



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 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.

Kimberly Kopecky

Kimberly Kopecky – City Secretary



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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 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.

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
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 Application2. Copy of Plat3. 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: 7/19/2019 Date Received by the City of Fulshear: _____

Subdivision: BONTERRA AT CROSS CREEK RANCH Development: CROSS CREEK RANCH

SECTION SEVEN

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

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

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 25.40 ACRES LOCATED IN THE M. AUTREY SURVEY, A-100

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

Total Acreage: 25.40
 Number of Streets: 8
 Number of Lots: 87
 Number and Types of Reserves: 3
 Total Acres in Reserve: 4.112

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

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

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

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

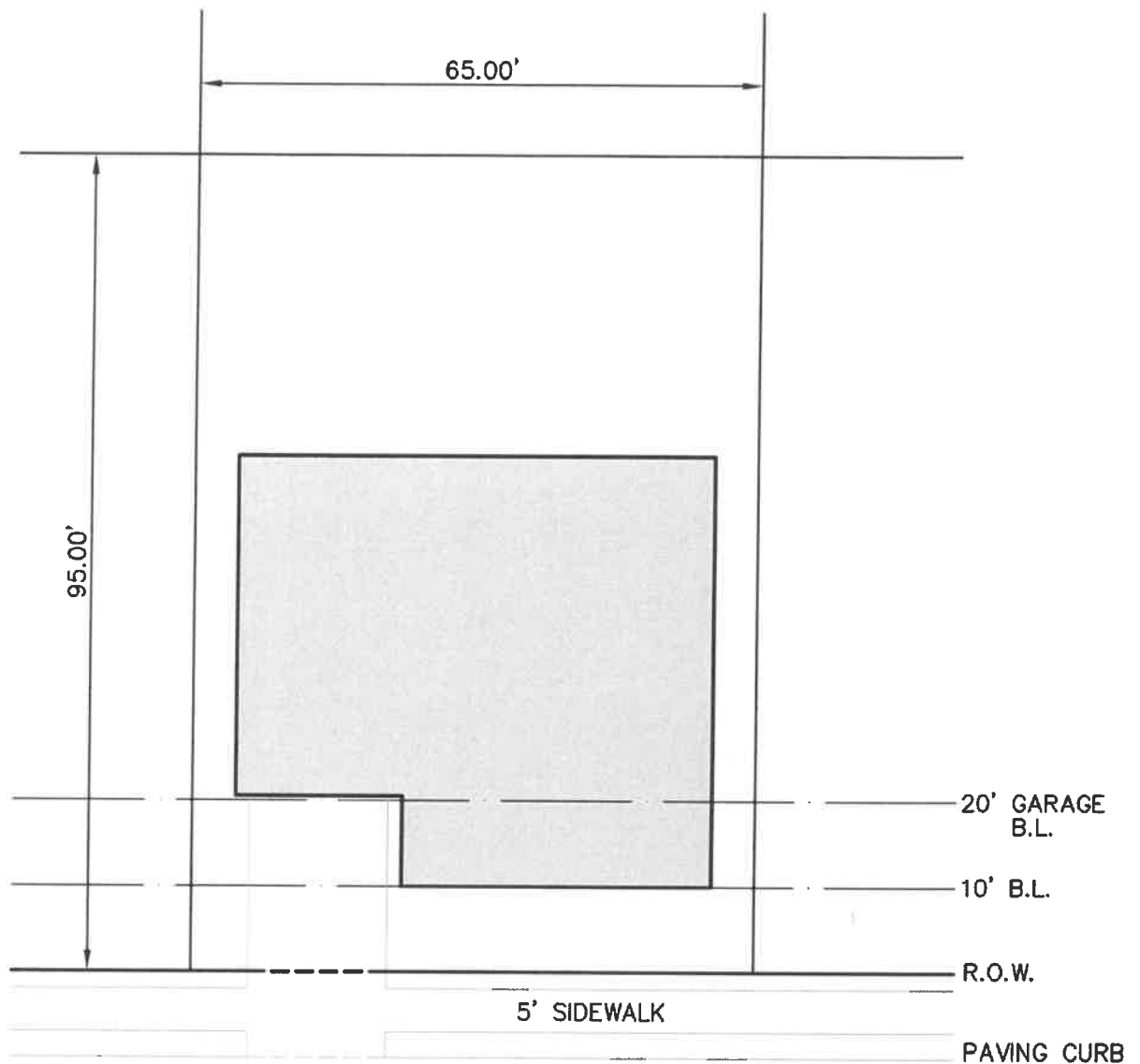
SIGNATURE

Trey DeVillier

TYPED OR PRINTED NAME/TITLE

7/19/2019

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





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 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 Received by the City of Fulshear: _____
 Subdivision: Jordan Ranch Sec 19 Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: _____ City ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 23.612 Acres out of the H&TCRR CO Survey Sec 106
and J.G. Bennett Survey, A-611

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

Total Acreage: 23.612
 Number of Streets: 4
 Number of Lots: 91
 Number and Types of Reserves: 3 - Landscape/OS/Utilities
 Total Acres in Reserve: 4.08 Ac.

Owner: Fort Bend Jordan Ranch LP
 Address: 5005 Riverway, Suite 500
 City/State: Houston, TX 77056
 Telephone: 713-960-9977
 Email Address: steves@johnsondev.com

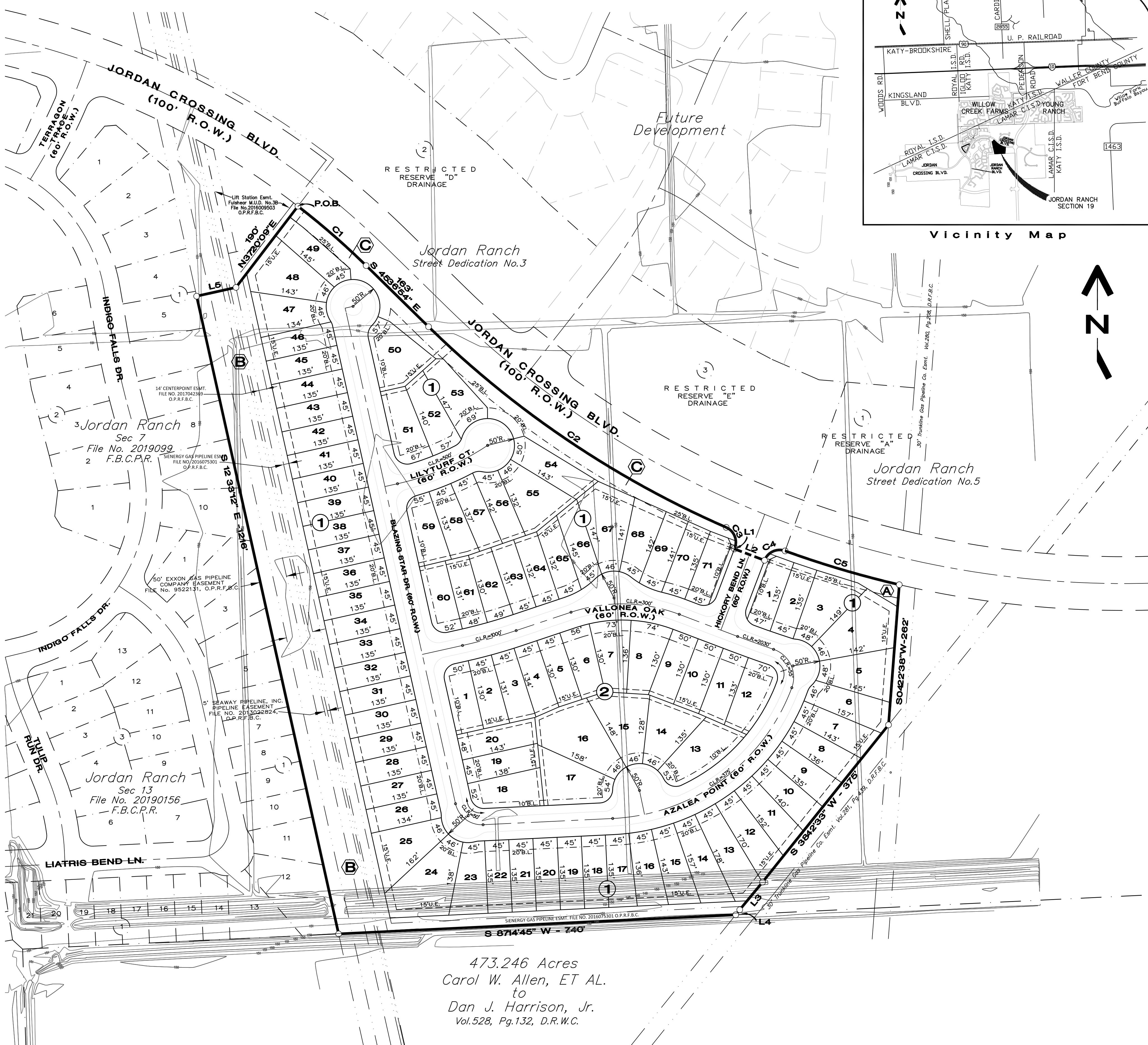
Engineer/Planner: META Planning + Design LLC
 Contact Person: Kathryn Parker
 Telephone: 281-810-1422
 Fax Number: _____
 Email Address: kparker@metaplanningdesign.com

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	<u>\$1,113.50</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
 July 17 2019

SIGNATURE TYPED OR PRINTED NAME/TITLE DATE



473.246 Acres
 Carol W. Allen, ET AL.
 to
 Dan J. Harrison, Jr.
 Vol.528, Pg.132, D.R.W.C.

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 Plat 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:

- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE/UTILITIES ±0.13 ACRE
- B** RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE/UTILITIES/ PIPELINES ±3.19 ACRES
- C** 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.
- dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and rest in the dedicator, his heirs, assigns or successors.
- 4) "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS.
 - 5) "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS.
 - 6) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - 7) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
 - 8) ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE.
 - 9) THE PROPERTY LIES IN THE UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 481570040L, REVISED APRIL 2, 2014.
 - 10) THIS PRELIMINARY PLAT LIES IN FORT BEND COUNTY, THE ETJ OF THE CITY OF FULSHEAR, FULSHEAR MUD 3A AND LAMAR C.I.S.D.

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'
C3	30'	46'	S22°50'08"E	41'
C4	30'	47'	N65°20'07"E	42'
C5	1850'	222'	N73°30'09"W	221'

A PRELIMINARY PLAT OF
JORDAN RANCH
SECTION NINETEEN

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

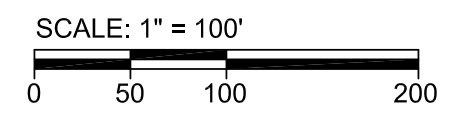
OUT OF THE
H.&T.C.R.R. CO. SURVEY SEC 106
J.G. BENNETT SURVEY, A-611
 FORT BEND COUNTY, TEXAS

OWNER:
FORT BEND JORDAN RANCH LP.

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 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.

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.





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 Fulshear, Texas 77441
 Phone: 281-346-1796 ~ Fax: 281-346-2556
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Subdivision/Development Platting Application

Date: July 15, 2019 Date Received by the City of Fulshear: _____
 Subdivision: Plaza on South Firethorne Development: Plaza on South Firethorne

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: Portion of Restricted Reserve "A" of Firethorne Commercial Reserve "A" Replat & Firethorne Sec 7 Partial Replat

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

Total Acreage: 5.109
 Number of Streets: 0
 Number of Lots: 0
 Number and Types of Reserves: 2 Commercial Reserves
 Total Acres in Reserve: 5.109

Owner: Equicap Firethorne, LP
 Address: 3050 Post Oak Boulevard
 City/State: Houston, Texas 77056
 Telephone: 713-552-9499
 Email Address: imtiaaz@equicapgroup.com

Engineer/Planner: Hovis Surveying Company Inc
 Contact Person: Mary M. McKenzie
 Telephone: 281-320-9591
 Fax Number: 281-376-1726
 Email Address: mmckenzie@hovis-surveying.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	\$637.73
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.

Mary M. McKenzie/Vice President
 TYPED OR PRINTED NAME/TITLE

July 15, 2019
 DATE

RECEIVED
 REGISTRATION & PERMIT DEPT

JUL 16 2019

CITY OF FULSHEAR
 FULSHEAR, TX 77441

STATE OF TEXAS
COUNTY OF HARRIS

This plat of PLAZA ON SOUTH FIRETHORNE was approved on _____ by the City Planning Commission of the City of Fulshear, Texas this _____ day of _____ 2019.

We, Equipac Firethorne, LP, acting by and through Intiaz Munshi, Manager of Equipac 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 from 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 bays, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, or easements for drainage purposes, Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

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

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

IN TESTIMONY WHEREOF, Equipac Firethorne, LP, has caused these presents to be signed by Intiaz Munshi, Manager of Equipac Firethorne GP, LLC, its General Partner, thereunto authorized, this _____ day of _____ 2019.

Equipac Firethorne, LP
By: Equipac Firethorne GP, LLC, its General Partner
Intiaz Munshi, Manager

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Intiaz 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, Saloman 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.

Saloman Q. Mirajwala
Texas Registration No. 69701

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

By: _____ or By: _____
Thomas C. Kuykendall Mayor Kim Kopecky City Secretary

NOTES

- 1. Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204), derived from CORS site ADSKs.
- 2. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99988687.
- 3. Unless otherwise indicated, the Building Lines [B.L.] whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- 4. B.L. indicates Building Line, F.B.C.C.F. No. indicates Fort Bend County Clerk's File Number, F.C. indicates Film Code, L.S. indicates Landscape Setback, P.R.F.B.C. indicates Plat Records Fort Bend County, Texas, P.S. indicates Parking Setback, S.T.M. S.E. indicates Storm Sewer Easement, S.S.E. indicates Sanitary Sewer, Easement, U.E. indicates Utility Easement, W.L.E. indicates Water Line Easement.
- 5. Subject to Restrictive Covenants as set out under Plat Nos. 20050044, 20070017 & 20080013 P.R.F.B.C. and F.B.C.C.F. Nos. 2005036339, 2007052997, 2012048103 & 2013127198.
- 6. There are no pipelines or pipeline easements within the platted area shown hereon.
- 7. This property lies within Zone "X" as per Flood Insurance Rate Maps, Map Number 4815700040L & 4815700105 dated April 2, 2014.
- 8. The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding during intense rainfall events.
- 9. The top of all slabs shall be a minimum of 144.0 feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
- 10. Control Benchmark: NGS Height Modernization Survey Station HGCS0 66. A stainless steel rod in sleeve stamped HGCS0 66 1986 as shown hereon. Elevation = 136.52' (NAVD 1988).
- 11. Sidewalks shall be built or caused to be built not less than five feet (5') in width on both sides of all dedicated right-of-ways with said plat and on the contiguous right-of-ways of all perimeter roads surrounding said plat in accordance with the ADA.
- 12. All Drainage Easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- 13. All property to drain into the drainage easement only through an approved drainage structure.
- 14. This plat lies within Zone "LZ3" of the Fort Bend County Lighting Ordinance Zone, Dated June 2004.
- 15. 14' Utility Easement subject to an unobstructed aerial easement 8 feet wide from a plane 16 feet above the ground 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. 2012048103.
- 17. Subject to a perpetual easement upon, over, under and across the subject tract for the purpose of installing, replacing, repairing, maintaining oil 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.
- 19. Subject to the terms and conditions of that certain Development Agreement recorded under F.B.C.C.F. No. 2004026291.
- 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 "o" 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 Southeastery 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', 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;

Thence, along the Southerly right-of-way line of said South Firethorne Road, the following courses and distances:

S 87°57'20" W, a distance of 95.20 feet to a 5/8 inch iron rod found for a point of curvature to the right;

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° 36'38" W and a chord distance of 12.02 feet to a 5/8 inch iron rod with cap found for a point of tangency;

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° 07'19", a radius of 600.00 feet, an arc length of 85.58 feet, a chord bearing of S 84°48'38" 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 87°57'20" 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 OF BEGINNING of the herein described tract of land.

Thence, S 19°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 angle point;

DESCRIPTION CONTINUED

Thence, N 87°57'19" E, along the Southerly line of Restricted Reserve "A" of said British Private Prep School at Firethorne LTD, a distance of 245.77 feet to a 5/8 inch iron rod with cap found in the Westerly line of Reserve "B" of said Final Plat CVS Commercial Reserves A and B Replat No. 2, for the Southerly corner of Restricted Reserve "A" of said British Private Prep School at Firethorne LTD;

Thence, S 02°02'41" E, along the Westerly line of said Restricted Reserve "B", a distance of 356.23 feet to a 1/2 inch iron rod with cap found in the Northerly line of that certain called Restricted Reserve "A" of FFG Capital, a subdivision as shown on map or plat recorded under Plat Number 20150078 of the Plat Records of Fort Bend County, Texas, for the Southerly corner of said Reserve "B";

Thence, S 87°56'22" W, along the Northerly line of Restricted Reserve "A" of said FFG Capital, a distance of 245.69 feet to a 5/8 inch iron rod with cap found for the Northwesterly corner of Restricted Reserve "A" of said FFG Capital;

Thence, S 01°25'21" E, along the Westerly line of Restricted Reserve "A" of said FFG Capital, a distance of 5.56 feet to a 3/4 inch iron rod with cap found for the Northwesterly corner of Lot 14, Block 1 of Firethorne Sec. 7, a subdivision as shown on map or plat recorded under Plat Number 20070017 of the Plat Records of Fort Bend County, Texas;

Thence, S 88°34'39" W, along a Northerly line of said Block 1, a distance of 191.41 feet to a 3/4 inch iron rod with cap found for the Northwesterly corner of Lot 13, Block 1 of said Firethorne Sec. 7, the Southerly corner of Lot 2, Block 1 of said Firethorne Sec. 7 and the Northwesterly corner of Lot 10, Block 1 of said Firethorne Sec. 7;

Thence, N 06°15'33" W, along an Easterly line of said Block 1, a distance of 623.02 feet to a 3/4 inch iron rod with cap found in the Southerly right-of-way line of said South Firethorne Road, for the Northwesterly corner of Lot 2, Block 1 of said Firethorne Sec. 7 and the Northwesterly corner of Restricted Reserve "A" of said Firethorne Commercial Reserve "A" Replat & Firethorne Sec. 7 Partial Replat;

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 Northwesterly 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°42'29" E and a chord distance of 131.63 feet to the POINT OF BEGINNING and containing 5.109 acres of land.

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 Southerly corner of Restricted Reserve "A" of said British Private Prep School at Firethorne LTD;

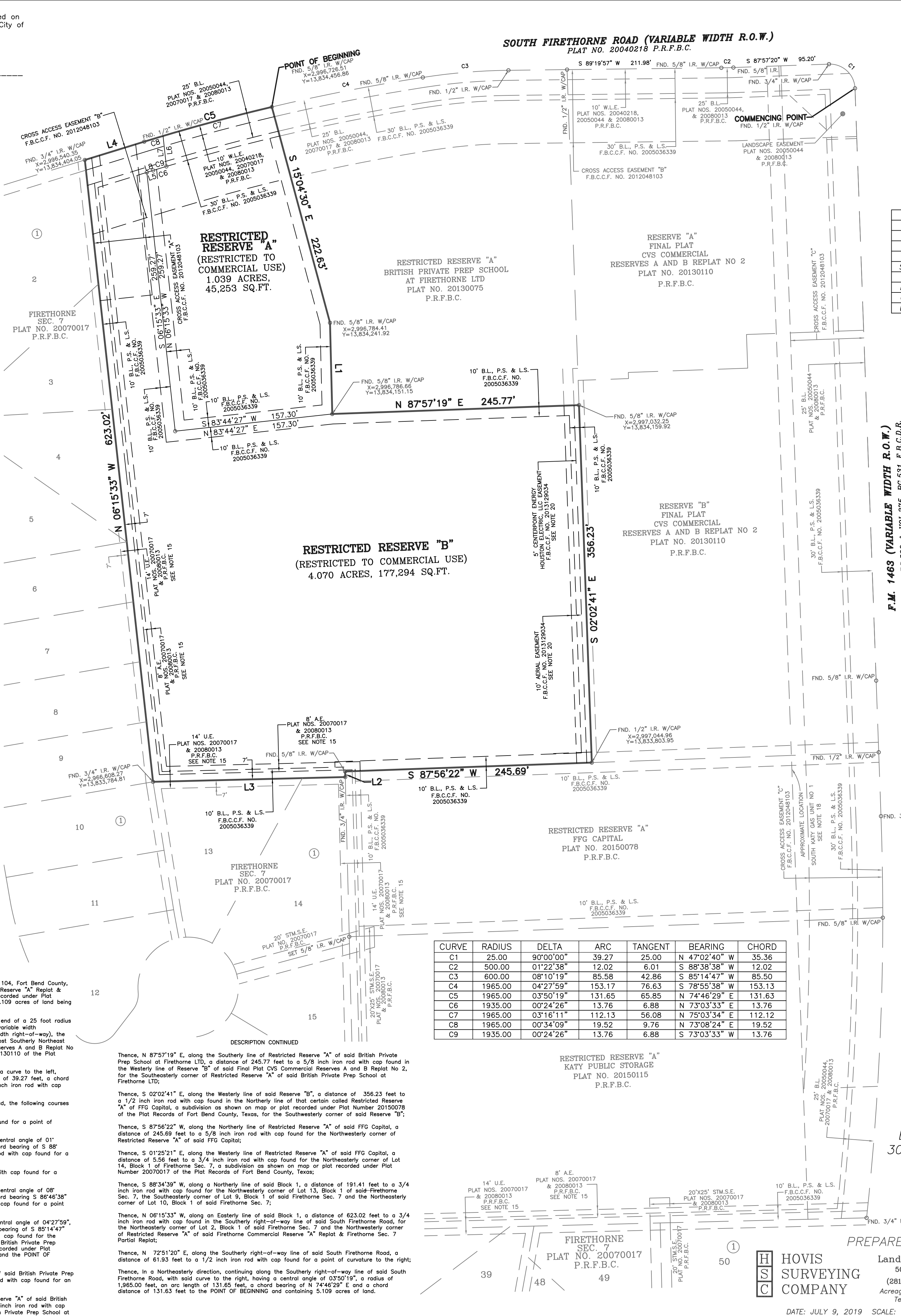


Table with 6 columns: CURVE, RADIUS, DELTA, ARC, TANGENT, BEARING, CHORD. Lists curve data for C1 through C9.

SOUTH FIRETHORNE ROAD (VARIABLE WIDTH R.O.W.) PLAT NO. 20040218 P.R.F.B.C.

RESTRICTED RESERVE "A" KATY PUBLIC STORAGE PLAT NO. 20150115 P.R.F.B.C.

FIRETHORNE SEC. 7 PLAT NO. 20070017 P.R.F.B.C.

DISTRICT NAMES table with columns: W/CID, MUD, LID, DID, SCHOOL, FIRE, IMPACT FEE AREA, CITY ETJ, UTILITIES CO. Lists district information for various areas.

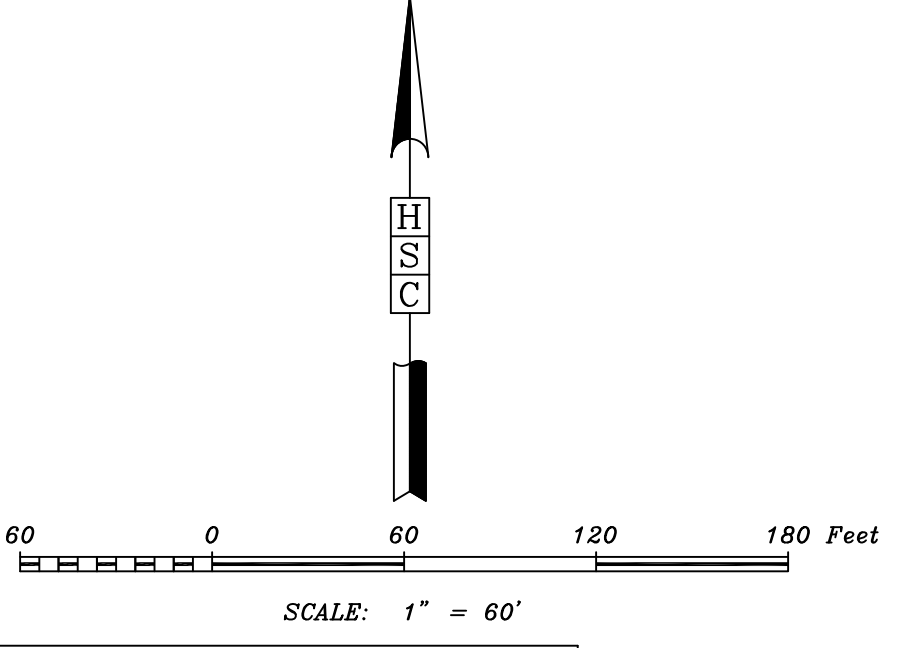
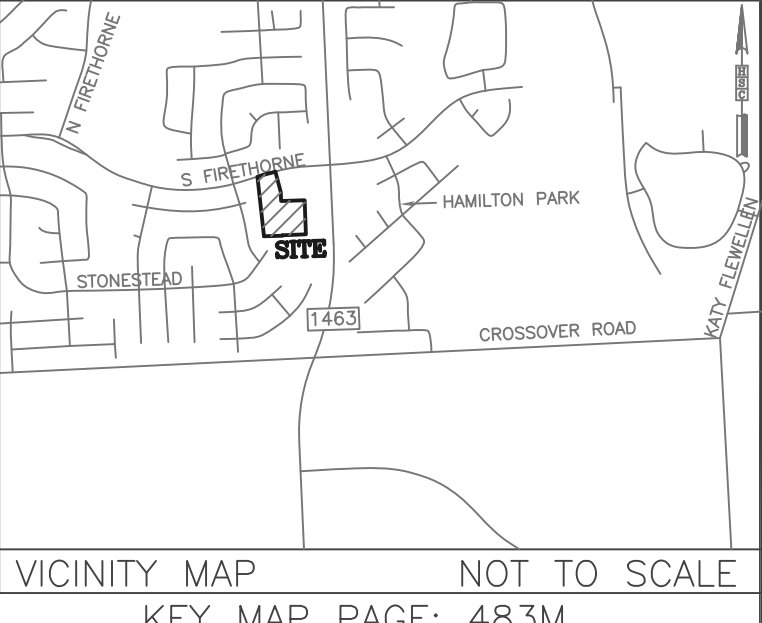
Table with 3 columns: LINE, DISTANCE, BEARING. Lists line data for L1 through L8.

F.M. 1463 (VARIABLE WIDTH R.O.W.) VOL. 275, PG. 526 AND VOL. 276, PG. 531 P.R.F.B.C. PLAT NO. 20080044 & 20070017 P.R.F.B.C.

H S C HOVIS SURVEYING COMPANY

PREPARED BY: Land Surveys - Computer Mapping 5000 Cabbage - Spring, Texas 77379 (281) 320-9591 hovis@hovisurveying.com

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



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

2 RESERVES, 0 LOTS, 1 BLOCK

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.

