

"FIND YOUR FUTURE IN FULSHEAR" 30603 FM 1093 West/ PO Box 279 $^{\sim}$ Fulshear, Texas 77441

PHONE: 281-346-1796 ~ FAX: 281-346-2556 WWW.FULSHEARTEXAS.GOV

PLANNING & ZONING:

CHAIRMAN- AMY PEARCE MEMBER- JOAN BERGER MEMBER- JASON CHERUBINI MEMBER- RANDY STACY
MEMBER- GREGORY EHMAN

CO-CHAIR- DAR HAKIMZADEH MEMBER- JOHN DOWDALL

STAFF:

CITY MANAGER: Jack Harper CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING AGENDA AUGUST 2, 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, AUGUST 2, 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 July 5, 2019
- 5. Consideration and possible action to approve Bonterra at Cross Creek Ranch Section 7 Preliminary Plat
- 6. Consideration and possible action to approve Jordan Ranch Section 19 Preliminary Plat
- 7. Consideration and possible action to approve Plaza on South Firethorne Replat
- 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 Thursday, July 25, 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.

Kímberly Kopecky	
Kimberly Kopecky – City Secretary	



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

www.FulshearTexas.gov

PLANNING & ZONING:

CHAIRMAN- AMY PEARCE MEMBER- RANDY STACY
MEMBER- JOAN BERGER MEMBER- GREGORY EHMAN

CO-CHAIR- DAR HAKIMZADEH MEMBER- JOHN DOWDALL

STAFF:

CITY MANAGER: Jack Harper CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING MINUTES JULY 5, 2019

1. Call to Order

A REGULAR MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY CHAIRMAN AMY PEARCE AT 8:30 A.M. ON FRIDAY, JULY 5, 2019 AT CITY HALL, 30603 FM 1093, FULSHEAR, TEXAS 77441.

2. Quorum

A QUORUM WAS PRESENT.

MEMBER- JASON CHERUBINI

MEMBERS PRESENT

AMY PEARCE
JOAN BERGER
RANDY STACY
GREGORY EHMAN
DAR HAKIMZADEH
JOHN DOWDALL
JASON CHERUBINI (ARRIVED AT 8:36 A.M.)

CITY STAFF

KIMBERLY KOPECKY SHARON VALIANTE ZACH GOODLANDER

OTHERS PRESENT

MIKE SHELTON KAYE KAHLICH AND 1 OTHER PERSON 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 June 7, 2019

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

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

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBER CHERUBINI

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

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE AN UPDATE TO THE CROSS CREEK RANCH GENERAL 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, DOWDALL, EHMAN, HAKIMZADEH, STACY, AND PEARCE

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBER CHERUBINI

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

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE CREEK TRACE AT CROSS CREEK RANCH SECTION 5 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBER CHERUBINI

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

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE IVY KIDS- CROSS CREEK PRELIMINARY PLAT (PENDING THE RECOMMENDATIONS MADE BY CITY ENGINEER, CHANGE TO TITLE, CO-CHAIR AND DATE). 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, STACY, AND PEARCE

NAYS: NONE ABSENT: NONE

8. Adjournment

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

NAYS: NONE ABSENT: NONE

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 8:39 A.M.

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

AGENDA OF: August 2, 2019

DATE SUBMITTED: July 19, 2019 **DEPARTMENT:** Planning and

Development

Zach Goodlander,

Zach Goodlander,

PREPARED BY: Director of

Director of Development Services, PRESENTER:

ESENTER: Director of

Development Services,

Brant Gary,

Assistant City Manager

SUBJECT: Plat Approvals for Planning and Zoning Commission

ATTACHMENTS: 1. Plat Application

2. Copy of Plat

3. City Engineer's Review Letter

EXECUTIVE SUMMARY

The City Council has for its consideration the following plats:

- 1. Bonterra at Cross Creek Ranch Section 7 Preliminary Plat Resubmittal
- 2. Jordan Ranch Section 19 Preliminary Plat
- 3. Plaza on South Firethorne Replat

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

The Bonterra at CCR Sec. 7 Plat shows 30 of their 87 lots as having 10' building lines. This is proposed concurrently with a 20' garage building line. This deviation is allowed per the development agreement and Ordinance No. 04-913 which allows for 5% of the development to consist of adjusted setbacks and "specialty housing products". Exhibits demonstrating this building setback on a site plan level are provided in the packet.

RECOMMENDATION

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



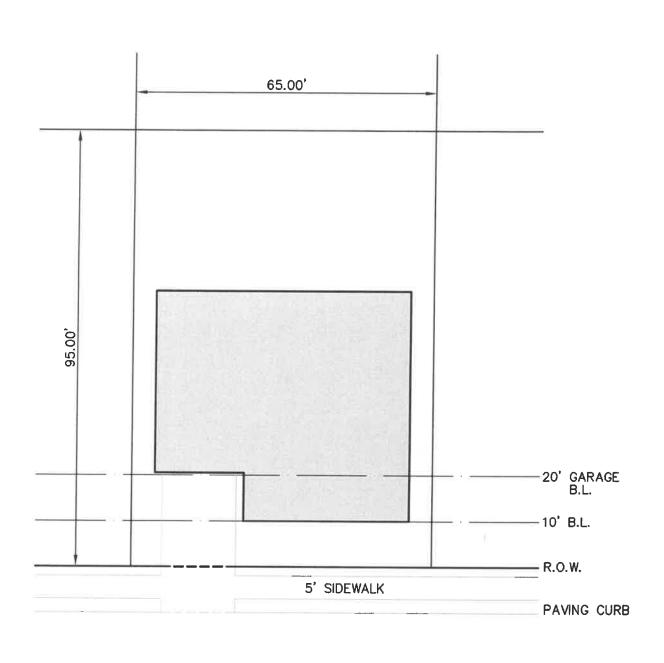
CITY OF FULSHEAR

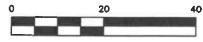
PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.fulsheartexas.gov

Subdivision/Development Platting Application

Date:	e Received by the City of Fulshear:	
Subdivision: BONTERRA AT CROSS CREEK RANC	Development: CROSS CREEK I	
SECTION SEVEN		
SUBMITTAL OF PLAT: (Check Appropriate Select	ion)	
✓ Preliminary	Final	Short Form Final
Replat	Vacation Plat	Admin. (Minor) Plat
Amending Plat		
TYPE OF PLAT: (Check Appropriate Selection)	Other: Water Plant/MUI	O Facility
<u></u> Single-Family Residential	Zero Lot Line/ Patio Home	Multi-Family Residential
Planned Development	Commercial	Industrial
Plat Location: City E	TJ (Extraterritorial Jurisdiction)	
Legal Description: 25.40 ACRES LOCA	TED IN THE M. AUTREY	SURVEY, A-100
Variance: Yes (Attach a Copy of Approv	ral Letter) V No	
Total Acreage: 25.40		
Number of Streets: 8 Number of Lots: 87		
Number and Types of Reserves: 3		Platting Fees
Total Acres in Reserve: 4.112		lat - \$500.00 plus 3.50 per lot, plus \$12.50
	per acre	2500.00 pids 5.50 per lot, pids \$12.50
Owner: CCR LOAN SUBSIDIARY 1, LP	Final Plat - \$5	00.00 plus \$5.00 per lot plus \$25.00 per acre
Address: 5005 RIVERWAY, STE. 500		00 plus 5.00 per lot plus \$25.00 per acre
City/State: HOUTSON, TX 77056		
Telephone: 713-960-9977		r Minor Plat - \$200.00
Email Address:	Plat Vacation	1 - \$500.00
Engineer/Planner: BGE, INC.	2 nd Review o	f plats - \$100.00 (each additional review)
Contact Person: TREY DEVILLIER	TOTAL PLAT	FING FEE \$100.00
Telephone: 713-488-8204	Park Fees (d)	ue at Final Plat Application)
Fax Number: 281-558-9701		
Email Address: tdevillier@bgeinc.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 infor	mation, required documents, and pla	t fees are required at time of submittal or the
City of Fulshear will not complete the review need	led in order to submit to the P&Z boa	rd.
1 () 11		
My Netlly	Trey DeVillier	7/19/2019
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE





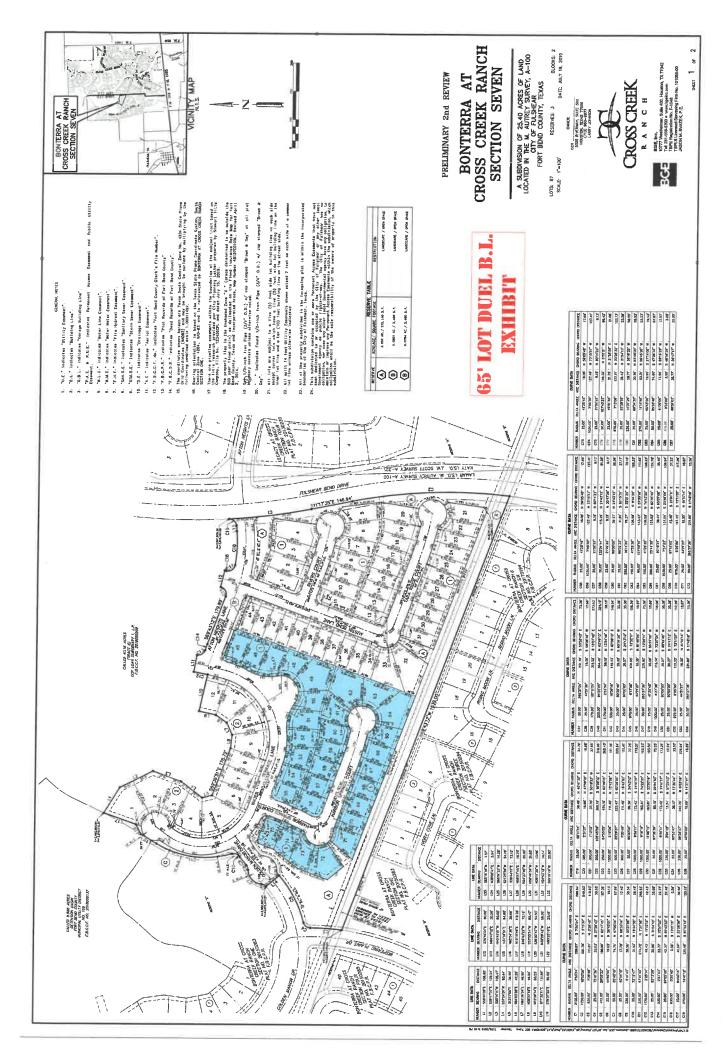


BGE, Inc. 10777 Westheimer, Suite 400, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00

BONTERRA AT CROSS CREEK RANCH SECTION SEVEN DUEL B.L. EXHIBIT

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

Scale: Job No.: 1" = 20' 6851-00 Date: Exhibit: 07/16/19 001

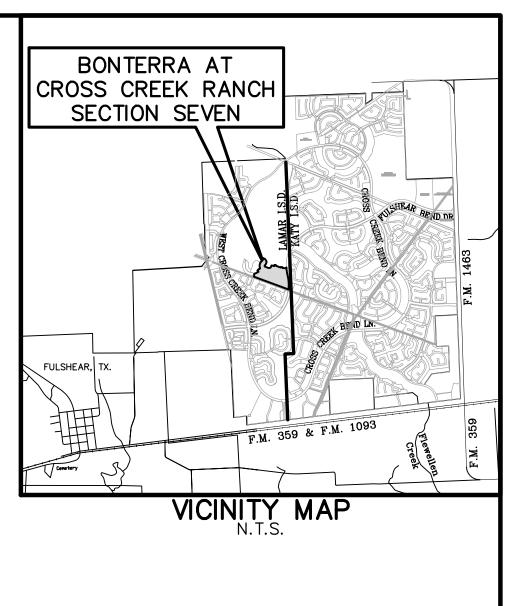


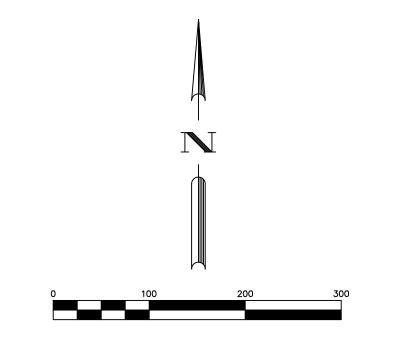


GENERAL NOTES

- 1. "U.E." indicates "Utility Easement".
- 2. "B.L." indicates "Building Line".
- 3. "G.B.L." indicates "Garage Building Line".
- 4. "P.A.E. & P.U.E." indicates Permanent Access Easement and Public Utility
- 5. "W.L.E." indicates "Water Line Easement".
- 6. "W.M.E." indicates "Water Meter Easement".
- 7. "F.H.E." indicates "Fire Hydrant Easement"
- 8. "SAN.S.E." indicates "Sanitary Sewer Easement".
- 9. "STM.S.E." indicates "Storm Sewer Easement".
- 10. "D.E." indicates "Drainage Easement"
- 11. "A.E." indicates "Aerial Easement".
- 12. "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
- 13. "F.B.C.P.R." indicates "Plat Records of Fort Bend County".
- 14. "F.B.C.D.R." indicates "Deed Records of Fort Bend County".
- 15. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale 1.00011497.
- 16. Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83 and is referenced to BONTERRA AT CROSS CREEK RANCH
- 17. There are pipeline easements within the boundaries of the subject tract based on the title research provided per City Planning Letter prepared by Stewart Title Company, File No. 123456CPL and dated July 15, 2019.
- 18. The property lies in the Unshaded Zone "X" (areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0105L, Revised April
- 19. Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "Brown & Gay" at all plat boundary corners unless otherwise noted.
- 20. "(F)" indicates Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "Brown &
- 21. 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.
- 22. All split 14 foot Utility Easements shown extend 7 feet on each side of a common lot line unless otherwise indicated
- 23. All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.
- 24. This subdivision contains one or more Permanent Access Easements that have not been dedicated to or accepted by the City of Fulshear or any other local Government agency as public rights-of-way. The City of Fulshear has no obligation, nor does any other local Governmental agency have any obligation, to maintain or improve any Permanent Access Easements within the subdivision, which obligation shall be the sole responsibility of the owners of property in this
- 25. Lots 45-75, Block 1 are restricted to a twenty (20) foot garage setback when the face of any garage is parallel to the front street. The remainder of the structure shall be restricted to ten (10) foot building line.

RESERVE TABLE					
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION			
A	3. 952 AC. / 172, 140 S. F.	LANDSCAPE / OPEN SPACE			
B	0.0801 AC. / 3,489 S.F.	LANDSCAPE / OPEN SPACE			
B	0.0794 AC. / 3,460 S.F.	LANDSCAPE / OPEN SPACE			





PRELIMINARY 2nd REVIEW

BONTERRA AT CROSS CREEK RANCH SECTION SEVEN

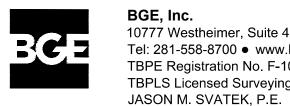
A SUBDIVISION OF 25.40 ACRES OF LAND LOCATED IN THE M. AUTREY SURVEY, A-100 CITY OF FULSHEAR FORT BEND COUNTY, TEXAS

LOTS: 87 SCALE: 1"=100' RESERVES: 3

OWNER: CCR LOAN SUBSIDIARY 1, L.P.

5005 RIVERWAY, SUITE 500 HOUSTON, TEXAS 77056 (713) 960-9977 LARRY JOHNSON





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

SHEET 1 OF 2

BLOCKS: 2

DATE: JULY 19, 2019

			CURVE DATA		
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	2105.00'	7°53'24"	289.87	S 7°20'54" E	289.64
C2	1750.00'	18 ° 03'56"	551.78	S 2°15'37" E	549.50'
C3	830.00'	7*39'48"	111.01	N 3°28'49" E	110.93
C4	25.00'	75*41'36"	33.03'	N 37°29'43" E	30.68
C5	415.00'	26°05'32"	188.99	N 62°17'45" E	187.36
C6	25.00'	44*59'55"	19.63'	N 26*45'01" E	19.13'
C7	50.00'	85*40'19"	74.76	N 47*05'14" E	67.99
C8	25.00'	40*44'19"	17.78	N 69*33'14" E	17.40'
С9	330.00'	6*41'43"	38.56	N 52*31'56" E	38.54
C10	25.00'	72 ° 15'47"	31.53'	N 19°44'55" E	29.48'
C11	330.00'	47°41'50"	274.72'	N 7°27'56" E	266.85
C12	1170.00'	2°25'14"	49.43'	N 11°15'12" E	49.43'
C13	25.00'	82°13'29"	35.88'	S 31°04'10" E	32.88'
C14	530.00'	2°27'43"	22.77	S 70°57'03" E	22.77'
C15	25.00'	97°05'49"	42.37	N 61°43'53" E	37.48'
C16	930.00'	0°20'40"	5.59'	S 13°21'18" W	5.59'

41.04' S 33°29'59" E

120.48' S 87°52'12" E

120.15

C36 25.00' 42°50'00"

C17 25.00'

		CURVE DATA			
ORD DISTANCE	CHORD BEARING	ARC DISTANCE	DELTA ANGLE	RADIUS	NUMBER
34.79'	N 40°41'30" E	38.48'	88°11'24"	25.00'	C19
16.98'	N 47°59'10" E	16.98'	2*31'37"	385.00'	C20
37.68	S 50°19'23" W	37.70'	7*12'02"	300.00'	C21
318.96'	S 16°50'12" E	369.19	105°45'59"	200.00'	C22
368.40'	N 62°49'15" E	414.16'	94°55'05"	250.00'	C23
111.36'	N 12*42'09" E	111.40'	5*19'08"	1200.00'	C24
220.64	S 82°28'00" E	222.47'	25 ° 29'37"	500.00'	C25
111.41'	N 16°43'53" E	111.48'	7*05'49"	900.00'	C26
77.78'	S 24°43'12" E	86.39'	90°00'00"	55.00'	C27
173.21'	S 74°41'17" E	173.42'	9 ° 56'11"	1000.00'	C28
162.23'	S 74°22'21" E	162.41'	9"18'19"	1000.00'	C29
193.50'	N 22°20'19" E	193.81'	11°06'15"	1000.00'	C30
75.25'	S 20°54'53" E	85.18'	97°36'39"	50.00'	C31
173.21'	S 74°41'17" E	173.42'	9 ° 56'11"	1000.00'	C32
17.74	N 57°25'13" E	17.74	3°04'49"	330.00'	C33
33.10'	N 17°30'44" E	36.17	82 ° 53'47"	25.00'	C34
229.94	N 6°03'19" E	240.79	59 ° 58'57"	230.00'	C35

18.69' N 14°37'47" E

			CURVE DATA		
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C37	50.00'	265°37'01"	231.79'	S 53°58'43" E	73.36'
C38	25.00'	41°21'59"	18.05'	S 58°08'48" W	17.66'
C39	170.00'	107°11'01"	318.02	S 16°07'42" E	273.63'
C40	220.00'	94°55'05"	364.46'	N 62°49'15" E	324.19'
C41	1170.00'	2°53'54"	59.18'	N 13°54'46" E	59.18'
C42	530.00'	16 ° 09'16"	149.43'	S 87°08'10" E	148.94'
C43	25.00'	80°39'40"	35.20	S 60°36'38" W	32.36'
C44	25.00'	90°00'00"	39.27	S 24°43'12" E	35.36'
C45	970.00'	6 ° 17'58"	106.65	S 72°52'11" E	106.59'
C46	25.00'	44°21'27"	19.35'	N 81°48'06" E	18.87'
C47	50.00'	265°37'36"	231.80'	S 12°26'11" W	73.36'
C48	25.00'	41°25'49"	18.08'	N 55°27'56" W	17.69'
C49	1030.00'	6°27'38"	116.14	N 72*57'01" W	116.08'
C50	25.00'	90°00'00"	39.27	S 6516'48" W	35.36'
C51	25.00'	90°00'00"	39.27	S 24°43'12" E	35.36'
C52	970.00'	6*55'50"	117.33'	S 73°11'07" E	117.26'
C53	25.00'	44°21'27"	19.35'	N 81°10'14" E	18.87'
C54	50.00'	265*37'36"	231.80'	S 11°48'18" W	73.36'

NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C55	25.00'	41°25'49"	18.08'	N 56°05'48" W	17.69'
C56	1030.00'	7°05'30"	127.49'	N 73°15'57" W	127.41'
C57	25.00'	21°02'22"	9.18'	N 80°14'23" W	9.13'
C58	50.00'	132°04'44"	115.26'	N 24°43'12" W	91.38'
C59	25.00'	21°02'22"	9.18'	N 30°47'59" E	9.13'
C60	25.00'	90°00'00"	39.27	N 24°43'12" W	35.36'
C61	25.00'	96°02'33"	41.91'	S 62°15'31" W	37.17'
C62	280.00'	16 ° 14'29"	79.37'	S 22°21'29" W	79.10'
C63	150.00'	41°28'35"	108.58'	S 9°44'26" W	106.23'
C64	60.00'	137°00'19"	143.47'	S 57°30'18" W	111.65'
C65	150.00'	41°28'35"	108.58	N 74°43'50" W	106.23
C66	280.00'	25°44'55"	125.83'	N 82*35'40" W	124.78'
C67	25.00'	90°19'21"	39.41'	S 65°07'08" W	35.45'
C68	1030.00'	7°37'23"	137.04'	S 23°46'09" W	136.94'
C69	25.00'	97°18'02"	42.46'	S 21°04'11" E	37.53'
C70	970.00'	6°55'50"	117.33'	S 73°11'07" E	117.26'
C71	25.00'	44°21'27"	19.35'	N 81°10'14" E	18.87'
C72	50.00'	265°37'36"	231.80'	S 11°48'18" W	73.36'

CURVE DATA

	CURVE DATA					
1	NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
	C73	25.00'	41°25'49"	18.08	N 56°05'48" W	17.69'
	C74	1030.00'	7*05'30"	127.49	N 73°15'57" W	127.41
	C75	25.00'	21°02'22"	9.18	N 80°14'23" W	9.13
	C76	50.00'	167*40'25"	146.32	N 6°55'21" W	99.42
	C77	25.00'	49°51'46"	21.76	N 51°58'58" E	21.08
	C78	970.00'	7 ° 13'06"	122.21	N 23°26'32" E	122.13'
	C79	25.00'	83°28'18"	36.42	N 21°54'10" W	33.28
	C80	230.00'	14*37'29"	58.71	N 5619'35" W	58.55
	C81	25.00'	69*34'20"	30.36	N 83°48'00" W	28.53
	C82	270.00'	11°18'48"	53.31'	S 55°45'26" W	53.23
	C83	25.00'	45°43'50"	19.95'	S 2714'06" W	19.43
	C84	50.00'	85°28'48"	74.60'	S 47°06'35" W	67.87
	C85	25.00'	41°09'00"	17.96'	S 6916'29" W	17.57
	C86	415.00'	0°33'00"	3.98'	S 48°58'29" W	3.98
	C87	25.00'	88*51'03"	38.77	N 50°47'17" W	35.00

STATE OF TEXAS

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 of the 25.40 acre tract described in the above and foregoing map of BONTERRA AT CROSS CREEK RANCH SECTION SEVEN, 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

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

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

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

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

IN TESTIMONY WHEREOF, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Johnson/CCR GP, LLC, a Texas limited

liability company, its sole general partner, has caused these presents to be signed by Larry D. Johnson, its Manager, thereunto authorized, this _____ day of _____, 2019. IN TESTIMONY WHEREOF, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, acting by and through CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner, has caused these presents to be signed by Larry D. Johnson, its President, thereunto authorized, this _____, 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

Larry D. Johnson President

STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared Larry D. Johnson, President of CCR Loan Sub 1, LLC, a Texas limited liability company, the 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.

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

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

Alan C. Bentley, R.P.L.S.

Texas Registration No. 2055

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

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

BGE, Inc. TBPE Registration No. F-1046

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

this _____, 2019.

Amy Pearce Chairman

Dar Hakimzadel Co-Chairman

This plat of BONTERRA AT CROSS CREEK RANCH SECTION SEVEN was approved on ______ by the City of Fulshear City Council and signed

on this _____ day of _____, 2019; provided, however, this approval shall be invalid and null and void unless the plat

is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

Aron Groff

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

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

BEING a 25.40 acre (1,106,636 square foot) tract of land situated in the M. Autrey Survey, Abstract No. 100 of Fort Bend County, Texas and being a portion of a called 40.16 acre tract of land described as Tract 6 in an instrument to CCR Loan Subsidiary 1, L.P. recorded under Fort Bend County Clerk's File Number (F. B. C. C. F. No.) 2016059209 and a portion of the remainder of a called 1,913.31 acre tract of land described as Tract A in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2012038964, said 25.40 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to BONTERRA AT CROSS

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast corner of Restricted Reserve "A" of BONTERRA AT CROSS CREEK RANCH SECTION SIX, a subdivision per plat recorded under Plat No. 20170194 of the Fort Bend County Plat Records (F.B.C.P.R.) and the Southeast corner of the herein described tract, lying on the West right-of-way line of Fulshear Bend Drive (100 feet wide) as shown on FULSHEAR BEND DRIVE EXTENSION NO. 3, a subdivision per plat recorded under Plat No. 20180195 of the F.B.C.P.R.;

THENCE, N 69° 43′ 12″ W, along and with the North line of said Restricted Reserve "A", at a distance of 575. 47 feet passing a 1/2-inch iron pipe with cap stamped 'Brown & Gay' found for the common North corner of said Restricted Reserve "A" and Restricted Reserve "B" of BONTERRA AT CROSS CREEK RANCH SECTION THREE, a subdivision per plat recorded under Plat No. 20150284 of the F.B.C.P.R., continuing along and with the North line of said Restricted Reserve "B", at a distance of 1,356.44 feet passing the Northwest corner of said Restricted Reserve "B" and the Northeast corner of Restricted Reserve "B" of BONTERRA AT CROSS CREEK RANCH SECTION ONE, a subdivision per plat recorded under Plat No. 20150283 of the F.B.C.P.R., and continuing along and with the North line of said Restricted Reserve "E" for a total distance of 1,639.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northwest corner of said Restricted Reserve "B" and the Southwest corner of the herein described tract, lying on the East right-of-way line of Whispering Plains Drive (60 feet wide) as shown on said BONTERRA AT CROSS CREEK RANCH SECTION ONE, same being the beginning of a non-tangent curve to the left from which its center bears N82°41'17" W, 830.00 feet;

THENCE, in a Northerly direction, along and with the East right-of-way line of said Whispering Plains Drive and said curve to the left, an arc distance of 111.01 feet, having a radius of 830.00 feet, a central angle of 07°39′48″ and a chord which bears NO3°28′49″E, a distance of 110.93 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right and being the Southwest end of a cutback corner at the Southeast intersection of said Whispering Plains Drive and Golden Manor Drive (60 feet wide) as shown on said BONTERRA AT CROSS CREEK RANCH SECTION ONE:

THENCE, in a Northeasterly direction, along and with said cutback corner and said curve to the right, an arc distance of 33.03 feet, having a radius of 25.00 feet, a central angle of 75°41'36" and a chord which bears N37°29'43"E, a distance of 30.68 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast end of said cutback corner and a point of reverse curvature to the left, lying on the South riaht-of-way line of said Golden Manor Drive; THĚNCE, in a Northeasterly direction, along and with said South right-of-way line and said curve to the left, an arc distance of 188.99 feet, having a radius of 415.00 feet, a central angle of $26^{\circ}05'32''$ and a chord which bears $N62^{\circ}17'45''$ E, a distance of 187.36 feet to a 1/2-inch iron

THENCE, N 40° 45' 01" W, a distance of 60.00 feet along and with a Northeast line of said BONTERRA AT CROSS CREEK RANCH SECTION ONE to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a non-tangent curve to the left from which its center bears N 40° 45' 01" W, 25.00 feet, lying on the East line of Restricted Reserve "C" of said BONTERRA AT CROSS CREEK RANCH SECTION ONE;

pipe with cap stamped 'Brown & Gay" found for an interior corner of the herein described tract and the Southeast end of the terminus of said

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

- In a Northeasterly direction, along said curve to the left, an arc distance of 19.63 feet, having a radius of 25.00 feet, a central angle of 44°59′55" and a chord which bears N 26°45′01" E, a distance of 19.13 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right
- In a Northeasterly direction, along said curve to the right, an arc distance of 74.76 feet, having a radius of 50.00 feet, a central angle of 85°40'19" and a chord which bears N 47°05'14" E, a distance of 67.99 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the left:
- In an Easterly direction, along said curve to the left, an arc distance of 17.78 feet, having a radius of 25.00 feet, a central angle of 40°44′19" and a chord which bears N69°33′14"E, a distance of 17.40 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right;
- In a Northeasterly direction, along said curve to the right, an arc distance of 38.56 feet, having a radius of 330.00 feet, a central angle of 06°41'43" and a chord which bears N52°31'56"E, a distance of 38.54 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the
- In a Northerly direction, along said curve to the left, an arc distance of 31.53 feet, having a radius of 25.00 feet, a central angle of 72°15′47" and a chord which bears N19°44′55"E, a distance of 29.48 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right;
- In a Northerly direction, along said curve to the right, an arc distance of 274.72 feet, having a radius of 330.00 feet, a central angle of 47°41′50" and a chord which bears N07°27′56"E, a distance of 266.85 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of tangency:

THENCE, N 31° 18′ 51″ E, continuing along and with said East line, at a distance of 19.55 feet pass a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast corner of said Restricted Reserve "C" and the Southeast corner of a called 9.886 acre tract of land described in an instrument to Fort Bend County Municipal Utility District No. 169 recorded under F. B. C. C. F. No. 2018006137 and continuing along and with the East line of said 9.886 acre tract for a total distance of 64.60 feet to a point for corner;

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

THENCE, N 19° 19' 49" E, a distance of 119.08 feet, continuing over and across said 40.16 acre tract to the Northwest corner of the herein described tract, lying on the East line of said 9.886 acre tract;

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

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

S26°47'07"E, a distance of 129.24 feet to a point for corner;

S 20° 14′ 11″ W, a distance of 105.47 feet to a point for corner; S 37° 24' 01" W, a distance of 93.44 feet to an interior corner of the herein described tract;

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

S 69° 36′ 51″ E, a distance of 178.72 feet to a point for corner;

S84°03'28" E. a distance of 47.25 feet to a point for corner:

N65°36'54"E, a distance of 46.96 feet to a point for corner;

N 35° 22' 18" E, a distance of 46.96 feet to a point for corner; N 12° 39′ 14″ E, a distance of 60.23 feet to a point for corner;

S 77° 32' 11" E, a distance of 131.84 feet to an interior corner of the herein described tract and the beginning of a non-tangent curve to the left from which its center bears N77°32'11" W, 1,170.00 feet;

In a Northerly direction, along said curve to the left, an arc distance of 49.43 feet, having a radius of 1,170.00 feet, a central angle of 02°25'14" and a chord which bears N11°15'12"E, a distance of 49.43 feet to a point for corner;

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

In a Southeasterly direction, along said curve to the left, an arc distance of 35.88 feet, having a radius of 25.00 feet, a central angle of

82°13'29" and a chord which bears S31°04'10"E, a distance of 32.88 feet to a point of reverse curvature to the right; In an Easterly direction, along said curve to the right, an arc distance of 22.77 feet, having a radius of 530.00 feet, a central angle of 02°27'43" and a chord which bears \$70°57'03" E, a distance of 22.77 feet to a point of tangency;

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

In a Northeasterly direction, along said curve to the left, an arc distance of 42.37 feet, having a radius of 25.00 feet, a central angle of 97°05'49" and a chord which bears N61°43'53"E, a distance of 37.48 feet to a point for corner;

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

In a Southerly direction, along said curve to the right, an arc distance of 5.59 feet, having a radius of 930.00 feet, a central angle of 00°20'40" and a chord which bears S13°21'18" W, a distance of 5.59 feet to a point of reverse curvature to the left;

In a Southeasterly direction, along said curve to the left, an arc distance of 41.04 feet, having a radius of 25.00 feet, a central angle of 94°03'15" and a chord which bears \$33°29'59"E, a distance of 36.58 feet to a point of compound curvature to the left;

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

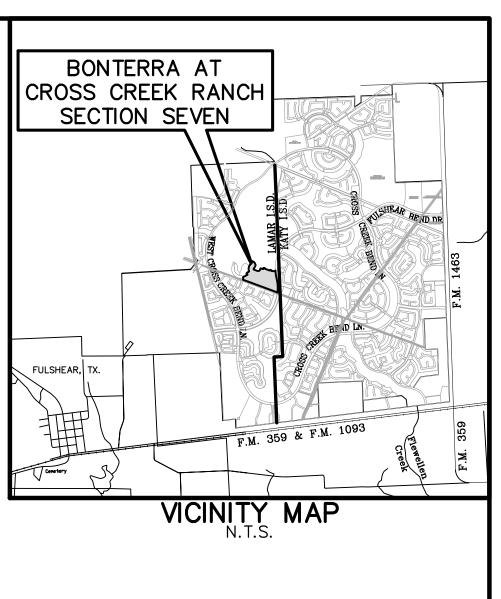
N84'47'12" E, a distance of 20.56 feet to the beginning of a tangent curve to the left;

In a Northeasterly direction, along said curve to the left, an arc distance of 38.48 feet, having a radius of 25.00 feet, a central angle of 88°11'24" and a chord which bears N 40°41'30"E, a distance of 34.79 feet to the Northeast corner of the herein described tract and the beginning of a non-tangent curve to the left from which its center bears N 86° 35′ 48″ E, 2,105.00 feet, lying on the West right-of-way line of said Fulshear Bend Drive;

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

In a Southerly direction, along said curve to the left, an arc distance of 289.87 feet, having a radius of 2,105.00 feet, a central angle of 07°53'24" and a chord which bears S07°20'54"E, a distance of 289.64 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of tangency;

S11°17'35"E, a distance of 146.94 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to In a Southerly direction, along said curve to the right, an arc distance of 551.78 feet, having a radius of 1,750.00 feet, a central angle of 18°03'56" and a chord which bears SO2°15'37"E, a distance of 549.50 feet to the POINT OF BEGINNING and containing 25.40 acres (1,106,636 square feet) of land.



PRELIMINARY 2nd REVIEW

BONTERRA AT CROSS CREEK RANCH SECTION SEVEN

A SUBDIVISION OF 25.40 ACRES OF LAND LOCATED IN THE M. AUTREY SURVEY, A-100 CITY OF FULSHEAR FORT BEND COUNTY, TEXAS

LOTS: 87 SCALE: 1"=100' RESERVES: 3

DATE: JULY 19, 2019 OWNER:

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



JASON M. SVATEK, P.E.



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

SHEET 2 OF 2

BLOCKS: 2

Texas Engineer Registration Number - F-2309

July 30, 2019

Engineering Review

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

For Information only:

- 1. This plat will create 87 lots in two (2) Blocks with three (3) Reserves that covers a total area of 25.40 acres.
- 2. The typical lot for this section are 45-foot by 130-foot along with 50-foot by 135 and 65-foot by 95-foot with a 20-foot Front Building Line.
- 3. Access to this Section is provided by Afton Heights Lane from Fulshear Bend Drive.
- 4. The streets are shown to be private and this section will be gated.
- 5. Lots 45 thru 75, Block 1 are shown with a dual Building Line which will result in the homes being within 10-foot of the Front Lot Line.

Recommendations:

I recommend that this Revised Preliminary Plat of Bonterra at Cross Creek Ranch Section 7 be approved once the following item has been approved by the City:

A) There is a deviation shown on the Building Line of Lots 45-75 of Block 1 where the Front Building Line is reduced to 10-foot for the home.

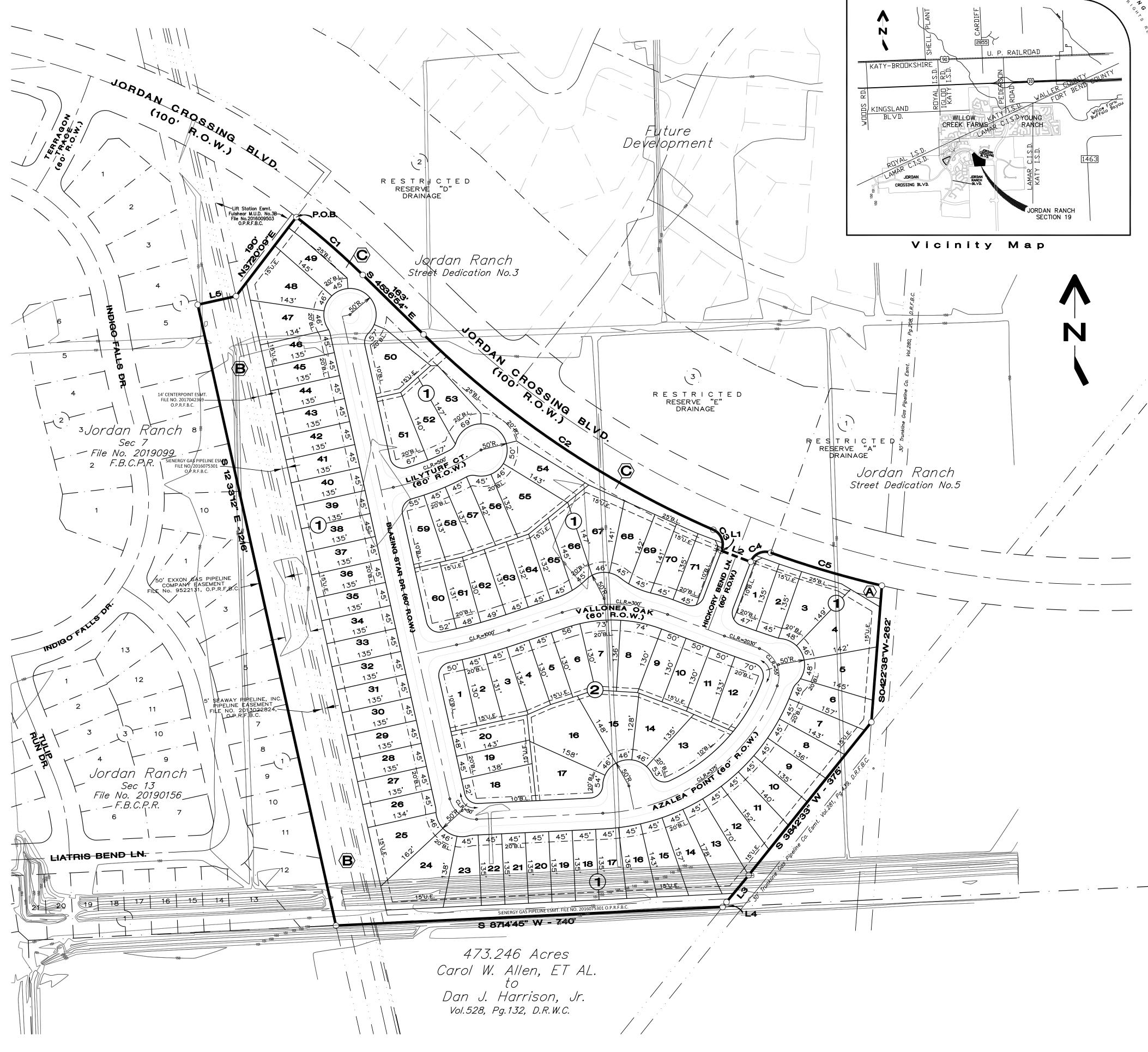


CITY OF FULSHEAR

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

Subdivision/Development Platting Application

Date: 07-17-2019 Date R	eceived by the City of Fulshear:	
Subdivision: Jordan Ranch Sec 19	Development: Ranch	
SUBMITTAL OF PLAT: (Check Appropriate Selection		
Preliminary		*
Replat	Final	Short Form Final
Amending Plat	Vacation Plat	Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection)		
Single-Family Residential	Zero Lot Line/ Patio Home	Multi-Family Residential
Planned Development	Commercial	Industrial
Plat Location: CityETJ (Extraterritorial Jurisdiction)	
Legal Description: Being 23.612 Acres out		106
and J.G. Bennett Surve	y, A-611 🎤	
Variance: Yes (Attach a Copy of Approval L	etter)No	
Total Acreage: 23.612		
Number of Streets: 4		
Number of Lots: 91	Cross Creek Bend Land Extension No. 10	atting Fees
Number and Types of Reserves: 3 - Landsca	ape/OS/Utilities	atting rees
Total Acres in Reserve: 4.08 Ac.		00 plus 3.50 per lot, plus \$12.50
Owner: Fort Bend Jordan Ranch L	p l	\$5.00 per lot plus \$25.00 per acre
Address: <u>5005 Riverway</u> , Suite 500		1200 10 10
City/State: Houston, TX 77056		00 per lot plus \$25.00 per acre
Telephone: <u>713-960-9977</u>	Amending or Minor P	lat - \$200.00
Email Address: _steves@johnsondev.co	m Plat Vacation - \$500.0	0
Engineer/Planner: META Planning + De	sign LLC 2 nd Review of plats - \$	100.00 (each additional review)
Contact Person: Kathryn Parker	TOTAL PLATTING FEE	\$1,113.50
Telephone: 281-810-1422	Park Fees (due at Fina	
Fax Number:		Triat Application)
Email Address: <u>kparker@metaplanning</u>	design.com	
This is to certify that the information on this form is	complete, true and correct and the undersign	med is authorized to make this
application. I understand that if all necessary informa	ation, required documents, and plat fees are	e required at time of submittal or th
City of Fulshear will not complete the review needed	in order to submit to the P&Z board.	required at time of submittal of tr
	. Sa sould.	
· ·	Kathryn Parker/ Planner	July 17 2019
SIGNATURE	YPED OR PRINTED NAME/TITLE	DATE



METES & BOUND DESCRIPTION

BEING 23.612 acres of land in the H.&T.C.R.R. Co. Survey Section 106, and the J. G. Bennett Survey, A-611, Fort Bend County, Texas, and being a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust and The Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 in the Official Public Records of Fort Bend County, Texas and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a 5/8-inch iron rod with cap stamped "IDS" found for the north corner of Restricted Reserve "C" of JORDAN RANCH SEC. 5 according to the plat thereof recorded under Film Code No. 20160010, in the Official Plat Records of Fort Bend County, Texas, the northeast corner of JORDAN RANCH BLVD. and JORDAN CROSSING BLVD. STREET DEDICATION NO. 1 according to the plat thereof recorded under Film Code No. 20150304, in the Official Plat Records of Fort Bend County, Texas, and in the H. & T.C.R.R. CO. SURVEY, Section 105, Abstract 261

Thence, S 89°32'09" E for a distance of 1,756.03 feet to a **POINT OF BEGINNING**

Thence, said curve turning to the right through an angle of 06° 39' 16", having a radius of 1450 feet, and whose long chord bears S 48° 56' 30" E for a distance of 168 feet.

Thence, S 45° 36' 53" E for a distance of 162 feet to the beginning of a curve, said curve turning to the left through 20° 48' 54", having a radius of 1850 feet, and whose long chord bears S 56° 01' 20" E for a distance of 668 feet to the beginning of a non-tangential curve.

Thence, said curve turning to the right through an angle of 87° 10′ 15″, having a radius of 30 feet, and whose long chord bears S 22° 50′ 39″ E for a distance of 41 feet to a point of intersection with a non-tangential line.

Thence, S 67° 15' 34" E for a distance of 60 feet to the beginning of a non-tangential curve,

Thence, said curve turning to the right through 89° 10' 15", having a radius of 30 feet, and whose long chord bears N 65° 19' 36" E for a distance of 42 feet to the beginning of a non-tangential curve.

Thence, said curve turning to the left through an angle of 06° 51' 40", having a radius of 1850 feet, and whose long chord bears S 73° 31' 07" E for a distance of 221 feet to a point of intersection with a non-tangential line. Thence, S 04° 22' 38" W for a distance of 262 feet to a point on a line.

Thence, S 38° 50' 48" W for a distance of 454 feet to a point on a line.

Thence, S 87° 14' 45" W for a distance of 739 feet to a point on a line.

Thence, N 12° 33' 12" W for a distance of 1216 feet to a point on a line.

Thence, N 77° 26' 48" E for a distance of 75 feet to a point on a line. Thence N 37° 20' 09" E a distance of 190 feet to the POINT OF BEGINNING NOTE:

RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE/ UTILITIES ±0.13 ACRE

RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE/ UTILITIES/ PIPELINES ±3.19 ACRES

RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE/ UTILITIES ±0.76 ACRE

GENERAL NOTES: 1.) "B.L." INDICATES BUILDING LINE.

2.) "U.E." INDICATES UTILITY EASEMENT. 3.) "1' RES." INDICATES ONE FOOT RESERVE. 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 dedicator, his heirs, assigns or

4.) "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS. 5.) "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS.

7.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE

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 48157C0040L, REVISED APRIL 2, 2014. FULSHEAR MUD 3A AND LAMAR CISD.

LINE DATA					
LINE	DISTANCE	BEARING			
L1	2'	S 20°44'28" W			
L2	60'	N 69°15'32" W			
L3	67'	S 39°29'56" W			
L4	12'	S 38°42'34" W			
L5	75'	N 77°26'48" E			

CURVE DATA						
CURVE	RADIUS	ARC	BEARING	CHORD		
C1	1450'	168'	S48°56'31"E	168'		
C2	1850'	672'	N56°00'49"W	668'		
С3	30'	46'	S22°50'08"E	41'		
C4	30'	47'	N65°20'07"E	42'		

N73°30'09"W

A PRELIMINARY PLAT OF

JORDAN RANCH SECTION NINETEEN

BEING 23.612± ACRES OF LAND CONTAINING 91 LOTS AND THREE RESERVES IN TWO BLOCKS.

OUT of THE H.&.T.C.R.R. CO. SURVEY SEC 106 J.G. BENNETT SURVEY, A-611

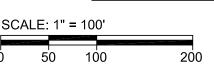
OWNER: FORT BEND JORDAN RANCH LP.

FORT BEND COUNTY, TEXAS

PLANNER:



24275 KATY FREEWAY, SUITE 200 KATY, TEXAS 77494



Tel: 281-810-1422 JULY 19, 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 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.

Texas Engineer Registration Number - F-2309

July 30, 2019

Engineering Review

Preliminary Plat Jordan Ranch Section Nineteen Fort Bend County, Texas

For Information only:

- 1. This plat will create 91 Lots in two (2) Blocks with three (3) Reserves that covers a total acreage of 23.612 acres.
- 2. The typical lot in this section is 45-foot by 130-foot with a 20-foot Front Building Line.
- 3. Access to this section is provided by an extension of Hickory Bend Lane by way of Jordan Crossing Blvd.
- 4. Since this section is located in the E.T.J. of the City approval will be required from both the City of Fulshear and Fort Bend County.

Recommendations:

I recommend that this Preliminary Plat of Jordan Ranch Section Nineteen be approved with the following additions/corrections:

A) A Table needs to be added to the face of the plat showing the number of 45-foot wide lots in each section and their percentage of the total.



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: July 15, 2019	Date Received by the City of Fulshear	;
Subdivision: Plaza on South Firethorne	Development: Plaza on So	uth Firethorne
SUBMITTAL OF PLAT: (Check Appropriate Sel	ection)	•
Preliminary	Final	Short Form Final
X_Replat	Vacation Plat	Admin. (Minor) Plat
Amending Plat		
TYPE OF PLAT: (Check Appropriate Selection)		
Single-Family Residential	Zero Lot Line/ Patio Ho	me Multi-Family Residential
Planned Development	X Commercial	Industrial
Plat Location: City X	ETJ (Extraterritorial Jurisdiction)	
		WATER 440 ET 0 O TR 11 ET 14
egal Description: Portion of Restricted Reserv	e A of Firetnorne Commercial Reserve	Replat & Firetnorne Sec / Partial Replat
Variance:Yes (Attach a Copy of App	sroval letter) X	
	inoval Letter)NO	
	-	
Number of Streets: 0		
lumber of Lots: 0		Platting Fees
umber and Types of Reserves: 2 Commercia	l Reserves	•
otal Acres in Reserve: _5.109	Prelimina per acre	ary Plat - \$500.00 plus 3.50 per lot, plus \$12.50
wner: Equicap Firethorne, LP	'	t - \$500.00 plus \$5.00 per lot plus \$25.00 per acre
ddress: 3050 Post Oak Boulevard		•
ity/State: Houston, Texas 77056	1	\$500.00 plus 5.00 per lot plus \$25.00 per acre
elephone: _713-552-9499		ng or Minor Plat - \$200.00
mail Address: imtiaz@equicapgroup.com	Plat Vac	ation - \$500.00
ngineer/Planner: Hovis Surveying Company	nc 2 nd Revi	ew of plats - \$100.00 (each additional review)
ontact Person: Mary M. McKenzie	TOTAL F	PLATTING FEE \$637,73
elephone:281-320-9591		es (due at Final Plat Application)
ax Number: _281-376-1726	Tarkite	to continuit in Application
mail Address:mmckenzie@hovis-surveying.co	om	
his is to certify that the information on this fo	orm is complete, true and correct an	d the undersigned is authorized to make this
oplication. I understand that if all necessary i	nformation, required documents, an	ed plat fees are required at time of submittal or
ity of Fulshear will not complete the review r	needed in order to submit to the B23	n piet ides are required at time of submittal of 7 hoard
	Todaca in order to submit to the Poz	L Dodia.
I brush M bKaren	Mary M. McKenzie/Vice Preside	ent July 15, 2019
SIGNATURE	TYPED OR PRINTED NAME/TITE	LE DATE
(V	CITED OUT THIS IS INVITED INVITED IN	RECEIVED
(REGISTRATION & PERMIT DEPT

JUL 16 2019

STATE OF TEXAS COUNTY OF HARRIS We, Equicap Firethorne, LP, acting by and through Imtiaz Munshi, Manager of Equicap Firethorne GP, LLC, its general partner, hereinafter referred to as Owners of the 5.109 acre tract described in the above and foregoing map of PLAZA ON SOUTH FIRETHORNE, 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, 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 do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width form a plane twenty (20) feet above ground level upward, located adjacent to all public utility easements shown hereon. FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly. FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes

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

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

easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, Equicap Firethorne, LP, has caused these presents to be signed by Imtiaz Munshi, Manager of Equicap Firethorne GP, LLC, its General Partner, thereunto authorized, this ___ day of ____

Equicap Firethorne, LP By: Equicap Firethorne GP, LLC, its General Partner

Imtiaz Munshi, Manager

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Imtiaz Munshi, 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 My Commission expires:

I, Mary M. McKenzie, 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 accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than 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 Texas Coordinate System of 1983, South Central Zone.

> Mary M. McKenzie Texas Registration No. 6123

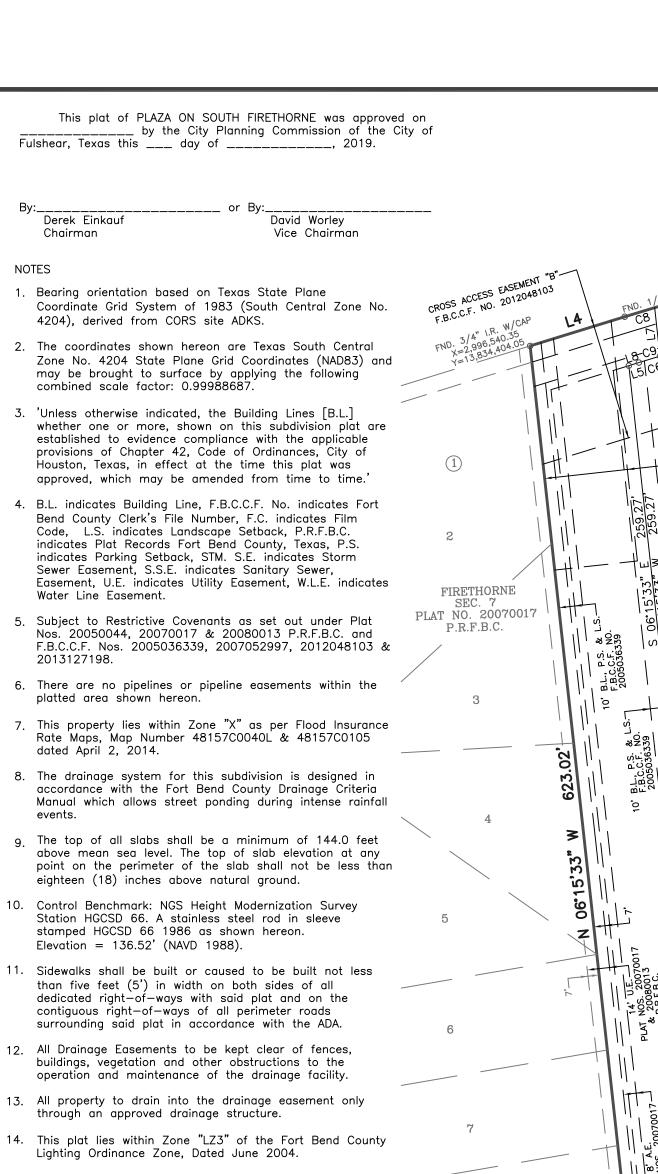
I, Salman Q. Mirajwala, a Professional Engineer Registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County to the best of my knowledge.

> Salman Q. Miraiwala Texas Registration No. 69701

This plat of PLAZA ON SOUTH FIRETHORNE was approved on ___ by the City of Fulshear Council, and signed on __, 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)

Kim Kopecky Thomas C. Kuykendall City Secretary

1213461C.DWG



15. 14' Utility Easement subject to an unobstructed aerial easement 8 feet wide from a plane 16 feet above the around level upward, located adjacent to both sides and adjoining said public utility easement as recorded under Plat No. 20070017 of the P.R.F.B.C.

16 Subject to the terms, conditions, stipulations and easements contained in that Declaration of Easements and Restrictive Covenants recorded under F.B.C.C.F. No.

17. Subject to a perpetual easement upon, over, under and across the subject tract for the purpose of installing, replacing, repairing, maintaining all utilities as recorded under F.B.C.C.F. No. 2005036339.

18. Surface Site and Multi Purpose Right-of-Way and Easement agreement recorded under Volume 1863, Page 2135 of the D.R.F.B.C. does not affect the tract.

Subject to the terms and conditions of that certain Development Agreement recorded under F.B.C.C.F. No.

20. Subject to an unobstructed aerial easement ten (10) feet wide, beginning at a plane sixteen (16) feet above the ground and extending upward, located westerly of and adjoining said five (5) foot wide easement recorded under F.B.C.C.F. No. 2013129034.

21. Proposed Restricted Reserve "B" has access to FM 1463 via Dedicated Cross Access Easement "G" as recorded under F.B.C.C.F. No. 2012048103.

> DESCRIPTION 5.109 acres of land situated in the William Ames Survey, Abstract Number 104, Fort Bend County, Texas, being a portion of Restricted Reserve "A" of Firethorne Commercial Reserve "A" Replat & Firethorne Sec. 7 Partial Replat, a subdivision as shown on map or plat recorded under Plat Number 20080013 of the Plat Records of Fort Bend County, Texas, said 5.109 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap found for the Southeasterly end of a 25 foot radius return between the Southerly right-of-way line of South Firethorne Road (variable width right-of-way) and the Westerly right-of-way line of F.M. 1463 (variable width right-of-way), the most Southerly Northeast corner of said Restricted Reserve "A" and the most Southerly Northeast corner of that certain called Reserve "A" of Final Plat CVS Commercial Reserves A and B Replat No 2, a subdivision as shown on map or plat recorded under Plat Number 20130110 of the Plat Records of Fort Bend County, Texas;

Thence, in a Northwesterly direction, along said 25 foot radius return and a curve to the left, having a central angle of 90'00'00", a radius of 25.00 feet, an arc length of 39.27 feet, a chord bearing of N 47'02'40" W and a chord distance of 35.36 feet to a 3/4 inch iron rod with cap found for the Northwesterly end of said 25 foot radius return;

S $87^{\circ}57^{\circ}20^{\circ}$ W, a distance of 95.20 feet to a 5/8 inch iron rod found for a point of

In a Northwesterly direction, with said curve to the right, having a central angle of 01° 22'38", a radius of 500.00 feet, an arc length of 12.02 feet, a chord bearing of S 88' 38'38" W and a chord distance of 12.02 feet to a 5/8 inch iron rod with cap found for a

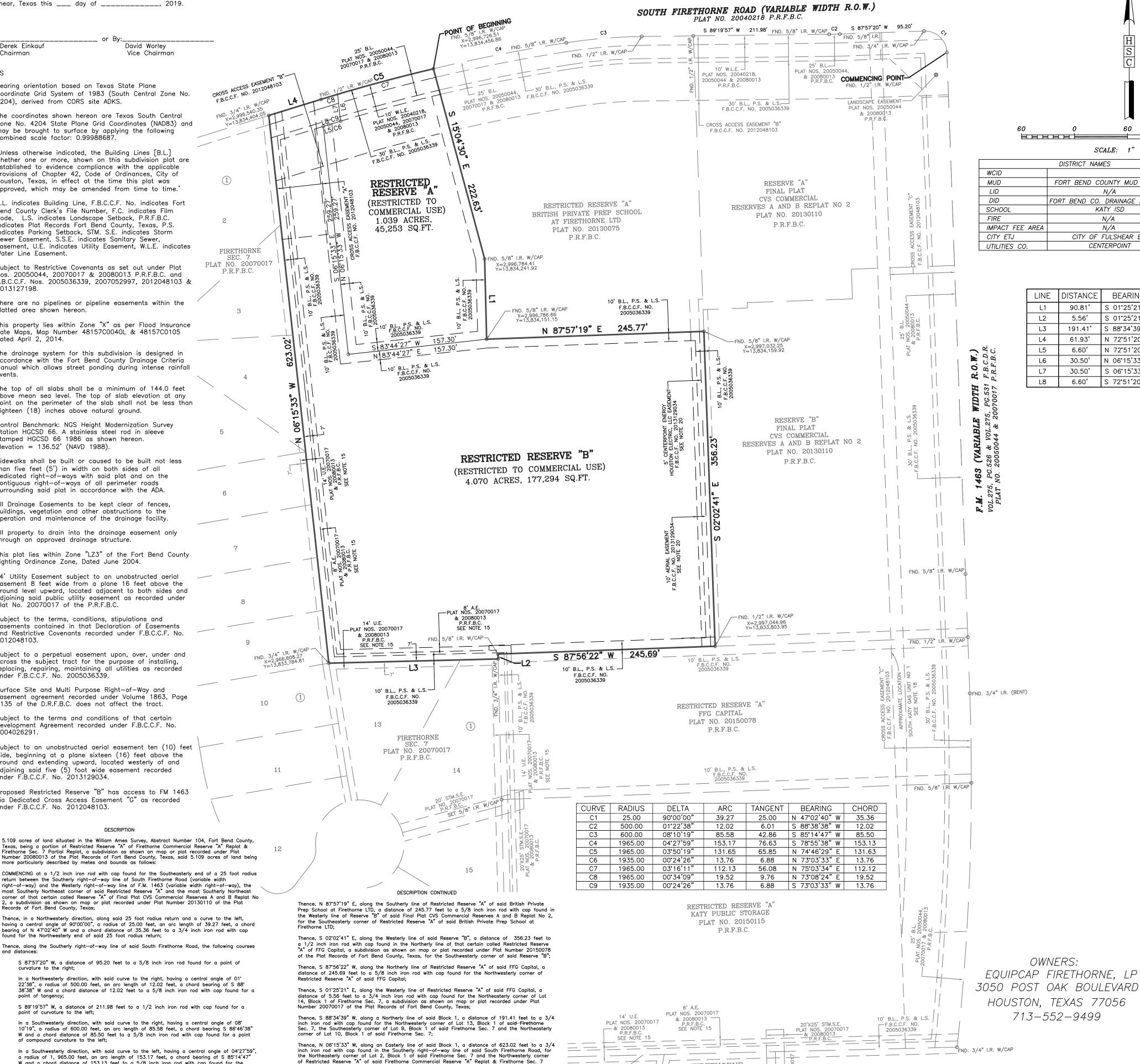
S 89°19'57" W, a distance of 211.98 feet to a 1/2 inch iron rod with cap found for a point of curvature to the left;

In a Southwesterly direction, with said curve to the right, having a central angle of 08° 10'19", a radius of 600.00 feet, an arc length of 85.58 feet, a chord bearing S 86'46'38" W and a chord distance of 85.50 feet to a 5/8 inch iron rod with cap found for a point of compound curvature to the left:

In a Southwesterly direction, with said curve to the left, having a central angle of 04°27′59", a radius of 1, 965.00 feet, an arc length of 153.17 feet, a chord bearing of S 85'14'47 W and a chord distance of 153.13 feet to a 5/8 inch iron rod with cap found for the Northwesterly corner of that certain called Restricted Reserve "A" of British Private Prep School at Firethorne LTD, a subdivision as shown on map or plat recorded under Plat Number 20130075 of the Plat Records of Fort Bend County, Texas and the POINT O

Thence, S 15'04'30" E, along the Westerly line of Restricted Reserve "A" of said British Private Prep School at Firethorne LTD, a distance of 222.63 feet to a 5/8 inch iron rod with cap found for an

Thence, S 01°25'21" E, continuing along the Westerly line of Restricted Reserve "A" of said British Private Prep School at Firethorne LTD, a distance of 90.81 feet to a 5/8 inch iron rod with cap found for the Southwesterly corner of Restricted Reserve "A" of said British Private Prep School at



Thence, N 72°51'20" E, along the Southerly right-of-way line of said South Firethorne Road, a

distance of 61.93 feet to a 1/2 inch iron rod with cap found for a point of curvature to the right:

Thence, In a Northeasterly direction, continuing along the Southerly right—of—way line of said South

Firethorne Road, with said curve to the right, having a central angle of 03°50'19", a radius of

1,965.00 feet, an arc length of 131.65 feet, a chord bearing of N 74*46'29" E and a chord distance of 131.63 feet to the POINT OF BEGINNING and containing 5.109 acres of land.

FIRETHORNE

P.R.F.B.C.

SEC. 7 NO. 20070017

120 180 Feet VICINITY MAP NOT TO SCALE KEY MAP PAGE: 483M SCALE: 1" = 60'

DISTRICT NAMES FORT BEND COUNTY MUD NO. 151 N/A FORT BEND CO. DRAINAGE DISTRICT KATY ISD N/A IMPACT FEE ARE N/A CITY OF FULSHEAR ETJ CENTERPOINT

6.60' S 72°51'20" W

L2

L3

L5

L6

OWNERS:

Land Surveys - Computer Mapping

5000 Cabbage - Spring, Texas 77379

Texas Firm Registration No. 10030400

PREPARED BY:

DATE: JULY 9, 2019 SCALE: 1" = 60' JOB NO. 12-134-61

HOVIS

SURVEYING

50

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

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

I DISTANCE I BEARING Approved by the Commissioners' Court of Fort Bend County, Texas, this S 01°25'21" I 5.56' S 01°25'21" I S 88°34'39" W 191.41' 61.93' N 72°51'20" I 6.60' N 72°51'20" I Precinct 1, County Commissioner 30.50 N 06°15'33" W 30.50' S 06°15'33" I

KP George County Judge

Grady Prestage

Precinct 2, County Commissioner

Ken DeMerchant Precinct 3, County Commissioner 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

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

PLAZA ON **SOUTH FIRETHORNE**

A SUBDIVISION OF 5.109 ACRES OF LAND SITUATED IN THE WILLIAM AMES SURVEY, ABSTRACT NUMBER 104, FORT BEND COUNTY, TEXAS BEING A PARTIAL REPLAT OF RESTRICTED RESERVE "A" FIRETHORNE COMMERCIAL RESERVE "A" REPLAT & FIRETHORNE SEC 7 PARTIAL REPLAT PLAT NO. 20080013 P.R.F.B.C.2 RESERVES, O LOTS, 1 BLOCK

(281) 320-9591 hovis@hovissurveying.com Acreage - Residential - Industrial - Commercial

REASON FOR REPLAT: TO CREATE TWO RESTRICTED RESERVES

July 30, 2019

Engineering Review

Preliminary Plat Plaza on South Firethorne Fort Bend County, Texas

For Information only:

- 1. This plat will create two (2) Restricted Reserves (Restricted to Commercial Use) that will cover a total acreage of 5.109 acres.
- 2. Both Restricted Reserves will have access to South Firethorne Road along their North Line.
- 3. Since this tract is located in the E.T.J. of the City approval will be required of both the City of Fulshear and Fort Bend County.

Recommendations:

I recommend that this Preliminary Plat of Plaza on South Firethorne be approved with the following items have been addressed:

- A) The name of the Mayor and the names of both Co-Chairman of the Planning Commission need to be updated.
- B) The name of the Fort Bend County Engineer needs to be updated.
- C) Contour lines are required on the face of the plat per the City's Ordinances. These may be taken from the Fort Bend County LIDAR map.
- D) A note is required on the face of the plat stating that this tract is located in the E.T.J. of the City of Fulshear.

1350 Avenue D