



# CITY OF FULSHEAR

*"FIND YOUR FUTURE IN FULSHEAR"*

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

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

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

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

**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

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## PLANNING AND ZONING COMMISSION MEETING AGENDA MAY 3, 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, MAY 3, 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 29, 2019 and April 5, 2019**

**5. Consideration and possible action to approve the Skyline Drive Street Dedication Preliminary Plat**

**6. Consideration and possible action to approve the Bonterra at Cross Creek Ranch Section 7 Preliminary Plat**

**7. Consideration and possible action to approve the Bonterra at Cross Creek Ranch Section 8 Preliminary Plat**

**8. Consideration and possible action to approve the Jordan Ranch Boulevard Church Subdivision Final Plat**

**9. Consideration and possible action to approve the Polo Ranch Section 2 and Lou Waters Parkway Street Dedication Final Plat**

**10. Consideration and possible action to approve the Polo Ranch Section 4 Final Plat**

**11. Consideration and possible action to approve the Polo Ranch Section 5 Final Plat**

**12. Consideration and possible action to approve the Polo Ranch Section 6 Final Plat**

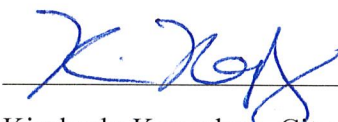
**13. Adjournment**

*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 Monday, April 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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MEMBER- DAR HAKIMZADEH  
MEMBER- JOHN DOWDALL

CITY MANAGER: Jack Harper

**STAFF:**  
CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

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## **PLANNING AND ZONING COMMISSION MEETING MINUTES MARCH 29, 2019**

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### **1. Call to Order**

*A SPECIAL 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 29, 2019 AT CITY HALL, 30603 FM 1093, FULSHEAR, TEXAS 77441.*

### **2. Quorum**

*A QUORUM WAS PRESENT.*

#### **MEMBERS PRESENT**

*AMY PEARCE*

*DAR HAKIMZADEH*

*JOAN BERGER*

*GREGORY EHMAN*

*JOHN DOWDALL*

*KAYLEEN NELSON (ex-officio)*

#### **MEMBERS ABSENT**

*AUSTIN WEANT*

*JASON CHERUBINI*

#### **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  
ANGELA FRITZ, ECONOMIC DEVELOPMENT DIRECTOR*

**OTHERS PRESENT**

*KAYE KAHLICH  
JOEL PATTERSON  
AND APPROXIMATELY 11 OTHERS THAT DID NOT SIGN IN*

**3. PRESENTATION AND DISCUSSION REGARDING INFORMATION TO BE PROVIDED BY THE FORT BEND COUNTY DRAINAGE DISTRICT ALONG WITH DISCUSSION OF POTENTIAL IMPACTS TO CITY REQUIREMENTS AND APPROVALS FOR DEVELOPMENT-RELATED ACTIVITIES**

*BRANT GARY INTRODUCED THIS ITEM. MARK VOGLER WITH FORT BEND COUNTY DRAINAGE EXPLAINED THE UPCOMING ATLAS 14 MODEL FOR DRAINAGE/ELEVATIONS.*

*BRANT GARY SPOKE REGARDING ENGINEERS TAKING A PROACTIVE APPROACH. JASON KELLY WITH LJA SPOKE REGARDING ATLAS 14 AND THE POLO RANCH DEVELOPMENT.*

*BRANT GARY, MARK VOGLER, AND JASON KELLY ANSWERED QUESTIONS FROM THE PLANNING AND ZONING MEMBERS. (FOR FULL DISCUSSION, REQUEST AUDIO)*

**16. Adjournment**

*A MOTION TO ADJOURN WAS MADE BY PLANNING AND ZONING MEMBER BERGER. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, AND PEARCE*

*NAYS: NONE*

*ABSENT: PLANNING AND ZONING MEMBERS CHERUBINI AND WEANT*

*AMY PEARCE ADJOURNED THE MEETING AT 9:40 A.M.*





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MEMBER- DAR HAKIMZADEH  
MEMBER- JOHN DOWDALL

CITY MANAGER: Jack Harper

**STAFF:**

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CITY ATTORNEY: J. Grady Randle

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## **PLANNING AND ZONING COMMISSION MEETING MINUTES APRIL 5, 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, APRIL 5, 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*

#### **MEMBERS ABSENT**

JASON CHERUBINI  
KAYLEEN NELSON (ex-officio)

**CITY STAFF**

CHANDLER MARKS  
SHARON VALIANTE  
ZACH GOODLANDER  
DAVID LEYENDECKER  
BRANT GARY

**OTHERS PRESENT**

TREY DEVILLIER  
OTHERS THAT DID NOT SIGN IN

**3. Citizen's Comments**

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

*NO CITIZEN COMMENTS*

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

*A MOTION TO APPROVE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON MARCH 8, 2019 WAS MADE BY PLANNING AND ZONING MEMBER EHMAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE AND WEANT*

*NAYS: NONE*

*ABSENT: PLANNING AND ZONING MEMBER CHERUBINI & EX-OFFICIO NELSON*

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

*A MOTION TO APPROVE JORDAN RANCH BOULEVARD CHURCH SUBDIVISION PRELIMINARY PLAT WAS MADE BY PLANNING AND ZONING MEMBER EHMAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WEANT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE AND WEANT*

*NAYS: NONE*

*ABSENT: PLANNING AND ZONING MEMBER CHERUBINI & EX-OFFICIO NELSON*

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

*A MOTION TO APPROVE CREEK TRACE AT CROSS CREEK RANCH SECTION TWO PRELIMINARY PLAT WAS MADE BY PLANNING AND ZONING MEMBER WEANT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE AND WEANT*

*NAYS: NONE*

*ABSENT: PLANNING AND ZONING MEMBER CHERUBINI & EX-OFFICIO NELSON*

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

*A MOTION TO APPROVE CREEK COVE AT CROSS CREEK RANCH SECTION THIRTEEN FINAL PLAT WAS MADE BY PLANNING AND ZONING MEMBER BERGER. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE AND WEANT*

*NAYS: NONE*

*ABSENT: PLANNING AND ZONING MEMBER CHERUBINI & EX-OFFICIO NELSON*

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

*A MOTION TO APPROVE LANDMARK SALES TRACT FINAL PLAT WAS MADE BY PLANNING AND ZONING MEMBER WEANT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE AND WEANT*

*NAYS: NONE*

*ABSENT: PLANNING AND ZONING MEMBER CHERUBINI & EX-OFFICIO NELSON*

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

*A MOTION WAS MADE TO APPROVE LAMAR CISD TAMARRON ELEMENTARY SCHOOL FINAL PLAT BY PLANNING AND ZONING MEMBER HAKIMZADEH. IT WAS SECONDED*

*BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE AND WEANT*

*NAYS: NONE*

*ABSENT: PLANNING AND ZONING MEMBER CHERUBINI & EX-OFFICIO NELSON*

## **10. Adjournment**

*A MOTION TO ADJOURN WAS MADE BY PLANNING AND ZONING MEMBER WEANT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE AND WEANT*

*NAYS: NONE*

*ABSENT: PLANNING AND ZONING MEMBER CHERUBINI & EX-OFFICIO NELSON*

*CHAIRMAN PEARCE ADJOURNED THE MEETING AT 8:37 A.M.*



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

<b>AGENDA OF:</b>	May 3, 2019		
<b>DATE SUBMITTED:</b>	April 19, 2019	<b>DEPARTMENT:</b>	Planning and Development
<b>PREPARED BY:</b>	Sharon Valiante, Public Works Director, Zach Goodlander, Director of Development Services, Brant Gary, Assistant City Manager	<b>PRESENTER:</b>	Zach Goodlander, Director of Development Services
<b>SUBJECT:</b>	<b>Plat Approvals for Planning and Zoning Commission</b>		
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li><b>1. Plat Application</b></li><li><b>2. Copy of Plat</b></li><li><b>3. City Engineer's Review Letter</b></li><li><b>4. FBC Drainage District Letter</b></li></ol>		

**EXECUTIVE SUMMARY**

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

- 1. Skyline Drive Street Dedication/Preliminary Plat**
- 2. Bonterra at Cross Creek Ranch Section 7/Preliminary Plat**
- 3. Bonterra at Cross Creek Ranch Section 8/Preliminary Plat**
- 4. Jordan Ranch Boulevard Church Subdivision/Final Plat**
- 5. Polo Ranch Boulevard Section 2 and Lou Waters Parkway/Final Plat**
- 6. Polo Ranch Section 4/Final Plat**
- 7. Polo Ranch Section 5/Final Plat**
- 8. Polo Ranch Section 6/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.



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 PO Box 279 / 30603 FM 1093  
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**Subdivision/Development Platting Application**

Date: 04/19/2019 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: SKYLINE DRIVE STREET DEDICATION Development: CROSS CREEK RANCH

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

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

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

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

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: 2.514 ACRES OF LAND IN THE MORRIS CUMMINGS SURVEY A-294

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

Total Acreage: 2.514  
 Number of Streets: 2  
 Number of Lots: 0  
 Number and Types of Reserves: 0  
 Total Acres in Reserve: 0

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$531.60</u>
Park Fees (due at Final Plat Application)	_____

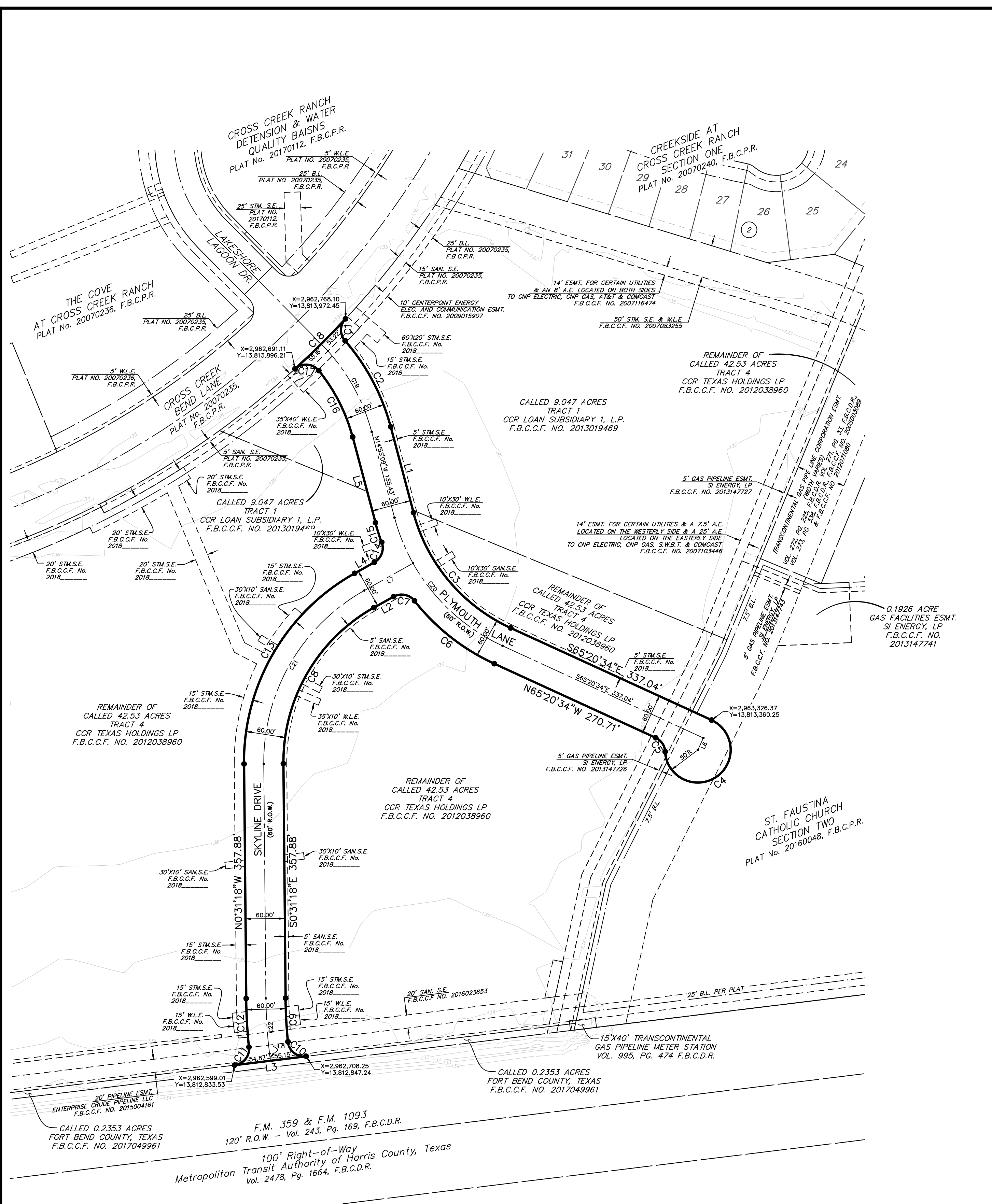
This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete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

SIGNATURE

Trey DeVillier  
 TYPED OR PRINTED NAME/TITLE

04/19/2019  
 DATE





DESCRIPTION OF A 2.514 ACRE TRACT OF LAND SITUATED IN THE MORRIS AND CUMMINGS SURVEY, ABSTRACT NO. 294 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING A 2.514 acre (109,533 square foot) tract of land situated in the Morris and Cummings Survey, Abstract No. 294, City of Fulshear of Fort Bend County, Texas, being a portion of a called 9.047 acre tract of land described as Tract 1 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.) 2013019469, being a portion of the remainder of a called 42.53 acre tract of land described as Tract 4 in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2012038960, and being a portion of Unrestricted Reserve "A" of St. Faustina Catholic Church Section Two, a subdivision per plat recorded under plot No. 20160048 of the Fort Bend County Plat Records, said 2.514 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 ST. FAUSTINA CATHOLIC CHURCH SECTION TWO as cited herein:

COMMENCING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for Northwest corner of said Unrestricted Reserve "A" of ST. FAUSTINA CATHOLIC CHURCH SECTION TWO, lying on the East line of said 9.047 acre tract from which a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Southwest corner of Restricted Reserve "A" of CROSS CREEK RANCH WATER PLANT NO. 1, a subdivision per plat recorded under Plot No. 20070235 of the F.B.C.P.R. bears S 67°35'23" E, 100.00 feet;

THENCE, over and across said 9.047 acre tract, said 42.53 acre tract and Unrestricted Reserve "A" of said ST. FAUSTINA CATHOLIC CHURCH SECTION TWO, the following courses and distances:

N 59°58'42" W, a distance of 730.92 feet to the POINT OF BEGINNING and the most Northerly Northwest corner of the herein described tract, lying on the Southeast right-of-way line of Cross Creek Bend Lane (100 feet wide) as shown on CROSS CREEK RANCH STREET DEDICATION, a subdivision per plat recorded under Plot No. 20070235 of the F.B.C.P.R. and being the beginning of a non-tangent curve to the left from which its center bears S 47°01'08" E, 25.00 feet;

In a Southerly direction, along said curve to the left, an arc distance of 36.60 feet, having a radius of 25.00 feet, a central angle of 83°52'33" and a chord which bears S01°02'36" W, a distance of 33.42 feet to a point of reverse curvature to the right;

In a Southeasterly direction, along said curve to the right, an arc distance of 149.80 feet, having a radius of 330.00 feet, a central angle of 26°07'31" and a chord which bears S27°53'25" E, a distance of 148.52 feet to a point of tangency;

S14°53'09" E, a distance of 135.43 feet to the beginning of a tangent curve to the left;

In a Southeasterly direction, along said curve to the left, an arc distance of 237.77 feet, having a radius of 270.00 feet, a central angle of 50°27'29" and a chord which bears S40°06'52" E, a distance of 230.18 feet to a point of tangency;

S65°20'34" E, a distance of 337.04 feet to the beginning of a tangent curve to the right;

In a Southeasterly direction, along said curve to the right, an arc distance of 211.34 feet, having a radius of 50.00 feet, a central angle of 242°10'53" and a chord which bears S55°44'53" W, a distance of 85.63 feet to a point of reverse curvature to the left;

In a Northwesterly direction, along said curve to the left, an arc distance of 27.13 feet, having a radius of 25.00 feet, a central angle of 62°10'55" and a chord which bears N34°15'07" W, a distance of 25.82 feet to a point of tangency;

N65°20'34" W, a distance of 270.71 feet to the beginning of a tangent curve to the right;

In a Northwesterly direction, along said curve to the right, an arc distance of 156.50 feet, having a radius of 330.00 feet, a central angle of 27°10'19" and a chord which bears N51°45'25" W, a distance of 155.03 feet to a point of reverse curvature to the left;

In a Westerly direction, along said curve to the left, an arc distance of 35.38 feet, having a radius of 25.00 feet, a central angle of 81°05'14" and a chord which bears N78°42'54" W, a distance of 32.50 feet to a point of tangency;

S60°44'29" W, a distance of 34.35 feet to the beginning of a tangent curve to the left;

In a Southeasterly direction, along said curve to the left, an arc distance of 288.70 feet, having a radius of 270.00 feet, a central angle of 61°15'47" and a chord which bears S30°06'35" W, a distance of 275.14 feet to a point of tangency;

S00°31'18" E, a distance of 357.88 feet to the beginning of a tangent curve to the left;

In a Southerly direction, along said curve to the left, an arc distance of 66.60 feet, having a radius of 720.00 feet, a central angle of 05°17'59" and a chord which bears S03°10'18" E, a distance of 66.58 feet to a point of compound curvature to the left;

In a Southeasterly direction, along said curve to the left, an arc distance of 39.78 feet, having a radius of 25.00 feet, a central angle of 91°10'41" and a chord which bears S51°24'38" E, a distance of 35.72 feet to the most Southerly Southeast corner of the herein described tract, lying in the North line of Farm to Market Road 359 and Farm to Market Road 1093 (130-foot wide) recorded under Volume 243, Page 169 of the Fort Bend County Deed Records and F.B.C.C.F. No. 2017049961;

THENCE, S83°00'02" W, a distance of 110.02 feet along and with said North line to the most Southerly Southwest corner of the herein described tract and the beginning of a non-tangent curve to the left from which its center bears N06°59'58" W, 25.00 feet;

THENCE, over and across said 42.53 acre tract and said 9.047 acre tract, the following courses and distances:

In a Northwesterly direction, along said curve to the left, an arc distance of 38.83 feet, having a radius of 25.00 feet, a central angle of 88°58'59" and a chord which bears N38°30'33" E, a distance of 35.04 feet to a point of reverse curvature to the right;

In a Northerly direction, along said curve to the right, an arc distance of 74.34 feet, having a radius of 780.00 feet, a central angle of 05°27'39" and a chord which bears N03°15'07" W, a distance of 74.31 feet to a point of tangency;

N00°31'18" W, a distance of 357.88 feet to the beginning of a tangent curve to the right;

In a Northwesterly direction, along said curve to the right, an arc distance of 352.85 feet, having a radius of 330.00 feet, a central angle of 61°15'47" and a chord which bears N30°06'35" E, a distance of 336.28 feet to a point of tangency;

N60°44'29" E, a distance of 34.35 feet to the beginning of a tangent curve to the left;

In a Northerly direction, along said curve to the left, an arc distance of 35.38 feet, having a radius of 25.00 feet, a central angle of 81°05'14" and a chord which bears N20°11'52" E, a distance of 32.50 feet to a point of reverse curvature to the right;

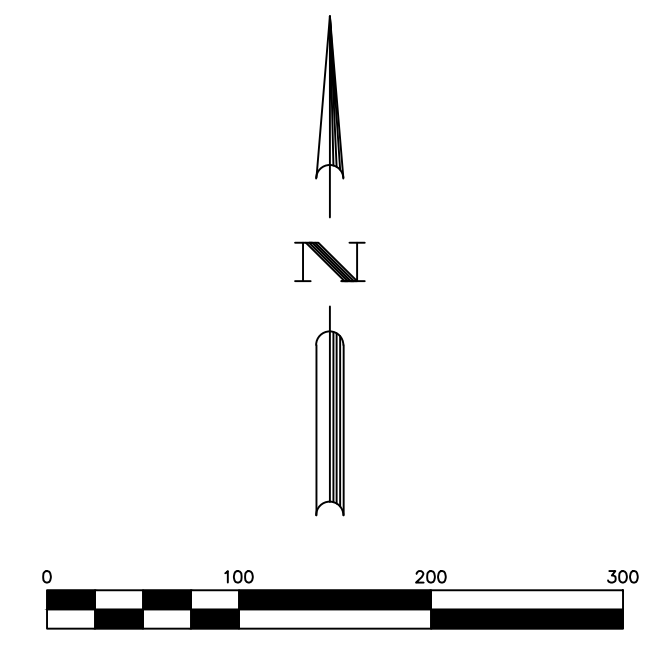
In a Northerly direction, along said curve to the right, an arc distance of 31.45 feet, having a radius of 330.00 feet, a central angle of 05°27'36" and a chord which bears N17°36'57" W, a distance of 31.44 feet to a point of tangency;

N14°53'09" W, a distance of 135.43 feet to the beginning of a tangent curve to the left;

In a Northwesterly direction, along said curve to the left, an arc distance of 114.45 feet, having a radius of 270.00 feet, a central angle of 24°17'14" and a chord which bears N27°01'46" W, a distance of 113.60 feet to a point of compound curvature to the left;

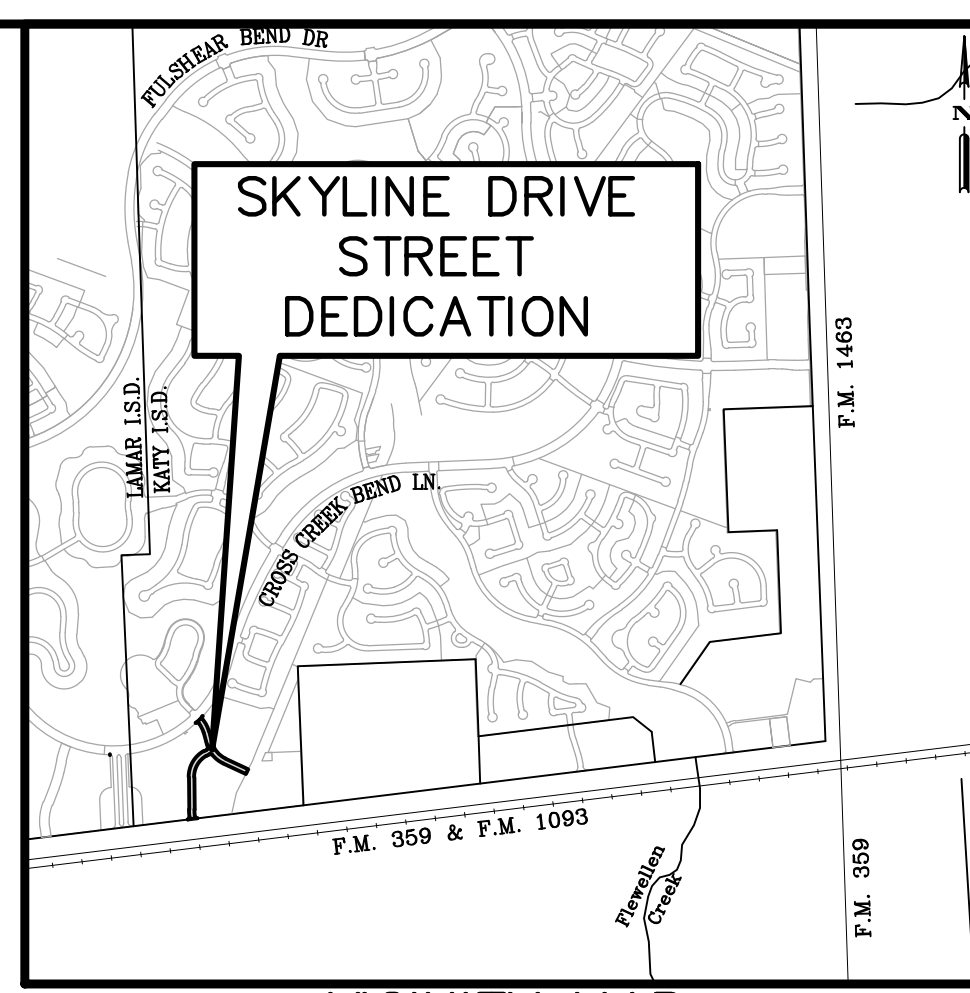
In a Westerly direction, along said curve to the left, an arc distance of 40.69 feet, having a radius of 25.00 feet, a central angle of 93°14'46" and a chord which bears N85°47'46" W, a distance of 36.34 feet to the most Southerly Northwest corner of the herein described tract and the beginning of a non-tangent curve to the left from which its center bears N42°25'08" W, 1,350.00 feet, lying on said Southeast right-of-way line of Cross Creek Bend Lane;

THENCE, in a Northwesterly direction, along and with said Southeast right-of-way line and said curve to the left, an arc distance of 108.38 feet, having a radius of 1,350.00 feet, a central angle of 04°35'59" and a chord which bears N45°15'52" E, a distance of 108.35 feet to the POINT OF BEGINNING and containing 2.514 acres (109,533 square feet) of land.



GENERAL NOTES

- "U.E." indicates "Utility Easement".
- "B.L." indicates "Building Line".
- "W.L.E." indicates "Water Line Easement".
- "W.M.E." indicates "Water Meter Easement".
- "F.H.E." indicates "Fire Hydrant Easement".
- "SAN.S.E." indicates "Sanitary Sewer Easement".
- "STM.S.E." indicates "Storm Sewer Easement".
- "D.E." indicates "Drainage Easement".
- "A.E." indicates "Aerial 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, South Central Zone 4204, NAD-83 and is referenced to CROSS CREEK RANCH STREET DEDICATION as cited herein and as shown on a survey plat of even date prepared by the undersigned in conjunction with this metes and bounds description.
- There are pipeline easements within the boundaries of the subject tract based on the title research provided per City Planning Letter prepared by Stewart Title, File No. 1234567890PL, dated April 1, 2019, 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.
- "S" indicates Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC" at all plat boundary corners unless otherwise noted.
- "F" indicates Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "Brown & Gay".
- All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.
- Any easements shown on this plat created by separate instrument continue to be governed by the terms of those instruments and are only dedicated to the public to extent set forth in said separate instrument.



VICINITY MAP N.T.S.

PRELIMINARY PLAT  
**SKYLINE DRIVE STREET DEDICATION**

A SUBDIVISION OF 2.514 ACRES OF LAND LOCATED IN THE MORRIS CUMMINGS SURVEY, A-294 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS ALSO BEING A PARTIAL REPLAT OF ST. FAUSTINA CATHOLIC CHURCH SECTION TWO RECORDED AT PLAT NO. 20160048, F.B.C.P.R.

LOTS: 0 RESERVES: 0 BLOCKS: 0  
SCALE: 1"=100' DATE: APRIL 19, 2019

REASON FOR REPLAT:  
TO CREATE A PUBLIC STREET RIGHT OF WAY

OWNER:  
CCR TEXAS HOLDINGS LP  
CCR LOAN SUBSIDIARY 1, L.P.  
5005 RIVERWAY, SUITE 500  
HOUSTON, TEXAS 77056  
(713) 960-9977  
LARRY JOHNSON

OWNER:  
MOST REVEREND DANIEL CARDINAL DINARDO  
ARCHBISHOP OF GALVESTON-HOUSTON  
P.O. BOX 907  
HOUSTON, TX 77001-0907  
CHRISTINA E. DEAJON

LAND PLANNER:  
BGE, INC.  
23501 CINCO RANCH BLVD., #A-250  
KATY, TEXAS 77494  
(281) 579-0340  
TREY DeVILLIER



**BGE**  
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  
BENTON SCHMALTZ

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	25.00'	83°52'33"	36.60'	S 1°02'36" W	33.42'
C2	330.00'	26°00'31"	149.80'	S 27°53'25" E	148.52'
C3	270.00'	50°27'25"	237.77'	S 40°06'52" E	230.16'
C4	50.00'	242°10'55"	211.34'	S 55°44'53" W	85.63'
C5	25.00'	62°10'55"	27.13'	N 34°15'07" W	25.82'
C6	330.00'	27°10'17"	156.50'	N 51°45'25" W	155.03'
C7	25.00'	81°05'14"	35.38'	N 78°42'54" W	32.50'
C8	270.00'	61°15'47"	288.70'	S 30°06'35" W	275.14'
C9	720.00'	51°17'59"	66.60'	S 3°10'18" E	66.58'
C10	25.00'	91°10'41"	39.78'	S 51°24'38" E	35.72'
C11	25.00'	88°58'59"	38.83'	N 38°30'33" E	35.04'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C12	780.00'	5°27'39"	74.34'	N 3°15'07" W	74.31'
C13	330.00'	61°15'47"	352.85'	N 30°06'35" E	336.28'
C14	25.00'	81°05'14"	35.38'	N 20°11'52" E	32.50'
C15	330.00'	5°27'36"	31.45'	N 17°36'57" W	31.44'
C16	270.00'	24°17'14"	114.45'	N 27°01'46" W	113.60'
C17	25.00'	93°14'46"	40.69'	N 85°47'46" W	36.34'
C18	1350.00'	4°35'59"	108.38'	N 45°16'52" E	108.35'
C19	300.00'	29°52'27"	156.42'	N 29°49'23" W	154.65'
C20	300.00'	50°27'25"	264.19'	S 40°06'52" E	255.74'
C21	300.00'	61°15'47"	320.77'	S 30°06'35" W	305.71'
C22	750.00'	6°27'49"	84.61'	S 3°45'12" E	84.56'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S14°53'09" E	135.43'
L2	S60°44'29" W	34.35'
L3	S83°00'02" W	110.02'
L4	N60°44'29" E	34.35'
L5	N14°53'09" W	135.43'
L6	N24°39'26" E	20.00'
L7	S60°44'29" W	85.06'
L8	S6°59'07" E	10.90'

C:\Users\jgarcia\Documents\Projects\2019\10\_Skyline\_Drive\_Plat\10\_Skyline\_Drive\_Plat.dwg 4/19/2019 9:19 AM



April 30, 2019

## Engineering Review

Preliminary Plat  
Skyline Drive - Street Dedication  
City of Fulshear, Texas

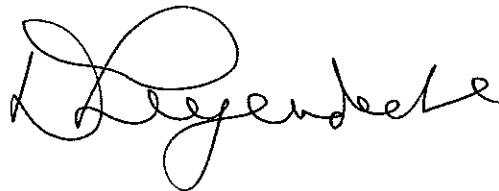
### For Information only:

1. This plat will create approximately 850 Linear Foot of Right-of-Way (mostly 60-foot in width) for Skyline Drive and 900 Linear foot Right-of-Way for Plymouth Line (60-foot width).
2. The Skyline Drive will begin on the South where it intersects F.M. 1093 and extends North with Plymouth Lane to Cross Creek Bend Lane.

### Recommendations:

I recommend that this Preliminary Plat of Skyline Drive - Street Dedication be approved with the following additions/corrections:

- A) The Title Block shows this area to be in the Morris Cummings Survey while the Metes and Bounds description shows it to be the Morris and Cummings Survey.





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

**PLATTING AND SUBDIVISION REVIEW**

Plan or Plat: \_\_\_\_\_ Skyline Drive Preliminary Plat \_\_\_\_\_

**City Engineer Review**

Reviewed  
 See Attached Letter

BY: **DAVID LEYENDECKER** \_\_\_\_\_ DATE: \_\_\_\_\_ 4-30-2019 \_\_\_\_\_

**Director of Development Services**

Processed  
\_\_\_\_\_ Returned for additional data

BY: **Zach Goodlander** \_\_\_\_\_ DATE: \_\_\_\_\_ 4-19-2019 \_\_\_\_\_

**Planning Commission Review**

\_\_\_\_\_ Approved  
\_\_\_\_\_ Returned for additional data

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

**City Council Review**

\_\_\_\_\_ Approved  
\_\_\_\_\_ Returned for additional data

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



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

**Subdivision/Development Platting Application**

Date: 04-17-2019 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: Bonterra at Cross Creek Development: Cross Creek Ranch  
Ranch Sec 07

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

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

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

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

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

Legal Description: Being 25.40 Acres out of the M. Autrey Survey, A-100

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

Total Acreage: 25.40  
 Number of Streets: 7  
 Number of Lots: 87 Cross Creek Bend Land Extension No. 10  
 Number and Types of Reserves: 3 - Landscape/OS/Drill  
 Total Acres in Reserve: 4.13

Owner: Taylor Morrison of Texas, LLC  
 Address: 2929 Briarpark Drive North, Ste 400  
 City/State: Houston, Texas 77042  
 Telephone: \_\_\_\_\_  
 Email Address: bskinner@taylor Morrison.com

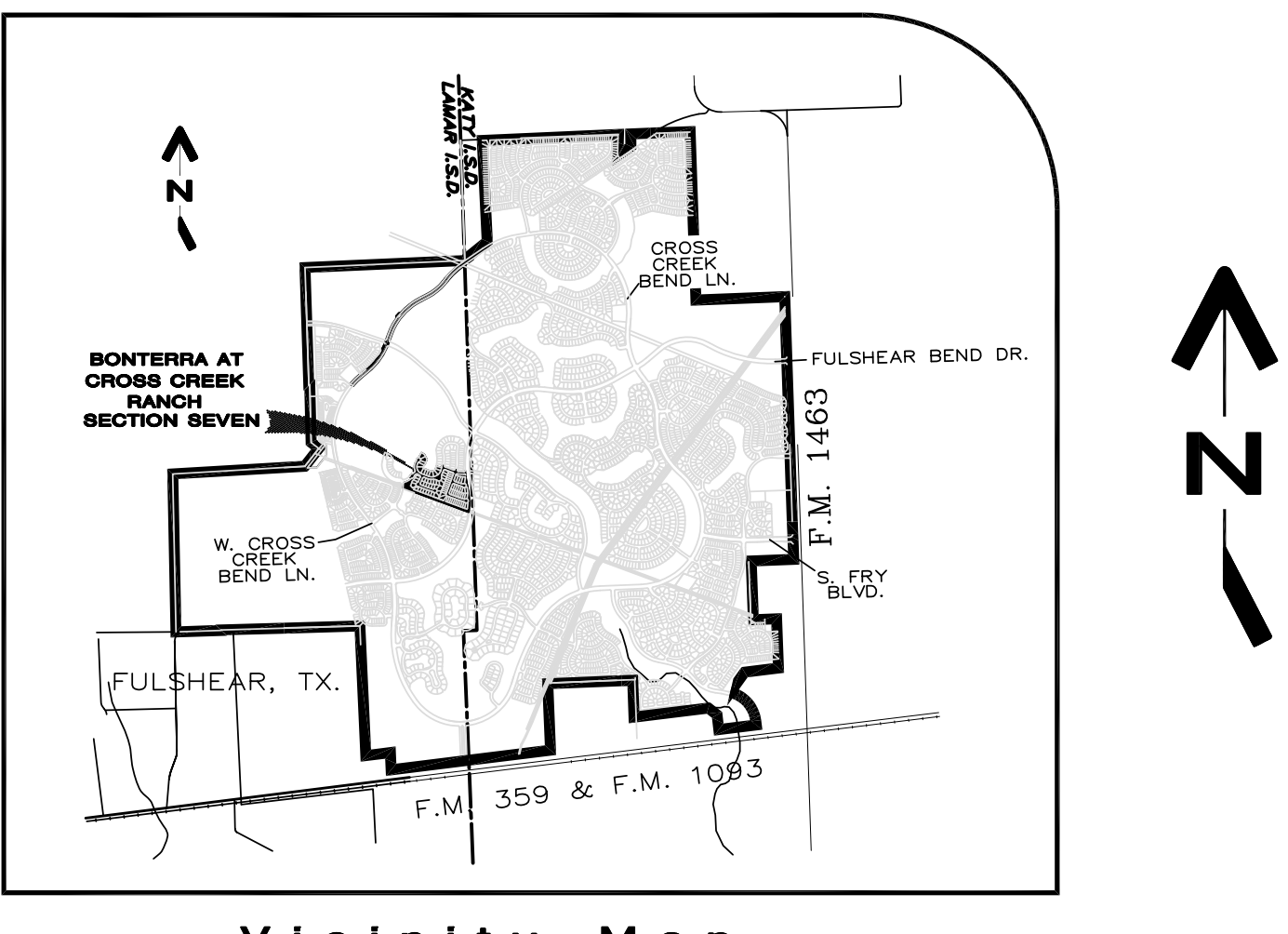
Engineer/Planner: META Planning + Design LLC  
 Contact Person: Kathryn Parker  
 Telephone: 281-810-1422  
 Fax Number: \_\_\_\_\_  
 Email Address: kedwards@metaplanningdesign.com

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 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$1,122.00</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/ Planner April 17, 2019  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE





Vicinity Map



DESCRIPTION OF A 25.40 ACRE TRACT OF LAND SITUATED IN THE M. AUTREY SURVEY, ABSTRACT NO. 100, FORT BEND COUNTY, TEXAS

BEING A 25.40 acre (1,106,636 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 40.10 acre tract of land described as Tract 6 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.) 201005028 and a portion of the remainder of a called 1,913.31 acre tract of land described as Tract A in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 201203894, said 25.40 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 42 and related to BONTERRA AT CROSS CREEK RANCH SECTION SEVEN as cited herein:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast corner of Restricted Reserve "A" of BONTERRA AT CROSS CREEK RANCH SECTION SEVEN, a subdivision per plat recorded under Plat No. 20170194 of the Fort Bend County Plat Records (F.B.C.P.R.) and the Southeast corner of the herein described tract, lying on the West 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 F.B.C.P.R.;

THENCE N 69°43'12" W, along and with the North line of said Restricted Reserve "A", at a distance of 575.47 feet passing a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the common North corner of said Restricted Reserve "A" and Restricted Reserve "B" of BONTERRA AT CROSS CREEK RANCH SECTION THREE, a subdivision per plat recorded under Plat No. 20150283 of the F.B.C.P.R., continuing along and with the North line of said Restricted Reserve "B" at a distance of 1,356.44 feet passing the Northwest corner of said Restricted Reserve "B" and the Northeast corner of Restricted Reserve "C" of BONTERRA AT CROSS CREEK RANCH SECTION ONE, a subdivision per plat recorded under Plat No. 20150283 of the F.B.C.P.R., and continuing along and with the North line of said Restricted Reserve "E" for a total distance of 1,639.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northwest corner of said Restricted Reserve "B" and the Southwest corner of the herein described tract, lying on the East right-of-way line of Whispers Plains Drive (60 feet wide) as shown on said BONTERRA AT CROSS CREEK RANCH SECTION ONE, same being the beginning of a non-tangent curve to the left from which its center bears N 82°41'17" W, 830.00 feet;

THENCE, in a Northerly direction, along and with the East right-of-way line of said Whispers Plains Drive and said curve to the left, an arc distance of 111.01 feet, having a radius of 830.00 feet, a central angle of 07°29'49" E, and a chord which bears N 03°29'49" E, a distance of 110.93 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right and being the Southwest end of a cutback corner at the Southeast intersection of said Whispers Plains Drive and Golden Manor Drive (60 feet wide) as shown on said BONTERRA AT CROSS CREEK RANCH SECTION ONE;

THENCE, in a Northerly direction, along and with said cutback corner and said curve to the right, an arc distance of 33.03 feet, having a radius of 25.00 feet, a central angle of 75°41'30" E, and a chord which bears N 37°29'43" E, a distance of 30.68 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast end of said cutback corner and a point of reverse curvature to the left, lying on the South right-of-way line of said Golden Manor Drive;

THENCE, in a Northerly direction, along and with said South right-of-way line and said curve to the left, an arc distance of 188.99 feet, having a radius of 415.00 feet, a central angle of 26°02'32" E, and a chord which bears N 62°17'45" E, a distance of 187.36 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an interior corner of the herein described tract and the Southwest corner of the herein described tract;

THENCE, N 40°49'01" E, a distance of 60.00 feet along and with a Northeast line of said BONTERRA AT CROSS CREEK RANCH SECTION ONE to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a non-tangent curve to the left from which its center bears N 40°49'01" W, 25.00 feet, lying on the East line of Restricted Reserve "C" of said BONTERRA AT CROSS CREEK RANCH SECTION ONE;

THENCE, along and with the East line of said Restricted Reserve "C", the following courses and distances:

In a Northerly direction, along said curve to the left, an arc distance of 19.63 feet, having a radius of 25.00 feet, a central angle of 44°59'55" E, and a chord which bears N 26°40'14" E, a distance of 19.13 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right;

In a Northerly direction, along said curve to the right, an arc distance of 74.76 feet, having a radius of 50.00 feet, a central angle of 85°40'19" E, and a chord which bears N 47°02'14" E, a distance of 67.99 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the left;

In an Easterly direction, along said curve to the left, an arc distance of 17.78 feet, having a radius of 25.00 feet, a central angle of 40°44'19" E, and a chord which bears N 69°33'14" E, a distance of 17.40 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right;

In a Northerly direction, along said curve to the right, an arc distance of 38.56 feet, having a radius of 330.00 feet, a central angle of 06°41'43" E, and a chord which bears N 52°31'56" E, a distance of 38.54 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the left;

In a Northerly direction, along said curve to the left, an arc distance of 31.53 feet, having a radius of 25.00 feet, a central angle of 72°15'47" E, and a chord which bears N 19°44'50" E, a distance of 30.98 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the left;

In a Northerly direction, along said curve to the right, an arc distance of 274.72 feet, having a radius of 330.00 feet, a central angle of 47°41'50" E, and a chord which bears N 07°27'56" E, a distance of 266.85 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of tangency;

THENCE, N 31°18'51" E, continuing along and with said East line, at a distance of 19.55 feet, passing a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast corner of said Restricted Reserve "C" and the Southwest corner of a called 8,888 acre tract of land described in an instrument to Fort Bend County Municipal Utility District No. 169 recorded under F.B.C.C.F. No. 2018006137 and continuing along and with the East line of said 8,888 acre tract for a total distance of 64.60 feet to a point of corner;

THENCE, N 62°04'36" E, a distance of 39.09 feet over and across said 40.16 acre tract to an interior corner of the herein described tract;

THENCE, N 19°19'49" E, a distance of 119.08 feet, continuing over and across said 40.16 acre tract to the Northwest corner of the herein described tract, lying on the East line of said 8,888 acre tract;

THENCE, over and across said 40.16 acre tract, the following courses and distances:

S 58°41'09" E, a distance of 106.60 feet to a point of corner;

S 28°47'07" E, a distance of 129.24 feet to a point of corner;

S 20°14'11" W, a distance of 105.47 feet to a point of corner;

S 37°24'01" W, a distance of 93.44 feet to an interior corner of the herein described tract;

S 13°17'00" E, a distance of 36.20 feet to an interior corner of the herein described tract;

S 69°36'51" E, a distance of 178.72 feet to a point of corner;

S 84°03'28" E, a distance of 47.25 feet to a point of corner;

N 65°36'54" E, a distance of 48.96 feet to a point of corner;

N 35°22'18" E, a distance of 48.96 feet to a point of corner;

N 12°39'14" E, a distance of 60.23 feet to a point of corner;

S 77°32'11" E, a distance of 131.84 feet to an interior corner of the herein described tract and the beginning of a non-tangent curve to the left from which its center bears N 77°32'11" W, 1,170.00 feet;

In a Northerly direction, along said curve to the left, an arc distance of 49.43 feet, having a radius of 1,170.00 feet, a central angle of 02°29'14" E, and a chord which bears N 11°15'12" E, a distance of 48.43 feet to a point of corner;

S 79°57'25" E, a distance of 60.00 feet to the beginning of a non-tangent curve to the left from which its center bears S 79°57'25" E, 25.00 feet;

In a Southeasterly direction, along said curve to the left, an arc distance of 35.88 feet, having a radius of 25.00 feet, a central angle of 82°13'29" E, and a chord which bears S 31°04'10" E, a distance of 32.88 feet to a point of reverse curvature to the right;

In an Easterly direction, along said curve to the left, an arc distance of 22.77 feet, having a radius of 530.00 feet, a central angle of 02°27'43" E, and a chord which bears S 07°59'33" E, a distance of 22.77 feet to a point of tangency;

S 69°43'12" E, a distance of 179.89 feet to the beginning of a tangency curve to the left;

In a Northerly direction, along said curve to the left, an arc distance of 42.37 feet, having a radius of 25.00 feet, a central angle of 97°05'49" E, and a chord which bears N 81°43'53" E, a distance of 37.48 feet to a point of corner;

S 76°49'01" E, a distance of 60.00 feet to the beginning of a non-tangent curve to the right from which its center bears N 76°49'01" W, 930.00 feet;

In a Southerly direction, along said curve to the right, an arc distance of 5.59 feet, having a radius of 930.00 feet, a central angle of 00°20'40" E, and a chord which bears S 13°21'18" W, a distance of 5.59 feet to a point of reverse curvature to the left;

In a Southeasterly direction, along said curve to the left, an arc distance of 41.04 feet, having a radius of 25.00 feet, a central angle of 94°03'10" E, and a chord which bears S 03°29'29" E, a distance of 40.59 feet to a point of tangency;

In an Easterly direction, along said curve to the left, an arc distance of 120.48 feet, having a radius of 470.00 feet, a central angle of 14°41'12" E, and a chord which bears S 87°52'12" E, a distance of 120.15 feet to a point of tangency;

N 84°47'12" E, a distance of 20.56 feet to the beginning of a tangency curve to the left;

In a Northerly direction, along said curve to the left, an arc distance of 38.48 feet, having a radius of 25.00 feet, a central angle of 88°11'24" E, and a chord which bears N 47°41'39" E, a distance of 34.79 feet to the Northeast corner and a herein described tract, and the beginning of a non-tangent curve to the left from which its center bears N 60°30'48" E, 2,105.00 feet, lying on the West right-of-way line of said Fulshear Bend Drive;

THENCE, along and with the West-right-of-way line of said Fulshear Bend Drive, the following courses and distances:

In a Southerly direction, along said curve to the left, an arc distance of 289.87 feet, having a radius of 2,105.00 feet, a central angle of 07°53'24" E, and a chord which bears S 07°20'54" E, a distance of 289.64 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of tangency;

S 11°17'35" E, a distance of 146.84 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangency curve to the right;

In a Southerly direction, along said curve to the right, an arc distance of 551.79 feet, having a radius of 1,750.00 feet, a central angle of 08°00'59" E, and a chord which bears S 02°15'37" E, a distance of 549.50 feet to the POINT OF BEGINNING and containing 25.40 acres (1,106,636 square feet) of land.

**CURVE DATA**

CURVE	RADIUS	ARC	BEARING	CHORD
C1	1170'	49'	N11°15'12"E	49'
C2	25'	36'	S31°04'10"E	33'
C3	630'	23'	S70°67'03"E	23'
C4	25'	42'	N61°43'53"E	37'
C5	930'	6'	S13°21'18"W	6'
C6	25'	41'	S33°29'59"E	37'
C7	470'	120'	S87°52'12"E	120'
C8	25'	38'	N40°41'30"E	35'
C9	2105'	290'	S7°20'54"E	290'
C10	1750'	552'	S2°15'37"E	549'
C11	830'	111'	N3°28'49"E	111'
C12	26'	33'	N37°29'43"E	31'
C13	416'	189'	N62°17'45"E	187'
C14	25'	20'	N26°45'01"E	19'
C15	60'	76'	N47°05'14"E	68'
C16	25'	18'	N69°33'14"E	17'
C17	330'	39'	N62°31'56"E	39'
C18	25'	32'	N19°44'55"E	29'
C19	330'	275'	N7°27'56"E	267'

**LINE DATA**

LINE	DISTANCE	BEARING
L1	107'	S68°41'09"E
L2	129'	S28°47'07"E
L3	105'	S20°14'11"W
L4	93'	S37°24'01"W
L5	36'	S13°17'00"E
L6	47'	S84°03'28"E
L7	47'	N65°36'54"E
L8	47'	N35°22'18"E
L9	60'	N12°39'14"E
L10	132'	S77°32'11"E
L11	60'	S79°57'25"E
L12	60'	S76°49'01"E
L13	21'	N84°47'12"E
L14	60'	N40°45'01"W
L15	65'	N31°18'51"E
L16	39'	N62°04'36"E
L17	119'	N19°19'49"E

- 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 revest in the dedicatory, 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 PLAT 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 48157C0105L, REVISED APRIL 2, 2014.
  - THE ENTIRE PLAT FOR BONTERRA AT CROSS CREEK RANCH SECTION 7, LIES WITHIN THE CITY LIMITS OF THE CITY OF FULSHEAR.
  - "P.A.E./P.U.E." INDICATES PERMANENT ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT.

- NOTE:
- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE PIPELINE ±3.96 ACRES
  - B** RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.08 ACRE
  - C** RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.09 ACRE

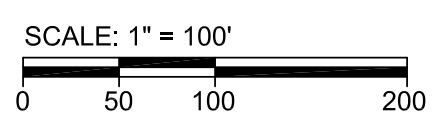
A PRELIMINARY PLAT OF  
**BONTERRA AT CROSS CREEK RANCH**  
 SEC 7

BEING 25.40± ACRES OF LAND CONTAINING 87 LOTS AND THREE RESERVES IN TWO BLOCKS.

OUT OF THE  
 M. AUTREY SURVEY, A-100  
 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS  
 OWNER:  
 TAYLOR MORRISON OF TEXAS, INC.  
 ATTN: BOBBY SKINNER  
 2929 BRIARPARK DR. NORTH, SUITE 400  
 HOUSTON, TEXAS 77042  
 PLANNER:



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



April 30, 2019

## Engineering Review

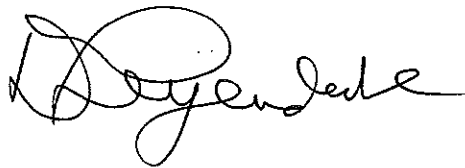
Preliminary Plat  
Bonterra at Cross Creek Ranch Section 7  
City of Fulshear, Texas

### For Information only:

1. This plat will create 87 lots in two (2) Blocks with three (3) Reserves that covers a total area of 25.40 acres.
2. The typical lot for this section are 45-foot by 130-foot along with 50-foot by 135 and 65-foot by 95-foot with a 20-foot Front Building Line.
3. Access to this Section is provided by Afton Heights Lane from Fulshear Bend Drive.
4. The streets are shown to be private and this section will be gated.

### Recommendations:

I recommend that this Preliminary Plat of Bonterra at Cross Creek Ranch Section 7 be approved as submitted.





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

**PLATTING AND SUBDIVISION REVIEW**

Plan or Plat: Bonterra at Cross Creek Ranch Section 7 Preliminary Plat

**City Engineer Review**

Reviewed  
 See Attached Letter

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BY: DAVID LEYENDECKER DATE: 4-30-2019

**Director of Development Services**

Processed  
 Returned for additional data

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BY: Zach Goodlander DATE: 4-19-2019

**Planning Commission Review**

Approved  
 Returned for additional data

---

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

**City Council Review**

Approved  
 Returned for additional data

---

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



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

**Subdivision/Development Platting Application**

Date: 04-17-2019 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: Bonterra at Cross Creek Development: Cross Creek Ranch  
Ranch Sec 08

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

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

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

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

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

Legal Description: Being 25.40 Acres out of the M. Autrey Survey, A-100

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

Total Acreage: 11.03  
 Number of Streets: 2  
 Number of Lots: 45  
 Number and Types of Reserves: 2 - Landscape/OS  
 Total Acres in Reserve: 0.9

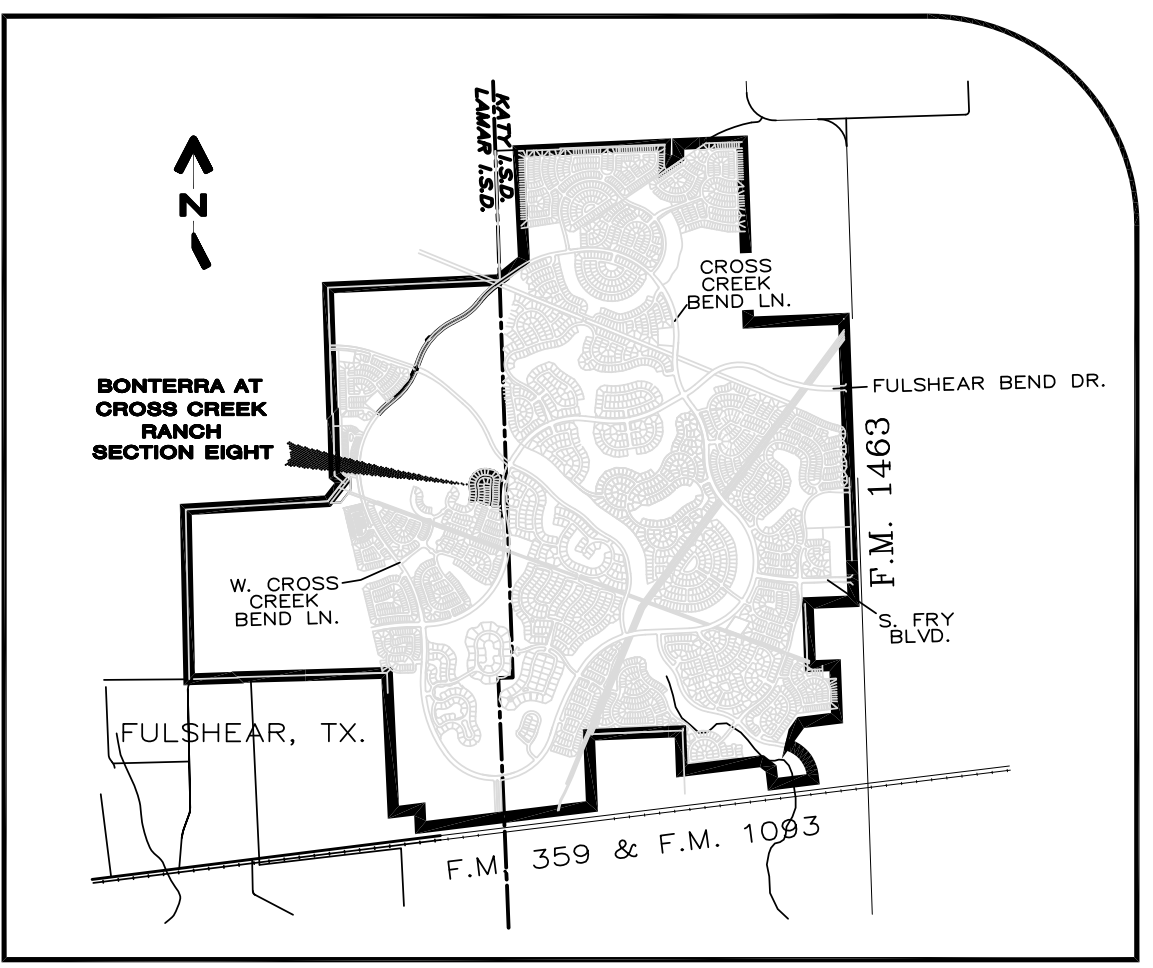
Owner: Taylor Morrison of Texas, LLC  
 Address: 2929 Briarpark Dr. North, Suite 400  
 City/State: Houston, Texas 77042  
 Telephone: \_\_\_\_\_  
 Email Address: bskinner@taylor Morrison.com

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 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$795.30</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/ Planner April 17, 2019  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE



Vicinity Map



BEING A 11.03 acre (480,417 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 40.16 acre tract of land described as Tract 6 in an Instrument to CCR Loan Suballian 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 described as Tract A in an Instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2012038964, said 11.03 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 FULSHEAR BEND DRIVE EXTENSION NO. 3 as cited herein:

COMMENCING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast corner of Restricted Reserve "C" of BONTERRA AT CROSS CREEK RANCH SECTION ONE, a subdivision per plat recorded under Plat No. 20150283 of the Fort Bend County Plat Records (F.B.C.P.R.), same being the most Northern Southeast corner of a called 9.886 acre tract of land described in an Instrument to Fort Bend County Municipal Utility District No. 169 recorded under F.B.C.C.F. No. 2018006137;

THENCE, over and across said 40.16 acre tract and said 1,913.31 acre tract, the following courses and distances:

- S 70°42'58" E, a distance of 486.75 feet to the POINT OF BEGINNING and the Southwest corner of the herein described tract
- N 12°39'14" E, a distance of 58.57 feet to a point for corner;
- N 05°19'39" E, a distance of 57.71 feet to a point for corner;
- N 05°19'39" E, a distance of 57.71 feet to a point for corner;
- N 06°18'11" W, a distance of 215.75 feet to a point for corner;
- N 15°48'43" E, a distance of 111.49 feet to a point for corner;
- N 30°16'11" E, a distance of 43.57 feet to a point for corner;
- N 34°25'57" E, a distance of 75.71 feet to a point for corner;
- N 50°05'01" E, a distance of 88.09 feet to a point for corner;
- N 64°38'01" E, a distance of 88.09 feet to a point for corner;
- N 79°11'01" E, a distance of 74.04 feet to a point for corner;
- EAST, a distance of 73.10 feet to a point for corner;
- S 78°16'38" E, a distance of 152.25 feet to a point for corner;
- S 55°19'50" E, a distance of 94.83 feet to a point for corner;
- S 28°32'44" E, a distance of 51.19 feet to a point for corner;
- S 74°39'55" E, a distance of 104.24 feet to the Northeast corner of the herein described tract and the beginning of a non-tangent curve to the left from which its center bears S 74°38'08" E, 1,550.00 feet, lying on the West 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 F.B.C.P.R.;

THENCE, in a Southerly direction, along and with said West right-of-way line and said curve to the left, an arc distance of 119.37 feet, having a radius of 1,550.00 feet, a central angle of 04°24'45" and a chord which bears S 13°09'29" W, a distance of 119.34 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of compound curvature to the left;

THENCE, in a Southerly direction, continuing along and with said West right-of-way line and said curve to the left, an arc distance of 527.40 feet, having a radius of 2,105.00 feet, a central angle of 14°21'19" and a chord which bears S 03°46'28" W, a distance of 526.02 feet to the most Northern Southeast corner of the herein described tract and the point of reverse curvature to the right;

THENCE, over and across said 40.16 acre tract, the following courses and distances:

- In a Southwesterly direction, along said curve to the right, an arc distance of 38.48 feet, having a radius of 25.00 feet, a central angle of 88°11'24" and a chord which bears S 40°41'30" W, a distance of 34.79 feet to the most Southernly Southeast corner of the herein described tract;
- S 84°47'12" W, a distance of 20.56 feet to the beginning of a tangent curve to the right;
- In a Westerly direction, along said curve to the right, an arc distance of 120.48 feet, having a radius of 470.00 feet, a central angle of 14°41'12" and a chord which bears N 87°52'12" W, a distance of 120.15 feet to a point of compound curvature to the right;
- In a Northwesterly direction, along said curve to the right, an arc distance of 41.04 feet, having a radius of 25.00 feet, a central angle of 94°03'15" and a chord which bears N 33°29'59" W, a distance of 36.58 feet to a point of reverse curvature to the left;
- In a Northerly direction, along said curve to the left, an arc distance of 5.59 feet, having a radius of 930.00 feet, a central angle of 00°20'40" and a chord which bears N 13°21'18" E, a distance of 5.59 feet to an interior corner of the herein described tract;
- N 76°49'01" W, a distance of 60.00 feet to an interior corner of the herein described tract and the beginning of a non-tangent curve to the right from which its center bears N 76°49'01" W, 25.00 feet;
- In a Southwesterly direction, along said curve to the right, an arc distance of 42.37 feet, having a radius of 25.00 feet, a central angle of 97°05'49" and a chord which bears S 61°43'53" W, a distance of 37.48 feet to a point of tangency;
- N 69°43'12" W, a distance of 179.89 feet to the beginning of a tangent curve to the left;
- In a Westerly direction, along said curve to the left, an arc distance of 22.77 feet, having a radius of 530.00 feet, a central angle of 02°27'43" and a chord which bears N 70°57'03" W, a distance of 22.77 feet to a point of reverse curvature to the right;
- In a Northwesterly direction, along said curve to the right, an arc distance of 35.88 feet, having a radius of 25.00 feet, a central angle of 82°19'29" and a chord which bears N 31°04'10" W, a distance of 32.88 feet to an interior corner of the herein described tract;
- N 79°57'25" W, a distance of 60.00 feet to an interior corner of the herein described tract and the beginning of a non-tangent curve to the right from which its center bears N 79°57'25" W, 1,170.00 feet;
- In a Southerly direction, along said curve to the right, an arc distance of 49.43 feet, having a radius of 1,170.00 feet, a central angle of 02°25'14" and a chord which bears S 11°15'12" W, a distance of 49.43 feet to a point for corner;
- N 77°32'11" W, a distance of 131.84 feet to the POINT OF BEGINNING and containing 11.03 acres (480,417 square feet) of land.

CURVE DATA

CURVE	RADIUS	ARC	BEARING	CHORD
C1	1560'	119'	S13°09'29"W	119'
C2	2105'	527'	S3°46'28"W	526'
C3	25'	38'	S40°41'30"W	35'
C4	470'	120'	N87°52'12"W	120'
C5	25'	41'	N33°29'59"W	37'
C6	930'	6'	N13°21'18"E	6'
C7	25'	42'	S61°43'53"W	37'
C8	530'	23'	N70°57'03"W	23'
C9	25'	38'	N31°04'10"W	33'
C10	1170'	49'	S11°15'12"W	49'

LINE DATA

LINE	DISTANCE	BEARING
L1	104'	S74°39'56"E
L2	21'	S84°47'12"W
L4	60'	N79°57'25"W
L5	132'	N77°32'11"W
L6	59'	N12°39'14"E
L7	58'	N5°19'39"E
L8	58'	N5°19'39"E
L9	111'	N15°48'43"E
L10	44'	N30°16'11"E
L11	76'	N34°25'57"E
L12	88'	N60°05'01"E
L13	88'	N64°38'01"E
L14	74'	N79°11'01"E
L15	73'	N90°00'00"E
L16	162'	S78°16'38"E
L17	95'	S55°19'50"E
L18	51'	S28°32'44"E
L19	60'	N76°49'01"W

- GENERAL NOTES:
- "BL" 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 vest in the dedicatory, 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 ALL 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 48157C0105L, REVISED APRIL 2, 2014.
  - THE ENTIRE PLAT FOR BONTERRA AT CROSS CREEK RANCH SECTION 8, LIES WITHIN THE CITY LIMITS OF THE CITY OF FULSHEAR.
  - "P.A.E./P.U.E." INDICATES PERMANENT ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT.

- NOTE:
- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.69 ACRE
  - B** RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.09 ACRE
  - C** RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.09 ACRE

A PRELIMINARY PLAT OF  
**BONTERRA AT CROSS CREEK RANCH**  
 SEC 8  
 BEING 11.03± ACRES OF LAND  
 CONTAINING 45 LOTS AND  
 THREE RESERVES IN TWO BLOCKS.

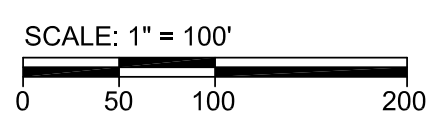
OUT OF THE  
 M. AUTREY SURVEY, A-100  
 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

OWNER:  
**TAYLOR MORRISON OF TEXAS, INC.**  
 ATTN: BOBBY SKINNER  
 2929 BRIARPARK DR NORTH, SUITE 400  
 HOUSTON, TEXAS 77042

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 ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID 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.



April 30, 2019

## Engineering Review

Preliminary Plat  
Bonterra at Cross Creek Ranch Section 8  
City of Fulshear, Texas

### For Information only:

1. This plat will create 45 lots in two (2) Blocks with three (3) Reserves that covers a total area of 11.03 acres.
2. The typical lots for this section are 50-foot by 130 foot along with 60-foot by 126-foot with a 20-foot Front Building Line.
3. Access to this Section is provided by Afton Heights Lane off of Fulshear Bend Drive.
4. This section will be gated with Privates Streets as are the adjoining sections of Bonterra.

### Recommendations:

I recommend that this Preliminary Plat of Bonterra at Cross Creek Ranch Section 8 be approved as submitted.

A handwritten signature in cursive script, appearing to read "Clay & Leyendecker".



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

**PLATTING AND SUBDIVISION REVIEW**

Plan or Plat: Bonterra at Cross Creek Ranch Section 8 Preliminary Plat

**City Engineer Review**

Reviewed  
 See Attached Letter

---

BY: DAVID LEYENDECKER DATE: 4-30-2019

**Director of Development Services**

Processed  
 Returned for additional data

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BY: Zach Goodlander DATE: 4-19-2019

**Planning Commission Review**

Approved  
 Returned for additional data

---

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

**City Council Review**

Approved  
 Returned for additional data

---

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



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

**Subdivision/Development Platting Application**

Date: April 15, 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

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

Owner: \_\_\_\_\_  
 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 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$621.45</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.

John Herzog

4/15/19

SIGNATURE

TYPED OR PRINTED NAME/TITLE

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 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 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

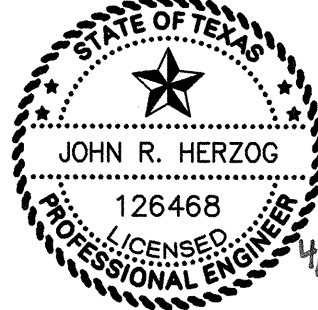
By: \_\_\_\_\_ Authorized Agent

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.



*Douglas W. Turner*  
Douglas W. Turner, P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 3988

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.



*John R. Herzog*  
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 one (1) year 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 1.00015.
- 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  
L.S.E. indicates a landscape 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. 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.
- 9. 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.
- 10. 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.
- 11. 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.
- 12. The Lighting Zone Code is LZ3.
- 13. To the best of the engineer's knowledge, all existing pipeline easements within the subdivision are shown on the plat.
- 14. 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.
- 15. 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)
- 16. 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.
- 17. Improvements within the landscape easements shown on this plat will be maintained by either the property owner or the Jordan Ranch Community Association.

WITNESS my hand and official seal.

Notary Public for the State of Utah

METES AND BOUNDS DESCRIPTION OF A 4.858 ACRE TRACT IN THE H. & T. C. R. R. CO. SURVEY, SECTION 105 ABSTRACT NUMBER 261, FORT BEND COUNTY, TEXAS

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 2012 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 with cap stamped "IDS" 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 with cap stamped "IDS" 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 with cap stamped "IDS" 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 with cap stamped "IDS" 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 with cap stamped "IDS" 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 with cap stamped "IDS" 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 with cap stamped "IDS" set at the end of curve;

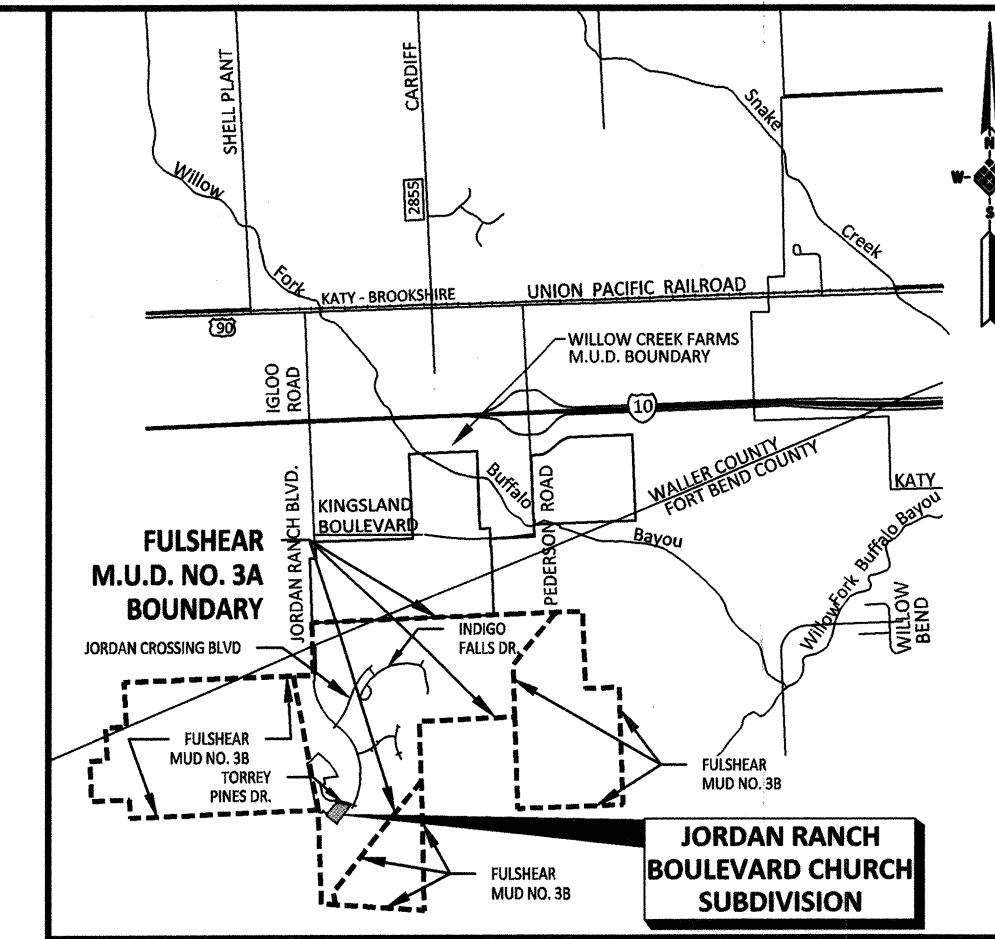
THENCE South 41° 15' 35" West - 154.05 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a curve to the left;

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 with cap stamped "IDS" set at the end of curve;

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

THENCE North 48° 56' 37" West - 35.03 feet to a 5/8-inch iron rod with cap stamped "IDS" 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, J. Stacy Slawinski, 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.

J. Stacy Slawinski, 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

KP 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 84150 PH:801-240-2915

ENGINEER:



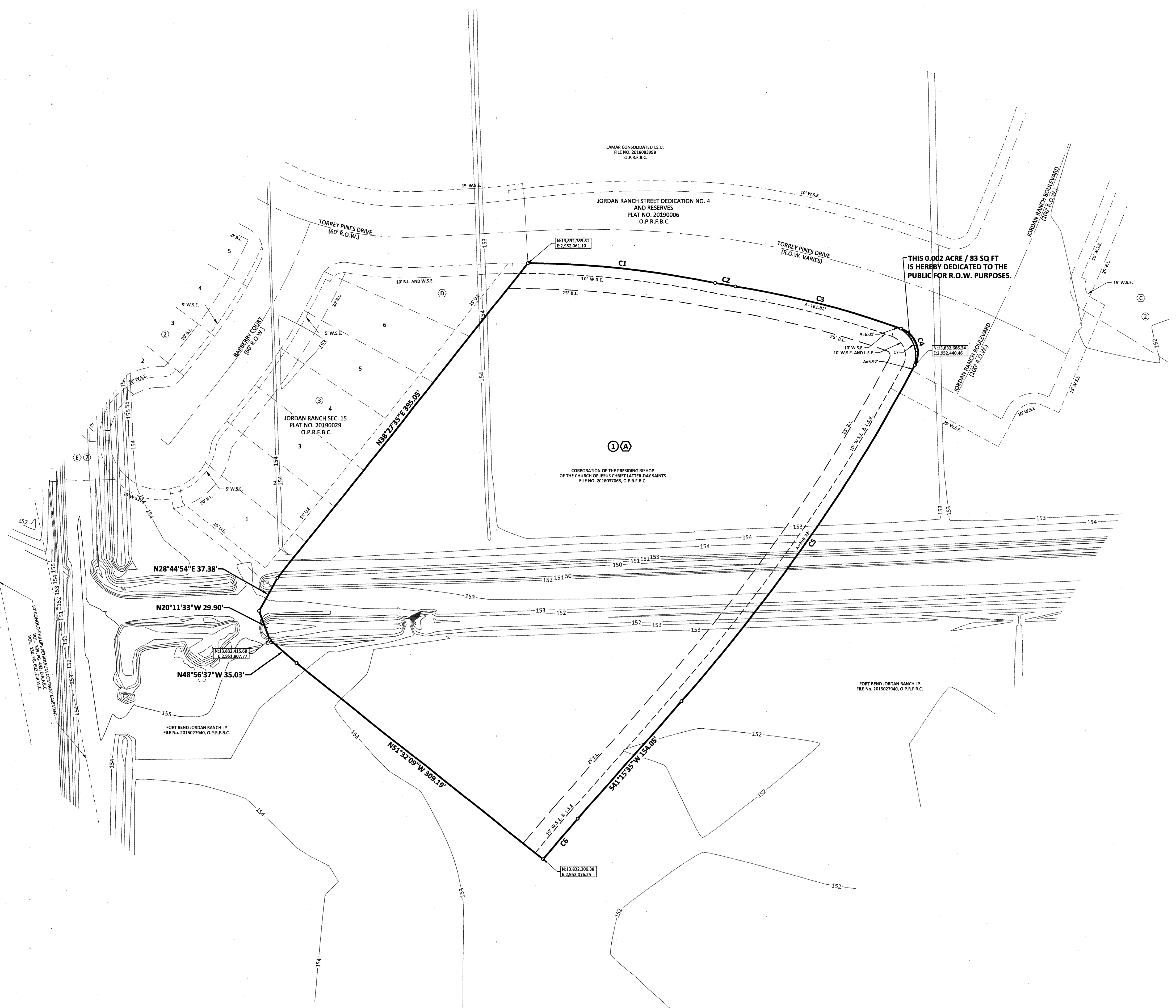
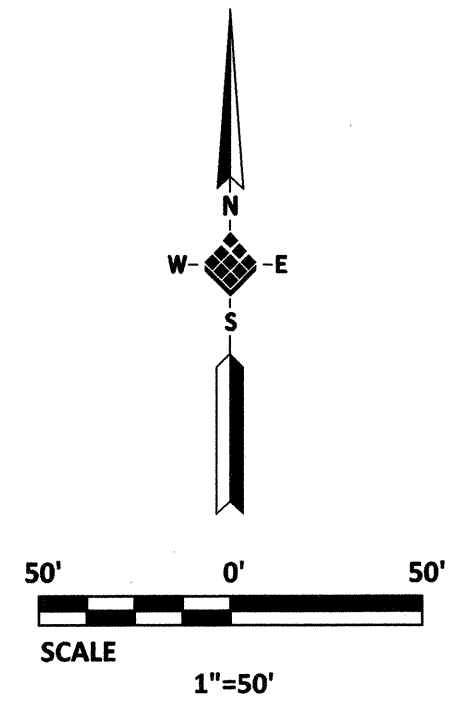
13430 NW, Freeway Suite 700 Houston, Tx. 77040 713-462-3178 TWP: F400226 TRPLS 10110700

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	NO. 7
WCID	N/A
MUD	FULSHEAR M.U.D. NO. 3A
LID	N/A
DID	N/A
SCHOOL	LAMAR CONSOLIDATED I.S.D.
FIRE	E.S.D. NO. 4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	FULSHEAR
UTILITIES CO.	SIENERGY CONSOLIDATED COMMUNICATIONS COMCAST

\\C:\Users\jstacy\Documents\18011838002000.R.DS.Church Plat\CAD\DWG\LDS\_CPLAT.dwg [Language] Plotted: Apr 11, 2019 at 10:33am by rtsullivan (Last Saved by: rtsullivan)

JORDAN RANCH BOULEVARD CHURCH SUBDIVISION





RESERVE TABLE				
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES	
A	UNRESTRICTED	211,552	4.857	

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'	202.32'	S34°41'02"W	401.97'
C6	1°27'33"	2,050.00'	52.21'	26.10'	S40°31'49"W	52.20'
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 UTAH CORPORATION SOLE  
50 EAST NORTH TEMPLE STREET, 12TH FLOOR  
SALT LAKE CITY, UTAH 84150  
PH:801-240-2915

**ENGINEER:**  **IDS Engineering Group**  
13430 NW. Freeway Suite 700  
Houston, TX 77040  
713.462.3178  
TBP# F-022726  
TBP#LS 10110700

RAELEEN FRANZ WERNER, TRUSTEE OF THE F.M. & L. 2012 TRUST U77/A, ET AL. FILE NO. 201249037, O.P.R.F.B.C.  
 3749 W. 100th St. Apt. 100A  
 Houston, TX 77036  
 281-462-3178  
 15-2019-04-02-09am by: fletcher (last saved by: fletcher)

JORDAN RANCH BOULEVARD CHURCH SUBDIVISION

April 30, 2019

**Engineering Review**

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

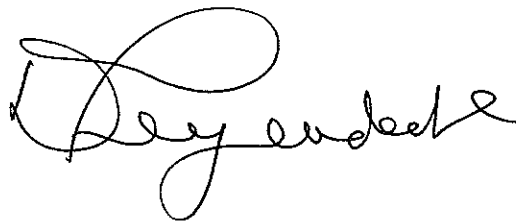
**For Information only:**

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.
3. Since this plat is located in the ETJ of the City of Fulshear approval is required from the City along with Fort Bend County.

**Recommendations:**

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

- A) A note needs to be added to the face of the Plat that this tract is located in the E.T.J. of the City of Fulshear.
- B) All of the blanks in the owners dedication need to be filled in especially who will be signing the plat for the church.









**Subdivision/Development Platting Application**

Date: 4/16/2019 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: Polo Ranch Blvd. Ph. 2 Development: \_\_\_\_\_

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

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

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

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

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: Subdivision of 5.790 acres in the Churchill Fulcher League, Abstract 29

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

Total Acreage: 5.790  
 Number of Streets: 3  
 Number of Lots: 0  
 Number and Types of Reserves: 0  
 Total Acres in Reserve: 0

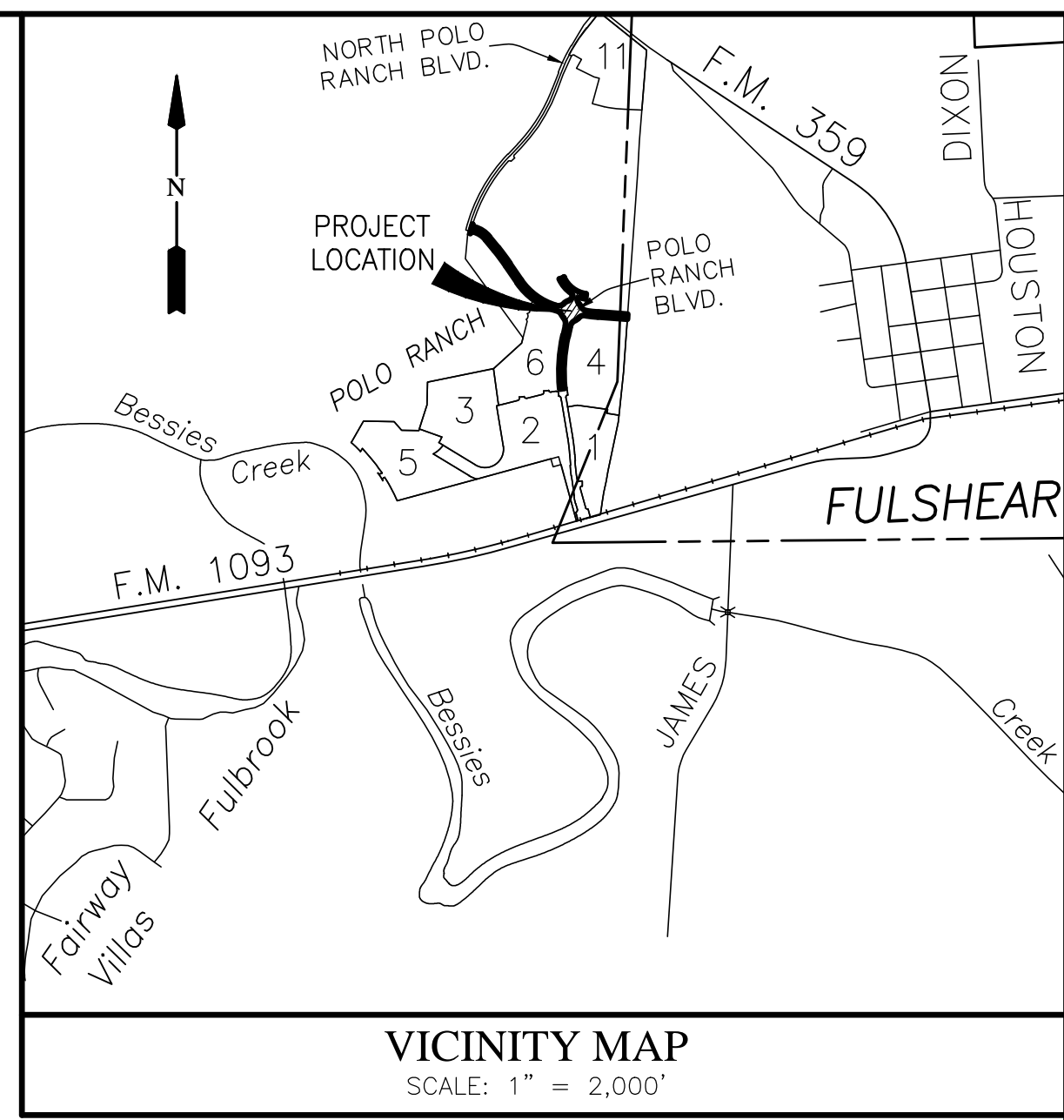
Owner: Century Land Holdings of Texas  
 Address: 525 N. Sam Houston Pkwy. #600  
 City/State: Houston, TX. 77060  
 Telephone: 832-698-1831  
 Email Address: \_\_\_\_\_

Engineer/Planner: LJA Engineering  
 Contact Person: Jason Price  
 Telephone: 832-315-0877  
 Fax Number: 713-953-5026  
 Email Address: jprice@lja.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b>	<b>\$644.75</b>
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.

 \_\_\_\_\_ Jason Price \_\_\_\_\_ 4/16/2019  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE



VICINITY MAP  
SCALE: 1" = 2,000'  
KEY MAP NO. 522G/522L

BEING 5.790 ACRES OF LAND LOCATED IN THE C. FULCHER LEAGUE, ABSTRACT NUMBER 29, FORT BEND COUNTY, TEXAS, OUT OF THAT CERTAIN CALLED 219.527 ACRE TRACT DESCRIBED IN THE DEED TO CENTURY LAND HOLDINGS OF TEXAS, LLC BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2018074664 OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.), SAID 5.790 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT):

COMMENCING AT A 5/8-INCH IRON ROD WITH CAP STAMPED '1535-4035' FOUND MARKING A WESTERLY RE-ENTRANT CORNER OF SAID 219.527 ACRE TRACT, FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED '1535-4035' FOUND FOR A WESTERLY RE-ENTRANT CORNER OF SAID 219.527 ACRE TRACT BEARS, NORTH 47° 29' 58" EAST, 449.96 FEET;

THENCE, SOUTH 72° 52' 30" EAST, 829.11 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, THE BEGINNING OF A CURVE;

THENCE, 646.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 16° 14' 20", AND A CHORD WHICH BEARS NORTH 03° 31' 16" EAST 643.48 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER;

THENCE, NORTH 12° 38' 26" EAST, 122.20 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 95.48 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 54° 42' 20", AND A CHORD WHICH BEARS NORTH 14° 42' 44" WEST, 91.89 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 37.69 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 17° 16' 25", AND A CHORD WHICH BEARS NORTH 33° 25' 42" WEST, 37.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 87.45 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 50° 06' 12", AND A CHORD WHICH BEARS NORTH 49° 50' 35" WEST, 84.69 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 586.30 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 40° 28' 22", AND A CHORD WHICH BEARS NORTH 54° 39' 30" WEST, 574.18 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER;

THENCE, NORTH 34° 25' 19" WEST, 247.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 223.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,970.00 FEET, A CENTRAL ANGLE OF 04° 19' 15", AND A CHORD WHICH BEARS NORTH 36° 34' 57" WEST, 223.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER;

THENCE, NORTH 38° 44' 35" WEST, 171.38 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 170.58 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 36° 11' 51", AND A CHORD WHICH BEARS NORTH 56° 50' 30" WEST, 167.75 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER;

THENCE, NORTH 74° 56' 25" WEST, 10.78 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 39.86 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91° 21' 24", AND A CHORD WHICH BEARS SOUTH 59° 22' 53" WEST, 35.77 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR A POINT OF CURVE;

THENCE, NORTH 13° 42' 10" EAST, 8.96 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 102.36 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,970.00 FEET, A CENTRAL ANGLE OF 02° 58' 37", AND A CHORD WHICH BEARS NORTH 15° 11' 30" EAST, 102.35 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR A POINT OF CURVE, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 39.98 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91° 37' 13", AND A CHORD WHICH BEARS SOUTH 29° 07' 49" EAST, 35.85 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER;

THENCE, SOUTH 74° 56' 25" EAST, 10.78 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 208.48 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 36° 11' 51", AND A CHORD WHICH BEARS SOUTH 56° 50' 30" EAST, 205.03 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER;

THENCE, SOUTH 38° 44' 35" EAST, 171.38 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 228.50 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3,030.00 FEET, A CENTRAL ANGLE OF 04° 19' 15", AND A CHORD WHICH BEARS SOUTH 36° 34' 57" EAST, 228.45 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER;

THENCE, SOUTH 34° 25' 19" EAST, 247.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 520.72 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 38° 44' 48", AND A CHORD WHICH BEARS SOUTH 53° 47' 43" EAST, 510.85 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 105.93 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 60° 41' 42", AND A CHORD WHICH BEARS NORTH 76° 29' 01" EAST, 101.65 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 50.45 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 23° 07' 30", AND A CHORD WHICH BEARS NORTH 57° 41' 55" EAST, 50.11 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 88.83 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 50° 53' 50", AND A CHORD WHICH BEARS NORTH 43° 48' 45" EAST, 85.94 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 32.60 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 74° 43' 19", AND A CHORD WHICH BEARS NORTH 18° 59' 49" WEST, 30.34 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 230.64 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 32° 37' 46", AND A CHORD WHICH BEARS SOUTH 52° 37' 57" WEST, 227.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER;

THENCE, NORTH 66° 16' 17" EAST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 348.08 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 57° 48' 28", AND A CHORD WHICH BEARS SOUTH 52° 37' 57" EAST, 333.51 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER;

THENCE, SOUTH 08° 27' 49" WEST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 65.10 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 09° 12' 35", AND A CHORD WHICH BEARS NORTH 76° 50' 54" WEST, 65.03 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 49.61 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 13° 41' 24", AND A CHORD WHICH BEARS SOUTH 50° 49' 42" WEST, 41.86 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 58.33 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 33° 25' 17", AND A CHORD WHICH BEARS SOUTH 22° 43' 31" EAST, 57.51 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 28.03 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 12° 50' 46", AND A CHORD WHICH BEARS SOUTH 33° 00' 54" EAST, 27.87 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 96.32 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 55° 11' 16", AND A CHORD WHICH BEARS SOUTH 54° 11' 09" EAST, 92.64 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 137.23 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1970.00 FEET, A CENTRAL ANGLE OF 03° 58' 29", AND A CHORD WHICH BEARS SOUTH 83° 46' 31" EAST, 137.20 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER;

THENCE, SOUTH 85° 46' 16" EAST, 351.70 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER IN THE EAST LINE OF THE AFORESAID 219.527 ACRE TRACT, COMMON TO THE WEST LINE OF THAT CERTAIN CALLED 101 ACRE TRACT DESCRIBED IN DEED TO JOHN D. MCCANN, ET AL. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2005014004, O.P.R.F.B.C.;

THENCE, SOUTH 04° 01' 10" WEST, 140.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER;

THENCE, NORTH 85° 46' 16" WEST, DEPARTING SAID COMMON LINE, 351.92 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 143.50 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 04° 03' 01", AND A CHORD WHICH BEARS NORTH 83° 44' 45" WEST, 143.47 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 94.74 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 54° 16' 48", AND A CHORD WHICH BEARS SOUTH 71° 08' 21" WEST, 91.23 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 50.93 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 23° 20' 49", AND A CHORD WHICH BEARS SOUTH 55° 40' 22" WEST, 50.58 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 95.48 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 54° 42' 20", AND A CHORD WHICH BEARS SOUTH 39° 59' 36" WEST, 91.89 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER;

THENCE, SOUTH 12° 38' 26" WEST, 122.20 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 624.13 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,970.00 FEET, A CENTRAL ANGLE OF 18° 09' 08", AND A CHORD WHICH BEARS SOUTH 03° 33' 52" WEST, 621.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, 'LJA SURVEY' SET FOR CORNER;

THENCE, SOUTH 81° 33' 24" WEST, 60.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.790 ACRES OF LAND.

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, ACTING BY AND THROUGH CHRIS CHEW, DIVISION PRESIDENT, AND MARC TINDALL, VICE PRESIDENT OF LAND, BEING OFFICERS OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, OWNERS OF THE 5.790 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF POLO RANCH BOULEVARD SECTION 2 AND LOU WATERS PARKWAY STREET DEDICATION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), 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 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 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 CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF POLO RANCH BOULEVARD SECTION 2 AND LOU WATERS PARKWAY STREET DEDICATION WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS CHEW, ITS DIVISION PRESIDENT, THEREUNTO AUTHORIZED, BY ITS VICE PRESIDENT OF LAND, MARC TINDALL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CENTURY LAND HOLDINGS OF TEXAS, LLC  
A COLORADO LIMITED LIABILITY COMPANY  
D/B/A GRAND VIEW BUILDERS

BY: \_\_\_\_\_  
CHRIS CHEW, DIVISION PRESIDENT

ATTEST: \_\_\_\_\_  
MARC TINDALL, VICE PRESIDENT OF LAND

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS CHEW, DIVISION PRESIDENT, OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARC TINDALL, VICE PRESIDENT OF LAND, OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, AARON FERGUSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, 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 HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LJA ENG" UNLESS OTHERWISE NOTED.

\_\_\_\_\_  
AARON FERGUSON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6601

THIS PLAT OF POLO RANCH BOULEVARD SECTION 2 AND LOU WATERS PARKWAY STREET DEDICATION IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
AMY PEARCE, CHAIR

\_\_\_\_\_  
AUSTIN WEANT, VICE-CHAIR

THIS PLAT OF POLO RANCH BOULEVARD SECTION 2 AND LOU WATERS PARKWAY STREET DEDICATION WAS APPROVED ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED 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, 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 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

# FINAL PLAT OF POLO RANCH BOULEVARD SECTION 2 AND LOU WATERS PARKWAY STREET DEDICATION

A SUBDIVISION OF 5.790 ACRES OF LAND SITUATED IN  
THE CHURCHILL FULCHER LEAGUE, ABSTRACT 29  
FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS

APRIL 17, 2019 JOB NO. 2457-1016C.310

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

SURVEYOR: \_\_\_\_\_ ENGINEER: \_\_\_\_\_

**LJA Surveying, Inc.**  
2929 Briarpark Drive  
Suite 175  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.L.S. Firm No. 10194382

**LJA Engineering, Inc.**  
2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
FRN - F-1386

**LEGEND**

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- A.E. INDICATES AERIAL EASEMENT
- P.O.B. INDICATES POINT OF BEGINNING
- F.N. INDICATES FILE NUMBER
- RES. INDICATES RESERVE

CALLLED 219.527 ACRES  
CENTURY LAND HOLDINGS OF TEXAS, LLC.  
F.N. 2018074664  
F.B.C.O.P.R.

MATCHLINE SHEET 3

CALLLED 219.527 ACRES  
CENTURY LAND HOLDINGS OF TEXAS, LLC.  
F.N. 2018074664  
F.B.C.O.P.R.

CALLLED 219.527 ACRES  
CENTURY LAND HOLDINGS OF TEXAS, LLC.  
F.N. 2018074664  
F.B.C.O.P.R.

LINE	BEARING	DISTANCE
L1	S 81°33'24" W	60.08'
L2	N 74°56'25" W	10.78'
L3	N 13°42'10" E	8.96'
L4	S 74°56'25" E	10.76'
L5	N 66°16'17" E	60.00'
L6	S 08°27'49" W	60.00'
L7	S 04°01'10" W	60.00'
L8	N 74°56'25" W	36.54'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2030.00'	181°42'00"	646.21'	N 03°31'16" E	643.48'
C2	100.00'	54°42'20"	95.48'	N 14°42'44" W	91.89'
C3	125.00'	171°16'25"	37.69'	N 33°25'42" W	37.54'
C4	100.00'	50°06'12"	87.45'	N 49°50'35" W	84.69'
C5	830.00'	40°28'22"	586.30'	N 54°39'30" W	574.18'
C6	2970.00'	41°19'15"	223.98'	N 36°34'57" W	223.93'
C7	270.00'	361°11'51"	170.58'	N 56°50'30" W	167.75'
C8	25.00'	91°21'24"	39.86'	S 69°22'53" W	35.77'
C9	1970.00'	2°58'37"	102.35'	N 15°11'30" E	102.35'
C10	25.00'	91°37'13"	39.86'	S 29°07'49" E	35.85'
C11	330.00'	361°11'51"	208.48'	S 56°50'30" E	205.03'
C12	3030.00'	41°19'15"	228.50'	S 36°34'57" E	228.45'
C13	770.00'	38°44'48"	520.72'	S 53°47'43" E	510.85'
C14	100.00'	60°41'42"	105.93'	N 76°29'01" E	101.05'
C15	125.00'	23°07'30"	50.45'	N 57°41'55" E	50.11'
C16	100.00'	50°53'50"	88.83'	N 43°48'45" E	85.94'
C17	25.00'	74°43'19"	32.60'	N 18°59'49" W	30.34'
C18	405.00'	32°37'46"	230.64'	N 40°02'36" W	227.54'
C19	345.00'	57°48'28"	348.08'	S 52°37'57" E	333.51'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C20	405.00'	91°23'35"	65.10'	N 76°55'54" W	65.03'
C21	25.00'	113°41'24"	49.61'	S 50°49'42" W	41.86'
C22	100.00'	33°25'17"	58.33'	S 22°43'38" E	57.51'
C23	125.00'	12°50'46"	28.03'	S 33°00'54" E	27.97'
C24	100.00'	55°11'16"	96.32'	S 54°11'09" E	92.64'
C25	1970.00'	3°59'29"	137.23'	N 83°44'31" E	137.20'
C26	2030.00'	4°03'01"	143.50'	N 83°44'45" W	143.47'
C27	100.00'	54°16'48"	94.74'	S 71°08'21" W	91.23'
C28	125.00'	23°20'49"	50.93'	S 65°40'22" W	50.58'
C29	100.00'	54°42'20"	95.48'	S 39°59'36" W	91.89'
C30	1970.00'	18°09'08"	624.13'	S 03°33'52" W	621.52'
C31	2000.00'	18°11'46"	635.17'	S 03°32'33" W	632.50'
C32	500.00'	13°41'24"	119.47'	S 19°29'08" W	119.18'
C33	2000.00'	4°29'44"	156.94'	S 83°31'23" E	156.90'
C34	800.00'	46°51'11"	654.19'	S 57°50'55" E	636.11'
C35	3000.00'	41°19'15"	226.24'	N 36°34'57" E	226.19'
C36	300.00'	361°11'51"	189.53'	N 56°50'30" W	186.39'
C37	375.00'	57°48'28"	378.35'	S 52°37'57" E	362.51'

## FINAL PLAT OF POLO RANCH BOULEVARD SECTION 2 AND LOU WATERS PARKWAY STREET DEDICATION

A SUBDIVISION OF 5.790 ACRES OF LAND SITUATED IN  
THE CHURCHILL FULCHER LEAGUE, ABSTRACT 29  
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0 LOTS 0 RESERVES 0 BLOCKS

APRIL 17, 2019 JOB NO. 2457-1016C.310

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525 N. SAM HOUSTON PARKWAY E., SUITE 600, HOUSTON, TEXAS 77060  
PH: (832) 698-1831

SURVEYOR:

**LJA Surveying, Inc.**  
2929 Briarpark Drive  
Suite 175  
Houston, Texas 77042



Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.L.S. Firm No. 10194382

ENGINEER:

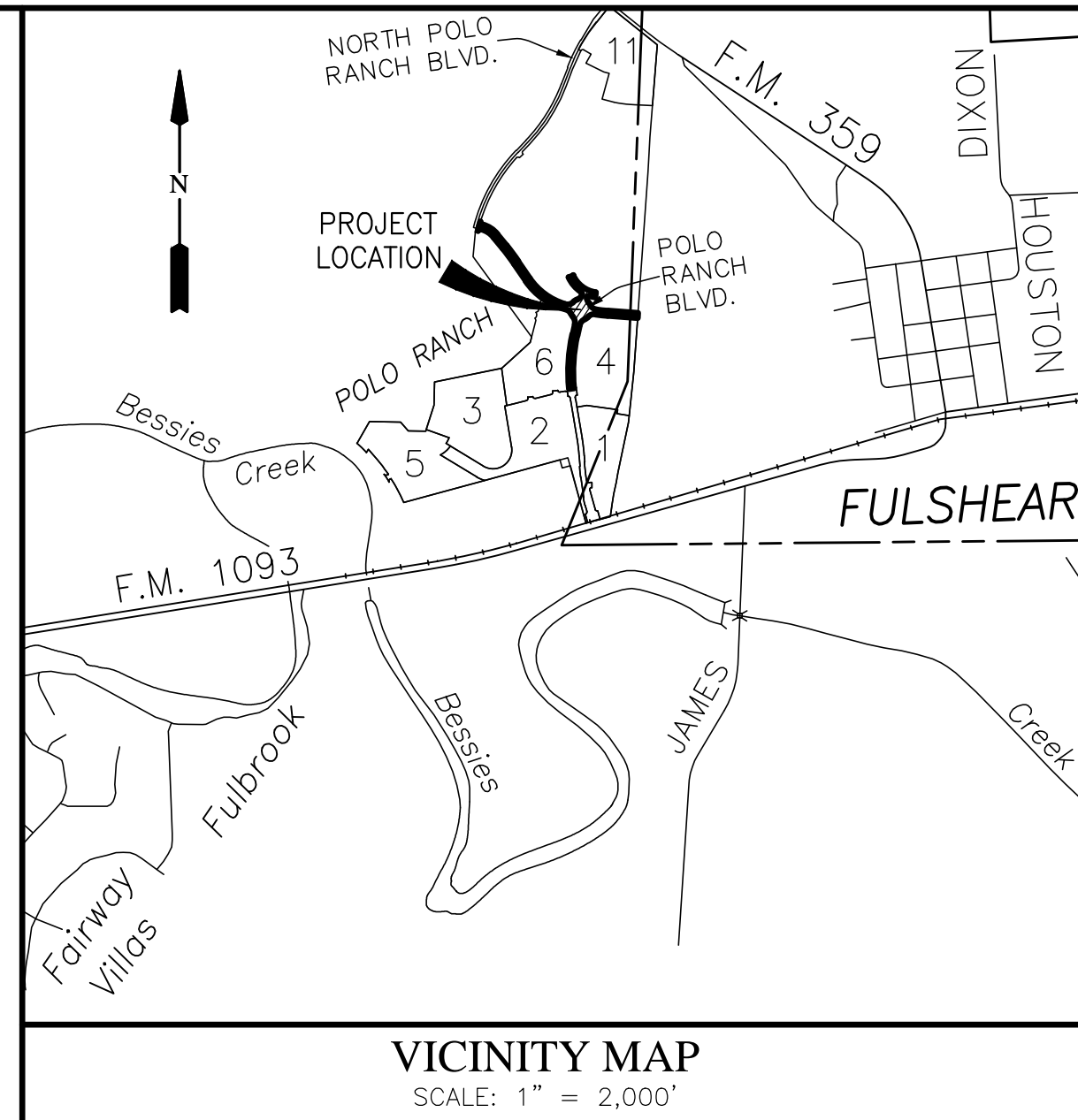
**LJA Engineering, Inc.**  
2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042



Phone 713.953.5200  
Fax 713.953.5026  
FRN - F-1386

**NOTES:**

1. BENCHMARK: NGS HGCS06 66: A STAINLESS STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HGCS06 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHEAST OF THE INTERSECTION OF FM 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.  
ELEVATION = 136.60 FEET NAVD88 (2001) FBC LIDAR DATUM  
SURFACE COORDINATES: N 13829189.587 E 2969677.555
2. T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-L14: TOP OF A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "LJA CONTROL" LOCATED +/- 5 FEET EAST OF THE EASTERLY EDGE OF PAVEMENT OF SPRIGG STREET. THE POINT IS LOCATED +/- 0.21 MILES SOUTH OF THE INTERSECTION OF N. FULSHEAR DRIVE AND SPRIGG STREET.  
ELEVATION = 143.56 FEET NAVD88 (2001) FBC LIDAR DATUM  
SURFACE COORDINATES: N 13819484.557 E 2950993.430
3. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
4. THE FOLLOWING COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.999877178.
5. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
6. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2019-0090, DATED MARCH 22, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
7. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 174, FORT BEND SUBSIDIENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
8. THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0085L AND 48157C 0095L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
9. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
10. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
11. FIVE-EIGHTS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA ENG" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
12. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY. THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION 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.



**VICINITY MAP**  
SCALE: 1" = 2,000'  
KEY MAP NO. 522G/522L

JOHN D. McCANN  
CALLLED 101.00 ACRES  
F.N. 2005014004  
F.B.C.O.P.R.

MUTUAL CHECK:

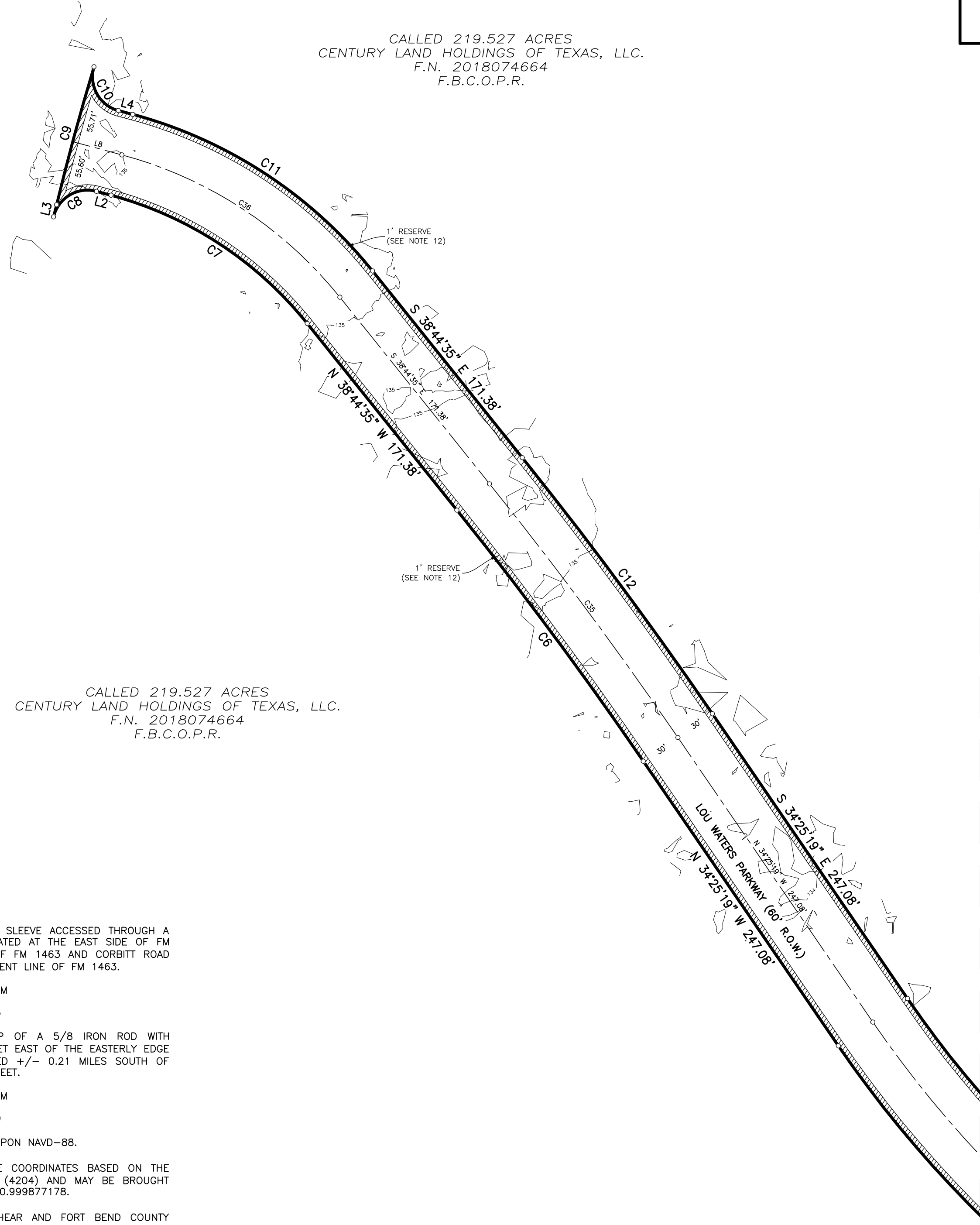
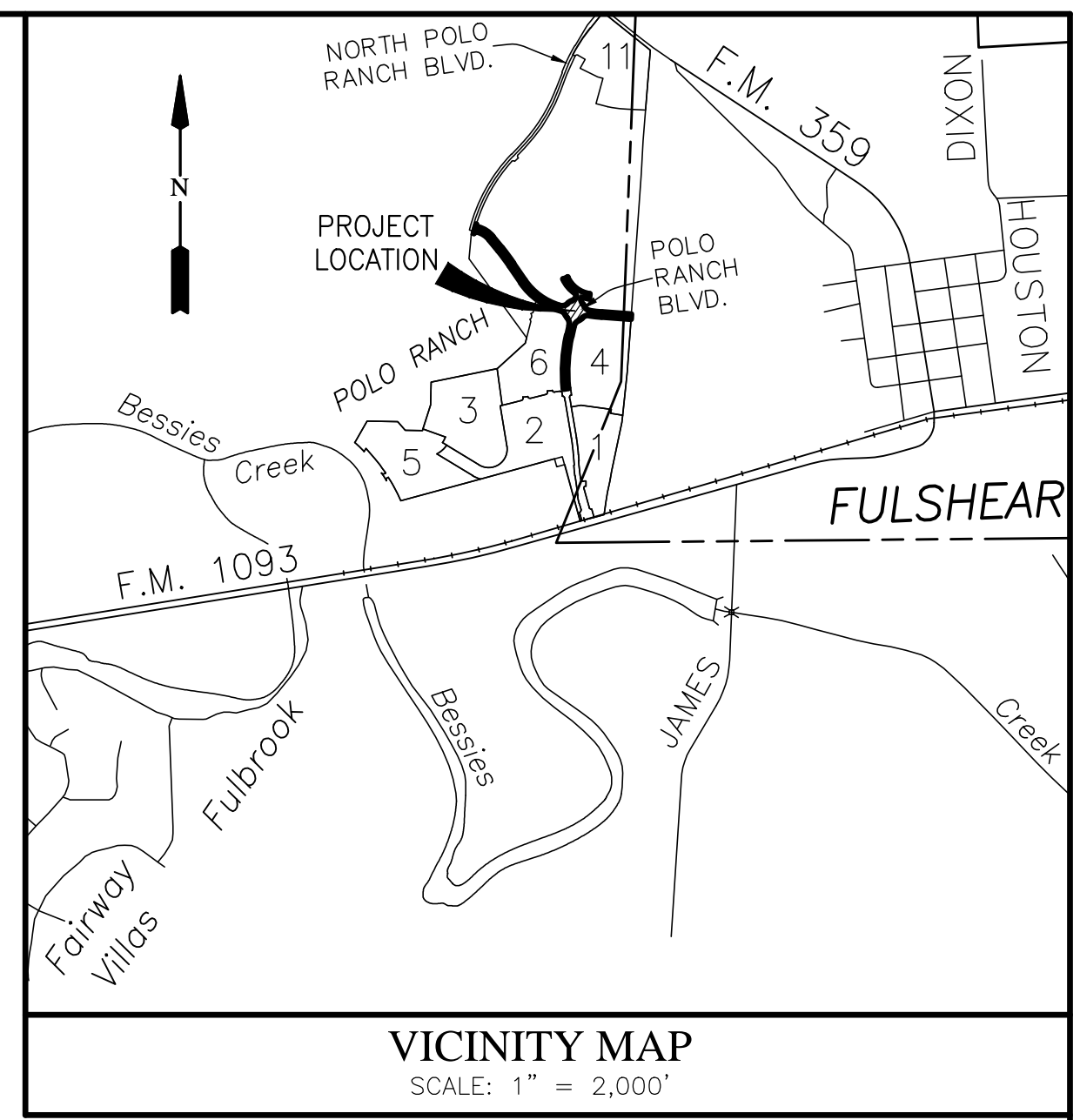
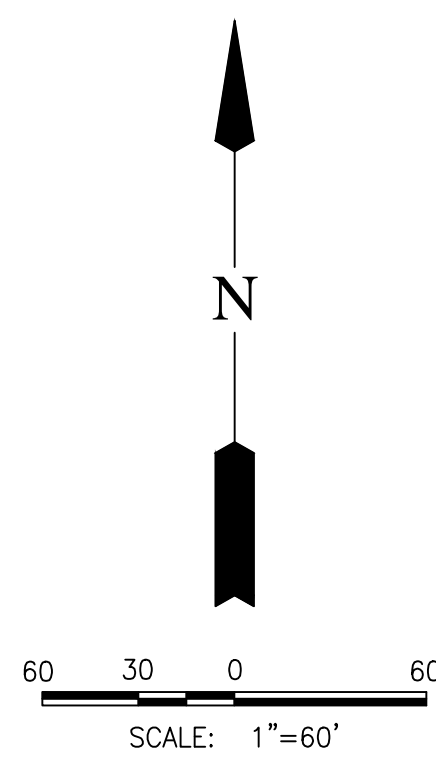
CAD:

Ph: 713.953.5026

Path Name : I:\Projects\PLATTING\2457\FINAL\Plat\Plat - Ph.2\_LF.dwg

Date/Time : Wed, 17 Apr 2019 1:21:00 PM





**NOTES:**

- BENCHMARK: NGS HGCS0 66; A STAINLESS STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HGCS0 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHEAST OF THE INTERSECTION OF FM 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.  
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**LEGEND**

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- A.E. INDICATES AERIAL EASEMENT
- P.O.B. INDICATES POINT OF BEGINNING
- F.N. INDICATES FILE NUMBER
- RES. INDICATES RESERVE

LINE	BEARING	DISTANCE
L1	S 81°33'24" W	60.08'
L2	N 74°56'25" W	10.78'
L3	N 13°42'10" E	8.96'
L4	S 74°56'25" E	10.78'
L5	N 66°16'17" E	60.00'
L6	S 08°27'49" W	60.00'
L7	S 04°01'10" W	60.00'
L8	N 74°56'25" W	36.54'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2030.00'	181°42'00"	646.21'	N 03°31'16" E	643.48'
C2	100.00'	54°42'20"	95.48'	N 14°42'44" W	91.89'
C3	125.00'	17°16'25"	37.69'	N 33°25'42" W	37.54'
C4	100.00'	50°06'12"	87.45'	N 49°50'35" W	84.69'
C5	830.00'	40°28'22"	586.30'	N 54°39'30" W	574.18'
C6	2970.00'	4°19'15"	223.98'	N 36°34'57" W	223.93'
C7	270.00'	36°11'51"	170.58'	N 56°50'30" W	167.75'
C8	25.00'	91°21'24"	39.88'	S 59°22'53" W	35.77'
C9	1970.00'	2°58'37"	102.36'	N 19°11'30" E	102.35'
C10	25.00'	91°37'13"	39.98'	S 29°07'49" E	35.85'
C11	330.00'	36°11'51"	208.48'	S 56°50'30" E	205.03'
C12	3030.00'	4°19'15"	228.50'	S 36°34'57" E	228.45'
C13	770.00'	38°44'48"	520.72'	S 53°47'43" E	510.85'
C14	100.00'	60°41'42"	105.93'	N 76°29'01" E	101.05'
C15	125.00'	23°07'30"	50.45'	N 57°41'55" E	50.11'
C16	100.00'	50°53'50"	88.83'	N 43°48'45" E	85.94'
C17	25.00'	74°43'19"	32.60'	N 18°59'49" W	30.34'
C18	405.00'	32°37'46"	230.64'	N 40°02'36" W	227.54'
C19	345.00'	57°48'28"	348.08'	S 52°37'57" E	333.51'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C20	405.00'	91°23'35"	65.10'	N 76°55'54" W	65.03'
C21	25.00'	113°41'24"	49.61'	S 50°49'42" W	41.86'
C22	100.00'	33°25'17"	58.33'	S 22°43'38" E	57.51'
C23	125.00'	12°50'46"	28.03'	S 33°00'54" E	27.97'
C24	100.00'	55°11'16"	96.32'	S 54°11'09" E	92.64'
C25	1970.00'	3°59'29"	137.23'	S 83°46'31" E	137.20'
C26	2030.00'	4°03'01"	143.50'	N 83°44'45" W	143.47'
C27	100.00'	54°16'48"	94.74'	S 71°08'21" W	91.23'
C28	125.00'	23°20'49"	50.93'	S 55°40'22" W	50.58'
C29	100.00'	54°42'20"	95.48'	S 39°59'36" W	91.89'
C30	1970.00'	18°09'08"	624.13'	S 03°33'52" W	621.52'
C31	2000.00'	18°11'46"	635.17'	S 03°32'33" W	632.50'
C32	500.00'	13°41'24"	119.47'	S 19°29'08" W	119.18'
C33	2000.00'	4°29'46"	156.94'	S 83°31'23" E	156.90'
C34	800.00'	46°51'11"	654.19'	S 57°50'55" E	636.11'
C35	3000.00'	4°19'15"	226.24'	N 36°34'57" W	226.19'
C36	300.00'	36°11'51"	189.53'	N 56°50'30" W	186.39'
C37	375.00'	57°48'28"	378.35'	S 52°37'57" E	362.51'

**FINAL PLAT OF  
POLO RANCH BOULEVARD  
SECTION 2 AND LOU WATERS PARKWAY  
STREET DEDICATION**

A SUBDIVISION OF 5.790 ACRES OF LAND SITUATED IN  
THE CHURCHILL FULCHER LEAGUE, ABSTRACT 29  
FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS

APRIL 17, 2019 JOB NO. 2457-1016C.310

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

SURVEYOR:

**LJA Surveying, Inc.**  
2929 Briarpark Drive  
Suite 175  
Houston, Texas 77042



Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.L.S. Firm No. 10194382

ENGINEER:

**LJA Engineering, Inc.**  
2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042

Phone 713.953.5200  
Fax 713.953.5026  
FRN - F-1386

April 30, 2019

**Engineering Review**

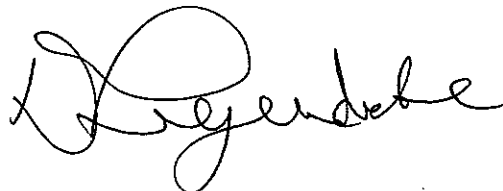
Final Plat  
Polo Ranch Boulevard  
Section 2 and Lou Waters Parkway  
Street Dedication  
City of Fulshear, Texas

**For Information only:**

1. This plat will create approximately 1200-linear foot of right-of-way for Polo Ranch Boulevard (60-foot width) and 2150-linear foot of right-of-way for Lou Waters Parkway (60-foot width)..
2. Access to Polo Ranch Boulevard is from Polo Ranch Boulevard Section 1 on the South.

**Recommendations:**

I recommend that the Final Plat of the Polo Ranch Boulevard Section 2 and Lou Waters Parkway Street Dedication be approved with the spelling for the name Fulshear being corrected in several places on the plat along with Austin Weants' Title being changed to Co-Chairman.





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

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

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

**SUBJECT:** Drainage Impact Analysis for 251-Acre Polo Ranch

**DATE:** June 27, 2018

---

## **Objective**

The reference report dated June 27, 2018, by LJA Engineering has been reviewed pursuant to the FBCDD Drainage Criteria Manual. The goals of the review are to provide technical support to the Fort Bend County Drainage District, and to apply FBCDD policy and criteria where appropriate.

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

## **Project Summary**

The proposed Polo Ranch development on Bessie's Creek is a 220-acre single family residential and 20-acre commercial development within the City of Fulshear. It is located south of FM 359 and north of FM 1093, approximately one mile west of the intersection of FM 359 and FM 1093; Crutcher Ranch Road forms part of the western boundary of the proposed development. The proposed drainage system consists of seven inter-connected channels draining into Bessie's Creek. Each channel will serve a drainage area consisting of single-family homes, roads, and channels.

A 120.2 acre-ft mitigation pond is being proposed to mitigate the impacts of the proposed development; The development will not outfall directly into the mitigation pond. The mitigation pond is connected to Bessie's Creek via triple 4'x4' Reinforced Concrete Boxes, and dual 42-inch Reinforced Concrete Pipes.

The analysis was based on the models from the Bessie's Creek Drainage and Detention Analysis for Vanbrooke Development by Jones and Carter Engineering in September 2017.

## **Report Findings**

The report states, "Results from the drainage analysis presented in this report show that the construction of the proposed development and corresponding drainage improvements can occur without adversely impacting the pre-project water surface elevations and flows in Bessie's Creek for the 10-, 25-, and 100-yr storm events".

## **FNI Review**

Freese and Nichols, Inc. offers the following:

The report includes statements that the project, along with identified mitigation, will cause no adverse impact to

June 27, 2018

Drainage Impact Analysis for 251-Acre Polo Ranch

Page 2 of 2

the receiving waterways in storm events up to and including the 100-year event. The documentation within the report and supplemental modeling generally support the conclusions stated by the engineer. Based on the stated conclusions and technical review performed on the supporting information, Freese and Nichols interposes no objection to the referenced report.

This acceptance only applies to the proposed development and drainage concept identified within the referenced drainage study. Please note that any substantial departures from the proposed concept included within this submittal may affect the findings of the hydrologic and hydraulic assessment which was performed in support of this drainage submittal, and will require additional study and resubmittal.

If you should have any further questions regarding this assessment, please do not hesitate to contact us at 713.600.6856.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hector Olmos', with a stylized flourish at the end.

Héctor Olmos, P.E., CFM  
Freese and Nichols, Inc.

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

**PLATTING AND SUBDIVISION REVIEW**

Plan or Plat:     Polo Ranch Boulevard Section 2 and Lou Waters Parkway Final Plat    

**City Engineer Review**

Reviewed  
 See Attached Letter

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BY:     **DAVID LEYENDECKER**     DATE:     4-30-2019    

**Director of Development Services**

Processed  
 Returned for additional data

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BY:     **Zach Goodlander**     DATE:     4-19-2019    

**Planning Commission Review**

Approved  
 Returned for additional data

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

**City Council Review**

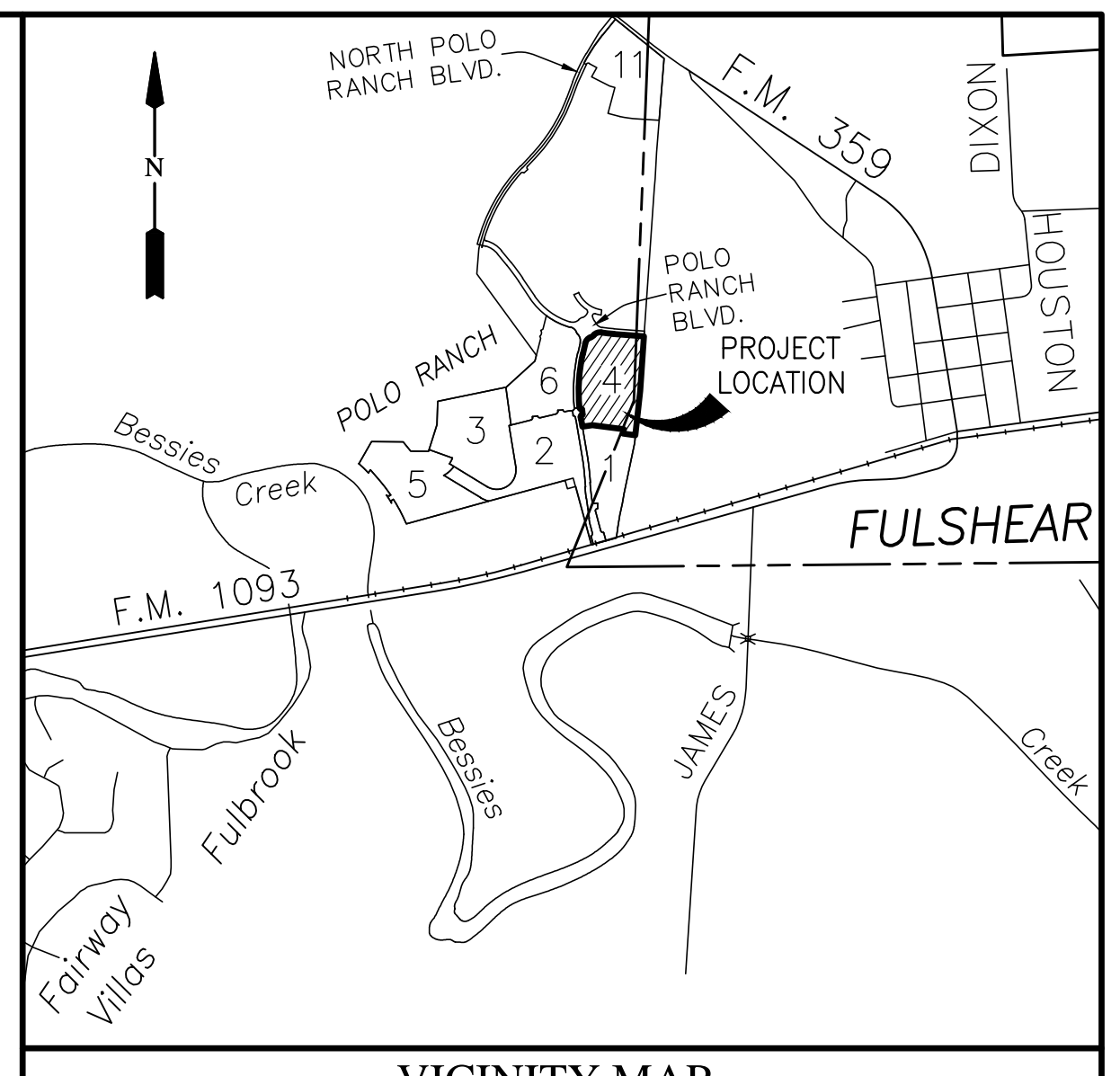
Approved  
 Returned for additional data

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







STATE OF TEXAS  
COUNTY OF FORT BEND

WE, CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, ACTING BY AND THROUGH CHRIS CHEW, DIVISION PRESIDENT, AND MARC TINDALL, VICE PRESIDENT OF LAND, BEING OFFICERS OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, OWNERS OF THE 17.116 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF POLO RANCH SECTION 4, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), 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 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 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 CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF POLO RANCH SECTION 4 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS CHEW, ITS DIVISION PRESIDENT, THEREUNTO AUTHORIZED, BY ITS VICE PRESIDENT OF LAND, MARC TINDALL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CENTURY LAND HOLDINGS OF TEXAS, LLC  
A COLORADO LIMITED LIABILITY COMPANY  
D/B/A GRAND VIEW BUILDERS

BY: \_\_\_\_\_  
CHRIS CHEW, DIVISION PRESIDENT

ATTEST: \_\_\_\_\_  
MARC TINDALL, VICE PRESIDENT OF LAND

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS CHEW, DIVISION PRESIDENT, OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARC TINDALL, VICE PRESIDENT OF LAND, OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT OF POLO RANCH SECTION 4 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

AMY PEARCE, CHAIR

AUSTIN WEANT, VICE-CHAIR

THIS PLAT OF POLO RANCH SECTION 4 WAS APPROVED ON \_\_\_\_\_, 2019 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 GROFF, MAYOR

KIMBERLY KOPECKY, CITY SECRETARY

BENO 17.116 ACRES OF LAND LOCATED IN THE C. FULCHER LEAGUE, ABSTRACT NUMBER 29, FORT BEND COUNTY, TEXAS, OUT OF THAT CERTAIN CALLED 219.527 ACRE TRACT DESCRIBED IN THE DEED TO CENTURY LAND HOLDINGS OF TEXAS, LLC BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2018074604 OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.), SAID 17.116 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT):

COMMENCING AT 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 1535 4035" FOUND MARKING THE SOUTHWEST CORNER OF SAID 219.527 ACRE TRACT, COMMON TO THE SOUTHWEST CORNER OF THE RESIDUE OF THAT CERTAIN CALLED 101 ACRE TRACT DESCRIBED IN DEED TO JOHN B. MCANN, ET AL. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2005014004, O.P.R.F.B.C., IN THE NORTH LINE OF THE 100-FOOT WIDE STRIP OF LAND DESCRIBED IN DEED TO FORT BEND COUNTY TOLL ROAD AUTHORITY BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2015056468, O.P.R.F.B.C.;

THENCE, NORTH 08° 08' 11" EAST, ALONG THE EAST LINE OF SAID 219.527 ACRE TRACT, COMMON TO THE WEST LINE OF SAID 101 ACRE TRACT, 120.87 FEET TO A POINT FOR CORNER OF SAID 219.527 ACRE TRACT AND SAID 101 ACRE TRACT;

THENCE, NORTH 08° 35' 39" EAST, CONTINUING ALONG SAID COMMON LINE, 146.20 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 1535 4035" FOUND FOR CORNER IN SAID COMMON LINE;

THENCE, NORTH 12° 34' 32" EAST, CONTINUING ALONG SAID COMMON LINE, 139.54 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 1535 4035" FOUND FOR CORNER IN SAID COMMON LINE;

THENCE, NORTH 09° 58' 02" EAST, CONTINUING ALONG SAID COMMON LINE, 118.50 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 1535 4035" FOUND FOR CORNER IN SAID COMMON LINE;

THENCE, NORTH 11° 41' 05" EAST, CONTINUING ALONG SAID COMMON LINE, 600.22 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 1535 4035" FOUND FOR CORNER IN SAID COMMON LINE;

THENCE, NORTH 06° 09' 22" EAST, CONTINUING ALONG SAID COMMON LINE, 84.67 FEET TO THE POINT OF BEGINNING AND SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 81° 04' 22" WEST, DEPARTING SAID COMMON LINE, 145.22 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 48.04 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,970.00 FEET, A CENTRAL ANGLE OF 09° 20' 34", AND A CHORD WHICH BEARS NORTH 08° 45' 21" EAST 48.04 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 82° 28' 36" WEST, 366.39 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 80° 47' 28" WEST, 115.76 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 09° 32' 09" WEST, 86.77 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; THE BEGINNING OF A TANGENT CURVE;

THENCE, 26.93 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,970.00 FEET, A CENTRAL ANGLE OF 09° 47' 00", AND A CHORD WHICH BEARS NORTH 09° 08' 39" WEST, 26.93 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 40.05 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91° 47' 03", AND A CHORD WHICH BEARS NORTH 37° 08' 23" EAST, 35.90 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 07° 15' 13" WEST, 60.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 39.92 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91° 29' 32", AND A CHORD WHICH BEARS NORTH 51° 15' 28" WEST, 35.81 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 624.13 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,970.00 FEET, A CENTRAL ANGLE OF 18° 09' 08", AND A CHORD WHICH BEARS NORTH 03° 33' 52" EAST, 621.52 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 12° 38' 26" EAST, 122.20 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 95.48 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 54° 42' 20", AND A CHORD WHICH BEARS NORTH 39° 59' 36" EAST, 91.89 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 50.93 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 23° 20' 49", AND A CHORD WHICH BEARS NORTH 55° 40' 22" EAST, 50.58 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 94.74 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 54° 16' 48", AND A CHORD WHICH BEARS NORTH 71° 08' 21" EAST, 91.23 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 143.50 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 04° 03' 01", AND A CHORD WHICH BEARS SOUTH 83° 44' 45" EAST, 143.47 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 85° 46' 16" EAST, 351.92 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 04° 01' 10" WEST, 637.06 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 06° 09' 22" WEST, 516.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.116 ACRES OF LAND.

I, AARON FERGUSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, 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 HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LJA ENG" UNLESS OTHERWISE NOTED.

AARON FERGUSON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6601

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 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

## FINAL PLAT OF POLO RANCH SECTION 4

A SUBDIVISION OF 17.116 ACRES OF LAND SITUATED IN THE CHURCHILL FULCHER LEAGUE, ABSTRACT 29 FORT BEND COUNTY, TEXAS.

66 LOTS 1 RESERVE (0.808 ACRES) 3 BLOCKS  
APRIL 17, 2019 JOB NO. 2457-1040C.310

OWNERS:  
**CENTURY LAND HOLDINGS OF TEXAS, LLC**  
A COLORADO LIMITED LIABILITY COMPANY  
D/B/A GRAND VIEW BUILDERS  
CHRIS CHEW, DIVISION PRESIDENT

525 N. SAM HOUSTON PARKWAY E., SUITE 600, HOUSTON, TEXAS 77060  
PH: (832) 698-1831

SURVEYOR:

**LJA Surveying, Inc.**  
2929 Briarpark Drive  
Suite 175  
Houston, Texas 77042



Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.L.S. Firm No. 10194382

ENGINEER:

**LJA Engineering, Inc.**  
2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042



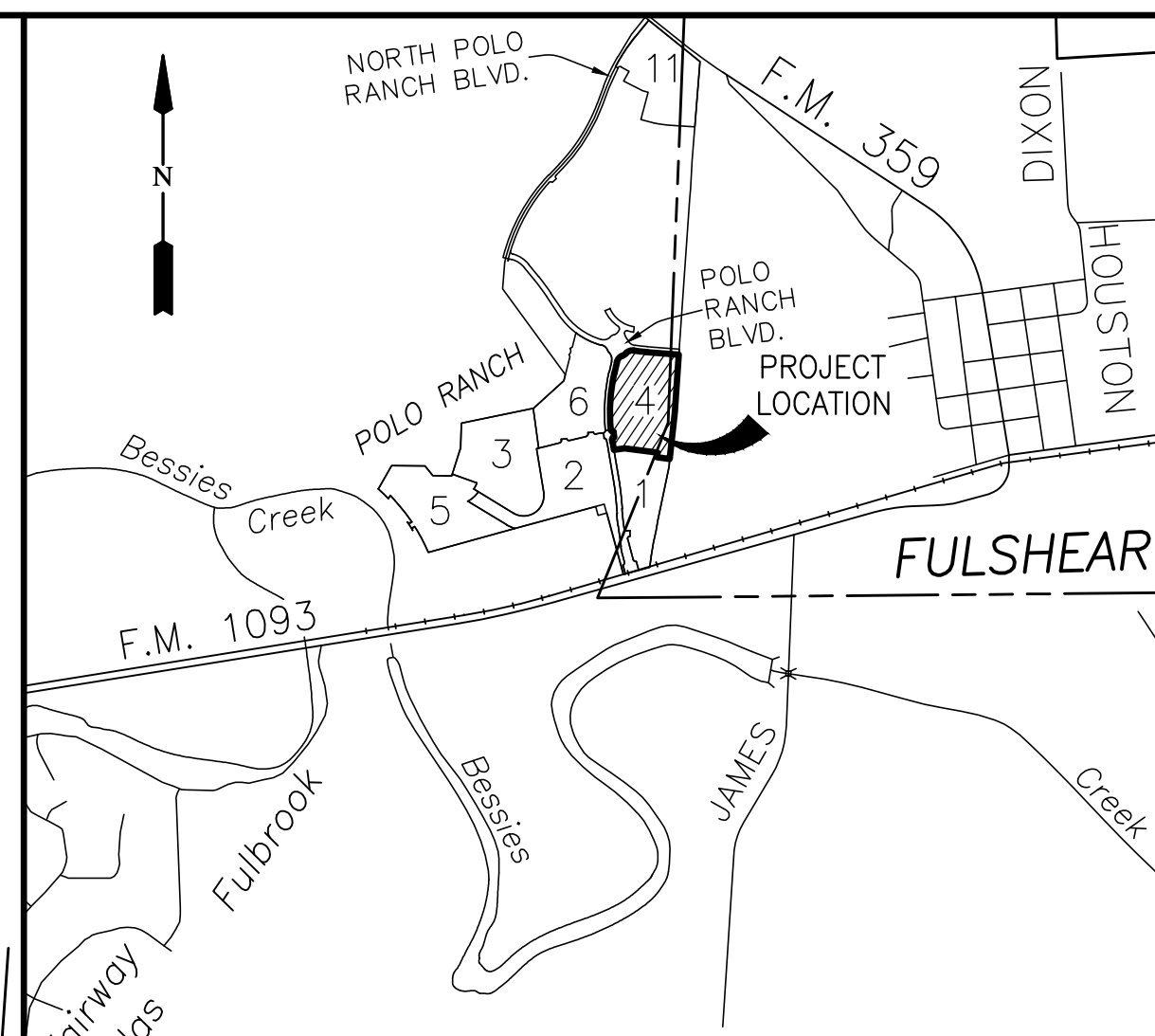
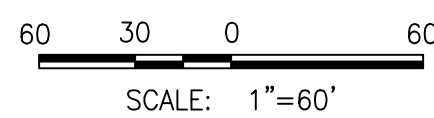
Phone 713.953.5200  
Fax 713.953.5026  
FRN - F-1386

NOTES:

- BENCHMARK: NGS HCCSD 66: A STAINLESS STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HCCSD 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTH/EAST OF THE INTERSECTION OF FM 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.  
ELEVATION = 136.60 FEET NAVD88 (2001) FBC LIDAR DATUM  
SURFACE COORDINATES: N 13829189.587 E 2969677.555
- T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-114: TOP OF A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "LJA CONTROL" LOCATED +/- 5 FEET EAST OF THE EASTERLY EDGE OF PAVEMENT OF SPRING STREET. THE POINT IS LOCATED +/- 0.21 MILES SOUTH OF THE INTERSECTION OF N. FULSHEAR DRIVE AND SPRING STREET.  
ELEVATION = 143.56 FEET NAVD88 (2001) FBC LIDAR DATUM  
SURFACE COORDINATES: N 13819484.557 E 2950993.430
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- THE FOLLOWING COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.999877176.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2019-0088, DATED MARCH 22, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 174, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0085L AND 48157C 0095L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A 5 FOOT SIDE YARD BUILDING LINE.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE-EIGHTS (5/8) INCH IRON RODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA ENG" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.

SECTION	45' LOTS	50' LOTS	60' LOTS
1			37
2		42	
3	71		
4			66
5	54		
6		52	
TOTAL	125	94	103

CALLED 219.527 ACRES  
CENTURY LAND HOLDINGS OF TEXAS, LLC.  
F.N. 2018074664  
F.B.C.O.P.R.



VICINITY MAP  
SCALE: 1" = 2,000'

KEY MAP NO. 522L

LINE	BEARING	DISTANCE
L1	N 09°32'09" W	86.77'
L2	N 07°15'13" W	60.00'
L3	S 41°52'35" E	25.50'
L4	S 82°28'36" E	23.25'
L5	S 82°28'36" E	3.71'
L6	S 24°45'52" E	20.00'
L7	N 38°46'12" E	20.00'
L8	S 33°33'16" E	20.00'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1970.00'	0°47'00"	26.93'	26.93'	N 09°08'39" W
C2	25.00'	91°47'03"	40.05'	35.90'	N 37°08'23" E
C3	25.00'	91°29'32"	39.92'	35.81'	N 51°15'28" W
C4	1970.00'	18°09'08"	624.13'	621.52'	N 03°33'56" E
C5	100.00'	5°42'20"	95.48'	91.89'	N 39°59'36" E
C6	125.00'	23°20'49"	50.93'	50.58'	N 55°40'22" E
C7	100.00'	5°41'48"	94.74'	91.23'	N 71°08'21" E
C8	2030.00'	4°03'01"	143.50'	143.47'	S 83°44'45" E
C9	8030.00'	0°20'34"	48.04'	48.04'	N 08°45'21" E
C10	450.00'	1°30'38"	113.97'	113.66'	N 89°43'55" E
C11	7700.00'	4°23'24"	589.83'	589.83'	N 05°19'07" E
C12	55.00'	90°00'00"	86.39'	77.78'	S 48°07'25" W
C13	55.00'	90°00'00"	86.39'	77.78'	N 41°52'35" W
C14	8000.00'	5°27'53"	763.02'	762.73'	N 05°51'22" E
C15	480.00'	1°43'38"	121.70'	121.38'	S 89°44'25" E
C16	25.00'	90°25'19"	39.45'	35.49'	N 52°18'44" E
C17	8837.62'	0°31'35"	81.19'	81.19'	N 06°47'53" E
C18	25.00'	92°46'40"	40.48'	36.20'	N 39°53'39" W
C19	25.00'	42°50'00"	18.69'	18.26'	S 72°18'01" W
C20	50.00'	265°40'01"	231.84'	73.33'	N 03°43'01" E
C21	25.00'	42°50'00"	18.69'	18.26'	S 64°51'58" E
C22	25.00'	88°02'50"	38.42'	34.75'	N 49°41'36" E
C23	7670.00'	1°30'11"	201.21'	201.20'	N 04°55'06" E
C24	25.00'	90°26'59"	39.47'	35.49'	N 41°03'29" W
C25	25.00'	42°50'00"	18.69'	18.26'	S 72°18'01" W
C26	50.00'	265°40'01"	231.84'	73.33'	N 03°43'01" E
C27	25.00'	42°50'00"	18.69'	18.26'	S 64°51'58" E
C28	25.00'	90°22'29"	39.43'	35.47'	N 48°31'47" E
C29	7670.00'	0°13'07"	29.27'	29.27'	N 03°13'59" E
C30	25.00'	44°57'08"	19.61'	19.11'	N 92°21'07" W
C31	50.00'	179°54'11"	156.99'	100.00'	N 48°07'25" E
C32	25.00'	44°57'05"	19.61'	19.11'	S 64°24'02" E
C33	25.00'	4°31'21"	18.85'	18.41'	N 71°31'18" E
C34	50.00'	176°24'30"	153.99'	99.95'	S 41°52'35" E
C35	25.00'	4°31'21"	18.85'	18.41'	S 24°43'33" W
C36	8030.00'	5°27'39"	765.32'	765.03'	S 05°51'15" W
C37	7970.00'	0°40'54"	94.84'	94.84'	N 08°15'05" E
C38	25.00'	90°23'14"	39.44'	35.47'	N 37°16'59" W
C39	420.00'	1°42'29"	106.23'	105.95'	N 89°43'21" W
C40	25.00'	90°00'00"	39.27'	35.36'	N 48°07'25" E
C41	25.00'	90°00'00"	39.27'	35.36'	S 41°52'35" E
C42	7970.00'	3°59'37"	555.53'	555.42'	S 05°07'14" W
C43	25.00'	90°24'21"	39.45'	35.48'	S 52°19'13" W
C44	25.00'	89°35'03"	39.09'	35.23'	N 37°41'05" W
C45	7730.00'	3°59'01"	537.46'	537.35'	N 05°06'56" E

JOHN D. McCANN  
CALLED 101.00 ACRES  
F.N. 2005014004  
F.B.C.O.P.R.

LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- ST.M.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- A.E. INDICATES AERIAL EASEMENT
- P.O.B. INDICATES POINT OF BEGINNING
- F.N. INDICATES FILE NUMBER
- RES. INDICATES RESERVE

FINAL PLAT OF  
POLO RANCH  
SECTION 4

A SUBDIVISION OF 17.116 ACRES OF LAND SITUATED IN THE CHURCHILL FULCHER LEAGUE, ABSTRACT 29 FORT BEND COUNTY, TEXAS.

66 LOTS 1 RESERVE (0.808 ACRES) 3 BLOCKS  
APRIL 17, 2019 JOB NO. 2457-1040C.310

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

SURVEYOR:

**LJA Surveying, Inc.**  
2929 Briarpark Drive  
Suite 175  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.L.S. Firm No. 10194382

ENGINEER:

**LJA Engineering, Inc.**  
2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
FRN - F-1386

RESERVE	ACREAGE	SQ. FT.	TYPE
A	0.808	35,198	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	0.808	35,198	

April 30, 2019

## Engineering Review

Final Plat  
Polo Ranch Section 4  
City of Fulshear, Texas

### For Information only:

1. This plat will create 66 Lots in three (3) Blocks with one (1) Reserve that cover a total acreage of 17.116 acres.
2. The typical lot in this section is 60-foot in width along with a depth of at least 120-foot and a 20-foot Front Building Line.
3. Access to this section will be from Brown Fern Drive off of Polo Ranch Boulevard

### Recommendations:

I recommend that this Final Plat of Polo Ranch Section 4 be approved with the following additions/corrections:

- A) Churchill Fulshear's name is misspelled in several places.
- B) Austin Weant's Title needs to be corrected to read Co-Chairman.





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

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

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

**SUBJECT:** Drainage Impact Analysis for 251-Acre Polo Ranch

**DATE:** June 27, 2018

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## **Objective**

The reference report dated June 27, 2018, by LJA Engineering has been reviewed pursuant to the FBCDD Drainage Criteria Manual. The goals of the review are to provide technical support to the Fort Bend County Drainage District, and to apply FBCDD policy and criteria where appropriate.

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

## **Project Summary**

The proposed Polo Ranch development on Bessie's Creek is a 220-acre single family residential and 20-acre commercial development within the City of Fulshear. It is located south of FM 359 and north of FM 1093, approximately one mile west of the intersection of FM 359 and FM 1093; Crutcher Ranch Road forms part of the western boundary of the proposed development. The proposed drainage system consists of seven inter-connected channels draining into Bessie's Creek. Each channel will serve a drainage area consisting of single-family homes, roads, and channels.

A 120.2 acre-ft mitigation pond is being proposed to mitigate the impacts of the proposed development; The development will not outfall directly into the mitigation pond. The mitigation pond is connected to Bessie's Creek via triple 4'x4' Reinforced Concrete Boxes, and dual 42-inch Reinforced Concrete Pipes.

The analysis was based on the models from the Bessie's Creek Drainage and Detention Analysis for Vanbrooke Development by Jones and Carter Engineering in September 2017.

## **Report Findings**

The report states, "Results from the drainage analysis presented in this report show that the construction of the proposed development and corresponding drainage improvements can occur without adversely impacting the pre-project water surface elevations and flows in Bessie's Creek for the 10-, 25-, and 100-yr storm events".

## **FNI Review**

Freese and Nichols, Inc. offers the following:

The report includes statements that the project, along with identified mitigation, will cause no adverse impact to



June 27, 2018

Drainage Impact Analysis for 251-Acre Polo Ranch

Page 2 of 2

the receiving waterways in storm events up to and including the 100-year event. The documentation within the report and supplemental modeling generally support the conclusions stated by the engineer. Based on the stated conclusions and technical review performed on the supporting information, Freese and Nichols interposes no objection to the referenced report.

This acceptance only applies to the proposed development and drainage concept identified within the referenced drainage study. Please note that any substantial departures from the proposed concept included within this submittal may affect the findings of the hydrologic and hydraulic assessment which was performed in support of this drainage submittal, and will require additional study and resubmittal.

If you should have any further questions regarding this assessment, please do not hesitate to contact us at 713.600.6856.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hector Olmos', with a stylized flourish at the end.

Héctor Olmos, P.E., CFM  
Freese and Nichols, Inc.

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

**PLATTING AND SUBDIVISION REVIEW**

Plan or Plat:     Polo Ranch Section 4 Final Plat    

**City Engineer Review**

Reviewed  
 See Attached Letter

BY:     **DAVID LEYENDECKER**     DATE:     4-30-2019    

**Director of Development Services**

Processed  
 Returned for additional data

BY:     **Zach Goodlander**     DATE:     4-19-2019    

**Planning Commission Review**

Approved  
 Returned for additional data

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

**City Council Review**

Approved  
 Returned for additional data

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



**Subdivision/Development Platting Application**

Date: 4/16/2019 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: Polo Ranch 5 Development: \_\_\_\_\_

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

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

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

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

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: Subdivision of 17.048 acres in the Churchill Fulcher League, Abstract 29

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

Total Acreage: 17.048  
 Number of Streets: 2  
 Number of Lots: 54  
 Number and Types of Reserves: 7-Landscape/Open Space  
 Total Acres in Reserve: 5.966

Owner: Century Land Holdings of Texas  
 Address: 525 N. Sam Houston Pkwy. #600  
 City/State: Houston, TX. 77060  
 Telephone: 832-698-1831  
 Email Address: \_\_\_\_\_

Engineer/Planner: LJA Engineering  
 Contact Person: Jason Price  
 Telephone: 832-315-0877  
 Fax Number: 713-953-5026  
 Email Address: jprice@lja.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b>	<b>\$1,196.20</b>
Park Fees (due at Final Plat Application)	_____

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

  
 SIGNATURE

Jason Price  
 TYPED OR PRINTED NAME/TITLE

4/16/2019  
 DATE

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, ACTING BY AND THROUGH CHRIS CHEW, DIVISION PRESIDENT, AND MARC TINDALL, VICE PRESIDENT OF LAND, BEING OFFICERS OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, OWNERS OF THE 17.048 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF POLO RANCH SECTION 5, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), 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 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 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 CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF POLO RANCH SECTION 5 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS CHEW, ITS DIVISION PRESIDENT, THEREUNTO AUTHORIZED, BY ITS VICE PRESIDENT OF LAND, MARC TINDALL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CENTURY LAND HOLDINGS OF TEXAS, LLC  
A COLORADO LIMITED LIABILITY COMPANY  
D/B/A GRAND VIEW BUILDERS

BY: \_\_\_\_\_  
CHRIS CHEW, DIVISION PRESIDENT

ATTEST: \_\_\_\_\_  
MARC TINDALL, VICE PRESIDENT OF LAND

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS CHEW, DIVISION PRESIDENT, OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARC TINDALL, VICE PRESIDENT OF LAND, OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

AARON FERGUSON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6601

BY: \_\_\_\_\_  
DEPUTY

THIS PLAT OF POLO RANCH SECTION 5 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

AMY PEARCE, CHAIR

AUSTIN WEANT, VICE-CHAIR

THIS PLAT OF POLO RANCH SECTION 5 WAS APPROVED ON \_\_\_\_\_, 2019 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 GROFF, 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 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

BEING 17.048 ACRES OF LAND LOCATED IN THE C. FULCHER LEAGUE, ABSTRACT NUMBER 29 AND THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76, FORT BEND COUNTY, TEXAS, OUT OF THAT CERTAIN CALLED 219.527 ACRE TRACT DESCRIBED IN THE DEED TO CENTURY LAND HOLDINGS OF TEXAS, LLC BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2018074664 OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.), SAID 17.048 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "1535-4035" FOUND MARKING A WESTERLY RE-ENTRANT CORNER OF SAID 219.527 ACRE TRACT;

THENCE, NORTH 17° 26' 44" EAST, ALONG A WESTERLY LINE OF SAID 219.527 ACRE TRACT, 20.14 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 70° 24' 21" EAST, DEPARTING SAID WESTERLY LINE, 296.69 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 75.72 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 16° 04' 03", AND A CHORD WHICH BEARS SOUTH 27° 37' 41" WEST 75.47 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 58° 45' 08" EAST, 60.15 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 158.71 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 27° 33' 20", AND A CHORD WHICH BEARS SOUTH 48° 38' 09" WEST 157.18 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 58° 45' 08" EAST, 501.87 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 101.53 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 15° 43' 21", AND A CHORD WHICH BEARS SOUTH 66° 36' 48" EAST, 101.21 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN A SOUTH LINE OF AFORESAID 219.547 ACRE TRACT;

THENCE, SOUTH 74° 42' 11" WEST, ALONG SAID SOUTH LINE, 990.47 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "1535-4035" FOUND, BEARS SOUTH 74° 42' 11" WEST, 11.18 FEET;

THENCE ALONG THE SOUTHWESTERLY LINE OF AFORESAID 219.547 ACRE TRACT THE FOLLOWING NINETEEN (19) COURSES:

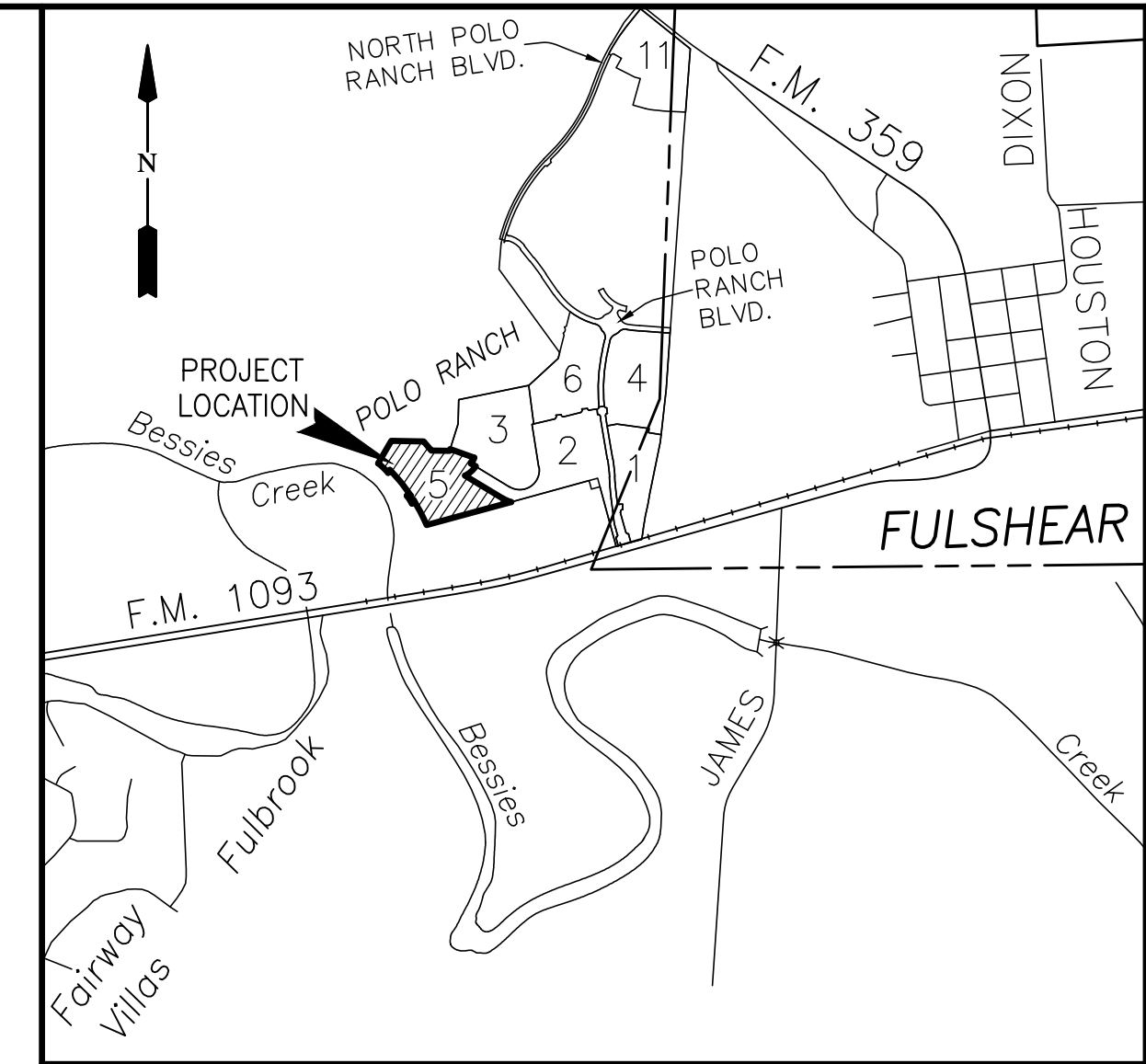
1. NORTH 24° 35' 45" WEST, 89.25 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;
2. NORTH 27° 02' 35" WEST, 87.72 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;
3. NORTH 28° 53' 24" WEST, 47.06 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;
4. NORTH 30° 05' 45" WEST, 40.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;
5. NORTH 31° 04' 02" WEST, 54.50 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;
6. 7.78 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 01° 21' 03", AND A CHORD WHICH BEARS SOUTH 56° 21' 17" WEST 7.78 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;
7. SOUTH 57° 01' 48" WEST, 8.56 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;
8. 38.61 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88° 28' 52", AND A CHORD WHICH BEARS SOUTH 12° 47' 22" WEST, 34.88 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;
9. 108.69 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,050.00 FEET, A CENTRAL ANGLE OF 03° 02' 16", AND A CHORD WHICH BEARS NORTH 32° 58' 12" WEST, 108.67 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;
10. 38.61 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88° 28' 52", AND A CHORD WHICH BEARS SOUTH 78° 43' 45" EAST, 34.88 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;
11. NORTH 57° 01' 48" EAST, 8.56 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;
12. 8.55 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 01° 48' 52", AND A CHORD WHICH BEARS NORTH 56° 07' 22" EAST, 8.55 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;
13. NORTH 35° 39' 14" WEST, 71.80 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;
14. NORTH 36° 24' 22" WEST, 46.91 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;
15. NORTH 37° 41' 24" WEST, 46.81 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;
16. NORTH 38° 58' 21" WEST, 46.67 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;
17. NORTH 41° 30' 03" WEST, 165.26 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;
18. SOUTH 30° 05' 28" WEST, 43.24 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;
19. 154.59 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,050.00 FEET, A CENTRAL ANGLE OF 04° 19' 14", AND A CHORD WHICH BEARS NORTH 45° 58' 19" WEST, 154.55 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR A WESTERLY CORNER;

THENCE, NORTH 30° 05' 28" EAST, ALONG A WEST LINE OF THE AFORESAID 219.547 ACRE TRACT, 296.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 89° 19' 58" EAST, CONTINUING ALONG A WEST LINE, 366.15 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 39° 53' 22" EAST, CONTINUING ALONG A WEST LINE, 137.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 89° 20' 09" EAST, CONTINUING ALONG A WEST LINE, 206.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.048 ACRES OF LAND.



VICINITY MAP  
SCALE: 1" = 2,000'

KEY MAP NO. 522K/522L

## FINAL PLAT OF POLO RANCH SECTION 5

A SUBDIVISION OF 17.048 ACRES OF LAND SITUATED IN THE CHURCHILL FULCHER LEAGUE, ABSTRACT NUMBER 29 AND THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76, FORT BEND COUNTY, TEXAS.

54 LOTS 7 RESERVES (5.966 ACRES) 2 BLOCKS

APRIL 17, 2019 JOB NO. 2457-1050C.310

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

SURVEYOR:

**LJA Surveying, Inc.**  
2929 Briarpark Drive  
Suite 175  
Houston, Texas 77042

Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.L.S. Firm No. 10194382

ENGINEER:

**LJA Engineering, Inc.**  
2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042

Phone 713.953.5200  
Fax 713.953.5026  
FRN - F-1386



**LEGEND**

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- ST.M.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- INDICATES STREET NAME CHANGE
- R.O.W. INDICATES RIGHT-OF-WAY
- A.E. INDICATES AERIAL EASEMENT
- P.O.B. INDICATES POINT OF BEGINNING
- F.N. INDICATES FILE NUMBER
- RES. INDICATES RESERVE
- FND. INDICATES FOUND

SECTION	45' LOTS	50' LOTS	60' LOTS
1			37
2		42	
3	71		
4			66
5	54		
6		52	
TOTAL	125	94	103

CALLED 219.527 ACRES  
CENTURY LAND HOLDINGS OF TEXAS, LLC.  
F.N. 2018074664  
F.B.C.O.P.R.

P.O.B.  
NAD83 GRID COORDINATES  
X = 2,947,367.71  
Y = 13,812,116.80

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 17°26'44" E	20.14'
L2	S 58°45'08" E	60.15'
L3	N 24°35'45" W	89.25'
L4	N 27°02'35" W	87.72'
L5	N 28°53'24" W	47.06'
L6	N 30°05'45" W	40.90'
L7	N 31°04'02" W	54.50'
L8	S 57°01'48" W	8.56'
L9	N 57°01'48" E	8.56'
L10	N 35°39'14" W	71.80'
L11	N 36°24'22" W	46.91'
L12	N 37°41'24" W	46.81'
L13	N 38°58'21" W	46.67'
L14	S 30°05'28" W	43.24'
L15	N 57°01'48" E	32.83'
L16	N 50°06'39" E	16.25'
L17	S 15°17'48" E	35.37'
L18	S 15°17'48" E	8.50'
L19	N 29°26'02" E	8.48'
L20	S 15°17'48" W	30.37'
L21	N 15°17'48" W	37.56'
L22	S 31°04'02" E	55.16'
L23	S 41°30'03" E	123.75'
L24	S 35°39'14" E	71.83'
L25	N 50°05'24" W	31.20'

**NOTES:**

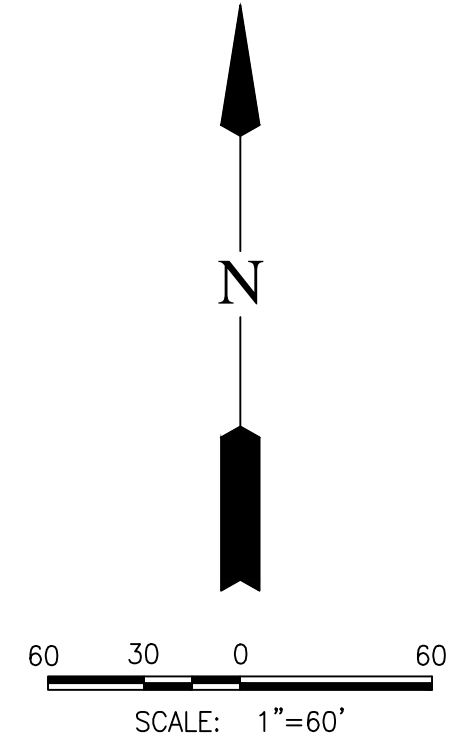
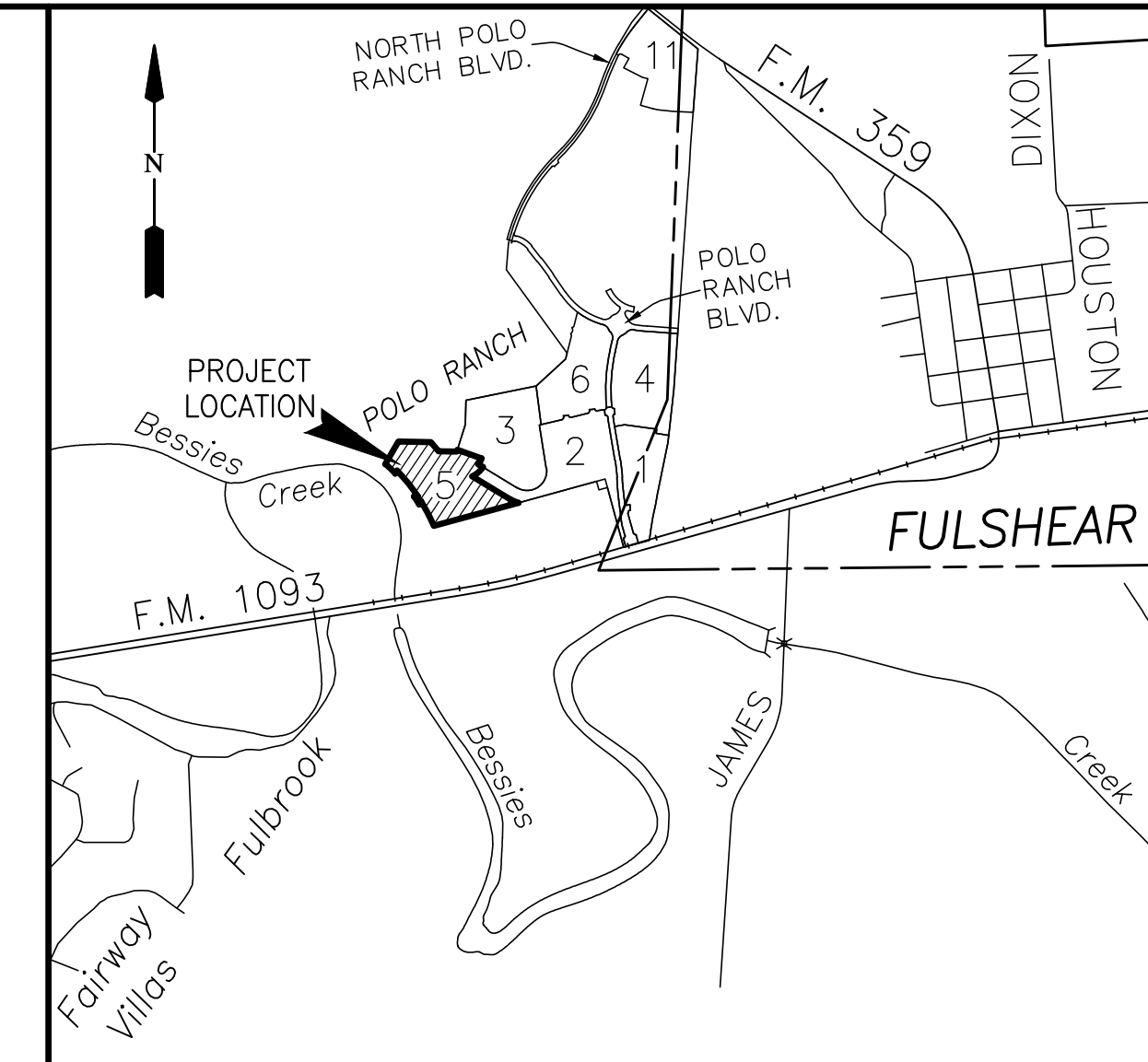
- BENCHMARK: NGS H0CSD 66; A STAINLESS STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED H0CSD 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHWEST OF THE INTERSECTION OF FM 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.  
ELEVATION = 136.60 FEET NAVD88 (2001) FBC LIDAR DATUM  
SURFACE COORDINATES: N 13829189.587 E 2969677.555
- T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-L14: TOP OF A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "LJA CONTROL" LOCATED +/- 5 FEET EAST OF THE EASTERLY EDGE OF PAVEMENT OF SPRIGG STREET. THE POINT IS LOCATED +/- 0.21 MILES SOUTH OF THE INTERSECTION OF N. FULSHEAR DRIVE AND SPRIGG STREET.  
ELEVATION = 143.56 FEET NAVD88 (2001) FBC LIDAR DATUM  
SURFACE COORDINATES: N 13819484.557 E 2950993.430
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- THE FOLLOWING COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.999877178.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2019-0114, DATED APRIL 17, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 174, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- THIS SUBDIVISION LIES WITHIN ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0085L AND 48157C 0095L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A 5 FOOT SIDE YARD BUILDING LINE.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE-EIGHTS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA ENG" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION 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.

FULSHEAR INVESTMENTS, INC.  
CALLED 9.6675 ACRES  
VOL. 2519, PG. 212  
F.B.C.D.R.

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C1	270.00'	16°04'03"	75.72'	75.47' S 273°37'41" W
C2	330.00'	27°33'20"	158.71'	157.18' S 48°38'09" W
C3	370.00'	15°43'21"	101.53'	101.21' S 66°36'48" E
C4	330.00'	12°1'03"	7.78'	7.78' S 56°21'17" W
C5	25.00'	88°28'52"	38.61'	34.88' S 12°47'22" W
C6	2050.00'	3°02'18"	108.69'	108.67' N 32°58'12" W
C7	25.00'	88°28'52"	38.61'	34.88' S 78°43'45" E
C8	270.00'	1°48'52"	8.55'	8.55' N 56°07'22" E
C9	2050.00'	4°19'14"	154.55'	154.55' N 45°58'19" W
C10	300.00'	39°29'02"	206.74'	202.67' N 54°57'41" E
C11	300.00'	24°35'33"	128.77'	127.78' S 62°24'26" W
C12	300.00'	6°55'10"	36.23'	36.21' N 53°34'14" E
C13	500.00'	24°35'33"	214.61'	212.97' N 27°35'34" W
C14	50.00'	90°00'00"	78.54'	70.71' S 60°17'48" E
C15	270.00'	6°55'10"	32.61'	32.59' N 53°34'14" E
C16	25.00'	90°00'00"	39.27'	35.36' N 05°06'39" E
C17	25.00'	58°53'28"	25.70'	24.58' N 69°20'05" W
C18	50.00'	25°05'09"	224.35'	78.21' N 29°45'46" E
C19	25.00'	18°11'42"	7.94'	7.91' S 30°47'30" E

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C20	25.00'	79°31'56"	34.70'	31.98' S 79°39'19" E
C21	330.00'	14°07'30"	81.35'	81.15' N 67°38'28" E
C22	270.00'	39°02'30"	183.98'	180.44' N 55°10'57" E
C23	330.00'	39°50'43"	229.49'	224.90' S 54°46'51" W
C24	270.00'	10°44'51"	50.65'	50.57' S 69°19'47" W
C25	25.00'	95°30'17"	41.67'	37.01' S 16°12'12" W
C26	530.00'	16°15'09"	150.34'	149.84' S 23°25'22" E
C27	25.00'	90°00'00"	39.27'	35.36' S 60°17'48" E
C28	25.00'	51°41'02"	22.55'	21.79' N 48°51'41" E
C29	50.00'	26°34'59"	230.24'	74.41' S 25°03'50" E
C30	25.00'	32°08'57"	14.03'	13.84' N 89°13'19" W
C31	25.00'	32°13'03"	14.06'	13.87' S 58°35'41" W
C32	50.00'	15°52'23"	134.28'	97.41' N 60°34'39" W
C33	25.00'	31°39'20"	13.81'	13.64' N 00°31'52" E
C34	470.00'	15°05'14"	123.76'	123.40' N 22°50'25" W
C35	25.00'	89°44'34"	43.52'	38.23' N 80°01'06" W
C36	330.00'	6°55'10"	39.85'	39.83' S 53°34'14" W
C37	160.00'	84°15'02"	235.27'	214.64' S 87°47'06" W

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.074	3,214	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.095	4,128	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.092	4,000	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.077	3,360	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	5.208	226,864	RESTRICTED TO OPEN SPACE/DRAINAGE
F	0.218	9,496	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	0.202	8,778	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	5.966	259,840	



VICINITY MAP  
SCALE: 1" = 2,000'  
KEY MAP NO. 522K/522L

**PRELIMINARY PLAT OF  
POLO RANCH  
SECTION 5**

A SUBDIVISION OF 17.048 ACRES OF LAND SITUATED IN THE CHURCHILL FULCHER LEAGUE, ABSTRACT 29 FORT BEND COUNTY, TEXAS.

54 LOTS 7 RESERVES (5.966 ACRES) 2 BLOCKS  
APRIL 17, 2019 JOB NO. 2457-1050C.310

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

SURVEYOR: **LJA Surveying, Inc.**  
2929 Briarpark Drive, Suite 175, Houston, Texas 77042  
Phone 713.953.5200, Fax 713.953.5026, T.B.P.L.S. Firm No. 10194382

ENGINEER: **LJA Engineering, Inc.**  
2929 Briarpark Drive, Suite 600, Houston, Texas 77042  
Phone 713.953.5200, Fax 713.953.5026, FRN - F-1386

April 30, 2019

## Engineering Review

Final Plat  
Polo Ranch Section 5  
City of Fulshear, Texas

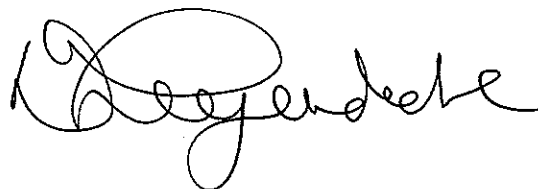
### For Information only:

1. This plat will create 54 Lots in two (2) Blocks with seven (7) Reserves that cover a total acreage of 17.048 acres.
2. The typical lot in this section is 45-foot in width along with a depth of at least 120-foot and a 20-foot Front Building Line.
3. Access to this section is provided by Balding Drive from Section 3 of Polo Ranch which adjoins this section to the East.

### Recommendations:

I recommend that this Final Plat of Polo Ranch Section 5 be approved with the following additions/corrections:

- A) The Title Block shows all of this Section being located in the Churchill Fulshear League (spelled wrong on the plat) while the plat shows it also in the John Randon League.
- B) Reserve "E" needs to have the work "Drainage" added to the title.
- C) Austin Weant's Title needs to be corrected to read Co-Chairman.
- D) The Title Block refers to this as a Preliminary Plat but I believe it is a Final Plat.



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

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

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

**SUBJECT:** Drainage Impact Analysis for 251-Acre Polo Ranch

**DATE:** June 27, 2018

---

## **Objective**

The reference report dated June 27, 2018, by LJA Engineering has been reviewed pursuant to the FBCDD Drainage Criteria Manual. The goals of the review are to provide technical support to the Fort Bend County Drainage District, and to apply FBCDD policy and criteria where appropriate.

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

## **Project Summary**

The proposed Polo Ranch development on Bessie's Creek is a 220-acre single family residential and 20-acre commercial development within the City of Fulshear. It is located south of FM 359 and north of FM 1093, approximately one mile west of the intersection of FM 359 and FM 1093; Crutcher Ranch Road forms part of the western boundary of the proposed development. The proposed drainage system consists of seven inter-connected channels draining into Bessie's Creek. Each channel will serve a drainage area consisting of single-family homes, roads, and channels.

A 120.2 acre-ft mitigation pond is being proposed to mitigate the impacts of the proposed development; The development will not outfall directly into the mitigation pond. The mitigation pond is connected to Bessie's Creek via triple 4'x4' Reinforced Concrete Boxes, and dual 42-inch Reinforced Concrete Pipes.

The analysis was based on the models from the Bessie's Creek Drainage and Detention Analysis for Vanbrooke Development by Jones and Carter Engineering in September 2017.

## **Report Findings**

The report states, "Results from the drainage analysis presented in this report show that the construction of the proposed development and corresponding drainage improvements can occur without adversely impacting the pre-project water surface elevations and flows in Bessie's Creek for the 10-, 25-, and 100-yr storm events".

## **FNI Review**

Freese and Nichols, Inc. offers the following:

The report includes statements that the project, along with identified mitigation, will cause no adverse impact to

June 27, 2018

Drainage Impact Analysis for 251-Acre Polo Ranch

Page 2 of 2

the receiving waterways in storm events up to and including the 100-year event. The documentation within the report and supplemental modeling generally support the conclusions stated by the engineer. Based on the stated conclusions and technical review performed on the supporting information, Freese and Nichols interposes no objection to the referenced report.

This acceptance only applies to the proposed development and drainage concept identified within the referenced drainage study. Please note that any substantial departures from the proposed concept included within this submittal may affect the findings of the hydrologic and hydraulic assessment which was performed in support of this drainage submittal, and will require additional study and resubmittal.

If you should have any further questions regarding this assessment, please do not hesitate to contact us at 713.600.6856.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hector Olmos', with a stylized flourish at the end.

Héctor Olmos, P.E., CFM  
Freese and Nichols, Inc.





March 13, 2019

Mr. David Leyendecker, P.E., R.P.L.S.  
City Engineer  
City of Fulshear, Texas  
30603 FM 1093  
Fulshear, Texas 77441

Re: Polo Ranch Section 5 Development  
Proposed Floodplain Mitigation  
City of Fulshear, Texas  
LJA Job No. 2457-1003

Dear Mr. Leyendecker:

This letter describes the floodplain mitigation analysis for the proposed development of Polo Ranch Section 5 (PR 5) in the City of Fulshear, Fort Bend County, Texas. The location of this section of development is shown in Figure 1 below. The purpose of this letter is to demonstrate that the drainage channels currently under construction adjacent to PR 5 provide adequate floodplain mitigation volume to offset the proposed fill being placed in PR 5; and that no additional offsite mitigation is required in the interim to serve this proposed section of development. The proposed drainage plan for the development is included in the Drainage Impact Analysis (DIA) for the 251-acre Polo Ranch dated June 27, 2018 and approved by Freese and Nichols and the Fort Bend County Drainage District on June 27, 2018. No additional detailed studies were performed for Polo Ranch Development.

PR 5 encroaches into the Bessie's Creek 100-year floodplain according to the models that were used in the approved drainage impact analysis. To reclaim this land from the floodplain, it was required to provide approximately 12.7 acre-feet of fill to elevate the site above the design 100-year water surface elevations outlined in the approved DIA. In the interim condition, the drainage channels adjacent to PR 5 currently have 23.8 acre-feet of additional storage volume once the conveyance volume of the entire Polo Ranch single family tract is accounted for in the channel system as shown below in Figure 2. As the excess storage volume currently provided by the proposed drainage channels is greater than the volume of fill that will have been placed in the floodplain, mitigation for PR 5 has been provided in the interim condition.

In the ultimate fully developed condition, the development of the Polo Ranch commercial tract fronting F.M. 1093 will necessitate the construction of a floodplain mitigation pond with a minimum volume of 120.2 acre-feet to mitigate for fill placed in the regulatory floodplain for the full development of the Polo Ranch tract including all residential and commercial acreage. In the ultimate condition, the 23.8 acre-feet of storage volume in the channels described above would serve as conveyance for the developed runoff from the commercial tract, which will outfall directly into the Polo Ranch drainage channels, and the 120.2 acre-feet of floodplain mitigation would serve both the commercial and residential tracts.

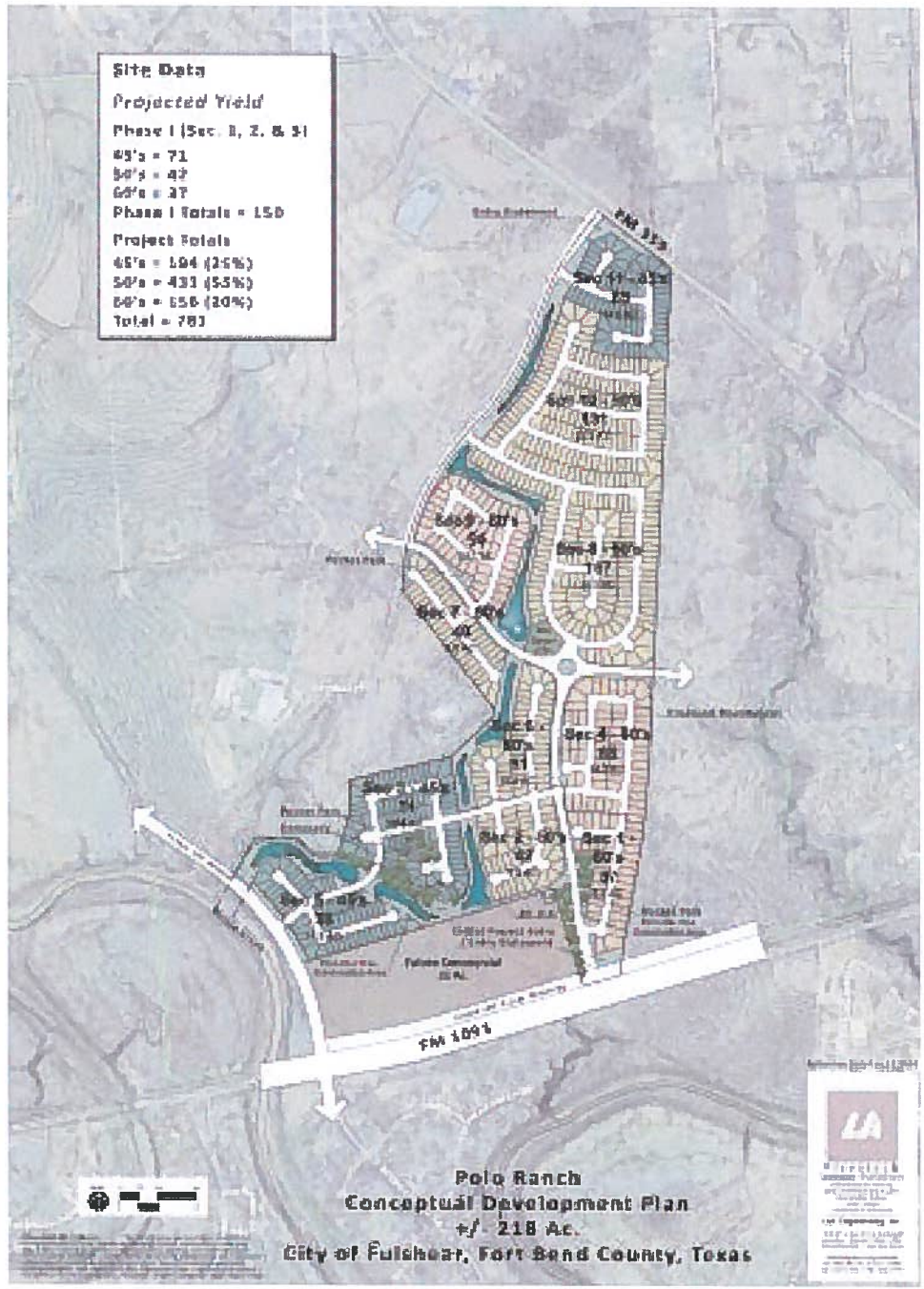
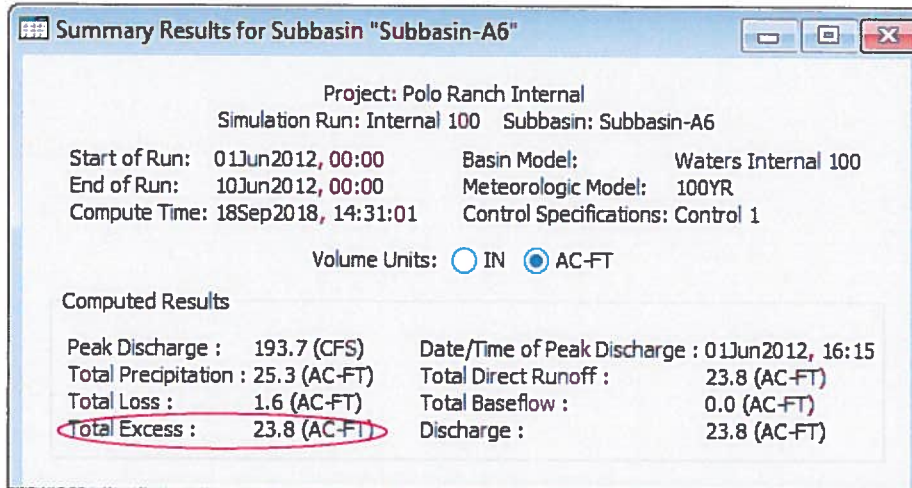


Figure 1 Polo Ranch Development Plan June 2018

Mr. David Leyendecker, PE  
City of Fulshear Engineer  
March 13, 2019  
Page 3 of 3



**Figure 2 Proposed Conditions Subbasin A6 (Proposed Commercial) Hydrology**

We hope that the information provided above will clarify the proposed floodplain mitigation plan for PR Section 5 in both the interim and ultimate conditions. Should you have any questions or need additional information, feel free to contact me at 713.953.5188.

Sincerely,

Juan M. Gutierrez-Barraza, PE  
Assistant Project Manager - Hydrology and Hydraulics

JMG/em

Enclosure







**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: 4/16/2019 Date Received by the City of Fulshear: \_\_\_\_\_  
Subdivision: Polo Ranch 6 Development: \_\_\_\_\_

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

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

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

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

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: Subdivision of 14.926 acres in the Churchill Fulcher League, Abstract 29

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

Total Acreage: 14.926  
Number of Streets: 2  
Number of Lots: 52  
Number and Types of Reserves: 2-Landscape/Open Space  
Total Acres in Reserve: 5.018

Owner: Century Land Holdings of Texas  
Address: 525 N. Sam Houston Pkwy. #600  
City/State: Houston, TX. 77060  
Telephone: 832-698-1831  
Email Address: \_\_\_\_\_

Engineer/Planner: LJA Engineering  
Contact Person: Jason Price  
Telephone: 832-315-0877  
Fax Number: 713-953-5026  
Email Address: jprice@lja.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b>	<b>\$1,133.15</b>
Park Fees (due at Final Plat Application)	_____

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

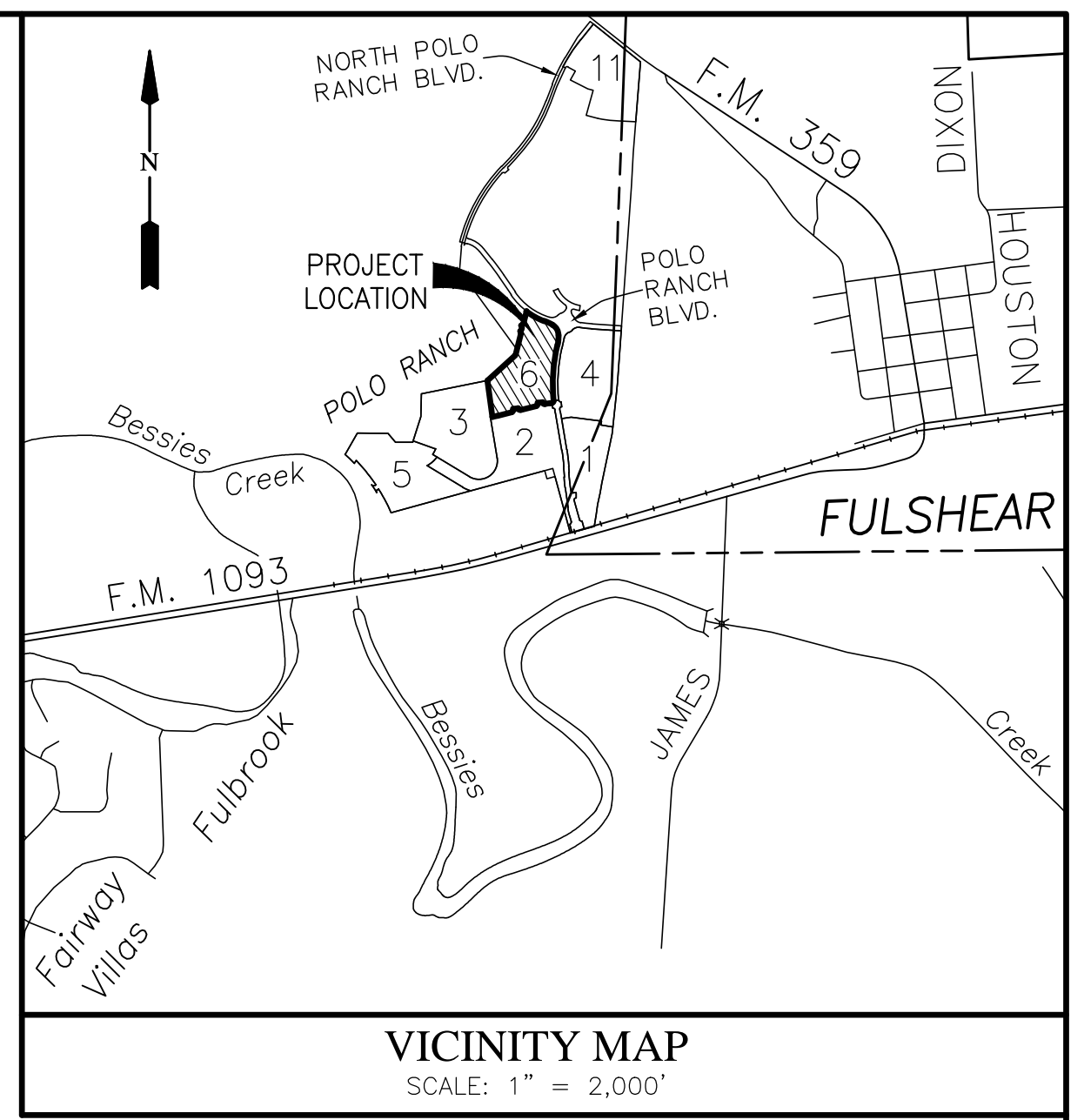
SIGNATURE

Jason Price

TYPED OR PRINTED NAME/TITLE

4/16/2019

DATE



VICINITY MAP  
SCALE: 1" = 2,000'

KEY MAP NO. 522L

BEING 14.926 ACRES OF LAND LOCATED IN THE C. FULCHER LEAGUE, ABSTRACT NUMBER 29, FORT BEND COUNTY, TEXAS, OUT OF THAT CERTAIN CALLED 219.527 ACRE TRACT DESCRIBED IN THE DEED TO CENTURY LAND HOLDINGS OF TEXAS, LLC BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2018074664 OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.), SAID 14.926 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED '1535-4035' FOUND MARKING A WESTERLY RE-ENTRANT CORNER OF SAID 219.527 ACRE TRACT;

THENCE, NORTH 47° 29' 58" EAST, ALONG A WESTERLY LINE OF SAID 219.527 ACRE TRACT, 449.96 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED '1535-4035' FOUND MARKING A WESTERLY RE-ENTRANT CORNER OF SAID 219.527 ACRE TRACT;

THENCE, NORTH 14° 14' 56" EAST, PASSING AT A DISTANCE OF 67.43 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED '1535-4035' FOUND MARKING A WESTERLY RE-ENTRANT CORNER OF SAID 219.527 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 270.28 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER;

THENCE, NORTH 21° 11' 38" WEST, 25.82 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 73.78 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 84° 32' 59", AND A CHORD WHICH BEARS NORTH 09° 40' 28" EAST, 67.27 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER;

THENCE, NORTH 57° 24' 01" EAST, 29.74 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER;

THENCE, NORTH 14° 14' 56" EAST, 164.08 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 318.40 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 21° 58' 47", AND A CHORD WHICH BEARS SOUTH 63° 54' 18" EAST, 316.45 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 87.45 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 50° 06' 12", AND A CHORD WHICH BEARS SOUTH 49° 50' 35" EAST, 84.69 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 37.69 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 17° 16' 25", AND A CHORD WHICH BEARS SOUTH 33° 25' 42" EAST, 37.54 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 95.48 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 54° 42' 20", AND A CHORD WHICH BEARS SOUTH 14° 42' 44" EAST, 91.89 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER;

THENCE, SOUTH 12° 38' 26" WEST, 122.20 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 646.21 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 18° 14' 20", AND A CHORD WHICH BEARS SOUTH 03° 31' 16" WEST, 643.48 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 38.60 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88° 27' 59", AND A CHORD WHICH BEARS SOUTH 38° 38' 05" WEST, 34.88 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER;

THENCE, SOUTH 82° 52' 05" WEST, 17.77 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 65.78 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 03° 39' 29", AND A CHORD WHICH BEARS SOUTH 81° 02' 20" WEST, 65.75 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 41.48 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83° 04' 34", AND A CHORD WHICH BEARS NORTH 53° 15' 07" WEST, 36.89 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER;

THENCE, SOUTH 84° 17' 10" WEST, 60.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 14.13 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,225.00 FEET, A CENTRAL ANGLE OF 00° 21' 50", AND A CHORD WHICH BEARS SOUTH 05° 53' 45" EAST, 14.13 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 35.84 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 82° 08' 03", AND A CHORD WHICH BEARS SOUTH 34° 59' 22" WEST, 32.85 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER;

THENCE, SOUTH 76° 03' 23" WEST, 191.67 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 42.43 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 97° 14' 50", AND A CHORD WHICH BEARS NORTH 55° 19' 12" WEST, 37.52 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER;

THENCE, SOUTH 83° 18' 13" WEST, 60.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 13.85 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,505.00 FEET, A CENTRAL ANGLE OF 00° 19' 51", AND A CHORD WHICH BEARS SOUTH 06° 51' 12" EAST, 13.85 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 36.24 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83° 04' 01", AND A CHORD WHICH BEARS SOUTH 34° 31' 23" WEST, 33.15 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER;

THENCE, SOUTH 76° 03' 23" WEST, 175.18 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 64.34 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,970.00 FEET, A CENTRAL ANGLE OF 01° 14' 28", AND A CHORD WHICH BEARS SOUTH 76° 40' 37" WEST, 64.34 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER;

THENCE, NORTH 07° 39' 53" WEST, 441.81 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'LIA SURVEY' SET FOR CORNER ON A WESTERLY LINE OF THE AFORESAID 219.527 ACRE TRACT;

THENCE, NORTH 78° 29' 17" EAST, ALONG THE WESTERLY LINE OF SAID 219.527 ACRE TRACT, 3.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.926 ACRES OF LAND.

I, AARON FERGUSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, 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 HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LIA ENG" UNLESS OTHERWISE NOTED.

AARON FERGUSON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6601

## FINAL PLAT OF POLO RANCH SECTION 6

A SUBDIVISION OF 14.926 ACRES OF LAND SITUATED IN  
THE CHURCHILL FULCHER LEAGUE, ABSTRACT 29  
FORT BEND COUNTY, TEXAS.

52 LOTS 2 RESERVES (5.018 ACRES) 1 BLOCK  
APRIL 17, 2019 JOB NO. 2457-1060C.310

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

SURVEYOR: **LJA Surveying, Inc.** ENGINEER: **LJA Engineering, Inc.**

2929 Briarpark Drive  
Suite 175  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.L.S. Firm No. 10194382

2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
FRN - F-1386

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, ACTING BY AND THROUGH CHRIS CHEW, DIVISION PRESIDENT, AND MARC TINDALL, VICE PRESIDENT OF LAND, BEING OFFICERS OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, OWNERS OF THE 14.926 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF POLO RANCH SECTION 6, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), 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 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") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERMETER 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 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 CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF POLO RANCH SECTION 6 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 TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS CHEW, ITS DIVISION PRESIDENT, THEREUNTO AUTHORIZED, BY ITS VICE PRESIDENT OF LAND, MARC TINDALL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CENTURY LAND HOLDINGS OF TEXAS, LLC  
A COLORADO LIMITED LIABILITY COMPANY  
D/B/A GRAND VIEW BUILDERS

BY: \_\_\_\_\_  
CHRIS CHEW, DIVISION PRESIDENT

ATTEST: \_\_\_\_\_  
MARC TINDALL, VICE PRESIDENT OF LAND

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS CHEW, DIVISION PRESIDENT, OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARC TINDALL, VICE PRESIDENT OF LAND, OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT OF POLO RANCH SECTION 6 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

AMY PEARCE, CHAIR

AUSTIN WEANT, VICE-CHAIR

THIS PLAT OF POLO RANCH SECTION 6 WAS APPROVED ON \_\_\_\_\_, 2019 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 GROFF, MAYOR

KIMBERLY KOPECKY, CITY SECRETARY

LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

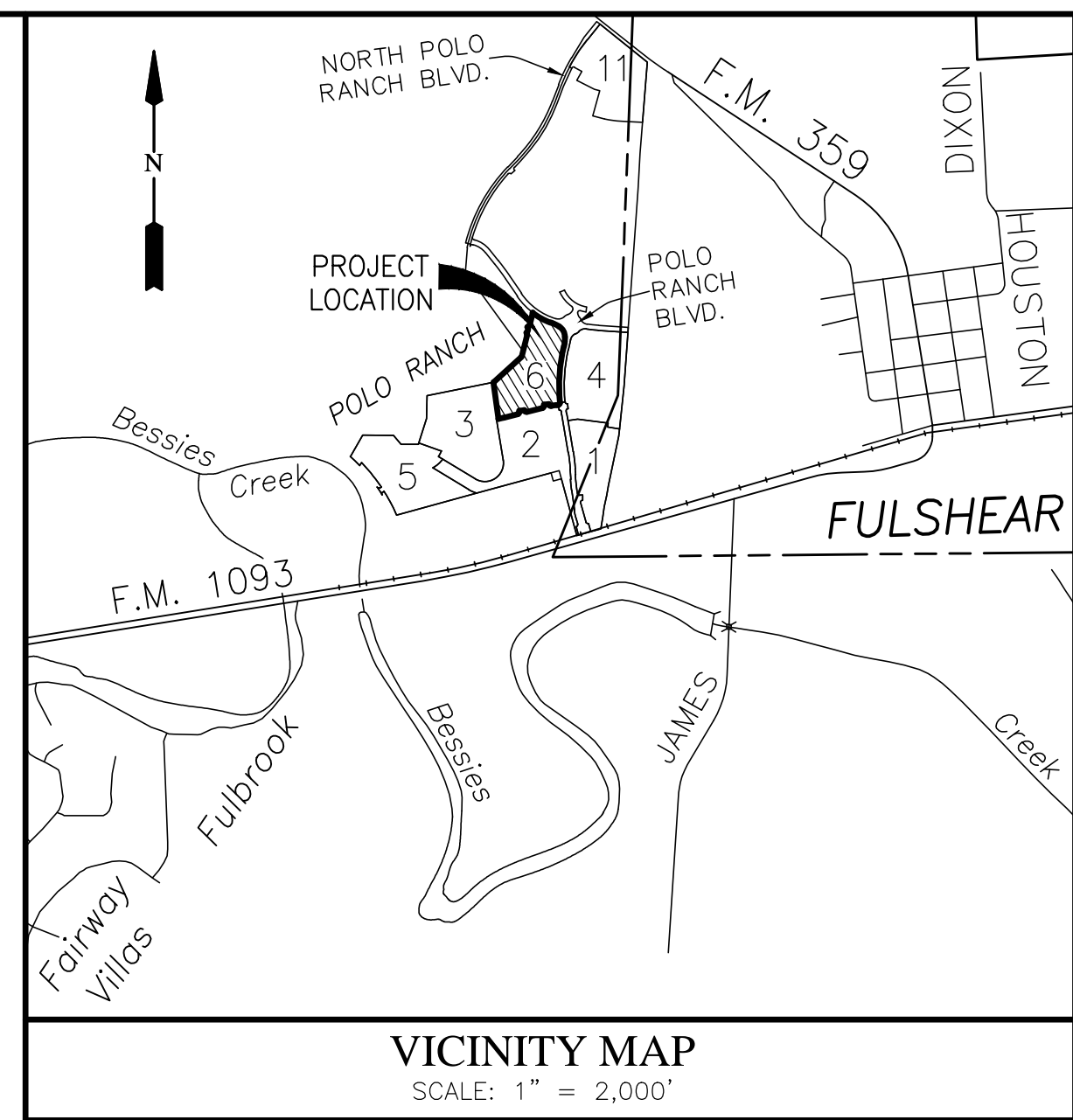
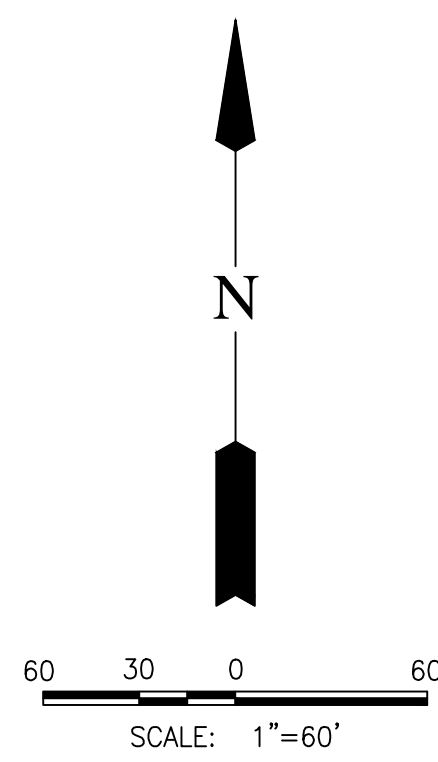
BY: \_\_\_\_\_  
DEPUTY

NOTES:

- BENCHMARK: NGS HGS66 66: A STAINLESS STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HGS66 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 825 FEET SOUTHWEST OF THE INTERSECTION OF FM 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.  
ELEVATION = 136.60 FEET NAVD88 (2001) FBC LIDAR DATUM  
SURFACE COORDINATES: N 13829189.587 E 2986977.555
- T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-L14: TOP OF A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "LJA CONTROL" LOCATED +/- 5 FEET EAST OF THE EASTERLY EDGE OF PAVEMENT OF SPRING STREET. THE POINT IS LOCATED +/- 0.21 MILES SOUTH OF THE INTERSECTION OF N. FULSHEAR DRIVE AND SPRING STREET.  
ELEVATION = 143.56 FEET NAVD88 (2001) FBC LIDAR DATUM  
SURFACE COORDINATES: N 13819484.557 E 2950993.430
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- THE FOLLOWING COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.999877178.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2019-0089, DATED MARCH 22, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 174, FORT BEND SUBSIDIENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0085L AND 48157C 0095L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A 5 FOOT SIDE YARD BUILDING LINE.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA ENG" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.

**LEGEND**

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
F.B.C.P.R.	INDICATES FORT BEND COUNTY PLAT RECORDS
F.B.C.O.R.	INDICATES FORT BEND COUNTY OFFICIAL RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
F.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
A.E.	INDICATES AERIAL EASEMENT
P.O.B.	INDICATES POINT OF BEGINNING
F.N.	INDICATES FILE NUMBER
RES.	INDICATES RESERVE



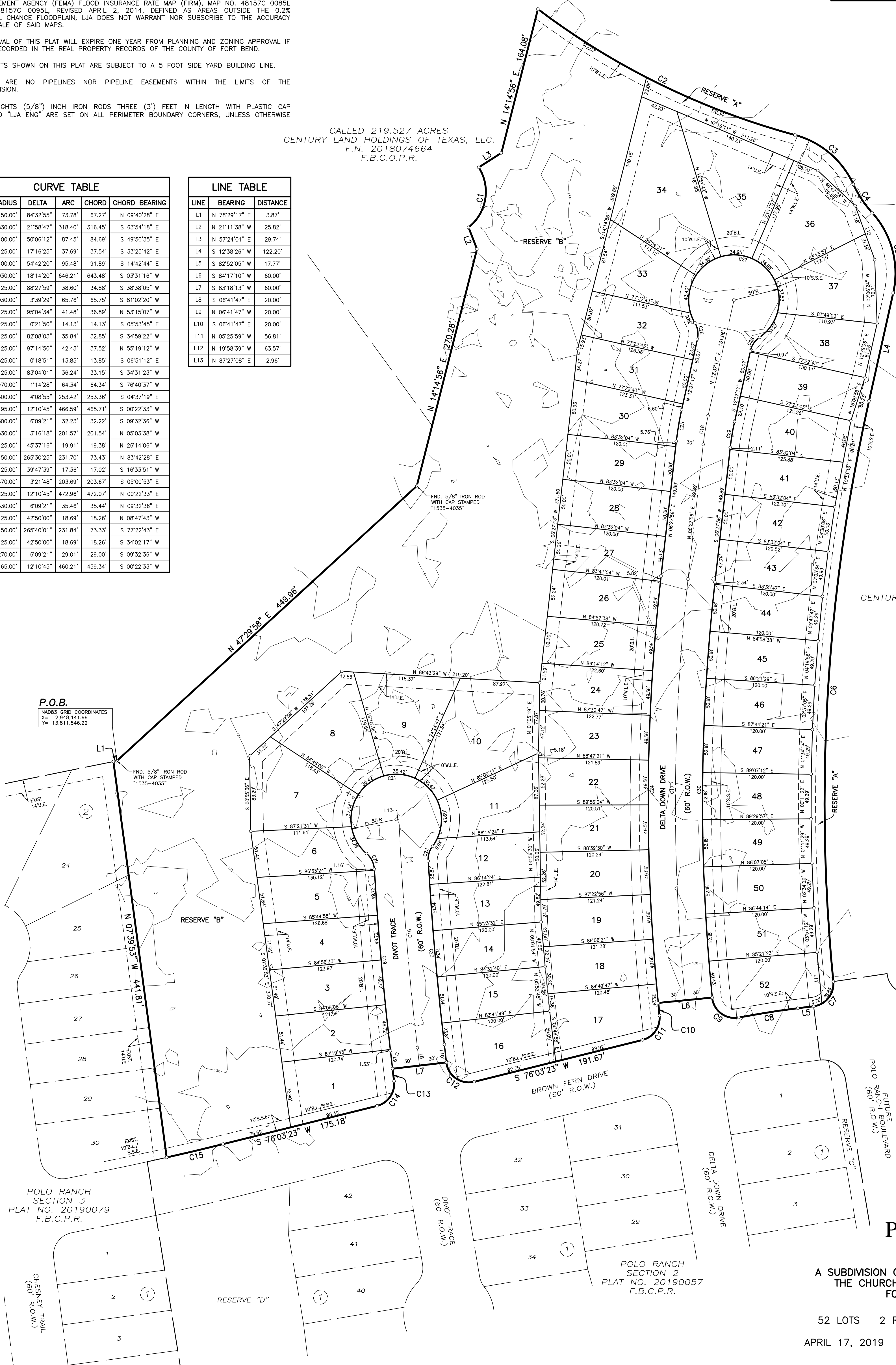
CALLED 219.527 ACRES  
CENTURY LAND HOLDINGS OF TEXAS, LLC.  
F.N. 2018074664  
F.B.C.O.P.R.

CALLED 219.527 ACRES  
CENTURY LAND HOLDINGS OF TEXAS, LLC.  
F.N. 2018074664  
F.B.C.O.P.R.

CALLED 219.527 ACRES  
CENTURY LAND HOLDINGS OF TEXAS, LLC.  
F.N. 2018074664  
F.B.C.O.P.R.

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	50.00'	84°32'55"	73.78'	67.27'	N 09°40'28" E
C2	830.00'	21°58'47"	318.40'	316.45'	S 63°54'18" E
C3	100.00'	50°06'12"	87.45'	84.69'	S 49°50'35" E
C4	125.00'	17°16'25"	37.69'	37.54'	S 37°25'42" E
C5	100.00'	54°42'20"	95.48'	91.89'	S 14°42'44" E
C6	2030.00'	18°14'20"	646.21'	643.48'	S 03°31'16" W
C7	25.00'	88°27'59"	38.60'	34.88'	S 38°38'05" W
C8	1030.00'	3°39'29"	65.76'	65.75'	S 81°02'20" W
C9	25.00'	95°04'34"	41.48'	36.89'	N 53°15'07" W
C10	2225.00'	0°21'50"	14.13'	14.13'	S 09°53'45" E
C11	25.00'	82°08'03"	35.84'	32.85'	S 34°59'22" W
C12	25.00'	97°14'50"	42.43'	37.52'	N 59°19'12" W
C13	2525.00'	0°18'51"	13.85'	13.85'	S 06°51'12" E
C14	25.00'	83°04'01"	36.24'	33.15'	S 34°31'23" W
C15	2970.00'	1°14'28"	64.34'	64.34'	S 76°40'37" W
C16	3500.00'	4°08'55"	253.42'	253.36'	S 04°37'19" E
C17	2195.00'	12°10'45"	466.59'	465.71'	S 00°22'33" W
C18	300.00'	6°09'21"	32.23'	32.22'	S 09°32'36" W
C19	3530.00'	3°16'18"	201.57'	201.54'	N 09°03'38" W
C20	25.00'	45°37'16"	19.91'	19.38'	N 26°14'06" E
C21	50.00'	26°53'02"	231.70'	73.43'	N 83°42'28" E
C22	25.00'	39°47'39"	17.36'	17.02'	S 16°33'51" W
C23	3470.00'	3°21'48"	203.69'	203.67'	S 05°00'53" E
C24	2225.00'	12°10'45"	472.96'	472.96'	N 09°22'33" E
C25	330.00'	6°09'21"	35.46'	35.44'	N 09°32'36" E
C26	25.00'	42°50'00"	18.69'	18.26'	N 08°47'43" W
C27	50.00'	26°54'01"	231.84'	73.33'	S 77°24'43" E
C28	25.00'	42°50'00"	18.69'	18.26'	S 34°02'17" W
C29	270.00'	6°09'21"	29.01'	29.00'	S 09°32'36" W
C30	2165.00'	12°10'45"	460.21'	459.34'	S 00°22'33" W

LINE	BEARING	DISTANCE
L1	N 78°29'17" E	3.87'
L2	N 21°11'38" W	25.82'
L3	N 57°24'01" E	29.74'
L4	S 12°38'26" W	122.20'
L5	S 82°52'03" W	17.77'
L6	S 84°17'10" W	60.00'
L7	S 83°18'13" W	60.00'
L8	S 06°41'47" E	20.00'
L9	N 06°41'47" W	20.00'
L10	S 06°41'47" E	20.00'
L11	N 05°25'59" W	56.81'
L12	N 19°58'39" W	63.57'
L13	N 87°27'08" E	2.96'



P.O.B.  
NAD83 GRID COORDINATES  
X= 3,948,141.99  
Y= 13,811,846.22

POLO RANCH SECTION 3  
PLAT NO. 20190079  
F.B.C.P.R.

POLO RANCH SECTION 2  
PLAT NO. 20190057  
F.B.C.P.R.

**FINAL PLAT OF  
POLO RANCH  
SECTION 6**

A SUBDIVISION OF 14.926 ACRES OF LAND SITUATED IN THE CHURCHILL FULCHER LEAGUE, ABSTRACT 29 FORT BEND COUNTY, TEXAS.

52 LOTS 2 RESERVES (5.018 ACRES) 1 BLOCK  
APRIL 17, 2019 JOB NO. 2457-1060C.310

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

SURVEYOR:

**LJA Surveying, Inc.**  
2929 Briarpark Drive  
Suite 175  
Houston, Texas 77042

Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.L.S. Firm No. 10194382

ENGINEER:

**LJA Engineering, Inc.**  
2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042

Phone 713.953.5200  
Fax 713.953.5026  
FRN - F-1386

SECTION	45' LOTS	50' LOTS	60' LOTS
1			37
2		42	
3	71		
4			66
5	54		
6		52	
TOTAL	125	94	103

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.440	19,152	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	4.578	199,434	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	5.018	218,586	



April 30, 2019

## Engineering Review

Final Plat  
Polo Ranch Section 6  
City of Fulshear, Texas

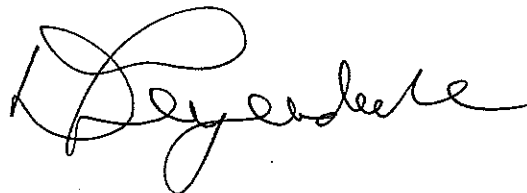
### For Information only:

1. This plat will create 52 Lots in one (1) Block with two (2) Reserves that cover a total acreage of 14.926 acres.
2. The typical lot in this section is 50-foot in width along with a depth of at least 120-foot and a 20-foot Front Building Line.
3. Access to this section is provided by extension of Polo Ranch Boulevard from Section 2 which adjoins this section to the South along with Brown Fern Drive.

### Recommendations:

I recommend that this Final Plat of Polo Ranch Section 6 be approved with the following additions/corrections:

- A) Churchill Fulshear's name is misspelled in several places.
- B) Reserve "B" needs to have the work "Drainage" added to the title.
- C) Austin Weant's Title needs to be corrected to read Co-Chairman.





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

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

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

**SUBJECT:** Drainage Impact Analysis for 251-Acre Polo Ranch

**DATE:** June 27, 2018

---

## **Objective**

The reference report dated June 27, 2018, by LJA Engineering has been reviewed pursuant to the FBCDD Drainage Criteria Manual. The goals of the review are to provide technical support to the Fort Bend County Drainage District, and to apply FBCDD policy and criteria where appropriate.

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

## **Project Summary**

The proposed Polo Ranch development on Bessie's Creek is a 220-acre single family residential and 20-acre commercial development within the City of Fulshear. It is located south of FM 359 and north of FM 1093, approximately one mile west of the intersection of FM 359 and FM 1093; Crutcher Ranch Road forms part of the western boundary of the proposed development. The proposed drainage system consists of seven inter-connected channels draining into Bessie's Creek. Each channel will serve a drainage area consisting of single-family homes, roads, and channels.

A 120.2 acre-ft mitigation pond is being proposed to mitigate the impacts of the proposed development; The development will not outfall directly into the mitigation pond. The mitigation pond is connected to Bessie's Creek via triple 4'x4' Reinforced Concrete Boxes, and dual 42-inch Reinforced Concrete Pipes.

The analysis was based on the models from the Bessie's Creek Drainage and Detention Analysis for Vanbrooke Development by Jones and Carter Engineering in September 2017.

## **Report Findings**

The report states, "Results from the drainage analysis presented in this report show that the construction of the proposed development and corresponding drainage improvements can occur without adversely impacting the pre-project water surface elevations and flows in Bessie's Creek for the 10-, 25-, and 100-yr storm events".

## **FNI Review**

Freese and Nichols, Inc. offers the following:

The report includes statements that the project, along with identified mitigation, will cause no adverse impact to

June 27, 2018

Drainage Impact Analysis for 251-Acre Polo Ranch

Page 2 of 2

the receiving waterways in storm events up to and including the 100-year event. The documentation within the report and supplemental modeling generally support the conclusions stated by the engineer. Based on the stated conclusions and technical review performed on the supporting information, Freese and Nichols interposes no objection to the referenced report.

This acceptance only applies to the proposed development and drainage concept identified within the referenced drainage study. Please note that any substantial departures from the proposed concept included within this submittal may affect the findings of the hydrologic and hydraulic assessment which was performed in support of this drainage submittal, and will require additional study and resubmittal.

If you should have any further questions regarding this assessment, please do not hesitate to contact us at 713.600.6856.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hector Olmos', with a stylized flourish at the end.

Héctor Olmos, P.E., CFM  
Freese and Nichols, Inc.

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

**PLATTING AND SUBDIVISION REVIEW**

Plan or Plat:     Polo Ranch Section 6 Final Plat    

**City Engineer Review**

Reviewed  
 See Attached Letter

BY:     **DAVID LEYENDECKER**     DATE:     4-30-2019    

**Director of Development Services**

Processed  
 Returned for additional data

BY:     **Zach Goodlander**     DATE:     4-19-2019    

**Planning Commission Review**

Approved  
 Returned for additional data

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

**City Council Review**

Approved  
 Returned for additional data

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