



# CITY OF FULSHEAR

*"FIND YOUR FUTURE IN FULSHEAR"*

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

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

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

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

PLANNING & ZONING:  
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

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## **PLANNING AND ZONING COMMISSION MEETING AGENDA JANUARY 3, 2020**

**NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD ON FRIDAY, JANUARY 3, 2020 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 December 6, 2019**

**5. Consideration and possible action to recommend approval of a Sign Variance for a monument signs for Marcel Town Center**

**6. Consideration and possible action to recommend approval of an update to the Jordan Ranch General Plan**

**7. Consideration and possible action to recommend approval of Fulshear Run Section 3 Final Plat**

**8. Consideration and possible action to recommend approval of Williams Center Final Plat**

**9. Consideration and possible action to recommend approval of Bonterra at Cross Creek Ranch Section Eleven A Final Plat**

**10. Consideration and possible action to recommend approval of Golden Manor Drive Extension and Reserves Final Plat**

**11. Consideration and possible action to recommend approval of Polo Ranch Section 4 Final Plat**

**12. Adjournment**

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

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

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

*I, Kimberly Kopecky, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Planning and Zoning Commission of the City of Fulshear, Texas was posted on Friday, December 27, 2019 by 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.*

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Kimberly Kopecky – City Secretary



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CITY ATTORNEY: J. Grady Randle

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## **PLANNING AND ZONING COMMISSION MEETING MINUTES DECEMBER 6, 2019**

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

*A REGULAR MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY PLANNING AND ZONING CHAIRMAN AMY PEARCE AT 8:30 A.M. ON FRIDAY, DECEMBER 6, 2019 AT CITY HALL, 30603 FM 1093, FULSHEAR, TEXAS 77441.*

### **2. Quorum**

*A QUORUM WAS PRESENT*

MEMBERS PRESENT:

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

CITY STAFF

*KAYLA VILLAGOMEZ, ASST. CITY SECRETARY  
CHANDLER MARKS, ECONOMIC DEVELOPMENT COORD.  
DAVID LEYENDECKER, CITY ENGINEER*

ZACH GOODLANDER, DEVELOPMENT SERVICES DIRECTOR  
KAYE KAHLICH, COUNCIL LIASION

**3. Citizen's Comment**

*NO CITIZEN COMMENTS*

**4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on November 1, 2019**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO APPROVE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON NOVEMBER 1, 2019 IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAZIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

**5. Consideration and possible action to recommend approval of the R1 Rogers Road Final Plat**

*A MOTION WAS MADE BY PLANNING AND ZONING COMMISSION MEMBER HAKIMZADEH TO APPROVE R1 ROGERS ROAD FINALPLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER STACY.*

*THE MOTION CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

**6. Consideration and possible action to recommend approval of the Creek Trace at Cross Creek Ranch Section Five Final Plat**

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

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

*NAYS: NONE*

**7. Consideration and possible action to recommend approval of the Creek Trace at Cross Creek Ranch Section Six Final Plat**



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

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

*NAYS: NONE*

**8. Consideration and possible action to recommend approval of the Morgan's Spur Drive Extension No. 1 Final Plat**

*A MOTION WAS MADE BY PLANNING AND ZONING COMMISSION MEMBER EHMAN TO APPROVE MORGAN'S SPUR DRIVE EXTENSION NO. 1 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

**9. Consideration and possible action to recommend approval of the Morgan's Spur Drive Extensions No. 2 Final Plat**

*A MOTION WAS MADE BY PLANNING AND ZONING COMMISSION MEMBER EHMAN TO APPROVE MORGAN'S SPUR DRIVE EXTENSION NO. 2 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

**10. Consideration and possible action to recommend approval of the Jordan Ranch Street Dedication No. 6 Final Plat**

*A MOTION WAS MADE BY PLANNING AND ZONING COMMISSION MEMBER EHMAN RECOMMENDED TO DENY APPROVAL OF JORDAN RANCH STREET DEDICATION NO. 6 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

**11. Consideration and possible action to recommend approval of the Jordan Ranch Section 22 Final Plat**

*A MOTION WAS MADE BY PLANNING AND ZONING COMMISSION MEMBER EHMAN RECOMMENDED TO DENY APPROVAL OF JORDAN RANCH STREET DEDICATION NO. 6 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION CARRIED BY THE FOLLOWING VOTE:*

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

**12. Adjournment**

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

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

*CHARIMAN PEARCE ADJOURNED THE MEETING AT 8:42 A.M.*



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

<b>AGENDA OF:</b> January 3, 2020	<b>AGENDA ITEM:</b>
<b>DATE SUBMITTED:</b> December 19, 2019	<b>DEPARTMENT:</b> Planning & Development
<b>PREPARED BY:</b> Kerry Sigler Building Official	<b>PRESENTER:</b> Zach Goodlander Director of Development Services
<b>SUBJECT:</b>	<b>Monument Signs Variance Request for 6635 W. Cross Creek Bend Lane</b>
<b>ATTACHMENTS:</b>	<b>Application and Related Documents</b>

**EXECUTIVE SUMMARY**

Highlight Signs & Graphics on behalf of Marcel Town Center located at 6635 West Cross Creek Bend Lane made an application and submitted plans for two (2) monument signs to be located along the frontage of FM 1093 Road in the Master Planned Community Sign District. These applications and plans have been denied by Development Services for non-compliance with Chapter 28, Section 28-4, (4), (a), (1&2) of the City of Fulshear Code of Ordinances. Highlight Signs & Graphics is seeking a variance.

Chapter 28, Section 28-4, (4), (a), (1&2) specifically states;

*(4) Master planned community sign district.* As noticed on the maps in section 28-3 there are several sign districts within the city limits and extraterritorial jurisdiction (ETJ) of the city. These districts coincide with the boundaries of currently platted master planned communities. Additional master planned community districts may be added through council action at a later date. Generally, aside from destination signage designating the entrances to master planned communities, all signs within this district shall be constructed in one of two formats as discussed below. However, the developer of the master planned community may submit a formal master signage plan as detailed below.

*(a) Monument signs.*

- 1.** Monument signs shall be constructed to substantially appear as a solid mass, such as cylinder, block, rectangle, or square, from ground level to the highest portion of the sign otherwise commonly known as monument signs. The bottom portion of the sign shall rest flush against the ground, allowing no space between the ground and the bottom of the sign structure. The portion of the sign containing the message shall not exceed 72 total square feet of area. The total height of the sign, including the sign structure and the portion containing the message of the sign, shall not exceed ten feet. The total width of the sign, including the sign structure and the portion containing the message of the sign, shall not exceed 12 feet. If one commercial property contains more than ten different businesses and has more than 350 feet of road frontage, the property shall be allowed two monument signs at that location, both of which must comply in all respects with this chapter.
- 2.** Each monument sign shall be permitted a decorative cap which shall not be included in the total sign height restrictions recited above. Each decorative cap shall be no more than two feet in height and shall extend beyond the permitted width of each such sign by no more than one foot on each side. Any decorative cap permitted by this subsection shall be purely ornamental and shall be constructed of construction materials identical to or similar to the construction materials used in the construction of the sign or the construction of the building located on the premises.



The current plan submittals for the monument signs are requesting a message area of one hundred twenty (120) square feet per sign, sixteen (16) feet in total height per sign, which includes the allowable two (2) foot decorative cap, and fourteen (14) feet in total width per sign.

This property **does satisfy** the criteria for the allowance of two (2) monument signs along the same road frontage.

- **Completed Sign Variance Application:** Completed Application from the Owner/Owner's Representative. (See Item 1)
- **Sign Details:** A description of the signs including site map, dimensions, and locations. (See Item 2)
- **Application Fee:** Fee has been paid by the applicant

### **STAFF RECOMMENDATION**

Highlight Signs & Graphics and Marcel Town Center is requesting a variance to exceed the sizing requirements for two (2) monument signs. The larger signs are requested in part due to the number of leasing tenants located on this property and for identification along FM 1093 Road.

1. City Staff has no opinion to this request but concludes it will not be injurious to the public health, safety, morals, and general welfare of the community.
2. The use and value of the areas adjacent to the property will not be affected in a substantially adverse manner.
3. The signs will comply with the existing Outdoor Lighting Ordinance.

**HARDSHIP:** It shall be incumbent upon an applicant to conclusively prove at the hearing that, if compelled to meet the provisions of this Ordinance, the applicant cannot secure reasonable use of the property; that the hardship claimed results from the application of the provisions of this Ordinance; that the hardship claimed is suffered by the property directly; and not merely by other properties; that the hardship claimed is not the result of the applicant's own actions.

**Please Note:** Monetary or cosmetic reasons will not pass the hardship standard.

# **ITEM 1**

**Completed Sign Variance Application**



# CITY OF FULSHEAR DEVELOPMENT SERVICES

PO Box 279 / 29255 FM 1093 #12C  
Fulshear, Texas 77441  
Phone: 281-346-8860 ~ Fax: 281-346-8237  
www.fulsheartexas.gov

## SIGN VARIANCE APPLICATION

9-2449

APPLICATION FEE: \$75.00 NON-REFUNDABLE

APPLICATION DATE: 12-18-2019

ADDRESS OF PREMISES AFFECTED: ~~6611~~ ~~6635~~ W. Cross Creek Bend Ln.

LEGAL DESCRIPTION: \_\_\_\_\_

### OWNERS INFORMATION:

NAME Marcel Group  
ADDRESS PO Box 9556 CITY, STATE, ZIP The Woodlands, TX 77387  
EMAIL alex @ highlight signs.net PHONE NUMBER 281-363-1336

APPLICANTS NAME (if different than owner) Highlight Signs: Graphics  
ADDRESS 56 Cooper Rd.  
CITY Houston STATE TX  
ZIP CODE 77076 EMAIL alex @ highlight signs.net PHONE NUMBER 713-408-1794

EXPLAIN REQUEST: (fully explain the existing conditions that make this request necessary)  
- Center will have more than 76,000 sqft of both retail and office space. Bigger signs needed to accommodate tenants  
- Distance from road make smaller signs difficult to read.

Status of the Project:  Existing  Under Construction  Proposed

Have there been previous variance requests for this property? no

Are there similar situations in the area? \_\_\_\_\_

Addresses: \_\_\_\_\_

Have you informed your Home Owners Association?  or Neighbors? \_\_\_\_\_

RECEIVED  
REGISTRATION & PERMIT DEPT

DEC 18 2019

CITY OF FULSHEAR  
FULSHEAR, TX 77441

**Request Proposal and Description:** Provide a description of the existing and or proposed physical property improvements relative to this case (ie: materials, structure type and height, dimensions, etc.) Please also supply and identify photos where applicable, to support your case:

- Maxwell Town Center a 76,000 sqft development under construction
- Two multi tenant signs (all as per drawings) needed to accommodate more than 30 tenants

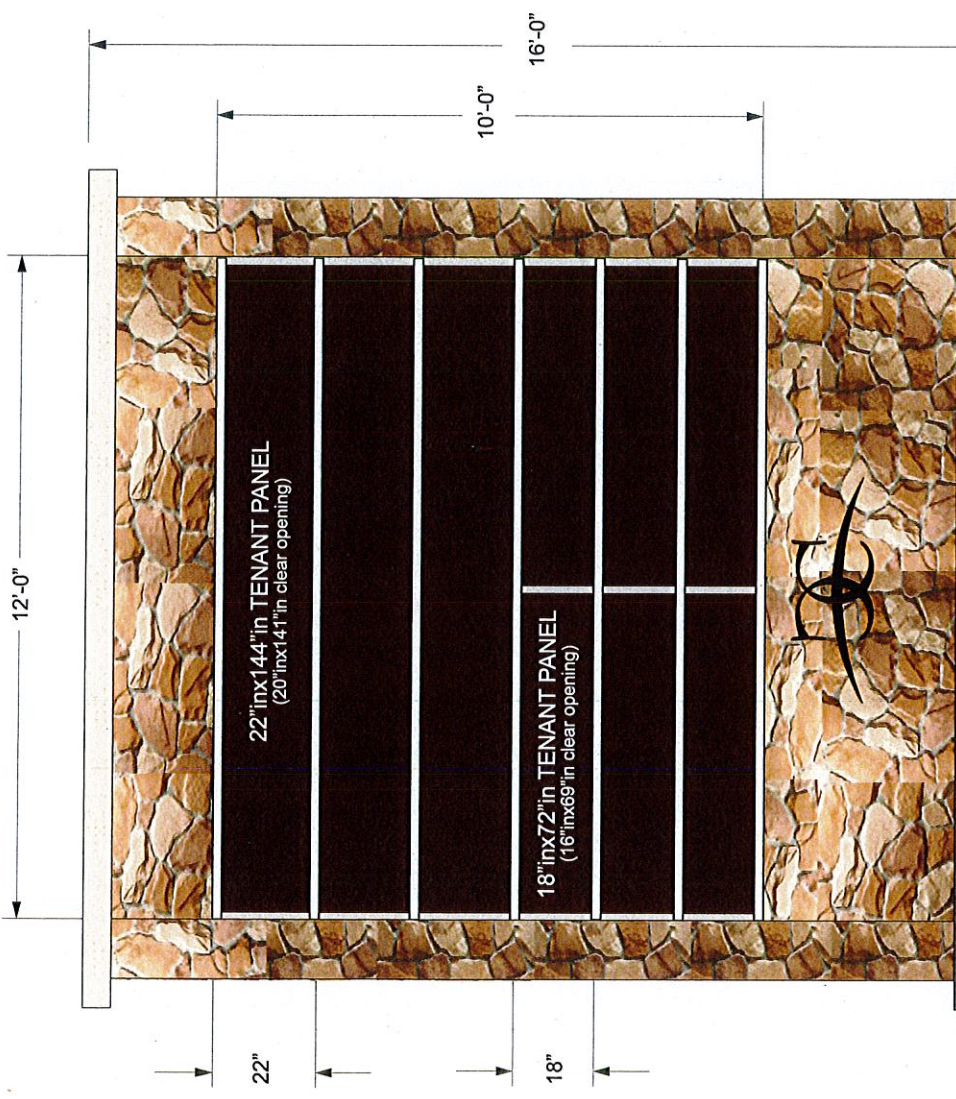
**Acknowledgement:** I certify that the information herein provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will cause this case to be presented in public hearing before the Planning Commission, unless I withdraw same prior to the City's posting of public notice. Should I initiate withdrawal after public notice is posted, I understand that the Board action shall constitute denial of the case, and the filing fee will be non-refundable. I understand that if I receive approval, I must still obtain approval from all other required departments within the City and that I must obtain required permits within 180 days from the date of the Board approval.

Signed by the Applicant/Owner Agent: AB Date: 12-18-2019



# ITEM 2

**Sign Details**



- COLORES**
- Colonial Red aluminum skinned cabinet and aluminum panel
  - Cast stone cap, cream colored to match construction
  - clear aluminum finish (retainers & 2"x2" aluminum sq tubing)

scale: 1/2" inch = 1'-0" foot

**CONSTRUCTION: INTERNALLY LIGHTED MONUMENT SIGN**

- steel framing with aluminum skinned cabinet
- 3/16" white acrylic removable tenant panels with an aluminum laminate painted to match "Colonial Red" & show thru white lettering/graphics
- 1-1/2" inch retainers with horizontal 2"x2" aluminum trim(s), all with a clear aluminum finish
- white LED internal lighting
- Dakota brown Cross Creek blend decorative stone to match construction
- concrete & steel footings as designed by State of Texas certified engineer

MARCEL TOWN CENTER @ CROSS CREEK RANCH MONUMENT/MULTITENANT SIGN

**APPROVALS:**

By Client: \_\_\_\_\_ Date: \_\_\_\_\_  
 By Landlord: \_\_\_\_\_ Date: \_\_\_\_\_




These plans are the exclusive property of Highlight Signs & Graphics and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from the product manufacturer according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct products similar to those embodied herein, is EXPRESSLY FORBIDDEN. In the event that such exhibition occurs, Highlight Signs & Graphics expects to be fully reimbursed for time and effort entailed in creating these plans.

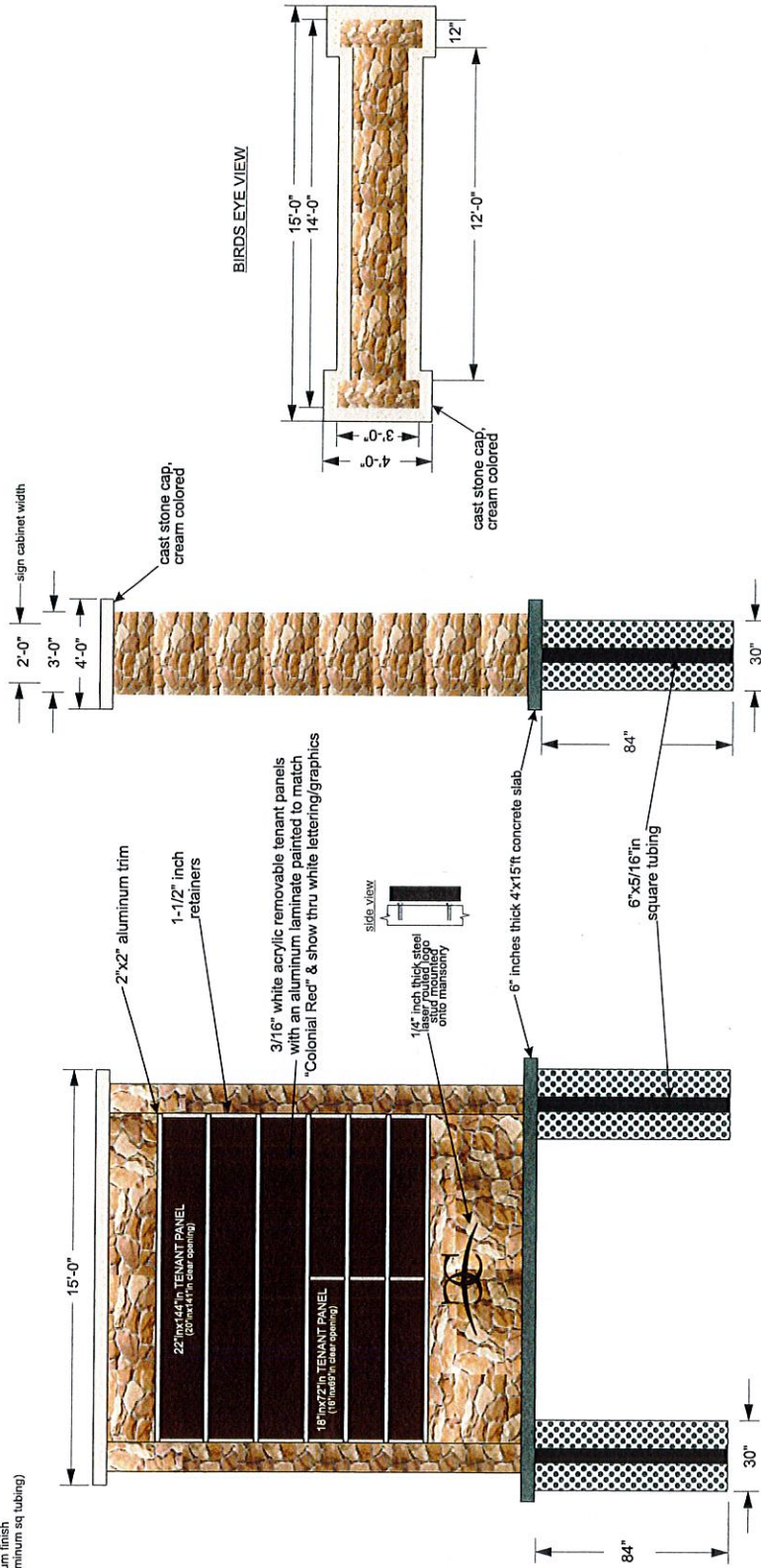




# MARCEL TOWN CENTER @ CROSS CREEK RANCH MONUMENT/MULTITENANT SIGN

## COLORS

-  Colonial Red custom painted aluminum panel
-  Cast stone cap, cream colored to match construction
-  clear aluminum finish (retainers & 2"x2" aluminum sq tubing)



## CONSTRUCTION: INTERNALLY LIGHTED MONUMENT SIGN

- steel framing with aluminum skinned cabinet
- 3/16" white acrylic removable tenant panels with an aluminum laminate painted to match "Colonial Red" & show thru white lettering/graphics
- 1-1/2" inch retainers with horizontal 2"x2" aluminum trim(s), all with a clear aluminum finish
- white LED internal lighting
- Dakota brown Cross Creek blend decorative stone to match construction
- concrete & steel footings as designed by State of Texas certified engineer

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APPROVALS:

By Client: \_\_\_\_\_ Date: \_\_\_\_\_

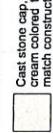
By Landlord: \_\_\_\_\_ Date: \_\_\_\_\_

scale: 1/4" = 1'-0" foot

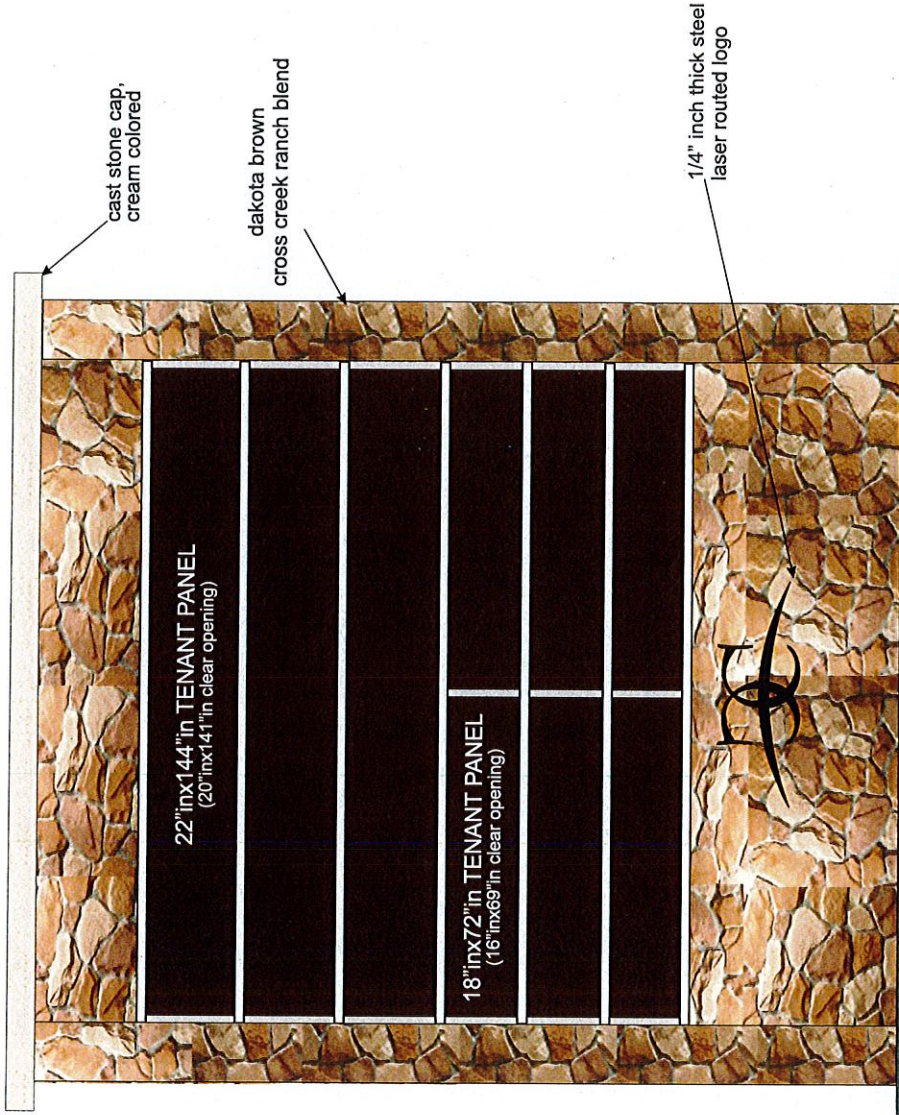


MARCEL TOWN CENTER @ CROSS CREEK RANCH MONUMENT/MULTITENANT SIGN

COLORS



Colonial Red custom painted aluminum panel  
 Cast stone cap, cream colored, to match construction  
 clear aluminum finish (retainers & 2 x2 aluminum sq tubing)



scale: 1/2" inch = 1'-0" foot

APPROVALS:

By Client: \_\_\_\_\_

Date: \_\_\_\_\_

By Landlord: \_\_\_\_\_

Date: \_\_\_\_\_

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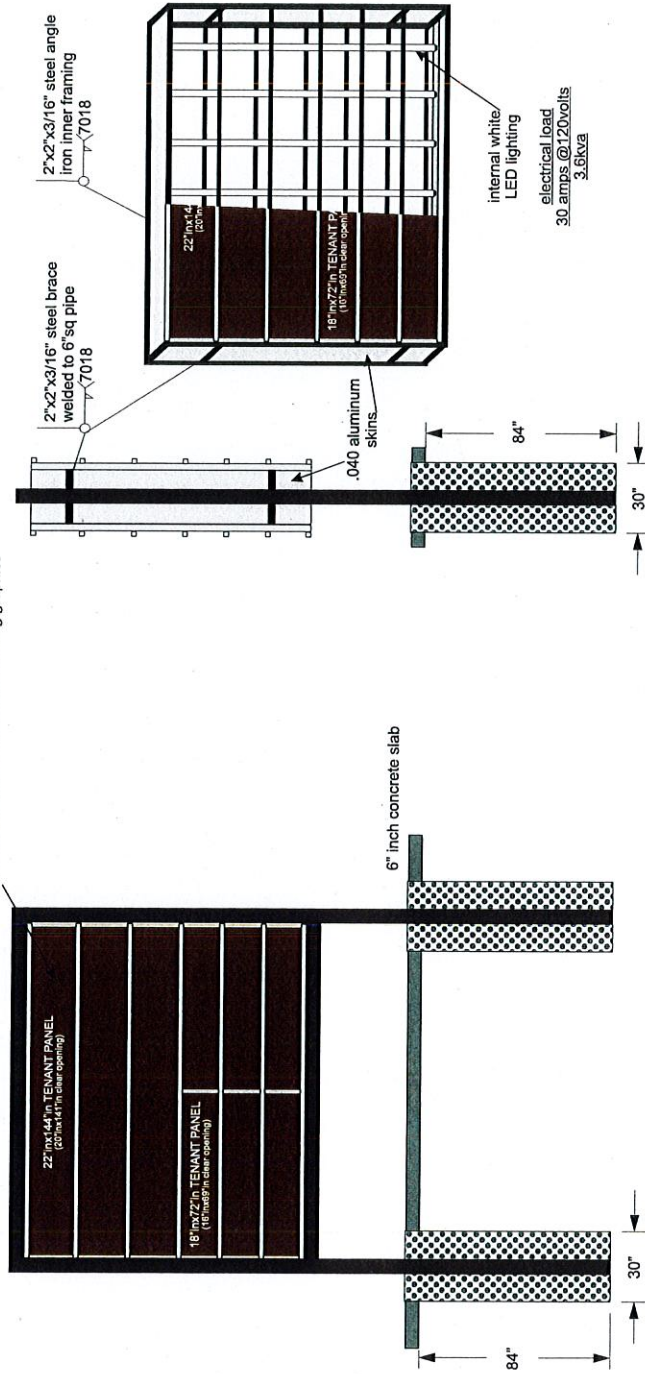
MARCEL TOWN CENTER @ CROSS CREEK RANCH MONUMENT/MULTITENANT SIGN

COLORS

Colonial Red  
custom painted  
aluminum panel

clear aluminum finish  
(retainers & 2"x2" aluminum sq tubing)

3/16" white acrylic removable tenant panels  
with an aluminum laminate painted to match  
"Colonial Red" & show thru white lettering/graphics



scale: 1/4" inch = 1'-0" foot

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APPROVALS:  
By Client: \_\_\_\_\_ Date: \_\_\_\_\_

By Landlord: \_\_\_\_\_ Date: \_\_\_\_\_



**LEGEND**

● MULTITENANT MONUMENT SIGNS

● MARCEL BRANDING MONUMENT SIGN I.D

**MARCEL TOWN CENTER @ CROSS CREEK RANCH MONUMENT/MULTITENANT SIGN**



NTS

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APPROVALS:  
By Client: \_\_\_\_\_  
By Landlord: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_



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

**Subdivision/Development Platting Application**

Date: 12-19-2019 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: GENERAL PLAN 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)  
 Being 1,353.0 Acres in Waller and Fort Bend Counties

Legal Description: \_\_\_\_\_

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

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

Owner: Johnson Development Corp.  
 Address: 5005 Riverway, Suite 500  
 City/State: Houston, Texas 77056  
 Telephone: 281-494-0200  
 Email Address: steves@johnsondev.com

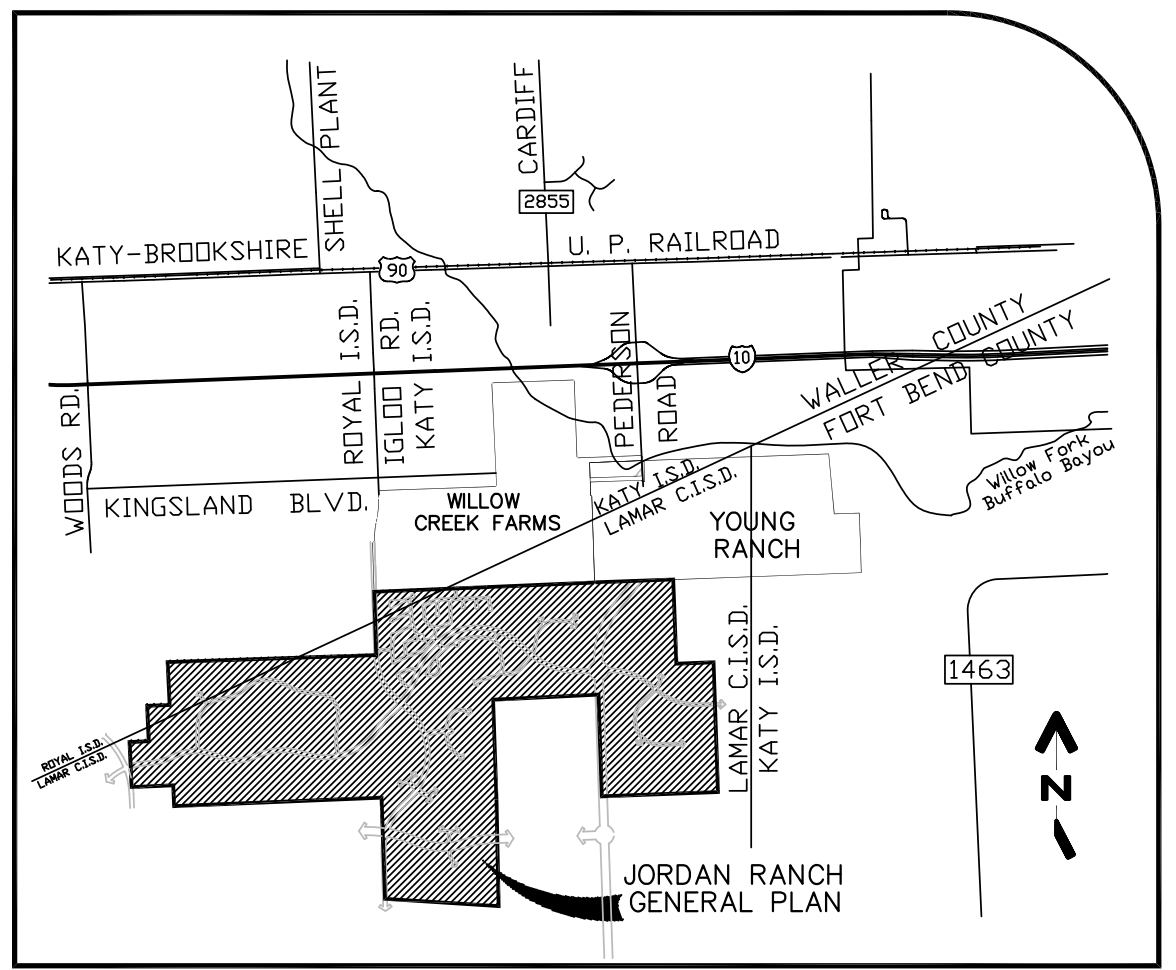
Engineer/Planner: META Planing + Design  
 Contact Person: Kathryn Parker  
 Telephone: 281-749-1803  
 Fax Number: \_\_\_\_\_  
 Email Address: kparker@metaplanningdesign.com

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

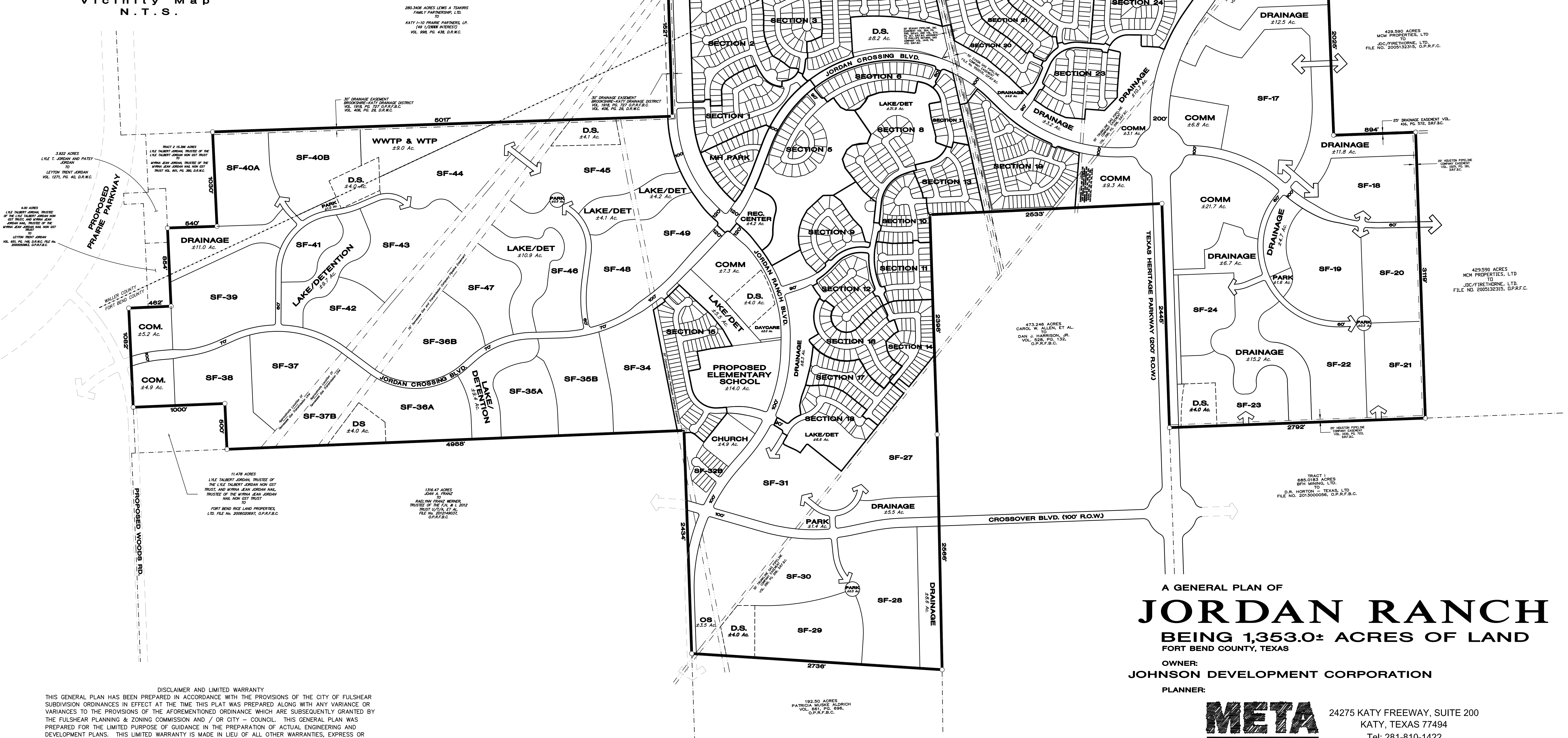
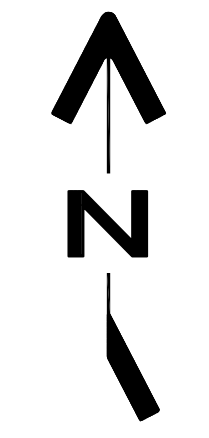
This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete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

\_\_\_\_\_  
 Kathryn Parker/ Planner December 19, 2019  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE





Vicinity Map  
N.T.S.



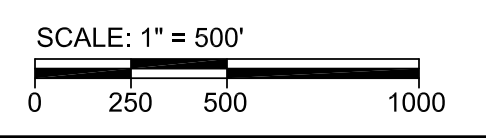
# A GENERAL PLAN OF JORDAN RANCH BEING 1,353.0± ACRES OF LAND FORT BEND COUNTY, TEXAS

OWNER:  
JOHNSON DEVELOPMENT CORPORATION

PLANNER:



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



DECEMBER 19, 2019  
MTA# 8004C

DISCLAIMER AND LIMITED WARRANTY  
THIS GENERAL PLAN 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 GENERAL PLAN 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 GENERAL PLAN.

280.3406 ACRES LEWIS A TSARIS  
FAMILY PARTNERSHIP, LTD.  
TO  
KATY 1-10 PHASE PARTNERS, LP  
(49 LOTS AND INTERESTS)  
VOL. 996 PG. 436 D.R.F.C.

30' DRAINAGE EASEMENT  
BROOKSHIRE-WATTS DRAINAGE DISTRICT  
VOL. 1794 PG. 227 O.P.R.F.C.  
VOL. 908 PG. 26 D.R.F.C.

30' DRAINAGE EASEMENT  
BROOKSHIRE-WATTS DRAINAGE DISTRICT  
VOL. 1794 PG. 227 O.P.R.F.C.  
VOL. 908 PG. 26 D.R.F.C.

3.922 ACRES  
LYLE T. JORDAN AND PATSY  
JORDAN  
TO  
LEYTON TROY JORDAN  
VOL. 1271 PG. 40 D.R.F.C.

TRACT 2 15.84 ACRES  
LYLE T. JORDAN, TRUSTEE OF  
THE LYLE T. JORDAN TRUST, AND  
MIRNA JEAN JORDAN, TRUSTEE OF  
THE MIRNA JEAN JORDAN TRUST, NOW  
SIT  
TO  
LEYTON TROY JORDAN  
VOL. 1271 PG. 40 D.R.F.C.

4.82 ACRES  
LYLE T. JORDAN, TRUSTEE OF  
THE LYLE T. JORDAN TRUST, AND  
MIRNA JEAN JORDAN, TRUSTEE OF  
THE MIRNA JEAN JORDAN TRUST, NOW  
SIT  
TO  
LEYTON TROY JORDAN  
VOL. 1271 PG. 40 D.R.F.C.

COM.  
±5.2 Ac.

COM.  
±4.9 Ac.

11.478 ACRES  
LYLE T. JORDAN, TRUSTEE OF  
THE LYLE T. JORDAN TRUST, AND  
MIRNA JEAN JORDAN, TRUSTEE OF  
THE MIRNA JEAN JORDAN TRUST, NOW  
SIT  
TO  
FORT BEND RICE LAND PROPERTIES,  
LTD. FILE NO. 2006020691, O.P.R.F.C.

1316.47 ACRES  
JOAN A. FRANZ  
TO  
BILLY FRANK BERNES  
TRUSTEE OF THE F.A. & L. 2012  
TRUST (D.F.A. & L. 2012)  
FILE NO. 2012146071,  
O.P.R.F.C.

473,246 ACRES  
CAROL W. ALLEN, ET AL.  
TO  
DAN J. HARRISON, JR.  
VOL. 528, PG. 132,  
O.P.R.F.C.

429,590 ACRES  
MCM PROPERTIES, LTD.  
TO  
JDC/FIRETHORNE, LTD.  
FILE NO. 2005132315, O.P.R.F.C.

489,590 ACRES  
MCM PROPERTIES, LTD.  
TO  
JDC/FIRETHORNE, LTD.  
FILE NO. 2005132315, O.P.R.F.C.

TRACT 1  
685,013 ACRES  
BPH MERRILL, LTD.  
TO  
D.R. HORTON, TEXAS, LTD.  
FILE NO. 2013000066, O.P.R.F.C.

192.50 ACRES  
PATRICIA WOODS ALDRICH  
VOL. 661, PG. 696,  
O.P.R.F.C.





CITY OF FULSHEAR  
 PO Box 279 / 30603 FM 1093  
 Fulshear, Texas 77441  
 Phone: 281-346-1795 ~ Fax: 281-346-2556  
 www.fulsheartexas.gov

**Subdivision/Development Platting Application**

Date: 12/20/2019

Date Received by the City of Fulshear: \_\_\_\_\_

Subdivision: FULSHEAR RUN SEC 3

Development: FULSHEAR RUN

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

Preliminary

Final

Short Form Final

Replat

Vacation Plat

Admin. (Minor) Plat

Amending Plat

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

Single-Family Residential

Zero Lot Line/ Patio Home

Multi-Family Residential

Planned Development

Commercial

Industrial

Plat Location:  City

ETJ (Extraterritorial Jurisdiction)

Legal Description: SUBDIVISION OF 36.392 ACRES IN THE RANDON & PENNINGTON LEAGUE, ABSTRACT 75

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

Total Acreage: 36.392

Number of Streets: 3

Number of Lots: 38

Number and Types of Reserves: 4 (Landscape/Open Space/Drainage)

Total Acres in Reserve: 7.641

Owner: Trendmaker Homes, Inc. / DHK Circle, LLC / The Estate of John B. Smart, Jr.

Address: 16340 Park Ten place, suite 250, 77084 / 4511 Yoakum Blvd., Suite 100, 77006 / 8135 Bois D'Arce Lane, 77406

City/State: HOUSTON, TEXAS 77084 / Houston Tx. 77006 / Richmond Tx. 77406

Telephone: 832-742-0121

Email Address: 281-675-3200 / 713-961-0033

Engineer/Planner: LJA ENGINEERING, INC.

Contact Person: ADAM GARCIA

Telephone: 713-358-8116

Fax Number: \_\_\_\_\_

Email Address: adgarcia@lja.com

**Platting Fees**

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

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

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

Amending or Minor Plat - \$200.00

Plat Vacation - \$500.00

2<sup>nd</sup> Review of plats - \$100.00 (each additional review)

TOTAL PLATTING FEE Already paid amount

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.

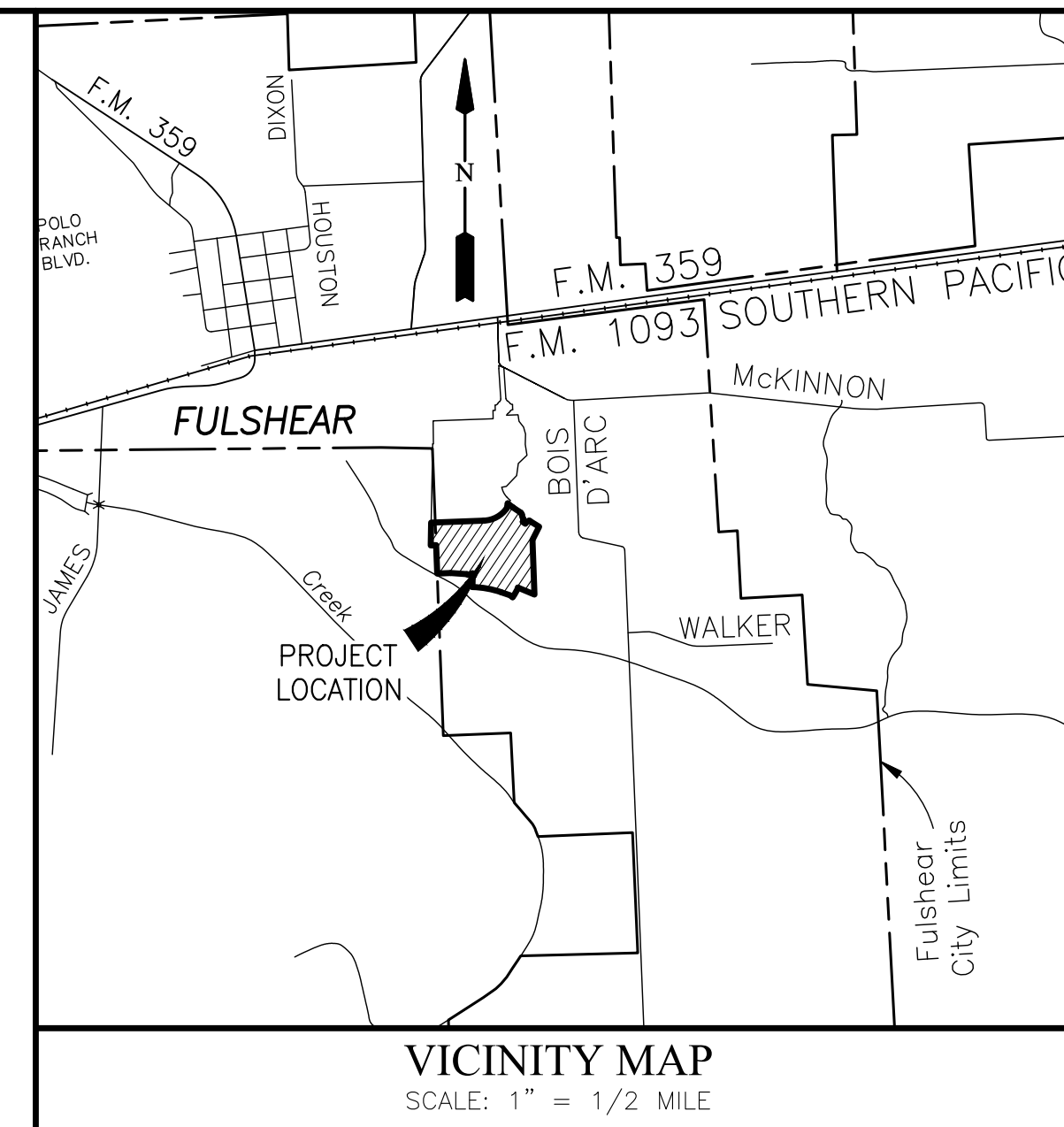
SIGNATURE

Adam Garcia / Platting Coordinator

TYPED OR PRINTED NAME/TITLE

12-20-2019

DATE



ALL THAT CERTAIN 36.392 ACRE TRACT OF LAND IN THE RANDON & PENNINGTON LEAGUE, A-75, FORT BEND COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 52.390 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED 07-26-2013 FROM KEITH H. WILLIAMS, ET UX TO DHK FULSHEAR, L.P., FILED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS AT CLERK FILE NUMBER 2013094078 AND A PORTION OF THAT CERTAIN 93.698 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED 04-29-2016 FROM JOHN B. SMART, III, INDEPENDENT EXECUTOR OF THE ESTATE OF JOHN B. SMART, JR., DECEASED AND FRANCES B. SMART FILED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS AT CLERK FILE NUMBER 2016044161 AND ALL OF THAT CERTAIN 2.0102 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED 03-24-2018 FROM FRANCES B. SMART AND JOHN B. SMART III, TO DOUGLAS H. KONOPKA FILED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS AT CLERK FILE NUMBER 2018034015 AND DESCRIBED IN A CORRECTION AFFIDAVIT FILED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS AT CLERK FILE NUMBER 2018061324 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: ALL COORDINATES AND BEARINGS BEING REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, ALL COORDINATES HAVE SURFACE VALUES AND MAY BE CONVERTED TO GRID VALUES BY APPLYING A COMBINED SCALE FACTOR OF 0.99988107.

BEGINNING AT A FOUND 5/8" IRON ROD WITH CAP MARKING THE SOUTHWEST CORNER OF FULSHEAR RUN SECTION 2 ACCORDING TO THE PLAT THEREOF FILED AT FILM CODE NUMBER 20150278, FORT BEND COUNTY MAP RECORDS HAVING COORDINATES OF Y=13810735.30, X=2956848.03; MARKING A POINT ON A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 07°01'19", A RADIUS OF 852.78', A CHORD WHICH BEARS S 51°54'31" E -104.45';

THENCE WITH SAID CURVE AND WITH THE SOUTH LINE OF SAID FULSHEAR RUN SECTION 2 FOR AN ARC DISTANCE OF 104.51' TO A FOUND 5/8" IRON ROD WITH CAP MARKING THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°01'08", A RADIUS OF 3977.80', A CHORD WHICH BEARS S 56°25'44" E - 140.16'

THENCE WITH SAID CURVE, CONTINUING WITH SAID SOUTH LINE FOR AN ARC LENGTH OF 140.16' TO A FOUND 5/8" IRON ROD WITH CAP MARKING THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 55°39'00", A RADIUS OF 50.00', A CHORD WHICH BEARS S 29°36'48" E - 46.68';

THENCE WITH SAID CURVE, CONTINUING WITH SAID SOUTH LINE FOR AN ARC LENGTH OF 48.56' TO A FOUND 5/8" IRON ROD WITH CAP MARKING THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 30°44'02", A RADIUS OF 95.00', A CHORD WHICH BEARS S 17°09'18" E - 50.35';

THENCE WITH SAID CURVE, CONTINUING WITH SAID SOUTH LINE FOR AN ARC LENGTH OF 50.96' TO A FOUND 5/8" IRON ROD WITH CAP MARKING THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 68°27'14", A RADIUS OF 50.00', A CHORD WHICH BEARS S 01°42'18" W - 56.25';

THENCE WITH SAID CURVE, CONTINUING WITH SAID SOUTH LINE FOR AN ARC LENGTH OF 59.74' TO A FOUND 5/8" IRON ROD WITH CAP FOR CORNER;

THENCE S 54°04'10" E - 50.00', CONTINUING WITH SAID SOUTH LINE TO A FOUND 5/8" IRON ROD WITH CAP FOR CORNER;

THENCE N 34°37'59" E - 24.07', CONTINUING WITH SAID SOUTH LINE TO A FOUND 5/8" IRON ROD WITH CAP MARKING A POINT ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 51°03'37", A RADIUS OF 50.00', A CHORD WHICH BEARS N 58°51'50" E-43.10';

THENCE WITH SAID CURVE, CONTINUING WITH SAID SOUTH LINE FOR AN ARC DISTANCE OF 44.56' TO A FOUND 5/8" IRON ROD WITH CAP MARKING THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08°09'00", A RADIUS OF 95.00', A CHORD WHICH BEARS N 80°19'09" E - 13.50';

THENCE WITH SAID CURVE, CONTINUING WITH SAID SOUTH LINE FOR AN ARC LENGTH OF 13.51' TO A FOUND 5/8" IRON ROD WITH CAP FOR CORNER;

THENCE S 58°47'31" E - 175.26', CONTINUING WITH SAID SOUTH LINE TO A SET 5/8" IRON ROD WITH CAP FOR CORNER;

THENCE S 26°36'17" W - 228.57' TO A SET 5/8" IRON ROD WITH CAP FOR ANGLE POINT;

THENCE S 01°57'50" E - 850.17' TO A SET 5/8" IRON ROD WITH CAP FOR CORNER;

THENCE N 67°05'16" W - 277.90' TO A SET 5/8" IRON ROD WITH CAP MARKING A POINT ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 14°00'58", A RADIUS OF 702.03', A CHORD WHICH BEARS S 29°18'03" W-171.31';

THENCE WITH SAID CURVE FOR AN ARC DISTANCE OF 171.74' TO A SET 5/8" IRON ROD WITH CAP FOR CORNER;

THENCE N 53°43'31" W - 50.00' TO A SET 5/8" IRON ROD WITH CAP FOR ANGLE POINT;

THENCE N 71°03'46" W - 144.75' TO A SET 5/8" IRON ROD WITH CAP MARKING THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°31'53", A RADIUS OF 1488.00', A CHORD WHICH BEARS N 79°49'42" W-453.53';

THENCE WITH SAID CURVE FOR AN ARC DISTANCE OF 455.30' TO A SET 5/8" IRON ROD WITH CAP FOR CORNER;

THENCE N 01°24'21" E - 212.00' TO A SET 5/8" IRON ROD WITH CAP MARKING A POINT ON A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°04'11", A RADIUS OF 1700.00', A CHORD WHICH BEARS N 88°37'44" W-2.07';

THENCE WITH SAID CURVE FOR AN ARC DISTANCE OF 2.07' TO A SET 5/8" IRON ROD WITH CAP MARKING THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 49°08'20", A RADIUS OF 25.00', A CHORD WHICH BEARS S 66°46'01" W - 20.79'

THENCE WITH SAID CURVE FOR AN ARC LENGTH OF 21.44' TO A SET 5/8" IRON ROD WITH CAP MARKING THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 92°35'21", A RADIUS OF 50.00', A CHORD WHICH BEARS S 88°29'31" W - 72.29';

THENCE WITH SAID CURVE FOR AN ARC LENGTH OF 80.80' TO A SET 5/8" IRON ROD WITH CAP FOR ANGLE POINT;

THENCE N 86°23'35" W - 250.88' TO A SET 5/8" IRON ROD WITH CAP FOR ANGLE POINT;

THENCE S 87°53'25" W - 209.34' TO A SET 5/8" IRON ROD WITH CAP FOR CORNER;

THENCE N 02°06'35" W - 442.32' TO A SET 5/8" IRON ROD WITH CAP FOR CORNER;

THENCE S 87°45'03" W - 84.90' TO A SET 5/8" IRON ROD WITH CAP FOR CORNER;

THENCE N 01°07'59" E - 353.83' TO A SET 5/8" IRON ROD WITH CAP FOR CORNER;

THENCE N 87°56'56" E - 818.00' TO A SET 5/8" IRON ROD WITH CAP MARKING THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 52°46'33", A RADIUS OF 459.61', A CHORD WHICH BEARS N 61°33'39" E-408.54';

THENCE WITH SAID CURVE FOR AN ARC DISTANCE OF 423.35' TO A SET 5/8" IRON ROD WITH CAP FOR ANGLE POINT;

THENCE N 09°23'12" E - 75.99' TO THE POINT OF BEGINNING CONTAINING 36.392 ACRES, (1,585,223 SQUARE FEET) OF LAND MORE OR LESS.

I, DANIEL E. KERSTEN, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP, UNLESS OTHERWISE NOTED.

DANIEL E. KERSTEN, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4925

THIS PLAT OF FULSHEAR RUN SECTION 3 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIRMAN

THIS PLAT OF FULSHEAR RUN SECTION 3 WAS APPROVED ON \_\_\_\_\_, 2020 BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

KIMBERLY KOPECKY, CITY SECRETARY

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2020 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

By: \_\_\_\_\_  
DEPUTY

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, TRENDMAKER HOMES, INC. A TEXAS CORPORATION, ACTING BY AND THROUGH JOE MANDOLA, PRESIDENT, BEING AN OFFICER OF TRENDMAKER HOMES, INC. A TEXAS CORPORATION, OWNER, HEREINAFTER REFERRED TO AS OWNERS OF THE 36.392 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FULSHEAR RUN SECTION 3, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

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

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF FULSHEAR RUN SECTION 3 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, THE TRENDMAKER HOMES, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOE MANDOLA, ITS PRESIDENT, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

TRENDMAKER HOMES, INC.  
A TEXAS CORPORATION

By: \_\_\_\_\_  
JOE MANDOLA, PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOE MANDOLA, PRESIDENT OF TRENDMAKER HOMES, INC., A TEXAS CORPORATION, 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 SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

## FINAL PLAT OF FULSHEAR RUN SECTION 3

A SUBDIVISION OF 36.392 ACRES OF LAND SITUATED IN THE RANDON & PENNINGTON LEAGUE, ABSTRACT 75, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

38 LOTS 4 RESERVES (7.641 ACRES) 3 BLOCKS

DECEMBER 20, 2019 JOB NO. 2145-3003.310

OWNERS:

**TRENDMAKER HOMES, INC.**  
A TEXAS CORPORATION  
JOE MANDOLA, PRESIDENT

16340 PARK TEN PLACE, SUITE 250, HOUSTON, TEXAS 77084  
PH: (281) 675-3200

**DHK CIRCLE S, LLC**

A TEXAS LIMITED PARTNERSHIP  
4511 YOAKUM BLVD., SUITE 100, HOUSTON, TEXAS 77006  
PH: (713) 961-0033

**THE ESTATE OF JOHN B. SMART, JR., DECEASED  
AND FRANCES B. SMART**

8135 BOIS D'ARCE LANE, RICHMOND, TEXAS 77406

ENGINEER:

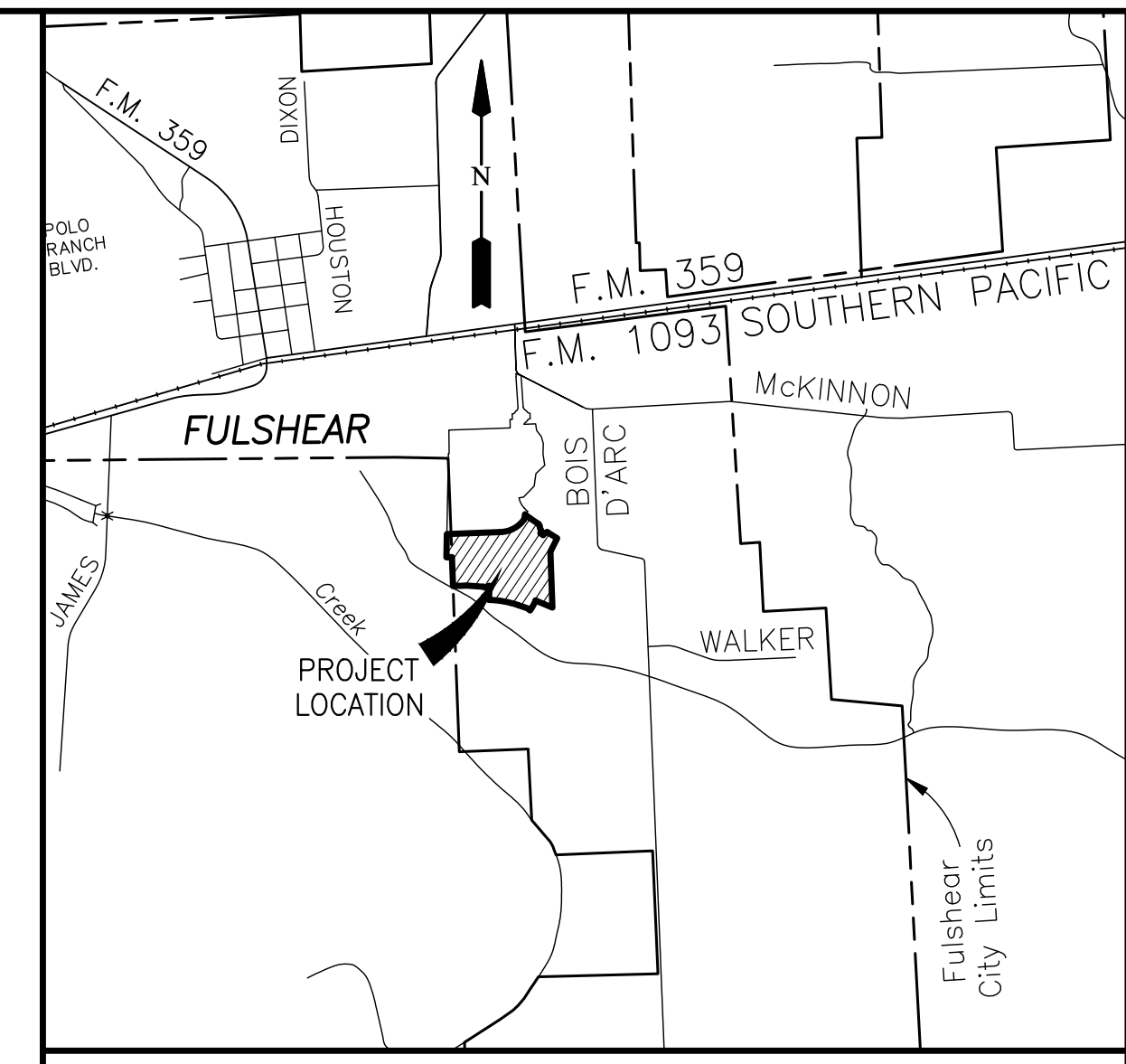
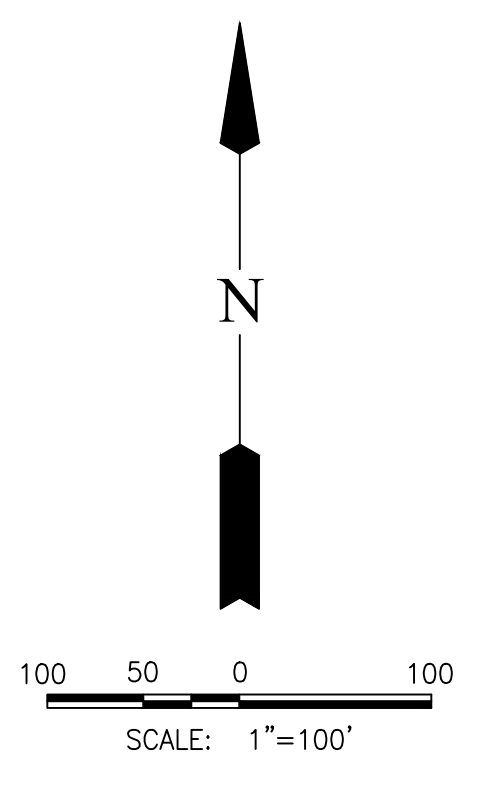
**DEDEN SERVICES, LLC**  
CIVIL ENGINEERING  
Texas Registered Engineering Firm F-10971

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





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



**VICINITY MAP**  
SCALE: 1" = 1/2 MILE  
KEY MAP NO. 523N

- NOTES:**
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
  - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 1038002860, DATED AUGUST 12, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
  - THIS PLAT LIES WHOLLY WITHIN FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 2, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED ISD, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
  - THIS SUBDIVISION LIES WITHIN ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0085L AND 48157C 0095L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
  - THE PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
  - ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME YESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
  - BLANKET EASEMENT 10 FEET IN WIDTH CENTER ALONG ELECTRIC DISTRIBUTION FACILITIES, TOGETHER WITH AN UNOBTSTRUCTED AERIAL EASEMENT(S) 10 FEET IN WIDTH EXTENDING UPWARD FROM A PLANE 16 FEET ABOVE GROUND LEVEL ADJOINING BOTH SIDES OF THE SAID EASEMENT, GRANTED TO RELIANT ENERGY HL&P, A DIVISION OF RELIANT ENERGY, INCORPORATED, AS SET OUT IN INSTRUMENT DATED JULY 18, 2000, FILED FOR RECORD UNDER CLERK'S FILE NO. 2000077944 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
  - BLANKET EASEMENT 10 FEET IN WIDTH CENTER ALONG ELECTRIC DISTRIBUTION FACILITIES, TOGETHER WITH AN UNOBTSTRUCTED AERIAL EASEMENT(S) 10 FEET IN WIDTH EXTENDING UPWARD FROM A PLANE 16 FEET ABOVE GROUND LEVEL ADJOINING BOTH SIDES OF THE SAID EASEMENT, GRANTED TO RELIANT ENERGY HL&P, A DIVISION OF RELIANT ENERGY, INCORPORATED, AS SET OUT IN INSTRUMENT DATED JULY 15, 2000, FILED FOR RECORD UNDER CLERK'S FILE NO. 2000077946 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
  - ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A 5 FOOT SIDE YARD BUILDING LINE.

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	459.61'	52°46'33"	423.35'	N 61°33'39"	408.54'
C2	852.78'	7°01'19"	104.51'	S 51°54'31"	104.45'
C3	3977.80'	2°01'08"	140.16'	S 56°25'44"	140.16'
C4	50.00'	55°39'00"	48.56'	S 29°36'48"	46.68'
C5	95.00'	30°44'02"	50.96'	S 17°09'18"	50.35'
C6	50.00'	68°27'14"	59.74'	S 01°42'18"	56.25'
C7	50.00'	51°03'37"	44.58'	N 58°51'50"	43.10'
C8	95.00'	8°09'00"	13.51'	N 80°19'09"	13.50'
C9	702.03'	14°00'58"	171.74'	S 29°18'03"	171.31'
C10	1488.00'	17°31'53"	455.30'	S 79°49'42"	453.53'
C11	1700.00'	0°04'11"	2.07'	N 88°37'44"	2.07'
C12	25.00'	49°08'20"	21.44'	S 66°46'01"	20.79'
C13	50.00'	92°35'21"	80.80'	S 88°29'31"	72.29'
C14	300.00'	11°35'12"	60.67'	N 41°43'26"	60.56'
C15	300.00'	33°36'48"	176.00'	S 30°42'38"	173.49'
C16	475.00'	41°54'42"	347.46'	S 07°03'07"	339.77'
C17	300.00'	21°25'43"	112.20'	S 17°17'36"	111.55'
C18	677.03'	42°53'16"	506.78'	N 14°51'54"	495.03'
C19	300.00'	25°13'46"	132.10'	S 83°28'11"	131.04'
C20	700.00'	22°59'18"	280.86'	N 82°20'57"	278.98'
C21	800.00'	1°44'01"	24.20'	N 87°01'24"	24.20'
C22	1725.00'	19°29'08"	586.65'	N 80°48'19"	583.82'
C23	325.00'	11°35'12"	65.72'	S 41°43'26"	65.61'
C24	275.00'	33°36'48"	161.33'	S 30°42'38"	159.03'
C25	450.00'	41°54'42"	329.17'	S 07°03'07"	321.88'
C26	325.00'	21°25'43"	121.55'	S 17°17'36"	120.84'
C27	702.03'	42°53'16"	525.50'	S 14°51'54"	513.31'
C28	652.03'	16°40'13"	189.71'	N 27°58'35"	189.04'
C29	25.00'	90°42'15"	39.58'	N 25°42'38"	35.57'
C30	1700.00'	17°36'04"	522.24'	N 79°51'48"	520.18'
C31	50.00'	27°21'57"	241.17'	N 00°22'49"	66.68'
C32	25.00'	47°16'51"	20.63'	S 65°04'38"	20.05'
C33	1750.00'	17°39'18"	539.24'	S 79°53'25"	537.11'
C34	25.00'	98°27'52"	42.96'	N 59°42'19"	37.87'
C35	652.03'	17°03'07"	194.05'	N 01°56'49"	193.34'
C36	275.00'	21°25'43"	102.85'	N 17°17'36"	102.25'
C37	500.00'	14°12'22"	123.97'	N 20°54'16"	123.66'
C38	25.00'	74°45'34"	32.62'	S 51°10'52"	30.35'
C39	325.00'	17°42'21"	100.43'	N 79°42'29"	100.03'
C40	675.00'	22°59'18"	270.83'	N 82°20'57"	269.01'
C41	750.00'	1°44'01"	22.69'	S 87°01'24"	22.69'
C42	25.00'	41°11'30"	17.97'	S 67°17'40"	17.59'
C43	50.00'	27°54'00"	240.58'	N 04°32'24"	67.12'
C44	25.00'	54°29'30"	23.78'	S 64°51'51"	22.89'
C45	700.00'	1°44'01"	21.18'	N 87°01'24"	21.18'
C46	725.00'	22°59'18"	290.89'	S 82°20'57"	288.94'
C47	275.00'	13°46'38"	66.13'	S 77°44'37"	65.97'
C48	25.00'	98°00'58"	42.77'	N 46°21'35"	37.74'
C49	500.00'	16°33'08"	144.45'	N 05°37'40"	143.94'
C50	325.00'	33°36'48"	190.66'	N 30°42'38"	187.94'
C51	275.00'	11°35'12"	55.61'	N 41°43'26"	55.52'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 09°23'12" E	75.99'
L2	S 54°04'10" E	50.00'
L3	N 34°37'59" E	24.07'
L4	N 53°43'31" W	50.00'
L5	N 71°03'46" W	144.75'
L6	N 01°24'21" E	212.00'
L7	S 87°45'03" W	84.90'
L8	S 35°55'50" W	30.90'
L9	S 70°51'18" E	87.82'
L10	S 02°06'35" E	6.44'
L11	S 35°55'50" W	30.90'
L12	N 70°51'18" W	87.82'
L13	S 87°53'25" W	86.42'
L14	N 87°53'25" E	74.76'
L15	S 70°51'18" E	87.82'
L16	N 35°55'50" E	30.90'
L17	S 34°10'52" W	53.83'
L18	S 41°40'30" E	25.00'
L19	S 86°28'30" E	52.38'
L20	S 61°31'21" E	11.93'
L21	S 10°07'58" E	37.77'

**RESERVE TABLE**

RESERVE	ACREAGE	SQ.FT.	TYPE
A	7.075	308,173	RESTRICTED TO OPEN SPACE/DRAINAGE
B	0.093	4,054	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.361	15,738	RESTRICTED TO OPEN SPACE (CEMETERY)
D	0.112	4,859	RESTRICTED TO OPEN SPACE/DRAINAGE
TOTAL	7.641	332,824	

**LOT SQ. FT.**

LOT	SQ. FT.
<b>BLOCK 3</b>	
LOT 1	32,411
LOT 2	27,965
LOT 3	22,019
LOT 4	21,811
LOT 5	22,171
LOT 6	22,348
LOT 7	22,715
LOT 8	22,111
LOT 9	23,955
LOT 10	43,778
LOT 11	22,104
LOT 12	22,854
LOT 13	22,320
LOT 14	21,805
LOT 15	22,022
LOT 16	21,800
LOT 17	22,179
LOT 18	23,197
LOT 19	25,619
LOT 20	25,349
LOT 21	24,970
LOT 22	24,593
LOT 23	28,216
LOT 24	25,866
LOT 25	44,020
LOT 26	43,875
LOT 27	43,757

**LOT SQ. FT.**

LOT	SQ. FT.
<b>BLOCK 1</b>	
LOT 1	46,181
LOT 2	52,209
LOT 3	43,589
LOT 4	43,560
LOT 5	43,560

**LOT SQ. FT.**

LOT	SQ. FT.
<b>BLOCK 2</b>	
LOT 1	25,274
LOT 2	22,614
LOT 3	22,614
LOT 4	22,614
LOT 5	22,614
LOT 6	22,614

RESIDUE OF SECTION FOUR PLAT NO. 20140164 F.B.C.P.R. CALLED 39.4818 ACRES FULSHEAR LAND PARTNERS, LTD. F.N. 2013028558 F.B.C.O.P.R.

CALLED 20.8858 ACRES DAVID MICHAEL MOBLEY & LISA LYNN MOBLEY F.N. 2013150711 F.B.C.O.P.R.

CALLLED 20.832 ACRES JOHN B. SMART, III AS INDEPENDENT EXECUTOR OF THE ESTATE OF JOHN B. SMART JR., DECEASED AND FRANCES B. SMART F.N. 2016002682 F.B.C.O.P.R.



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: 12-19-19 Date Received by the City of Fulshear:

Subdivision: Williams Center Fulshear Development: Church / Commercial

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Options for plat type: Preliminary, Replat, Amending Plat, Final, Vacation Plat, Short Form Final, Admin. (Minor) Plat.

TYPE OF PLAT: (Check Appropriate Selection)

Options for plat type: Single-Family Residential, Zero Lot Line/ Patio Home, Multi-Family Residential, Planned Development, Commercial / Church, Industrial.

Plat Location: City (checked) ETJ (Extraterritorial Jurisdiction)

Legal Description:

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

Total Acreage: 12.0550
Number of Streets: N/A
Number of Lots: 0
Number and Types of Reserves: 6 - see reserve table for type of reserves
Total Acres in Reserve: 12.0550

Owner: WESTPARK CHURCH OF CHRIST / KEITH H. and CYNTHIA A.WILLIAMS
Address: 8437 Bois D Arc lane
City/State: Richmond, Texas 77406
Telephone: 281-712-0000
Email Address: cemfah@consolidated.net

Engineer/Planner: Texas Engineering and Mapping Company
Contact Person: Ryan Moeckel
Telephone: 281-491-2525
Fax Number: 281-491-2535
Email Address: rmoeckel@team-civil.com

Table with title 'Platting Fees' listing costs for Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, 2nd Review of plats, TOTAL PLATTING FEE (\$801.38), and Park Fees.

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

Signature line with fields for SIGNATURE, TYPED OR PRINTED NAME/TITLE (Ryan Moeckel), and DATE (12-19-19).



STATE OF TEXAS -  
COUNTY OF FORT BEND:

We, Keith H. Williams and wife, Cynthia A. Williams, and Westpark Church of Christ, a Texas non-profit corporation, acting by and through Floyd Haskett, Designated Agent, hereinafter referred to as Owners of the 12.0550 acre tract described in the above and foregoing map of **WILLIAMS CENTER FULSHEAR**, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat do hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designed with aerial easements (U.E. & 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 shall be restricted to prevent the drainage of any septic tank into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land twenty (20' 0") feet wide on each side of the center line of any and all bayous, creeks, gulches, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Fulshear, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any times for the purpose 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 plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way is hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners do hereby 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 THE, Westpark Church of Christ, a Texas non-profit corporation, has caused these presents to be signed by Floyd Haskett, Designated Agent, thereunto authorized, this \_\_\_\_ day of \_\_\_\_\_, 2020.

Westpark Church of Christ, a Texas non-profit corporation

By: \_\_\_\_\_  
Floyd Haskett, Designated Agent

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

BEFORE ME, the undersigned authority, on this day personally appeared Floyd Haskett, Designated Agent of Westpark Church of Christ, a Texas non-profit corporation, 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 stated and on behalf of such entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

My Commission Expires \_\_\_\_\_  
Notary Public, in and for the State of Texas  
Print Name

Witness our hands in the County of \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_, 2020.

By: \_\_\_\_\_ Keith H. Williams  
By: \_\_\_\_\_ Cynthia A. Williams

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

BEFORE ME, the undersigned authority, on this day personally appeared Keith H. Williams and wife, Cynthia A. Williams, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

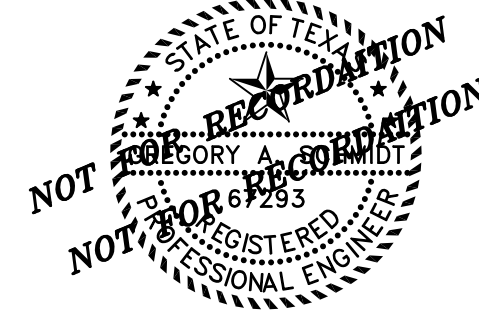
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

My Commission Expires \_\_\_\_\_  
Notary Public, in and for the State of Texas  
Print Name

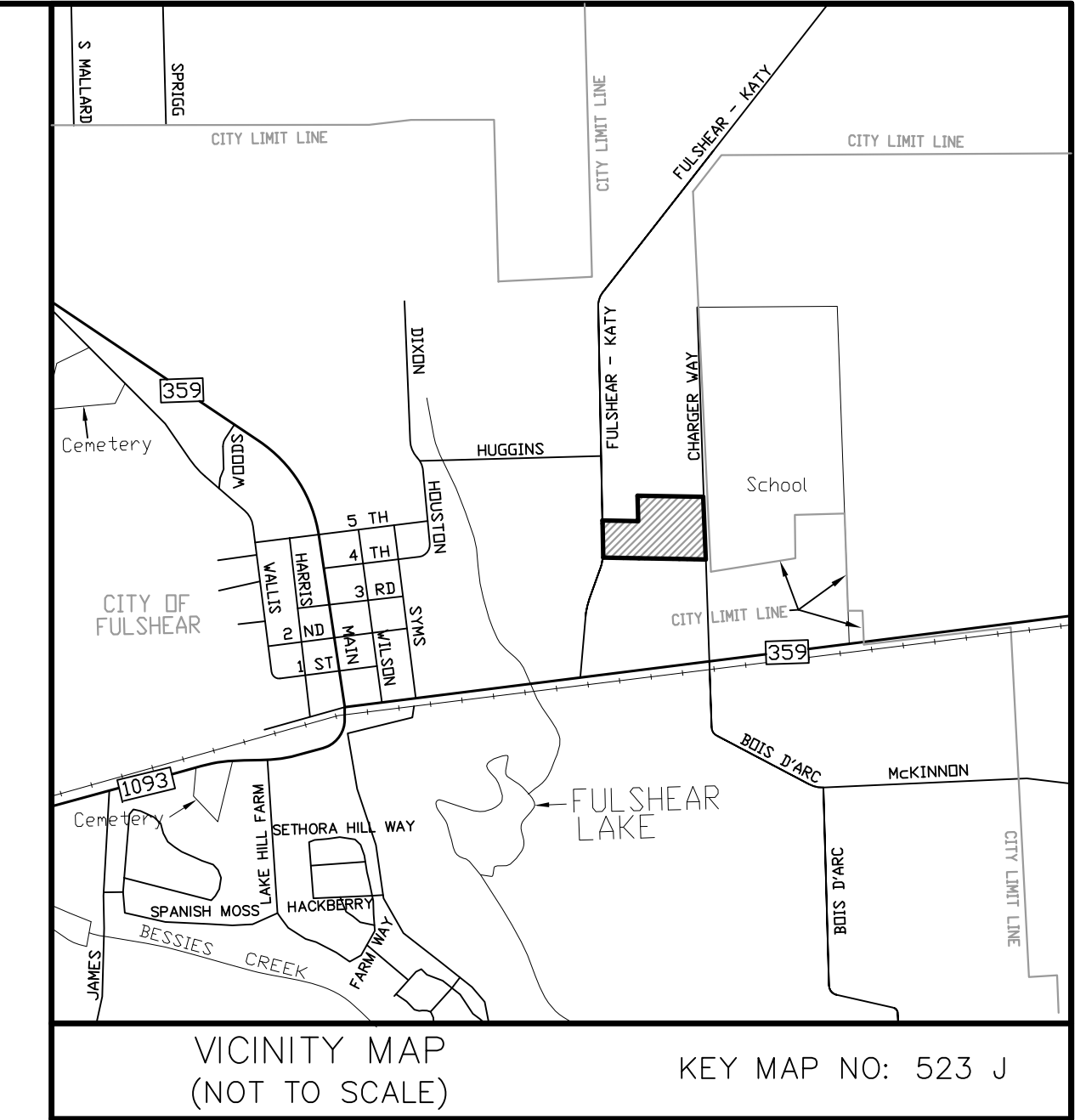
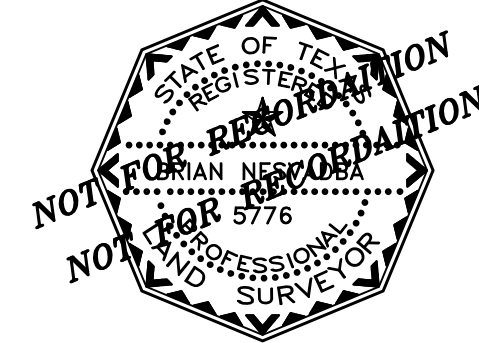
I, Gregory A. Schmidt, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

\_\_\_\_\_  
Gregory A. Schmidt, P.E.  
Texas Registration No. 67293



I, Brian Nevadba, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above 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 rods having an outside diameter of five-eighths (5/8) inch and a length of not less than three (3) feet unless otherwise noted hereon; and that the plat boundary corners have been tied to the nearest street intersection.

\_\_\_\_\_  
Brian Nevadba, R.P.L.S.  
Texas Registration No. 5776



I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_ 2020, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M, IN PLAT NUMBER(S) \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

By: \_\_\_\_\_  
LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

By: \_\_\_\_\_  
DEPUTY

NOTES:

- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE AS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE NGS C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99988151022.
- 2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0085 L EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 3.) ALL OF THE PROPERTY LOCATED IN THE ABOVE AND FOREGOING PLAT IS WHOLLY WITHIN THE CITY OF FULSHEAR, LAMAR C.I.S.D., AND FORT BEND COUNTY, TEXAS.
- 4.) THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE LZ3.
- 5.) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: T.E.A.M. - 281-491-2525, UNLESS OTHERWISE NOTED.
- 6.) SUBJECT TO TERMS AND CONDITIONS IN DEVELOPMENT AGREEMENT BETWEEN WESTPARK CHURCH OF CHRIST, KEITH H. WILLIAMS, AND THE CITY OF FULSHEAR.

A FIELD NOTE DESCRIPTION of a 12.0550 acre tract of land in the Enoch Latham Survey, Abstract No. 50, Fort Bend County, Texas; said 7,1616 acre tract being those three tracts of land conveyed to Westpark Church of Christ, as recorded in Fort Bend County Clerk's File Nos. 2017038323, 2017109632 and 2017122900; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a 1/2-inch iron pipe found in the east right-of-way line of Katy Fulshear Road for the northwest corner of a 14.4764 acre tract of land conveyed to Waggin Tails Pet Ranch, LLC, as recorded in Fort Bend County Clerk's File No. 2008036700 and for the southwest corner of the remainder of a 11.9035 acre tract conveyed to Keith H. Williams, as recorded in Fort Bend County Clerk's File No. 2014108212; from which a 1/2-inch iron pipe with cap found bears North 81° 11' 21" East - 0.60 feet;

THENCE, North 01° 20' 27" West - 333.46 feet with the east right-of-way line of said Katy Fulshear Road and with the west line of said 11.9035 acre tract to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for a southwest corner and POINT OF BEGINNING of this tract;

THENCE, North 01° 20' 27" West - 30.03 feet with the east right-of-way line of said Katy Fulshear Road to a 5/8-inch iron rod with cap stamped "Weisser" found for the southwest corner of a tract of land conveyed to AT&T Corp., as recorded in Fort Bend County Clerk's File Nos. 2006113730 and 2001103134 and for a northwest corner of this tract;

THENCE, South 88° 59' 07" East - 350.02 feet with the south line of said AT&T tract to a 5/8-inch iron rod with cap stamped "Kalkomey" found for the southeast corner of said AT&T tract and for an interior corner of this tract;

THENCE, North 01° 24' 06" West - 249.87 feet with the east line of said AT&T tract to a 5/8-inch iron rod with cap stamped "Kalkomey" found for the northeast corner of said AT&T tract and for a northwest corner of this tract; from which a 3/8-inch iron rod with cap found bears South 12° 07' 58" West - 0.44 feet;

THENCE, South 88° 59' 43" East, at a distance of 629.11 feet pass an iron pipe found and continuing for a total distance of 643.47 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set in the west right-of-way line of Bois D'Arc Road (Restricted Reserve "E", 84 foot wide public right-of-way), according to the map or plat recorded in Plat No. 20110054 of the Fort Bend County Plat Records for the northeast corner of this tract;

THENCE, South 02° 24' 47" East - 250.21 feet with the west right-of-way line of said Bois D'Arc Road to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the southeast corner of this tract;

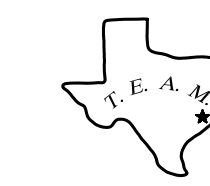
THENCE, North 88° 59' 07" West - 267.50 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for an interior corner of this tract;

THENCE, South 03° 06' 55" East - 364.45 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set in the north line of said 14.4764 acre tract for a southeast corner of this tract; from which a 1/2-inch iron pipe found bears South 88° 57' 36" East - 255.18 feet;

THENCE, North 88° 57' 36" West - 391.31 feet with the north line of said 14.4764 acre tract to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for a southwest corner of this tract;

THENCE, North 01° 24' 06" West - 333.63 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for an interior corner of this tract;

THENCE, North 88° 59' 07" West - 350.05 feet to the POINT OF BEGINNING and containing 12.0550 acres of land.



FINAL PLAT OF  
**WILLIAMS CENTER  
FULSHEAR**  
A SUBDIVISION OF 12.0550 ACRES OF LAND IN THE  
ENOCH LATHAM SURVEY,  
ABSTRACT NO. 50,  
CITY OF FULSHEAR,  
FORT BEND COUNTY, TEXAS

1 BLOCK 6 RESERVES 0 LOTS  
~ OWNER ~

**KEITH H. WILLIAMS and wife, CYNTHIA A. WILLIAMS**

8437 Fulshear Run Trace  
Richmond, Texas 77406

PHONE: 281.533.0241

~ OWNER ~

**WESTPARK CHURCH OF CHRIST**

a Texas Non-profit corporation

P.O. Box 911

Katy, Texas 77492

PHONE: 281.712.1492

~ SURVEYOR / ENGINEER ~

**TEXAS ENGINEERING AND MAPPING COMPANY**

12718 Century Drive  
Stafford, Texas 77477

PHONE: 281.491.2525 FAX: 281.491.2535

SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906

www.team-civil.com

Job No. 1301-1

DECEMBER 19, 2019

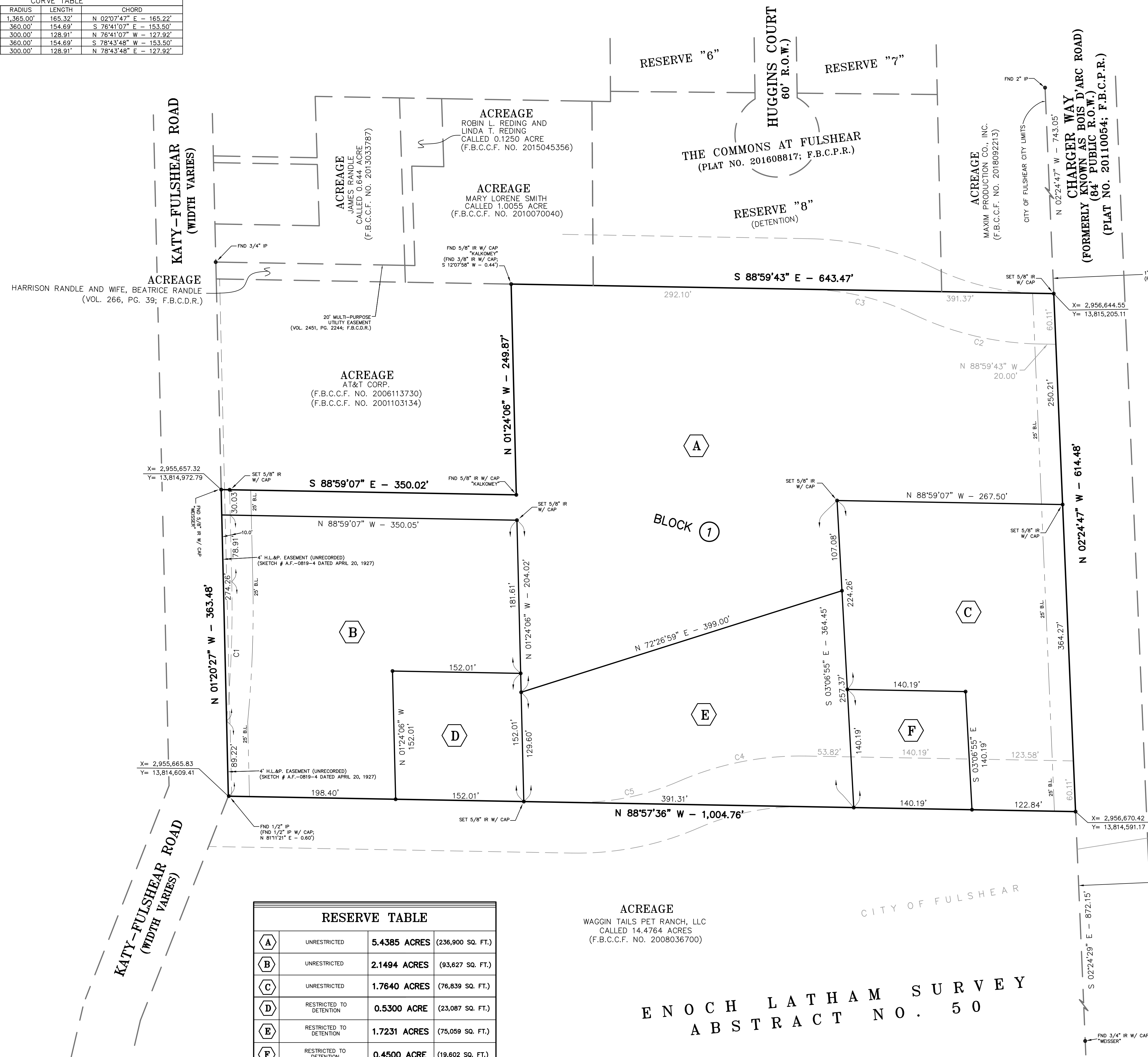
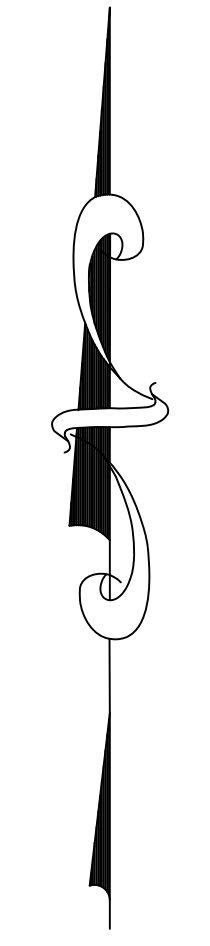
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	6°56'22"	1,365.00'	165.32'	N 02°07'47" E - 165.22'
C2	24°37'12"	360.00'	154.69'	S 78°41'07" E - 153.50'
C3	24°37'12"	300.00'	128.91'	N 78°41'07" W - 127.92'
C4	24°37'12"	360.00'	154.69'	S 78°43'48" W - 153.50'
C5	24°37'12"	300.00'	128.91'	N 78°43'48" E - 127.92'

**LEGEND**

- B.L. - BUILDING LINE
- ESMT. - EASEMENT
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- FND - FOUND
- IP - IRON PIPE
- IR - IRON ROD
- R.D.V. - RIGHT OF WAY
- SO. FT. - SQUARE FEET
- W/ - WITH

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 60 ft.



RESTRICTED RESERVE "A"  
LAMAR C.I.S.D. HIGH SCHOOL NO. 5  
COMPLEX  
(PLAT NO. 20110054; F.B.C.P.R.)

CITY OF FULSHEAR ETJ

FINAL PLAT OF  
**WILLIAMS CENTER  
FULSHEAR**  
A SUBDIVISION OF 12.0550 ACRES OF LAND  
IN THE ENOCH LATHAM SURVEY,  
ABSTRACT NO. 50,  
CITY OF FULSHEAR,  
FORT BEND COUNTY, TEXAS  
1 BLOCK 6 RESERVES 0 LOTS  
~ OWNER ~  
**KEITH H. WILLIAMS and wife, CYNTHIA A. WILLIAMS**  
8437 Bois D Arc Lane  
Richmond, Texas 77406  
PHONE: 281.712.0000

~ OWNER ~  
**WESTPARK CHURCH OF CHRIST**  
a Texas Non-profit corporation  
P.O. Box 911  
Katy, Texas 77492  
PHONE: 281.712.1492  
~ SURVEYOR / ENGINEER ~  
**TEXAS ENGINEERING AND MAPPING COMPANY**  
12718 Century Drive  
Stafford, Texas 77477  
PHONE: 281.491.2525 FAX: 281.491.2535  
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. P-2906  
www.team-civil.com  
Job No. 1301-1  
DECEMBER 19, 2019

RESERVE TABLE			
A	UNRESTRICTED	5.4385 ACRES	(236,900 SQ. FT.)
B	UNRESTRICTED	2.1494 ACRES	(93,627 SQ. FT.)
C	UNRESTRICTED	1.7640 ACRES	(76,839 SQ. FT.)
D	RESTRICTED TO DETENTION	0.5300 ACRE	(23,087 SQ. FT.)
E	RESTRICTED TO DETENTION	1.7231 ACRES	(75,059 SQ. FT.)
F	RESTRICTED TO DETENTION	0.4500 ACRE	(19,602 SQ. FT.)

ACREAGE  
WAGGIN TAILS PET RANCH, LLC  
CALLED 14.4764 ACRES  
(F.B.C.C.F. NO. 2008036700)

ENOCH LATHAM SURVEY  
ABSTRACT NO. 50

DRAWING INFO: Z:\jph\1301-1\dwg\1301-1\_P1\_B1\_Final.dwg DEC 19, 2019 1:35 PM



**CITY OF FULSHEAR**  
 PO Box 279 / 30603 FM 1089  
 Fulshear, Texas 77441  
 Phone: 281-346-1796 ~ Fax: 281-346-2356  
 www.fulsheartexas.gov

**Subdivision/Development Platting Application**

Date: 12/20/2019 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: BONTERRA AT CROSS CREEK RANCH Development: CROSS CREEK RANCH

**SECTION ELEVEN A**

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: 9.684 ACRES OF LAND LOCATED IN THE M. AUTREY SURVEY, A-100

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

Total Acreage: 9.684  
 Number of Streets: 3  
 Number of Lots: 38  
 Number and Types of Reserves: 3  
 Total Acres in Reserve: 0.5999

Owner: TAYLOR MORRISON OF TEXAS, INC.  
 Address: 2929 BRIARPARK DRIVE, SUITE 400  
 City/State: HOUTSON, TX 77042  
 Telephone: 713-598-3000  
 Email Address: \_\_\_\_\_

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b>	<b>\$932.10</b>
Park Fees (due at Final Plat Application)	_____

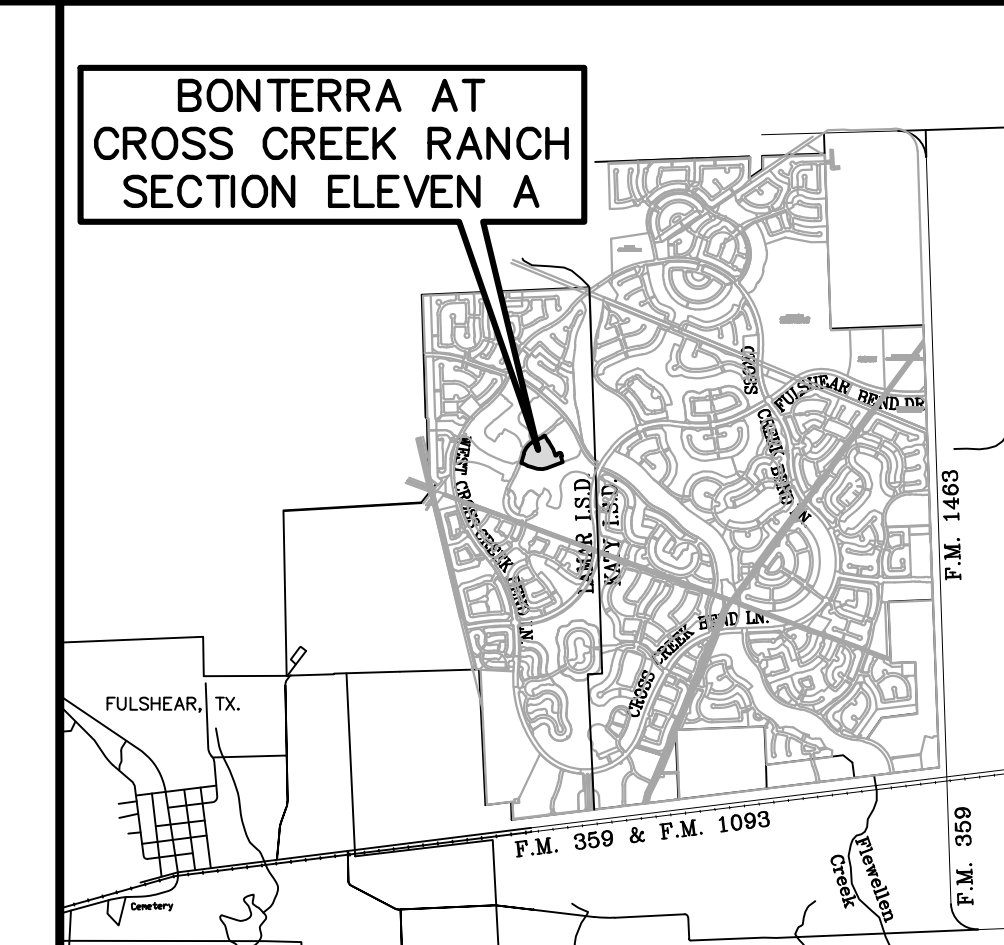
This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete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

SIGNATURE

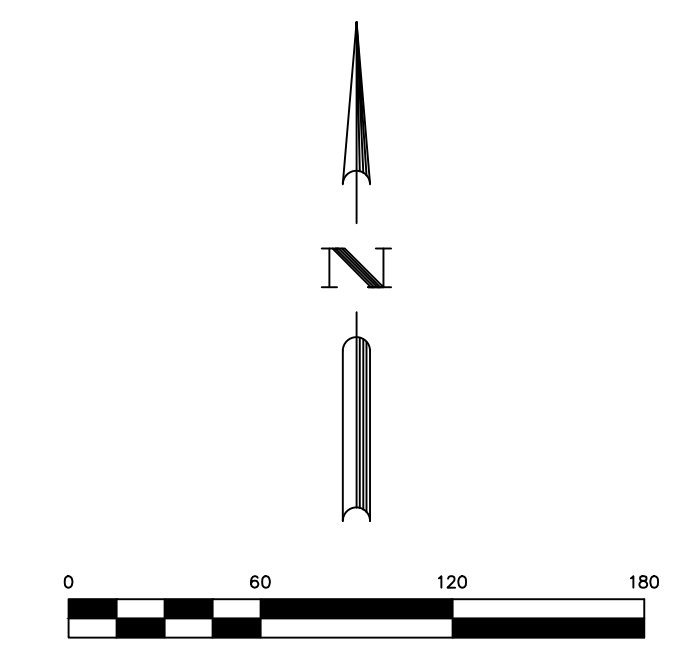
Trey DeVillier  
 TYPED OR PRINTED NAME/TITLE

12/20/2019  
 DATE





VICINITY MAP  
N.T.S.



- GENERAL NOTES
- "U.E." indicates "Utility Easement".
  - "B.L." indicates "Building Line".
  - "G.B.L." indicates "Garage Building Line".
  - "P.A.E. & P.U.E." indicates Permanent Access Easement and Public Utility Easement.
  - "W.L.E." indicates "Water Line Easement".
  - "SAN.S.E." indicates "Sanitary Sewer Easement".
  - "STM.S.E." indicates "Storm Sewer Easement".
  - "D.E." indicates "Drainage Easement".
  - "A.E." indicates "Aerial Easement".
  - "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
  - "F.B.C.P.R." indicates "Plat Records of Fort Bend County".
  - "F.B.C.D.R." indicates "Deed Records of Fort Bend County".
  - The coordinates shown herein are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale 1.00011497.
  - Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83 and is referenced to BONTERRA AT CROSS CREEK RANCH SECTION ONE.
  - One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
  - 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. 601489 and dated December 12, 2019.
  - The property lies in the Unshaded Zone "X" (areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0105L, Revised April 2, 2014.
  - Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC" at all plat boundary corners unless otherwise noted.
  - (F) indicates Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC".
  - All lots are subject to a five (5) foot side lot building line on each side except corner lots which have a five (5) foot side lot building line on the inner lot line and a ten (10) foot building line on the street side.
  - All split 14 foot Utility Easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
  - All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.
  - 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 subdivision.

# BONTERRA AT CROSS CREEK RANCH SECTION ELEVEN A

A SUBDIVISION OF 9.684 ACRES OF LAND  
LOCATED IN THE  
M. AUTREY SURVEY, A-100  
CITY OF FULSHEAR  
FORT BEND COUNTY, TEXAS

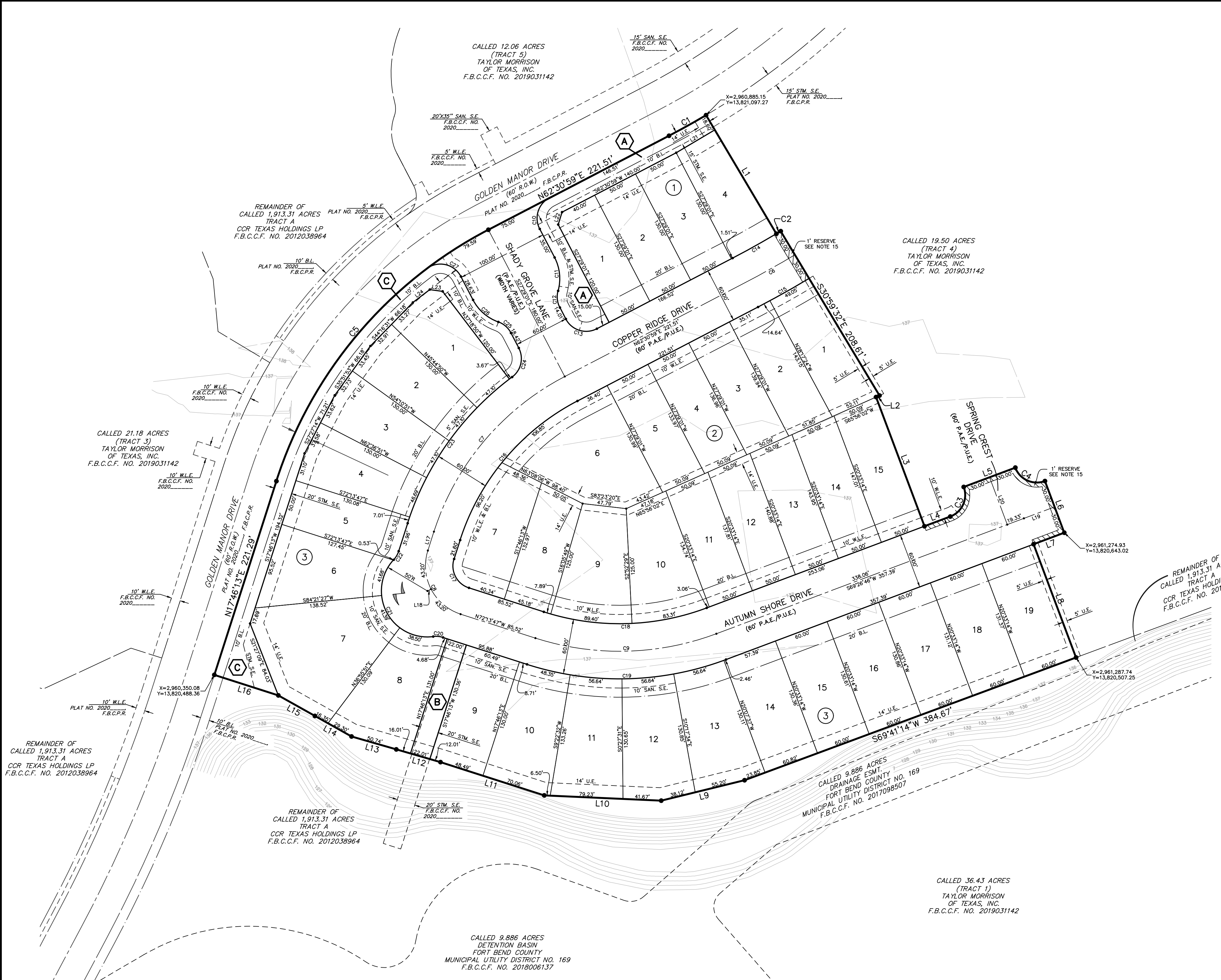
LOTS: 38 RESERVES: 3 BLOCKS: 3  
SCALE: 1"=60' DATE: DECEMBER 20, 2019

OWNER:  
TAYLOR MORRISON OF TEXAS, INC.  
2929 BRIARPARK DRIVE, SUITE 400  
HOUSTON, TEXAS 77042  
(713) 598-3000  
ROBERT L. SKINNER

LAND PLANNER:  
META PLANNING + DESIGN  
24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494  
(281) 810-1422



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



LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S30°40'16"E	150.00'
L2	S65°56'02"W	4.07'
L3	S20°33'14"E	150.08'
L4	N69°26'46"E	30.00'
L5	N69°26'46"E	60.00'
L6	S20°33'14"E	60.00'
L7	S69°26'46"W	35.67'
L8	S20°33'14"E	131.62'
L9	S76°13'58"W	93.33'
L10	N87°25'29"W	127.41'
L11	N72°13'47"W	118.56'
L12	N73°55'15"W	50.02'
L13	N73°55'15"W	50.74'
L14	N60°41'03"W	45.66'
L15	N60°41'03"W	45.66'
L16	N72°13'47"W	73.13'
L17	N17°46'13"E	21.60'
L18	N62°46'13"E	4.40'
L19	S69°26'46"W	35.67'
L20	S20°33'14"E	55.00'
L21	S59°19'50"W	48.77'
L22	S17°30'59"W	14.14'
L23	N82°18'50"W	14.14'
L24	S52°41'10"W	23.09'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	830.00'	3°11'15"	46.18'	N 60°55'21" E	46.17'
C2	980.00'	0°19'15"	5.49'	N 59°10'01" E	5.49'
C3	25.00'	90°00'00"	39.27'	N 24°26'46" E	35.36'
C4	25.00'	90°00'00"	39.27'	S 65°33'14" E	35.36'
C5	470.00'	44°44'46"	367.05'	N 40°08'36" E	357.80'
C6	1010.00'	3°30'30"	61.85'	N 60°45'44" E	61.84'
C7	290.00'	44°44'46"	226.48'	S 40°08'36" W	220.77'
C8	55.00'	90°00'00"	86.39'	S 27°13'47" E	77.78'
C9	300.00'	38°19'27"	200.66'	N 88°36'30" E	196.95'
C10	25.00'	90°00'00"	39.27'	S 17°30'59" W	35.36'
C11	50.00'	42°50'00"	37.38'	S 6°04'01" E	36.51'
C12	25.00'	42°50'00"	18.69'	S 6°04'01" E	18.26'
C13	25.00'	90°00'00"	39.27'	S 72°29'01" E	35.36'
C14	980.00'	3°11'15"	54.52'	N 60°55'22" E	54.51'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C15	1040.00'	3°30'30"	63.68'	S 60°45'44" W	63.67'
C16	260.00'	44°44'46"	203.05'	S 40°08'36" W	197.93'
C17	25.00'	90°00'00"	39.27'	S 27°13'47" W	35.36'
C18	270.00'	38°19'27"	180.60'	N 88°36'30" E	177.25'
C19	330.00'	38°19'27"	220.73'	S 88°36'30" W	216.64'
C20	25.00'	24°57'05"	10.89'	N 84°42'20" W	10.80'
C21	50.00'	139°54'10"	122.09'	N 27°13'48" W	93.94'
C22	25.00'	24°57'04"	10.89'	N 30°14'45" E	10.80'
C23	320.00'	35°34'22"	198.68'	N 35°33'24" E	195.50'
C24	25.00'	80°49'36"	35.27'	N 12°55'47" E	32.41'
C25	25.00'	42°50'00"	18.69'	N 48°54'01" W	18.26'
C26	50.00'	42°50'00"	37.38'	N 48°54'01" W	36.51'
C27	25.00'	99°42'10"	43.50'	N 77°20'06" W	38.22'

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
(A)	0.1820 AC. / 7,928 S.F.	LANDSCAPE/OPEN SPACE
(B)	0.0660 AC. / 2,875 S.F.	LANDSCAPE/OPEN SPACE
(C)	0.3519 AC. / 15,329 S.F.	LANDSCAPE/OPEN SPACE







**CITY OF FULSHEAR**  
 PO Box 279 / 30803 FM 1093  
 Fulshear, Texas 77441  
 Phone: 281-346-1796 ~ Fax: 281-346-2556  
 www.fulsheartexas.gov

**Subdivision/Development Platting Application**

Date: 12/20/2019 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: GOLDEN MANOR DRIVE EXTENSION Development: CROSS CREEK RANCH

**AND RESERVES**

**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: 56.33 ACRES OF LAND LOCATED IN THE M. AUTREY SURVEY, A-100 & THE J.W. SCOTT SURVEY, A-321

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

Total Acreage: 56.33  
 Number of Streets: 1  
 Number of Lots: 0  
 Number and Types of Reserves: 3  
 Total Acres in Reserve: 53.28

Owner: CCR TEXAS HOLDINGS, LP & CCR LOAN SUBSIDIARY 1, L.P.  
 Address: 5005 RIVERWAY, STE. 500  
 City/State: HOUSTON, TX 77058  
 Telephone: 713-980-9977  
 Email Address: \_\_\_\_\_

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b>	<b>\$1,908.25</b>
Park Fees (due at Final Plat Application)	_____

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

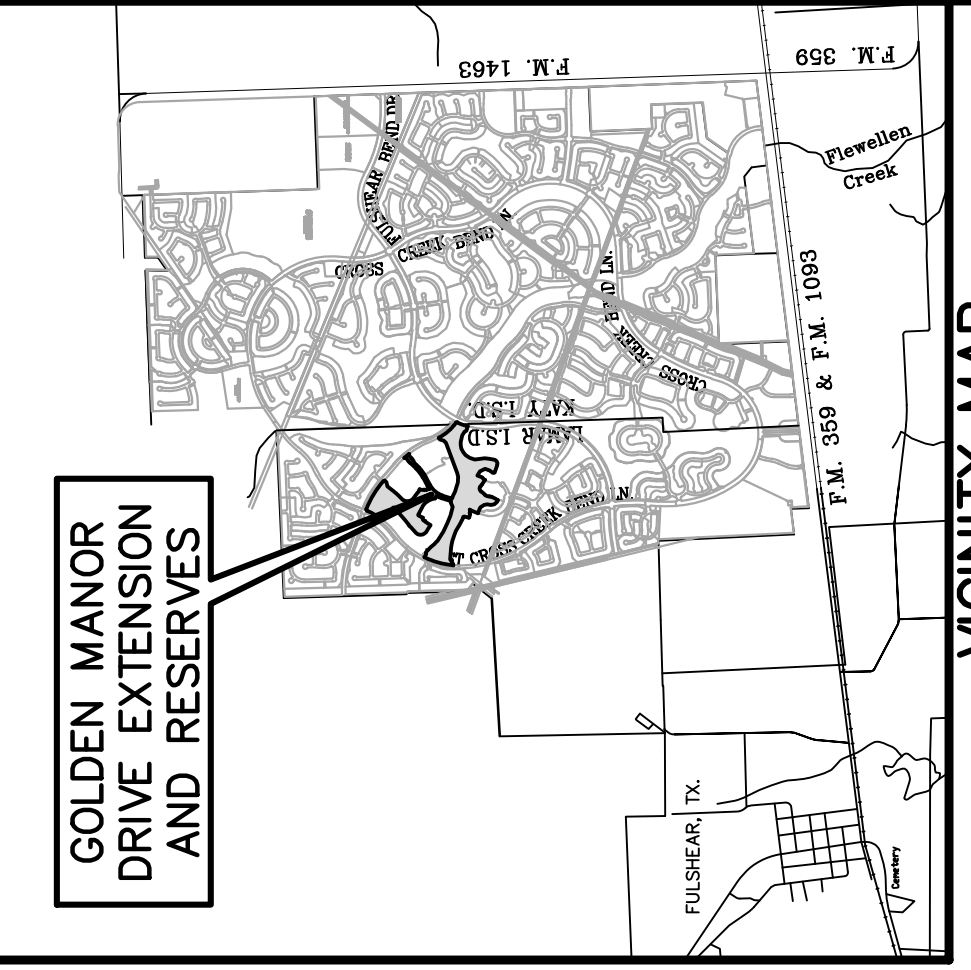
Trey DeVillier **Trey DeVillier** 12/20/2019  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE



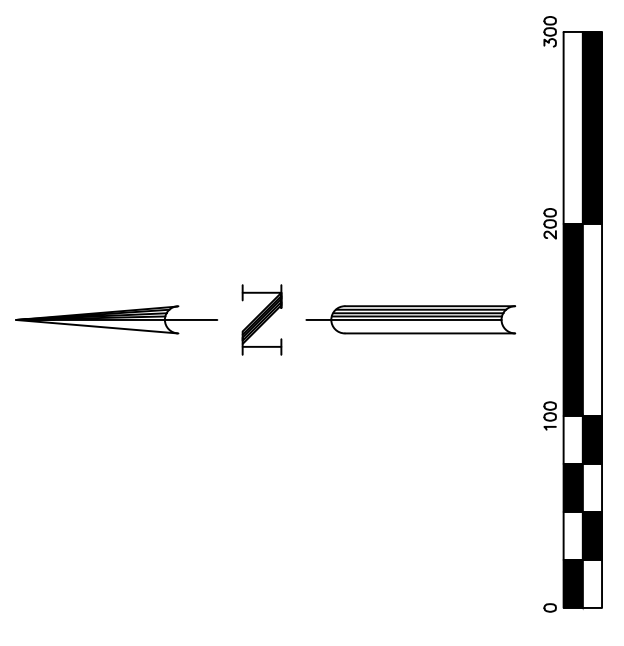




**GOLDEN MANOR DRIVE EXTENSION AND RESERVES**

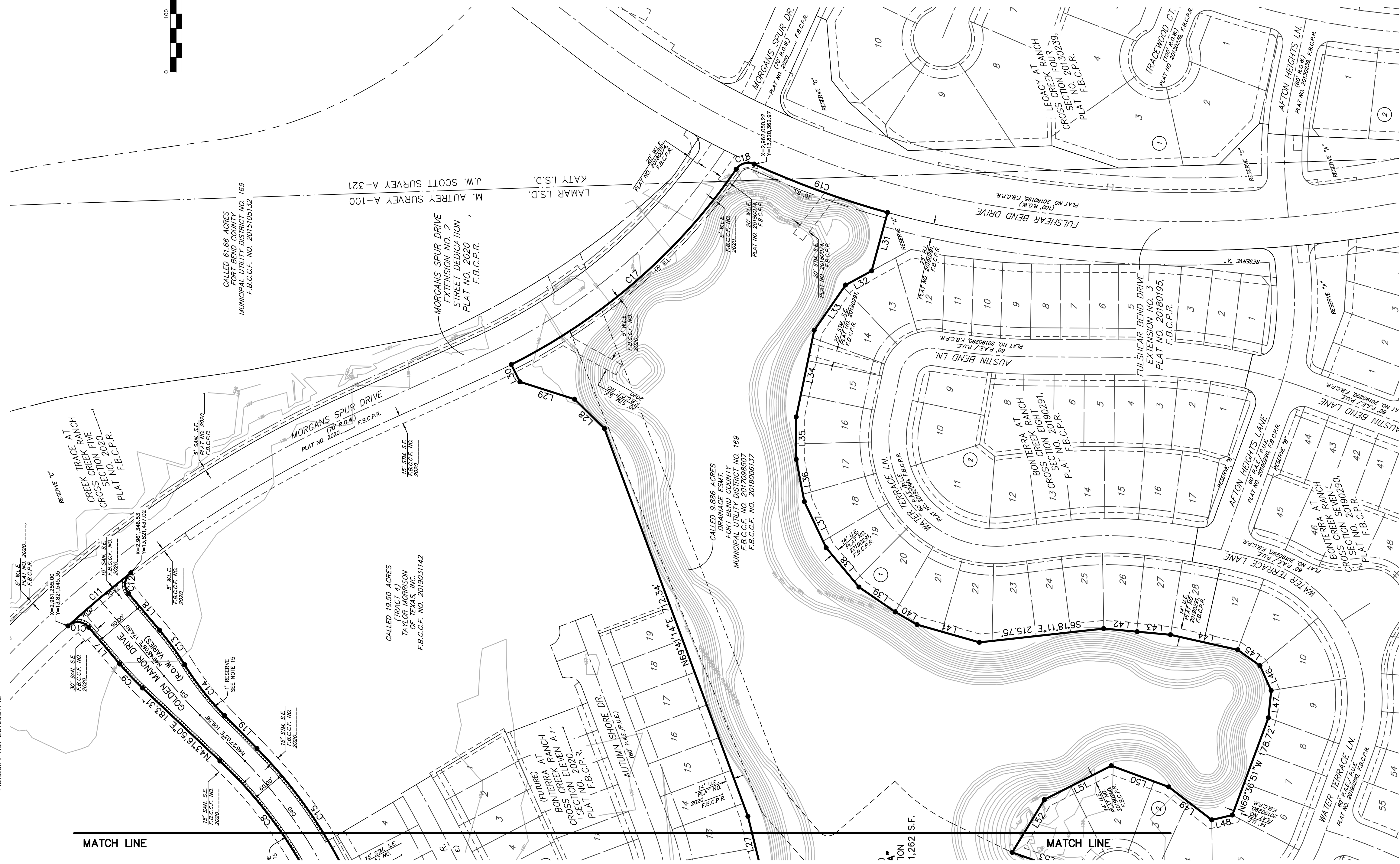


**VICINITY MAP**  
N.T.S.



**CURVE DATA**

NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	25.00'	88°29'18"	38.61'	N 67°16'34" E	34.89'
C2	2150.00'	19°34'29"	734.53'	S 58°41'32" E	730.96'
C3	130.00'	44°03'26"	99.96'	S 7°35'33" W	97.52'
C4	25.00'	34°06'38"	14.88'	S 23°7'08" W	14.66'
C5	50.00'	47°09'29"	41.15'	S 3°54'16" E	40.00'
C6	25.00'	82°14'01"	35.88'	S 13°38'00" W	32.88'
C7	530.00'	7°45'59"	71.84'	N 58°38'00" E	71.79'
C8	770.00'	19°15'44"	258.86'	N 52°53'07" E	257.65'
C9	500.00'	6°31'18"	56.91'	N 46°32'28" E	56.88'
C10	25.00'	92°09'02"	40.18'	N 3°45'37" E	35.99'
C11	25.00'	41°00'4"	141.85'	S 40°11'52" E	141.82'
C12	25.00'	92°05'02"	40.18'	N 84°09'21" W	35.99'
C13	500.00'	82°25'27"	73.51'	S 54°00'51" W	73.45'
C14	500.00'	12°46'32"	111.49'	S 51°50'19" W	111.26'
C15	830.00'	17°03'56"	247.22'	S 53°59'01" W	246.30'
C16	470.00'	44°44'46"	367.05'	S 40°08'36" W	357.80'
C17	1035.00'	28°42'49"	918.69'	S 40°57'39" E	913.28'
C18	25.00'	79°43'43"	34.79'	S 15°27'12" E	32.05'
C19	1550.00'	9°02'46"	244.73'	S 19°53'16" W	244.46'
C20	1430.00'	4°55'16"	122.82'	N 57°26'51" W	122.78'
C21	800.00'	3°51'20"	53.83'	N 53°03'33" W	53.82'
C22	80.00'	91°43'04"	128.06'	S 83°00'35" W	114.82'
C23	125.00'	38°51'22"	84.77'	S 24°46'22" W	83.16'
C24	150.00'	18°42'43"	48.99'	S 14°42'03" W	48.77'
C25	915.00'	9°15'19"	147.81'	S 28°11'04" W	147.65'
C26	1530.00'	7°18'02"	194.95'	N 23°16'56" E	194.82'
C27	25.00'	87°14'07"	38.06'	S 70°33'01" W	34.49'
C28	50.00'	50°04'08"	43.69'	S 89°08'00" W	42.32'
C29	25.00'	42°50'00"	18.69'	S 85°30'56" W	18.26'
C30	970.00'	10°31'7"	17.86'	N 72°32'25" W	17.86'
C31	1765.00'	21°47'46"	671.43'	N 15°35'12" E	667.39'
C32	530.00'	13°09'14"	121.68'	N 24°20'50" E	121.41'
C33	50.00'	118°58'15"	103.82'	S 54°44'07" W	86.15'
C34	50.00'	102°09'43"	89.15'	N 44°17'18" W	77.80'
C35	1535.00'	15°15'14"	408.67'	N 30°39'32" E	407.46'
C36	1500.00'	8°21'00"	218.61'	S 23°48'25" W	218.41'
C37	1500.00'	10°12'43"	267.35'	N 22°52'34" E	266.99'
C38	500.00'	44°44'46"	390.48'	S 40°08'36" W	380.64'
C39	800.00'	17°03'56"	238.28'	N 53°59'01" E	237.40'
C40	1200.00'	4°21'05"	91.14'	S 47°37'36" W	91.11'
C41	1530.00'	10°12'43"	272.69'	S 22°52'34" W	272.33'
C42	1470.00'	1°02'58"	28.03'	N 27°27'26" E	28.03'
C43	1470.00'	10°12'43"	282.00'	N 22°52'34" E	281.65'
C44	1470.00'	10°12'43"	282.00'	N 42°50'14" E	218.81'
C45	530.00'	23°48'33"	220.40'	N 42°50'14" E	218.81'



**LINE DATA**

NUMBER	BEARING	DISTANCE
L101	N47°07'48"W	43.41'
L102	N29°44'56"W	41.95'
L103	N12°31'03"W	41.95'
L104	N4°25'50"E	41.95'
L106	N38°44'52"E	43.93'
L107	N45°22'53"E	98.24'
L108	N49°21'00"E	88.44'
L109	N5°09'34"E	14.34'
L110	N69°54'45"E	30.00'
L111	S84°01'53"E	14.14'
L112	N50°58'07"E	149.38'
L113	N48°46'35"E	151.74'
L114	N51°44'40"E	98.46'
L115	N46°24'46"E	98.46'
L116	N1°34'59"W	20.08'
L117	N49°34'45"W	106.75'
L118	N83°12'27"W	20.00'
L119	N5°22'10"W	20.00'
L120	N48°12'55"W	108.68'
L121	N72°10'50"W	40.20'
L122	S17°46'13"W	37.90'
L123	N17°46'13"E	37.90'

**LINE DATA**

NUMBER	BEARING	DISTANCE
L76	N70°00'54"W	66.29'
L77	N73°17'17"W	66.29'
L78	N76°33'40"W	66.29'
L79	N79°50'04"W	91.49'
L80	S55°13'47"W	130.42'
L81	N85°18'40"W	23.02'
L82	S63°11'25"E	75.97'
L83	N87°41'15"E	44.78'
L84	S47°13'52"E	150.40'
L85	S40°00'51"E	113.30'
L86	S45°05'10"E	66.32'
L87	S45°50'11"E	23.28'
L88	N65°02'11"E	105.12'
L89	S72°13'47"E	35.15'
L90	N59°04'33"W	65.79'
L91	N57°22'27"W	57.51'
L92	N27°51'10"W	97.62'
L93	N37°33'43"W	87.63'
L94	N48°59'00"W	77.84'
L95	S70°56'25"W	20.53'
L96	S24°07'17"W	111.43'
L97	S85°15'00"W	26.16'
L98	S32°47'46"W	135.00'
L99	N57°12'14"W	82.83'
L100	N55°42'14"W	98.48'

**LINE DATA**

NUMBER	BEARING	DISTANCE
L51	N28°47'07"W	129.24'
L52	N88°41'09"W	106.60'
L53	S19°19'49"W	119.08'
L54	S62°04'36"W	39.09'
L55	S31°18'51"W	45.05'
L56	S52°04'41"W	33.46'
L57	N62°46'05"W	35.54'
L58	N40°26'30"W	83.35'
L59	N11°25'59"W	78.93'
L60	N7°46'23"E	78.84'
L61	N81°01'18"W	75.06'
L62	N33°31'57"W	92.25'
L63	N85°33'35"W	46.12'
L64	N70°22'06"W	39.53'
L65	N70°22'05"W	60.00'
L66	N65°49'58"W	20.82'
L67	N73°04'04"W	55.66'
L68	N16°55'56"E	115.03'
L69	N26°18'01"W	21.86'
L70	N69°31'58"W	52.91'
L71	N65°13'05"W	58.57'
L72	N61°22'35"W	59.01'
L73	N60°21'41"W	186.05'
L74	N86°31'53"E	0.19'
L75	N66°44'30"W	99.48'

**LINE DATA**

NUMBER	BEARING	DISTANCE
L26	S87°25'29"E	127.41'
L27	N78°13'58"E	93.33'
L28	N44°30'07"E	72.01'
L29	N17°40'13"E	98.91'
L30	N6°23'46"E	33.19'
L31	N74°39'55"W	104.24'
L32	N28°32'44"W	51.19'
L33	N57°19'50"W	94.83'
L34	N78°16'38"W	152.29'
L35	N60°00'00"W	73.10'
L36	S79°11'01"W	74.04'
L37	S64°39'01"W	88.09'
L38	S50°05'01"W	88.09'
L39	S34°25'57"W	75.71'
L40	S30°16'11"W	43.57'
L41	S15°48'43"W	111.49'
L42	S5°19'39"W	57.71'
L43	S5°19'39"W	57.71'
L44	S12°39'14"W	118.80'
L45	S35°22'18"W	46.96'
L46	S65°36'54"W	46.96'
L47	N84°03'28"W	47.25'
L48	N31°7'00"W	36.24'
L49	N37°24'01"E	93.44'
L50	N20°14'11"E	105.47'

**LINE DATA**

NUMBER	BEARING	DISTANCE
L1	S48°54'18"E	26.61'
L2	S41°05'42"W	62.51'
L3	S76°13'45"W	92.86'
L4	S38°42'19"W	160.43'
L5	S39°49'17"W	120.00'
L6	S45°52'22"W	176.93'
L7	S21°32'06"W	70.48'
L8	S1°39'05"W	61.35'
L9	S18°13'56"E	55.57'
L10	S35°02'26"E	47.76'
L11	S49°06'44"E	35.32'
L12	S54°59'20"E	137.21'
L13	S44°44'44"E	50.05'
L14	S84°58'10"E	15.16'
L15	S60°22'44"E	37.34'
L16	S27°29'01"E	40.09'
L17	N49°48'08"E	82.62'
L18	S49°48'08"W	82.62'
L19	S45°27'03"W	79.54'
L20	S72°13'47"E	73.13'
L21	S60°41'03"E	45.66'
L22	S60°41'03"E	45.66'
L23	S73°55'15"E	50.74'
L24	S73°55'15"E	50.02'
L25	S72°13'47"E	118.56'

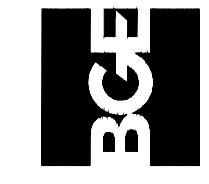
# GOLDEN MANOR DRIVE EXTENSION AND RESERVES

A SUBDIVISION OF 56.33 ACRES OF LAND LOCATED IN THE M. AUTREY SURVEY, A-100 AND THE J.W. SCOTT SURVEY, A-321 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

RESERVES: 3  
BLOCKS: 3  
DATE: DECEMBER 20, 2019  
SCALE: 1"=100'

OWNER: META PLANNING + DESIGN  
24275 KATY FREEMAN, SUITE 200  
HOUSTON, TEXAS 77058  
(713) 960-9977  
LARRY JOHNSON

CROSS CREEK RANCH  
BGE, Inc.  
10000 Westheimer, Suite 400, Houston, TX 77042  
Tel: 281-568-8700  
www.bgeinc.com  
TBE Registration No. F-1046  
TBE License No. 0000000004  
JASON M. SVATEK, P.E.





DESCRIPTION OF A 56.33 ACRE TRACT OF LAND SITUATED IN THE M. AUTREY SURVEY, ABSTRACT NO. 100 AND THE J. W. SCOTT SURVEY, ABSTRACT 321 CITY OF FULSHEAR FORT BEND COUNTY, TEXAS

BEING a 56.33 acre (2,453,726 square foot) tract of land situated in the M. Autrey Survey, Abstract No. 100, and the J. W. Scott Survey, Abstract 321, City of Fulshear of Fort Bend County, Texas and being a portion of a called 40.16 acre tract (Tract 6) and a called 239.7 acre tract (Tract 10) as described in an instrument to CCR Loan Subsidiary L.P., recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 201609209, also being a portion of the remainder of a called 1,913.31 acre tract (Tract A) as described in an instrument to CCR Texas Holdings, LP recorded under F. B. C. C. F. No. 2012038964 and being a portion of a called 9.886 acre tract as described in an instrument to Fort Bend County Municipal Utility District No. 169, recorded under F. B. C. C. F. No. 2018006137, said 56.33 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 CREEK RANCH SECTION ONE cited herein:

BEGINNING at a 1/2-inch iron pipe with cap stamped "BGE INC" found for the north corner of Restricted Reserve "D" and the northeast terminus of Golden Manor Drive (width varied) as shown on BONTERRA AT CROSS CREEK RANCH SECTION ONE a subdivision plat recorded under Plat No. 20150283 of the Fort Bend County Plat Records;

THENCE, N70°22'05"W, along and with the north terminus of said Golden Manor Drive a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for north corner of said BONTERRA AT CROSS CREEK RANCH SECTION ONE, lying on the east line of said 239.7 acre tract and being the beginning of a non-tangent curve to the right, from which its center bears S70°22'05"E, 1,530.00 feet;

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

In a Northeasterly direction, along said curve to the right, an arc distance of 194.95 feet, having a radius of 1,530.00 feet, a central angle of 07°18'02" and a chord which bears N23°16'56"E, a distance of 194.82 feet to the beginning of a non-tangent curve to the right, from which its center bears N63°04'03"W, 25.00 feet;

In a Westerly direction, along said curve to the right, an arc distance of 38.06 feet, having a radius of 25.00 feet, a central angle of 87°14'07" and a chord which bears S70°33'01"W, a distance of 34.49 feet to the point of tangency;

N65°49'56"W, a distance of 20.82 feet to the beginning of a tangent curve to the left;

In a Westerly direction, along said curve to the left, an arc distance of 43.69 feet, having a radius of 50.00 feet, a central angle of 50°04'08" and a chord which bears S89°08'00"W, a distance of 42.32 feet to the point of reverse curvature to the right;

In a Westerly direction, along said curve to the right, an arc distance of 18.69 feet, having a radius of 25.00 feet, a central angle of 42°50'00" and a chord which bears S85°30'56"W, a distance of 18.26 feet to the point of tangency;

N73°04'04"W, a distance of 55.66 feet to the beginning of a tangent curve to the right;

In a Westerly direction, along said curve to the right, an arc distance of 17.86 feet, having a radius of 970.00 feet, a central angle of 01°03'17" and a chord which bears N72°32'25"W, a distance of 17.86 feet to a point for corner;

N16°55'56"E, a distance of 115.03 feet to a point for corner;

N26°18'01"W, a distance of 21.86 feet to a point for corner;

N69°31'58"W, a distance of 52.91 feet to a point for corner;

N65°13'05"W, a distance of 58.57 feet to a point for corner;

N61°22'35"W, a distance of 59.01 feet to a point for corner;

N60°21'41"W, a distance of 186.05 feet to a point for corner;

N26°31'53"E, a distance of 0.19 feet to a point for corner;

N66°44'30"W, a distance of 99.48 feet to a point for corner;

N70°00'54"W, a distance of 66.29 feet to a point for corner;

N73°17'17"W, a distance of 66.29 feet to a point for corner;

N76°33'40"W, a distance of 66.29 feet to a point for corner;

N79°50'04"W, a distance of 91.49 feet to a point for corner;

N85°35'35"W, a distance of 265.44 feet to a point for corner;

S55°13'47"W, a distance of 130.42 feet to a point for corner;

N85°18'40"W, a distance of 23.02 feet to the southwest corner of the herein described tract, lying on a non-tangent curve to the right of the east right-of-way line of West Cross Creek Bend Lane (70 feet wide) as recorded under Plat No. 20180074 of the F. B. C. P. R., from which its center bears S85°18'41"E, 1,765.00 feet;

THENCE, in a Northerly direction, along and with said east right-of-way line and along said curve to the right, an arc distance of 671.43 feet, having a radius of 1,765.00 feet, a central angle of 21°47'46" and a chord which bears N15°35'12"E, a distance of 667.39 feet to a point for corner;

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

S63°11'25"E, a distance of 75.97 feet to a point for corner;

N87°14'13"E, a distance of 44.78 feet to a point for corner;

S47°12'52"E, a distance of 150.40 feet to a point for corner;

S40°00'51"E, a distance of 113.30 feet to a point for corner;

S45°05'10"E, a distance of 66.32 feet to a point for corner;

S45°30'11"E, a distance of 23.28 feet to a point for corner;

S56°37'37"E, a distance of 255.83 feet to a point for corner;

S65°11'42"E, a distance of 221.44 feet to a point for corner;

S69°37'30"E, a distance of 168.02 feet to a point for corner;

S75°00'44"E, a distance of 196.77 feet to a point for corner;

N65°02'11"E, a distance of 105.12 feet to a point for corner;

THENCE, S72°13'47"E, continuing partially over and across said 239.7 acre tract and over and across said remainder of 1,913.31 acre tract, a distance of 35.15 feet to an interior corner of the herein described tract;

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

N17°46'13"E, a distance of 221.29 feet to the beginning of a tangent curve to the right;

In a Northeasterly direction, along said curve to the right, an arc distance of 21.68 feet, having a radius of 530.00 feet, a central angle of 13°09'14" and a chord which bears N24°20'50"E, a distance of 121.41 feet to an interior corner of the herein described tract;

N59°04'33"W, a distance of 65.79 feet to a point for corner;

N05°17'22"W, a distance of 57.51 feet to a point for corner;

N21°51'10"W, a distance of 97.62 feet to a point for corner;

N37°33'43"W, a distance of 87.63 feet to a point for corner;

N48°59'00"W, a distance of 77.84 feet to a point for corner;

THENCE, N62°14'26"W, partially over and across said remainder of 1,913.31 acre tract and said 239.7 acre tract, a distance of 236.36 feet to an interior corner

of the herein described tract;

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

S70°56'25"W, a distance of 20.53 feet to a point for corner;

S24°07'17"W, a distance of 111.43 feet to the beginning of a non-tangent curve to the left, from which its center bears S24°13'15"W, 50.00 feet;

In a Southwesterly direction, along said curve to the left, an arc distance of 103.82 feet, having a radius of 50.00 feet, a central angle of 118°58'15" and a chord which bears S54°44'07"W, a distance of 86.15 feet to a point for corner;

S85°15'00"W, a distance of 26.16 feet to a point for corner;

S32°47'46"W, a distance of 135.00 feet to a point for corner;

N57°12'14"W, a distance of 82.83 feet to a point for corner;

N55°42'14"W, a distance of 98.48 feet to a point for corner;

N47°07'49"W, a distance of 43.41 feet to a point for corner;

N29°44'56"W, a distance of 41.95 feet to a point for corner;

N12°31'03"W, a distance of 41.95 feet to a point for corner;

N04°42'50"E, a distance of 41.95 feet to a point for corner;

N21°56'42"E, a distance of 41.95 feet to a point for corner;

N38°44'52"E, a distance of 43.93 feet to a point for corner;

N45°22'53"E, a distance of 98.24 feet to a point for corner;

N49°21'00"E, a distance of 88.44 feet to a point for corner;

N05°09'34"E, a distance of 14.34 feet to a point for corner;

N50°54'45"E, a distance of 30.00 feet to a point for corner;

S84°01'53"E, a distance of 14.14 feet to a point for corner;

THENCE, N50°58'07"E, partially over and across said 239.7 acre tract and said remainder of 1,913.31 acre tract, a distance of 149.38 feet to a point for corner;

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

N48°46'35"E, a distance of 151.74 feet to a point for corner;

N51°44'40"E, a distance of 107.90 feet to a point for corner;

N46°24'46"E, a distance of 98.46 feet to a point for corner;

N01°34'59"W, a distance of 20.08 feet to a point for corner;

N49°34'45"W, a distance of 106.75 feet to a point for corner;

N83°12'27"W, a distance of 20.00 feet to the beginning of a non-tangent curve to the left, from which its center bears N83°12'27"W, 50.00 feet;

In a Northwesterly direction, along said curve to the left, an arc distance of 89.15 feet, having a radius of 50.00 feet, a central angle of 102°09'43" and a chord which bears N44°17'18"W, a distance of 77.80 feet to a point for corner;

N05°22'10"W, a distance of 20.00 feet to a point for corner;

N48°12'55"W, a distance of 108.68 feet to a point for corner;

N72°10'50"W, a distance of 40.20 feet to the beginning of a non-tangent curve to the left, from which its center bears N51°42'50"W, 1,535.00 feet;

In a Northeasterly direction, along said curve to the left, an arc distance of 408.67 feet, having a radius of 1,535.00 feet, a central angle of 15°13'14" and a chord which bears N30°39'32"E, a distance of 407.46 feet to the westerly northwest corner of the herein described tract and the point of reverse curvature to the right;

In a Northeasterly direction, along said curve to the right, an arc distance of 38.61 feet, having a radius of 25.00 feet, a central angle of 88°29'18" and a chord which bears N67°16'34"E, a distance of 34.89 feet to the easterly northwest corner of the herein described tract and the point of a compound curve to the right;

In a Southeasterly direction, along said curve to the right, an arc distance of 734.53 feet, having a radius of 2,150.00 feet, a central angle of 19°34'29" and a chord which bears S58°41'32"E, a distance of 730.96 feet to a point for corner;

S48°54'18"E, a distance of 26.61 feet to a point for corner;

S41°05'42"W, a distance of 62.51 feet to a point for corner;

S76°13'45"W, a distance of 95.86 feet to a point for corner;

S38°42'19"W, a distance of 160.43 feet to a point for corner;

S39°49'17"W, a distance of 120.00 feet to a point for corner;

S45°52'22"W, a distance of 176.93 feet to a point for corner;

S21°32'06"W, a distance of 70.48 feet to a point for corner;

S01°39'05"W, a distance of 61.35 feet to a point for corner;

S18°13'56"E, a distance of 55.57 feet to a point for corner;

S33°50'26"E, a distance of 47.76 feet to a point for corner;

S49°06'44"E, a distance of 35.32 feet to a point for corner;

S54°59'20"E, a distance of 137.21 feet to a point for corner;

S44°14'44"E, a distance of 50.05 feet to a point for corner;

S84°58'10"E, a distance of 15.16 feet to a point for corner;

S60°22'44"E, a distance of 37.34 feet to the beginning of a non-tangent curve to the left, from which its center bears S60°22'44"E, 130.00 feet;

In a Southerly direction, along said curve to the left, an arc distance of 99.96 feet, having a radius of 130.00 feet, a central angle of 44°03'26" and a chord which bears S07°35'33"W, a distance of 97.52 feet to the point of reverse curvature to the right;

In a Southerly direction, along said curve to the right, an arc distance of 14.88 feet, having a radius of 25.00 feet, a central angle of 34°06'38" and a chord which bears S02°37'09"W, a distance of 14.66 feet to the point of reverse curvature to the left;

In a Southerly direction, along said curve to the left, an arc distance of 41.15 feet, having a radius of 50.00 feet, a central angle of 47°09'29" and a chord which bears S03°54'16"E, a distance of 40.00 feet to a point for corner;

S27°29'01"E, a distance of 40.09 feet to the beginning of a tangent curve to the right;

In a Southerly direction, along said curve to the right, an arc distance of 35.88 feet, having a radius of 25.00 feet, a central angle of 82°14'01" and a chord which bears S13°38'00"W, a distance of 32.88 feet to the beginning of a non-tangent curve to the right, from which its center bears S35°15'00"E, 530.00 feet;

In a Northeasterly direction, along said curve to the right, an arc distance of 71.84 feet, having a radius of 530.00 feet, a central angle of 07°45'59" and a chord which bears N58°38'00"E, a distance of 71.79 feet to the point of tangency;

N62°30'59"E, a distance of 221.51 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

258.86 feet, having a radius of 770.00 feet, a central angle of 19°15'44" and a chord which bears N52°53'07"E, a distance of 257.65 feet to the point of tangency;

N43°16'50"E, a distance of 183.31 feet to the beginning of a tangent curve to the right;

In a Northeasterly direction, along said curve to the right, an arc distance of 56.91 feet, having a radius of 500.00 feet, a central angle of 06°31'18" and a chord which bears N46°32'29"E, a distance of 56.88 feet to the point of tangency;

N49°48'08"E, a distance of 82.62 feet to the beginning of a tangent curve to the left;

In a Northerly direction, along said curve to the left, an arc distance of 40.18 feet, having a radius of 25.00 feet, a central angle of 92°05'02" and a chord which bears N03°45'37"E, a distance of 35.99 feet to a northeasterly corner of the herein described tract and the beginning of a non-tangent curve to the right, from which its center bears S47°43'06"W, 1,950.00 feet;

In a Southeasterly direction, along said curve to the right, an arc distance of 141.85 feet, having a radius of 1,950.00 feet, a central angle of 04°10'04" and a chord which bears S40°11'52"E, a distance of 141.82 feet to a northeasterly corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears S51°53'10"W, 25.00 feet;

In a Westerly direction, along said curve to the left, an arc distance of 40.18 feet, having a radius of 25.00 feet, a central angle of 92°05'02" and a chord which bears N84°09'21"W, a distance of 35.99 feet to a point for corner;

S49°48'08"W, a distance of 82.62 feet to the beginning of a tangent curve to the right;

In a Southwesterly direction, along said curve to the right, an arc distance of 73.51 feet, having a radius of 500.00 feet, a central angle of 08°25'27" and a chord which bears S54°00'51"W, a distance of 73.45 feet to the point of reverse curvature to the left;

In a Southwesterly direction, along said curve to the left, an arc distance of 111.49 feet, having a radius of 500.00 feet, a central angle of 12°46'32" and a chord which bears S51°50'19"W, a distance of 111.26 feet to the point of tangency;

S45°27'03"W, a distance of 79.54 feet to the beginning of a tangent curve to the right;

In a Southwesterly direction, along said curve to the right, an arc distance of 247.22 feet, having a radius of 830.00 feet, a central angle of 17°03'56" and a chord which bears S53°59'01"W, a distance of 246.30 feet to the point of tangency;

S62°30'59"W, a distance of 221.51 feet to the beginning of a tangent curve to the left;

In a Southwesterly direction, along said curve to the left, an arc distance of 367.05 feet, having a radius of 470.00 feet, a central angle of 44°44'46" and a chord which bears S40°08'36"W, a distance of 357.80 feet to the point of tangency;

S17°46'13"W, a distance of 221.29 feet to an interior corner of the herein described tract;

S72°13'47"E, a distance of 73.13 feet to a point for corner;

S60°41'03"E, a distance of 91.32 feet to a point for corner;

S73°55'15"E, a distance of 100.76 feet to a point for corner;

S72°13'47"E, a distance of 118.56 feet to a point for corner;

S87°25'29"E, a distance of 127.41 feet to a point for corner;

N76°13'58"E, a distance of 93.33 feet to a point for corner;

N69°41'14"E, a distance of 712.34 feet to a point for corner;

N44°30'07"E, a distance of 72.01 feet to a point for corner;

N17°40'13"E, a distance of 98.91 feet to a point for corner;

N63°23'46"E, a distance of 33.19 feet to a northeasterly corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears N63°23'46"E, 1,035.00 feet;

THENCE, in a Southeasterly direction, partially over and across said 1,913.31 acre tract and across said 9.886 acre tract and along said curve to the left, an arc distance of 518.69 feet, having a radius of 1,035.00 feet, a central angle of 28°42'49" and a chord which bears S40°57'39"E, a distance of 513.28 feet to the northerly east corner of the herein described tract and the point of a reverse curve to the right;

THENCE, in a Southerly direction, continuing over and across said 1,913.31 acre tract and along said curve to the right, an arc distance of 34.79 feet, having a radius of 25.00 feet, a central angle of 79°43'43" and a chord which bears S15°27'12"E, a distance of 32.05 feet to the most easterly corner of the herein described tract and the point of reverse curvature to the left, lying on the west right-of-way line of Fulshear Bend Drive (100 feet wide) as recorded under Plat No. 20180195 of the F. B. C. P. R.;

THENCE, in a Southerly direction, along and with said west right-of-way line and along said curve to the left, an arc distance of 244.73 feet, having a radius of 1,550.00 feet, a central angle of 09°02'48" and a chord which bears S19°53'16"W, a distance of 244.48 feet to a southerly east corner of the herein described tract;

THENCE, N74°39'55"W, partially over and across said 1,913.31 acre tract and said 40.16 acre tract, a distance of 104.24 feet to a point for corner;

THENCE, N28°32'44"W, partially over and across said 1,913.31 acre tract and said 40.16 acre tract, a distance of 51.19 feet to a point for corner;

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

N55°19'50"W, a distance of 94.83 feet to a point for corner;

N78°16'38"W, a distance of 152.25 feet to a point for corner;

WEST, a distance of 73.10 feet to a point for corner;

S79°11'01"W, a distance of 74.04 feet to a point for corner;

THENCE, S64°38'01"W, partially over and across said 1,913.31 acre tract and said 40.16 acre tract, a distance of 88.09 feet to a point for corner;

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

S50°05'01"W, a distance of 88.09 feet to a point for corner;

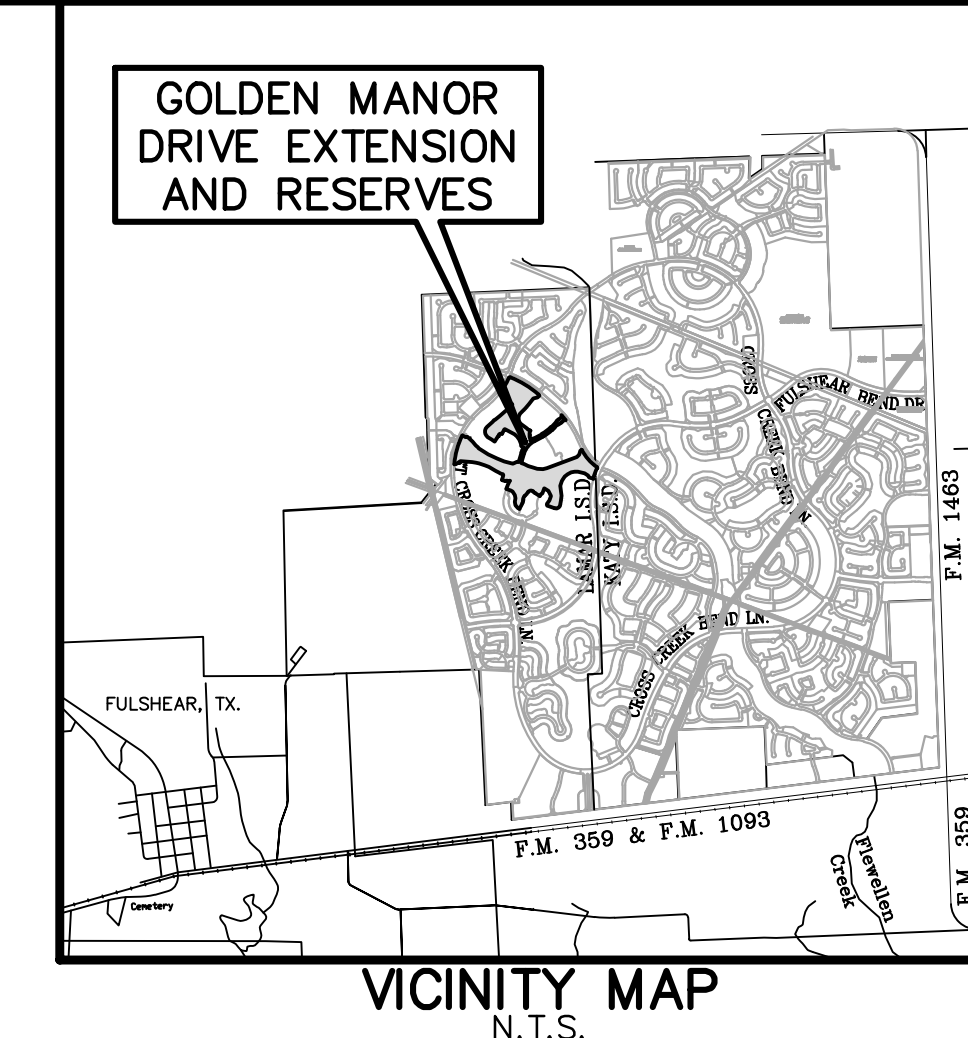
S34°25'57"W, a distance of 75.71 feet to a point for corner;

S30°16'11"W, a distance of 43.57 feet to a point for corner;

S15°48'43"W, a distance of 111.49 feet to a point for corner;

S06°18'11"E, a distance of 215.75 feet to a point for corner;

S05°19'39"W



STATE OF TEXAS  
COUNTY OF FORT BEND

We, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Larry D. Johnson, Manager of Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner; Owner of the 56.33 acre tract described in the above and foregoing map of GOLDEN MANOR DRIVE EXTENSION AND RESERVES, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

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

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

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

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 GOLDEN MANOR DRIVE EXTENSION STREET DEDICATION where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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 \_\_\_\_\_, 2020.

CCR TEXAS HOLDINGS LP, a Delaware limited partnership  
By: Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner

By: \_\_\_\_\_  
Larry D. Johnson  
Manager

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Larry D. Johnson, Manager of Johnson/CCR GP, LLC, a Texas limited liability company, the sole general partner of CCR TEXAS HOLDINGS LP, a Delaware 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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
Jedy S. Wong  
Notary Public in and for the State of Texas  
Commission Expires: \_\_\_\_\_

I, Alan C. Bentley, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plot 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 GOLDEN MANOR DRIVE EXTENSION AND RESERVES is approved by the City Planning Commission of the City of Fulshear, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Amy Pearce  
Chairman  
\_\_\_\_\_  
Dar Hakimzadeh  
Co-Chairman

This plat of GOLDEN MANOR DRIVE EXTENSION AND RESERVES was approved on \_\_\_\_\_ by the City of Fulshear City Council and signed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_; provided, however, this approval shall be invalid and null and void unless the plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

\_\_\_\_\_  
Aaron Graff  
Mayor  
\_\_\_\_\_  
Kimberly Kopecky  
City Secretary

I, Laura Richard, County Clerk in and for Fort Bend County, Hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2020, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in Plat Number \_\_\_\_\_ of the plat records of said county.

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

\_\_\_\_\_  
Laura Richard  
County Clerk  
Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

# GOLDEN MANOR DRIVE EXTENSION AND RESERVES

A SUBDIVISION OF 56.33 ACRES OF LAND  
LOCATED IN THE  
M. AUTREY SURVEY, A-100 AND  
THE J.W. SCOTT SURVEY, A-321  
CITY OF FULSHEAR  
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVES: 3 BLOCKS: 3  
SCALE: 1"=100' DATE: DECEMBER 20, 2019

OWNER:  
CCR TEXAS HOLDINGS LP  
5005 RIVERWAY, SUITE 500  
HOUSTON, TEXAS 77056  
(713) 960-9977  
LARRY JOHNSON

LAND PLANNER:  
META PLANNING + DESIGN  
24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494  
(281) 810-1422



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





**CITY OF FULSHEAR**

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

**Subdivision/Development Platting Application**

Date: \_\_\_\_\_

Date Received by the City of Fulshear: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Development: \_\_\_\_\_

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

\_\_\_\_ Preliminary

\_\_\_\_ Final

\_\_\_\_ Short Form Final

\_\_\_\_ Replat

\_\_\_\_ Vacation Plat

\_\_\_\_ Admin. (Minor) Plat

\_\_\_\_ Amending Plat

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

\_\_\_\_ Single-Family Residential

\_\_\_\_ Zero Lot Line/ Patio Home

\_\_\_\_ Multi-Family Residential

\_\_\_\_ Planned Development

\_\_\_\_ Commercial

\_\_\_\_ Industrial

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

**Legal Description:** \_\_\_\_\_

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

Total Acreage: \_\_\_\_\_

Number of Streets: \_\_\_\_\_

Number of Lots: \_\_\_\_\_

Number and Types of Reserves: \_\_\_\_\_

Total Acres in Reserve: \_\_\_\_\_

**Owner:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City/State:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Engineer/Planner:** \_\_\_\_\_

**Contact Person:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**Fax Number:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Platting Fees**

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

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

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

Amending or Minor Plat - \$200.00

Plat Vacation - \$500.00

2<sup>nd</sup> Review of plats - \$100.00 (each additional review)

TOTAL PLATTING FEE \_\_\_\_\_

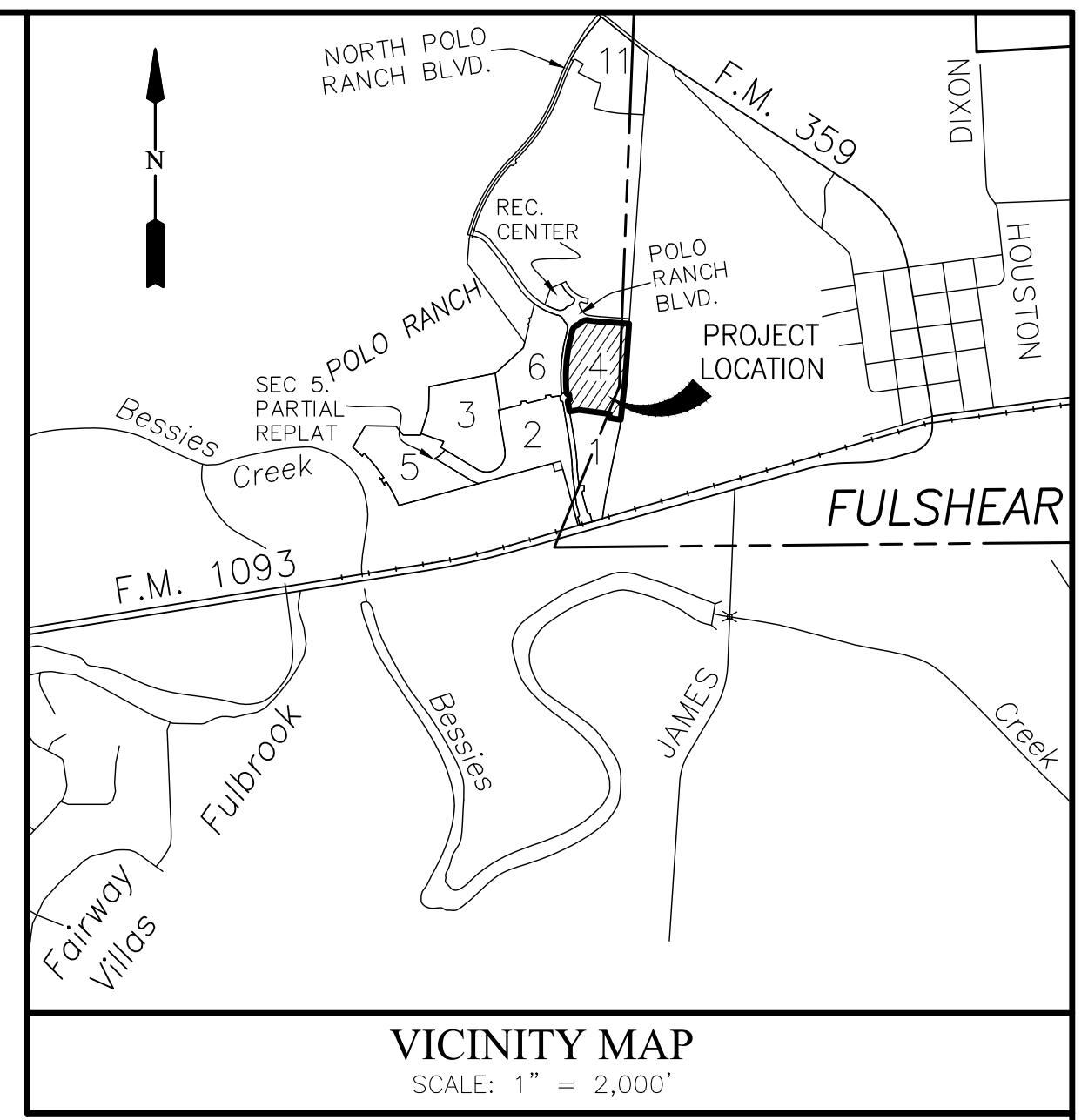
Park Fees (due at Final Plat Application) \_\_\_\_\_

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

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE



VICINITY MAP  
SCALE: 1" = 2,000'

KEY MAP NO. 522L

BEING 17.116 ACRES OF LAND LOCATED IN THE C. FULSHEAR LEAGUE, ABSTRACT NUMBER 29, FORT BEND COUNTY, TEXAS, OUT OF THAT CERTAIN CALLED 219.527 ACRE TRACT DESCRIBED IN THE DEED TO CENTURY LAND HOLDINGS OF TEXAS, LLC BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2018074664 OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.), SAID 17.116 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT):

COMMENCING AT 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 1535 4035" FOUND MARKING THE SOUTHEAST CORNER OF SAID 219.527 ACRE TRACT, COMMON TO THE SOUTHWEST CORNER OF THE RESIDUE OF THAT CERTAIN CALLED 101 ACRE TRACT DESCRIBED IN DEED TO JOHN D. MCCANN, ET AL. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2005014004, O.P.R.F.B.C., IN THE NORTH LINE OF THE 100-FOOT WIDE STRIP OF LAND DESCRIBED IN DEED TO FORT BEND COUNTY TOLL ROAD AUTHORITY BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2015058468, O.P.R.F.B.C.:

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

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

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

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

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

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

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

THENCE, 48.04 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 8,030.00 FEET, A CENTRAL ANGLE OF 00° 20' 34", AND A CHORD WHICH BEARS NORTH 08° 45' 21" EAST 48.04 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER;

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

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

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

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

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

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

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

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

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

THENCE, 95.48 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 94° 42' 20", AND A CHORD WHICH BEARS NORTH 39° 59' 36" EAST, 91.89 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

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

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

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

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

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

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

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, ACTING BY AND THROUGH CHRIS CHEW, DIVISION PRESIDENT, AND NICK LUTON, VICE PRESIDENT OF LAND, BEING OFFICERS OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, OWNERS OF THE 17.116 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF POLO RANCH SECTION 4, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

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

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF POLO RANCH SECTION 4 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

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

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

ATTEST: \_\_\_\_\_  
NICK LUTON, VICE PRESIDENT OF LAND

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS CHEW, DIVISION PRESIDENT, OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK LUTON, VICE PRESIDENT OF LAND, OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIRMAN

THIS PLAT OF POLO RANCH SECTION 4 WAS APPROVED ON \_\_\_\_\_, 2019 BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

KIMBERLY KOPECKY, CITY SECRETARY

I, AARON FERGUSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LIA SURVEY" UNLESS OTHERWISE NOTED.

AARON FERGUSON, R.P.L.S., P.L.S., CFedS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5997

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2019 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

## FINAL PLAT OF POLO RANCH SECTION 4

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

66 LOTS 3 RESERVES (0.925 ACRES) 3 BLOCKS

DECEMBER 2, 2019 JOB NO. 2457-1040C.310

OWNERS:  
**CENTURY LAND HOLDINGS OF TEXAS, LLC**  
A COLORADO LIMITED LIABILITY COMPANY  
D/B/A GRAND VIEW BUILDERS  
CHRIS CHEW, DIVISION PRESIDENT  
333 CYPRESS RUN, SUITE 300, HOUSTON, TEXAS 77094  
PH: (832) 742-0121

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

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

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

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FRN - F-1386

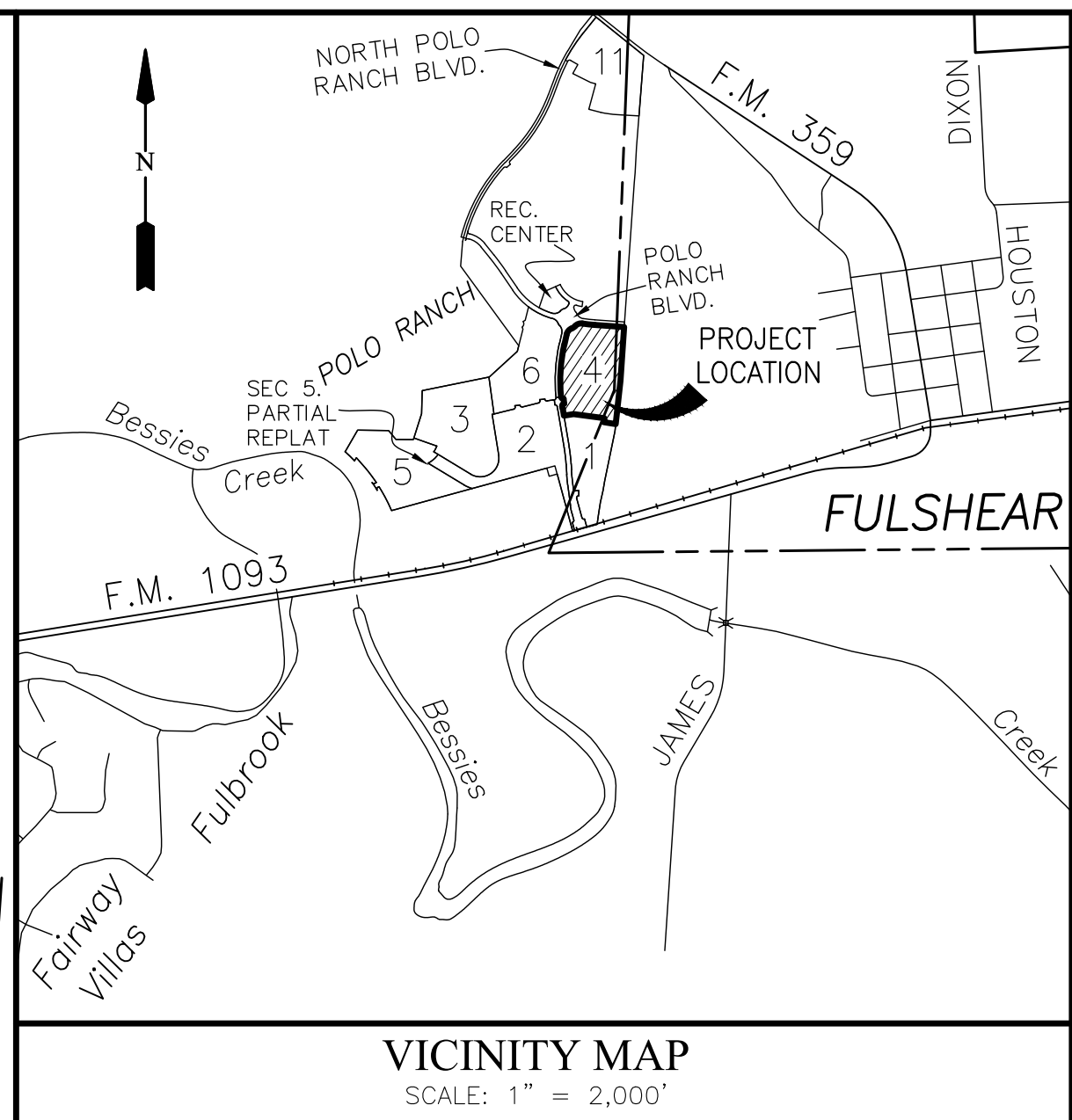
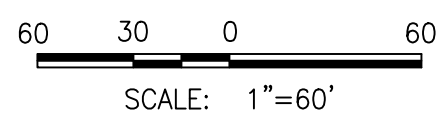


NOTES:

- BENCHMARK: NGS HCSD 66; A STAINLESS STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED H0CSD 66 1986; THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHEAST OF THE INTERSECTION OF FM 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF THE PAVEMENT LINE OF FM 1463.  
ELEVATION = 136.60 FEET NAVD88 (2001 ADJ)  
SURFACE COORDINATES: N 13829189.557 E 2969677.555
- T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-114; TOP OF A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "LIA CONTROL" LOCATED +/- 5 FEET EAST OF THE EASTERN EDGE OF PAVEMENT OF SPRING STREET. THE POINT IS LOCATED +/- 0.21 MILES SOUTH OF THE INTERSECTION OF N. FULSHEAR DRIVE AND SPRING STREET.  
ELEVATION = 143.56 FEET NAVD88 (2001 ADJ)  
SURFACE COORDINATES: N 13819484.557 E 2950993.430
- THE FOLLOWING COORDINATES ARE LIA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.999877178.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2019-0088, DATED DECEMBER 2, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 174, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0085L AND 48157C 0095L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF FORT BEND COUNTY, TEXAS.
- ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A 5 FOOT SIDE YARD BUILDING LINE.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "LIA SURVEY" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- THIS PLAT IS SUBJECT TO A BLANKET UTILITY EASEMENT AGREEMENT BY AND BETWEEN FULSHEAR INVESTMENTS, INC. AND CITY OF FULSHEAR, TEXAS AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2017114873.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) 2.0 FEET ABOVE THE 500-YEAR WATER SURFACE ELEVATION FOR THE RECEIVING STREAM OR IN THE ABSENCE OF A 500-YEAR WATER SURFACE ELEVATION, 4.0 FEET ABOVE THE EXISTING BASE FLOOD ELEVATION (2) 2.5 FEET ABOVE THE 100-YEAR WATER SURFACE ELEVATION (3) 2.0 FEET ABOVE TOP OF CURB OR EXISTING GROUND.

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

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



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



P.O.B.  
NAD83 GRID COORDINATES  
X = 2,948,968.22  
Y = 13,812,708.58

LINE	BEARING	DISTANCE
L1	N 09°32'09" W	86.77'
L2	N 07°15'13" W	60.00'
L3	S 41°52'35" E	25.50'
L4	S 48°07'25" W	23.25'
L5	S 82°28'36" E	3.71'
L6	S 24°45'52" E	20.00'
L7	N 38°46'12" E	20.00'
L8	S 33°33'16" E	20.00'
L9	S 25°28'48" W	20.00'
L10	S 08°51'02" E	46.87'
L11	N 09°32'09" E	86.83'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1970.00'	0°47'00"	26.93'	N 09°08'39" W	26.93'
C2	25.00'	91°47'03"	40.05'	N 37°08'23" E	35.90'
C3	25.00'	91°29'32"	39.92'	N 51°15'28" W	35.81'
C4	1970.00'	18°09'08"	624.13'	N 03°33'52" E	621.52'
C5	100.00'	54°42'20"	95.48'	N 39°59'36" E	91.89'
C6	125.00'	23°20'49"	50.93'	N 55°40'22" E	50.58'
C7	100.00'	54°16'48"	94.74'	N 71°08'21" E	91.23'
C8	2030.00'	4°03'01"	143.50'	S 83°44'45" E	143.47'
C9	8030.00'	0°20'34"	48.04'	N 08°45'21" E	48.04'
C10	450.00'	14°30'38"	113.97'	N 89°43'55" W	113.66'
C11	7700.00'	4°23'24"	589.97'	N 05°19'07" E	589.83'
C12	55.00'	90°00'00"	86.39'	S 48°07'25" W	77.78'
C13	55.00'	90°00'00"	86.39'	N 41°52'35" W	77.78'
C14	8000.00'	5°27'53"	763.02'	N 05°51'22" E	762.73'
C15	480.00'	14°31'38"	121.70'	S 89°44'25" E	121.38'
C16	25.00'	90°25'19"	39.45'	N 52°18'44" E	35.49'
C17	8837.62'	0°31'35"	81.19'	N 06°47'53" E	81.19'
C18	25.00'	92°46'40"	40.48'	N 39°53'39" W	36.20'
C19	25.00'	42°50'00"	18.69'	S 72°18'01" W	18.26'
C20	50.00'	26°54'01"	231.84'	N 03°43'01" E	73.33'
C21	25.00'	42°50'00"	18.69'	S 64°51'58" E	18.26'
C22	25.00'	88°02'50"	38.42'	N 49°41'36" E	34.75'
C23	7670.00'	1°30'11"	201.21'	N 04°55'06" E	201.20'
C24	25.00'	90°26'59"	39.47'	N 41°03'29" W	35.49'
C25	25.00'	42°50'00"	18.69'	S 72°18'01" W	18.26'
C26	50.00'	26°54'01"	231.84'	N 03°43'01" E	73.33'
C27	25.00'	42°50'00"	18.69'	S 64°51'58" E	18.26'
C28	25.00'	42°50'00"	18.69'	N 48°31'47" E	35.47'
C29	7670.00'	0°13'07"	29.27'	N 03°13'59" E	29.27'
C30	25.00'	44°57'05"	19.61'	N 19°21'07" W	19.11'
C31	50.00'	17°54'11"	156.99'	N 48°07'25" E	100.00'
C32	25.00'	44°57'05"	19.61'	S 64°24'02" E	19.11'
C33	25.00'	43°12'15"	18.85'	N 71°31'18" E	18.41'
C34	50.00'	17°54'11"	153.95'	S 41°52'35" E	99.95'
C35	25.00'	43°12'15"	18.85'	S 24°43'33" W	18.41'
C36	8030.00'	5°27'53"	765.32'	S 05°51'15" W	765.03'
C37	7970.00'	0°40'54"	94.84'	N 08°15'05" E	94.84'
C38	25.00'	90°23'14"	39.44'	N 37°16'59" W	35.47'
C39	420.00'	14°29'29"	106.23'	N 89°43'21" W	105.95'
C40	25.00'	90°00'00"	39.27'	N 48°07'25" E	35.36'
C41	25.00'	90°00'00"	39.27'	S 41°52'35" E	35.36'
C42	7970.00'	3°59'37"	555.53'	S 05°07'14" W	555.42'
C43	25.00'	90°24'21"	39.45'	S 52°19'13" W	35.48'
C44	25.00'	89°35'03"	39.09'	N 37°41'05" W	35.23'
C45	7730.00'	3°59'01"	537.46'	N 05°06'56" E	537.35'

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

**FINAL PLAT OF  
POLO RANCH  
SECTION 4**

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

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ENGINEER: **LJA Engineering, Inc.**  
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Phone 713.953.5200, Fax 713.953.5026, FRN - F-1386

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.635	27,643	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.261	11,377	RESTRICTED TO OPEN SPACE/DRAINAGE
C	0.029	1,281	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	0.925	40,301	