



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

CO-CHAIR- 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 JULY 5, 2019

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

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

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

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

4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on June 7, 2019

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

6. Consideration and possible action to approve Creek Trace at Cross Creek Ranch Section 5 Preliminary Plat

7. Consideration and possible action to approve Ivy Kids – Cross Creek Preliminary Plat

8. Adjournment

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

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

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

I, Kimberly Kopecky, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Planning and Zoning Commission of the City of Fulshear, Texas was posted on Friday, June 28, 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

Kimberly Kopecky – City Secretary



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MEMBER- JASON CHERUBINI

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

CO-CHAIR- DAR HAKIMZADEH
MEMBER- JOHN DOWDALL

CITY MANAGER: Jack Harper

STAFF:

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING MINUTES JUNE 7, 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, JUNE 7, 2019 AT CITY HALL, 30603 FM 1093, FULSHEAR, TEXAS 77441.

2. Quorum

A QUORUM WAS PRESENT.

MEMBERS PRESENT

*JOAN BERGER
JASON CHERUBINI
JOHN DOWDALL
GREGORY EHMAN
DAR HAKIMZADEH
AMY PEARCE
RANDY STACY*

CITY STAFF

*KIMBERLY KOPECKY
KAYLA VILLAGOMEZ
BRANT GARY
ZACH GOODLANDER
DAVID LEYENDECKER
CHANDLER MARKS*

OTHERS PRESENT

*GERALD GRISSOM
JOHN HERZOG
ADAM GARCIA
BRYAN THOMAS
JOEL PATTERSON
JOHN DOWDALL (WISHED TO SPEAK DURING CITIZEN COMMENTS)
AND ABOUT 18 OTHERS THAT DID NOT SIGN IN*

3. Consideration and possible action to select a Chairman and Co-Chairman of the Planning and Zoning Commission

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO SELECT AMY PEARCE AS CHAIRMAN. 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 STACY
NAYS: NONE*

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO SELECT DAR HAKIMZADEH AS CO-CHAIRMAN. IT WAS SECONDED BY PLANNING AND ZONING CHAIRMAN PEARCE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

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.

JOHN DOWDALL- SPOKE REGARDING RECUSING HIMSELF FROM AGENDA ITEM #6 (FULSHEAR RUN LAND PLAN)

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

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON MAY 3, 2019 AND MAY 7, 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 STACY

NAYS: NONE

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

PLANNING AND ZONING MEMBER DOWDALL HAS RECUSED HIMSELF FROM THIS ITEM AND STEPPED DOWN FROM THE DAIS. THIS ITEM WAS POSTPONED UNTIL LATER ON THE AGENDA.

Please see action on item 6 before adjournment

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

A MOTION WAS MADE BY PLANNING AND ZONING CO-CHAIR HAKIMZADEH TO APPROVE WEST FIRETHORNE ROAD SECTION 2 STREET DEDICATION FINAL PLAT (CHANGING "VICE-CHAIR" TO "CO-CHAIR" AND CHANGING CO-CHAIR NAME TO DAR HAKIMZADEH). 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 STACY

NAYS: NONE

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

CHAIRMAN PEARCE ASKED MEMBERS TO TAKE ITEMS 8 THROUGH 12 TOGETHER (FIRETHORNE WEST SECTIONS 15, 16, 17, 18 AND 19 FINAL PLATS). THERE WERE NO OBJECTIONS.

A MOTION WAS MADE BY CO-CHAIR HAKIMZADEH TO APPROVE FIRETHORNE WEST SECTIONS 15, 16, 17, 18, AND 19 FINAL PLATS (CHANGING “CO-CHAIR” NAME TO DAR HAKIMZADEH). IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

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

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE TEXANA CENTER FINAL PLAT (PER ENGINEER COMMENTS AND CHANGING CO-CHAIR TO DAR HAKIMZADEH BY THE COUNCIL MEETING). 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 STACY
NAYS: NONE*

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

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE CREEK TRACE AT CROSS CREEK RANCH SECTION 1 FINAL PLAT (CHANGING CO-CHAIR TO DAR HAKIMZADEH). IT WAS SECONDED BY CO-CHAIR HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

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

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE WEST CROSS CREEK BEND LANE EXTENSION NO. 5 FINAL PLAT (CHANGING CO-CHAIR TO DAR HAKIMZADEH). 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 STACY
NAYS: NONE*

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

A MOTION WAS MADE BY CO-CHAIR HAKIMZADEH TO APPROVE SKYLINE DRIVE STREET DEDICATION FINAL PLAT (PER ENGINEER RECOMMENDATIONS AND CHANGING CO-CHAIR TO DAR HAKIMZADEH). 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 STACY

NAYS: NONE

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

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO APPROVE TAMARRON SECTION 38 FINAL PLAT (CHANGING CO-CHAIR TO DAR HAKIMZADEH). 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 STACY

NAYS: NONE

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

CHAIRMAN PEARCE ASKED MEMBERS TO TAKE ITEMS 18 AND 19 TOGETHER (CREEK TRACE AT CROSS CREEK RANCH SECTION 3 AND 4 PRELIMINARY PLAT). THERE WERE NO OBJECTIONS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE CREEK TRACE AT CROSS CREEK RANCH SECTION 3 AND 4 PRELIMINARY PLATS (PER ENGINEER COMMENTS AND CHANGING CO-CHAIR TO DAR HAKIMZADEH). IT WAS SECONDED BY CO-CHAIR HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

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

CHAIRMAN PEARCE ASKED MEMBERS TO TAKE ITEMS 20 AND 21 TOGETHER (JORDAN RANCH SECTION 17 AND 18 PRELIMINARY PLAT). THERE WERE NO OBJECTIONS.

A MOTION WAS MADE BY CO-CHAIR HAKIMZADEH TO APPROVE JORDAN RANCH SECTION 17 AND 18 PRELIMINARY PLATS (PER ENGINEER COMMENTS AND CHANGING

CO-CHAIR TO DAR HAKIMZADEH). IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

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

CO-CHAIR HAKIMZADEH LEFT THE MEETING AT 9:29 A.M.

THERE WAS DISCUSSION BETWEEN PLANNING AND ZONING MEMBERS, STAFF, AND DOUG KONOPKA. A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE UPDATE TO THE FULSHEAR RUN LAND PLAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, CHERUBINI, EHMAN, PEARCE, AND STACY

NAYS: NONE

ABSENT: DAR HAKIMZADEH

RECUSED: JOHN DOWDALL

22. Adjournment

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

AYES: PLANNING AND ZONING MEMBERS BERGER, CHERUBINI, DOWDALL, EHMAN, PEARCE, AND STACY

NAYS: NONE

ABSENT: DAR HAKIMZADEH

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:42 A.M.

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

AGENDA OF:	July 5, 2019	ITEM NUMBER:	5
DATE SUBMITTED:	June 21, 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:	Update to General Land Plan – Cross Creek Ranch		
ATTACHMENTS:	<ol style="list-style-type: none">1. Land Plan Amendment Application2. Proposed Land Plan Update3. Alder’s at Cross Creek Ranch – Proposed Concepts		

EXECUTIVE SUMMARY

This request is to allow for changes to the Cross Creek Ranch Land Plan. The requested change entails the change in land use of a parcel generally located at the southwest corner of W. Cross Creek Bend Ln. and Cross Creek Ranch Blvd. from “Commercial” to “Multi-Family”. The Cross Creek Ranch Development Agreement allows for the revision of the Land Plan “as the Developer continues its investigation of and planning for the Property”. The development agreement also stipulates that the number of multi-family units within Cross Creek Ranch shall not exceed 1500 units. At this time with the only other multi-family project within Cross Creek Ranch, the Parklane at Fulshear Apartments, having 390 units this proposed change in allowed use will not seriously encroach upon the maximum number of allowed units. Further, the development agreement also allows the developer to increase that maximum number by 20% in order to “respond to market conditions” so long as the developer gives prior written notice to the City. This would move the maximum number of allowed multi-family units from 1500 to 1800.

The proposed project is to be called the Alder’s at Cross Creek Ranch and is to be a luxury, age-restricted apartment community.

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the proposed changes in the Land Plan per the Cross Creek Ranch Development Agreement.



CITY OF FULSHEAR
 PO Box 279 / 30603 FM 1093
 Fulshear, Texas 77441
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Subdivision/Development Platting Application

Date: 06-19-2019 Date Received by the City of Fulshear: _____
 Subdivision: GENERAL PLAN 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)
 Being 3,199 Acres out of the Morris Cummings Survey, A-294; TW Southerland Survey,

Legal Description: A-421; E. Latham Jr. Survey, A-50; M. Autrey Survey, A-100; JW Scott Survey, A-321; AG Sharpless Survey, A-322

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

Total Acreage: 3,199.0
 Number of Streets: _____
 Number of Lots: _____
 Number and Types of Reserves: n/a
 Total Acres in Reserve: _____

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 Planing + Design
 Contact Person: Kathryn Parker
 Telephone: 281-749-1803
 Fax Number: _____
 Email Address: kparker@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	_____
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 June 19, 2019
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

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

AGENDA OF:	July 5, 2019	AGENDA ITEM:	6-7
DATE SUBMITTED:	June 21, 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 and Zoning Commission		
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Plat Application 2. Copy of Plat 3. City Engineer's Review Letter 		

EXECUTIVE SUMMARY

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

1. **Creek Trace at Cross Creek Ranch Section 5 Preliminary Plat**
2. **Ivy Kids-Cross Creek Ranch 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.



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Subdivision/Development Platting Application

Date: 06-20-2019 Date Received by the City of Fulshear: _____
 Subdivision: Creek Trace at Cross Creek Ranch Sec 05 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 26.42 Acres out of the M. Autrey Survey, A-100

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

Total Acreage: 26.42
 Number of Streets: 4
 Number of Lots: 74
 Number and Types of Reserves: 6 - Landscape/O.S./Park
 Total Acres in Reserve: 4.26

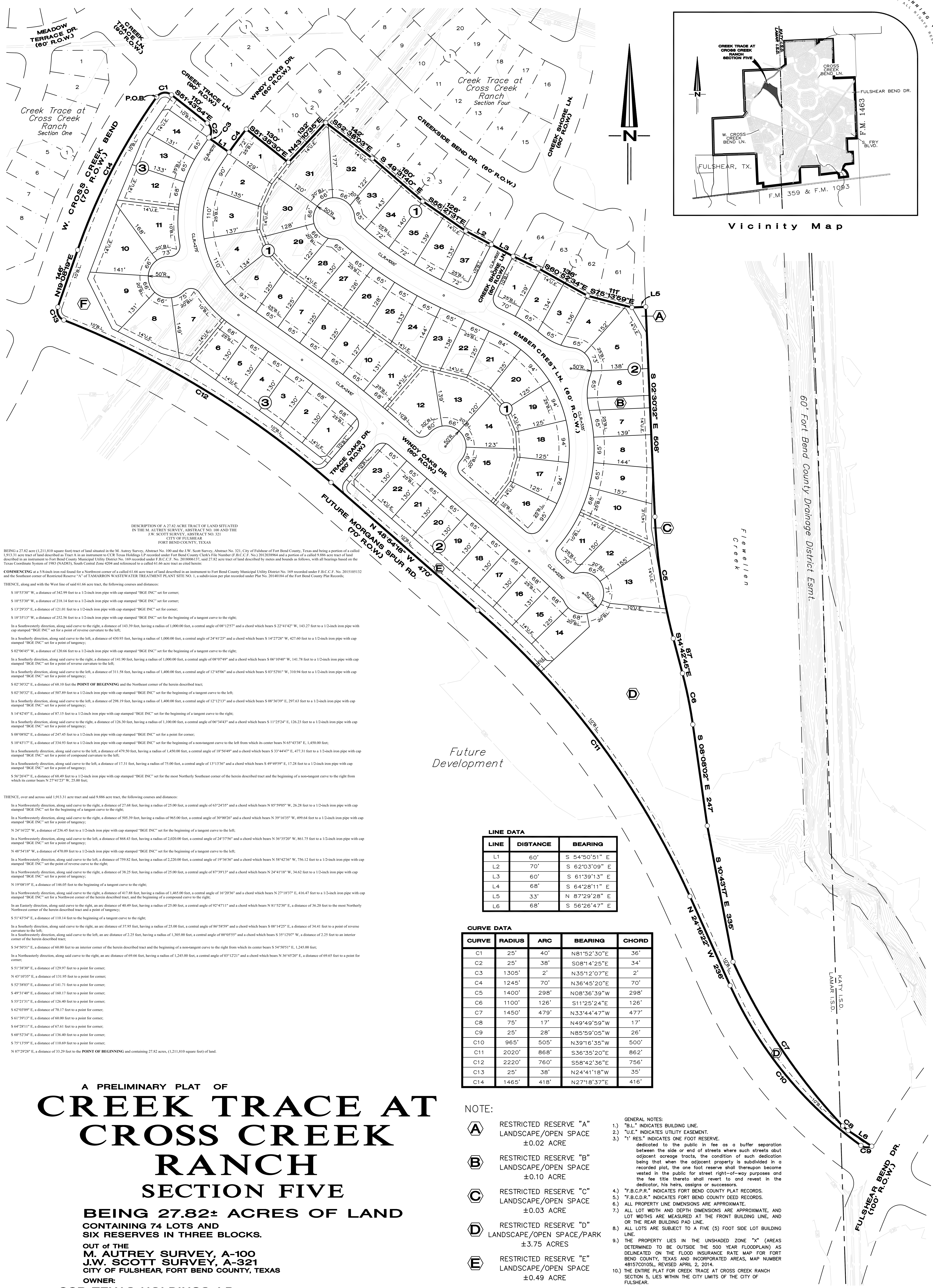
Owner: CCR Texas Holdings LP
 Address: 6450 Cross Creek Bend Lane
 City/State: Fulshear, Texas 77441
 Telephone: 281-341-8320
 Email Address: robb@johnsondev.com

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>\$1,089.25</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 June 11, 2019
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE



DESCRIPTION OF A 27.82 ACRE TRACT OF LAND SITUATED IN THE M. AUTREY SURVEY, ABSTRACT NO. 100 AND THE J.W. SCOTT SURVEY, ABSTRACT NO. 321, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING 27.82 acres (1,211,810 square feet) tract of land situated in the M. Autrey Survey, Abstract No. 100 and the J.W. Scott Survey, Abstract No. 321, City of Fulshear of Fort Bend County, Texas and being a portion of a said 1,913.31 acre tract of land 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.) 201203894 and a portion of a said 9,886 acre tract of land described in an instrument to Fort Bend County Municipal Utility District No. 169 recorded under F.B.C.C.F. No. 201006137, and 27.82 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 a called 61.66 acre tract to close hereon:

COMMENCING at a 5/8-inch iron rod found for a Northwest corner 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. 201006137 and the Southeast corner of Restricted Reserve "A" of TAMARRON WASTEWATER TREATMENT PLANT SITE NO. 1, a subdivision per plat recorded under Plat No. 20140184 of the Fort Bend County Plat Records;

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

S 10°53'30" W, a distance of 342.99 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;
 S 10°53'30" W, a distance of 218.14 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;
 S 13°29'35" E, a distance of 121.01 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;
 S 18°35'13" W, a distance of 252.56 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;
 In a Southwesterly direction, along said curve to the right, a 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, 143.27 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency to the left;
 In a Southwesterly direction, along said curve to the left, a 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 41°27'28" W, 427.60 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;
 S 02°30'45" W, a distance of 120.66 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;
 In a Southerly direction, along said curve to the right, a 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, 141.78 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of reverse curvature to the left;
 In a Southerly direction, along said curve to the left, a 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, 310.94 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;
 S 02°30'32" E, a distance of 68.10 feet to the POINT OF BEGINNING and the Northeast corner of the herein described tract;
 S 02°30'32" E, a distance of 307.89 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;
 In a Southerly direction, along said curve to the left, a distance of 298.19 feet, having a radius of 1,400.00 feet, a central angle of 12°12'13" and a chord which bears S 08°36'39" E, 297.63 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;
 S 14°42'45" E, a distance of 87.15 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;
 In a Southerly direction, along said curve to the right, a distance of 126.30 feet, having a radius of 1,100.00 feet, a central angle of 06°34'43" and a chord which bears S 11°25'24" E, 126.23 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;
 S 08°08'02" E, a distance of 247.45 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point for corner;
 S 10°43'17" E, a distance of 334.93 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left from which its center bears N 65°43'38" E, 1,450.00 feet;
 In a Southeasterly direction, along said curve to the left, a distance of 479.50 feet, having a radius of 1,450.00 feet, a central angle of 18°50'49" and a chord which bears S 33°44'47" E, 477.31 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of compound curvature to the left;
 In a Southeasterly direction, along said curve to the left, a distance of 17.31 feet, having a radius of 75.00 feet, a central angle of 13°13'36" and a chord which bears S 49°49'59" E, 17.28 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;
 S 50°26'47" E, a distance of 68.49 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most Northerly Southeast corner of the herein described tract and the beginning of a non-tangent curve to the right from which its center bears N 27°41'23" W, 25.00 feet.

THENCE, over and across said 1,913.31 acre tract and said 9,886 acre tract, the following courses and distances:

In a Northwesterly direction, along said curve to the right, a distance of 27.68 feet, having a radius of 25.00 feet, a central angle of 63°24'35" and a chord which bears N 85°59'05" W, 26.28 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;
 In a Northwesterly direction, along said curve to the right, a distance of 305.39 feet, having a radius of 965.00 feet, a central angle of 30°00'26" and a chord which bears N 39°16'35" W, 499.64 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;
 N 24°16'22" W, a distance of 236.45 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;
 In a Northwesterly direction, along said curve to the left, a distance of 888.43 feet, having a radius of 2,020.00 feet, a central angle of 24°37'56" and a chord which bears N 36°35'20" W, 861.75 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;
 N 48°54'18" W, a distance of 470.09 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;
 In a Northwesterly direction, along said curve to the left, a distance of 759.82 feet, having a radius of 2,220.00 feet, a central angle of 19°36'36" and a chord which bears N 58°42'36" W, 756.12 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of reverse curve to the right;
 In a Northwesterly direction, along said curve to the right, a distance of 38.25 feet, having a radius of 25.00 feet, a central angle of 87°39'13" and a chord which bears N 24°41'18" W, 34.62 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;
 N 19°08'19" E, a distance of 146.05 feet to the beginning of a tangent curve to the right;
 In a Northwesterly direction, along said curve to the right, a distance of 417.88 feet, having a radius of 1,465.00 feet, a central angle of 16°29'36" and a chord which bears N 27°18'37" E, 416.47 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a Northwest corner of the herein described tract, and the beginning of a compound curve to the right;
 In an Easterly direction, along said curve to the right, 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 N 81°52'30" E, a distance of 36.20 feet to the most Northerly Northwest corner of the herein described tract and a point of tangency;
 S 51°43'54" E, a distance of 110.14 feet to the beginning of a tangent curve to the right;
 In a Southerly direction, along said curve to the right, 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 S 08°14'25" E, a distance of 34.41 feet to a point of reverse curvature to the left;
 In a Southerly direction, along said curve to the left, an arc distance of 2.25 feet, having a radius of 1,305.00 feet, a central angle of 00°05'55" and a chord which bears S 59°12'07" W, a distance of 2.25 feet to an interior corner of the herein described tract and a point of tangency;
 S 54°50'51" E, 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 54°50'51" E, 1,245.00 feet;
 In a Northwesterly direction, along said curve to the right, 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 N 36°45'20" E, a distance of 69.65 feet to a point for corner;
 S 51°38'30" E, a distance of 129.97 feet to a point for corner;
 N 43°10'35" E, a distance of 131.95 feet to a point for corner;
 S 52°38'03" E, a distance of 141.71 feet to a point for corner;
 S 49°31'40" E, a distance of 160.17 feet to a point for corner;
 S 55°21'31" E, a distance of 126.40 feet to a point for corner;
 S 62°03'09" E, a distance of 70.17 feet to a point for corner;
 S 61°39'13" E, a distance of 60.00 feet to a point for corner;
 S 64°28'17" E, a distance of 67.61 feet to a point for corner;
 S 60°52'34" E, a distance of 136.40 feet to a point for corner;
 S 75°13'59" E, a distance of 110.69 feet to a point for corner;
 N 87°29'28" E, a distance of 33.29 feet to the POINT OF BEGINNING and containing 27.82 acres, (1,211,810 square feet) of land.

LINE DATA

LINE	DISTANCE	BEARING
L1	60'	S 54°50'51" E
L2	70'	S 62°03'09" E
L3	60'	S 61°39'13" E
L4	68'	S 64°28'11" E
L5	33'	N 87°29'28" E
L6	68'	S 56°26'47" E

CURVE DATA

CURVE	RADIUS	ARC	BEARING	CHORD
C1	25'	40'	N81°52'30"E	36'
C2	25'	38'	S08°14'25"E	34'
C3	1305'	2'	N35°12'07"E	2'
C4	1245'	70'	N36°45'20"E	70'
C5	1400'	298'	N08°36'39"W	298'
C6	1100'	126'	S11°25'24"E	126'
C7	1450'	479'	N33°44'47"W	477'
C8	75'	17'	N49°49'59"W	17'
C9	25'	28'	N85°59'05"W	26'
C10	965'	505'	N39°16'35"W	500'
C11	2020'	868'	S36°35'20"E	862'
C12	2220'	760'	S58°42'36"E	756'
C13	25'	38'	N24°41'18"W	35'
C14	1465'	418'	N27°18'37"E	416'

- NOTE:
- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.02 ACRE
 - B** RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.10 ACRE
 - C** RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.03 ACRE
 - D** RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE/PARK ±3.75 ACRES
 - E** RESTRICTED RESERVE "E" LANDSCAPE/OPEN SPACE ±0.49 ACRE
 - F** RESTRICTED RESERVE "F" LANDSCAPE/OPEN SPACE ±1.26 ACRES

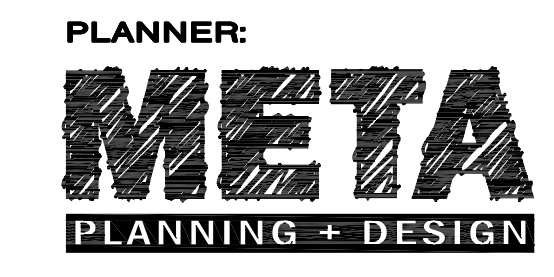
- GENERAL NOTES:
- 1) "B.L." INDICATES BUILDING LINE.
 - 2) "U.E." INDICATES UTILITY EASEMENT.
 - 3) "1" RES." INDICATES ONE FOOT RESERVE, dedicated to the public in fee as a buffer separation between the side or end of streets where such streets adjoin adjacent acreage tracts, the condition of such 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.
 - 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 481570000L, REVISED APRIL 2, 2014.
 - 10) THE ENTIRE PLAT FOR CREEK TRACE AT CROSS CREEK RANCH SECTION 5, LIES WITHIN THE CITY LIMITS OF THE CITY OF FULSHEAR.

A PRELIMINARY PLAT OF CREEK TRACE AT CROSS CREEK RANCH SECTION FIVE

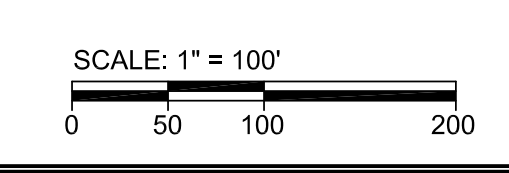
BEING 27.82± ACRES OF LAND
CONTAINING 74 LOTS AND
SIX RESERVES IN THREE BLOCKS.

OUT OF THE
M. AUTREY SURVEY, A-100
J.W. SCOTT SURVEY, A-321
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

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



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



JUNE 20, 2019
MTA# 1350A

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 FOREMENTIONED 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.



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

Subdivision/Development Platting Application

Date: 04-30-2019 Date Received by the City of Fulshear: _____
 Subdivision: Ivy Kids Cross Creek Development: Ivy Kids

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: 1.987 acres located in the Morris and Cummings Survey, Abstract 294

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

Total Acreage: 1.987
 Number of Streets: 0
 Number of Lots: 0
 Number and Types of Reserves: 1
 Total Acres in Reserve: 1.987

Owner: Lazex, LLC
 Address: 13418 Orchard Shadows Drive
 City/State: Richmond, TX
 Telephone: 713-333-1466
 Email Address: roneil@grullersurveying.com

Engineer/Planner: JCC Architect
 Contact Person: JC Cheng
 Telephone: 281-788-8078
 Fax Number: 713-789-3636
 Email Address: jc@jccarch.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	_____
Park Fees (due at Final Plat Application)	_____

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

SIGNATURE

Chris Gruller
 TYPED OR PRINTED NAME/TITLE

04-30-2019
 DATE

STATE OF TEXAS
COUNTY OF FORT BEND
WE, CCR Texas Holdings LP and CCR Loan Subsidiary 1, L.P., OWNERS ACTING BY THROUGH HERENAPR REFERRED TO AS OWNER OF THE 1.987 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MY KIDS CROSS CREEK DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LAWS, DECREEATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC PUBLIC UTILITY PURPOSES, ALLEYS, PARKS, BENCH COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNER HAS DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNRESTRICTED 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 SIXTEEN FEET (16'-0") FOR SIXTEEN FEET (16'-0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARDS LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND EXPICITED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'-6") IN WIDTH.

FURTHER, OWNER HAS DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNRESTRICTED 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 SIXTEEN FEET (16'-0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARDS LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND EXPICITED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'-0") IN WIDTH.

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 TANK 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 SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANK 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 EASEMENTS, DITCH, DRAINAGE COURSE, DRAINAGE FACILITY, OR ANY OTHER NATURAL DRAINAGE COURSE, LOCATED IN SAID PROPERTY, SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANK 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 EASEMENTS, DITCH, DRAINAGE COURSE, DRAINAGE FACILITY, OR ANY OTHER NATURAL DRAINAGE COURSE, LOCATED IN SAID PROPERTY, SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANK INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH EITHER DIRECTLY OR INDIRECTLY.

STATE OF TEXAS
COUNTY OF FORT BEND
IN TESTIMONY WHEREOF, CCR Texas Holdings LP and CCR Loan Subsidiary 1, L.P., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ATTESTED BY _____ AND ITS COMMON SEAL HERETO
AFFIRMED THIS _____ DAY OF _____, 2019.
CCR Texas Holdings LP and CCR Loan Subsidiary 1, L.P.

BY: _____
NAME _____
TITLE _____
STATE OF TEXAS
COUNTY OF FORT BEND
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY

APPEARED before me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they 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 CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2019.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME _____
MY COMMISSION EXPIRES _____

We, U.S. Bank National Association 4/9/16 Houston Capital Company, holder of a lien against the property described in the plat herein on by Kids Cross Creek, sold lien being evidenced by instrument of record in the Clerk's File Number 2016099211 and 2016099210, 2016099210 and 2016099213, of the O.P.R.D.R. of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: _____
State of Texas)
County of Fort Bend)

BEFORE ME, THE UNDERSIGNED AUTHORITY, on this day personally appeared _____ known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgment to me that they 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 corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.
Notary Public in and for the State of Texas
My Commission Expires _____

THIS PLAT OF IVY KIDS CROSS CREEK IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS THIS _____ DAY OF _____, 2019.

AMY PERCE
CHAIRMAN
ASHLEY WHEAT
VICE-CHAIRMAN

THIS PLAT OF MY KIDS CROSS CREEK IS APPROVED ON _____ BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 2019. 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 THEREAFTER.

AMON GROSS
MAYOR

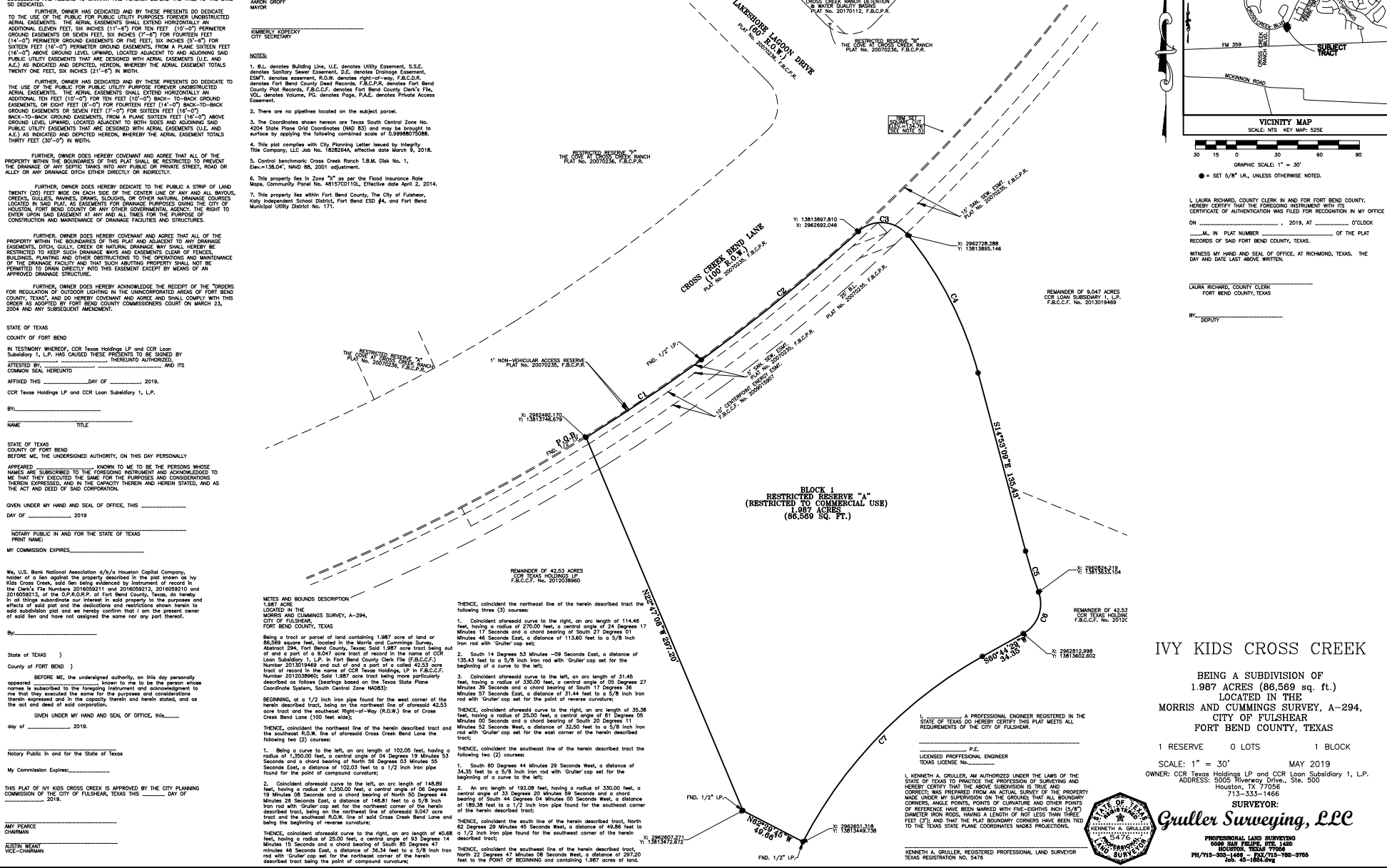
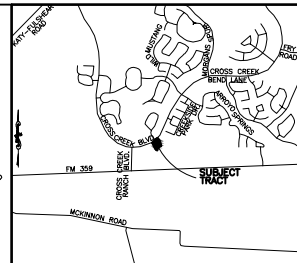
AMON GROSS
CITY SECRETARY

NOTES:
1. E.L. denotes Easement, U.E. denotes Utility Easement, S.S.E. denotes Sanitary Sewer Easement, D.E. denotes Drainage Easement, ESM. denotes Easement, R.O.W. denotes Right-of-Way, F.B.C.P. denotes Fort Bend County Deed Records, F.B.C.F.P. denotes Fort Bend County Clerk's File, VOL. denotes Volume, PG. denotes Page, P.A.E. denotes Private Access Easement.
2. There are no pipelines located on the subject parcel.
3. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83) and may be brought to surface by applying the following combined scale of 0.9999975088.
4. This plat complies with City Planning Letter issued by Integrity The Company, LLC Job No. 182826A, effective date March 9, 2018.
5. Control benchmark: Cross Creek Ranch T.B.M. Disk No. 1, Elev=138.04, NAVD 83, 2001 adjustment.
6. This property lies in Zone "X" as per the Flood Insurance Rate Maps, Community Panel No. 481570D10L, Effective date April 2, 2014.
7. This property lies within Fort Bend County, The City of Fulshear, City Independent School District, Fort Bend ISD #4, and Fort Bend Municipal Utility District No. 171.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1350.00	182.05	182.05	N 56°13'59" E	4°19'38"
C2	1350.00	148.89	148.89	N 50°14'39" E	4°19'38"
C3	282.00	48.66	38.34	S 88°17'28" E	37°14'10"
C4	270.00	114.48	113.82	S 27°15'41" E	24°14'10"
C5	330.00	31.45	31.44	S 17°45'15" E	2°27'30"
C6	25.00	35.38	32.50	S 27°15'41" E	18°00'00"
C7	330.00	182.08	182.08	S 44°40'00" W	33°29'59"

RESERVE	INCREASE/SQUARE FOOTAGE	RESTRICTION
"A"	1,987 ACRES/86,569 SQ. FT.	COMMERCIAL

DISTRICT NAMES	
MUD	N/A
TRAIL	TRAIL MUD 171
LID	N/A
DD	N/A
SCHOOL	KATY I.S.D.
TIME	NORTH EAST F.S.D.
LIBRARY	N/A
CITY OR CITY ED.	FULSHEAR
UTILITIES	CCF, AMT



STATE OF TEXAS
COUNTY OF FORT BEND
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY

APPEARED before me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they 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 CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2019.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME _____
MY COMMISSION EXPIRES _____

BY: _____
NAME _____
TITLE _____
STATE OF TEXAS
COUNTY OF FORT BEND

BLOCK 1
RESTRICTED RESERVE "A"
(RESTRICTED TO COMMERCIAL USE)
1.987 ACRES
(86,569 SQ. FT.)

P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. _____

1. KENNETH A. GRULLER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY MAKE UNDER MY SUPERVISION, POINTS OF CURVATURE AND OTHER POINTS OF INTEREST HAVE BEEN MARKED WITH THE EXHIBITING INCH (1/2") DIAMETER IRON PEGS, HAVING A LENGTH OF NOT LESS THAN THREE FEET (3'), AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS STATE PLANE COORDINATE MASS PROJECTIONS.



Gruller Surveying, L.L.C.
PROFESSIONAL LAND SURVEYING
5560 DAIN PLYER STE. 200
HOUSTON, TEXAS 77056
PH/713-883-1468 FAX/713-788-9786
WWW.GSLLC.COM

IVY KIDS CROSS CREEK
BEING A SUBDIVISION OF
1.987 ACRES (86,569 sq. ft.)
LOCATED IN THE
MORRIS AND CUMMINGS SURVEY, A-294,
CITY OF FULSHEAR,
FORT BEND COUNTY, TEXAS
1 RESERVE 0 LOTS 1 BLOCK
SCALE: 1" = 30'
MAY 2019
OWNER: CCR Texas Holdings LP and CCR Loan Subsidiary 1, L.P.
ADDRESS: 5005 Riverway Drive, Ste. 200
Houston, TX 77056
713-333-1466

L. 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 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