harvey
Reviewed by:

Mark Vogler
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.