



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

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

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

WWW.FULSHEARTEXAS.GOV

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

PLANNING & ZONING:
MEMBER- RANDY STACY
MEMBER- GREGORY EHMAN

MEMBER- DAR HAKIMZADEH
MEMBER- JOHN DOWDALL

CITY MANAGER: Jack Harper

STAFF:
CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING AGENDA JUNE 7, 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, JUNE 7, 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. Consideration and possible action to select a Chairman and Co-Chairman of the Planning and Zoning Commission**

4. Citizen's Comments

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

5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on May 3, 2019 and May 7, 2019

6. Consideration and possible action to approve an update to the Fulshear Run Land Plan

7. Consideration and possible action to approve West Firethorne Road Section 2 Street Dedication Final Plat

8. Consideration and possible action to approve Firethorne West Section 15 Final Plat

9. Consideration and possible action to approve Firethorne West Section 16 Final Plat

10. Consideration and possible action to approve Firethorne West Section 17 Final Plat

11. Consideration and possible action to approve Firethorne West Section 18 Final Plat

12. Consideration and possible action to approve Firethorne West Section 19 Final Plat

13. Consideration and possible action to approve Texana Center Final Plat

14. Consideration and possible action to approve Creek Trace at Cross Creek Ranch Section 1 Final Plat

15. Consideration and possible action to approve West Cross Creek Bend Lane Extension No. 5 Final Plat

16. Consideration and possible action to approve Skyline Drive Street Dedication Final Plat

17. Consideration and possible action to approve Tamarron Section 38 Final Plat

18. Consideration and possible action to approve Creek Trace at Cross Creek Ranch Section 3 Preliminary Plat

19. Consideration and possible action to approve Creek Trace at Cross Creek Ranch Section 4 Preliminary Plat

20. Consideration and possible action to approve Jordan Ranch Section 17 Preliminary Plat

21. Consideration and possible action to approve Jordan Ranch Section 18 Preliminary Plat

22. 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, June 3, 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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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

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING MINUTES MAY 3, 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, MAY 3, 2019 AT CITY HALL, 30603 FM 1093, FULSHEAR, TEXAS 77441.

2. Quorum

A QUORUM WAS PRESENT.

MEMBERS PRESENT

*AMY PEARCE
AUSTIN WEANT
DAR HAKIMZADEH
JOAN BERGER
GREGORY EHMAN
JOHN DOWDALL
JASON CHERUBINI
KAYLEEN NELSON (ex-officio)*

CITY STAFF

KIMBERLY KOPECKY, CITY SECRETARY
KAYLA VILLAGOMEZ, ASSISTANT CITY SECRETARY
SHARON VALIANTE, PUBLIC WORKS DIRECTOR
ZACH GOODLANDER, DIRECTOR OF DEVELOPMENT SERVICES
CHANDLER MARKS, ECONOMIC DEVELOPMENT COORDINATOR
DAVID LEYENDECKER, CITY ENGINEER

OTHERS PRESENT

GERALD GRISSOM
KAYE KAHLICH
TREY DEVILLIER
BRYAN THOMAS
AND APPROXIMATELY 7 OTHERS THAT DID NOT SIGN IN

3. Citizen's Comments

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

THERE WERE NO CITIZEN COMMENTS

4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on March 29, 2019 and April 5, 2019

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE MINUTES FROM PLANNING AND ZONING COMMISSION MEETINGS HELD ON MARCH 29, 2019 AND APRIL 5, 2019. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: PLANNING AND ZONING MEMBERS BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, AND WEANT
NAYS: NONE*

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

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE SKYLINE DRIVE STREET DEDICATION PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WEANT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: PLANNING AND ZONING MEMBERS BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, AND WEANT
NAYS: NONE*

- 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**

CHAIRMAN PEARCE ASKED THE PLANNING AND ZONING MEMBERS TO TAKE ITEMS 6 AND 7 TOGETHER. THERE WAS NO OBJECTION.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE ITEMS 6 AND 7 (BONTERRA AT CROSS CREEK RANCH SECTION 7 AND SECTION 8 PRELIMINARY PLATS). IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: PLANNING AND ZONING MEMBERS BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, AND WEANT
NAYS: NONE*

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

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

*AYES: PLANNING AND ZONING MEMBERS BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, AND WEANT
NAYS: NONE*

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

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE POLO RANCH SECTION 2 AND LOU WATERS PARKWAY STREET DEDICATION FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: PLANNING AND ZONING MEMBERS BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, AND WEANT
NAYS: NONE*

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

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO APPROVE POLO RANCH SECTION 4 FINAL PLAT - CHANGING THE STREET NAME "QUARTET DRIVE" TO "QUARTET COURT." IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: PLANNING AND ZONING MEMBERS BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, AND WEANT
NAYS: NONE*

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

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE POLO RANCH SECTION 5 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WEANT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: PLANNING AND ZONING MEMBERS BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, AND WEANT
NAYS: NONE*

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

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER WEANT TO APPROVE POLO RANCH SECTION 6 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: PLANNING AND ZONING MEMBERS BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, AND WEANT
NAYS: NONE*

13. Adjournment

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

*AYES: PLANNING AND ZONING MEMBERS BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, AND WEANT
NAYS: NONE*

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 8:55 A.M.



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CITY COUNCIL:

MAYOR: Aaron Groff

MAYOR PRO-TEM: Kaye Kahlich

COUNCIL MEMBER: Kent Pool

COUNCIL MEMBER: Dana Hollingsworth

COUNCIL MEMBER: Debra Cates

COUNCIL MEMBER: Lisa Martin

COUNCIL MEMBER: Joel Patterson

COUNCIL MEMBER: John Kelly

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

SPECIAL JOINT CITY COUNCIL & PLANNING AND ZONING COMMISSION MEETING MINUTES TO ALSO INCLUDE THE ORDINANCE ADVISORY COMMITTEE MAY 7, 2019

I. CALL TO ORDER

A SPECIAL JOINT CITY COUNCIL & PLANNING AND ZONING COMMISSION MEETING TO ALSO INCLUDE THE ORDINANCE ADVISORY COMMITTEE WAS CALLED TO ORDER BY PLANNING AND ZONING CHAIRMAN AMY PEARCE AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR, TEXAS AT 6:10 P.M. A QUORUM OF PLANNING AND ZONING COMMISSION MEMBERS WAS PRESENT. THERE WAS NOT A QUORUM OF CITY COUNCIL MEMBERS. MAYOR GROFF DID NOT CALL CITY COUNCIL TO ORDER.

II. QUORUM & ROLL CALL

COUNCIL MEMBERS PRESENT:

AARON GROFF, MAYOR

JOHN KELLY

KENT POOL

KAYE KAHLICH, MAYOR PRO-TEM

COUNCIL MEMBERS ABSENT:

DANA HOLLINGSWORTH

JOEL PATTERSON

LISA MARTIN

DEBRA CATES

PLANNING & ZONING MEMBERS PRESENT:

AMY PEARCE, CHAIRMAN
JOAN BERGER
JOHN DOWDALL
GREGORY EHMAN
DAR HAKIMZADEH
JASON CHERUBINI

PLANNING & ZONING MEMBERS ABSENT:

AUSTIN WEANT
KAYLEEN NELSON

STAFF PRESENT:

JACK HARPER
BRANT GARY
KIMBERLY KOPECKY
SHARON VALIANTE
JOHN MICHAEL PENA
KENNY SEYMOUR
CHANDLER MARKS
KERRY SIGLER
ZACH GOODLANDER

OTHERS PRESENT:

VIOLA RANDLE
AND A FEW OTHERS THAT DID NOT SIGN IN

III. BUSINESS

A. PRESENTATION AND UPDATE REGARDING THE IMPLEMENTATION OF IMPACT FEES

BRANT GARY INTRODUCES MIKE SHELTON FROM KIMLEY HORN. MR. SHELTON'S PRESENTATION CONSISTS OF ANSWERING:

- 1) WHAT ARE INPACT FEES?
- 2) HOW ARE IMPACT FEES CALCULATED?
- 3) WHO ADMINISTERS THE PROGRAM?
- 4) WHAT COSTS ARE RECOVERABLE?
- 5) WHAT COSTS ARE NOT RECOVERABLE?
- 6) WHAT ARE THE NEXT STEPS?

(FOR FULL PRESENTATION, REQUEST AUDIO)

B. PRESENTATION AND DISCUSSION REGARDING THE CITY'S COORDINATED DEVELOPMENT ORDINANCE PROJECT TO INCLUDE AN UPDATE ON PROJECT ACTIVITIES TO DATE AND OTHER ONGOING ITEMS RELATED TO THE PROJECT

DAVID BAIRD AND BRETT KEAST FROM KENDIG KEAST GAVE AN UPDATE ON THE CITY'S COORDINATED DEVELOPMENT ORDINANCE PROJECT. (FOR FULL PRESENTATION, REQUEST AUDIO)

IV. 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 PEARCE, HAKIMZADEH, CHERUBINI, BERGER, EHMAN AND DOWDALL

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBER WEANT

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 7:08 P.M.

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

AGENDA OF:	June 7, 2019	ITEM NUMBER:	6
DATE SUBMITTED:	May 24, 2019	DEPARTMENT:	Planning and Development
PREPARED BY:	Zach Goodlander, Director of Development Services, Brant Gary, Assistant City Manager	PRESENTER:	Zach Goodlander, Director of Development Services
SUBJECT:	Change in Development (Land) Plan – Fulshear Run		
ATTACHMENTS:	<ol style="list-style-type: none">1. Existing Land Plan2. Proposed Land Plan Update3. LJA Memo Addressing Adherence to Atlas 14 Drainage Requirements4. No objection email from Fort Bend County Drainage District (Mark Vogler)5. Deden Engineering Summation of Fulshear Run Drainage to-date6. Agreement with adjacent landowner concerning ½ acre lots		

EXECUTIVE SUMMARY

This request is to allow for changes to the Fulshear Run Development Plan. The requested changes entail the following: a revised street layout to improve connectivity throughout the neighborhood and also make a connection to the adjacent Fulbrook on Fulshear Creek development, an increase to the amount of parks and trails, an increase in the amount of amenitized retention ponds, and a reduction in size from 1 acre to ½ acre lots for seven parcels on the developments southwestern boundary. These proposed changes have largely been necessitated by the need for enlarged drainage facilities. The developer of Fulshear Run, DHK, has already accounted for the forthcoming Atlas 14 drainage requirements and has received approval from the Fort Bend County Drainage District.

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the proposed changes in the Development/Land Plan.





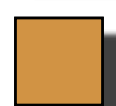
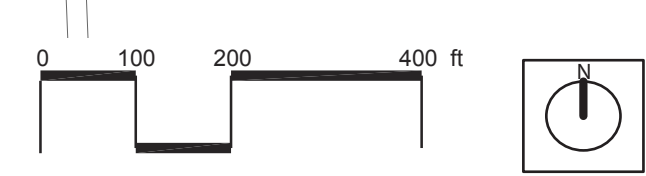
Lot Yields	
	Estate Residential 74
	Transitional Residential* 138
	Urban Residential 30
<hr/>	
	Total Lots 242

Exhibit D
Fulshear Run and Fulshear Village PUD
Lotting Plan

REVISED: April 9, 2014



DHK Fulshear LP

DHK DEVELOPMENT, INC.
 5005 Riverway, Suite 160
 Houston, Texas 77056
 713-961-0033
 Contact: Doug Konopka

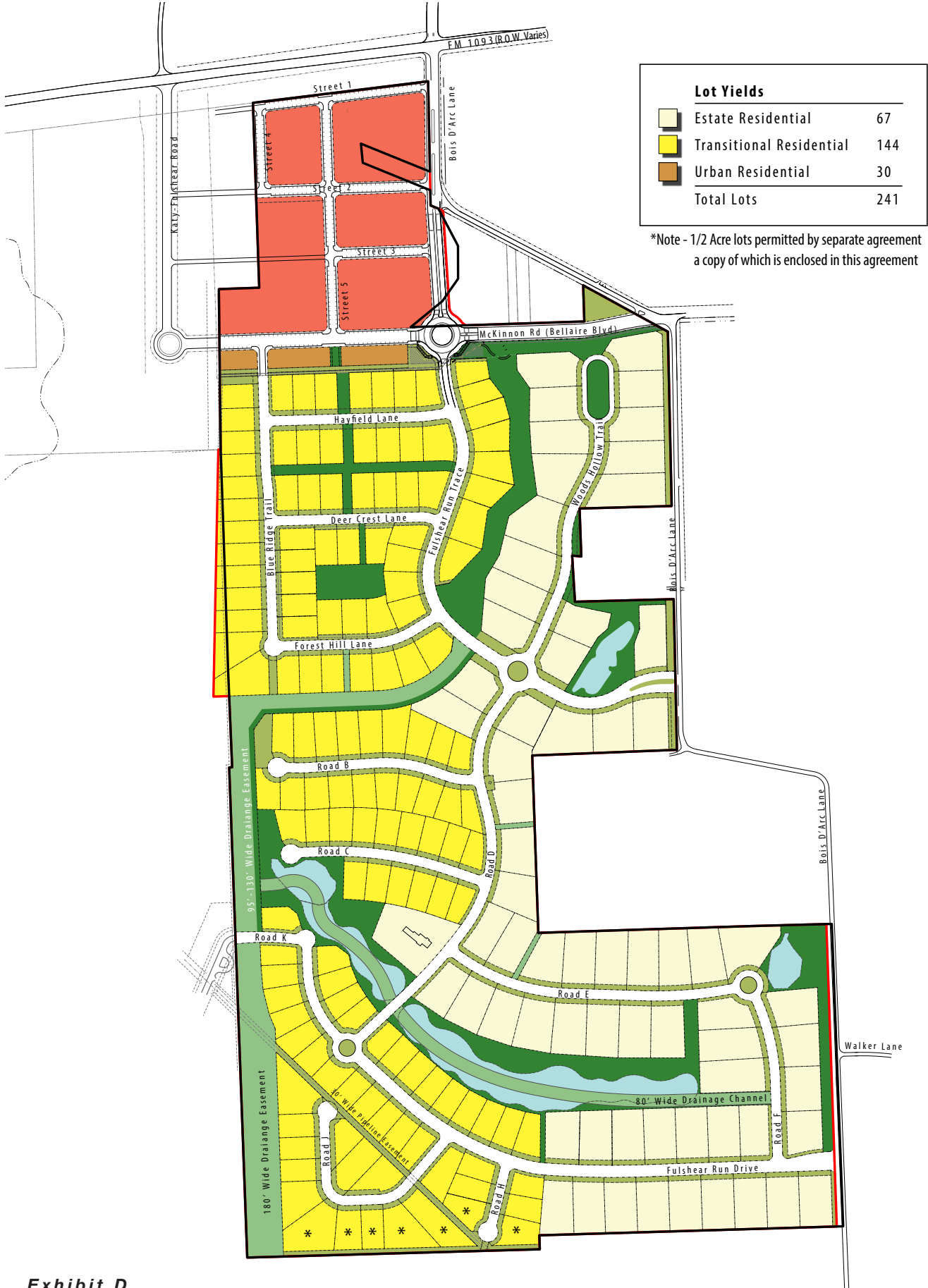
DEDEN SERVICES, LLC

CIVIL ENGINEERING
 Texas Registered Engineering Firm F-10971
 Contact: Robert Deden

9328 WESTVIEW
 HOUSTON, TX. 77055
 (713) 461-8822
 FAX (713) 461-2671



Land Planning • Landscape Architecture
 1900 West Loop South
 Studio 1900
 Houston, Texas 77027
 713.787.0719
 Contact: David Smith



Lot Yields	
 Estate Residential	67
 Transitional Residential	144
 Urban Residential	30
Total Lots	241

*Note - 1/2 Acre lots permitted by separate agreement a copy of which is enclosed in this agreement

Exhibit D
Lotting Plan
 Fulshear Run and Fulshear Village PUD

Revised: May 24, 2019

DHK Fulshear LP
 DHK DEVELOPMENT, INC.
 4311 Yorkum Blvd., Suite 100
 Houston, Texas 77006
 713-961-0033
 Contact: Doug Konopka

DEDEN SERVICES, LLC
 CIVIL ENGINEERING
 Texas Registered Engineering Firm F-10971
 Contact: Robert Deden

9328 WESTVIEW
 HOUSTON, TX. 77055
 (713) 461-8822
 FAX (713) 461-2871

S.L.A. Studio+Land
 Land Planning • Landscape Architecture
 1900 West Loop South
 Studio 1900
 Houston, Texas 77027
 713.787.0719
 Contact: David Smith

Memorandum

To: Mark Vogler, PE, CFM
 Fort Bend County Engineering

From: Dasa Crowell, PE, CFM
 Engineer V / PM, Hydrology and Hydraulics

Date: March 20, 2019

Re: Fulshear Run Development Tract
 Impact Analysis using 100-year storm NOAA Atlas
 Update to May 13, 2015 Submittal
 LJA Job No. 2145-3001



The purpose of the analysis is to demonstrate that there will be no impact to Fulshear Creek by the runoff from the proposed Fulshear Run Development with the new rainfall data for 100-year, also referred as 1% Annual Exceedance Probability (AEP), storm event published by NOAA Atlas 14, because the runoff flow generated by development drainage area shall peak well before the peak flows in Fulshear Creek reach their confluence location.

PROJECT LOCATION

The Fulshear Development tract in Fulshear, Fort Bend County, Texas is located south of FM1093, bordered by Bois D Arc Lane on the east side, to the property at 7845 Bois D Arc Ln in the southerly direction and the bordered by Fulbrook on Fulshear Creek development at the west.

APPROACH

The analysis using the rainfall data recently published by NOAA Atlas 14 for 100-year storm event is added to the previous Impact Analysis from May 13, 2015 that received a Letter of No Objection on May 13, 2015, both documents enclosed for your convenience.

The hydrologic conditions of the existing drainage areas and proposed development area stayed unaltered, only the Atlas 14 100-year rainfall depth data, shown in **Table 1** was added to the previously approved Impact Analysis.

Table 1								
NOAA Atlas 14 Updated 1% AEP Storm								
Rainfall Depths for Fort Bend County								
Duration	5 min	15 min	1 hr	2 hrs	3 hrs	6 hrs	12 hrs	24 hrs
Rainfall Depth [in]	1.26	2.50	4.80	6.91	8.47	11.2	13.8	16.5

wringram@hotmail.com

From: Robert Deden <robert@rtdeden.com>
Sent: Wednesday, May 22, 2019 5:04 PM
To: Bill Ingram
Subject: Fwd: Fulshear MUD 2, Smart Outfall Channel
Attachments: Fulshear Run IA Update Atlas14 03202019.pdf

----- Forwarded message -----

From: **Vogler, Mark** <Mark.Vogler@fortbendcountytexas.gov>
Date: Thu, Apr 4, 2019 at 2:36 PM
Subject: RE: Fulshear MUD 2, Smart Outfall Channel
To: Robert Deden <robert@rtdeden.com>
Cc: Goertz, Neil <Neil.Goertz@fortbendcountytexas.gov>

Bobby,

I have reviewed the updated LJA drainage report for Fulshear Run development (copy attached), which updated the May 13 2015 development's drainage impact analysis to include the ATLAS 14 100-year rainfall rate (16.5") and the results indicate no increase in peak flow rate will occur within Fulshear Creek as a result of this development. As noted in your email below, the Fulshear MUD 2 outfall channel will be constructed/improved to meet the requirements of the Fort Bend County Drainage Criteria Manual. The improved channel design will provide necessary erosion protection to prevent future "head cutting" or bank erosion as well as contain the design channel flow within the channel's banks with a minimum of 1' freeboard. In our discussions Mr. Doug Knopka represented that Fulshear MUD 2 would be fully responsible for the construction improvements and maintenance of the development's outfall channel, which is along the westerly boundary of the Smart Tract. Please provide written confirmation of Fulshear MUD 2's commitment to construct and maintain the outfall channel. Based on the no impact to Fulshear Creek results noted in the attached report the Drainage District's staff interposes no objection to the updated Fulshear Run Development Tract Impact Analysis.

If you have any questions please contact me

Mark Vogler

From: Robert Deden <robert@rtdeden.com>
Sent: Thursday, April 4, 2019 11:27 AM
To: Vogler, Mark <Mark.Vogler@fortbendcountytexas.gov>
Subject: Fulshear MUD 2, Smart Outfall Channel

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mark:

Thank you again for your assistance in the review and planning of the Smart Property Development in Fulshear MUD 2. We are planning on single family housing throughout this tract. The proposed outfall channel for the entire Fulshear Mud 2 will continue down the alignment of the existing channel along the west Smart Tract property line. This channel will be improved through the Smart Tract to meet FBCDD standards. The channel will be widened, deepened and placed with proper side slopes and full erosion protection will be placed at the end where it discharges into the Dowdall channel (prior to reaching Fulshear Creek). We will design the channel to reduce the velocities and the drop at the discharge location to limit the erosion issues. Any erosion protection necessary will be considered at the time we design the channel for the development. Please let me know if you have any other questions or concerns.

Thanks again for your help with this project.

Bobby Deden

Robert T. Deden, P.E.

Deden Services, LLC

9328 Westview Drive

Houston, Tx 77055

713 461-8822 or mobile 713 254-1020

May 22, 2019

MEMO

TO: The City of Fulshear

RE: Fulshear Run PUD Drainage Summary

Drainage Summary for the Fulshear Run Development to Date

The original drainage study for the City of Fulshear and the Fort Bend County Drainage District (FBCDD), was prepared by LJA Engineering dated 5/13/2015. This study was approved by Freese Nichols Engineering and the FBCDD on 5/13/2015, thus please reference the attached LJA Study and Freese Nichols Engineering/FBCDD Memos.

Since the major rain events of 2016 through 2018, the FBCDD has requested all on-going and new development in the County to review the impacts of higher rainfall events than previously used and approved. The standard rainfall used for these higher events is based on Atlas 14 Rainfall Data.

The Atlas 14 rainfall runoff was modelled with the full development of Fulshear Run. It was determined that there was No Impact on both Fulshear Creek or the Brazos River using the originally approved drainage plan for the development with the open channel outfall into Fulshear Creek at the Southwest Corner of the tract. The LJA Analysis, dated 3/20/2019, with the Atlas 14 runoff is attached with the summary of No Impact on the development or the downstream receiving streams.

The FBCDD through Mark Vogler responded to this analysis on April 4, 2019. Mr. Vogler confirmed the review of the LJA Atlas 14 study and confirmed that the Drainage District staff interposes no objection to the Fulshear Run Development Tract Impact Analysis (please refer to the attached 4/4/2019 Mark Vogler email).

It is our understanding, with the attached approved studies, that no further Fort Bend County Drainage District reviews will be required for the development of Fulshear Run. All internal drainage, lakes, channels and subdivision development will be designed to the City of Fulshear and Fort Bend County Drainage District Standards and submitted to the City of Fulshear for review.



DHK DEVELOPMENT, INC.

November 10, 2017

Julie and John Dowdall
7851 Bois d' Arc Lane
Richmond, Texas 77406

Re: Revision to Fulshear Run Planned Unit Development ("PUD") Lotting Plan (Exhibit "D") – Fulshear Run PUD Ordinance 2014-1138, Approved and Adopted by the City of Fulshear, April 15, 2014

Dear Julie and John:

This letter is in reference to the Fulshear Run PUD Lotting plan (Exhibit "D") approved by the City of Fulshear on April 15, 2014. Pursuant to said plan DHK Fulshear LP ("DHK") is approved to develop single-family residential lots no smaller than one acre in size along our shared property boundary (our southern property line; your northern property line).

As discussed during our meeting on October 18, 2017, we would like to obtain the City of Fulshear's approval to develop a select number of the above-referenced lots as minimum one-half acre in size (minimum 100 feet in width) rather than the required one acre designation. The specific area for which we are requesting this plan change is shown on the attached Exhibit "A." Six of these lots border your property.

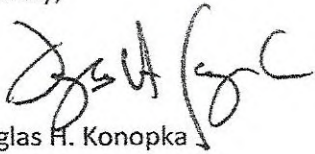
In conjunction with this lotting plan change, DHK agrees to design and install at its sole cost a vegetative buffer along the back of the above-referenced lots along our shared property boundary (see Exhibit "A"). The buffer will be twenty-five (25) feet wide, located in a platted easement dedicated to the Fulshear Run Homeowners Association ("HOA"). DHK will install an irrigation system along with plants consisting of: three-gallon wax myrtles or yaupons planted at six-foot intervals, and 30-gallon live oak trees planted at 40-foot intervals.

The buffer will be shown on the recorded plat as a twenty-five (25) foot HOA landscape reserve. Irrigation and plant installation will begin after the lots have been developed, at the same time the overall section landscaping is installed. This will ensure an efficient installation process, and a high survival rate for the new vegetation.

Furthermore, DHK will request from the City that Certificates of Occupancy for new homes not be issued on the lots bordering the buffer until the irrigation and landscape installation has been completed.

Please acknowledge your agreement to the herein described Lotting Plan revisions by evidencing below.

Sincerely,



Douglas H. Konopka
President
DHK Fulshear LP

To evidence agreement:

Julie and John Dowdall

By: Julie Dowdall

Date: 11-14-17

By: John Dowdall

Date: 11/14/17

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

AGENDA OF:	June 7, 2019	AGENDA ITEM:	7-21
DATE SUBMITTED:	May 24, 2019	DEPARTMENT:	Planning and Development
PREPARED BY:	Zach Goodlander, Director of Development Services, Brant Gary, Assistant City Manager	PRESENTER:	Zach Goodlander, Director of Development Services,
SUBJECT:	Plat Approvals for Planning & Zoning Commission		
ATTACHMENTS:	<ol style="list-style-type: none">1. Plat Application2. Copy of Plat3. City Engineer's Review Letter4. FBC Drainage District Letter		

EXECUTIVE SUMMARY

The City Council has for its consideration the following plats:

- 1. West Firethorne Road Section 2 Street Dedication Final Plat**
- 2. Firethorne West Section 15 Final Plat**
- 3. Firethorne West Section 16 Final Plat**
- 4. Firethorne West Section 17 Final Plat**
- 5. Firethorne West Section 18 Final Plat**
- 6. Firethorne West Section 19 Final Plat**
- 7. Texana Center Final Plat**
- 8. Creek Trace at Cross Creek Ranch Section 1 Final Plat**
- 9. West Cross Creek Bend Lane Extension No. 5 Final Plat**
- 10. Skyline Drive Street Dedication Final Plat**
- 11. Tamarron Section 38 Final Plat**
- 12. Creek Trace at Cross Creek Ranch Section 3 Preliminary Plat**
- 13. Creek Trace at Cross Creek Ranch Section 4 Preliminary Plat**
- 14. Jordan Ranch Section 17 Preliminary Plat**
- 15. Jordan Ranch Section 18 Preliminary Plat**

The plats, as submitted for consideration, generally meet the requirements set forth in the City's Subdivision Ordinance No. 04-913 and/or 013-1091, which is in alignment with Chapter 21, Texas Local Government Code. Plat comments noted in the City Engineer's report are provided in support of the rules and regulations governing plats and subdivisions of land within the City's territorial limits and the extra territorial jurisdiction to promote safe, orderly, and healthful development of the City.

RECOMMENDATION

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



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

Subdivision/Development Platting Application

Date: 5/29/2019 Date Received by the City of Fulshear: _____

Subdivision: West Firethorne Road Sec. 2 Development: Firethorne
 Street Dedication

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: A subdivision of 1.579 acres of land out of the J.D. Vermillion Survey, A-339, Fort Bend County, Texas

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

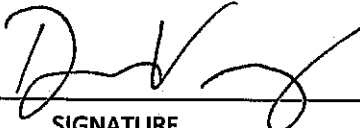
Total Acreage: 1.579
 Number of Streets: 1
 Number of Lots: 0
 Number and Types of Reserves: 2- Landscape/Open Space
 Total Acres in Reserve: 0.2659

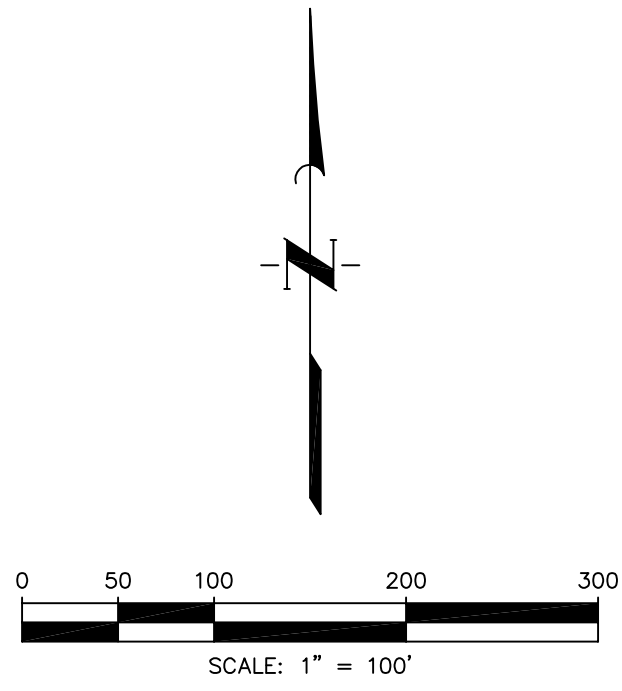
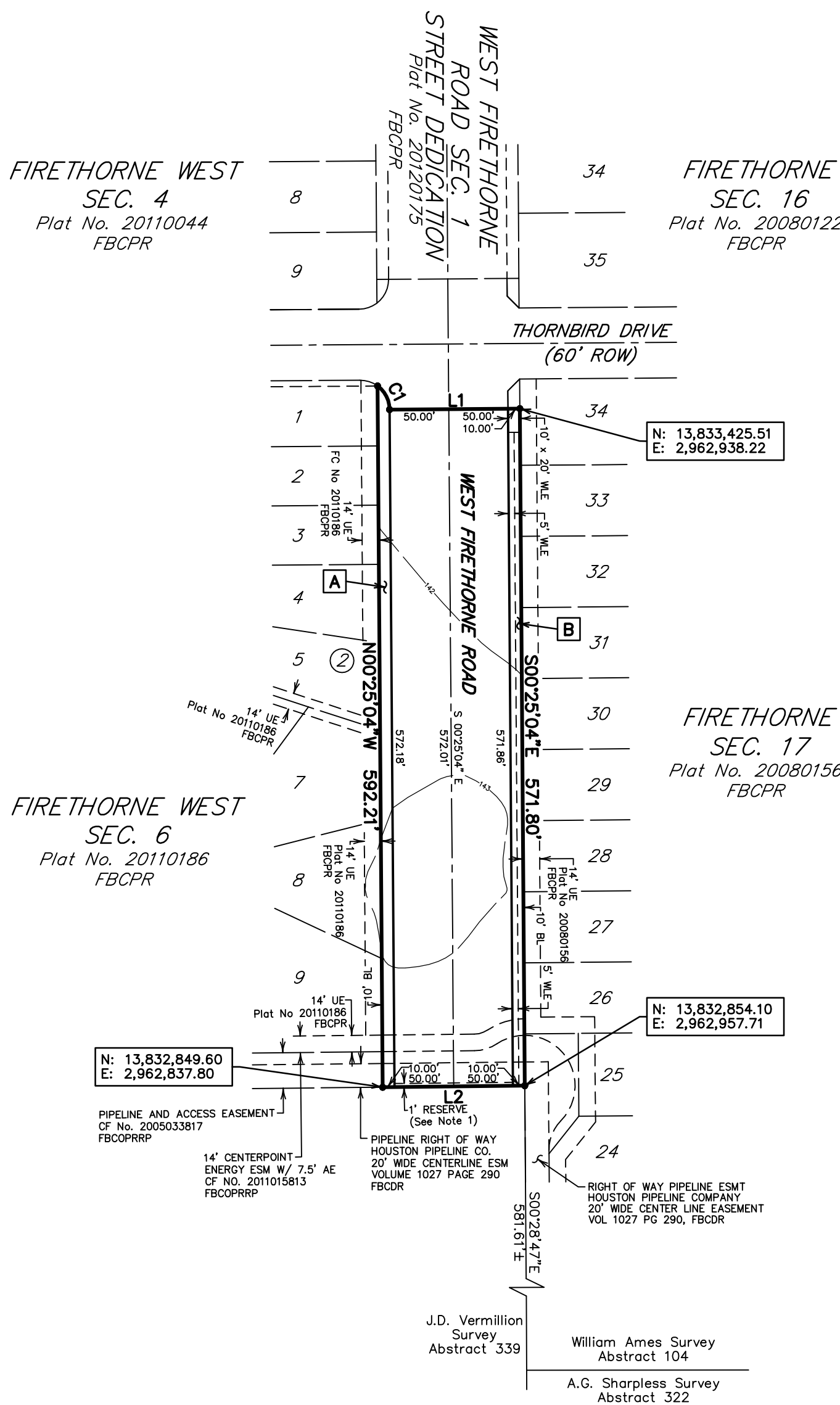
Owner: JDC/Firethorne, Ltd.
 Address: 28100 North Firethorne Road
 City/State: Katy, Texas 77494
 Telephone: 281-395-1440
 Email Address: wcmeyer@firethorne.info

Engineer/Planner: Jones|Carter
 Contact Person: Dan Valdez
 Telephone: 832-913-4000
 Fax Number: 832-913-4001
 Email Address: dvaldez@jonescarter.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$549.48</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.

 Daniel A. Valdez, Planner 5/29/2019
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE



- A RESTRICTED RESERVE "A"**
Restricted to Landscape / Open Space
Purposes Only
0.1346 Acres
5,862 Sq Ft
- B RESTRICTED RESERVE "B"**
Restricted to Landscape / Open Space
Purposes Only
0.1313 Acres
5,718 Sq Ft

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	53°07'48"	23.18'	S26°58'58"E	22.36'	12.50'

LINE	BEARING	DISTANCE
L1	N89°34'56"E	110.00'
L2	S89°23'17"W	120.00'

STATE OF TEXAS §
COUNTY OF FORT BEND §

A METES & BOUNDS description of a certain 1.579 acre tract of land situated in the J. D. Vermillion Survey, Abstract No. 339 in Fort Bend County, Texas; being out of a called 429.590 acre tract conveyed to JDC/Firethorne, Ltd. by Special Warranty Deed as recorded in Clerk's File No. 2005132315 of the Fort Bend County Official Public Records of Real Property, said 1.579 acre tract being more particularly described as follows with all bearings being based on North as obtained with Real Time Kinematics Global Positioning Equipment:

COMMENCING at a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") marking the southwest corner of Firethorne Section 16, plot of which is recorded in Plat No. 20080122 of the Fort Bend County Plat Records, being common with the northwest corner of Firethorne Sec. 17, plot of which is recorded in Plat No. 20080156 of the Fort Bend County Plat Records, also being in the east line of Firethorne West Sec. 4, plot of which is recorded in Plat No. 20110044 of the Fort Bend County Plat Records;

- TENENCE, South 00°25'04" East, along the west line of said Firethorne Sec. 17, being common with the east line of said Firethorne West Sec. 4, 85.00 feet to the POINT OF BEGINNING of the herein described tract;
- TENENCE, South 00°25'04" East, along the west line of said Firethorne Sec. 17 at 528.00 feet passing the southwest corner of said Firethorne Sec. 17, in all a total distance of 571.80 feet to a point for corner;
- TENENCE, South 89°23'17" West, 120.00 feet to a point at the southeast corner of Firethorne West Sec. 6, plot of which is recorded in Plat No. 20110186 of the Fort Bend County Plat Records;
- TENENCE, North 00°25'04" West, along the east line of said Firethorne West Sec. 6, 592.21 feet to a point at the northeast corner of said Firethorne West Sec. 6, and in the south line of the aforementioned Firethorne West Sec. 4, also being the beginning of a non-tangent curve to the right;
- TENENCE, along the south line of said Firethorne West Sec. 4 and along the arc of said non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 53°07'48", an arc length of 23.18 feet, and a long chord bearing South 26°58'58" East, 22.36 feet to a point for corner;
- TENENCE, North 89°34'56" East, continuing along the south line of said Firethorne West Sec. 4, 110.00 feet to the POINT OF BEGINNING, CONTAINING 1.579 acres of land in Fort Bend County, Texas.

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

Steven Jares
Registered Professional Land Surveyor
No. 5317

I, Janet M. Boccus, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County and the City of Fulshear, to the best of my knowledge.

Janet M. Boccus, P.E.
Professional Engineer
No. 90073

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

STATE OF TEXAS §
COUNTY OF FORT BEND COUNTY §

We, JDC/FIRETHORNE, LTD, a Texas limited partnership, by JDC GP, Inc. a Texas Corporation, its general partner acting by and through Wayne C. Meyer, Vice President, hereinafter referred to as Owner of the 1.579 acre tract described in the above and foregoing map of West Firethorne Road Sec. 2 Street Dedication, 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 and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designed 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, Owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designed 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, Owner does hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owner does hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owner does hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operation 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, Owner does hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of West Firethorne Road Sec. 2 Street Dedication 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, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree to shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2014, and any subsequent amendments.

IN TESTIMONY WHEREOF, JDC/FIRETHORNE, LTD, a Texas limited partnership, by JDC GP, Inc. has caused these presents to be signed by Wayne C. Meyer, Vice President, hereunto authorized this _____ day of _____, 2014.

JDC/FIRETHORNE, Ltd., a Texas limited partnership
By: JDC GP, Inc.,
a Texas Corporation,
its general partner
By: Wayne C. Meyer, Vice President

STATE OF TEXAS §
COUNTY OF FORT BEND COUNTY §

BEFORE ME, the undersigned authority, on this day personally appeared Wayne C. Meyer, Vice President of JDC GP, Inc. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2014.

Notary Public in and for the State of Texas

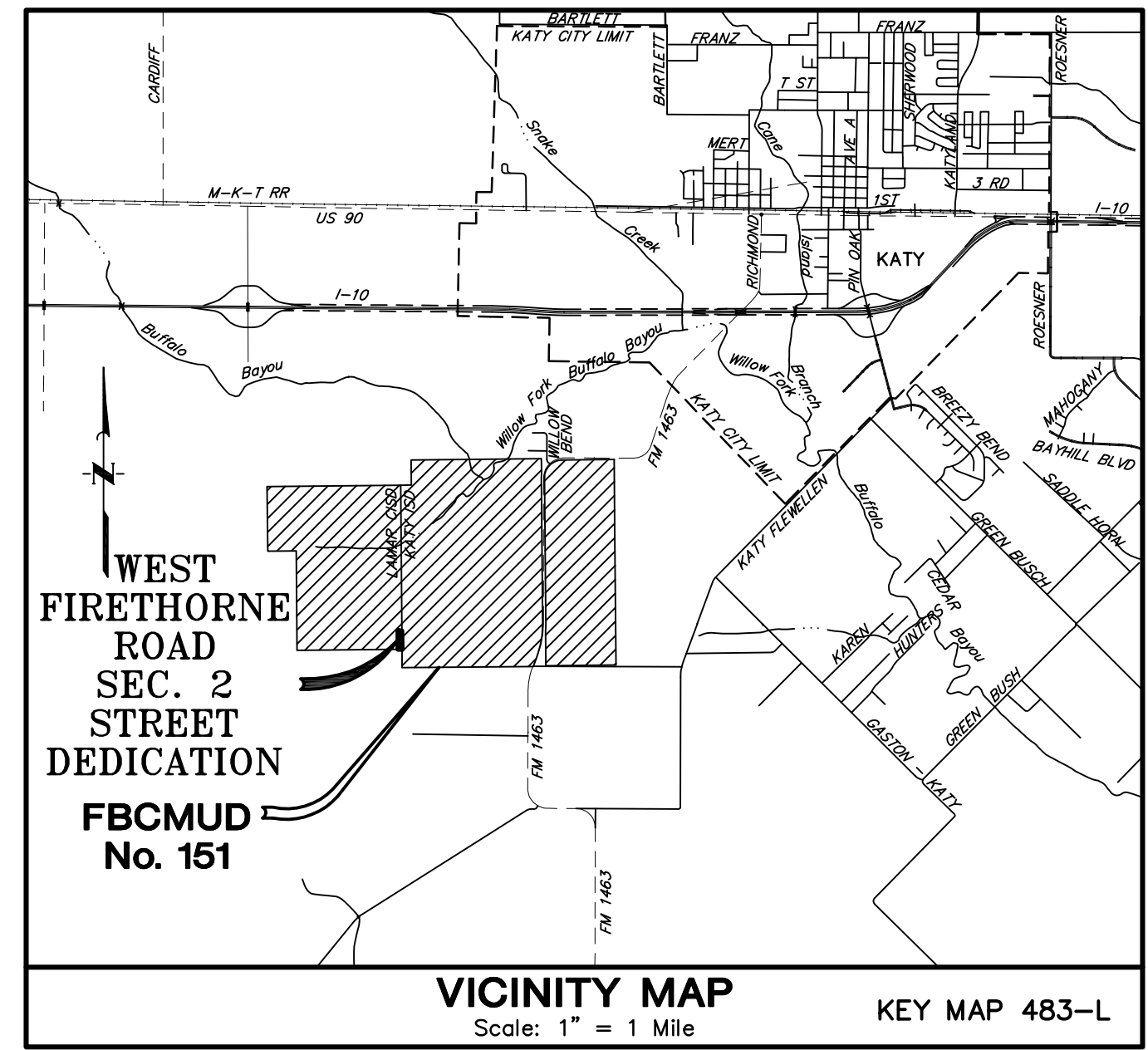
- General Notes
- 1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots where such streets abut adjacent acreage tracts, the condition of such dedicated being that when the adjacent property is subdivided, the one-foot reserve shall remain in a recorded plat and shall be dedicated to the public for street right-of-way purposes and the title fee thereto shall revert to and rest in the dedicator, his heirs, assigns or successors.
 - 2) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - 3) AE "Aerial Easement"
BL "Building Line"
CF "Clerk's File"
DE "Drainage Easement"
Esm "Easement"
FC "Firm Code"
FBDR "Fort Bend County Deed Records"
FBCPR "Fort Bend County Official Public Records of Real Property"
FBCPRP "Fort Bend County Plat Records"
No "Number"
ROW "Right-of-Way"
RSE "Sanitary Sewer Easement"
Sq Ft "Square Feet"
Stm SE "Storm Sewer Easement"
Temp "Temporary"
UE "Utility Easement"
Vol Pg "Volume and Page"
WLE "Waterline Easement"
..... "Block Number"
..... Set 3/4-inch Iron Rod With Cap Stamped "Cotton Surveying" as Per Certification
 - 4) Restricted Reserve "A" is restricted to landscape/open space purposes only.
Restricted Reserve "A" is 0.1346 acres, 5,862 square feet.
Restricted Reserve "B" is restricted to landscape/open space purposes only.
Restricted Reserve "B" is 0.1313 acres, 5,718 square feet.
 - 5) All easements are centered on lot lines unless shown otherwise.
 - 6) All building lines along street rights-of-way are as shown on the plat.
 - 7) All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
 - 8) This tract is located within the extraterritorial jurisdiction of the City of Fulshear, Fort Bend County, Texas, and within Fort Bend County Municipal Utility District No. 151.
 - 9) According to the Flood Insurance Rate Map (FIRM) No. 48157C0105L for Fort Bend County, Texas effective April 2, 2014, this section is located in Unshaded Zone "X" defined as areas determined to be outside the 0.2% annual chance floodplain.
 - 10) All elevations are based on FEMA RM 4. This benchmark is described on FEMA panel number 48157C0015J. A disk set in top of southeast end of southwest abutment of Pin Oak Road Bridge over Willow Fork Buffalo Bayou. ELEVATION = 126.90 FEET NGVD 29, 1987 ADJUSTMENT
 - 11) All bearings shown hereon are based on North as obtained with Real Time Kinematics Global Positioning Equipment.
 - 12) Sidewalks shall be built or caused to be built not less than five 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.
 - 13) This plat is located in lighting zone L23.
 - 14) The Texas State Plane Coordinates, North American Datum 83 (grid) shown hereon are based on National Geodetic Survey Monument Designation - HIGSD 86, PID - AH5411. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.999887647.
 - 15) 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.
 - 16) All pipeline easements within the platted area are shown hereon.

This plat of West Firethorne Road Sec. 2 Street Dedication is approved by the City Planning Commission of the City of Fulshear, Texas this _____ day of _____, 2019.

Amy Pearce, Chairman
Austin Weant, Vice-Chairman

This plat of West Firethorne Road Sec. 2 Street Dedication was approved on _____ by the City of Fulshear Council, 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 County, Texas within six (6) months hereafter.

Aaron Groff, Mayor
Kimberly Kopecky, City Secretary



I, J. Stacy Slawinski, P.E., 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 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., Commissioner, Precinct 1
Grady Prestage, Commissioner, Precinct 2

KP George, County Judge

W.A. "Andy" Meyers, Commissioner, Precinct 3
Ken R. DeMerchant, Commissioner, Precinct 4

I, Laura Richard, County Clerk for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____, 2019 at _____ o'clock _____ in Plat Number(s) _____ of the Plat Records of said County.

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

Laura Richard
Fort Bend County, Texas

By: _____
Deputy

WEST FIRETHORNE ROAD SEC. 2 STREET DEDICATION

A SUBDIVISION OF 1.579 ACRES OF LAND OUT OF THE J. D. VERMILLION SURVEY, A-339 FORT BEND COUNTY, TEXAS

0 LOTS 2 RESERVES 0 BLOCKS

AUGUST 2014

DEVELOPER/OWNER:
JDC/Firethorne, Ltd.
28100 North Firethorne Road
Katy, Texas 77494
(281) 395-1440

ENGINEER:
JC JONES & CARTER, Inc.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
6336 Gulton Dr., Suite 100 Houston, Texas 77061 (713) 777-5337

June 5, 2019

Engineering Review

Final Plat – West Firethorne Road Section 2 Street Dedication
Fort Bend County, Texas

For Information only:

1. This plat will create approximately 571 foot of Right-of-way for West Firethorne Road with a Right-of-way width of 100 foot.
2. The North extension of this plat intersects Thornbird Drive at its South Line.

Recommendations:

I recommend that this Final Plat of West Firethorne Road Section 2 Street Dedication be approved as submitted.

A handwritten signature in black ink, appearing to read "Leyendecker", with a large, stylized initial "C" or "L" to the left.



REVIEW FORM

On September 15, 2014 the Fort Bend County Drainage District reviewed the:


1. Plans

2. Plat West Firethorne Road Sec. 2 Street Dedication

3. Permit

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

The proposed development appears to meet the minimum requirements of the Fort Bend County Drainage Criteria Manual. The proposed development lies within Fort Bend County MUD No. 151. The attached approval letter from the FBCMUD No. 151 engineer acknowledges detention capacity and outfall are available for this section of development.


Reviewed by:


Signature of Department Head

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

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



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: 5/29/2019 Date Received by the City of Fulshear: _____
 Subdivision: Firethorne West Sec. 15 Development: Firethorne

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: A subdivision of 17.50 acres of land out of the J.D. Vermillion Survey, A-339, Fort Bend County, Texas

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

Total Acreage: 17.50
 Number of Streets: 4
 Number of Lots: 65
 Number and Types of Reserves: 2- Water Well & Drainage
 Total Acres in Reserve: 0.2622

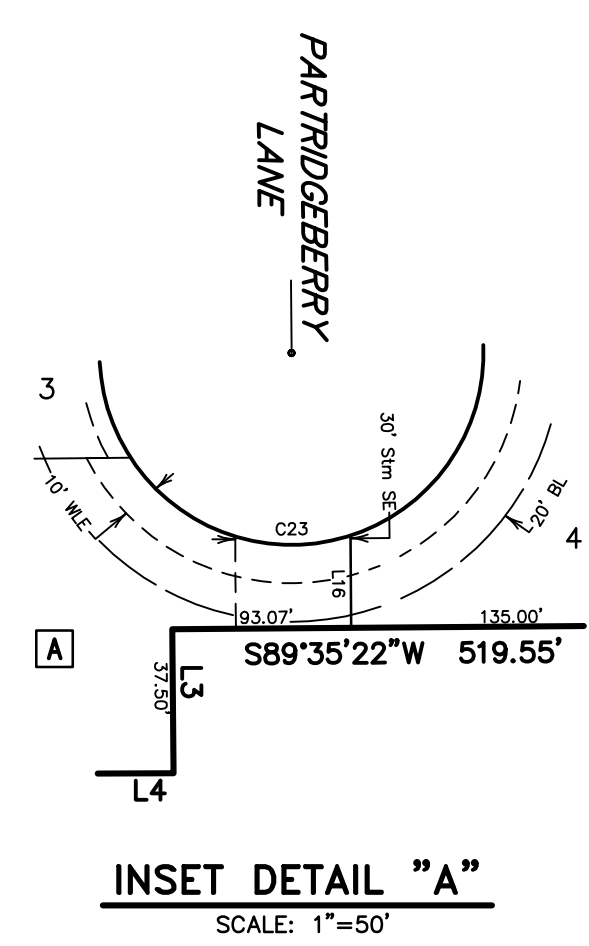
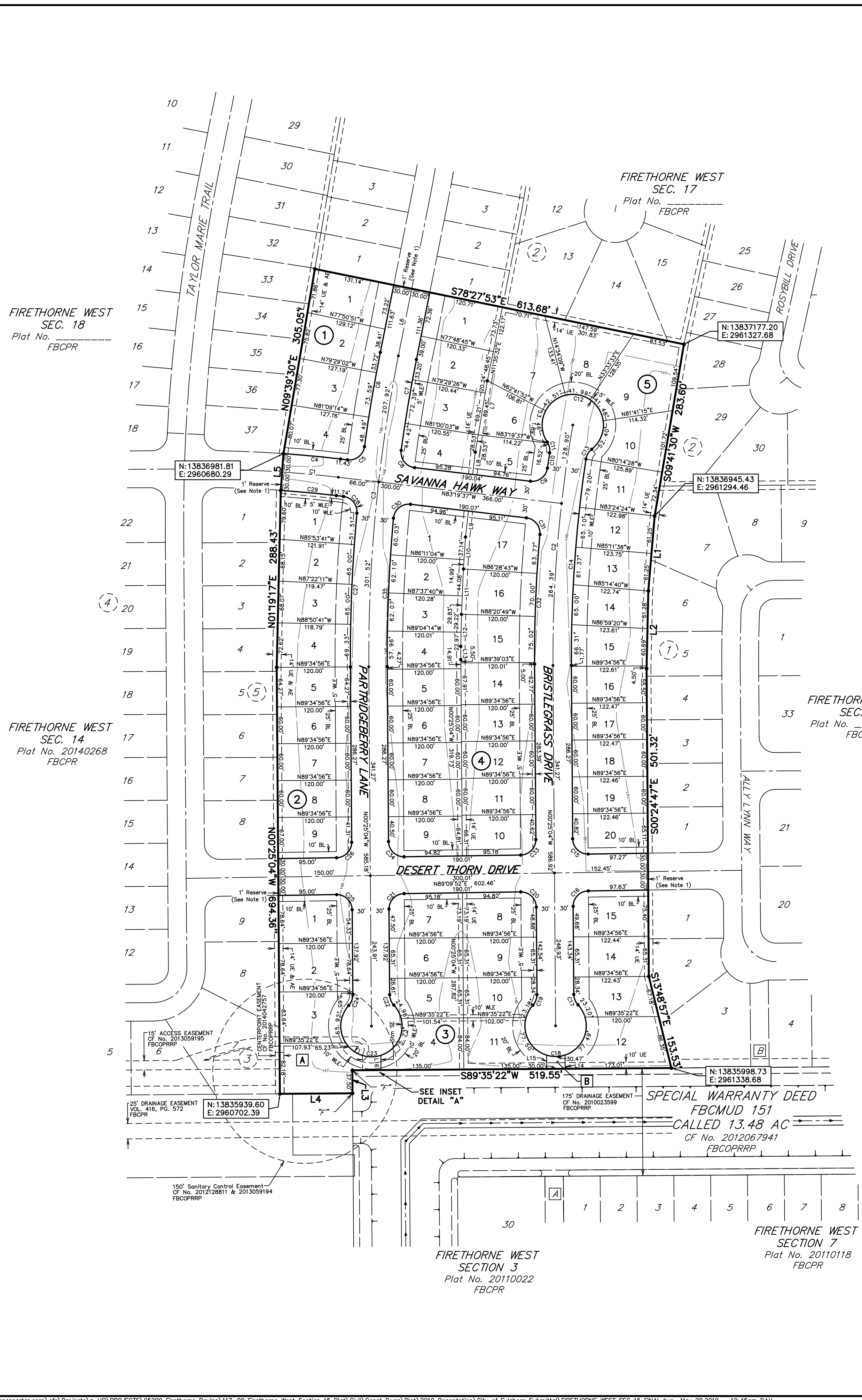
Owner: JDC/Firethorne, Ltd.
 Address: 28100 North Firethorne Road
 City/State: Katy, Texas 77494
 Telephone: 281-395-1440
 Email Address: wcmeyer@firethorne.info

Engineer/Planner: Jones|Carter
 Contact Person: Dan Valdez
 Telephone: 832-913-4000
 Fax Number: 832-913-4001
 Email Address: dvaldez@jonescarter.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$1,272.50
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.

Daniel A. Valdez, Planner 5/29/2019
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

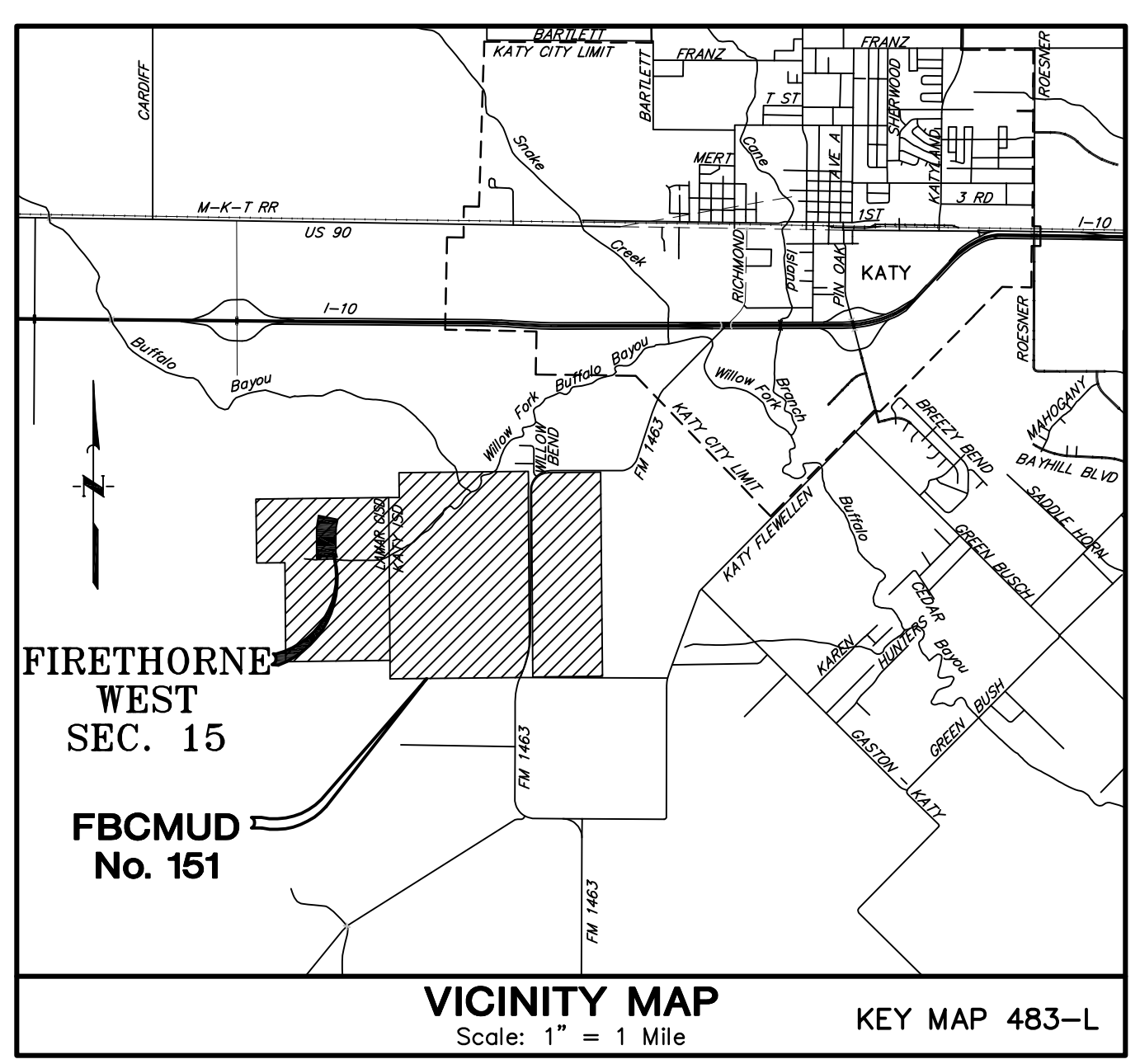
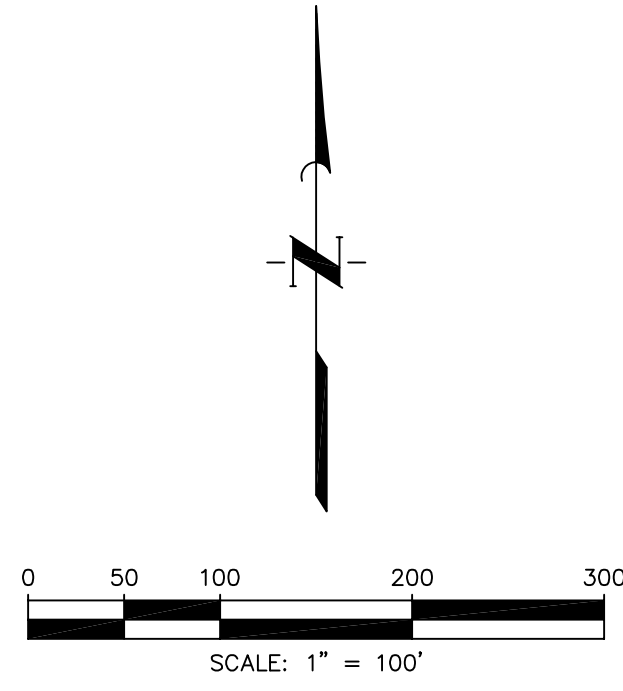


A RESTRICTED RESERVE "A"
 Restricted to Water Well &
 Drainage Purposes Only
 0.2479 AC
 10,799 Sq Ft

B RESTRICTED RESERVE "B"
 Restricted to Drainage
 Purposes Only
 0.0143 AC
 623 Sq Ft

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	2008.61'	2°37'37"	92.09'	N64°38'25"W	92.09'	46.06'
C2	2195.00'	10°15'58"	393.29'	N04°42'55"E	392.76'	197.17'
C3	2495.00'	11°41'56"	509.44'	N05°25'54"E	508.55'	255.61'
C4	2038.61'	2°37'37"	93.47'	N84°38'25"W	93.46'	46.74'
C5	25.00'	88°55'36"	38.80'	N52°12'34"E	35.02'	24.54'
C6	2525.00'	3°32'07"	155.79'	N09°30'48"E	155.77'	77.92'
C7	2465.00'	3°29'12"	150.01'	N09°32'15"E	149.99'	75.03'
C8	25.00'	91°07'16"	39.76'	N37°45'59"W	35.70'	25.49'
C9	25.00'	88°47'03"	38.74'	N52°16'52"E	34.98'	24.48'
C10	2225.00'	0°38'41"	25.03'	N08°12'34"E	25.03'	12.52'
C11	25.00'	42°10'49"	18.40'	N12°33'23"W	17.99'	9.64'
C12	50.00'	265°39'31"	231.83'	N80°49'02"W	73.34'	53.94'
C13	25.00'	43°30'42"	18.99'	N30°15'22"E	18.53'	9.98'
C14	2165.00'	8°55'05"	336.98'	N04°02'28"W	336.64'	168.83'
C15	25.00'	90°25'04"	39.45'	N45°37'36"W	35.48'	25.18'
C16	25.00'	89°34'56"	39.09'	N44°22'24"E	35.23'	24.82'
C17	25.00'	42°50'00"	18.69'	N21°50'04"W	18.26'	9.81'
C18	50.00'	265°40'01"	231.84'	N89°34'56"E	73.33'	53.93'
C19	25.00'	42°50'00"	18.69'	N20°59'56"E	18.26'	9.81'
C20	25.00'	90°25'04"	39.45'	N45°37'36"W	35.48'	25.18'
C21	25.00'	89°34'56"	39.09'	N44°22'24"E	35.23'	24.82'
C22	25.00'	42°50'00"	18.69'	N21°50'04"W	18.26'	9.81'
C23	50.00'	265°40'01"	231.84'	N89°34'56"E	73.33'	53.93'
C24	25.00'	42°50'00"	18.69'	N20°59'56"E	18.26'	9.81'
C25	25.00'	90°25'04"	39.45'	N45°37'36"W	35.48'	25.18'
C26	25.00'	89°34'56"	39.09'	N44°22'24"E	35.23'	24.82'
C27	2525.00'	3°41'31"	150.84'	N02°25'41"E	250.73'	125.52'
C28	25.00'	88°36'04"	38.66'	N39°01'35"W	34.92'	24.40'
C29	1978.61'	2°37'37"	90.72'	N84°38'25"W	90.71'	45.37'
C30	25.00'	91°27'44"	39.91'	N50°56'31"E	35.80'	25.65'
C31	25.00'	88°24'52"	38.58'	N39°07'11"W	34.86'	24.32'
C32	2225.00'	5°30'19"	213.79'	N02°20'06"E	213.71'	106.98'
C33	25.00'	89°34'56"	39.09'	N44°22'24"E	35.23'	24.82'
C34	25.00'	90°25'04"	39.45'	N45°37'36"W	35.48'	25.18'
C35	2465.00'	5°37'44"	242.16'	N02°23'48"E	242.07'	121.18'

LINE	BEARING	DISTANCE
L1	S04°48'36"W	122.51'
L2	S01°16'50"W	128.48'
L3	S00°24'38"E	37.50'
L4	S89°35'22"W	118.47'
L5	N04°02'46"E	60.00'
L6	N11°16'52"E	111.49'
L7	N09°34'19"E	117.98'
L8	N06°40'11"E	36.51'
L9	N06°24'56"E	42.56'
L10	N03°37'55"E	52.13'
L11	N02°32'47"E	73.91'
L12	N01°16'22"E	52.19'
L13	N00°28'41"W	21.52'
L14	N00°25'04"W	22.30'
L15	N00°25'04"W	22.30'
L16	N00°24'38"W	24.00'



- General Notes
- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side and end of streets in subdivision plots where such streets abut adjacent acreage tracts, the condition of such dedicated 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 title fee thereto shall revert to and vest in the dedicator, his heirs, assigns or successors.
 - All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
 - All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - AE "Aerial Easement"
 - BL "Building Line"
 - CE "Clerk's File"
 - DE "Drainage Easement"
 - Esm "Easement"
 - FC "Find 3/4\"
 - FC "Fort Bend County Deed Records"
 - FBCDR "Fort Bend County Official Public Records of Real Property"
 - FBCPR "Fort Bend County Plat Records"
 - No "Number"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Stm "Storm Sewer Easement"
 - Temp "Temporary"
 - UE "Utility Easement"
 - Vol "Volume and Page"
 - WLE "Waterline Easement"
 - "Block Number"
 - Set 3/4-inch Iron Rod With Cap Stamped "Cotton Surveying" as Per Certification
 - Restricted Reserve "A" is restricted to Water Well and Drainage purposes only.
 Restricted Reserve "B" is restricted to drainage purposes only.
 Restricted Reserve "B" is 0.0143 acres, 623 square feet.
 - All easements are centered on lot lines unless shown otherwise.
 - All building lines along street rights-of-way are as shown on the plat.
 - All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
 - This tract is located within the extrajurisdictional jurisdiction of the City of Fulshear, Fort Bend County, Texas, and within Fort Bend County Municipal Utility District No. 151.
 - According to the Flood Insurance Rate Map (FIRM) No. 48157C0040L for Fort Bend County, Texas effective April 2, 2014, this section is located in Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance floodplain.
 - The minimum slab elevation for this section shall be 147.5 (NGVD 29, 1987 Adjustment).
 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.
 - All elevations are based on FEMA RM 4. This benchmark is described on FEMA panel number 48157C0010J.
 A disk set in top of southeast end of southwest abutment of Pin Oak Road Bridge over Willow Fork Buffalo Bayou.
 ELEVATION = 126.90 FEET NGVD 29, 1987 ADJUSTMENT
 - All bearings shown hereon are based on North as obtained with Real Time Kinematics Global Positioning Equipment.
 - All sidewalk building lines to be 5' unless otherwise noted.
 - Sidewalks shall be built or caused to be built not less than five 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.
 - This plat is located in lighting zone L23.
 - The Texas State Plane Coordinates, North American Datum 83 (grid) shown hereon are based on National Geographic Survey Monument Designation - HCCSD 66, PID - AW5411. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.999897647.
 - 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.
 - There are no pipeline easements within the platted area.
 - Restricted Reserve "A" will be maintained by Fort Bend County Municipal Utility District No. 151, and Restricted Reserve "B" will be maintained by the Firethorne Community Association, Inc.

FIRETHORNE WEST SEC. 15

A SUBDIVISION OF 17.50 ACRES OF LAND

OUT OF THE
 J.D. VERMILLION SURVEY, A-339
 FORT BEND COUNTY, TEXAS

65 LOTS 2 RESERVES 5 BLOCKS
 MAY 2014

DISTRICT NAMES	
WCID	N/A
MUD	FORT BEND COUNTY MUD NO. 151
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	FULSHEAR ETJ
UTILITIES CO.	CENTERPOINT, CONSOLIDATED COMMUNICATIONS

OWNER:
 Fort Bend County Municipal
 Utility District No. 151
 c/o Allen Boone Humphries Robinson, LLC
 3200 Southwest Fwy, Ste. 2600
 Houston, Texas 77027

DEVELOPER/OWNER:
 JDC/Firethorne, Ltd.
 28100 North Firethorne Road
 Katy, Texas 77494
 (281) 395-1440

ENGINEER:
J.C. JONES & CARTER, Inc.
 ENGINEERS-PLANNERS-SURVEYORS
 6335 Gulfport Dr., Suite 1000 Houston, Texas 77061 (713) 777-5337

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, JDC/FIRETHORNE, LTD. a Texas limited partnership, by JDC GP, Inc. a Texas Corporation, its general partner acting by and through Wayne C. Meyer, Vice President, and Fort Bend County Municipal Utility District No. 151, acting by and through Aaron T. Rendon, President, hereinafter referred to as Owners of the 17.50 acre tract described in the above and foregoing map of Firethorne West Sec. 15, 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 and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designed 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 does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single family residential dwelling units thereon 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 shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting 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, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Firethorne West Sec. 15 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, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, JDC/FIRETHORNE, LTD. a Texas limited partnership, by JDC GP, Inc. has caused these presents to be signed by Wayne C. Meyer, Vice President, hereunto authorized this _____ day of _____, 2014, and Fort Bend County Municipal Utility District No. 151 acting through Aaron T. Rendon, President, this _____ day of _____, 2014.

JDC/FIRETHORNE, Ltd., a Texas limited partnership

By: JDC GP, Inc.
a Texas Corporation,
its general partner

By: _____
Wayne C. Meyer, Vice President

Fort Bend County Municipal Utility District No. 151

By: _____
Aaron T. Rendon, President

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Wayne C. Meyer, Vice President of JDC GP, Inc. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2014.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Aaron T. Rendon, President of Fort Bend County Municipal Utility District No. 151, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2014.

Notary Public in and for the State of Texas

This plat of Firethorne West Sec. 15 is approved by the City Planning Commission of the City of Fulshear, Texas this _____ day of _____, 2019.

Amy Pearce, Chairman Austin Weant, Vice-Chairman

This plat of Firethorne West Sec. 15 was approved on _____ by the City of Fulshear Council, 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 County, Texas within six (6) months hereafter.

Aaron Groff, Mayor Kimberly Kopecky, City Secretary

STATE OF TEXAS §
COUNTY OF FORT BEND §

A METES & BOUNDS description of a certain 17.50 acre tract of land situated in the J.D. Vermillion Survey, Abstract No. 339 in Fort Bend County, Texas; being out of a called 429.590 acre tract of land conveyed to JDC/Firethorne, Ltd. by Special Warranty Deed recorded in Clerk's File No. 2005132315 of the Fort Bend County Official Public Records of Real Property; said 17.50 acre tract being more particularly described as follows with all bearings being based on North as obtained with Global Positioning Equipment:

COMMENCING at a found 3/4-inch iron rod (with cap stamped 'Cotton Surveying') at the northeast corner of said J.D. Vermillion Survey, being common with the southeast corner of the Jesse Thompson Survey, Abstract No. 394, and the northwest corner of the Fort Bend County Municipal Utility District No. 151 Wastewater Treatment Plant plot of which is recorded in Plat No. 20050112 of the Fort Bend County Plat Records and in the west line of the William Ames Survey, Abstract No. 104, from which a found 3/4-inch iron rod (with cap stamped 'Cotton Surveying') bears North 89°24'47" East, 329.58 feet and a found 3/4-inch iron rod (with cap stamped 'Cotton Surveying') bears South 00°25'04" East, 910.21 feet;

THENCE, South 89°24'47" West, along the north line of said called 430.083 acre tract, 2054.23 feet to a point;

THENCE, South 08°32'04" East, 265.95 feet to a point;

THENCE, South 09°39'30" West, 375.06 feet to the POINT OF BEGINNING of the herein described tract;

THENCE, South 78°27'53" East, 613.68 feet to a set 3/4-inch iron rod (with cap stamped 'Cotton Surveying');

THENCE, South 09°41'30" West, 283.60 feet to a set 3/4-inch iron rod (with cap stamped 'Cotton Surveying');

THENCE, South 04°48'36" West, 122.51 feet to a set 3/4-inch iron rod (with cap stamped 'Cotton Surveying');

THENCE, South 01°16'50" West, 126.48 feet to a set 3/4-inch iron rod (with cap stamped 'Cotton Surveying');

THENCE, South 00°24'47" East, 501.32 feet to a set 3/4-inch iron rod (with cap stamped 'Cotton Surveying');

THENCE, South 13°48'57" East, 153.53 feet to a set 3/4-inch iron rod (with cap stamped 'Cotton Surveying');

THENCE, South 89°35'22" West, 519.55 feet to a found 3/4-inch iron rod (with cap stamped 'Cotton Surveying') for the northwest corner of a called 175-foot drainage easement recorded in Clerk's File No. 2010023599 of the Fort Bend County Official Public Records of Real Property;

THENCE, South 00°24'38" East, 37.50 feet along the west line of said drainage easement to a found 3/4-inch iron rod (with cap stamped 'Cotton Surveying');

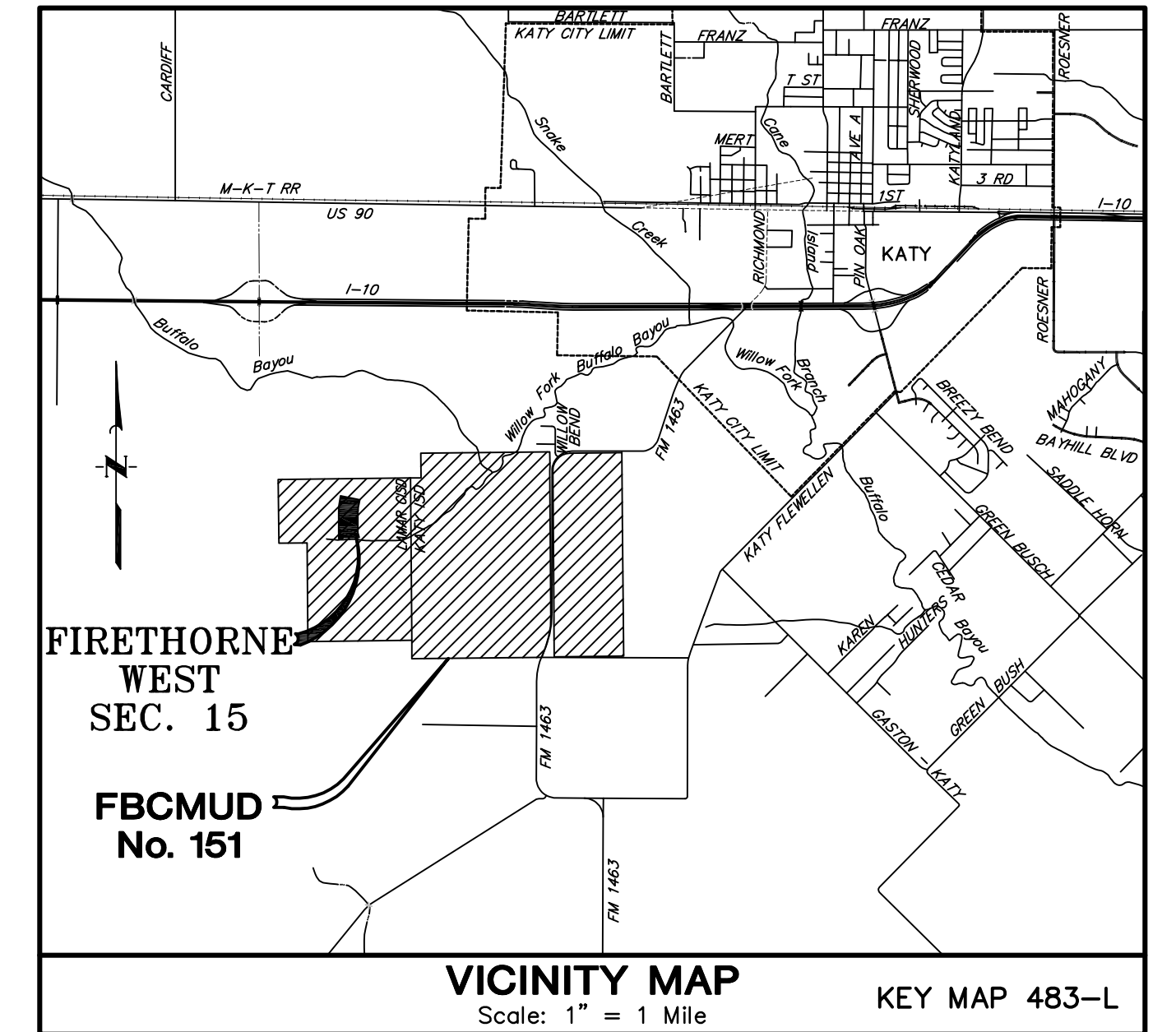
THENCE, South 89°35'22" West, 118.46 feet to a set 3/4-inch iron rod (with cap stamped 'Cotton Surveying');

THENCE, North 00°25'04" West, 694.36 feet to a set 3/4-inch iron rod (with cap stamped 'Cotton Surveying');

THENCE, North 01°19'17" East, 288.43 feet to a set 3/4-inch iron rod (with cap stamped 'Cotton Surveying');

THENCE, North 04°02'46" East, 60.00 feet to a set 3/4-inch iron rod (with cap stamped 'Cotton Surveying');

THENCE, North 09°39'30" East, 305.05 feet to the POINT OF BEGINNING, CONTAINING 17.50 acres of land in Fort Bend County, Texas.



I, J. Stacy Slawinski, P.E., 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 any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E. Date
Fort Bend County Engineer

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

Vincent M. Morales, Jr. Commissioner, Precinct 1 Grady Prestage Commissioner, Precinct 2

KP George County Judge

W.A. "Andy" Meyers Commissioner, Precinct 3 Ken R. DeMerchant Commissioner, Precinct 4

I, Laura Richard, County Clerk for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____, 2019 at _____ o'clock _____ in Plat Number(s) _____ of the Plat Records of said County.

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

Laura Richard Fort Bend County, Texas

By: _____ Deputy

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

Steven Jares Registered Professional Land Surveyor No. 5317

I, Janet M. Baccus, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County and the City of Fulshear, to the best of my knowledge.

Janet M. Baccus, P.E. Professional Engineer No. 90073

FIRETHORNE WEST SEC. 15

A SUBDIVISION OF 17.50 ACRES OF LAND

OUT OF THE J.D. VERMILLION SURVEY, A-339 FORT BEND COUNTY, TEXAS

65 LOTS 2 RESERVES 2 BLOCKS MAY 2014

OWNER: Fort Bend County Municipal Utility District No. 151 205 Allen Boone Humphreys Robinson, LLC 3200 Southwest Fwy., Ste. 2600 Houston, Texas 77027

DEVELOPER/OWNER: JDC/Firethorne, Ltd. 28100 North Firethorne Road Katy, Texas 77494 (281) 395-1440

ENGINEER: JONES & CARTER, INC. ENGINEERS-PLANNERS-SURVEYORS 2000 West Loop South, Suite 1100 Houston, Texas 77058 (713) 774-5237

June 5, 2019

Engineering Review

Final Plat – Firethorne West Section 15
Fort Bend County, Texas

For Information only:

1. This plat will create 65 lots in 5 Blocks with 2 Reserve for a total of 17.50 acres.
2. Average lot size appears to be 60 foot by 120 foot with a 25 foot Front Building Line.
3. Access to this Section is via the extension of Desert Thorn Drive and Savanna Hawk Way from Firethorne West Section 14.
4. Since this subdivision is located in the E.T.J. of the City of Fulshear, it will need approval from both the City and from Fort Bend County.

Recommendations:

I recommend that this Final Plat of Firethorne West Section 15 be approved as submitted.





REVIEW FORM

On July 17, 2014 the Fort Bend County Drainage District reviewed the:

1. Plans Firethorne West Sec. 15

2. Plat Firethorne West Sec. 15

3. Permit

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

The minimum slab elevation for the proposed development shall be 147.50' as detailed in the attached "Minimum Slab Elevation Analysis". The proposed development is within Fort Bend County Municipal Utility District No. 151. The attached no objection letter from the FBCMUD No. 151 engineer acknowledges detention capacity and outfall are available for this section of development.

Reviewed by:

A handwritten signature in black ink, appearing to be "Mark Vogler", written over a horizontal line.

A handwritten signature in black ink, appearing to be "Mark Vogler", written over a horizontal line.

Signature of Department Head

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

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



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: 5/29/2019 Date Received by the City of Fulshear: _____
 Subdivision: Firethorne West Sec. 16 Development: Firethorne

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: A subdivision of 16.95 acres of land out of the J.D. Vermillion Survey, A-339, Fort Bend County, Texas

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

Total Acreage: 16.95

Number of Streets: 5

Number of Lots: 41

Number and Types of Reserves: 6- Landscape, Pipeine, Drill Site, Access Easement, WWTP Access Road, Mailbox/Open Space, Cell Tower and Park

Total Acres in Reserve: 5.6271

Owner: JDC/Firethorne, Ltd.

Address: 28100 North Firethorne Road

City/State: Katy, Texas 77494

Telephone: 281-395-1440

Email Address: wcmeyer@firethorne.info

Engineer/Planner: Jones|Carter

Contact Person: Dan Valdez

Telephone: 832-913-4000

Fax Number: 832-913-4001

Email Address: dvaldez@jonescarter.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE <u>\$1,158.75</u>	
Park Fees (due at Final Plat Application)	_____

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

SIGNATURE

Daniel A. Valdez, Planner
 TYPED OR PRINTED NAME/TITLE

5/29/2019
 DATE

CALLED 316 ACRE TRACT
(FIRST TRACT)
TO R & Y INTERESTS, LTD
BY SPECIAL WARRANTY DEED
CF No. 2011051595
FBCOPRRP

RESTRICTED RESERVE "C"
Restricted to
Landscape Purposes Only
0.1639 AC
7,140 Sq Ft

FUTURE
FIRETHORNE WEST
SECTION 17
Plat No. _____
FBCPR

RESTRICTED RESERVE "A"
Restricted to
Landscape Purposes Only
0.1156 AC
5,035 Sq Ft 45

RESTRICTED RESERVE "B"
Restricted to
Landscape Purposes Only
0.0844 AC
3,675 Sq Ft

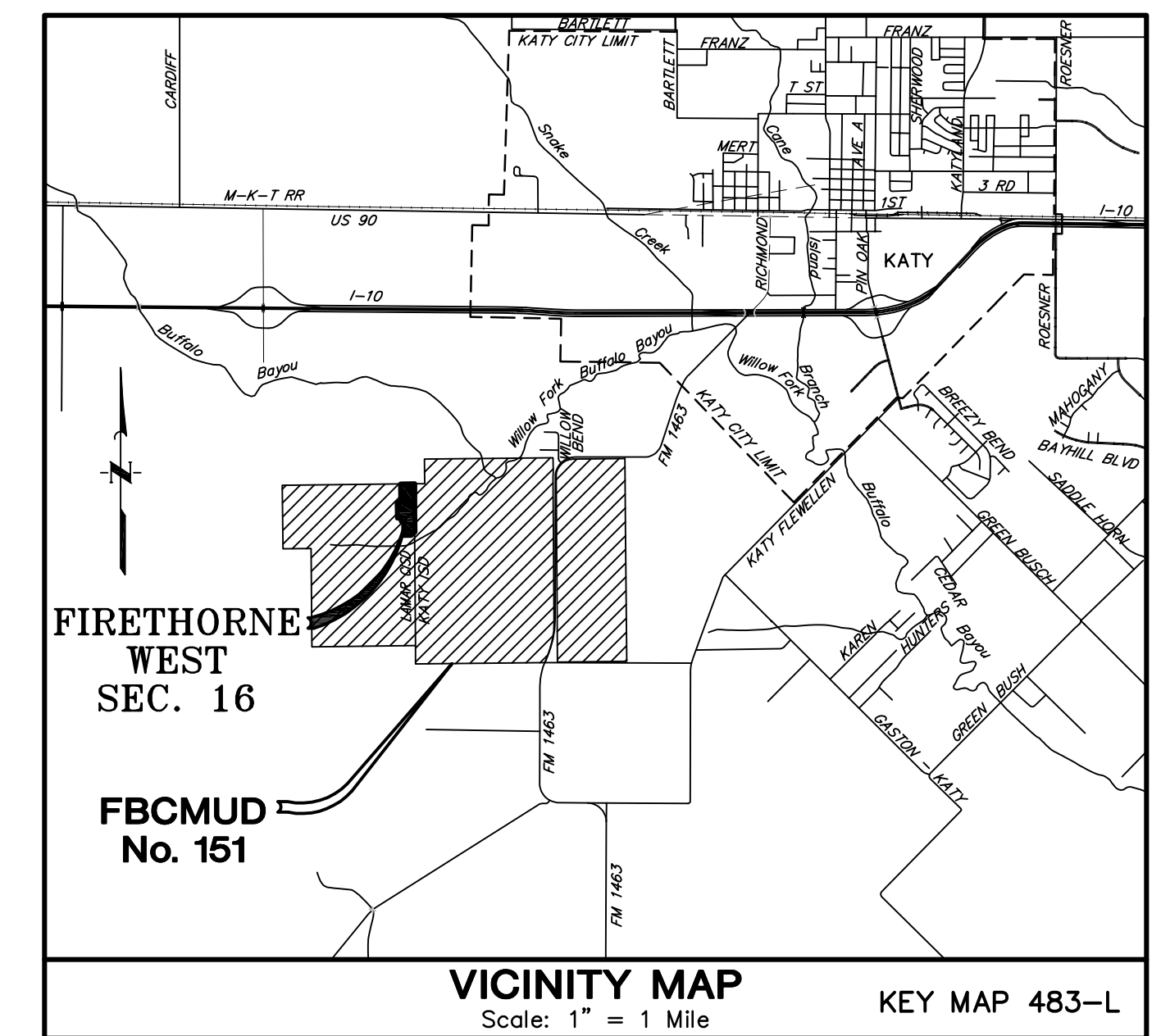
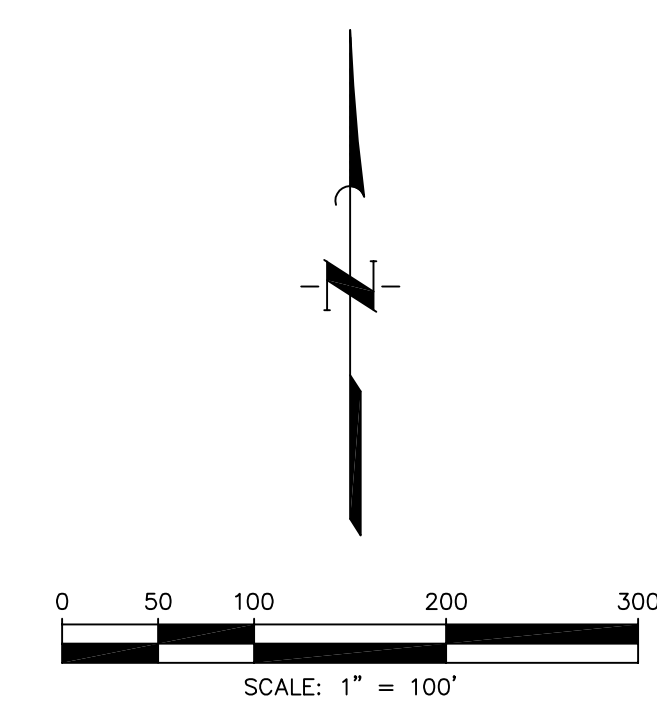
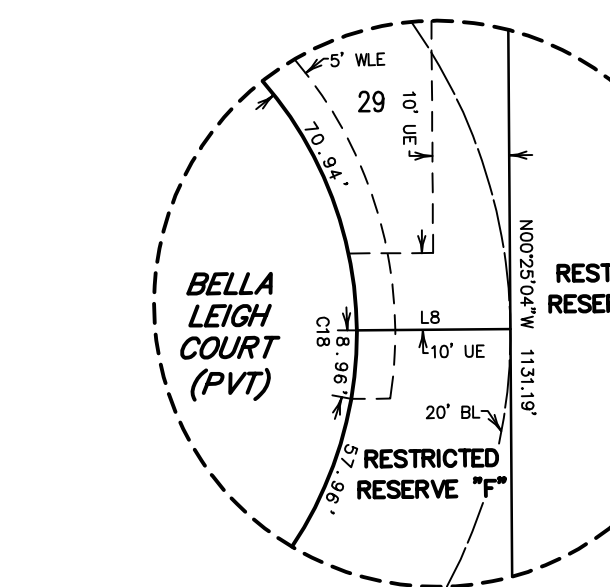
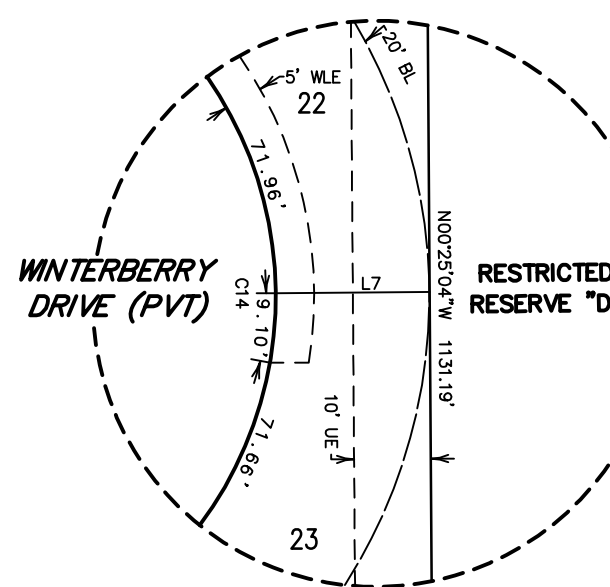
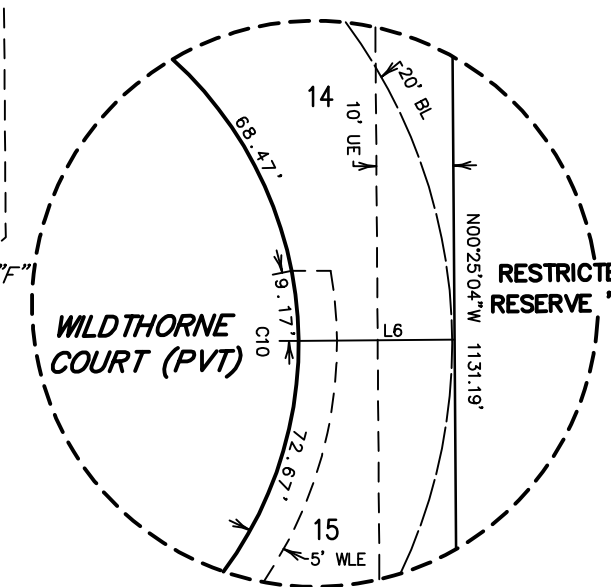
FUTURE
FIRETHORNE WEST
SECTION 19
Plat No. _____
FBCPR

RESTRICTED RESERVE "D"
Restricted to Pipeline, Drill Site, Access Easement
WWP Access Road Purposes Only
4,8960 AC
213,271 Sq Ft

RESTRICTED RESERVE "E"
Restricted to
Mailbox/Open Space Purposes Only
0.1823 AC
7,942 Sq Ft

RESTRICTED RESERVE "F"
Restricted to Cell Tower &
Park Purposes Only
0.1849 AC
8,056 Sq Ft

FIRETHORNE DETENTION POND
Plat No. 20110060
FBCPR



- General Notes
- 1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such adjacent acreage tract, the condition of such dedicated 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 title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
 - 2) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
 - 3) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - 4) AE "Aerial Easement"
BL "Building Line"
CD "Cul-de-sac"
DE "Drainage Easement"
Esm "Easement"
FC "Film Code"
FBCDR "Fort Bend County Deed Records"
FBCOPRRP "Fort Bend County Official Public Records of Real Property"
FBCPR "Fort Bend County Plat Records"
No. "Number"
ROW "Right-of-Way"
SSE "Sanitary Sewer Easement"
Sq Ft "Square Feet"
Stm SE "Storm Sewer Easement"
Temp "Temporary"
UE "Utility Easement"
Vol. & Pg "Volume and Page"
WLE "Waterline Easement"
WWTP "Wastewater Treatment Plant"
..... "Block Number"
 - 5) All easements are centered on lot lines unless shown otherwise.
 - 6) All building lines along street rights-of-way are as shown on the plat.
 - 7) All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
 - 8) This tract is located within the extraterritorial jurisdiction of the City of Fulshear, Fort Bend County, Texas, and within Fort Bend County Municipal Utility District No. 51.
 - 9) According to the Flood Insurance Rate Map (FIRM) No. 48157C0040L for Fort Bend County, Texas effective April 2, 2014, this section is located in Shaded Zone "X", which includes areas of 0.2% annual chance flood.
 - 10) The minimum slab elevation for this section shall be 147.5 (NGVD 29, 1987 Adjustment). The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
 - 11) All elevations are based on FEMA RM 4. This benchmark is described on FEMA panel number 48157C00151. A disk set in top of southeast end of southwest abutment of Pin Oak Road Bridge over Willow Fork Buffalo Bayou. ELEVATION = 126.90 FEET NGVD 29, 1987 ADJUSTMENT
 - 12) All bearings shown hereon are based on North as obtained with Real Time Kinematics Global Positioning Equipment.
 - 13) All sidelist building lines to be 5' unless otherwise noted.
 - 14) Sidewalks shall be built or caused to be built not less than five 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.
 - 15) This plat is located in lighting zone L23.
 - 16) The Texas State Plane Coordinates, North American Datum 83 (grid) shown hereon are based on National Geodetic Survey Monument Designation = H0550 66, PID = A95411. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.99987647.
 - 17) 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.
 - 18) All pipeline easements within the platted area are shown hereon.
 - 19) The Firethorne Community Association, Inc. will own and maintain all drainage easements and drainage reserves.
 - 20) This subdivision contains one or more permanent access easements that have not been dedicated to or accepted by Fort Bend County or any other local government agency as public rights-of-way. Fort Bend County has no obligation, nor does any other local government agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

LINE	BEARING	DISTANCE
L1	S89°34'56"W	74.57'
L2	N00°34'21"W	21.61'
L3	N89°24'27"E	110.00'
L4	N45°35'13"W	1.57'
L5	N34°20'18"E	20.11'
L6	N89°34'56"E	20.30'
L7	N89°34'56"E	20.04'
L8	N89°34'56"E	20.00'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1940.00'	02°28'02"	83.54'	N01°49'14"W	83.53'	41.78'
C2	55.00'	90°00'00"	86.39'	N44°24'47"E	77.78'	55.00'
C3	55.00'	90°00'00"	86.39'	N45°35'13"W	77.78'	55.00'
C4	25.00'	90°00'00"	39.28'	N45°34'47"E	35.36'	25.00'
C5	25.00'	90°00'00"	39.27'	N44°24'47"E	35.36'	25.00'
C6	25.00'	21°02'22"	9.18'	N11°06'24"W	9.13'	4.64'
C7	50.00'	133°20'09"	116.36'	N45°02'29"E	91.82'	115.92'
C8	25.00'	28°19'16"	12.36'	N82°27'04"W	12.23'	6.31'
C9	25.00'	42°50'00"	18.69'	N67°59'47"E	18.26'	9.81'
C10	50.00'	265°40'01"	231.84'	N00°35'13"W	73.33'	53.93'
C11	25.00'	42°50'00"	18.69'	N69°10'13"W	18.26'	9.81'
C12	25.00'	90°00'00"	39.27'	N45°35'13"W	35.36'	25.00'
C13	25.00'	42°50'00"	18.69'	N67°59'47"E	18.26'	9.81'
C14	50.00'	265°40'01"	231.84'	N00°35'13"W	73.33'	53.93'
C15	25.00'	42°50'00"	18.69'	N69°10'13"W	18.26'	9.81'
C16	25.00'	90°00'00"	39.27'	N44°24'47"E	35.36'	25.00'
C17	25.00'	42°50'00"	18.69'	N67°59'47"E	18.26'	9.81'
C18	50.00'	265°40'01"	231.84'	N00°35'13"W	73.33'	53.93'
C19	25.00'	42°50'00"	18.69'	N69°10'13"W	18.26'	9.81'
C20	25.00'	49°47'25"	21.73'	N64°31'04"E	21.05'	11.60'
C21	50.00'	166°29'43"	145.29'	N57°07'47"W	99.31'	422.30'
C22	25.00'	26°42'17"	11.65'	N12°45'56"E	11.55'	5.93'
C23	25.00'	90°00'00"	39.27'	N45°35'13"W	35.36'	25.00'
C24	25.00'	89°59'07"	39.26'	N44°25'13"E	35.35'	24.99'
C25	85.00'	6°01'28"	8.94'	N86°24'03"E	8.93'	4.47'

FIRETHORNE WEST SEC. 16

A SUBDIVISION OF 16.95 ACRES OF LAND
OUT OF THE
J.D. VERMILLION SURVEY, A-339
FORT BEND COUNTY, TEXAS

41 LOTS 6 RESERVES 1 BLOCK
APRIL 2014

OWNER:
Firethorne Community Association, Inc.
28100 North Firethorne Road
Katy, Texas 77494
(281) 693-0003

DEVELOPER/OWNER:
JDC/Firethorne, Ltd.
28100 North Firethorne Road
Katy, Texas 77494
(281) 395-1440

ENGINEER:
J.C. JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
8335 Calhoun Dr., Suite 100 Houston, Texas 77061 (713) 773-6337

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, JDC/FIRETHORNE, LTD, a Texas limited partnership, by JDC GP, Inc. a Texas Corporation, its general partner acting by and through Wayne C. Meyer, Vice President, and Firethorne Community Association, Inc., acting by and through Wayne C. Meyer, President, hereinafter referred to as Owners of the 16.95 acre tract described in the above and foregoing map of Firethorne West Sec. 16, 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 hereon 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 does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designed 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 does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements; from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single family residential dwelling units thereon 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 shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting 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, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Firethorne West Sec. 16 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, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

The roads and streets in this subdivision are not dedicated to the public and we do hereby dedicate same as easements for the use and benefit of all purchasers or owners of lots fronting thereon or adjacent thereto, which easements shall include rights of ingress, egress, and passage over and along such streets in favor of JDC/FIRETHORNE, LTD., its successors and assigns, its invitees, designees, and successors-in-title, to each lot shown hereon, and in favor of the invitees and designees of each successor-in-title to each lot shown hereon, but not in favor of the public. However, JDC/FIRETHORNE, LTD. does hereby reserve unto itself, its successors and assigns, the right to dedicate the roads and streets in this subdivision to the public and/or grant additional ingress and egress easements thereon without the joinder of any lot owner or other parties. Notwithstanding the fact that the roads and streets in this subdivision are not dedicated to the public, the law enforcement officers of Fort Bend County, Texas, the State of Texas, other official law enforcement bodies, fire department officials and fire protection personnel, vehicles, and equipment are hereby expressly given the right to enter upon the roads and streets in the subdivision to enforce all applicable regulations and laws and to protect the safety of the residents and their property.

IN TESTIMONY WHEREOF, JDC/FIRETHORNE, LTD, a Texas limited partnership, by JDC GP, Inc. has caused these presents to be signed by Wayne C. Meyer, Vice President, hereunto authorized this _____ day of _____, 2014, and Firethorne Community Association, Inc., acting through Wayne C. Meyer, President, this _____ day of _____, 2014.

JDC/FIRETHORNE, Ltd., a Texas limited partnership

By: JDC GP, Inc.
a Texas Corporation,
its general partner

By: _____
Wayne C. Meyer, Vice President

Firethorne Community Association, Inc.

By: _____
Wayne C. Meyer, President

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Wayne C. Meyer, Vice President of JDC GP, Inc. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2014.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Wayne C. Meyer, President of Firethorne Community Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2014.

Notary Public in and for the State of Texas

This plat of Firethorne West Sec. 16 is approved by the City Planning Commission of the City of Fulshear, Texas this _____ day of _____, 2019.

Amy Pearce, Chairman

Austin Weant, Vice-Chairman

This plat of Firethorne West Sec. 16 was approved on _____ by the City of Fulshear Council, 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 County, Texas within six (6) months hereafter.

Aaron Groff, Mayor

Kimberly Kopecky, City Secretary

STATE OF TEXAS §
COUNTY OF FORT BEND §

A METES & BOUNDS description of a certain 16.95 acre tract of land situated in the J.D. Vermillion Survey, Abstract No. 339 in Fort Bend County, Texas; being out of a called 429.590 acre tract of land conveyed to JDC/Firethorne, Ltd. by Special Warranty Deed recorded in Clerk's File No. 2005132315 of the Fort Bend County Official Public Records of Real Property; said 16.95 acre tract being more particularly described as follows with all bearings being based on North as obtained with Real Time Kinematics Global Positioning Equipment;

BEGINNING at a 3/4-inch iron pipe (with cap stamped "Cotton Surveying") found marking the northeast corner of said 429.590 acre tract, same being a common corner of said J.D. Vermillion Survey, Abstract No. 339, the Jesse Thompson Survey, Abstract No. 394 and the William Ames Survey, Abstract No. 104, same being on the south line of a called 316 acre tract recorded in Volume 262, Page 419 of the Fort Bend County Deed Records, same being the northwest corner of Restricted Reserve "A", Fort Bend County Municipal Utility District No. 151 Wastewater Treatment Plant (10.448 acres) recorded in Plat No. 20050112 of the Fort Bend County Plat Records, same being in the north line of a 60-foot Exxon Corporation multipurpose easement recorded in Volume 1863, Page 2135 of the Fort Bend County Deed Records;

THENCE, South 00°25'04" East, along the common line of said J.D. Vermillion Survey, Abstract No. 339 and said William Ames Survey, Abstract No. 104, same being the common line of said 429.590 acre tract and said Restricted Reserve "A" (10.448 acres), at 60.00 feet passing the south line of said 60-foot multipurpose easement, at 910.21 feet passing a 3/4-inch iron rod (with cap stamped "Cotton Surveying") found, same being a common corner of said Restricted Reserve "A" (10.448 acres) and Restricted Reserve "A", Firethorne Detention Pond (79.0 acres) recorded in Plat No. 20110060 of the Fort Bend County Plat Records, at 1191.28 feet passing the northeast corner of a called 3.500 acre Drill Site recorded in Clerk's File No. 2005101368 of the Fort Bend County Official Public Records of Real Property, continuing in all 1527.59 feet to a 3/4-inch iron rod (with cap stamped "Cotton Surveying") found for the southeast corner of said 3.500 acre tract, same being in the northerly line of a 170-foot Drainage Easement recorded in Clerk's File No. 2010023599 of the Fort Bend County Official Public Records of Real Property;

THENCE, South 49°11'21" West, 167.22 feet along the common line of said 3.500 acre tract and the northerly line of said 170-foot Drainage Easement to a 3/4-inch iron rod (with cap stamped "Cotton Surveying") found for an angle point of said 3.500 acre tract, same being the most easterly corner of Restricted Reserve "A" (0.8889 acre), West Firethorne Road Sec. 4 Street Dedication, plat of which is recorded in Plat No. 20120176 of the Fort Bend County Plat Records;

THENCE, South 89°34'56" West, 231.02 feet along the common line of said 3.500 acre tract and a reentrant line of said Restricted Reserve "A" (0.8889 acre) to a 3/4-inch iron rod (with cap stamped "Cotton Surveying") found for the southwest corner of said 3.500 acre tract, same being a common corner of said Restricted Reserve "A" (0.8889 acre) and Restricted Reserve "B" (0.6082 acre) recorded in Plat No. 20120176 of the Fort Bend County Plat Records;

THENCE, North 00°25'04" West, 444.67 feet along the westerly line of said 3.500 acre tract and the most easterly line of said Restricted Reserve "B" (0.6082 acre) to a 3/4-inch iron rod (with cap stamped "Cotton Surveying") found for a common corner of said 3.500 acre tract, and said Restricted Reserve "B" (0.6082 acre);
THENCE, South 89°34'56" West, 74.57 feet along a reentrant line of said Restricted Reserve "B" (0.6082 acre) to a 3/4-inch iron rod (with cap stamped "Cotton Surveying") found at the beginning of a curve to the right;

THENCE, along a common easterly line of aforementioned West Firethorne Road Sec. 4 Street Dedication, and said Restricted Reserve "B" (0.6082 acre) and the arc of said curve to the right, having a radius of 1940.00 feet, a central angle of 02°28'02", an arc length of 83.54 feet, and a long chord bearing North 01°49'14" West, 83.53 feet to a 3/4-inch iron rod (with cap stamped "Cotton Surveying") found;

THENCE, North 00°34'21" West, 21.61 feet, continuing along said common line to 3/4-inch iron rod (with cap stamped "Cotton Surveying") found for the common northeast corner of said West Firethorne Road Sec. 4 Street Dedication and said Restricted Reserve "B" (0.6082 acre);

THENCE, South 89°24'47" West, along the north line of said West Firethorne Road Sec. 4 Street Dedication, at 10.00 feet pass a 3/4-inch iron rod (with cap stamped "Cotton Surveying") found for the northwest corner of said of said Restricted Reserve "B" (0.6082 acre), at 110.00 feet pass a 3/4-inch iron rod (with cap stamped "Cotton Surveying") found marking the northeast corner of Restricted Reserve "C" (0.0055 acre) of said West Firethorne Road Sec. 4 Street Dedication, and continuing in all 120.00 feet to the common northwest corner of said West Firethorne Road Sec. 4 Street Dedication and said Restricted Reserve "C" (0.0055 acre) to a 3/4-inch iron rod (with cap stamped "Cotton Surveying") found ;

THENCE, North 00°34'20" West, 503.53 feet to a 3/4-inch iron rod (with cap stamped "Cotton Surveying") set;

THENCE, North 89°24'47" East, 110.00 feet to a 3/4-inch iron rod (with cap stamped "Cotton Surveying") set;

THENCE, North 00°34'20" West, at 521.35 feet pass the south line of the aforementioned 60-foot multipurpose easement, and continuing in all 581.35 feet to a 3/4-inch iron rod (with cap stamped "Cotton Surveying") set in the common line of the aforementioned said J.D. Vermillion Survey, Abstract No. 339, the Jesse Thompson Survey, Abstract No. 394, same being in the aforementioned common line of said 429.590 acre tract and said 316 acre tract, and being referenced by a one inch iron pipe found (disturbed) at the base of an old fence post (remains), said iron pipe bearing South 89°24'47" West, 4068.22 feet and marking the northwest corner of said 429.590 acre tract;

THENCE, North 89°24'47" East, 447.98 feet along the common line of said J.D. Vermillion Survey, Abstract No. 339, the Jesse Thompson Survey, Abstract No. 394, same being the aforementioned common line of said 429.590 acre tract and said 316 acre tract to the POINT OF BEGINNING, CONTAINING 16.95 acres or land in Fort Bend County, Texas.

I, J. Stacy Slawinski, P.E., 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 any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E.
Fort Bend County Engineer

Date

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

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

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

Ken R. DeMerchant
Commissioner, Precinct 4

I, Laura Richard, County Clerk for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____, 2019 at _____ o'clock _____ in Plat Number(s) _____ of the Plat Records of said County.

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

Laura Richard
Fort Bend County, Texas

By: _____
Deputy

FIRETHORNE WEST SEC. 16

A SUBDIVISION OF 16.95 ACRES OF LAND
OUT OF THE
J. D. VERMILLION SURVEY, A-339
FORT BEND COUNTY, TEXAS

41 LOTS 6 RESERVES 1 BLOCK
APRIL 2014

OWNER:
Firethorne Community Association, Inc.
28100 North Firethorne Road
Katy, Texas 77494
(281) 693-0003

DEVELOPER/OWNER:
JDC/Firethorne, Ltd.
28100 North Firethorne Road
Katy, Texas 77494
(281) 395-1440

ENGINEER:
JONES & CARTER, i.e.
ENGINEERS • PLANNERS • SURVEYORS
2005 Gulton Dr., Suite 100 Houston, Texas 77061 (713) 777-5337

June 5, 2019

Engineering Review

Revised Final Plat –Firethorne West Section 16
Fort Bend County, Texas

For Information only:

1. This plat will create 41 lots in one (1) Block and six (6) Reserves that cover a total of 16.95 acres.
2. The Reserves range in size from 0.08 acres to 4.89 acres and are scheduled to be used for a Cell Tower, Park, Pipeline and Wastewater Treatment Plant access and Landscaping.
3. Access to this section is via Winterberry Drive (a private street) from West Firethorne Road (100 foot width). This section is planned to be gated.
4. All of the streets and the utilities in this section are shown to be private.

Recommendations:

I recommend that this Final Plat of Firethorne West Section 16 be approved with the following corrections/additions:

- A) Restricted Reserve "D" needs to be shown in several locations especially in the area of the Drill Site to ensure that the future home owners understand that their lots back up to a Drill Site.
- B) A Reserve Table should be included on the face of the plat.





REVIEW FORM

On January 13, 2014 the Fort Bend County Drainage District reviewed the:

1. Plans Firethorne West Sec. 16

2. Plat Firethorne West Sec. 16

3. Permit _____

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

The minimum slab elevation for the proposed development shall be 147.50' as detailed in the attached "Minimum Slab Elevation Analysis". The proposed development is within Fort Bend County Municipal Utility District No. 151. The attached no objection letter from the FBCMUD No. 151 engineer acknowledges detention capacity and outfall are available for this section of development.

Reviewed by: _____

Mark Visher
Signature of Department Head

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

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



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: 5/29/2019 Date Received by the City of Fulshear: _____
 Subdivision: Firethorne West Sec. 17 Development: Firethorne

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: A subdivision of 31.72 acres of land out of the J.D. Vermillion Survey, A-339, Fort Bend County, Texas

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

Total Acreage: 31.72

Number of Streets: 8

Number of Lots: 111

Number and Types of Reserves: 4- Pipeline and access

Total Acres in Reserve: 2.3553 easement, Landscape, Mailbox/Open Space

Owner: JDC/Firethorne, Ltd.

Address: 28100 North Firethorne Road

City/State: Katy, Texas 77494

Telephone: 281-395-1440

Email Address: wcmeyer@firethorne.info

Engineer/Planner: Jones|Carter

Contact Person: Dan Valdez

Telephone: 832-913-4000

Fax Number: 832-913-4001

Email Address: dvaldez@jonescarter.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE \$1,868.00	
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

Daniel A. Valdez, Planner

TYPED OR PRINTED NAME/TITLE

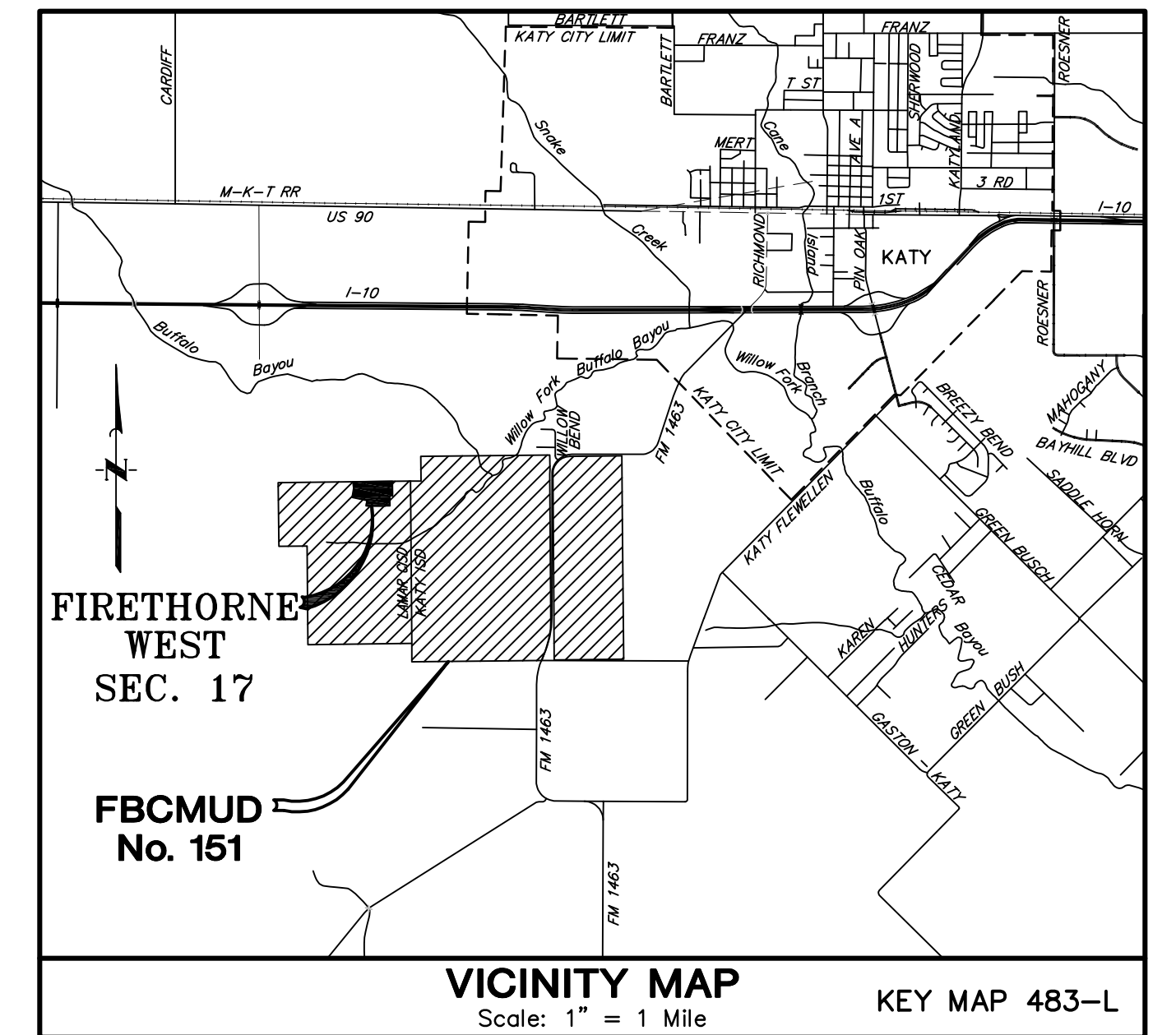
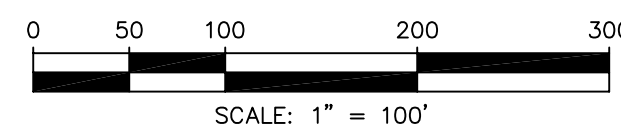
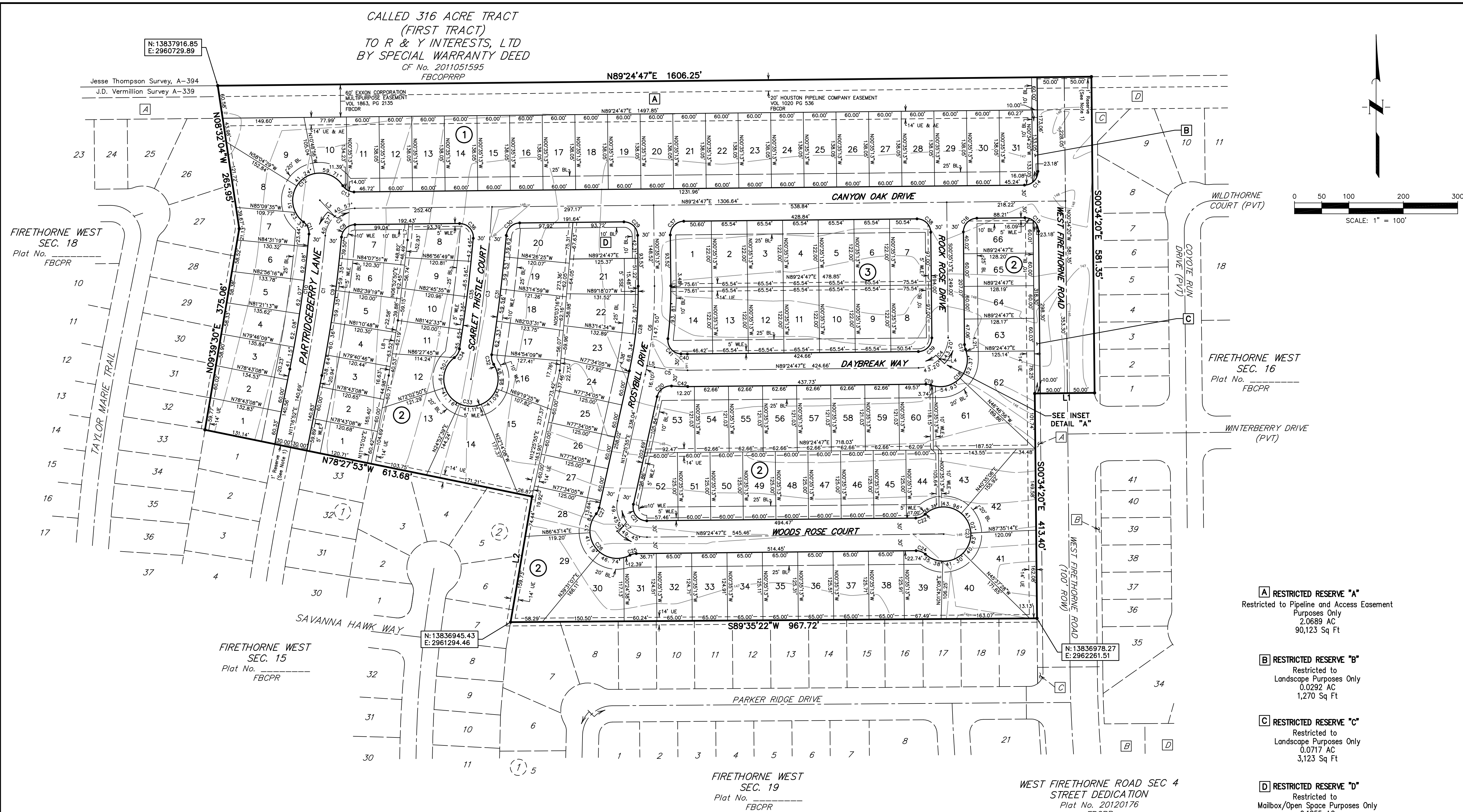
5/29/2019

DATE

CALLED 316 ACRE TRACT
(FIRST TRACT)
TO R & Y INTERESTS, LTD
BY SPECIAL WARRANTY DEED
OF No. 2011051595
FBCOPRRP

N89°24'47"E 1606.25'

Jesse Thompson Survey, A-394
J.D. Vermillion Survey A-339



General Notes

- 1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots 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 title thereto shall revert to and vest in the dedicator, his heirs, assigns or successors.
- 2) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
- 3) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- 4) AE "Aerial Easement"
BL "Building Line"
CF "Clerk's File"
DE "Drainage Easement"
Esm "Easement"
FC "Film Code"
FBCDR "Fort Bend County Deed Records"
FBCOPRRP "Fort Bend County Official Public Records of Real Property"
FBCPR "Fort Bend County Plat Records"
No "Number"
ROW "Right-of-Way"
SSE "Sanitary Sewer Easement"
Sq Ft "Square Feet"
Stm SE "Storm Sewer Easement"
Temp "Temporary"
UE "Utility Easement"
Vol. Pg "Volume and Page"
WLE "Waterline Easement"
Ⓚ "Block Number"
• Set 3/4-inch Iron Rod With Cap Stamped "Cotton Surveying" as Per Certification
- 5) All easements are centered on lot lines unless shown otherwise.
- 6) All building lines along street rights-of-way are as shown on the plat.
- 7) All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
- 8) This tract is located within the extraterritorial jurisdiction of the City of Fulshear, Fort Bend County, Texas, and within Fort Bend County Municipal Utility District No. 151.
- 9) According to the Flood Insurance Rate Map (FIRM) No. 48157C0040L for Fort Bend County, Texas effective April 2, 2014, this section is partially located in Shaded Zone "X", which includes areas of 0.2% annual chance flood.
- 10) The minimum slab elevation for this section shall be 148.00 (NGVD 29, 1987 Adjustment). The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
- 11) All elevations are based on FEMA RM 4. This benchmark is described on FEMA panel number 48157C0015L. A disk set in top of southeast end of southwest abutment of Pin Oak Road Bridge over Willow Fork Buffalo Bayou. ELEVATION = 126.90 FEET NGVD 29, 1987 ADJUSTMENT
- 12) All bearings shown hereon are based on North as obtained with Real Time Kinematics Global Positioning Equipment.
- 13) All sidewalk building lines to be 5' unless otherwise noted.
- 14) Sidewalks shall be built or caused to be built not less than five 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.
- 15) This plat is located in lighting zone L23.
- 16) The Texas State Plane Coordinates, North American Datum 83 (grid) shown hereon are based on National Geodetic Survey Monument Designation - HGCSD 66, PID - AW5411. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.999887647.
- 17) 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.
- 18) All pipeline easements within the platted area are shown hereon.

- A RESTRICTED RESERVE "A"**
Restricted to Pipeline and Access Easement
Purposes Only
2,0689 AC
90,123 Sq Ft
- B RESTRICTED RESERVE "B"**
Restricted to
Landscape Purposes Only
0.0292 AC
1,270 Sq Ft
- C RESTRICTED RESERVE "C"**
Restricted to
Landscape Purposes Only
0.0717 AC
3,123 Sq Ft
- D RESTRICTED RESERVE "D"**
Restricted to
Mailbox/Open Space Purposes Only
0.1855 AC
8,080 Sq Ft

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	2275.00'	6°23'37"	253.86'	N08°05'03"E	253.73'	127.06'
C2	35.00'	84°31'32"	81.14'	N47°09'01"E	73.98'	49.98'
C3	2835.00'	6°27'10"	319.28'	N06°58'56"E	319.11'	159.81'
C4	55.00'	90°00'00"	86.39'	N44°24'47"E	77.78'	55.00'
C5	300.00'	11°40'55"	61.17'	N84°44'45"W	61.06'	30.69'
C6	720.00'	13°01'08"	163.60'	N05°55'21"E	163.25'	82.15'
C7	55.00'	103°01'08"	99.89'	N39°04'39"W	86.10'	69.17'
C8	25.00'	84°31'32"	36.88'	N47°09'01"E	33.63'	22.72'
C9	2305.00'	6°23'37"	257.21'	N08°05'03"E	257.08'	128.74'
C10	2245.00'	6°24'05"	250.82'	N08°04'49"E	250.69'	125.54'
C11	25.00'	58°11'03"	25.39'	N24°12'45"W	24.31'	13.91'
C12	50.00'	200°54'34"	175.33'	N47°09'01"E	98.34'	270.97'
C13	25.00'	58°11'03"	25.39'	N61°29'28"W	24.31'	13.91'
C14	25.00'	89°58'07"	39.26'	N44°25'13"E	35.35'	24.99'
C15	25.00'	90°00'53"	39.28'	N45°34'47"W	35.36'	25.01'
C16	25.00'	90°00'00"	39.27'	N44°24'47"E	35.36'	25.00'
C17	25.00'	21°02'22"	9.18'	N11°06'24"W	9.13'	4.64'
C18	50.00'	132°44'44"	115.26'	N44°24'47"E	91.38'	112.51'
C19	25.00'	21°02'22"	9.18'	N80°04'02"W	9.13'	4.64'
C20	25.00'	82°09'52"	35.85'	N53°30'51"E	32.86'	21.80'
C21	25.00'	103°01'08"	44.95'	N39°04'39"W	39.14'	31.44'
C22	25.00'	42°50'00"	18.69'	N67°59'47"E	18.26'	9.81'
C23	50.00'	265°40'01"	231.84'	N00°35'13"W	73.33'	53.93'
C24	25.00'	42°50'00"	18.69'	N89°20'09"W	18.26'	9.81'
C25	25.00'	27°39'11"	12.07'	N75°35'11"E	11.95'	6.15'
C26	50.00'	158°19'31"	138.16'	N39°04'39"W	98.22'	261.18'
C27	25.00'	27°39'11"	12.07'	N26°15'30"E	11.95'	6.15'
C28	690.00'	13°01'08"	156.78'	N05°55'21"E	156.45'	78.73'
C29	25.00'	90°00'00"	39.27'	N45°35'13"W	35.36'	25.00'
C30	25.00'	84°38'45"	36.93'	N47°09'25"E	33.67'	22.77'
C31	2865.00'	4°25'16"	221.07'	N06°58'40"E	221.01'	110.59'
C32	25.00'	42°19'32"	18.47'	N11°58'30"E	18.05'	9.68'
C33	50.00'	265°59'43"	231.83'	N80°18'24"W	73.34'	53.94'
C34	25.00'	43°21'23"	18.92'	N45°35'13"W	18.48'	9.84'
C35	2805.00'	4°11'16"	205.02'	N07°04'25"E	204.97'	102.55'
C36	25.00'	95°34'00"	41.70'	N42°48'13"W	37.03'	27.56'
C37	25.00'	90°00'00"	39.27'	N44°24'47"E	35.36'	25.00'
C38	25.00'	90°00'00"	39.27'	N45°35'13"W	35.36'	25.00'
C39	25.00'	90°00'00"	39.27'	N44°24'47"E	35.36'	25.00'
C40	270.00'	2°30'00"	11.79'	N89°20'09"W	11.79'	5.90'
C41	25.00'	94°55'45"	41.42'	N40°37'11"W	36.84'	27.25'
C42	330.00'	5°11'00"	29.85'	N87°59'43"W	29.84'	14.94'

LINE	BEARING	DISTANCE
L1	S89°24'47"W	110.00'
L2	N09°41'30"E	18.94'
L3	N42°50'59"W	40.22'
L4	N45°35'13"W	1.57'
L5	N78°54'18"W	13.78'
L6	N50°55'21"E	15.00'
L7	N04°11'33"E	29.43'
L8	N09°26'57"E	102.72'

DISTRICT NAMES	
WCID	N/A
MUD	FORT BEND COUNTY MUD NO. 151
LID	N/A
UID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	FULSHEAR ETJ
UTILITIES' CO.	CENTERPOINT, CONSOLIDATED COMMUNICATIONS

INSET DETAIL "A"
SCALE: 1" = 5'

FIRETHORNE WEST SEC. 17

A SUBDIVISION OF 31.72 ACRES OF LAND

OUT OF THE

J.D. VERMILLION SURVEY, A-339

FORT BEND COUNTY, TEXAS

111 LOTS

4 RESERVES

3 BLOCKS

MAY 2014

OWNER:
Firethorne Community Association, Inc.
28100 North Firethorne Road
Katy, Texas 77494
(281) 693-0003

DEVELOPER/OWNER:
JDC/Firethorne, Ltd.
28100 North Firethorne Road
Katy, Texas 77494
(281) 395-1440

ENGINEER:
J.C. JONES & CARTER, INC.
Texas Board of Professional Engineers Registration No. F-439
6335 Gulton Dr., Suite 100 Houston, Texas 77061 (713) 777-5331

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, JDC/FIRETHORNE, LTD, a Texas limited partnership, by JDC GP, Inc. a Texas Corporation, its general partner acting by and through Wayne C. Meyer, Vice President, and Firethorne Community Association, Inc., acting by and through Wayne C. Meyer, President, hereinafter referred to as Owners of the 31.72 acre tract described in the above and foregoing map of Firethorne West Sec. 17, 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 and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designed 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 does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single family residential dwelling units thereon 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 shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting 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, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Firethorne West Sec. 17 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, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, JDC/FIRETHORNE, LTD, a Texas limited partnership, by JDC GP, Inc. has caused these presents to be signed by Wayne C. Meyer, Vice President, hereunto authorized this _____ day of _____, 2014, and Firethorne Community Association, Inc., acting through Wayne C. Meyer, President, this _____ day of _____, 2014.

JDC/FIRETHORNE, Ltd., a Texas limited partnership

By: JDC GP, Inc.
a Texas Corporation,
its general partner

By: _____
Wayne C. Meyer, Vice President

Firethorne Community Association, Inc.

By: _____
Wayne C. Meyer, President

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Wayne C. Meyer, Vice President of JDC GP, Inc. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2014.

Notary Public in and for the State of Texas

Steven Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Wayne C. Meyer, President of Firethorne Community Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2014.

Notary Public in and for the State of Texas

Janet M. Baccus, P.E.
Professional Engineer
No. 90073

I, Janet M. Baccus, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County and the City of Fulshear, to the best of my knowledge.

This plat of Firethorne West Sec. 17 is approved by the City Planning Commission of the City of Fulshear, Texas this _____ day of _____, 2019.

Amy Pearce, Chairman

Austin Weant, Vice-Chairman

This plat of Firethorne West Sec. 17 was approved on _____ by the City of Fulshear Council, 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 County, Texas within six (6) months hereafter.

Aaron Groff, Mayor

Kimberly Kopecky, City Secretary

STATE OF TEXAS §
COUNTY OF FORT BEND §

A METES & BOUNDS description of a certain 31.72 acre tract of land situated in the J.D. Vermillion Survey, Abstract No. 339 in Fort Bend County, Texas; being out of a called 429.590 acre tract of land conveyed to JDC/Firethorne, Ltd. by Special Warranty Deed recorded in Clerk's File No. 2005132315 of the Fort Bend County Official Public Records of Real Property; said 31.72 acre tract being more particularly described as follows with all bearings being based on North as obtained with Real Time Kinematics Global Positioning Equipment;

COMMENCING at a found 3/4-inch iron rod (with cap stamped 'Cotton Surveying') at the northeast corner of said J.D. Vermillion Survey, being common with the southeast corner of the Jesse Thompson Survey, Abstract No. 394, and the northwest corner of the Fort Bend County Municipal Utility District No. 151 Wastewater Treatment Plant plot of which is recorded in Plat No. 20050112 of the Fort Bend County Plat Records and in the west line of the William Ames Survey, Abstract No. 104, from which a found 3/4-inch iron rod (with cap stamped 'Cotton Surveying') bears North 89°24'47" East, 329.58 feet and a found 3/4-inch iron rod (with cap stamped 'Cotton Surveying') bears South 00°25'04" East, 910.21 feet;

THENCE, South 89°24'47" West, along the north line of said called 430.083 acre tract, 447.98 feet to the POINT OF BEGINNING of the herein described tract;

THENCE, South 00°34'20" East, 581.35 feet to a set 3/4-inch iron rod (with cap stamped 'Cotton Surveying');

THENCE, South 89°24'47" West, 110.00 feet to a set 3/4-inch iron rod (with cap stamped 'Cotton Surveying');

THENCE, South 00°34'20" East, 413.40 feet to a set 3/4-inch iron rod (with cap stamped 'Cotton Surveying');

THENCE, South 89°35'22" West, 967.72 feet to a set 3/4-inch iron rod (with cap stamped 'Cotton Surveying');

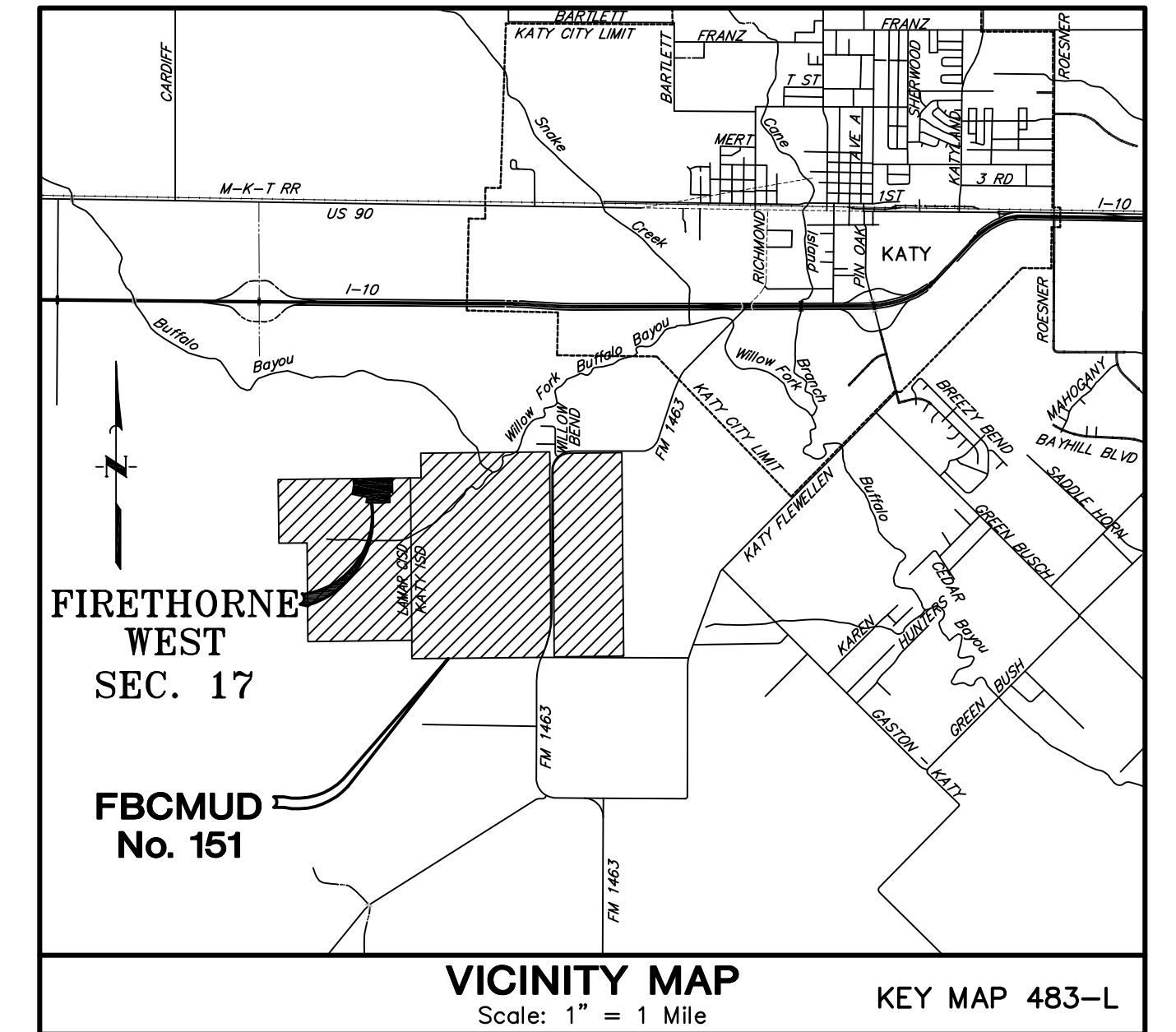
THENCE, North 09°41'30" East, 234.17 feet to a set 3/4-inch iron rod (with cap stamped 'Cotton Surveying');

THENCE, North 78°27'53" West, 613.68 feet to a set 3/4-inch iron rod (with cap stamped 'Cotton Surveying');

THENCE, North 09°39'30" East, 375.06 feet to a set 3/4-inch iron rod (with cap stamped 'Cotton Surveying');

THENCE, North 08°32'04" West, 265.95 feet to a set 3/4-inch iron rod (with cap stamped 'Cotton Surveying') in the north line of the aforementioned called 430.083 acre tract;

THENCE, North 89°24'47" East, continuing along the north line of said called 429.590 acre tract, 1606.25 feet to the POINT OF BEGINNING, CONTAINING 31.72 acres of land in Fort Bend County, Texas.



I, J. Stacy Slawinski, P.E., 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 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.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

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

Ken R. DeMerchant
Commissioner, Precinct 4

I, Laura Richard, County Clerk for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____, 2019 at _____ o'clock _____ in Plat Number(s) _____ of the Plat Records of said County.

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

Laura Richard
Fort Bend County, Texas

By: _____
Deputy

FIRETHORNE WEST SEC. 17

A SUBDIVISION OF 31.72 ACRES OF LAND

OUT OF THE

J. D. VERMILLION SURVEY, A-339

FORT BEND COUNTY, TEXAS

111 LOTS 4 RESERVES 3 BLOCKS

MAY 2014

OWNER:
Firethorne Community Association, Inc.
28100 North Firethorne Road
Katy, Texas 77494
(281) 693-0003

DEVELOPER/OWNER:
JDC/Firethorne, Ltd.
28100 North Firethorne Road
Katy, Texas 77494
(281) 395-1440

ENGINEER:
J.C. JONES & CARTER, INC.
ENGINEERS-PLANNERS-SURVEYORS
2200 Dallas Dr., Suite 100 Houston, Texas 77057 (713) 777-0227

June 5, 2019

Engineering Review

Final Plat – Firethorne West Section 17
Fort Bend County, Texas

For Information only:

1. This plat will create 111 lots in 3 Blocks with 4 Reserves for a total of 31.72 acres.
2. Average lot size appears to be 60 foot by 125 foot with a 25 foot Front Building Line.
3. Access to this Section is via the extension of Canyon Oak Drive and Partridgeberry Lane from Firethorne West Section 15.
4. Since this subdivision is located in the E.T.J. of the City of Fulshear, it will need approval from both the City and from Fort Bend County.

Recommendations:

I recommend that this Final Plat of Firethorne West Section 17 be approved as submitted.

A handwritten signature in black ink, appearing to read "Clay & Leyendecker", with a stylized flourish at the end.



REVIEW FORM

On July 2, 2014 the Fort Bend County Drainage District reviewed the:

1. **Plans** Firethorne West Sec. 17

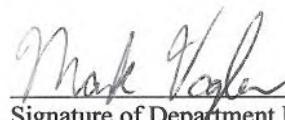
2. **Plat** Firethorne West Sec. 17

3. **Permit**

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

The minimum slab elevation for the proposed development shall be 148.00' as detailed in the attached "Minimum Slab Elevation Analysis". The proposed development is within Fort Bend County Municipal Utility District No. 151. The attached no objection letter from the FBCMUD No. 151 engineer acknowledges detention capacity and outfall are available for this section of development.


Reviewed by:


Signature of Department Head

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

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



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: 5/29/2019 Date Received by the City of Fulshear: _____
 Subdivision: Firethorne West Sec. 18 Development: Firethorne

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: A subdivision of 20.80 acres of land out of the J.D. Vermillion Survey, A-339, Fort Bend County, Texas

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

Total Acreage: 20.80
 Number of Streets: 3
 Number of Lots: 82
 Number and Types of Reserves: 1 - Pipeline and access easement
 Total Acres in Reserve: 1.3762

Owner: JDC/Firethorne, Ltd.
 Address: 28100 North Firethorne Road
 City/State: Katy, Texas 77494
 Telephone: 281-395-1440
 Email Address: wcmeyer@firethorne.info

Engineer/Planner: Jones|Carter
 Contact Person: Dan Valdez
 Telephone: 832-913-4000
 Fax Number: 832-913-4001
 Email Address: dvaldez@jonescarter.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$1,435.00
Park Fees (due at Final Plat Application)	_____

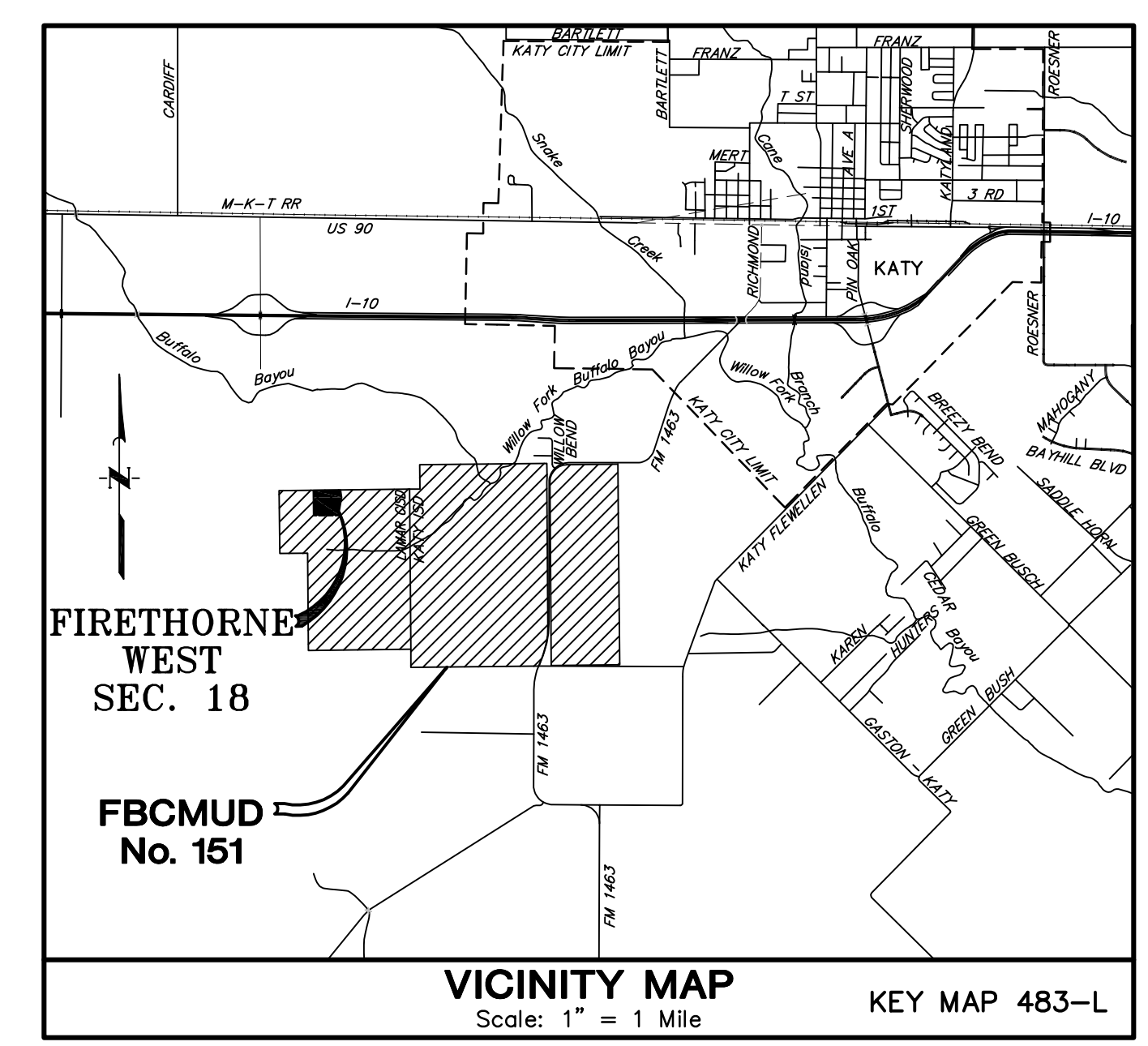
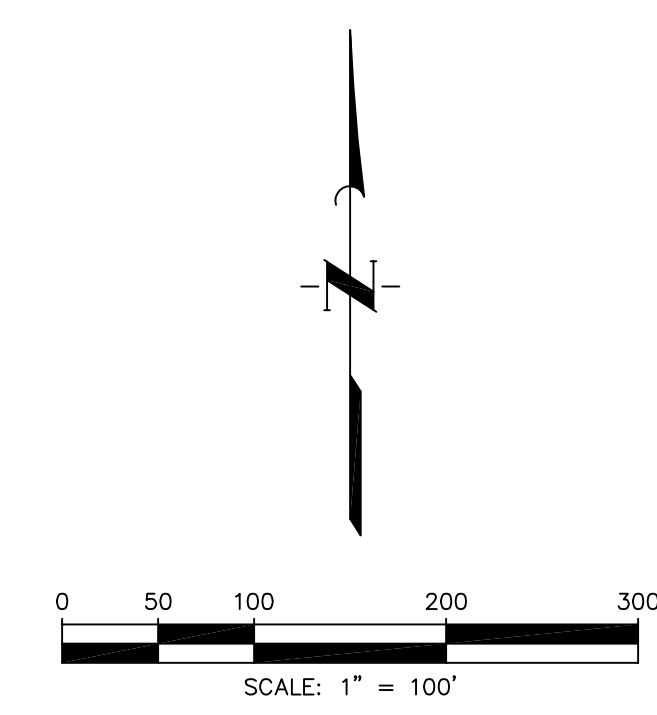
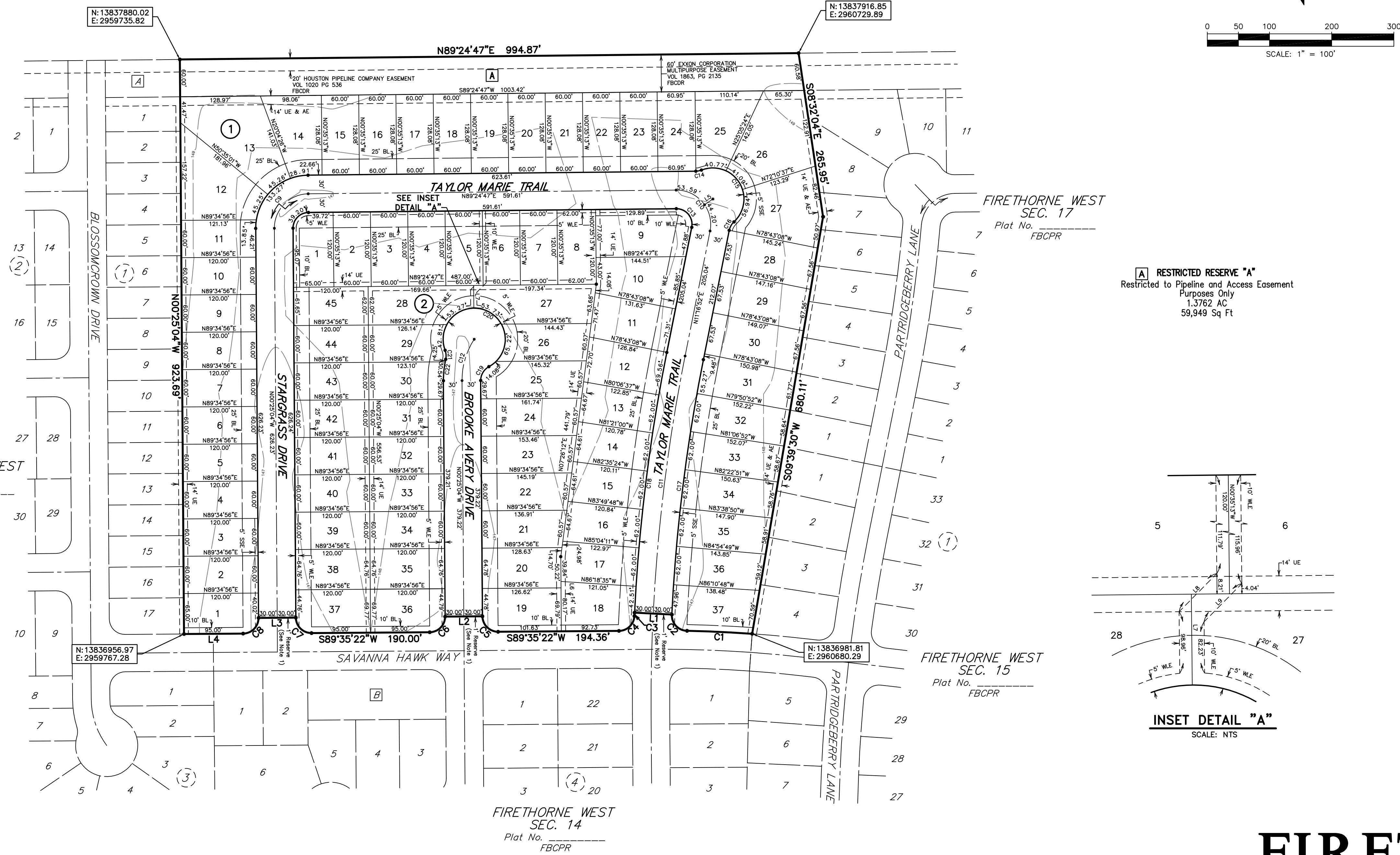
This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete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

SIGNATURE

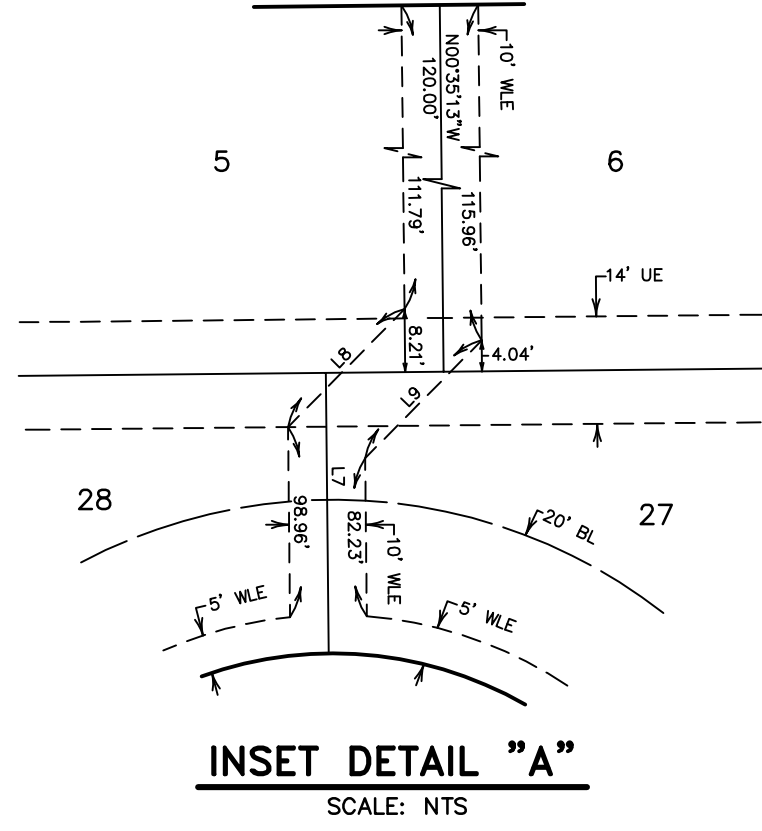
Daniel A. Valdez, Planner
 TYPED OR PRINTED NAME/TITLE

5/29/2019
 DATE

CALLED 316 ACRE TRACT
(FIRST TRACT)
TO R & Y INTERESTS, LTD
BY SPECIAL WARRANTY DEED
CF No. 2011051595
FBCOPRRP



RESTRICTED RESERVE "A"
Restricted to Pipeline and Access Easement
Purposes Only
1.3762 AC
59,949 Sq Ft



- General Notes
- 1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side and end of streets in subdivision plots where such streets abut adjacent acreage tracts, the condition of such dedicated 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 title thereto shall revert to and vest in the dedicator, his heirs, assigns or successors.
 - 2) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
 - 3) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - 4) AE "Aerial Easement"
BL "Building Line"
CF "Clerk's File"
DE "Drainage Easement"
Esm "Easement"
FC "Film Code"
FBCDR "Fort Bend County Deed Records"
FBCOPRRP "Fort Bend County Official Public Records of Real Property"
FBCPR "Fort Bend County Plat Records"
No "Number"
ROW "Right-of-Way"
SSE "Sanitary Sewer Easement"
Sq Ft "Square Feet"
Stm SE "Storm Sewer Easement"
Temp "Temporary"
UE "Utility Easement"
Vol. Pg "Volume and Page"
WLE "Waterline Easement"
Ⓢ "Block Number"
 - 5) Restricted Reserve "A" is restricted to Pipeline and Access Easement purposes only. Restricted Reserve "A" is 1.3762 acres, 59,949 square feet.
 - 6) All easements are centered on lot lines unless shown otherwise.
 - 7) All building lines along street rights-of-way are as shown on the plat.
 - 8) All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
 - 9) This tract is located within the extraterritorial jurisdiction of the City of Fulshear, Fort Bend County, Texas, and within Fort Bend County Municipal Utility District No. 151.
 - 10) According to the Flood Insurance Rate Map (FIRM) No. 4815700040L for Fort Bend County, Texas effective April 2, 2014, this section is located in Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance floodplain.
 - 11) The minimum slab elevation for this section shall be 148.5 (NGVD 29, 1987 Adjustment). 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.
 - 12) All elevations are based on FEMA RM 4. This benchmark is designated as FEMA panel number 4815700015J. A disk set in top of southeast end of southwest abutment of Pin Oak Road Bridge over Willow Fork Bayou. ELEVATION = 126.90 FEET NGVD 29, 1987 ADJUSTMENT
 - 13) All bearings shown herein are based on North as obtained with Real Time Kinematics Global Positioning Equipment.
 - 14) All sidewalk building lines to be 5' unless otherwise noted.
 - 15) Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated right-of-way within plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
 - 16) This plat is located in lighting zone L23.
 - 17) The Texas State Plane Coordinates, North American Datum 83 (grid) shown herein are based on National Geodetic Survey Monument Designation - H0350 66, PID - ANS411. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.99987647.
 - 18) 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.
 - 19) All pipeline easements within the platted area are shown herein.

FIRETHORNE WEST SEC. 18

A SUBDIVISION OF 20.80 ACRES OF LAND
OUT OF THE
J.D. VERMILLION SURVEY, A-339
FORT BEND COUNTY, TEXAS

82 LOTS 1 RESERVE 2 BLOCKS
MAY 2014

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	2038.61'	2°56'38"	104.75'	N87°25'33"W	104.74'	52.39'
C2	25.00'	91°44'17"	40.03'	N43°01'44"W	35.89'	26.77'
C3	2865.00'	0°06'34"	5.48'	S02°47'08"W	5.48'	2.74'
C4	25.00'	86°51'32"	37.90'	S46°09'38"W	34.37'	23.67'
C5	25.00'	89°59'34"	39.27'	N45°24'51"W	35.35'	25.00'
C6	25.00'	90°00'26"	39.27'	S44°35'09"W	35.36'	25.00'
C7	25.00'	89°59'34"	39.27'	N45°24'51"W	35.35'	25.00'
C8	25.00'	90°00'26"	39.27'	S44°35'09"W	35.36'	25.00'
C9	55.00'	89°49'51"	86.23'	N44°29'51"E	77.87'	54.84'
C10	55.00'	101°52'05"	97.79'	N39°39'11"W	85.41'	67.78'
C11	2835.00'	8°26'27"	417.65'	S07°03'38"W	417.27'	209.20'
C12	120.00'	33°33'24"	70.28'	N16°21'38"E	69.28'	36.18'
C13	25.00'	101°52'05"	44.45'	N39°39'11"W	38.82'	30.80'
C14	25.00'	21°02'22"	9.18'	N78°53'36"E	9.13'	4.64'
C15	50.00'	159°03'03"	138.80'	N32°06'04"W	98.33'	270.45'
C16	25.00'	36°08'36"	15.77'	N29°21'10"E	15.51'	8.16'
C17	2805.00'	8°26'27"	413.23'	N07°03'38"E	412.86'	206.99'
C18	2865.00'	8°26'27"	422.07'	N07°03'38"E	421.69'	211.42'
C19	25.00'	62°10'52"	27.13'	N30°40'22"E	25.82'	15.08'
C20	50.00'	262°32'47"	229.11'	N69°30'35"W	75.16'	56.97'
C21	25.00'	33°39'21"	14.69'	N03°57'18"W	14.67'	7.56'
C22	150.00'	13°17'26"	34.79'	N06°13'39"E	34.72'	17.48'

LINE	BEARING	DISTANCE
L1	N87°09'35"W	60.00'
L2	S89°35'44"W	60.00'
L3	S89°35'44"W	60.00'
L4	S89°35'22"W	95.00'
L5	N55°14'27"E	16.21'
L6	N00°25'04"W	120.01'
L7	N00°35'13"W	36.50'
L8	N44°39'16"E	86.40'
L9	N44°39'16"E	86.40'

DISTRICT NAMES	
WCID	N/A
MUD	FORT BEND COUNTY MUD NO. 151
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	FULSHEAR ETJ
UTILITIES CO.	CENTERPOINT, CONSOLIDATED COMMUNICATIONS

OWNER:
Firethorne Community Association, Inc.
28100 North Firethorne Road
Katy, Texas 77494
(281) 693-0003

DEVELOPER/OWNER:
JDC/Firethorne, Ltd.
28100 North Firethorne Road
Katy, Texas 77494
(281) 395-1440

ENGINEER:
J.C. JONES & CARTER, INC.
ENGINEERS-PLANNERS-SURVEYORS
Texas Board of Professional Engineers Registration No. 2-439
6335 Gulfport Dr., Suite 100, Houston, Texas 77081 (713) 777-5337

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, JDC/FIRETHORNE, LTD, a Texas limited partnership, by JDC GP, Inc. a Texas Corporation, its general partner acting by and through Wayne C. Meyer, Vice President, and Firethorne Community Association, Inc., acting by and through Wayne C. Meyer, President, hereinafter referred to as Owners of the 20.80 acre tract described in the above and foregoing map of Firethorne West Sec. 18, 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 and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designed 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 does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single family residential dwelling units thereon 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 shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting 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, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Firethorne West Sec. 18 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, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, JDC/FIRETHORNE, LTD, a Texas limited partnership, by JDC GP, Inc. has caused these presents to be signed by Wayne C. Meyer, Vice President, hereunto authorized this _____ day of _____, 2014, and

Firethorne Community Association, Inc., acting through Wayne C. Meyer, President, this _____ day of _____, 2014.

JDC/FIRETHORNE, Ltd., a Texas limited partnership

By: JDC GP, Inc.
a Texas Corporation,
its general partner

By: _____
Wayne C. Meyer, Vice President

Firethorne Community Association, Inc.

By: _____
Wayne C. Meyer, President

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Wayne C. Meyer, Vice President of JDC GP, Inc. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2014.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Wayne C. Meyer, President of Firethorne Community Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2014.

Notary Public in and for the State of Texas

This plat of Firethorne West Sec. 18 is approved by the City Planning Commission of the City of Fulshear, Texas this _____ day of _____, 2019.

Amy Pearce, Chairman

Austin Weant, Vice-Chairman

This plat of Firethorne West Sec. 18 was approved on _____ by the City of Fulshear Council, 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 County, Texas within six (6) months hereafter.

Aaron Groff, Mayor

Kimberly Kopecky, City Secretary

STATE OF TEXAS §
COUNTY OF FORT BEND §

A METES & BOUNDS description of a certain 20.80 acre tract of land situated in the J.D. Vermillion Survey, Abstract No. 339 in Fort Bend County, Texas, being out of a called 429.590 acre tract conveyed to JDC/Firethorne, Ltd. by Special Warranty Deed as recorded in Clerk's File No. 2005132315 of the Fort Bend County Official Public Records of Real Property, said 20.80 acre tract being more particularly described as follows with all bearings being based on North as obtained with Real Time Kinematics Global Positioning Equipment:

COMMENCING at a found 3/4-inch iron rod (with cap stamped 'Cotton Surveying') at the northeast corner of said J.D. Vermillion Survey, being common with the southeast corner of the Jesse Thompson Survey, Abstract No. 394, and the northwest corner of the Fort Bend County Municipal Utility District No. 151 Wastewater Treatment Plant plot of which is recorded in Plat No. 20050112 of the Fort Bend County Plat Records and in the west line of the William Ames Survey, Abstract No. 104, from which a found 3/4-inch iron rod (with cap stamped 'Cotton Surveying') bears North 89°24'47" East, 329.58 feet and a found 3/4-inch iron rod (with cap stamped 'Cotton Surveying') bears South 00°25'04" East, 910.21 feet;

THENCE, South 89°24'47" West, along the north line of said called 429.590 acre tract, 2054.23 feet to the POINT OF BEGINNING for the northeast corner of the herein described tract;

THENCE, South 08°32'04" East, 265.95 feet to a set 3/4-inch iron rod (with cap stamped 'Cotton Surveying');

THENCE, South 09°39'30" West, 680.11 feet to a 3/4-inch iron rod (with cap stamped 'Cotton Surveying') at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 2038.61 feet, a central angle of 02°56'38", an arc length of 104.75 feet, and a long chord bearing North 87°25'33" West, 104.74 feet to a 3/4-inch iron rod (with cap stamped 'Cotton Surveying') at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 91°44'17", an arc length of 40.03 feet, and a long chord bearing North 43°01'44" West, 35.89 feet to a 3/4-inch iron rod (with cap stamped 'Cotton Surveying');

THENCE, North 87°09'35" West, 60.00 feet to a 3/4-inch iron rod (with cap stamped 'Cotton Surveying') at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 2865.00 feet, a central angle of 00°06'34", an arc length of 5.48 feet, and a long chord bearing South 02°47'08" West, 5.48 feet to a 3/4-inch iron rod (with cap stamped 'Cotton Surveying') at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 88°51'32", an arc length of 37.90 feet, and a long chord bearing South 46°09'36" West, 34.37 feet to a 3/4-inch iron rod (with cap stamped 'Cotton Surveying');

THENCE, South 89°35'22" West, 194.36 feet to a 3/4-inch iron rod (with cap stamped 'Cotton Surveying') at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 89°59'34", an arc length of 39.27 feet, and a long chord bearing North 45°24'51" West, 35.35 feet to a 3/4-inch iron rod (with cap stamped 'Cotton Surveying');

THENCE, South 89°35'44" West, 60.00 feet to a 3/4-inch iron rod (with cap stamped 'Cotton Surveying') at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 90°00'26", an arc length of 39.27 feet, and a long chord bearing South 44°35'09" West, 35.36 feet to a 3/4-inch iron rod (with cap stamped 'Cotton Surveying');

THENCE, South 89°35'22" West, 190.00 feet to a 3/4-inch iron rod (with cap stamped 'Cotton Surveying') at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 89°59'34", an arc length of 39.27 feet, and a long chord bearing North 45°24'51" West, 35.35 feet to a 3/4-inch iron rod (with cap stamped 'Cotton Surveying');

THENCE, South 89°35'44" West, 60.00 feet to a 3/4-inch iron rod (with cap stamped 'Cotton Surveying') at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 90°00'26", an arc length of 39.27 feet, and a long chord bearing South 44°35'09" West, 35.36 feet to a 3/4-inch iron rod (with cap stamped 'Cotton Surveying');

THENCE, South 89°35'22" West, 95.00 feet to a 3/4-inch iron rod (with cap stamped 'Cotton Surveying');

THENCE, North 00°25'04" West, 923.69 feet to a 3/4-inch iron rod (with cap stamped 'Cotton Surveying');

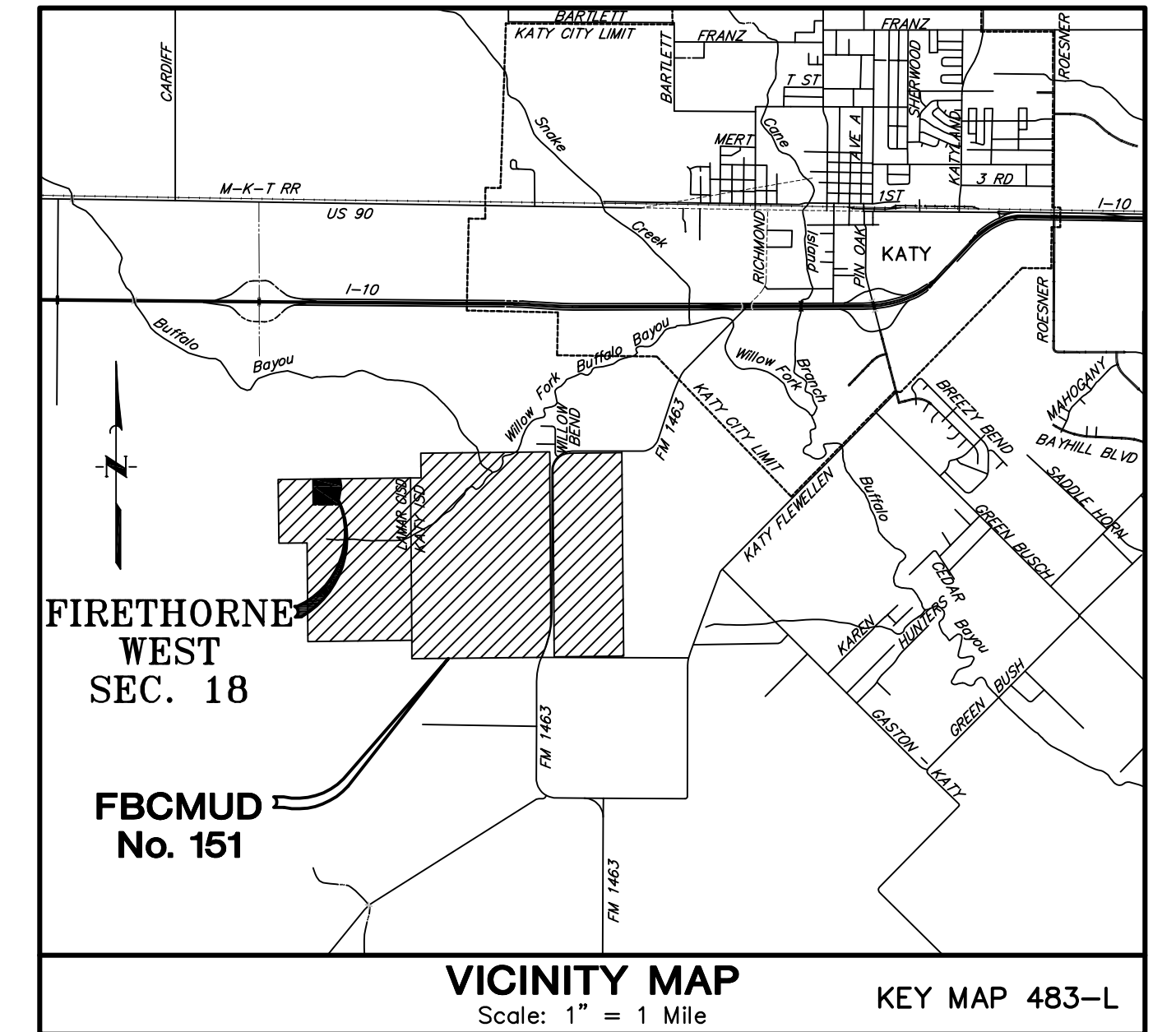
THENCE, North 89°24'47" East, 994.87 feet to the POINT OF BEGINNING, CONTAINING 20.80 acres of land in Fort Bend County, Texas.

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

Steven Jares
Registered Professional Land Surveyor
No. 5317

I, Janet M. Baccus, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County and the City of Fulshear, to the best of my knowledge.

Janet M. Baccus, P.E.
Professional Engineer
No. 90073



I, J. Stacy Slawinski, P.E., 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 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.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

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

Ken R. DeMerchant
Commissioner, Precinct 4

I, Laura Richard, County Clerk for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____, 2019 at _____ o'clock _____ in Plat Number(s) _____ of the Plat Records of said County.

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

Laura Richard
Fort Bend County, Texas

By: _____
Deputy

FIRETHORNE WEST SEC. 18

A SUBDIVISION OF 20.80 ACRES OF LAND
OUT OF THE
J.D. VERMILLION SURVEY, A-339
FORT BEND COUNTY, TEXAS
82 LOTS 1 RESERVE 2 BLOCKS
MAY 2014

OWNER:
Firethorne Community Association, Inc.
28100 North Firethorne Road
Katy, Texas 77494
(281) 693-0003

DEVELOPER/OWNER:
JDC/Firethorne, Ltd.
28100 North Firethorne Road
Katy, Texas 77494
(281) 395-1440

ENGINEER:
JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
3335 Guffin Dr., Suite 100 - Houston, Texas 77061 (713) 775-0337

June 5, 2019

Engineering Review

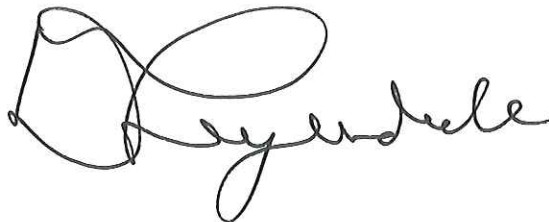
Final Plat – Firethorne West Section 18
Fort Bend County, Texas

For Information only:

1. This plat will create 82 lots in 2 Blocks with 1 Reserve for a total of 20.80 acres.
2. Average lot size appears to be 60 foot by 120 foot with a 25 foot Front Building Line.
3. Access to this Section is via the extension of Stargrass Drive, Brook Avery Drive and Taylor Marie Trail from Firethorne West Section 14.
4. Since this subdivision is located in the E.T.J. of the City of Fulshear, it will need approval from both the City and from Fort Bend County.

Recommendations:

I recommend that this Final Plat of Firethorne West Section 18 be approved as submitted.

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



REVIEW FORM

On August 12, 2014 the Fort Bend County Drainage District reviewed the:

1. Plans Firethorne West Sec. 18

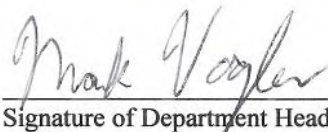
2. Plat Firethorne West Sec. 18

3. Permit

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

The minimum slab elevation for the proposed development shall be 148.50' as detailed in the attached "Minimum Slab Elevation Analysis". The proposed development is within Fort Bend County Municipal Utility District No. 151. The attached no objection letter from the FBCMUD No. 151 engineer acknowledges detention capacity and outfall are available for this section of development.


Reviewed by: _____


Signature of Department Head _____

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

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



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: 5/29/2019 Date Received by the City of Fulshear: _____
 Subdivision: Firethorne West Sec. 19 Development: Firethorne

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: A subdivision of 22.59 acres of land out of the J.D. Vermillion Survey, A-339, Fort Bend County, Texas

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

Total Acreage: 22.59
 Number of Streets: 5
 Number of Lots: 73
 Number and Types of Reserves: 2- Landscape, Drainage/Open Space
 Total Acres in Reserve: 0.295

Platting Fees

Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre
 Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre
 Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre
 Amending or Minor Plat - \$200.00
 Plat Vacation - \$500.00
 2nd Review of plats - \$100.00 (each additional review)
 TOTAL PLATTING FEE \$1,439.75
 Park Fees (due at Final Plat Application) _____

Owner: JDC/Firethorne, Ltd.
 Address: 28100 North Firethorne Road
 City/State: Katy, Texas 77494
 Telephone: 281-395-1440
 Email Address: wcmeyer@firethorne.info
 Engineer/Planner: Jones|Carter
 Contact Person: Dan Valdez
 Telephone: 832-913-4000
 Fax Number: 832-913-4001
 Email Address: dvaldez@jonescarter.com

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.

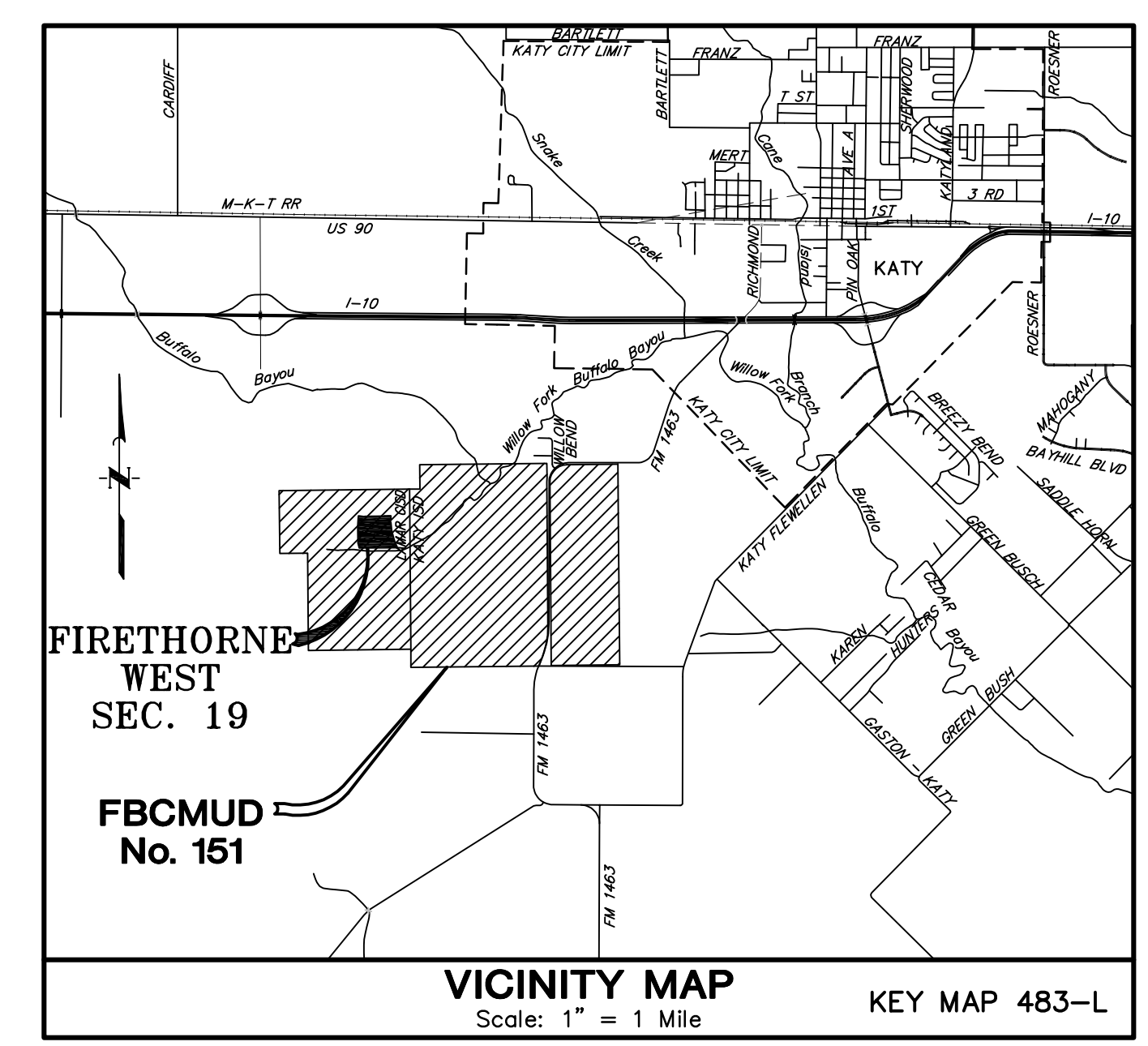
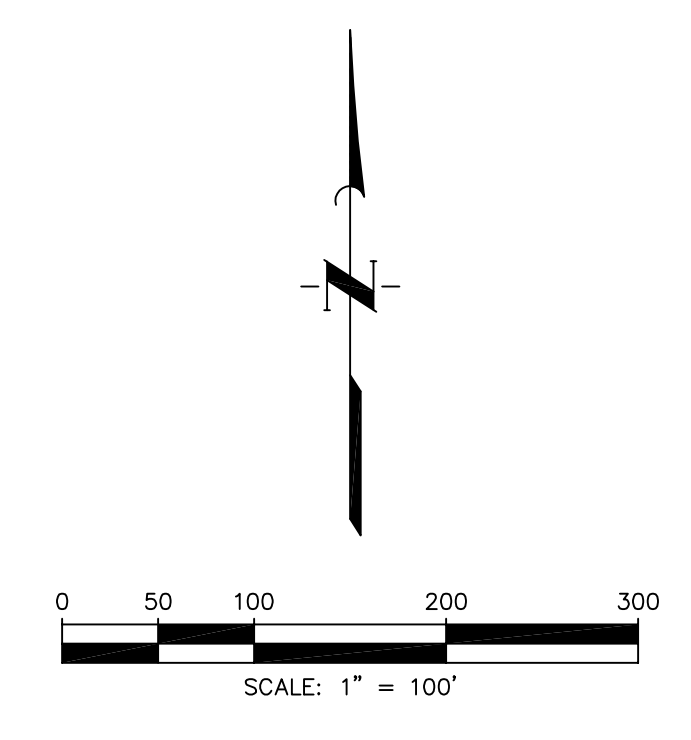
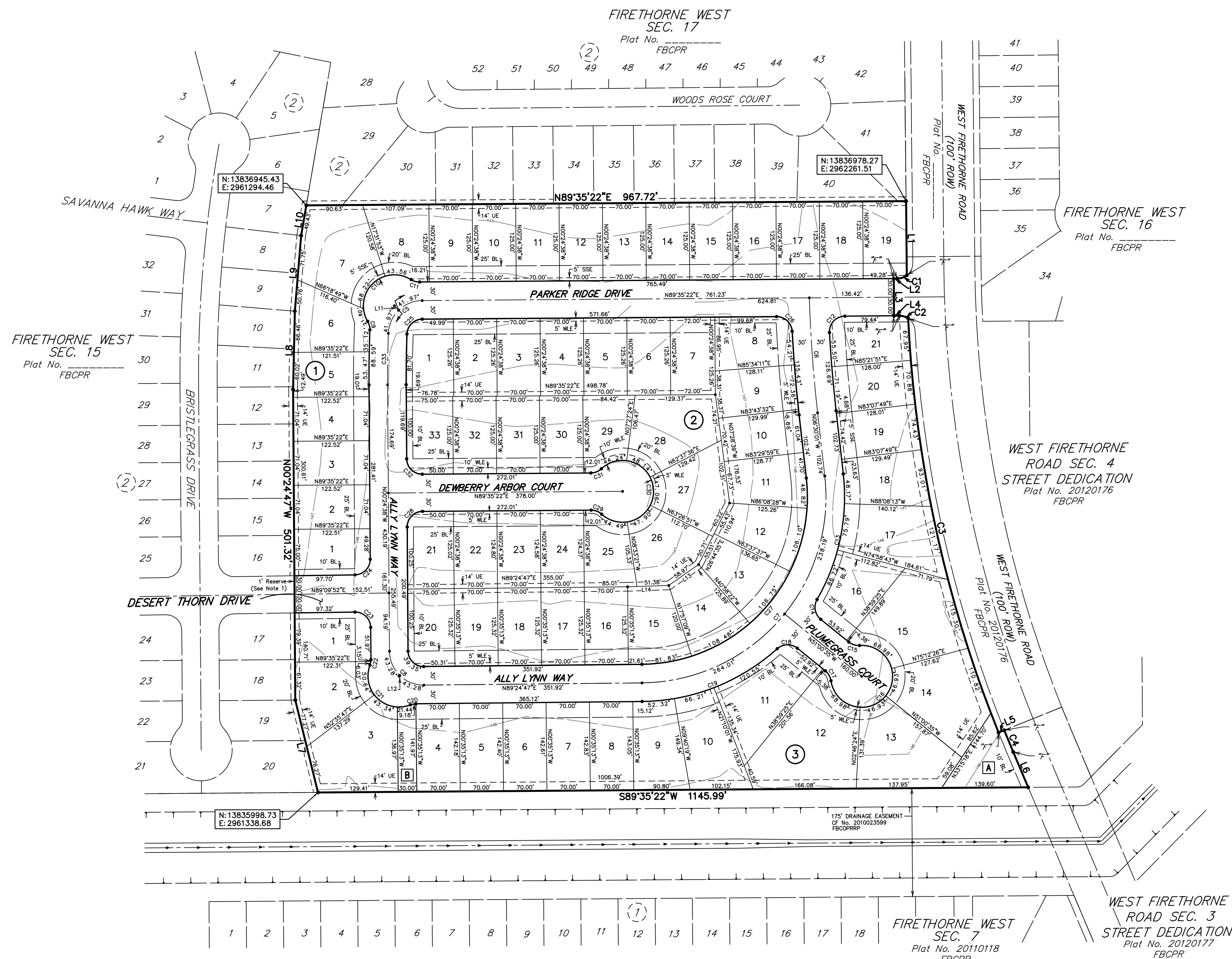
SIGNATURE

Daniel A. Valdez, Planner

TYPED OR PRINTED NAME/TITLE

5/29/2019

DATE



- General Notes
- 1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots where such streets abut adjacent acreage tracts, the condition of such dedicated 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 title thereto shall revert to and vest in the dedicating party, his heirs, assigns or successors in fee.
 - 2) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
 - 3) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - 4) AE "Aerial Easement"
 - BL "Building Line"
 - CF "Clerk's File"
 - DE "Drainage Easement"
 - Esm "Easement"
 - FC "Find 3/4" Iron Rod (w/Cap "Cotton Surveying")"
 - FC "Film Code"
 - FBCDR "Fort Bend County Deed Records"
 - FBCOPRRP "Fort Bend County Official Public Records of Real Property"
 - FBCPR "Fort Bend County Plat Records"
 - No "Number"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - Temp "Temporary"
 - UE "Utility Easement"
 - Vol = Pg "Volume and Page"
 - WLE "Waterline Easement"
 - ⊙ "Block Number"
 - "Set 3/4-inch Iron Rod With Cap Stamped 'Cotton Surveying' as Per Certification"
- 6) All easements are centered on lot lines unless shown otherwise.
 - 7) All building lines along street rights-of-way are as shown on the plat.
 - 8) All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
 - 9) This tract is located within the extraterritorial jurisdiction of the City of Fulshear, Fort Bend County, Texas, and within Fort Bend County Municipal Utility District No. 151.
 - 10) According to the Flood Insurance Rate Map (FIRM) No. 48157C0040L for Fort Bend County, Texas effective April 2, 2014, this section is partially located in Shaded Zone "X", which includes areas of 0.2% annual chance flood.
 - 11) The minimum slab elevation for this section shall be 147.50 (NGVD 29, 1987 Adjustment). 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.
 - 12) All elevations are based on FEMA RM 4. This benchmark is described on FEMA panel number 48157C00015J. A disk set in top of southwest end of southwest abutment of Pin Oak Road bridge over Willow Fork Buffalo Bayou. ELEVATION = 126.90 FEET NGVD 29, 1987 ADJUSTMENT
 - 13) All bearings shown hereon are based on North as obtained with Real Time Kinematics Global Positioning Equipment.
 - 14) All sidewalk building lines to be 5' unless otherwise noted.
 - 15) Sidewalks shall be built or caused to be built not less than five 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.A.A.
 - 16) This plat is located in lighting zone L23.
 - 17) The Texas State Plane Coordinates, North American Datum 83 (grid) shown hereon are based on National Geodetic Survey Monument Designation - HGCSD 66, PID = AW441. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.99887647.
 - 18) 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.
 - 19) There are no pipeline easements within the platted area.

- A RESTRICTED RESERVE "A"**
Restricted to Landscape Purposes Only
0.1993 AC
8,683 Sq Ft
- B RESTRICTED RESERVE "B"**
Restricted to Drainage/Open Space Purposes Only
0.0957 AC
4,167 Sq Ft

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	37°04'14"	16.18'	S71°05'35"W	15.89'	8.38'
C2	25.00'	34°15'24"	14.95'	S71°16'56"E	14.73'	7.70'
C3	2060.00'	19°07'14"	687.46'	S12°18'23"E	684.27'	346.95'
C4	2050.00'	1°03'36"	37.92'	S22°23'47"E	37.92'	18.96'
C5	55.00'	87°26'30"	83.94'	S45°52'07"W	76.03'	52.60'
C6	2218.00'	4°48'29"	186.13'	N04°05'46"W	186.07'	93.12'
C7	300.00'	95°54'48"	502.20'	N41°27'23"E	445.58'	332.68'
C8	55.00'	90°10'36"	86.56'	N45°29'55"W	77.90'	55.17'
C9	25.00'	32°57'39"	14.38'	N14°12'19"W	14.18'	7.40'
C10	50.00'	206°53'53"	180.55'	N45°51'55"E	97.26'	209.08'
C11	25.00'	32°49'36"	14.32'	N73°59'49"W	14.13'	7.36'
C12	25.00'	92°46'20"	40.48'	N44°31'23"E	36.20'	26.24'
C13	330.00'	36°34'40"	210.67'	N11°47'19"E	207.11'	109.07'
C14	25.00'	81°05'14"	35.38'	N10°27'58"W	32.50'	21.38'
C15	25.00'	42°50'00"	18.69'	N72°25'35"W	18.26'	9.81'
C16	50.00'	265°40'01"	231.84'	N38°59'25"E	73.33'	53.93'
C17	25.00'	42°50'00"	18.69'	N29°35'25"W	18.26'	9.81'
C18	25.00'	81°05'14"	35.38'	S89°26'48"W	32.50'	21.38'
C19	330.00'	41°30'36"	239.08'	N68°39'29"E	233.89'	125.06'
C20	25.00'	21°02'22"	9.18'	N78°53'36"E	9.13'	4.64'
C21	50.00'	132°15'20"	115.41'	N45°29'55"W	91.45'	112.98'
C22	25.00'	21°02'22"	9.18'	N10°06'33"E	9.13'	4.64'
C23	25.00'	90°25'30"	39.44'	N45°37'23"W	35.49'	25.19'
C24	25.00'	89°34'30"	39.08'	N44°22'37"E	35.22'	24.82'
C25	25.00'	87°26'30"	38.15'	N45°52'07"E	34.56'	23.91'
C26	25.00'	87°21'44"	38.12'	N46°43'46"W	34.53'	23.87'
C27	270.00'	95°54'48"	451.98'	N41°27'23"E	401.02'	299.41'
C28	25.00'	90°10'36"	39.27'	N44°35'22"E	35.36'	25.00'
C29	25.00'	42°50'00"	18.69'	N68°59'37"W	18.26'	9.81'
C30	50.00'	265°40'01"	231.84'	S00°24'38"E	73.33'	53.93'
C31	25.00'	42°50'00"	18.69'	N68°10'22"E	18.26'	9.81'
C32	25.00'	90°10'36"	39.27'	N45°24'38"W	35.36'	25.00'
C33	1860.00'	2°33'30"	83.05'	N00°52'07"E	83.04'	41.53'

LINE	BEARING	DISTANCE
L1	S00°34'20"E	119.96'
L2	S89°37'42"W	5.99'
L3	S00°24'38"E	60.00'
L4	N89°35'22"E	8.67'
L5	N68°08'00"E	10.00'
L6	S22°55'35"E	62.07'
L7	N13°48'57"W	153.53'
L8	N01°18'50"E	126.48'
L9	N04°48'36"E	122.51'
L10	N09°41'30"E	49.43'
L11	N44°07'53"W	10.00'
L12	N44°30'05"E	1.66'
L13	N54°55'39"E	58.92'
L14	N88°06'25"E	66.40'

WEST FIRETHORNE ROAD SEC. 3 STREET DEDICATION
Plat No. 20120177
FBCPR

FIRETHORNE WEST SEC. 7
Plat No. 20110118
FBCPR

DISTRICT NAMES	
WCID	N/A
MUD	FORT BEND COUNTY MUD NO. 151
LID	N/A
DD	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	FULSHEAR ETJ
UTILITIES CO.	CENTERPOINT, CONSOLIDATED COMMUNICATIONS

FIRETHORNE WEST SEC. 19

A SUBDIVISION OF 22.59 ACRES OF LAND
OUT OF THE
J.D. VERMILLION SURVEY, A-339
FORT BEND COUNTY, TEXAS
73 LOTS 2 RESERVES 3 BLOCKS
MAY 2014

DEVELOPER/OWNER:
JDC/Firethorne, Ltd.
28100 North Firethorne Road
Katy, Texas 77494
(281) 395-1440

ENGINEER:
JC JONES & CARTER, INC.
ENGINEERS-PLANNERS-SURVEYORS
Texas Board of Professional Engineers Registration No. P-439
6335 Gulfport Dr., Suite 100 Houston, Texas 77081 (713) 777-5337

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, JDC/FIRETHORNE, LTD. a Texas limited partnership, by JDC GP, Inc. a Texas Corporation, its general partner acting by and through Wayne C. Meyer, Vice President, hereinafter referred to as Owners of the 22.59 acre tract described in the above and foregoing map of Firethorne West Sec. 19, 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 and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designed 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 does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single family residential dwelling units thereon 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 shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting 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, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Firethorne West Sec. 19 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, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, JDC/FIRETHORNE, LTD. a Texas limited partnership, by JDC GP, Inc. has caused these presents to be signed by Wayne C. Meyer, Vice President, hereunto authorized this _____ day of _____, 2014.

JDC/FIRETHORNE, Ltd., a Texas limited partnership
By: JDC GP, Inc.
a Texas Corporation,
its general partner

By: _____
Wayne C. Meyer, Vice President

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Wayne C. Meyer, Vice President of JDC GP, Inc. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2014.

Notary Public in and for the State of Texas

This plat of Firethorne West Sec. 19 is approved by the City Planning Commission of the City of Fulshear, Texas this _____ day of _____, 2019.

Amy Pearce, Chairman Austin Weant, Vice-Chairman

This plat of Firethorne West Sec. 19 was approved on _____ by the City of Fulshear Council, 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 County, Texas within six (6) months hereafter.

Aaron Groff, Mayor Kimberly Kopecky, City Secretary

STATE OF TEXAS §
COUNTY OF FORT BEND §

A METES & BOUNDS description of a certain 22.59 acre tract of land situated in the J.D. Vermillion Survey, Abstract No. 339 in Fort Bend County, Texas; being out of a called 429.590 acre tract of land conveyed to JDC/Firethorne, Ltd. by Special Warranty Deed recorded in Clerk's File No. 2005132315 of the Fort Bend County Official Public Records of Real Property; said 22.59 acre tract being more particularly described as follows with all bearings being based on North as obtained with Real Time Kinematics Global Positioning Equipment;

COMMENCING at a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") at the northeast corner of said J.D. Vermillion Survey, being common with the southeast corner of the Jesse Thompson Survey, Abstract No. 394, and the northwest corner of the Fort Bend County Municipal Utility District No. 151 Wastewater Treatment Plant plat of which is recorded in Plat No. 20050112 of the Fort Bend County Plat Records and in the west line of the William Ames Survey, Abstract No. 104, from which a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") bears North 89°24'47" East, 329.58 feet and a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") bears South 00°25'04" East, 910.21 feet;

THENCE, South 89°24'47" West, along the north line of said called 430.083 acre tract, 447.98 feet to a point for corner;

THENCE, South 00°34'20" East, 581.35 feet to a point for corner;

THENCE, South 89°24'47" West, 110.00 feet to a point for corner;

THENCE, South 00°34'20" East, 413.40 feet to the POINT OF BEGINNING of the herein described tract;

THENCE, South 00°34'20" East, passing a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") at the northernmost northwest corner of West Firethorne Road Sec. 4 Street Dedication, plat of which is recorded in Plat No. 20120176 of the Fort Bend County Plat Records at 90.13 feet, continuing in all a total distance of 119.96 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") at the beginning of a non-tangent curve to the right;

THENCE, along the west line of said West Firethorne Road Sec 4 Street Dedication, the following six (6) courses and distances:

1. Along the arc of said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 37°04'14", an arc length of 16.18 feet, and a long chord bearing South 71°05'35" West, 15.89 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");
2. South 89°37'42" West, 5.99 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");
3. South 00°24'38" East, 60.00 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");
4. North 89°35'22" East, 8.67 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") at the beginning of a curve to the right;
5. Along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 34°15'24", an arc length of 14.95 feet, and a long chord bearing South 73°16'56" East, 14.73 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") at the beginning of a reverse curve to the left;
6. Along the arc of said reverse curve to the left having a radius of 2060.00 feet, a central angle of 19°07'14", an arc length of 687.46 feet, and a long chord bearing South 12°18'23" East, 684.27 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") for the southwest corner of said West Firethorne Road Sec 4 Street Dedication;

THENCE, North 68°08'00" East, along the south line of said West Firethorne Road Sec 4 Street Dedication, 10.00 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") at the beginning of a non-tangent curve to the left, for the northwest corner of West Firethorne Road Sec 3 Street Dedication, plat of which is recorded in Plat No. 20120177 of the Fort Bend County Plat Records;

THENCE, along the west line of said West Firethorne Road Sec 3 Street Dedication, the following two (2) courses and distances:

1. Along the arc of said non-tangent curve to the left having a radius of 2050.00 feet, a central angle of 01°03'36", an arc length of 37.92 feet, and a long chord bearing South 22°23'47" East, 37.92 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");
2. South 22°55'35" East, 62.07 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying") in the north line of a called 175 foot drainage easement recorded in Clerk's File No. 2010023599 of the Fort Bend County Official Public Records of Real Property;

THENCE, South 89°35'22" West, along the north line of said drainage easement, 1145.99 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");

THENCE, North 13°48'57" West, 153.53 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");

THENCE, North 00°24'47" West, 501.32 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");

THENCE, North 01°16'50" East, 126.48 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");

THENCE, North 04°48'36" East, 122.51 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");

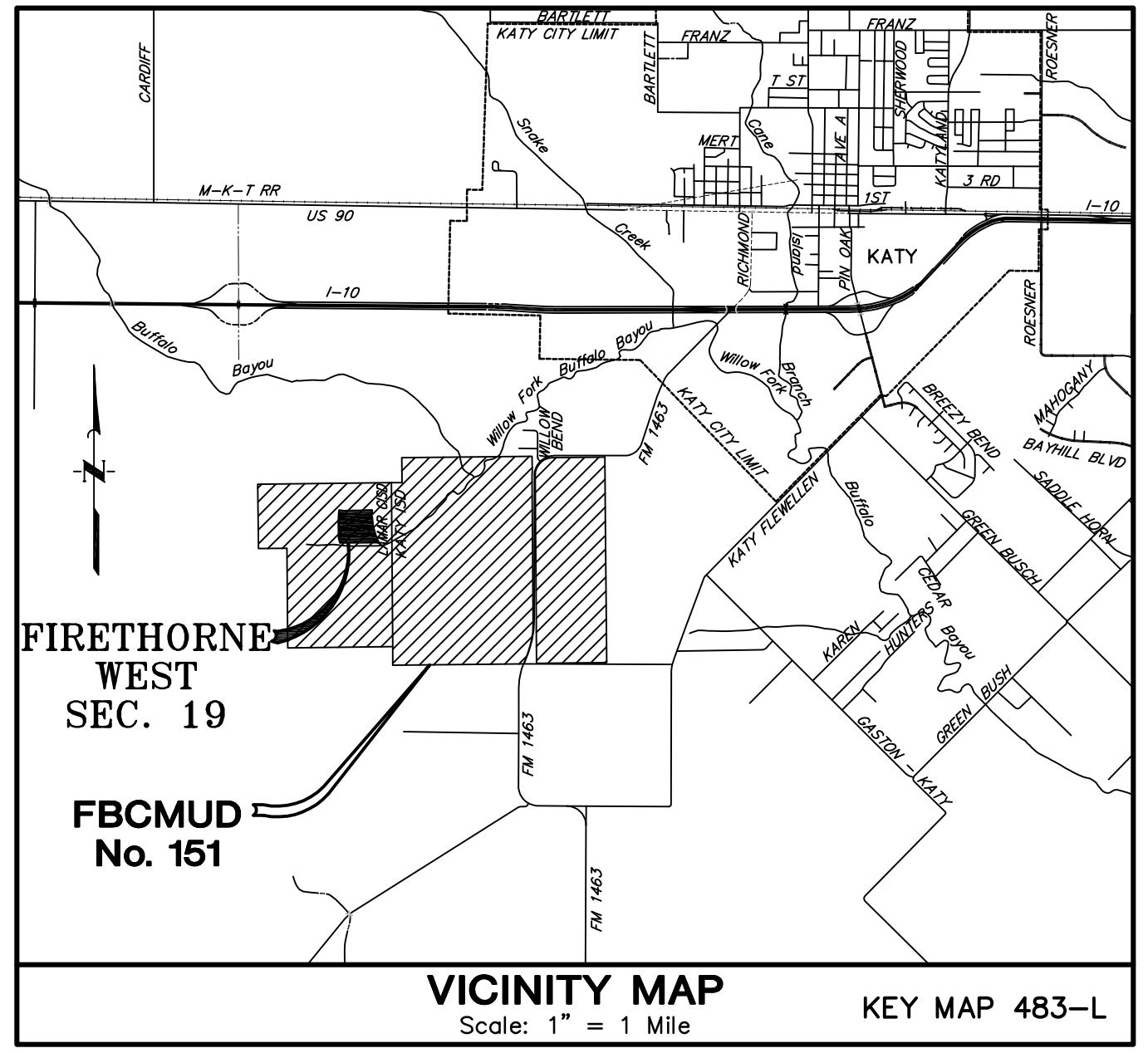
THENCE, North 09°41'30" East, 49.43 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");

THENCE, North 89°35'22" East, 967.72 feet to the POINT OF BEGINNING, CONTAINING 22.59 acres of land in Fort Bend County, Texas.

Steven Jares
Registered Professional Land Surveyor
No. 5317

I, Janet M. Boccus, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County and the City of Fulshear, to the best of my knowledge.

Janet M. Boccus, P.E.
Professional Engineer
No. 90073



I, J. Stacy Slawinski, P.E., 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 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.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

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

Ken R. DeMerchant
Commissioner, Precinct 4

I, Laura Richard, County Clerk for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____, 2019 at _____ o'clock _____ in Plat Number(s) _____ of the Plat Records of said County.

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

Laura Richard
Fort Bend County, Texas

By: _____
Deputy

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

FIRETHORNE WEST SEC. 19

A SUBDIVISION OF 22.59 ACRES OF LAND
OUT OF THE
J.D. VERMILLION SURVEY, A-339
FORT BEND COUNTY, TEXAS
73 LOTS 2 RESERVES 3 BLOCKS
MAY 2014

DEVELOPER/OWNER:
JDC/Firethorne, Ltd.
28100 North Firethorne Road
Katy, Texas 77494
(281) 395-1440

ENGINEER:
JONES & CARTER, INC.
ENGINEERS-PLANNERS-SURVEYORS
28100 North Firethorne Road
Katy, Texas 77494
(281) 395-1440

June 5, 2019

Engineering Review

Final Plat – Firethorne West Section 19
Fort Bend County, Texas

For Information only:

1. This plat will create 73 lots in 3 Blocks with 2 Reserves for a total of 22.59 acres.
2. Average lot size appears to be 70 foot by 125 foot with a 25 foot Front Building Line.
3. Access to this Section is via the extension of Desert Thon Drive and Parker Ridge Drive from Firethorne West Section 14 and West Firethorne Road Section 4 Street Dedication.
4. Since this subdivision is located in the E.T.J. of the City of Fulshear, it will need approval from both the City and from Fort Bend County.

Recommendations:

I recommend that this Final Plat of Firethorne West Section 19 be approved as submitted.

A handwritten signature in black ink, appearing to read "Clay & Leyendecker". The signature is stylized and cursive, with a large loop at the beginning.



REVIEW FORM

On June 24, 2014 the Fort Bend County Drainage District reviewed the:

1. Plans Firethorne West Sec. 19

2. Plat Firethorne West Sec. 19

3. Permit

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

The minimum slab elevation for the proposed development shall be 147.50' as detailed in the attached "Minimum Slab Elevation Analysis". The proposed development is within Fort Bend County Municipal Utility District No. 151. The attached no objection letter from the FBCMUD No. 151 engineer acknowledges detention capacity and outfall are available for this section of development.

Reviewed by: 


Signature of Department Head

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

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

P. O. Box 1028 • 1004 Blume Road • Rosenberg, Texas 77471 • (281) 342-2863 • Fax (281) 342-9130



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: 4-18-19

Date Received by the City of Fulshear:

Subdivision: Development:

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: ___ City ___ ETJ (Extraterritorial Jurisdiction)

Legal Description: 14.44 Acres % Churchill Fulshear League, A-29

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

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

Table with 1 column: Platting Fees. Rows include Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, 2nd Review of plats, TOTAL PLATTING FEE \$861.00, and Park Fees.

Owner: Texana Center
Address: 4910 Airport Ave. Bldg B
City/State: Rosenberg, TX
Telephone: 281-239-1311
Email Address: sheree.prather@texana-centers.com

Engineer/Planner: True Meridian
Contact Person: Todd Stanton
Telephone: 281-412-0149
Fax Number: 281-412-5390
Email Address: truemerid@sbcglobal.net

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: George Patterson
Typed or Printed Name/Title: GEORGE PATTERSON, CEO
Date: 4-17-19

STATE OF TEXAS
COUNTY OF FORT BEND

We, TEXANA CENTER, by its CEO, acting by and through George Patterson, owners of the property subdivided in this plat as TEXANA CENTER, 4.44 acres, being a tract of land in the CHURCHILL FULSHEAR LEAGUE, Abstract 29, City of Fulshear, County of Fort Bend, State of Texas, do hereby certify that the plat hereon is a true and correct plat of said property according to the lines, lots, streets, alleys, reserves, parks, and easements as shown hereon and dedicate for public use as such the streets, alleys, parks, and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and 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 purposes former, unobstructed aerial easements. The aerial easements shall extend horizontally on additional seven feet, six (6") 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 ground level upward, located adjacent to and adjoining said public utility aerial easement totals twenty-one feet, six inches (21' 6") in width.

Further, owners have dedicated and by these presents do dedicate to the use of the public, for public utility purposes further, unobstructed aerial easements. The aerial easements shall extend horizontally on additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements, six (6") feet (6' 0") above ground level upward, located adjacent to both sides adjoining said public utility aerial easements, and designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby each aerial easement totals thirty feet (30' 0") in width.

In testimony hereof, TEXANA CENTER has cause these presents to be signed by
George Patterson, CEO _____ this _____ day of _____, 2019.

STATE OF TEXAS
COUNTY OF FORT BEND
Before me, the undersigned authority, on this day personally appeared _____

(Name to be the person whose name subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations herein expressed and in the capacity therein and herein stated.)

Given under my hand and seal of office, this _____ day of _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

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

_____, PE

This plat of TEXANA CENTER is approved by the City Planning Commission of the City of Fulshear, Texas
this _____ day of _____, 2019.

Amy Pearce — Chairperson _____ Austin Weart — Co-Chairperson _____

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

Aaron Goff — Mayor _____ Kim Kopecky — City Secretary _____

I, Laura Richard, County Clerk in o 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 Slide No. _____ of the Plat Records of Fort Bend County, Texas.
Witness my hand and seal of office, at Richmond, Texas. This day and date last above written.

Laura Richard — County Clerk _____
Fort Bend County, Texas
By: _____ Deputy _____

NOTES

1. This plat has been prepared to meet the requirements of the State of Texas, Fort Bend County and the City of Fulshear. This plat was prepared from information provided by Stewart Title, File No.: 1515746596PL, effective date, November 4, 2018.
2. All subdivision common areas including but not limited to detention facilities, easements, and commercial property association or other entity and shall not be the responsibility of the City of Fulshear or Fort Bend County.
3. ~~BECKHARRK~~ Capped stainless steel rod stamped "N 1505 X" found approximately 350 feet +/-, East of the intersection of Basses Creek Trace and F.M. 1093, being at the Northwest corner of the 1-Junction of a dirt road, approximately 50 feet North of the centerline of F.M. 1093. Elevation = 109.50 feet (TIDDERBY RECORD).
4. Railroad spike in the centerline of Wallis Street, 120 feet +/- South to the intersection of Wallis Road and F.M. 359. Elevation = 138.73 feet (NAVD 88, 1991 adjustment).
4. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 4819700085L, with the effective date of April 2, 2014, the property is located in Floodplain information noted in the plat reflects the status per the FEMA FIRM map that is effective at the time that the plat is recorded. Floodplain status is subject to change as FEMA FIRM maps are updated.
5. Any construction proposed to be installed within a property easement with prescribed rights to a public utility require the permission of the private utility owner to the start of construction. Failure to secure such permission may result in the right holder(s) of the easement, removing any responsibility of securing approval from the private entities to build within an easement. The sole responsibility of securing approval from the private entities to build within an easement is solely that of the property owner.
6. Access rights to parking areas and driveways are hereby granted to all adjoining commercial properties. Minimum slab elevation for all buildings located within the boundaries of this plat shall be the higher of (1) either 12 inches above the top of curb elevation for a curb street or 12 inches above the elevation of the edge of the roadway if no curb exists, or (2) 12 inches above the 100 year floodplain water surface elevation for structures to be located within the 100 year floodplain.
8. Any proposed drainage system for this subdivision shall be designed to meet the requirements of the City of Fulshear.
9. Driveway requirements for the location, width, and offsets from an intersection and any existing driveway or proposed driveway, shall conform to the requirements of the City of Fulshear.
10. All 1/2 inch iron rods set with cap stamped "True Meridian".
11. Bearings are based upon the Texas Coordinate System, South Central Zone, NAD 83.
12. All subdivision common areas including but not limited to detention facilities, easements, and open space within the boundaries of this plat shall be maintained by a homeowners association, commercial property association or other entity and shall not be the responsibility of the City of Fulshear or Fort Bend County.
13. This tract is contained wholly in the City Limits of the City of Fulshear.

FIELD NOTES FOR A 14.44 ACRE TRACT OF LAND IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS, BEING THAT CERTAIN CALLED 14.456 ACRE TRACT RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2005099822, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS, WITH ALL BEARINGS BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found in the Southwest right-of-way line of F.M. Highway 359 for the North corner of said called 14.456 acre tract, some being the Northeast corner of an adjoining called 131,863 acre tract (First Tract) recorded under County Clerk's File Number 2005099822, Official Public Records, Fort Bend County, Texas for the North corner and the PLACE OF BEGINNING.

THENCE S 51°54'18" E (called S 49°33'19" E) along the Northeast line of the herein described tract and the Northeast line of said called 14.456 acre tract, some being the apparent occupied Southwest right-of-way line of F.M. Highway 359, 191.57 feet to a 5/8 inch iron rod with a cap found for angle point;

THENCE S 43°49'56" E (called S 41°28'56" E) continuing along said line and along the apparent occupied Southwest right-of-way line of Wallis Street, 868.98 feet to a chain link fence corner post found for the East corner of the herein described tract and said called 14.456 acre tract, some being the North corner of an adjoining called 6.176 acre tract recorded in Volume 922, page 509, Deed Records, Fort Bend County, Texas;

THENCE S 69°06'10" W (called S 71°27'09" W) along the common line to the herein described tract and said adjoining called 6.176 acre tract, 296.46 feet to a 1/2 inch iron rod set with a cap stamped "True Meridian" for an angle point, from which a found 5/8 inch iron rod with a cap stamped "Kokomy Surveying" bears N 02°38' E — 0.9 feet;

THENCE S 56°13'52" W (called S 59°09'08" W) continuing along said common line, 30.66 feet (called 30.44 feet) to a 1/2 inch iron rod set with a cap stamped "True Meridian" for an angle point;

THENCE S 16°20'12" W (called S 18°41'19" W) continuing along said common line, 515.00 feet to a 5/8 inch iron rod found with a cap stamped "Kokomy Surveying" set for the Southeast corner of the herein described tract, some being the Southwest corner of said adjoining called 6.176 acre tract and being an angle point in the North line of an adjoining called 101 acre tract recorded under County Clerk's File Number 2005014004, Official Public Record, Fort Bend County, Texas and described as Tract A in Volume 922, Page 509, Deed Records, Fort Bend County, Texas, from which point a 3/4 inch iron pipe found bears S 17°23' W — 3.8 feet;

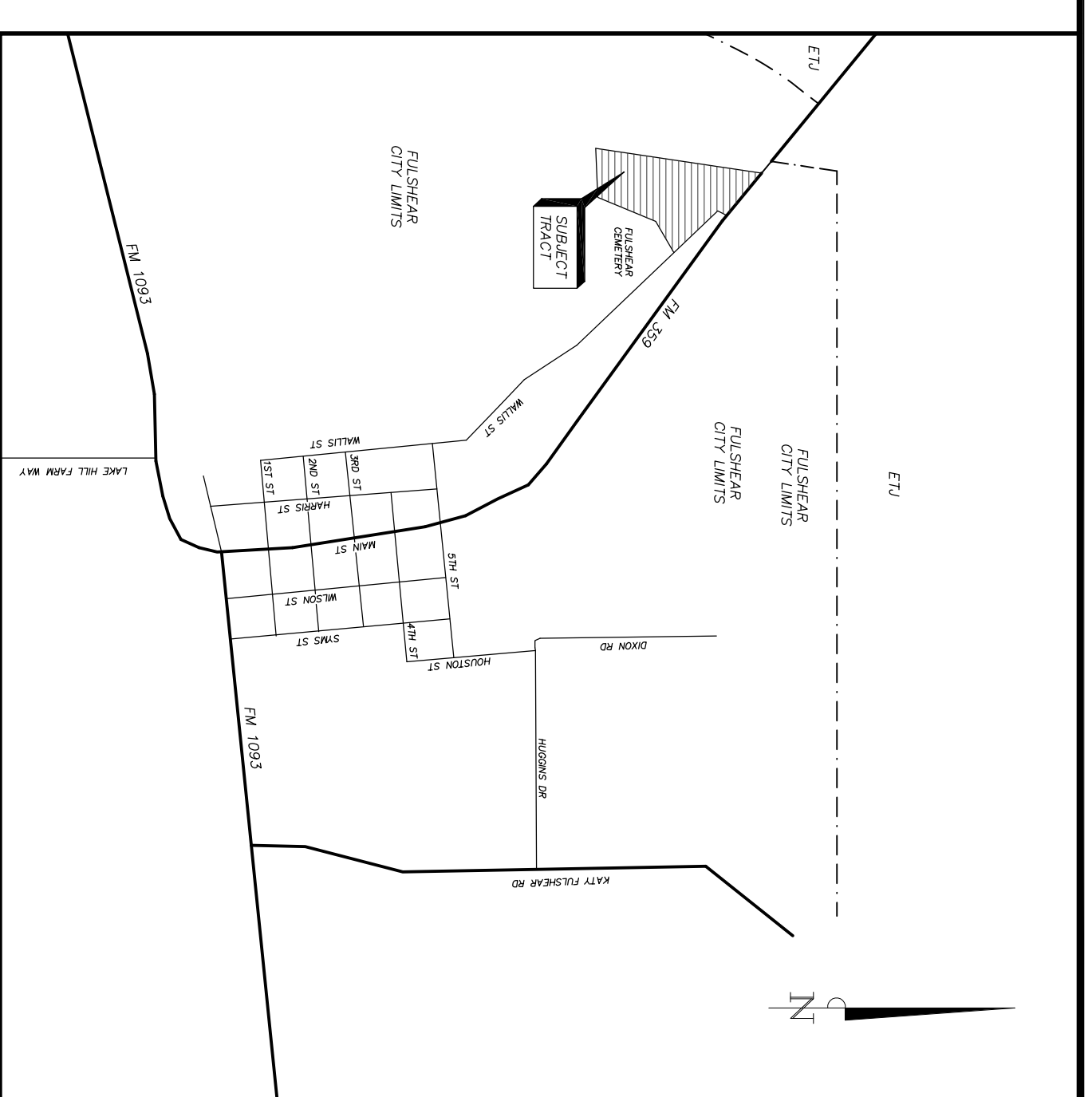
THENCE S 85°39'49" W along the South line of the herein described tract, some being the North line of said adjoining called 101 acre tract, 407.29 feet to a 1/2 inch iron pipe found for the Southwest corner of the herein described tract and said called 14.456 acre tract, some being the Northwest corner of said adjoining called 101 acre tract and being an angle point in the East line of the aforementioned adjoining called 131,863 acre tract, from said corner a found 1/2 inch iron pipe bears N 21°04' W — 0.3 feet;

THENCE N 03°05'07" E (called N 05°25'59" E) along the common line of the herein described tract and said adjoining called 131,863 acre tract, 507.35 feet to a 1/2 inch iron pipe found for an angle point;

THENCE N 04°26'06" E (called N 06°47'20" E) continuing along said common line, 1,089.06 feet to the PLACE OF BEGINNING and containing 14.44 acres of land, more or less.

I, Todd J. Staton, Registered Professional Land Surveyor No. 5082, do hereby certify that this plat correctly represents a survey made under my supervision on the ground in accordance with the information provided me and correctly represents the facts as found at the time of survey and is true and correct and that all boundary corners, lot corners, angle points, and points of curvature are properly marked with 5/8 inch diameter iron rods three feet long or as shown on the plat.

Todd J. Staton, PRLS No. 5082 _____



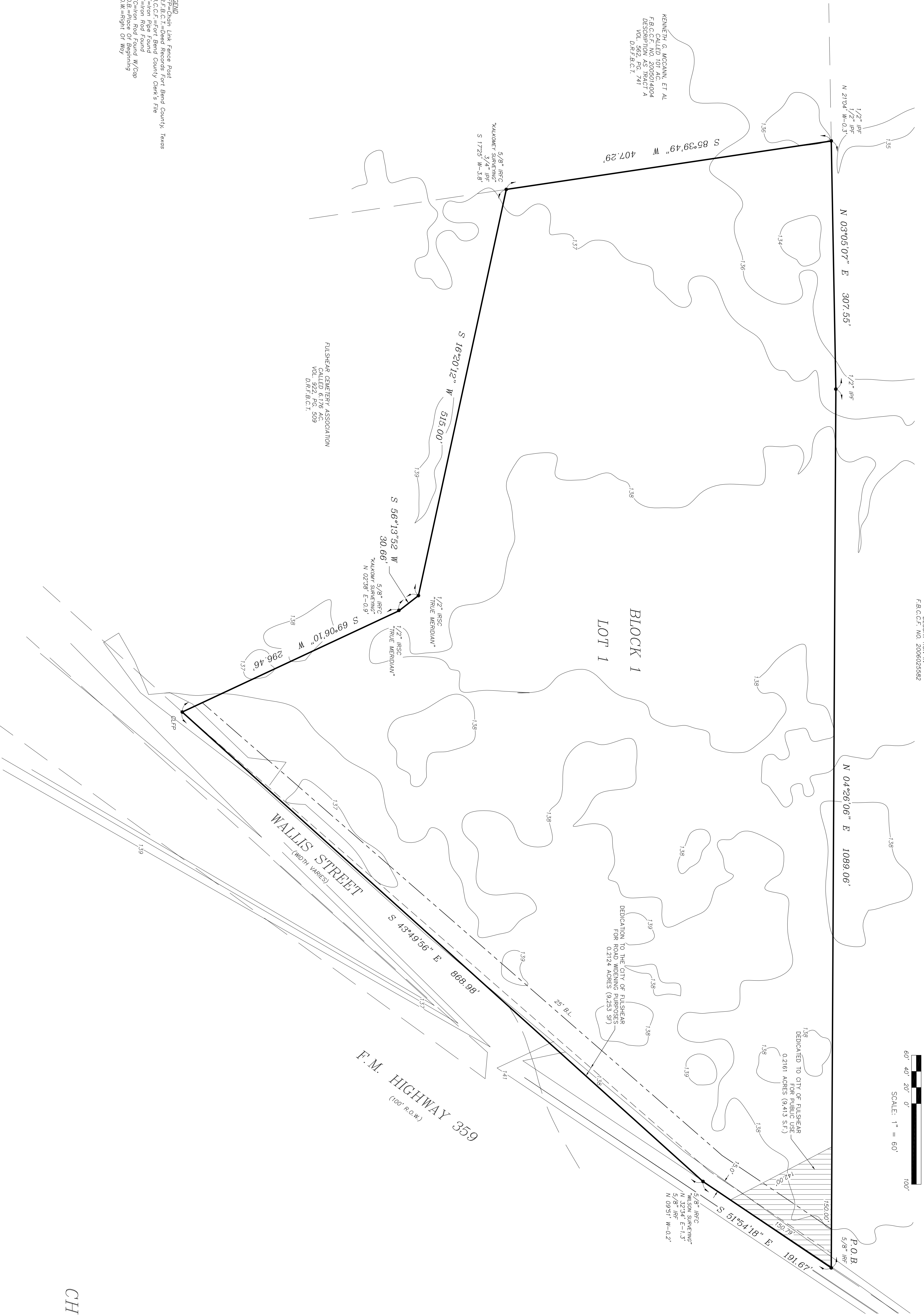
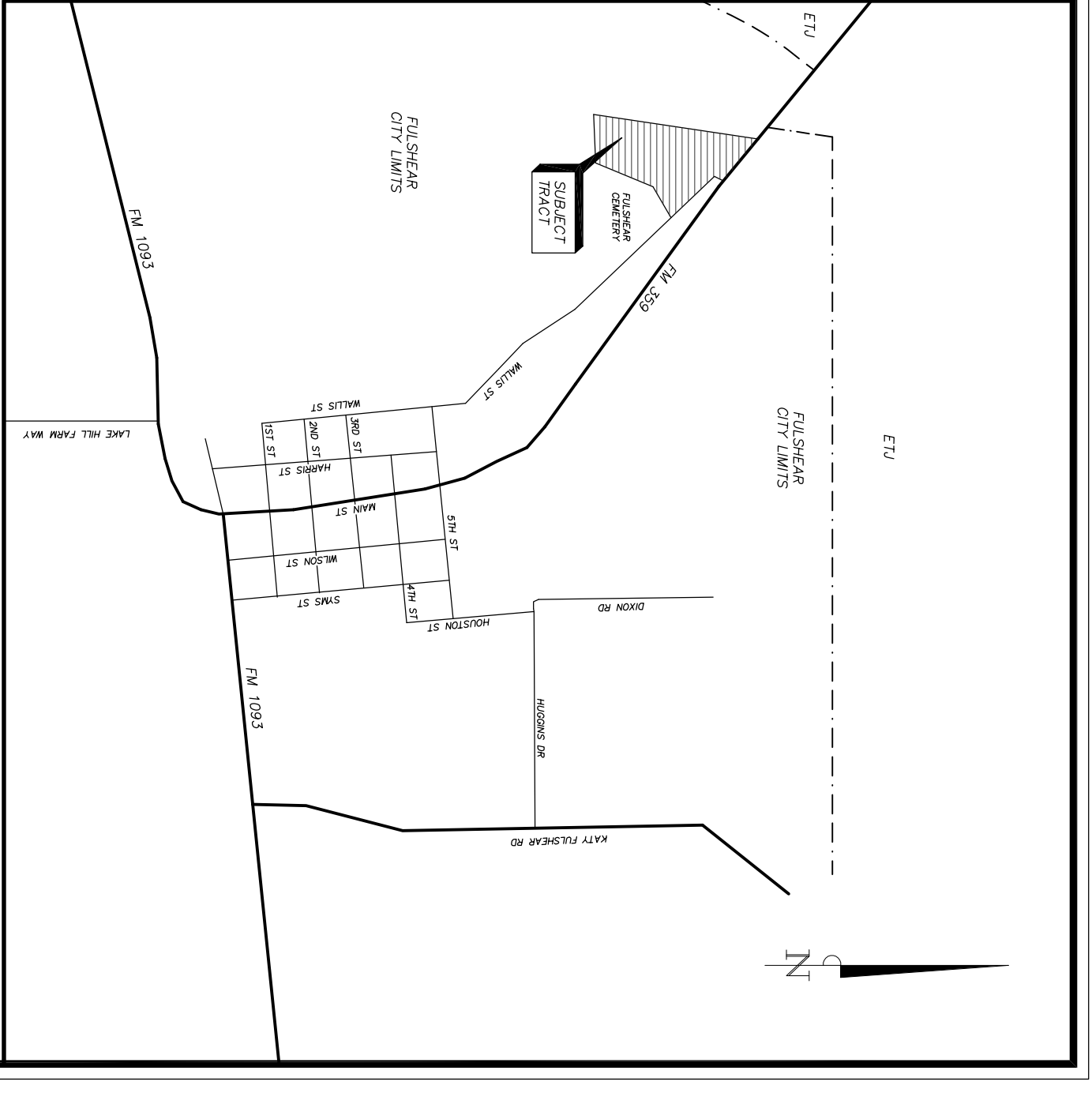
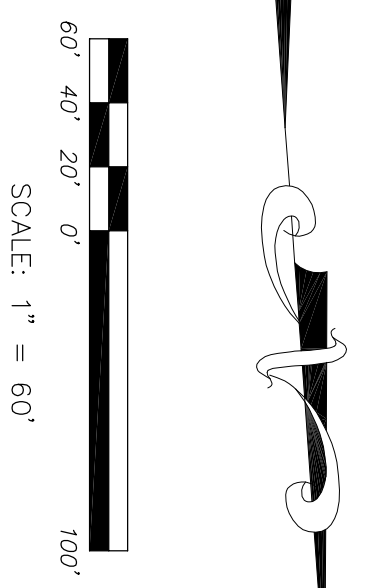
FINAL PLAT
OF
TEXANA CENTER
1 BLOCK, 1 LOT
IN THE
CITY OF FULSHEAR
14.44 ACRES
OUT OF THE
CHURCHILL FULSHEAR LEAGUE
ABSTRACT 29
FORT BEND COUNTY, TEXAS

PREPARED: APRIL 17, 2019

SUBVENOR
TEKANA CENTER
PEARLAND, TX 77588

OWNER
TEKANA CENTER
4910 AIRPORT AVE. # BLDG. D
ROSENBERG, TX 77471
281-239-1300

RULSHEAR EQUINE, LLC
 CALLED TO BE
 F.B.C.F. NO. 2013077977
 DESCRIPTION IN TRACT
 F.B.C.F. NO. 2006055882



AREA TABLE
14.44 ACRES / 628,923 S.F.

FINAL PLAT
 OF
 TEXANA CENTER
 1 BLOCK, 1 LOT
 IN THE
 CITY OF RULSHEAR
 14.44 ACRES
 OUT OF THE
 CHURCHILL RULSHEAR LEAGUE
 ABSTRACT 29
 FORT BEND COUNTY, TEXAS

LEGEND
 CLFP=Chain Link Fence Post
 D.R.F.B.C.T.=Deed Records Fort Bend County, Texas
 F.B.C.F.=Fort Bend County Clerk's File
 IRF=Iron Road Found
 IRF=Iron Road Found
 IRF=Iron Road Found W/Cap
 R.O.W.=Right Of Way

PREPARED: APRIL 17, 2019
 SURVEYOR
 TRACY MERRIN
 P.O. BOX 566
 PEARLAND, TX 77588
 OWNER
 TEXANA CENTER
 4910 AIRPORT AVE. # 1100E, D
 ROSENBERG, TX 77471

June 5, 2019

Engineering Review

Final Plat - Texana Center
City of Fulshear, Texas

For Information only:

1. This plat will create one (1) lot and/or Reserve that will cover a total acreage of 14.44 acres.
2. This tract will have access to Wallis Street along its Southeast property line.

Recommendations:

I recommend that this Final Plat of Texana Center be approved once the following items being addressed:

- A) The 0.2124 acre tract being dedicated to the City of Fulshear for widening of Wallis Street needs to have bearing and distances shown on the plat so it can be located.
- B) A current City Planning Letter (less then 30 days old) needs to be provided with the plat.





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: 5/24/2019

Date Received by the City of Fulshear: _____

Subdivision: CREEK TRACE AT CROSS CREEK SECTION 1 Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 19.56 ACRES OF LAND LOCATED IN THE M. AUTREY SURVEY, A-100

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

Total Acreage: 19.56
Number of Streets: 5
Number of Lots: 73
Number and Types of Reserves: 1
Total Acres in Reserve: 1.180

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

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

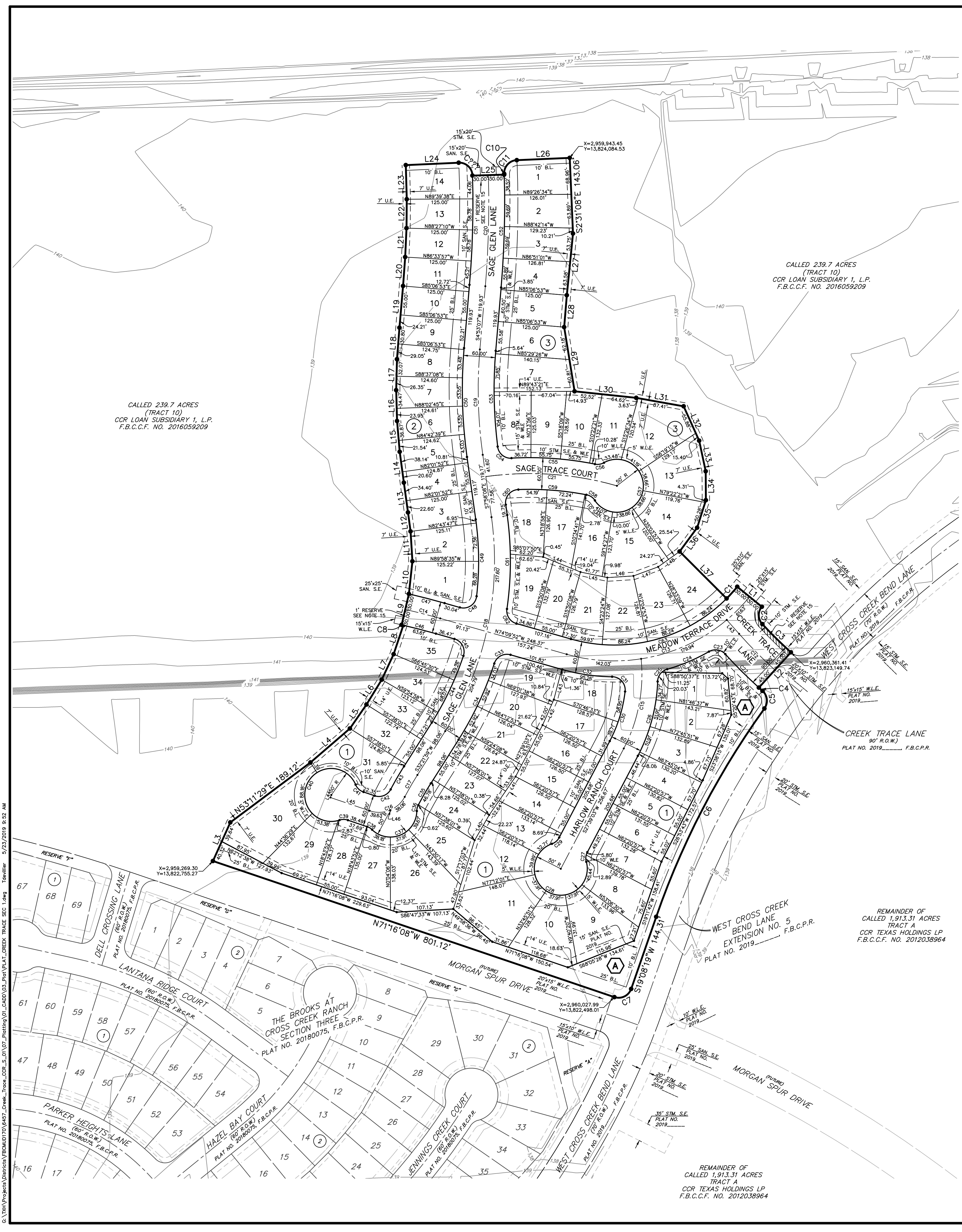
Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$1,354.00</u>
Park Fees (due at Final Plat Application)	_____

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


SIGNATURE

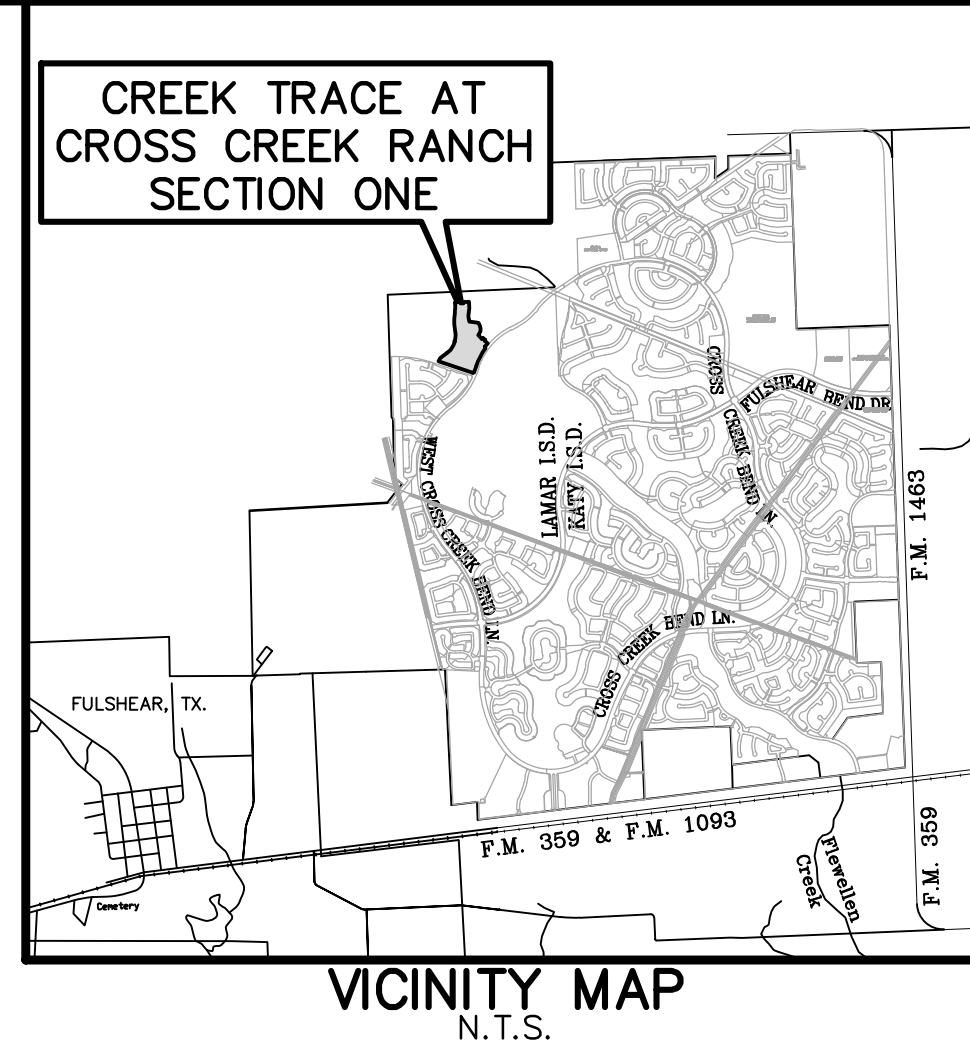
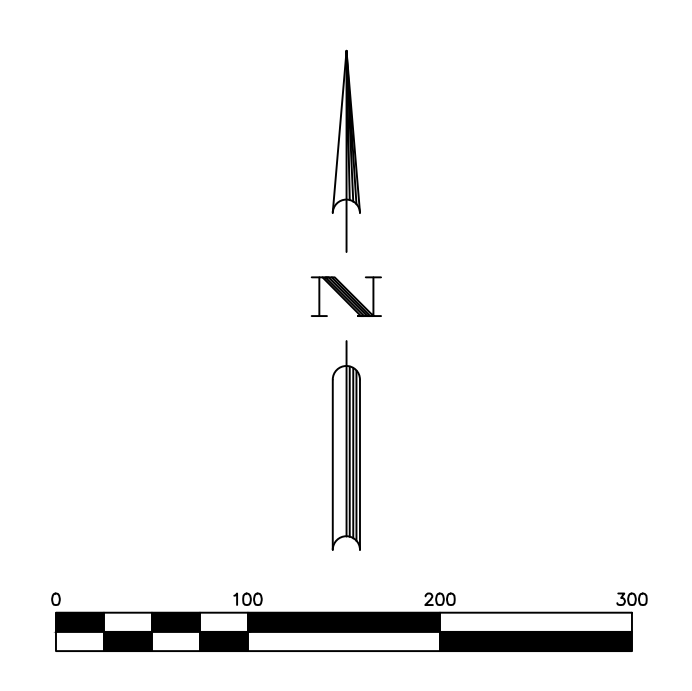
Trey DeVillier
TYPED OR PRINTED NAME/TITLE

5/24/2019
DATE



CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C???	25.00'	90°45'55"	39.60'	S 47°08'10" E	35.59'
C1	300.00'	5°44'35"	30.07'	N 42°06'13" E	30.06'
C2	25.00'	81°54'30"	35.74'	S 1°43'16" E	32.77'
C3	855.00'	5°04'40"	75.77'	S 45°12'51" E	75.75'
C4	945.00'	0°33'54"	9.32'	S 48°02'08" E	9.32'
C5	25.00'	84°04'40"	36.69'	S 6°16'45" E	33.48'
C6	1535.00'	16°37'16"	445.29'	S 27°26'57" W	443.73'
C7	25.00'	89°35'33"	39.09'	S 63°56'05" W	35.23'
C8	1470.01'	0°07'46"	3.32'	N 76°42'47" W	3.32'
C10	1845.00'	0°02'42"	1.45'	N 1°46'34" W	1.45'
C11	25.00'	89°16'47"	38.96'	N 42°50'29" E	35.13'
C12	900.00'	6°06'54"	96.05'	S 44°41'44" E	96.01'
C13	330.00'	66°36'09"	383.60'	N 72°32'04" E	362.37'
C14	1500.00'	2°36'30"	68.29'	N 75°28'07" W	68.28'
C15	300.00'	33°26'03"	175.06'	N 10°56'01" E	172.59'
C16	55.00'	80°55'49"	77.69'	N 68°15'57" E	71.39'
C17	600.00'	4°33'56"	47.81'	S 30°05'01" W	47.80'
C18	600.00'	40°20'07"	422.39'	N 12°11'56" E	413.72'
C19	890.00'	12°51'15"	199.67'	S 1°32'31" E	199.25'
C20	1815.00'	6°38'20"	210.30'	N 1°33'57" E	210.19'
C21	600.00'	23°53'47"	250.24'	N 85°58'46" W	248.43'
C22	945.00'	5°25'23"	89.45'	N 45°02'29" W	89.41'
C23	25.00'	77°28'12"	33.80'	N 81°03'53" W	31.29'
C24	360.00'	13°40'48"	85.95'	S 67°02'25" W	85.75'
C25	25.00'	71°41'41"	31.28'	S 38°01'58" W	29.28'
C26	330.00'	25°27'55"	146.67'	S 14°55'06" W	145.47'
C27	25.00'	42°50'00"	18.69'	S 61°40'3" W	18.26'
C28	50.00'	26°40'01"	231.84'	N 62°20'57" W	73.33'
C29	25.00'	42°50'00"	18.69'	N 49°04'03" E	18.26'
C30	270.00'	20°56'08"	98.66'	N 17°10'59" E	98.11'
C31	25.00'	96°02'28"	41.91'	N 41°18'20" W	37.17'
C32	360.00'	15°09'42"	95.26'	N 81°44'43" W	94.99'
C33	25.00'	87°57'29"	38.38'	S 61°51'24" W	34.72'
C34	630.00'	14°29'20"	159.31'	S 25°07'19" W	158.89'
C35	570.00'	4°45'50"	47.39'	S 29°59'04" W	47.38'
C36	25.00'	26°33'56"	11.59'	S 14°19'10" W	11.49'
C37	50.00'	132°38'43"	115.75'	S 67°21'34" W	91.58'
C38	25.00'	24°57'04"	10.89'	N 58°47'36" W	10.80'
C39	25.00'	36°52'12"	16.09'	N 89°42'14" W	15.81'
C40	50.00'	26°03'35"	231.31'	N 24°23'27" E	73.69'
C41	25.00'	48°11'23"	21.03'	S 47°10'27" E	20.41'
C42	25.00'	80°55'49"	35.31'	N 68°15'57" E	32.45'
C43	630.00'	4°33'56"	50.20'	N 30°05'01" E	50.19'
C44	570.00'	14°04'35"	140.04'	N 25°19'42" E	139.69'
C45	25.00'	92°27'16"	40.34'	N 27°56'14" W	36.10'
C46	1470.00'	2°36'30"	66.92'	N 75°28'06" W	66.92'
C47	1530.00'	2°36'30"	69.66'	S 75°28'07" E	69.65'
C48	25.00'	99°08'58"	43.26'	N 56°15'39" E	38.06'
C49	570.00'	14°39'18"	145.79'	N 0°38'29" W	145.40'
C50	920.00'	12°51'15"	206.40'	N 1°32'31" W	205.97'
C51	1785.00'	6°38'20"	206.83'	N 1°33'57" E	206.71'
C52	1845.00'	6°38'20"	213.78'	S 1°33'57" W	213.66'
C53	860.00'	12°05'46"	181.56'	S 1°09'46" E	181.23'
C54	25.00'	85°53'49"	37.48'	S 50°09'34" E	34.07'
C55	630.00'	14°24'54"	158.50'	S 85°54'01" E	158.08'
C56	25.00'	40°33'13"	17.69'	N 81°01'49" E	17.33'
C57	50.00'	26°33'17"	231.74'	S 13°31'51" W	73.40'
C58	25.00'	45°27'01"	19.83'	N 56°25'01" W	19.32'
C59	570.00'	12°59'21"	129.22'	N 85°38'12" W	128.94'
C60	25.00'	95°50'16"	41.82'	S 39°57'00" W	37.11'
C61	630.00'	16°12'06"	178.15'	S 0°07'55" W	177.55'
C62	25.00'	82°23'50"	35.95'	S 32°57'57" E	32.93'
C63	300.00'	66°36'09"	348.73'	N 72°32'04" E	329.42'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S50°46'01"E	60.00'
L2	S42°14'49"W	90.00'
L3	N24°12'53"E	79.97'
L4	N49°14'08"E	98.47'
L5	N34°30'55"E	55.04'
L6	N31°36'23"E	55.02'
L7	N25°08'25"E	53.27'
L8	N18°30'33"E	57.77'
L9	N13°13'38"E	60.00'
L10	N6°08'09"E	62.01'
L11	N3°31'08"W	56.59'
L12	N7°44'09"W	36.19'
L13	N7°58'08"W	57.00'
L14	N7°37'13"W	58.74'
L15	N4°52'08"W	58.42'
L16	N1°39'55"W	58.42'
L17	N1°32'17"E	58.42'
L18	N4°25'15"E	59.84'
L19	N4°53'07"E	79.21'
L20	N4°19'42"E	54.76'
L21	N2°29'27"E	54.66'
L22	N0°36'14"E	54.66'
L23	N1°36'09"W	64.63'
L24	N8°28'52"E	100.01'
L25	N8°14'47"E	60.00'
L26	N8°28'52"E	100.01'
L27	S5°42'25"W	117.32'
L28	S4°52'54"W	60.50'
L29	S9°14'08"E	122.99'
L30	S8°55'51"E	117.14'
L31	S7°56'07"E	91.04'
L32	S24°19'28"E	71.28'
L33	S12°01'42"E	59.24'
L34	S0°22'57"E	54.59'
L35	S17°33'46"W	54.59'
L36	S36°26'42"W	55.98'
L37	S45°01'26"E	125.68'
L38	S47°50'54"E	14.74'
L39	S32°41'08"E	23.01'
L40	N29°50'49"E	54.68'
L41	N34°31'55"E	55.40'
L42	S23°45'10"W	52.84'
L43	S14°32'22"W	58.81'
L44	S67°56'06"E	56.70'
L45	N78°18'20"W	51.74'
L46	N86°28'21"E	49.58'
L47	N69°47'19"E	49.63'
L48	S54°23'12"W	49.80'



- GENERAL NOTES
- "U.E." indicates "Utility Easement".
 - "B.L." indicates "Building Line".
 - "W.L.E." indicates "Water Line Easement".
 - "SAN.S.E." indicates "Sanitary Sewer Easement".
 - "STM.S.E." indicates "Storm Sewer Easement".
 - "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
 - "F.B.C.P.R." indicates "Plot 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 1.0001497.
 - Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and is referenced to THE BROOKS AT CROSS CREEK RANCH SECTION THREE, F.B.C.P.R. No. 20180075.
 - There are no pipeline easements within the boundaries of the subject tract based on the title research provided per City Planning Letter, File No. 419316 prepared by Stewart Title, effective date of May 2, 2019.
 - 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 48157C0085L, Revised April 2, 2014.
 - Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC" at all plot boundary corners unless otherwise noted.
 - Ⓢ indicates Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC".
 - A one-foot reserve dedicated to the city in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes.
 - All split 14 foot Utility Easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
 - All lots are subject to a five (5) foot side lot building line on each side except corner lots which have a five (5) foot side lot building line on the inner lot line and a ten (10) foot building line on the street side.
 - All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.

CREEK TRACE AT CROSS CREEK RANCH SECTION ONE

A SUBDIVISION OF 19.56 ACRES OF LAND LOCATED IN THE M. AUTREY SURVEY, A-100 CITY OF FULSHEAR FORT BEND COUNTY, TEXAS

LOTS: 73 RESERVE: 1 BLOCKS: 3
SCALE: 1"=100' DATE: MAY 24, 2019

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
(A)	1.180 AC. / 51,410 S.F.	LANDSCAPE/OPEN SPACE

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

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



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

June 5, 2019

Engineering Review

Final Plat
Creek Trace at Cross Creek Ranch Section One
City of Fulshear, Texas

For Information only:

1. This plat will create 73 Lots in three (3) Blocks with one (1) Reserve that covers a total area of 19.56 acres.
2. Access to these lots will be from Creek Trace Lane off of West Cross Creek Bend.
3. The typical lot in this section is 55-foot by 125-foot with a 25-foot Front Building Line.

Recommendations:

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





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: 5/24/2019

Date Received by the City of Fulshear: _____

Subdivision: WEST CROSS CREEK BEND LAND EXTENSION NO. 5 Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 6.810 ACRES OF LAND LOCATED IN THE M. AUTREY SURVEY, A-100 & A.G. SHARPLESS SURVEY, A-322

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

Total Acreage: 6.810
 Number of Streets: 3
 Number of Lots: 0
 Number and Types of Reserves: 0
 Total Acres in Reserve: 0

Owner: FBCmud169 CCR LOAN SUBSIDIARY 1, LP & CCR TEXAS HOLDINGS LP
 Address: 5005 RIVERWAY, STE. 500
 City/State: HOUTSON, TX 77056
 Telephone: 713-960-9977
 Email Address: _____

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$670.25</u>
Park Fees (due at Final Plat Application)	_____

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


 SIGNATURE

Trey DeVillier
 TYPED OR PRINTED NAME/TITLE

5/24/19
 DATE

STATE OF TEXAS
COUNTY OF FORT BEND

We, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, acting by and through Larry D. Johnson, President of CCR Loan Sub 1, LLC, a Texas limited liability company, its general partner, owner, hereinafter referred to as Owners of the 6.810 acre tract described in the above and foregoing map of WEST CROSS CREEK BEND LANE EXTENSION NO. 5, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

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

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

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

IN TESTIMONY WHEREOF, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, acting by and through Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner, has caused these presents to be signed by Larry D. Johnson, its President, thereunto authorized,

this _____ day of _____, 2019.

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

By: _____
Larry D. Johnson
President

STATE OF TEXAS
COUNTY OF HARRIS

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

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

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

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

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

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

Jason M Svatek, P.E.
Texas Registration No. 100192
Brown & Goy Engineers, Inc.
TBPE Registration No. F-1046

This plat of WEST CROSS CREEK BEND LANE EXTENSION NO. 5 is approved by the City Planning Commission of the City of Fulshear, Texas,

this _____ day of _____, 20____

Amy Pearce
Chairperson

Austin Weant
Co-Chairperson

This plat of WEST CROSS CREEK BEND LANE EXTENSION NO. 5 was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____, 20____; 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.

Aron 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 said county.

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

Laura Richard
County Clerk
Fort Bend County, Texas

By: _____
Deputy

DESCRIPTION OF A 6.810 ACRE TRACT OF LAND SITUATED
IN THE M. AUTREY SURVEY, ABSTRACT NO. 100
AND THE A. G. SHARPLESS SURVEY, ABSTRACT NO. 322
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

BEING a 6.810 acre (296,628 square foot) tract of land situated in the M. Autrey Survey, Abstract No. 100 and the A.G. Sharpless Survey, Abstract No. 322, City of Fulshear, Fort Bend County, Texas and being a portion of a called 239.7 acre tract (Tract 10) of land as described 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.) 2018059209, a portion of a called 1,913.31 acre tract (Tract A) as described in an instrument to CCR Texas Holdings, LP, recorded under F.B.C.C.F. No. 2012038964 and a portion of a called 61.66 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. 2015105132, said 6.810 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to THE BROOKS AT CROSS CREEK RANCH SECTION THREE as cited herein:

BEGINNING at a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Northeast corner of West Cross Creek Bend Lane (70 feet wide) as shown on WEST CROSS CREEK BEND LANE EXTENSION NO. 4 & LIFT STATION NO. 6, subdivision plat recorded under Plat No. 20180074 of the Fort Bend County Plat Records (F.B.C.P.R.) and being the Southeastern corner of the herein described tract;

THENCE, N49°15'56" W, along and with the North terminus line of said West Cross Creek Bend Lane, a distance of 70.00 feet to the Northwest corner of said WEST CROSS CREEK BEND LANE EXTENSION NO. 4 & LIFT STATION NO. 6 and Southwesterly corner of the herein described tract, lying on a non-tangent curve to the right on the East line of THE BROOKS AT CROSS CREEK RANCH SECTION THREE, a subdivision plat recorded under Plat No. 20180075 of the F.B.C.P.R., from which its center bears S49°15'58" E, 1,835.00 feet;

THENCE, along and with said East line, the following courses and distances:

In a Northeasterly direction, along said curve to the right, a distance of 327.78 feet, having a radius of 1,835.00 feet, a central angle of 10°14'05" and a chord which bears N45°51'05" E, 327.35 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the point of tangency;

N50°58'07" E, a distance of 162.51 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the beginning of a tangent curve to the left;

In a Northeasterly direction, along said curve to the left, an arc distance of 707.70 feet, having a radius of 1,465.00 feet, a central angle of 27°40'40" and a chord which bears N37°07'47" E, a distance of 700.84 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the most Southerly Northeast corner of said THE BROOKS AT CROSS CREEK RANCH SECTION THREE and the beginning of a compound curve to the left;

In a Northwesterly direction, along said curve to the left, an arc distance of 41.26 feet, having a radius of 25.00 feet, a central angle of 94°33'35" and a chord which bears N23°59'21" W, a distance of 35.73 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the most Northerly Northeast corner of said THE BROOKS AT CROSS CREEK RANCH SECTION THREE;

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

N18°43'52" E, a distance of 70.00 feet to a point for corner;

S71°16'08" E, a distance of 4.63 feet to the beginning of a tangent curve to the left;

In a Northeasterly direction, along said curve to the left, an arc distance of 39.09 feet, having a radius of 25.00 feet, a central angle of 89°35'33" and a chord which bears N63°56'05" E, a distance of 35.23 feet to a point for corner;

THENCE, N19°08'19" E, continuing over and across said 239.7 acre tract at a distance of 39.93 feet to the common line of said 239.7 acre tract and said 1,913.31 acre tract, continuing along and with said common line for a total distance of 144.31 feet to the beginning of a tangent curve to the right;

THENCE, in a Northeasterly direction, continuing along and with said common line and said curve to the right, an arc distance of 445.29 feet, having a radius of 1,535.00 feet, a central angle of 16°37'16" and a chord which bears N27°26'57" E, a distance of 443.73 feet to a point of reverse curvature to the left;

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

In a Northerly direction, along said curve to the left, an arc distance of 36.69 feet, having a radius of 25.00 feet, a central angle of 84°04'40" and a chord which bears N06°16'45" W, a distance of 33.48 feet to a point of reverse curvature to the right;

In a Northwesterly direction, along said curve to the right, an arc distance of 9.32 feet, having a radius of 945.00 feet, a central angle of 00°33'54" and a chord which bears N48°02'08" W, a distance of 9.32 feet to a point for corner;

N42°14'49" E, a distance of 90.00 feet to the beginning of a non-tangent curve to the left from which its center bears N42°14'48" E, 25.00 feet;

In an Easterly direction, along said curve to the left, an arc distance of 39.85 feet, having a radius of 25.00 feet, a central angle of 91°20'00" and a chord which bears N86°34'48" E, a distance of 35.76 feet to a point of reverse curvature to the right, lying on the common line of said 239.7 acre tract and said 1,913.31 acre tract;

THENCE, along and with the common line of said 239.7 acre tract and said 1,913.31 acre tract, the following courses and distances:

In a Northeasterly direction, along said curve to the right, an arc distance of 594.21 feet, having a radius of 1,535.00 feet, a central angle of 22°10'47" and a chord which bears N52°00'12" E, a distance of 590.51 feet to a point of tangency;

N63°05'36" E, a distance of 164.40 feet to the beginning of a tangent curve to the left;

In a Northeasterly direction, along said curve to the left, an arc distance of 480.96 feet, having a radius of 1,165.00 feet, a central angle of 23°39'15" and a chord which bears N51°15'58" E, a distance of 477.55 feet to a point of tangency;

N39°26'21" E, a distance of 93.48 feet to the beginning of a tangent curve to the right;

THENCE, in a Northeasterly direction, over and across said 1,913.31 acre tract and said 61.66 acre tract and along said curve to the right, an arc distance of 573.42 feet, having a radius of 2,035.00 feet, a central angle of 16°08'41" and a chord which bears N47°30'42" E, a distance of 571.52 feet to a point of tangency;

THENCE, N55°35'02" E, a distance of 219.84 feet over and across said 61.66 acre tract to the Northwest corner of the herein described tract, lying on the Southwest line of CROSS CREEK BEND LANE EXTENSION NO. 11, a subdivision per plat recorded under Plat No. 20180234 of the F.B.C.P.R.;

THENCE, S34°24'58" E, a distance of 70.00 feet along and with the Southwest line of said CROSS CREEK BEND LANE EXTENSION NO. 11 to the Northeast corner of the herein described tract;

THENCE, over and across said 61.66 acre tract, said 1,913.31 acre tract and said 239.7 acre tract, the following courses and distances:

S55°35'02" W, a distance of 219.84 feet to the beginning of a tangent curve to the left;

In a Southwesterly direction, along said curve to the left, an arc distance of 553.70 feet, having a radius of 1,965.00 feet, a central angle of 16°08'41" and a chord which bears S47°30'42" W, a distance of 551.87 feet to a point of tangency;

S39°26'21" W, a distance of 93.48 feet to the beginning of a tangent curve to the right;

In a Southwesterly direction, along said curve to the right, an arc distance of 509.86 feet, having a radius of 1,235.00 feet, a central angle of 23°39'15" and a chord which bears S51°15'58" W, a distance of 506.25 feet to a point of tangency;

S63°05'36" W, a distance of 164.40 feet to the beginning of a tangent curve to the left;

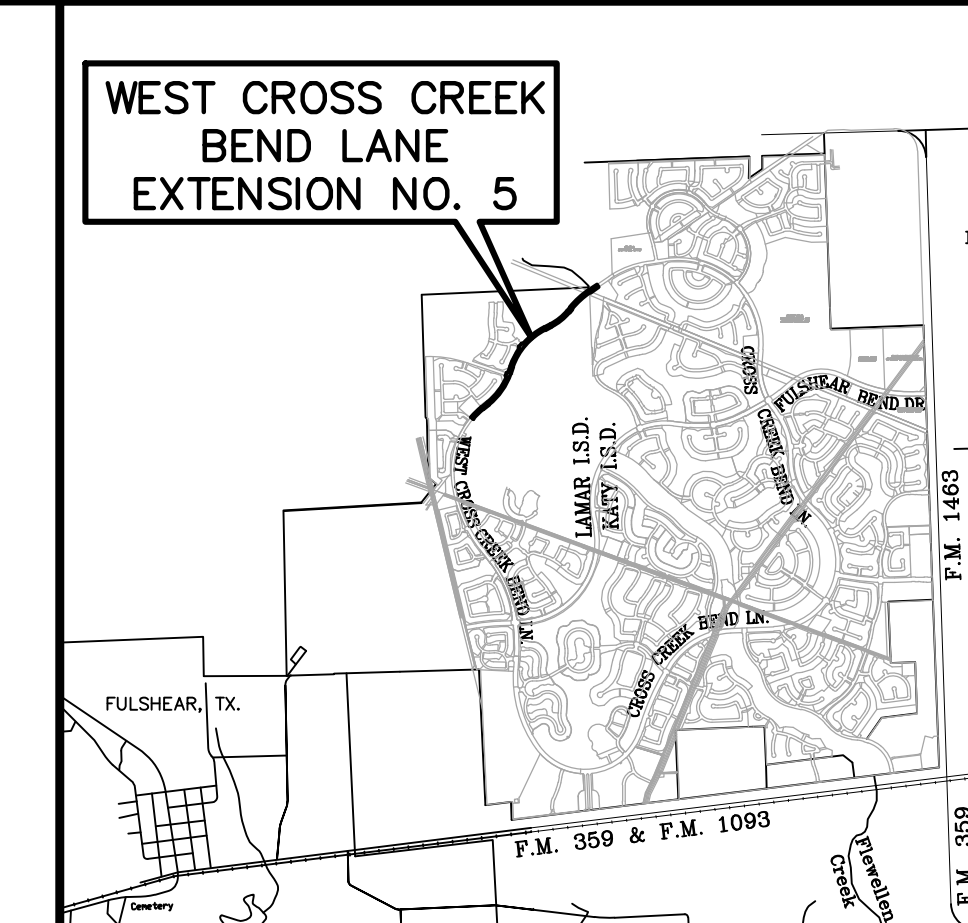
In a Southwesterly direction, along said curve to the left, an arc distance of 1123.88 feet, having a radius of 1,465.00 feet, a central angle of 43°57'17" and a chord which bears S41°08'57" W, a distance of 1,096.52 feet to a point of tangency;

S19°08'19" W, a distance of 160.08 feet to the beginning of a tangent curve to the right;

In a Southwesterly direction, along said curve to the right, an arc distance of 852.75 feet, having a radius of 1,535.00 feet, a central angle of 31°49'48" and a chord which bears S35°03'13" W, a distance of 841.83 feet to a point of tangency;

S50°58'07" W, a distance of 162.51 feet to the beginning of a tangent curve to the left;

In a Southwesterly direction, along said curve to the left, an arc distance of 315.28 feet, having a radius of 1,765.00 feet, a central angle of 10°14'05" and a chord which bears S45°51'05" W, a distance of 314.86 feet to the POINT OF BEGINNING and containing 6.810 acres (296,628 square feet) of land.



VICINITY MAP
N.T.S.

WEST CROSS CREEK BEND LANE EXTENSION NO. 5

A SUBDIVISION OF 6.810 ACRES OF LAND
LOCATED IN THE
M. AUTREY SURVEY, A-100 &
A.G. SHARPLESS SURVEY, A-322
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVES: 0 BLOCKS: 0
SCALE: 1"=100' DATE: MAY 24, 2019

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

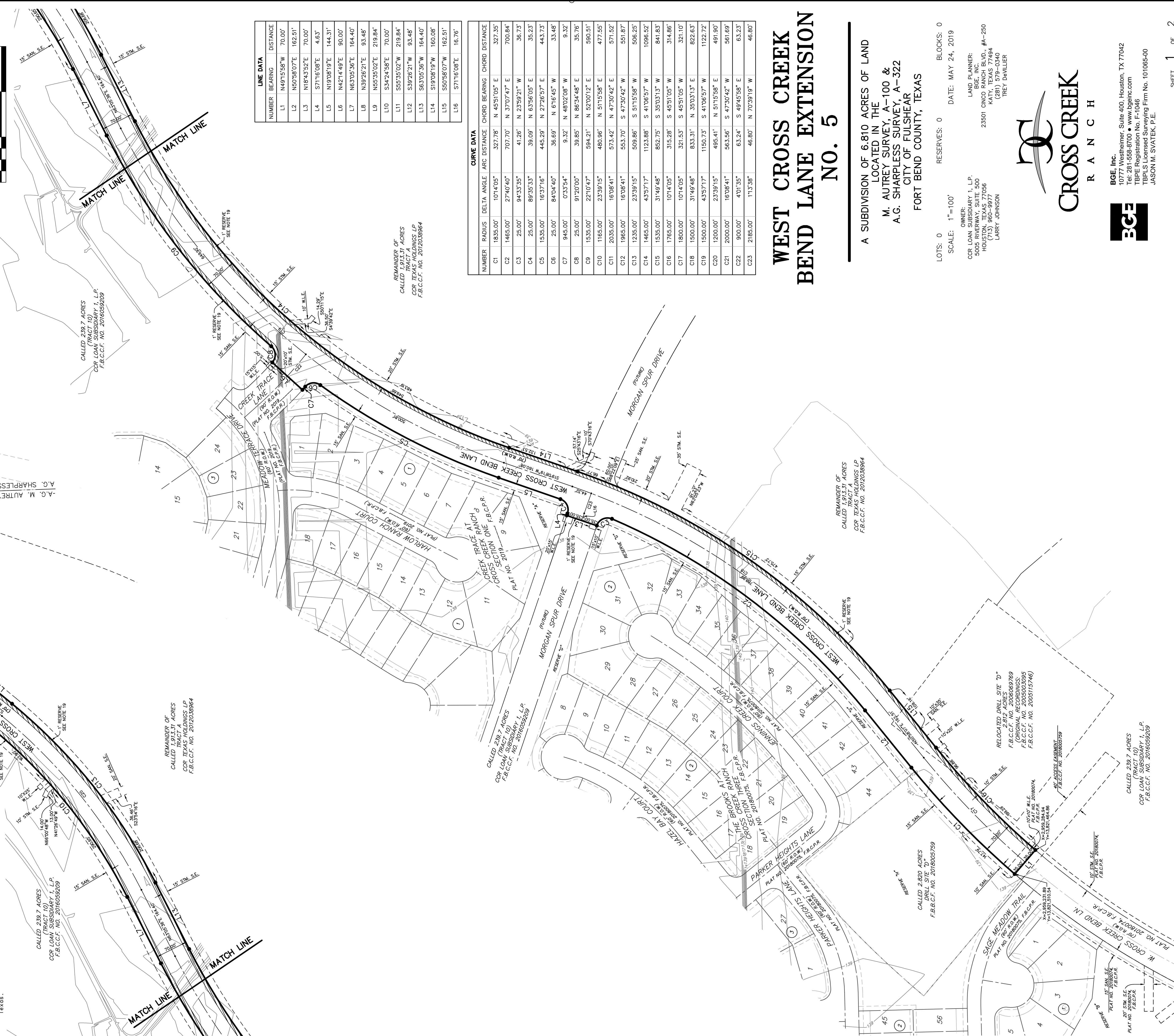
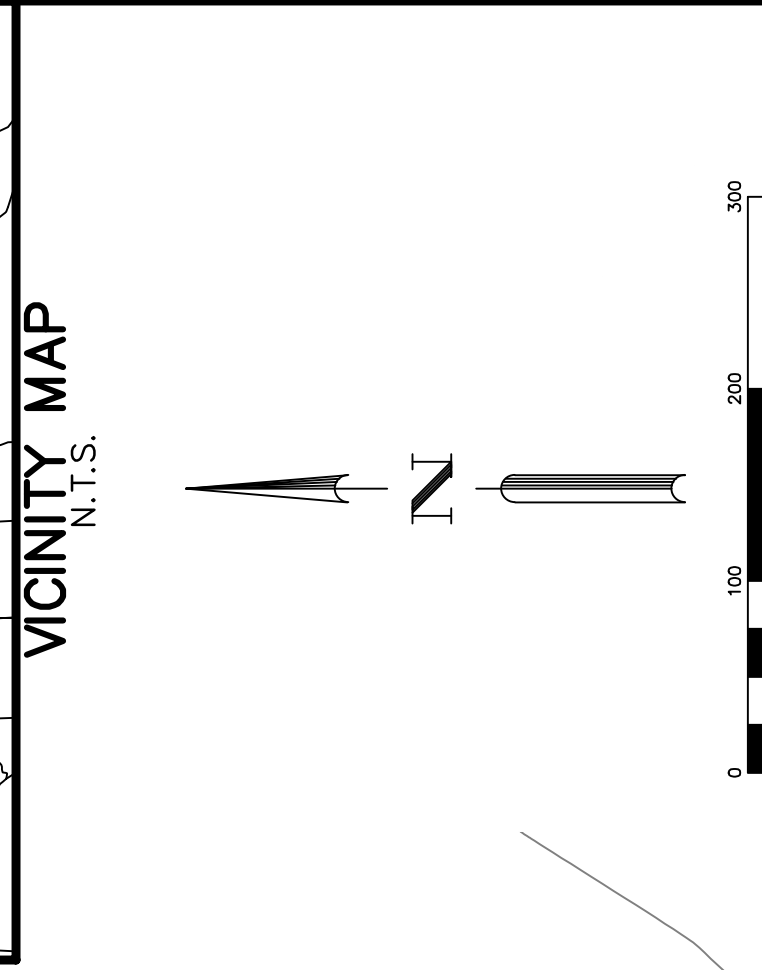
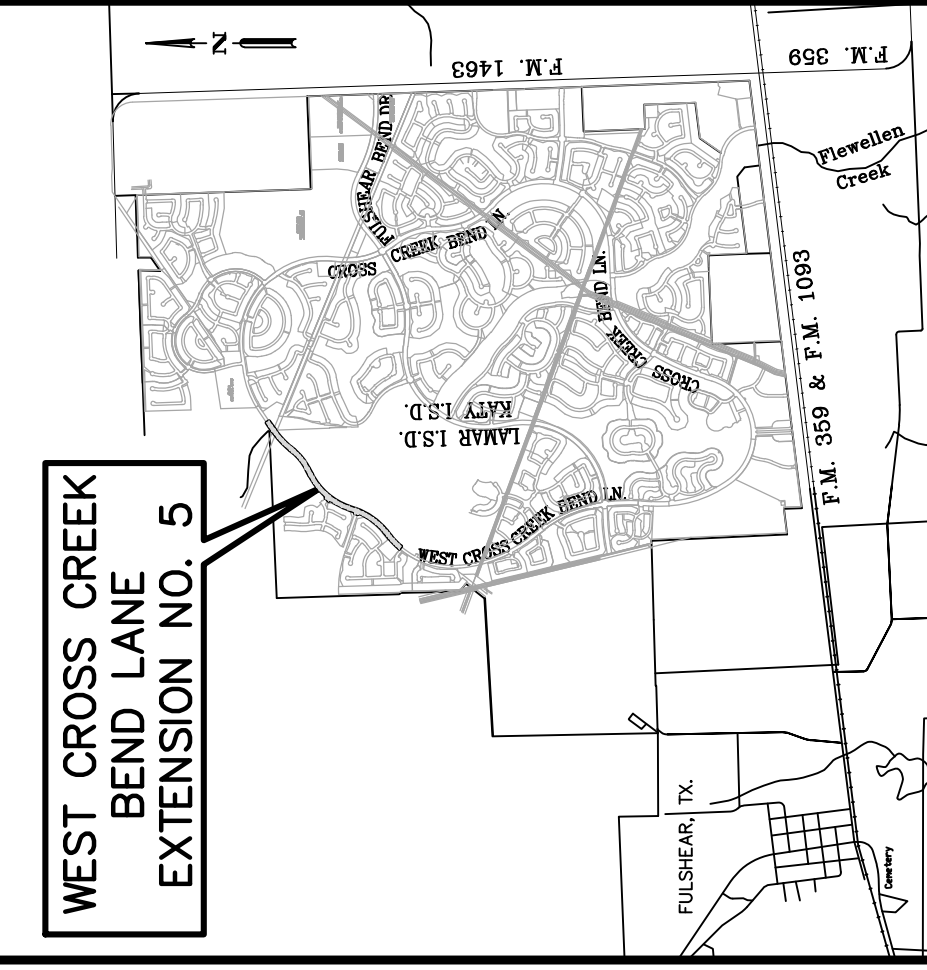
LAND PLANNER:
BGE, INC
23501 CINCO RANCH BLVD., #A-250
KATY, TEXAS 77494
(281) 579-0340
TREY DEVIILLIER



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

GENERAL NOTES

- "U.E." indicates "Utility Easement".
- "B.L." indicates "Building Line".
- "W.L.E." indicates "Water Line Easement".
- "M.E." indicates "Meter Easement".
- "F.H.E." indicates "Fire Hydrant Easement".
- "S.A.S.E." indicates "Sanitary Sewer Easement".
- "S.M.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 into Universal Transverse Mercator (UTM) coordinates by multiplying by the following combined scale factor: 1.00014493.
- Bearing or orientation is based on the Texas State Plane North American Datum 1983 (NAD83) and is referenced to monuments found along a north line of a called subject tract as cited herein.
- Their are pipeline easements within the boundaries of the subject tract are based on the title research provided per City Planning Letter prepared by Stewart Title, File No. 48157C0105L, Revised April 2, 2014.
- The property lies in the Unshaded Zone "x" (Areas determined to be outside the 50-year flood plain) as shown on the Flood Hazard Insurance Rate Map, Map Number 48157C0105L, Revised April 2, 2014.
- 1/2-inch Iron Pipe (3/4" O.D.) w/ cop stamped "BOE INC" at all plat boundary corners unless otherwise noted.
- " " indicates Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cop stamped "Brown & Gay".
- A one-foot reserve dedicated to the city in fee as a buffer between streets and adjacent tracts, and streets and adjacent streets about adjacent acreage tracts, the condition of such dedication being that when adjacent property is subdivided into lots, the one-foot reserve shall be dedicated to the city and become vested in the public for street right-of-way purposes.
- All of the property subdivided in this instrument which is within the incorporated boundaries of the City of Fulshear, Texas.



NUMBER	BEARING	DISTANCE
L1	N48°15'58"W	70.00'
L2	N50°58'07"E	162.51'
L3	N18°43'52"E	70.00'
L4	S71°16'08"E	4.63'
L5	N19°08'19"E	144.31'
L6	N42°14'49"E	80.00'
L7	N63°05'36"E	164.40'
L8	N39°26'21"E	93.48'
L9	N55°35'02"E	219.84'
L10	S34°24'58"E	70.00'
L11	S55°35'02"W	219.84'
L12	S39°26'21"W	93.48'
L13	S63°05'36"W	164.40'
L14	S19°08'19"W	144.31'
L15	S50°58'07"W	162.51'
L16	S71°16'08"E	16.76'

NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1835.00'	107°4'05"	327.78'	N 45°1'05" E	327.35'
C2	1465.00'	27°40'40"	707.70'	N 37°07'47" E	700.84'
C3	25.00'	94°33'35"	41.26'	N 23°59'21" W	36.73'
C4	25.00'	89°35'33"	39.09'	N 63°56'05" E	35.23'
C5	1535.00'	16°37'16"	445.29'	N 27°26'57" E	443.73'
C6	25.00'	84°04'40"	36.69'	N 61°6'45" W	33.48'
C7	945.00'	0°33'54"	9.32'	N 48°02'08" W	9.32'
C8	1535.00'	22°10'47"	594.21'	N 52°00'12" E	590.51'
C9	1165.00'	23°39'15"	480.96'	N 51°15'58" E	477.55'
C10	1205.00'	16°08'41"	573.42'	N 47°30'42" E	571.52'
C11	1965.00'	16°08'41"	553.70'	S 47°30'42" W	551.87'
C12	1235.00'	23°39'15"	509.86'	S 51°15'58" W	506.25'
C13	1235.00'	23°39'15"	509.86'	S 51°15'58" W	506.25'
C14	1465.00'	43°57'17"	1123.88'	S 41°06'57" W	1096.52'
C15	1535.00'	31°49'48"	852.75'	S 35°03'13" W	841.83'
C16	1765.00'	107°4'05"	315.28'	S 45°1'05" W	314.86'
C17	1800.00'	107°4'05"	321.53'	S 45°1'05" W	321.10'
C18	1500.00'	31°49'48"	833.31'	N 35°03'13" E	822.63'
C19	1500.00'	43°57'17"	1150.73'	S 41°06'57" W	1122.72'
C20	1200.00'	23°39'15"	495.41'	N 51°15'58" E	491.90'
C21	2000.00'	16°08'41"	563.56'	S 47°30'42" W	561.69'
C22	900.00'	4°01'35"	63.24'	S 49°45'58" E	63.23'
C23	2185.00'	11°33'38"	46.80'	N 70°39'19" W	46.80'

WEST CROSS CREEK BEND LANE EXTENSION NO. 5

A SUBDIVISION OF 6.810 ACRES OF LAND LOCATED IN THE CITY OF FULSHEAR, TEXAS, AS SHOWN ON THE MAP OF THE CITY OF FULSHEAR, TEXAS, A-100 & A.G. SHARPLESS SURVEY, A-322

LOTS: 0 RESERVES: 0 BLOCKS: 0
 SCALE: 1"=100' DATE: MAY 24, 2019

OWNER:
 CCR LOAN SUBSIDIARY 1, L.P.
 5005 RIVERWAY, SUITE 500
 HOUSTON, TEXAS 77056
 LARRY JOHNSON

LAND PLANNER:
 BRUCE W. BLVD., #A-250
 KATY, TEXAS 77494
 (281) 579-0340
 TREV DEVALIER

BGE, Inc.
 17777 Westheimer, Suite 400, Houston, TX 77042
 Tel: 281-568-8700 www.bgeinc.com
 TBPE Registration No. F-1046
 TBPLS Licensed Surveying Firm No. 101065-00
 JASON M. SVATEK, P.E.

June 5, 2019

Engineering Review

Final Plat
W. Cross Creek Bend Extension No. 5
City of Fulshear, Fort Bend County, Texas

For Information only:

1. This plat will create approximately 4200 L.F. of Right-of-Way for W. Cross Creek Bend (70-Foot Right-of-Way).
2. The new R.O.W. dedication will begin at the intersection of Sage Meadow Trail on the South and extend in a Northeast direction.

Recommendations:

I recommend that this Final Plat of W. Cross Creek Bend Extension No. 5 be approved as submitted.





CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 05/24/2019

Date Received by the City of Fulshear:

Subdivision: SKYLINE DRIVE STREET DEDICATION Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 2.514 ACRES OF LAND IN THE MORRIS AND 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

Table with 1 column: Platting Fees. Rows include Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, 2nd Review of plats, TOTAL PLATTING FEE (\$562.85), and Park Fees.

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

Handwritten signature of Trey Devillier

Trey DeVillier

05/24/2019

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

June 5, 2019

Engineering Review

Final 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 Final Plat of Skyline Drive - Street Dedication be approved with the following additions/corrections:

- A) There are two (2) owners for the Tract being subdivided. Both owners need to be shown in the Title Blocks.
- B) The Owner's Ratification of plat needs to be recorded and the recording information shown on the plat.





CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: _____

Date Received by the City of Fulshear: _____

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

____ Industrial

Plat Location: ____ City ____ ETJ (Extraterritorial Jurisdiction)

Legal Description: _____

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

Total Acreage: _____

Number of Streets: _____

Number of Lots: _____

Number and Types of Reserves: _____

Total Acres in Reserve: _____

Owner: _____

Address: _____

City/State: _____

Telephone: _____

Email Address: _____

Engineer/Planner: _____

Contact Person: _____

Telephone: _____

Fax Number: _____

Email Address: _____

Platting Fees

Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre

Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre

Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre

Amending or Minor Plat - \$200.00

Plat Vacation - \$500.00

2nd Review of plats - \$100.00 (each additional review)

TOTAL PLATTING FEE _____

Park Fees (due at Final Plat Application) _____

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

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

STATE OF TEXAS
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH CHRIS LINDHORST, PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP OWNERS OF THE 33.126 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 38, 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 PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON 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, 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 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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF TAMARRON SECTION 38 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, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS LINDHORST, ITS PRESIDENT, THEREUNTO AUTHORIZED.

THIS _____ DAY OF _____, 2019.

D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: _____
CHRIS LINDHORST, PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS LINDHORST, PRESIDENT OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, GARY D. NUTTER, 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. (SEE NOTE 22)

GARY D. NUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659

I, MELONY F. GAY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

MELONY F. GAY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 85459

THIS PLAT OF TAMARRON SECTION 38 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 TAMARRON SECTION 38 WAS APPROVED ON _____ BY THE CITY 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

DESCRIPTION OF
33.126 ACRES
TAMARRON SECTION 38

BEING 33.126 ACRES OF LAND LOCATED IN THE A. G. SHARPLESS SURVEY, ABSTRACT NUMBER 322, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 119.4655 ACRE TRACT, DESCRIBED AS "TRACT 1" CONVEYED TO D. R. HORTON - TEXAS, LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2014039914 OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID 33.126 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83);

COMMENCING FOR REFERENCE AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" FOUND FOR THE COMMON EAST CORNER OF SAID 119.4655 ACRE TRACT AND THAT CERTAIN CALLED 52.585 ACRE TRACT CONVEYED TO NESS LAND AND DEVELOPMENT, L.P. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2006048282, F.B.C.O.P.R., SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1463 (WIDTH VARIES) AS DESCRIBED IN VOLUME 275, PAGE 518, VOLUME 275, PAGE 535, VOLUME 275, PAGE 552, AND VOLUME 275, PAGE 548, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.D.R.), FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" FOUND FOR THE NORTHEAST CORNER OF SAID 119.4655 ACRE TRACT BEARS NORTH 01° 59' 53" WEST, 1,323.50 FEET;

THENCE, SOUTH 87° 54' 57" WEST, ALONG THE SOUTH LINE OF SAID 119.4655 ACRE TRACT AND THE NORTH LINE OF SAID 52.585 ACRE TRACT, 1,760.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87° 54' 57" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID 119.4655 ACRE TRACT AND THE NORTH LINE OF SAID 52.585 ACRE TRACT, 1,470.35 FEET TO A POINT FOR CORNER;

THENCE, NORTH 04° 05' 49" WEST, DEPARTING THE SOUTH LINE OF SAID 119.4655 ACRE TRACT AND THE NORTH LINE OF SAID 52.585 ACRE TRACT, 149.59 FEET TO A POINT FOR CORNER;

THENCE, NORTH 85° 54' 11" EAST, 1.45 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 20.03 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1970.00 FEET, A CENTRAL ANGLE OF 00° 34' 57", AND A CHORD WHICH BEARS NORTH 86° 11' 39" EAST, 20.03 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 30' 52" WEST, 185.11 FEET TO A POINT FOR CORNER;

THENCE, NORTH 87° 18' 15" EAST, 52.43 FEET TO A POINT FOR CORNER;

THENCE, NORTH 88° 34' 36" EAST, 52.43 FEET TO A POINT FOR CORNER;

THENCE, NORTH 89° 58' 14" EAST, 52.43 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 88° 38' 33" EAST, 52.23 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 88° 03' 10" EAST, 100.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 88° 53' 58" EAST, 98.75 FEET TO A POINT FOR CORNER;

THENCE, NORTH 87° 54' 32" EAST, 98.25 FEET TO A POINT FOR CORNER;

THENCE, NORTH 85° 25' 04" EAST, 71.46 FEET TO A POINT FOR CORNER;

THENCE, NORTH 05° 19' 07" WEST, 38.57 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 95.74 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 11° 40' 17", AND A CHORD WHICH BEARS NORTH 11° 09' 15" WEST, 95.58 FEET TO A POINT FOR CORNER;

THENCE, NORTH 16° 59' 24" WEST, 164.39 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 18.35 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 01° 59' 02", AND A CHORD WHICH BEARS NORTH 15° 59' 52" WEST, 18.35 FEET TO A POINT FOR CORNER;

THENCE, NORTH 74° 59' 39" EAST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 16.28 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 01° 59' 02", AND A CHORD WHICH BEARS SOUTH 15° 59' 52" EAST, 16.27 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 87° 34' 51" EAST, 80.18 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 87° 49' 28" EAST, 204.51 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 27' 53" EAST, 58.99 FEET TO A POINT FOR CORNER;

THENCE, NORTH 81° 55' 09" EAST, 58.96 FEET TO A POINT FOR CORNER;

THENCE, NORTH 76° 45' 36" EAST, 58.96 FEET TO A POINT FOR CORNER;

THENCE, NORTH 71° 36' 02" EAST, 58.96 FEET TO A POINT FOR CORNER;

THENCE, NORTH 66° 26' 28" EAST, 58.96 FEET TO A POINT FOR CORNER;

THENCE, NORTH 61° 16' 55" EAST, 58.96 FEET TO A POINT FOR CORNER;

THENCE, NORTH 56° 32' 45" EAST, 58.98 FEET TO A POINT FOR CORNER;

THENCE, NORTH 51° 27' 10" EAST, 303.65 FEET TO A POINT FOR CORNER;

THENCE, NORTH 71° 23' 49" EAST, 46.50 FEET TO A POINT FOR CORNER;

THENCE, NORTH 87° 54' 41" EAST, 535.05 FEET TO A POINT FOR CORNER;

THENCE, NORTH 78° 01' 34" EAST, 98.83 FEET TO A POINT FOR CORNER;

THENCE, NORTH 41° 01' 38" EAST, 124.45 FEET TO A POINT FOR CORNER;

THENCE, NORTH 02° 05' 01" WEST, 251.11 FEET TO A POINT FOR CORNER;

THENCE, NORTH 87° 54' 59" EAST, 299.05 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 47.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 47° 05' 01" EAST, 42.43 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 02° 05' 01" EAST, 340.30 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 47° 58' 03" WEST, 139.55 FEET TO A POINT FOR CORNER;

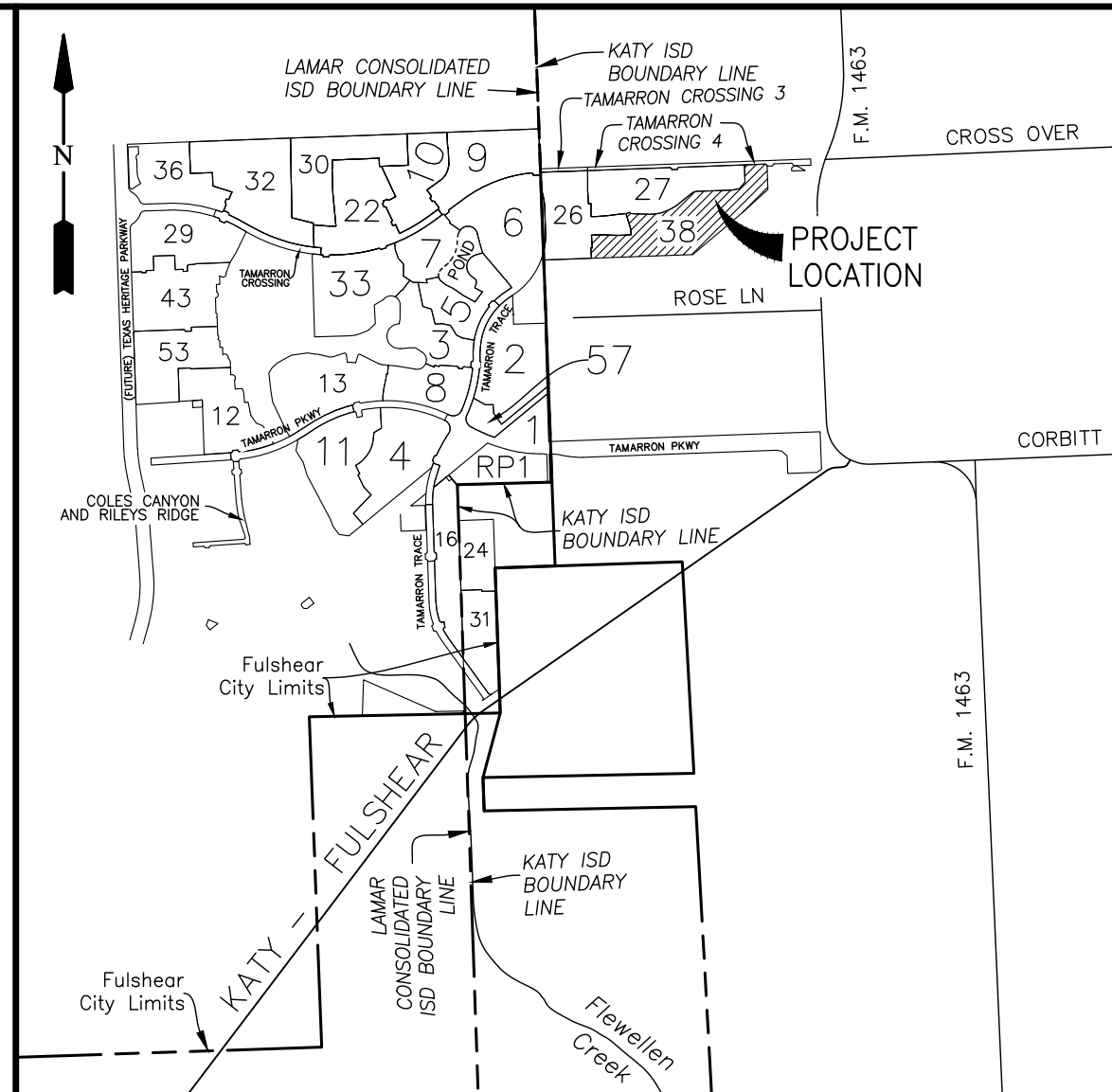
THENCE, SOUTH 47° 49' 21" WEST, 296.50 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 48° 57' 49" WEST, 294.68 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 50° 11' 08" WEST, 294.40 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 50° 01' 26" WEST, 291.76 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 50° 01' 03" WEST, 126.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.126 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 2,640' MILE
KEY MAP NO. 483Q

I, 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.

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

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W. A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

KEN 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. 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
TAMARRON SECTION 38
A SUBDIVISION OF 33.126 ACRES OF LAND SITUATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.
58 LOTS 4 RESERVES (21.393 ACRES) 2 BLOCKS
MAY 16, 2019 JOB NO. 1931-6038

OWNERS:
D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS LINDHORST, PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
(281) 566-2100

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.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

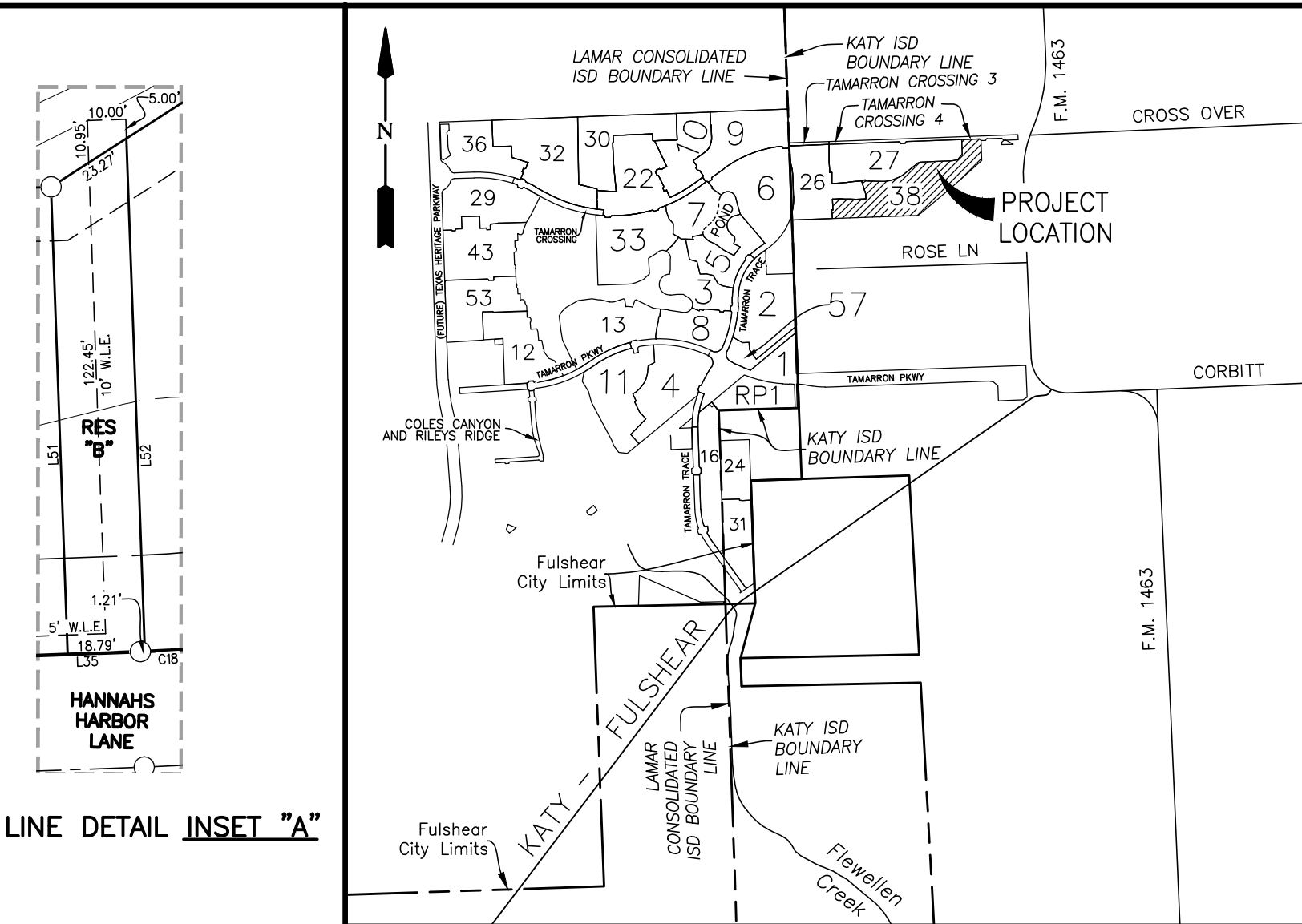
LINE	BEARING	DISTANCE
L1	N 74°59'39" E	60.00'
L2	S 87°34'51" E	80.18'
L3	N 86°27'53" E	58.99'
L4	N 81°55'09" E	58.96'
L5	N 76°45'36" E	58.96'
L6	N 71°36'02" E	58.96'
L7	N 66°26'28" E	58.96'
L8	N 61°16'55" E	58.96'
L9	N 56°32'45" E	58.98'
L10	N 71°23'49" E	46.50'
L11	N 78°01'34" E	98.83'
L12	N 41°01'38" E	124.45'
L13	S 47°58'03" W	139.55'
L14	S 50°01'03" W	126.96'
L15	N 04°05'49" W	149.59'
L16	N 85°54'11" E	1.45'
L17	N 03°30'52" W	185.11'
L18	N 87°18'15" E	52.43'
L19	N 88°34'36" E	52.43'
L20	N 89°58'14" E	52.43'
L21	S 88°38'33" E	52.23'
L22	S 88°03'10" E	100.00'
L23	S 88°53'58" E	98.75'
L24	N 87°54'32" E	98.25'
L25	N 85°25'04" E	71.46'
L26	N 05°19'07" W	38.57'
L27	N 16°59'24" W	164.39'
L28	S 88°03'10" E	57.30'
L29	N 84°40'53" E	103.77'
L30	S 88°42'11" E	105.42'
L31	N 87°57'37" E	103.24'
L32	N 49°58'31" E	57.97'
L33	N 84°40'53" E	43.44'
L34	S 88°42'11" E	105.42'
L35	N 87°57'37" E	103.24'
L36	N 49°58'31" E	6.98'
L37	S 49°58'31" W	6.98'
L38	S 87°57'37" W	103.24'
L39	N 88°42'11" W	105.42'
L40	S 84°40'53" W	103.77'
L41	N 88°03'10" W	57.30'
L42	S 88°03'10" E	57.30'
L43	S 87°57'37" W	89.85'
L44	N 87°21'36" W	112.50'
L45	N 88°46'47" W	51.76'
L46	S 89°44'21" W	52.62'
L47	S 88°14'07" W	52.62'
L48	S 86°43'53" W	52.62'
L49	S 85°14'28" W	52.67'
L50	S 83°35'15" W	61.21'
L51	N 02°02'23" W	121.50'
L52	N 02°02'23" W	133.40'
L53	N 84°01'18" E	147.24'
L54	N 60°50'30" E	123.24'
L55	S 50°01'03" W	146.46'
L56	S 86°49'08" W	15.00'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	470.00'	1°59'02"	16.28'	16.27'	S 15°59'52" E
C2	30.00'	90°00'00"	47.12'	42.43'	S 47°05'01" E
C3	1970.00'	0°34'57"	20.03'	20.03'	N 86°11'39" E
C4	470.00'	11°40'17"	95.74'	95.58'	N 11°09'15" W
C5	530.00'	1°59'02"	18.35'	18.35'	N 15°59'52" W
C6	500.00'	1°59'02"	17.31'	17.31'	S 15°59'52" E
C7	500.00'	11°40'17"	101.85'	101.68'	S 11°09'15" E
C8	2000.00'	5°27'42"	190.64'	190.57'	N 89°12'59" E
C9	970.00'	3°55'14"	66.38'	66.36'	N 89°59'12" E
C10	970.00'	3°20'42"	56.63'	56.62'	N 86°21'14" E
C11	1850.00'	6°36'56"	213.61'	213.49'	N 87°59'21" E
C12	770.00'	3°20'12"	44.84'	44.83'	N 89°37'43" E
C13	300.00'	3°59'06"	198.89'	195.27'	N 68°58'04" E
C14	530.00'	11°40'17"	107.96'	107.78'	S 11°09'15" E
C15	25.00'	90°00'00"	39.27'	35.36'	S 50°19'07" E
C16	1880.00'	6°36'56"	217.07'	216.95'	N 87°59'21" E
C17	740.00'	3°20'12"	43.09'	43.09'	N 89°37'43" E
C18	270.00'	3°59'06"	179.00'	175.74'	N 68°58'04" E
C19	25.00'	42°50'00"	18.69'	18.26'	N 28°33'31" E
C20	50.00'	265°40'01"	231.84'	73.33'	S 40°01'29" E
C21	25.00'	42°50'00"	18.69'	18.26'	S 71°23'31" W
C22	330.00'	3°59'06"	218.78'	214.79'	S 68°58'04" W
C23	800.00'	3°20'12"	46.59'	46.58'	S 89°37'43" W
C24	1820.00'	6°36'56"	210.14'	210.03'	S 87°59'21" W
C25	1000.00'	3°20'42"	58.38'	58.37'	S 86°21'14" W
C26	1000.00'	3°55'14"	68.43'	68.41'	S 89°59'12" W
C27	1970.00'	5°27'42"	187.79'	187.71'	S 89°12'59" W
C28	2030.00'	5°27'42"	193.50'	193.43'	N 89°12'59" E
C29	940.00'	3°55'14"	64.32'	64.31'	N 89°59'12" E
C30	940.00'	0°13'58"	3.82'	3.82'	N 87°54'36" E
C31	25.00'	93°06'44"	40.63'	36.30'	N 41°14'15" E
C32	470.00'	11°49'30"	97.00'	96.83'	N 09°05'36" W
C33	485.00'	11°49'30"	100.10'	99.92'	S 09°05'36" E

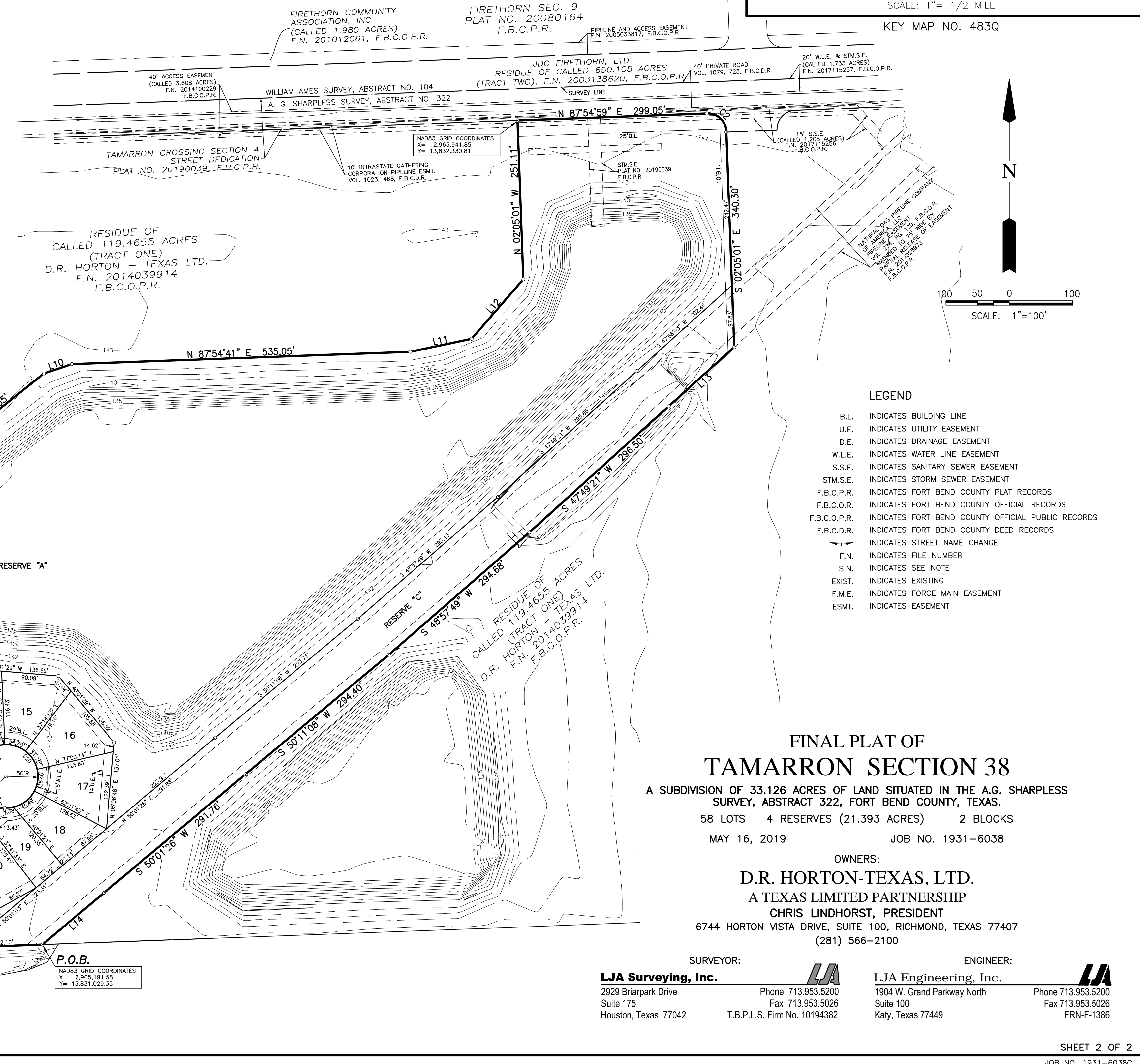
NOTES:

- BENCHMARK: NGS MONUMENT HGCS0 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCS0 66. THE POINT IS LOCATED 47'-72' FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. KATY, TX.
ELEV. = 136.21 FEET NAVD88
- TBM INDICATES TEMPORARY BENCHMARK: TBM 13: A BRASS DISK ON A CONCRETE CURB INLET LOCATED ALONG THE EAST SIDE OF THE NORTH BOUND LANE OF TAMARRON TRACE. THE POINT IS LOCATED ±290 FEET SOUTH OF THE CENTERLINE OF THE INTERSECTION OF TAMARRON TRACE AND TAMARRON PARKWAY.
ELEV. = 142.09 FEET NAVD88
TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.39 FEET.
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE OF CENTRAL TEXAS, EFFECTIVE FEBRUARY 15, 2019 AND ISSUED FEBRUARY 22, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY AND KATY I.S.D.
- THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0105L REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LIA 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 PIPELINES AND PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE SHOWN HEREON.
- THIS PLAT IS SUBJECT TO PIPELINE EASEMENTS WHICH ARE BLANKET IN NATURE AS SET OUT IN VOL. 274, PG. 120 & 475 OF THE FORT BEND COUNTY DEEDS RECORDS.
- THE MINIMUM SLAB ELEVATION SHALL BE 144.50 FEET (NAVD 88); EIGHTEEN INCHES (18") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MAXIMUM PONDING ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN INCHES (18") ABOVE NATURAL GROUND.
- ALL LOT LINES SHALL HAVE A MINIMUM 5' SIDE YARD SETBACK LINE.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00011591065.
- ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO 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.
- 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 ADA REQUIREMENTS.
- THE HOMEOWNERS' ASSOCIATION WILL OWN AND MAINTAIN RESERVES "B", "C", & "D". FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182 WILL OWN AND MAINTAIN RESERVE "A".
- FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA SURVEY" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- THIS PLAT IS SUBJECT TO SHORT FORM BLANKET EASEMENT AS SET OUT UNDER CLERK'S FILE NO. 2014039155 OF OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
- 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.

RESERVE	ACREAGE	SQ.FT.	TYPE
A	18.059	786,672	RESTRICTED TO DETENTION
B	0.059	2,549	RESTRICTED TO OPEN SPACE
C	2.621	114,157	RESTRICTED TO OPEN SPACE/PIPELINE
D	0.654	28,509	RESTRICTED TO OPEN SPACE
TOTAL	21.393	931,887	



WATER LINE DETAIL INSET "A"



- 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.P.O.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - INDICATES STREET NAME CHANGE
 - F.N. INDICATES FILE NUMBER
 - S.N. INDICATES SEE NOTE
 - EXIST. INDICATES EXISTING
 - F.M.E. INDICATES FORCE MAIN EASEMENT
 - ESMT. INDICATES EASEMENT

FINAL PLAT OF TAMARRON SECTION 38
 A SUBDIVISION OF 33.126 ACRES OF LAND SITUATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.
 58 LOTS 4 RESERVES (21.393 ACRES) 2 BLOCKS
 MAY 16, 2019 JOB NO. 1931-6038
 OWNERS:
D.R. HORTON-TEXAS, LTD.
 A TEXAS LIMITED PARTNERSHIP
 CHRIS LINDHORST, PRESIDENT
 6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
 (281) 566-2100

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.**
 1904 W. Grand Parkway North, Suite 100, Katy, Texas 77449
 Phone 713.953.5200, Fax 713.953.5026, FRN-F-1386

WEISS LAND AND DEVELOPMENT, L.P.
 (CALLED 40.802 ACRES)
 F.N. 20060482821
 F.B.C.O.P.R.

WEISS LAND AND DEVELOPMENT, L.P.
 CALLED 52.585 ACRES
 F.N. 2006048282
 F.B.C.O.P.R.

June 5, 2019

Engineering Review

Final Plat - Tamarron Section 38
City of Fulshear, Texas

For Information only:

1. This plat will create 58 Lots in two (2) Blocks with four (4) Reserves that covers an area of 33.126 acres.
2. The typical lot in this section appears to be 50-foot by 120-foot with a 25-foot Front Building Line.
3. Access to this section is from an extension of Hannahs Harbor Lane from Tamarron Section 26 and Narrow Pass Lane from Tamarron Section 27.
4. Since this tract is located in the City of Fulshear's E.T.J., approval will be needed from both Fort Bend County and the City of Fulshear.

Recommendations:

I recommend that this Final Plat of Tamarron Section 38 be approved with the following additions/corrections:

- A) Reserve "B" should be titled "Open Space/Drainage/Utilities".
- B) A current City Planning Letter (less than 30 days old) needs to be provided with the plat.





REVIEW FORM

On September 25, 2018 the Fort Bend County Drainage District reviewed the:

1. Plans

2. Plat Tamarron Section 38

3. Permit

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

The proposed minimum slab elevation of 144.50' above m.s.l. appears to meet the minimum requirements of *Fort Bend County Regulations of Subdivisions, Sec. 4.16* as shown in the attached "Minimum Slab Elevation Analysis". Tamarron Section 38 lies within Fort Bend County Municipal Utility District No. 182. The attached no objection letter from the FBCMUD No. 182 engineer acknowledges that drainage facilities, including detention capacity and outfall, are currently available or under design and states that no impervious cover will be added until they have been constructed. The letter also certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan approved by the Drainage District.

Neil J. Hauck
Reviewed by:

Mark Vogler
Signature of Department Head

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

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



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

Subdivision/Development Platting Application

Date: 05-22-2019 Date Received by the City of Fulshear: _____
 Subdivision: Creek Trace at Cross Creek Ranch Sec 03 Development: Cross Creek Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City _____ ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 33.63 Acres out of the M. Autrey Survey, A-100

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

Total Acreage: 33.63
 Number of Streets: 7
 Number of Lots: 122
 Number and Types of Reserves: 4 - Landscape/O.S./DET
 Total Acres in Reserve: 6.63

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$1,347.38</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
 May 22, 2019

SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

**DESCRIPTION OF A 33.63 ACRE TRACT OF LAND SITUATED
IN THE M. AUTREY SURVEY, ABSTRACT NO. 100
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS**

BEING a 33.63 acre (1,465,053 square foot) tract of land situated in the M. Autrey Survey, Abstract No. 100, City of Fulshear, Fort Bend County, Texas and being a portion 239.7 acre tract of land described as Tract 10 in an instrument to CCR Texas Holdings LP recorded under Fort Bend County Clerk's File Number (F.B.C.C.F.) 2016059209, said 33.63 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 monuments found along the northerly line of said 239.7 acre tract of land:

BEGINNING at a 3/4-inch iron pipe found for the northeast corner of a called 573.84 acre tract of land described in an instrument to Ronald W. Henriksen, Trustee recorded under F.B.C.C.F. No. 2008132362, lying on the south line of called 631.26 acre tract of land described in an instrument to D.R. Horton-Texas, LTD. recorded under F.B.C.C.F. No. 2013000056, and being the northwest corner of the herein described tract;

THENCE, N 87°28'52" E, along and with the line common to said 239.7 acre tract and said 631.26 acre tract, a distance of 1127.47 feet to the northeast corner of the herein described tract;

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

- S 03°19'37" E, a distance of 358.19 feet to a point for corner;
- S 03°57'23" W, a distance of 116.37 feet to a point for corner;
- S 04°01'45" W, a distance of 60.00 feet to a point for corner;
- S 85°58'15" E, a distance of 2.21 feet to a point for corner;
- S 04°01'45" W, a distance of 55.00 feet to a point for corner;
- S 01°46'45" W, a distance of 99.40 feet to a point for corner;
- S 02°35'03" E, a distance of 149.20 feet to a point for corner;
- S 07°10'38" E, a distance of 103.18 feet to a point for corner;
- S 12°41'37" W, a distance of 58.39 feet to a point for corner;
- S 03°20'16" W, a distance of 54.86 feet to a point for corner;
- S 23°30'38" E, a distance of 117.67 feet to the most easterly corner of the herein described tract, and the beginning of a non-tangent curve to the right from which its center bears N 39°16'49" W, a distance of 295.00 feet;

In a westerly direction, along said curve to the right, an arc distance of 250.37 feet, having a radius of 295.00 feet, a central angle of 48°37'41" and a chord which bears S 75°02'01" W, a distance of 242.93 feet to an interior corner of the herein described tract;

S 09°20'52" 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 S 09°20'52" W, a distance of 25.00 feet;

In a Southeasterly direction, along said curve to the right, an arc distance of 36.48 feet, having a radius of 25.00 feet, a central angle of 83°36'57" and a chord which bears S 38°50'40" E, a distance of 33.33 feet to the beginning of a compound curve to the right;

In a Southerly direction, along said curve to the right, an arc distance of 114.49 feet, having a radius of 570.00 feet, a central angle of 11°30'29" and a chord which bears S 08°43'03" W, a distance of 114.30 feet to the southeast corner of the herein described tract and to the point of a compound curve to the left;

In a Southwesterly direction, along said curve to the right, an arc distance of 40.58 feet, having a radius of 25.00 feet, a central angle of 93°00'48" and a chord which bears S 60°58'42" W, a distance of 36.27 feet to the most southerly southeast corner of the herein described tract, and the point of a reverse curve to the left;

In a Westerly direction, along said curve to the left, an arc distance of 878.94 feet, having a radius of 2,520.00 feet, a central angle of 19°59'03" and a chord which bears N 82°30'25" W, a distance of 874.50 feet to the east line of said 573.84 acre tract, being the southwest corner of the herein described tract;

THENCE, N 01°50'55" W, a distance of 1274.49 feet the **POINT OF BEGINNING**; and containing 33.63 acres (1,465,053 square feet) of land.

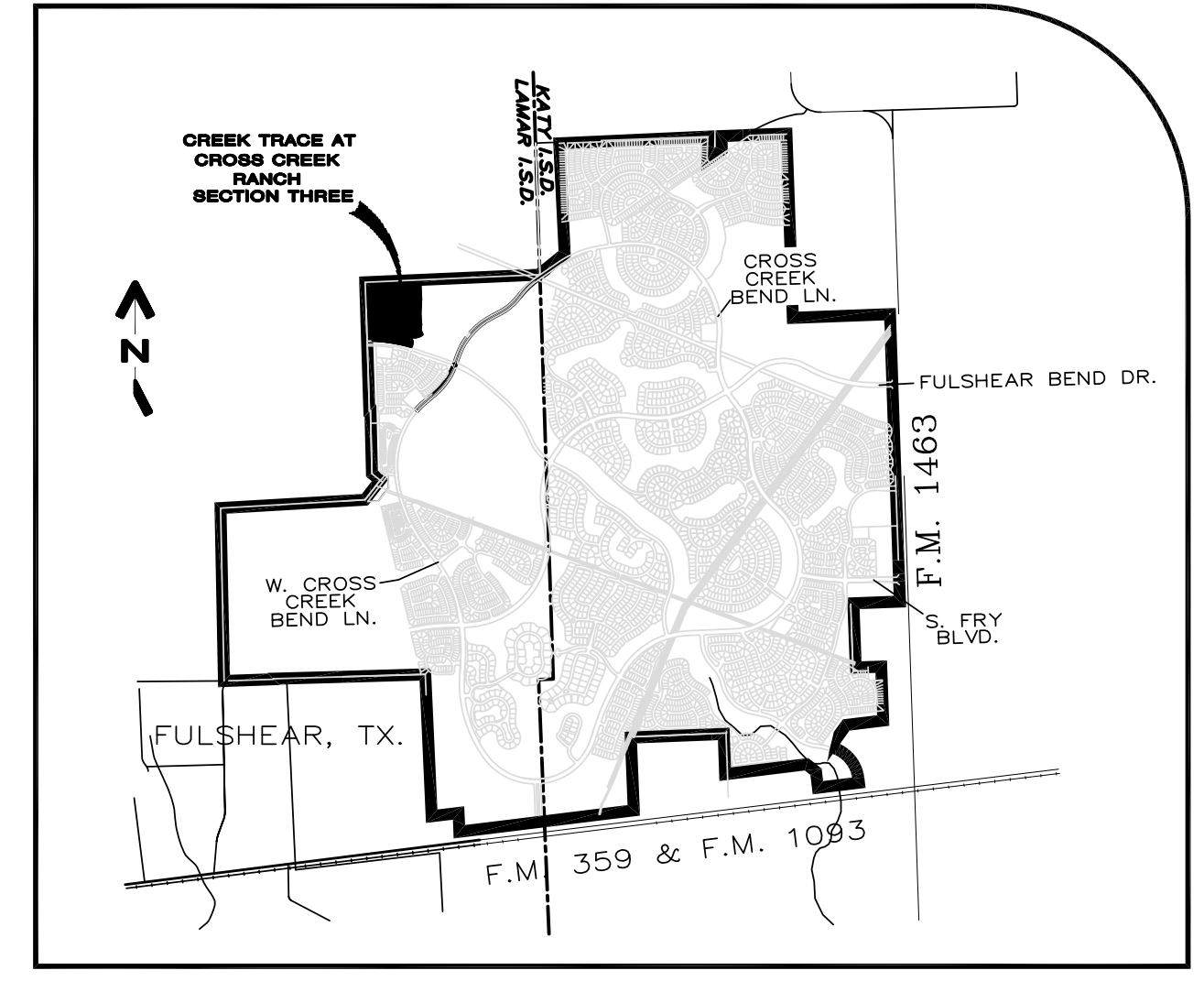
The above description shall not be used for a fee conveyance.

LINE DATA

LINE	DISTANCE	BEARING
L1	60'	S 09°20'52" W
L2	60'	S 04°01'45" W
L3	2'	N 85°58'15" W
L4	55'	N 04°01'45" E
L5	99'	N 01°46'45" E
L6	58'	S 12°41'37" W
L7	55'	N 03°20'16" E

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	295'	250'	133'	S 75°02'01" W	243'
C2	25'	36'	22'	S 38°50'40" E	33'
C3	570'	114'	57'	S 08°43'04" W	114'
C4	25'	41'	26'	S 60°58'42" W	36'
C5	2520'	879'	444'	S 82°30'26" E	874'



Vicinity Map

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

**BEING 33.63± ACRES OF LAND
CONTAINING 122 LOTS AND
FOUR RESERVES IN FOUR BLOCKS.**

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

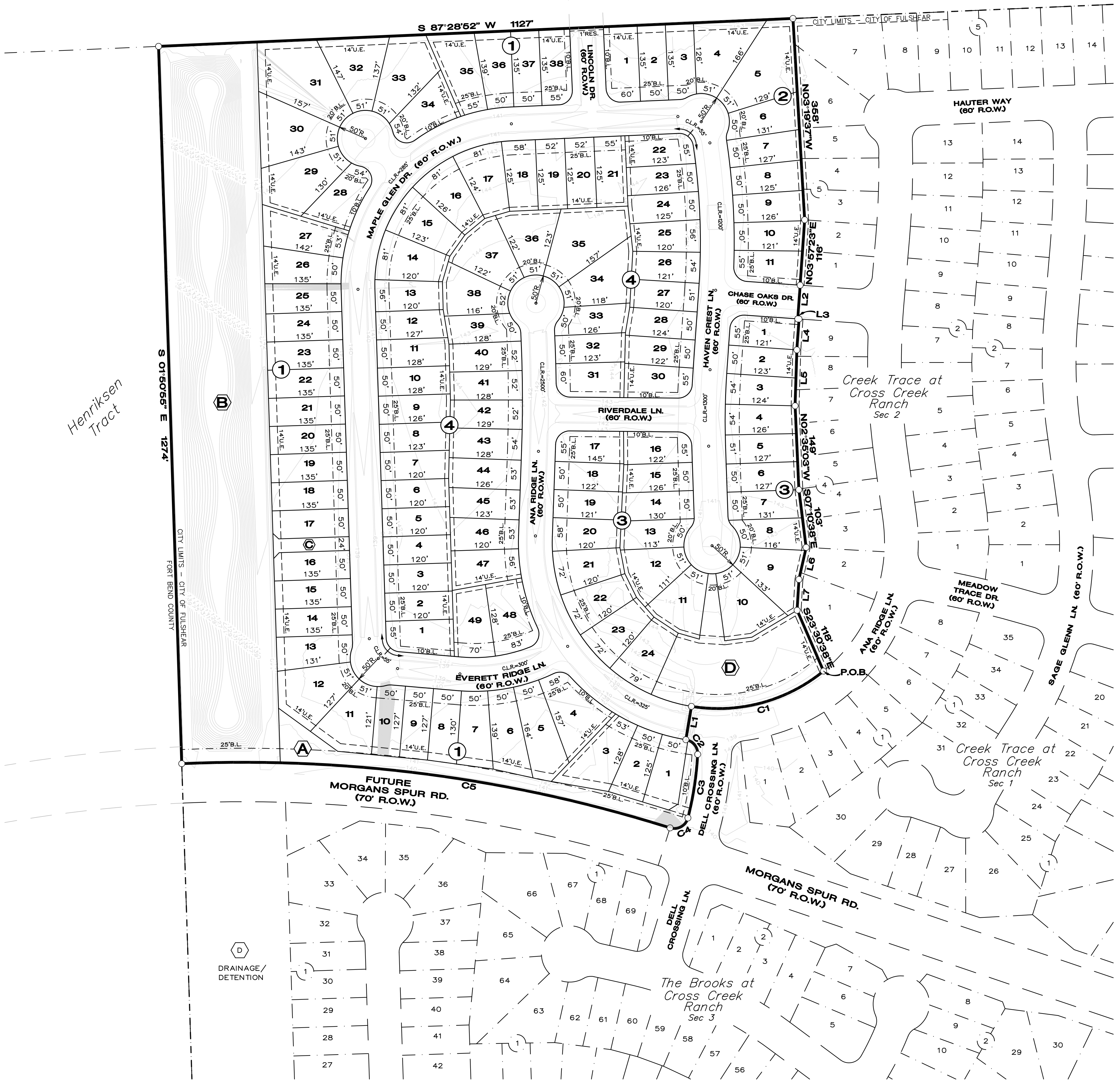
OWNER:
CCR TEXAS HOLDINGS, LP
ATTN: ROB BAMFORD
6450 CROSS CREEK BEND LANE
FULSHEAR, TEXAS 77441
PLANNER:



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

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

Acres



- GENERAL NOTES:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "1' RES." INDICATES ONE FOOT RESERVE.
 - dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revert in the 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 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 4815700105L, REVISED APRIL 2, 2014.
 - THE ENTIRE PLAT FOR CREEK TRACE AT CROSS CREEK RANCH SECTION 3, LIES WITHIN THE CITY LIMITS OF THE CITY OF FULSHEAR.

- NOTE:
- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.59 ACRES
 - B** RESTRICTED RESERVE "B" DRAINAGE/DETENTION ±5.13 ACRES
 - C** RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.08 ACRES
 - D** RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±0.83 ACRES

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

**BEING 33.63± ACRES OF LAND
 CONTAINING 122 LOTS AND
 FOUR RESERVES IN FOUR BLOCKS.**

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

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

PLANNER:



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

DISCLAIMER AND LIMITED WARRANTY
 THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF FULSHEAR SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE 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.

June 5, 2019

Engineering Review

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

For Information only:

1. This plat will create 122 Lots in four (4) Blocks with four (4) Restricted Reserves that covers a total area of 33.63 acres.
2. Access to these lots will be from an extension of Ana Ridge Lane in Section 1 and Chase Oaks Drive off of Ana Ridge Lane.
3. The typical lot in this section is 50-foot by 125-foot with a 25-foot Front Building Line.

Recommendations:

I recommend that this Preliminary Plat of Creek Trace at Cross Creek Ranch Section Three be approved with the following additions/corrections:

- A) The adjoining tracts to the North and the West need to be identified as to ownership, acreage and deed recording information.
- B) The contour lines shown on the plat need to be printed darker as to make them legible.





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

Subdivision/Development Platting Application

Date: 05-22-2019 Date Received by the City of Fulshear: _____
 Subdivision: Creek Trace at Cross Creek Ranch Sec 04 Development: Cross Creek Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 23.61 Acres out of the M. Autrey Survey, A-100

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

Total Acreage: 23.61
 Number of Streets: 6
 Number of Lots: 122
 Number and Types of Reserves: 3 - Landscape/O.S.
 Total Acres in Reserve: 2.21

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$1,057.63</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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

Kathryn Parker Kathryn Parker/ Planner May 22, 2019
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

RECEIVED
 REGISTRATION & PERMIT DEPT

MAY 23 2019

CITY OF FULSHEAR
 FULSHEAR, TX 77441

**DESCRIPTION OF A 23.61 ACRE TRACT OF LAND SITUATED
IN THE M. AUTREY SURVEY, ABSTRACT NO. 100
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS**

BEING a 23.61 acre (1,028,515 square foot) tract of land situated in the M. Autrey Survey, Abstract No. 100, City of Fulshear, Fort Bend County, Texas and being a portion of the remainder of a called 1,913.31 acre tract of land as described as Tract A in an instrument to CCR Texas Holdings LP recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2012038964, said 23.61 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 monuments found along the west line of a called 61.66 acre tract of land described as Fort Bend County Municipal Utility District Number. (F.B.C.M.U.D. No.) 169 recorded under F.B.C.C.F. No. 2015105132:

BEGINNING at a 1/2-inch iron pipe with cap stamped "BGE INC" found for a northeasterly corner of said 1,913.31 acre tract, being a northwesterly corner of said 61.66 acre tract, same being the most northerly Northeast corner of the herein described tract;

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

S 13°29'35" E, a distance of 121.01 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the most easterly corner of the herein described tract;

S 18°35'13" W, a distance of 252.56 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the beginning of tangent curve to the right;

In a Southwesterly direction, along said curve to the right, an arc distance of 143.39 feet, having a radius of 1,000.00 feet, a central angle of 08°12'57" and a chord which bears S 22°41'42" W, a distance of 143.27 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the beginning point of a reverse curve to the left;

In a Southerly direction, along said curve to the left, an arc distance of 430.93 feet, having a radius of 1,000.00 feet, a central angle of 24°41'25" and a chord which bears S 14°27'28" W, a distance of 427.60 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the point of tangency;

S 02°06'45" W, a distance of 120.66 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the beginning of tangent curve to the right;

In a Southerly direction, along said curve to the right, an arc distance of 141.90 feet, having a radius of 1,000.00 feet, a central angle of 08°07'49" and a chord which bears S 06°10'40" W, a distance of 141.78 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the beginning of a reverse curve to the left;

In a Southerly direction, along said curve to the left, an arc distance of 311.58 feet, having a radius of 1,400.00 feet, a central angle of 12°45'06" and a chord which bears S 03°52'01" W, a distance of 310.94 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the point of tangency;

S 02°30'32" E, a distance of 68.10 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Southeast corner of the herein described tract;

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

S 87°29'28" W, a distance of 33.29 feet to a point for corner;

N 75°13'59" W, a distance of 110.69 feet to a point for corner;

N 60°52'34" W, a distance of 136.40 feet to a point for corner;

N 64°28'11" W, a distance of 67.61 feet to a point for corner;

N 61°39'13" W, a distance of 60.00 feet to a point for corner;

N 62°03'09" W, a distance of 70.17 feet to a point for corner;

N 55°21'31" W, a distance of 126.40 feet to a point for corner;

N 49°31'40" W, a distance of 160.17 feet to a point for corner;

N 52°38'03" W, a distance of 141.71 feet to a point for corner;

S 43°10'35" W, a distance of 131.95 feet to a point for corner;

N 51°38'30" W, a distance of 129.97 feet to the beginning of a non-tangent curve to the left from which its center bears S 51°38'30" E, 1,245.00 feet

In a Southwesterly direction, along said curve to the left, an arc distance of 69.66 feet, having a radius of 1,245.00 feet, a central angle of 03°12'21" and a chord which bears S 36°45'20" W, a distance of 69.65 feet to a point for corner;

N 54°50'51" W, a distance of 60.00 feet to the beginning of a non-tangent curve to the right from which its center bears S 54°50'51" E, 1,305.00 feet;

In a Northeasterly direction, along said curve to the right, an arc distance of 2.25 feet, having a radius of 1305.00 feet, a central angle of 00°05'55" and a chord which bears N 35°12'07" E, a distance of 2.25 feet to the beginning of a reverse curve to the left;

In a Northerly direction, along said curve to the left, an arc distance of 37.95 feet, having a radius of 25.00 feet, a central angle of 86°58'59" and a chord which bears N 08°14'25" W, a distance of 34.41 feet to the point of tangency;

N 51°43'54" W, a distance of 110.14 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 40.49 feet, having a radius of 25.00 feet, a central angle of 92°47'11" and a chord which bears S 81°52'30" W, a distance of 36.20 feet to the Southwest corner of the herein described tract, and being the beginning of a non-tangent curve to the right from which its center bears S 54°31'05" E, 1,465.00 feet;

In a Northeasterly direction, along said curve to the right, an arc distance of 706.00 feet, having a radius of 1,465.00 feet, a central angle of 27°36'41" and a chord which bears N 49°17'15" E, a distance of 699.19 feet to the point of tangency;

N 63°05'36" E, a distance of 164.40 feet to the beginning of a tangent curve to the right;

In a Northeasterly direction, along said curve to the left, an arc distance of 509.86 feet, having a radius of 1,235.00 feet, a central angle of 23°39'15" and a chord which bears N 51°15'58" E, a distance of 506.25 feet to the point of tangency;

N 39°26'21" E, a distance of 93.48 feet to the beginning of a tangent curve to the right;

In a Northeasterly direction, along said curve to the right, an arc distance of 325.05 feet, having a radius of 1,965.00 feet, a central angle of 09°28'40" and a chord which bears N 44°10'41" E, a distance of 324.68 feet to the most northerly corner of the herein described tract;

S 33°33'09" E, a distance of 140.15 feet to the POINT OF BEGINNING; and containing 23.61 acres (1,028,515 square feet) of land.

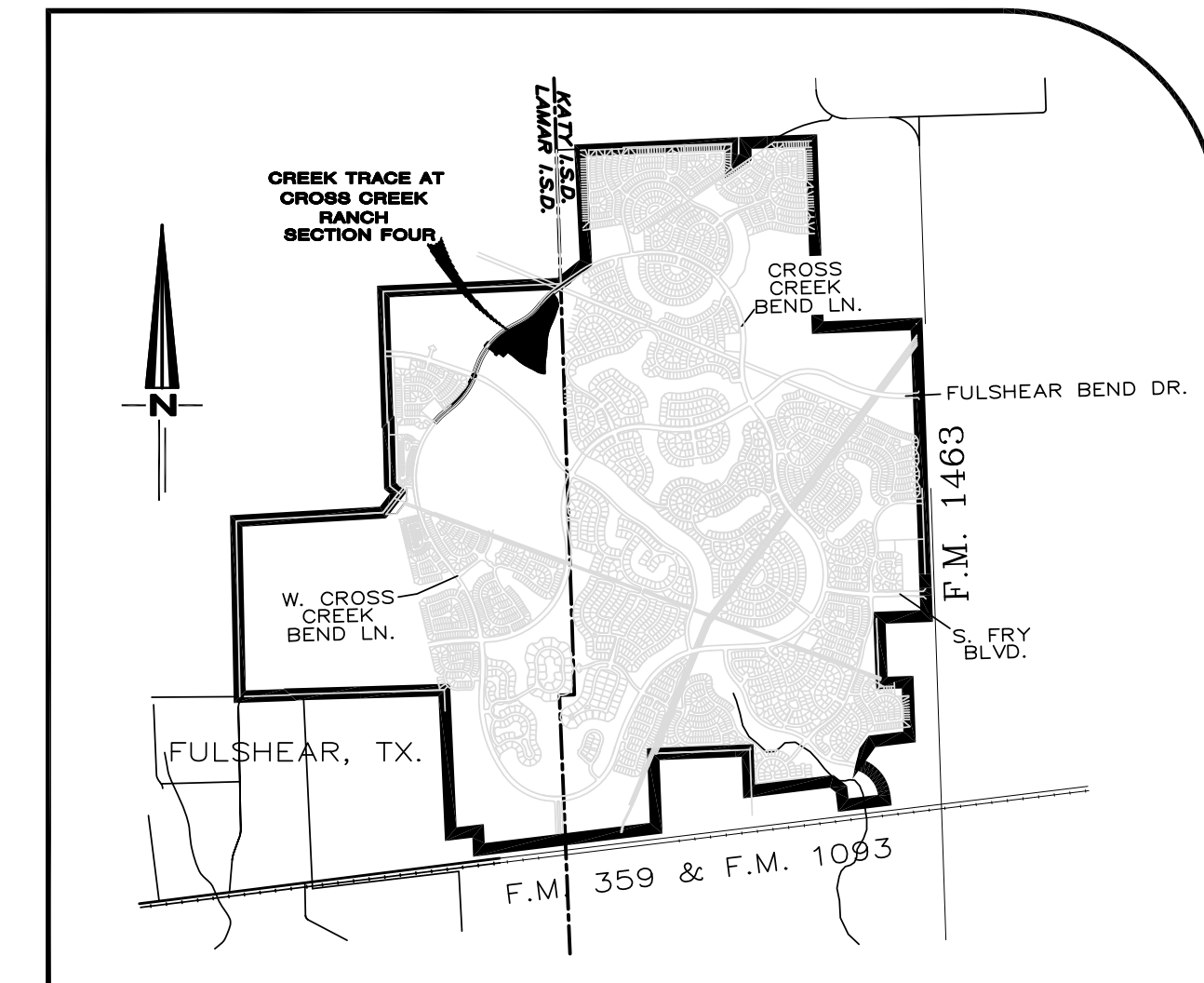
The above description shall not be used for a fee conveyance.

LINE DATA

LINE	DISTANCE	BEARING
L1	68'	S 02°30'32" E
L2	33'	N 87°29'28" E
L3	111'	S 75°13'59" E
L4	68'	S 64°28'11" E
L5	60'	N 61°39'13" W
L6	70'	S 62°03'09" E
L7	60'	S 54°50'51" E
L8	110'	S 50°59'58" E

CURVE DATA

CURVE	RADIUS	ARC	BEARING	CHORD
C1	1465'	707'	N 49°16'13" E	700'
C2	1235'	510'	S 51°15'58" W	506'
C3	1965'	325'	N 44°10'41" E	325'
C4	1000'	143'	S 22°41'42" W	143'
C5	1000'	431'	N 14°27'28" E	428'
C6	1000'	142'	S 06°10'40" W	142'
C7	1400'	312'	N 03°52'01" E	311'
C8	1245'	70'	N 36°45'20" E	70'
C9	25'	38'	S 07°55'24" E	34'
C10	25'	41'	N 82°13'25" E	36'



Vicinity Map

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

**BEING 23.61± ACRES OF LAND
CONTAINING 75 LOTS AND
THREE RESERVES IN TWO BLOCKS.**

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

OWNER:

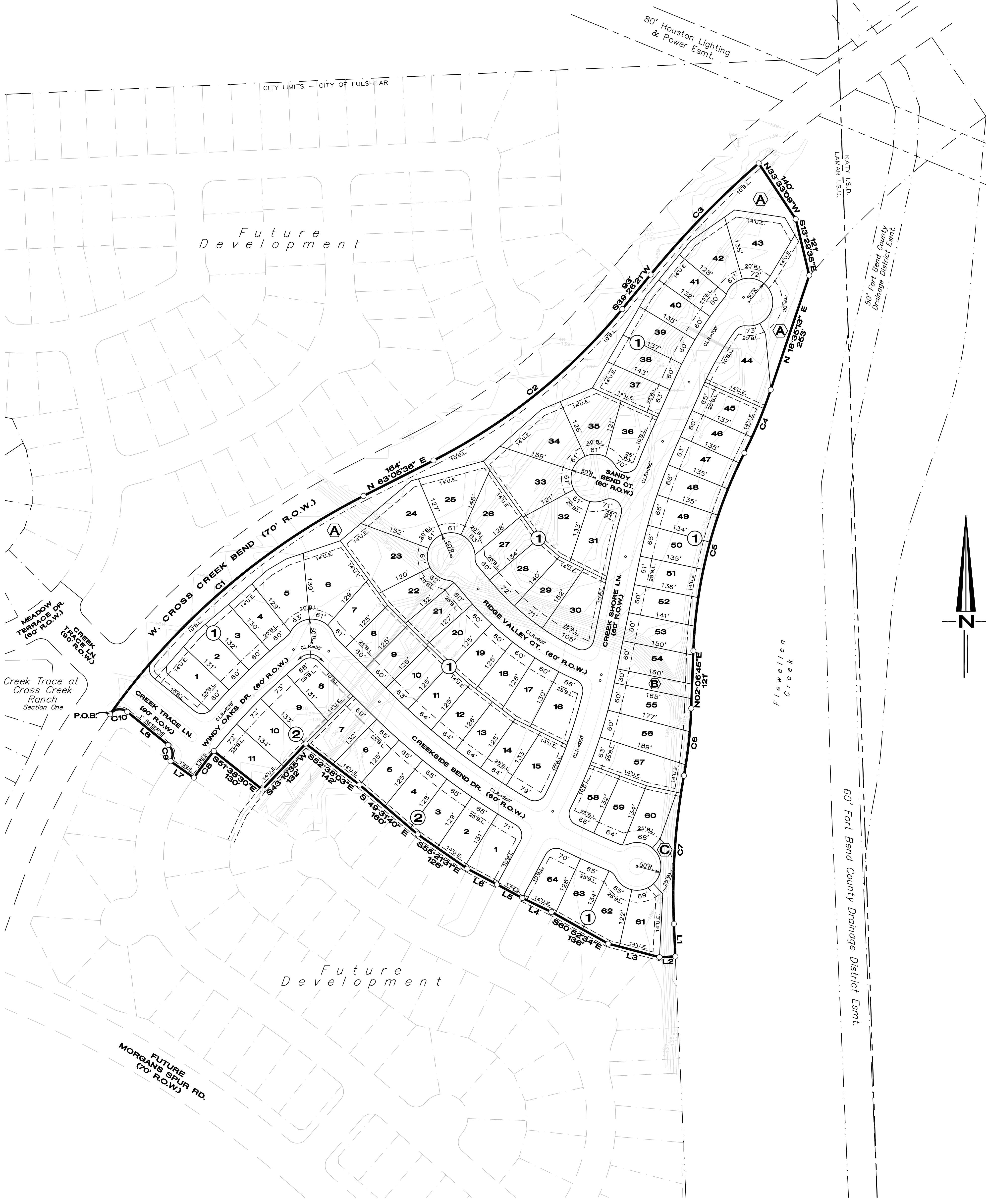
**CCR TEXAS HOLDINGS, LP
ATTN: ROB BAMFORD
6450 CROSS CREEK BEND LANE
FULSHEAR, TEXAS 77441**

PLANNER:



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

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- GENERAL NOTES:
- 1.) "B.L." INDICATES BUILDING LINE.
 - 2.) "U.E." INDICATES UTILITY EASEMENT.
 - 3.) "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 dedicant, his heirs, assigns or successors.
 - 4.) "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS.
 - 5.) "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS.
 - 6.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - 7.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
 - 8.) ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE.
 - 9.) 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.
 - 10.) THE ENTIRE PLAT FOR CREEK TRACE AT CROSS CREEK RANCH SECTION 4, LIES WITHIN THE CITY LIMITS OF THE CITY OF FULSHEAR.

- NOTE:
- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±1.88 ACRES
 - B** RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.11 ACRE
 - C** RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.22 ACRE

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

**BEING 23.61± ACRES OF LAND
 CONTAINING 75 LOTS AND
 THREE RESERVES IN TWO BLOCKS.**

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

OWNER:
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June 5, 2019

Engineering Review

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

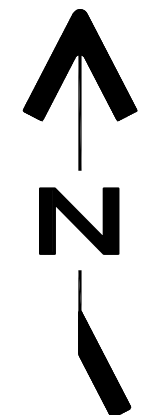
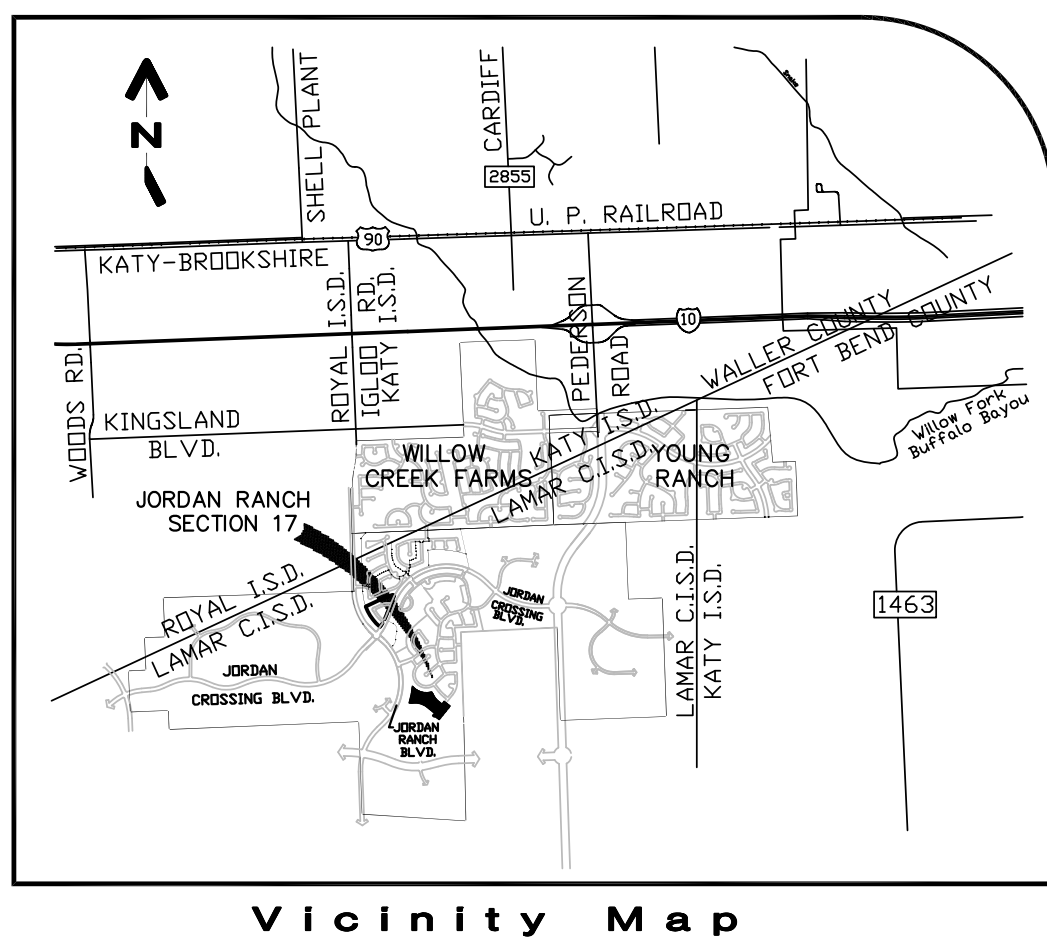
For Information only:

1. This plat will create 75 lots in two (2) Blocks with Three (3) Reserves that cover a total acreage of 23.61 acres.
2. The typical lot in this section is approximately 60-foot by 125-foot with a 25-foot Front Building Line.
3. Access to this section will be from Creek Trace Lane which will be extended from West Cross Creek Bend.

Recommendations:

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





Lamar Consolidated I.S.D.
File No. 2018083998
O.P.R.F.B.C.

Corporation of the
Presiding Bishop of the
Church of Jesus Christ
Latter-Day Saints
File No. 2018037065, O.P.R.F.B.C.

Jordan Ranch
Street Dedication No. 2
and Reserves
Plat No. 20170207
O.P.R.F.B.C.

Jordan Ranch
Street Dedication No. 4
and Reserves
Plat No. 20190006
O.P.R.F.B.C.

Jordan Ranch
Sec 16
Plat No. [blank]
F.B.C.P.R.

Jordan Ranch
Sec 14
Plat No. 20170222
F.B.C.P.R.

JORDAN RANCH BLVD (100' R.O.W.)

LANDSCAPE/OPEN SPACE/
DRAINAGE/DETENTION

Future
Development

Future
Development

COMMENCING at a 5/8-inch iron rod with cap stamped "IDS" found for the most southerly corner of Indigo Falls Drive (60-foot wide) as shown on the plat of JORDAN RANCH STREET DEDICATION NO. 2 AND RESERVES, recorded under File Number 20170207 of the Official Public Records of Fort Bend County, Texas, being the most easterly point of JORDAN RANCH SEC 12, according to the plat thereof recorded under File Number 20170214 of the Official Public Records of Fort Bend County, Texas, and being the northwest corner of JORDAN RANCH SEC 14, according to the plat thereof recorded under File Number 20170222 of the Official Public Records of Fort Bend County, Texas,

Thence, S 04° 37' 54" W for a distance of 836 feet to a POINT OF BEGINNING

Thence, S 51° 17' 22" E for a distance of 200 feet to a point on a line.

Thence, S 38° 42' 38" W for a distance of 449 feet to a point on a line.

Thence, N 51° 17' 22" W for a distance of 115 feet to the beginning of a curve,
Said curve turning to the left through an angle of 90° 00' 00", having a radius of 25 feet, and whose long chord bears S 83° 42' 38" W for a distance of 35 feet to a point of intersection with a non-tangential line.

Thence, N 51° 17' 22" W for a distance of 60 feet to a point on a line.

Thence, N 38° 42' 38" E for a distance of 82 feet to a point on a line.

Thence, N 51° 17' 22" W for a distance of 281 feet to a point on a line.

Thence, N 56° 51' 58" W for a distance of 55 feet to a point on a line.

Thence, N 66° 15' 45" W for a distance of 102 feet to a point on a line.

Thence, N 78° 09' 18" W for a distance of 116 feet to a point on a line.

Thence, S 87° 11' 59" W for a distance of 150 feet to a point on a line.

Thence, N 81° 30' 52" W for a distance of 47 feet to a point on a line.

Thence, N 13° 48' 08" E for a distance of 226 feet to a point on a line.

Thence, N 08° 12' 19" E for a distance of 125 feet to a point on a line.

Thence, N 06° 56' 08" E for a distance of 90 feet to a point on a line.

Thence, S 45° 08' 26" E for a distance of 82 feet to a point on a line.

Thence, S 55° 15' 51" E for a distance of 77 feet to a point on a line.

Thence, S 64° 06' 28" E for a distance of 77 feet to a point on a line.

Thence, S 73° 16' 31" E for a distance of 77 feet to a point on a line.

Thence, S 82° 26' 33" E for a distance of 77 feet to a point on a line.

Thence, N 88° 23' 25" E for a distance of 77 feet to a point on a line.

Thence, N 84° 56' 07" E for a distance of 91 feet to a point on a line.

Thence, S 33° 27' 17" E for a distance of 61 feet to a point on a line.

Thence, S 27° 15' 05" E for a distance of 75 feet to a point on a line.

Thence, S 36° 06' 36" E for a distance of 75 feet to a point on a line.

Thence, S 45° 01' 37" E for a distance of 75 feet to a point on a line.

Thence, S 51° 04' 17" E for a distance of 63 feet to a point on a line.

Thence, S 51° 17' 22" E for a distance of 65 feet to a point on a line.

thence N 38° 42' 38" E a distance of 92 feet to the POINT OF BEGINNING

NOTE:

A RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE/
UTILITIES
±0.03 ACRE

CURVE DATA

CURVE	RADIUS	ARC	BEARING	CHORD
C1	25'	39'	N83°42'38"E	35'
C2	485'	241'	N37°03'44"W	238'

LINE DATA

LINE	DISTANCE	BEARING
L1	60'	N 51°17'22" W
L2	82'	N 38°42'38" E
L3	55'	S 56°51'58" E
L4	102'	S 66°15'45" E
L5	47'	S 81°30'52" E
L6	90'	N 06°56'08" E
L7	39'	N 40°33'13" W
L8	77'	N 49°42'06" W
L9	77'	N 58°50'58" W
L10	77'	N 67°59'50" W
L11	77'	N 77°08'42" W
L12	77'	N 86°17'35" W
L13	80'	S 84°33'33" W
L14	52'	S 74°38'51" W
L15	72'	S 33°27'38" E
L16	113'	S 51°17'22" E
L17	93'	N 38°42'38" 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 vest in the dedicator, 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.
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 - 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 481570040, REVISED APRIL 2, 2014.
 - THIS PRELIMINARY PLAT LIES IN FORT BEND COUNTY, THE ETJ OF THE CITY OF FULSHEAR, FULSHEAR MUD 3A AND LAMAR CISD.

A PRELIMINARY PLAT OF
JORDAN RANCH
SECTION SEVENTEEN

BEING 8.4± ACRES OF LAND
CONTAINING 35 LOTS AND ONE RESERVE IN TWO BLOCKS.

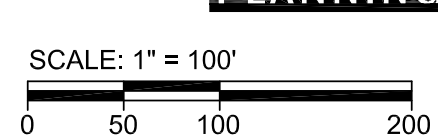
OUT OF THE
H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
FORT BEND COUNTY, TEXAS

OWNER:
FORT BEND JORDAN RANCH LP.

PLANNER:



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



MAY 17, 2019
MTA# 8004C

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF FULSHEAR SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE 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.

June 5, 2019

Engineering Review

Preliminary Plat
Jordan Ranch Section Seventeen
Fort Bend County, Texas

For Information only:

1. This plat will create 35 Lots in two (2) Blocks with one (1) Reserve that covers a total acreage of 8.4 acres.
2. The typical lot in this section is 55-foot by 120-foot with a 20-foot Front Building Line.
3. Access to this section is provided by an extension of Blue Mist Bend out of Jordan Ranch Section 14

Recommendations:

I recommend that this Preliminary Plat of Jordan Ranch Section Seventeen be approved with the following additions/corrections:

- A) The Preamble for the Metes and Bounds description on the plat is missing which should show the acreage, survey name and Abstract.
- B) The contour lines need to be printed dark enough to be legible.





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

Subdivision/Development Platting Application

Date: 05-16-2019 Date Received by the City of Fulshear: _____
 Subdivision: Jordan Ranch Sec 18 Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: _____ City ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 13.3 Acres out of the H&TCRR CO Survey Sec 105, A-261

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

Total Acreage: 13.3
 Number of Streets: 4
 Number of Lots: 20
 Number and Types of Reserves: 1 - Landscape/OS/
 Total Acres in Reserve: 6.96 Ac. Utilities/ Det.

Owner: Fort Bend Jordan Ranch LP
 Address: 5005 Riverway, Suite 500
 City/State: Houston, TX 77056
 Telephone: 713-960-9977
 Email Address: steves@johnsondev.com

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$736.25</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

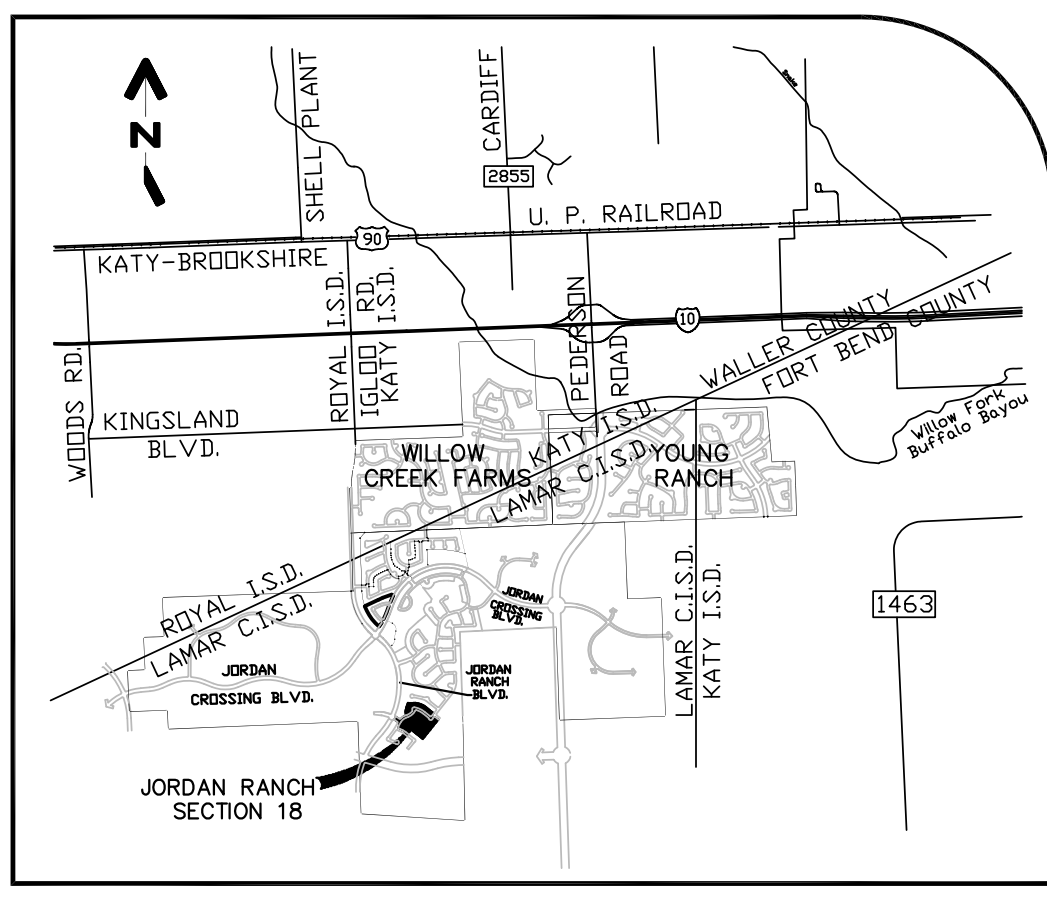
This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete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

 Kathryn Parker/ Planner
 May 16, 2019

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE



Vicinity Map



Lamar Consolidated I.S.D.
File No. 201803998
O.P.R.F.B.C.

Corporation of the
Church of Jesus Christ
Latter-Day Saints
File No. 2018037065, O.P.R.F.B.C.

Jordan Ranch
Street Dedication No. 2
and Reserves
Plat No. 20170207
O.P.R.F.B.C.

Jordan Ranch
Street Dedication No. 4
and Reserves
Plat No. 20190006
O.P.R.F.B.C.

Jordan Ranch
Sec 16
Plat No.
F.B.C.P.R.

Jordan Ranch
Sec 14
Plat No. 20170222
F.B.C.P.R.

Proposed
Jordan Ranch
Sec 17

RESTRICTED
RESERVE "C"
LAKE/DETENTION
±6.60 ACRES

Future
Development

Future
Development

COMMENCING at a 5/8-inch iron rod with cap stamped "10S" found for the most southerly corner of Indigo Falls Drive (60-foot wide) as shown on the plat of JORDAN RANCH STREET DEDICATION NO. 2 AND RESERVES, recorded under File Number 20170207 of the Official Public Records of Fort Bend County, Texas, being the most easterly point of JORDAN RANCH SEC 12, according to the plat thereof recorded under File Number 20170214 of the Official Public Records of Fort Bend County, Texas, and being the northwest corner of JORDAN RANCH SEC 14, according to the plat thereof recorded under File Number 20170222 of the Official Public Records of Fort Bend County, Texas,

FROM THE BEGINNING, Said curve turning to the right through an angle of 02° 42' 10", having a radius of 995 feet, and whose long chord bears S 59° 28' 22" E for a distance of 47 feet.

Thence, S 58° 07' 17" E for a distance of 69 feet to the beginning of a curve,

Said curve turning to the left through 78° 28' 41", having a radius of 25 feet, and whose long chord bears N 82° 38' 25" E for a distance of 32 feet to the beginning of a non-tangential curve.

Said curve turning to the right through an angle of 26° 40' 30", having a radius of 330 feet, and whose long chord bears N 56° 44' 20" E for a distance of 152 feet to a point of intersection with a non-tangential line.

Thence, N 07° 26' 01" W for a distance of 101 feet to a point on a line.

Thence, N 11° 57' 33" E for a distance of 101 feet to a point on a line.

Thence, N 19° 31' 47" E for a distance of 134 feet to a point on a line.

Thence, S 81° 30' 52" E for a distance of 47 feet to a point on a line.

Thence, N 87° 11' 59" E for a distance of 150 feet to a point on a line.

Thence, S 78° 09' 18" E for a distance of 116 feet to a point on a line.

Thence, S 66° 15' 45" E for a distance of 102 feet to a point on a line.

Thence, S 56° 51' 58" E for a distance of 55 feet to a point on a line.

Thence, S 51° 17' 22" E for a distance of 281 feet to a point on a line.

Thence, S 38° 42' 38" W for a distance of 82 feet to a point on a line.

Thence, S 51° 17' 22" E for a distance of 60 feet to the beginning of a non-tangential curve,

Said curve turning to the right through an angle of 00° 00' 00", having a radius of 25 feet, and whose long chord bears N 83° 42' 38" E for a distance of 35 feet.

Thence, S 51° 17' 22" E for a distance of 115 feet to a point on a line.

Thence, S 38° 42' 38" W for a distance of 98 feet to a point on a line.

Thence, S 38° 53' 11" W for a distance of 67 feet to a point on a line.

Thence, S 38° 40' 02" W for a distance of 473 feet to a point on a line.

Thence, N 51° 19' 58" W for a distance of 468 feet to a point on a line.

Thence, S 82° 59' 36" W for a distance of 14 feet to a point on a line.

Thence, S 37° 19' 11" W for a distance of 115 feet to the beginning of a non-tangential curve,

Said curve turning to the left through an angle of 13° 01' 22", having a radius of 330 feet, and whose long chord bears N 59° 11' 30" W for a distance of 75 feet.

Thence, N 65° 42' 11" W for a distance of 74 feet to the beginning of a curve,

Said curve turning to the right through 04° 22' 19", having a radius of 570 feet, and whose long chord bears N 63° 31' 02" W for a distance of 43 feet to the beginning of a non-tangential curve.

Said curve turning to the right through 91° 34' 49", having a radius of 25 feet, and whose long chord bears N 15° 32' 29" W for a distance of 36 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of 00° 39' 36", having a radius of 2060 feet, and whose long chord bears N 29° 55' 08" E for a distance of 24 feet.

Thence, N 29° 35' 20" E for a distance of 53 feet to a point on a line

Thence, N 60° 24' 40" W for a distance of 60 feet to the beginning of a non-tangential curve,

Said curve turning to the left through an angle of 87° 42' 41", having a radius of 25 feet, and whose long chord bears N 14° 16' 01" W for a distance of 35 feet.

Thence, N 58° 07' 17" W for a distance of 64 feet to the beginning of a curve,

Said curve turning to the left through an angle of 02° 06' 18", having a radius of 905 feet, and whose long chord bears N 59° 10' 26" W for a distance of 33 feet to a point of intersection with a non-tangential line.

thence N 23° 11' 25" E a distance of 91 feet to the POINT OF BEGINNING

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NOTE:

- A** RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE/
DRAINAGE/DETENTION/
UTILITIES
±0.29 ACRE
- B** RESTRICTED RESERVE "B"
LANDSCAPE/OPEN SPACE/
UTILITIES
±0.07 ACRE
- C** RESTRICTED RESERVE "C"
LAKE/DETENTION/
LANDSCAPE/OPEN SPACE/
UTILITIES
±6.60 ACRES

GENERAL NOTES:

- 1) "B.L." INDICATES BUILDING LINE.
- 2) "U.E." INDICATES UTILITY EASEMENT.
- 3) "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 rest in the dedicator, his heirs, assigns or successors.
- 4) "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS.
- 5) "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS.
- 6) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 7) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 8) ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE.
- 9) 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 4815700040L, REVISED APRIL 2, 2014.
- 10) THIS PRELIMINARY PLAT LIES IN FORT BEND COUNTY, THE ETJ OF THE CITY OF FULSHEAR, FULSHEAR MUD 3A AND LAMAR CISD.

LINE DATA

LINE	DISTANCE	BEARING
L1	69'	S 58°07'17" E
L2	101'	N 07°26'01" W
L3	101'	N 11°57'33" E
L4	47'	S 81°30'52" E
L5	116'	S 78°09'18" E
L6	102'	S 66°15'45" E
L7	55'	S 56°51'58" E
L8	82'	N 38°42'38" E
L9	60'	N 51°17'22" W
L10	115'	N 51°17'22" W
L11	98'	S 38°42'38" W
L12	67'	S 38°53'11" W
L13	14'	N 82°59'36" E
L14	115'	S 37°19'11" W
L15	74'	S 65°42'11" E
L16	53'	S 29°35'20" W
L17	60'	S 60°24'40" E
L18	64'	S 58°07'17" E
L19	91'	N 23°11'25" E

CURVE DATA

CURVE	RADIUS	ARC	BEARING	CHORD
C1	995'	47'	S59°28'22"E	47'
C2	25'	34'	S82°38'25"W	32'
C3	330'	154'	N56°44'46"E	152'
C4	25'	39'	N83°42'38"E	35'
C5	330'	75'	S59°11'30"E	75'
C6	570'	43'	N63°31'02"W	43'
C7	25'	40'	N15°32'29"W	36'
C8	2060'	24'	N29°55'08"W	24'
C9	25'	38'	S14°15'59"E	35'
C10	905'	33'	S59°10'26"E	33'

A PRELIMINARY PLAT OF

JORDAN RANCH SECTION EIGHTEEN

BEING 13.3± ACRES OF LAND
CONTAINING 20 LOTS AND THREE RESERVES IN TWO BLOCKS.

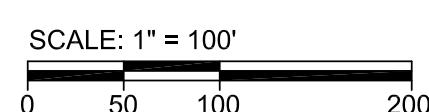
OUT OF THE
H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
FORT BEND COUNTY, TEXAS

OWNER:
FORT BEND JORDAN RANCH LP.

PLANNER:



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



MAY 17, 2019
MTA# 8004C

June 5, 2019

Engineering Review

Preliminary Plat
Jordan Ranch Section Eighteen
Fort Bend County, Texas

For Information only:

1. This plat will create 20 Lots in two (2) Blocks with three (3) Reserve that covers a total acreage of 13.3 acres.
2. The typical lot in this section is 65-foot by 120-foot with a 20-foot Front Building Line.
3. Access to this section is provided by an extension of Blue Mist Bend out of Jordan Ranch Section 17.

Recommendations:

I recommend that this Preliminary Plat of Jordan Ranch Section Eighteen be approved with the following additions/corrections:

- A) The Preamble for the Metes and Bounds description on the plat is missing which should show the acreage, survey name and Abstract.
- B) The contour lines need to be printed dark enough to be legible.

