



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

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

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

WWW.FULSHEARTEXAS.GOV

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

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

CO-CHAIR- DAR HAKIMZADEH
MEMBER- JOHN DOWDALL

CITY MANAGER: Jack Harper

STAFF:
CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING AGENDA MARCH 6, 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, MARCH 6, 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 February 7, 2020

5. Consideration and possible action to recommend approval of Fulshear Bend Drive Extension No. 4 Preliminary Plat

6. Consideration and possible action to recommend approval of Tamarron Section 14 Preliminary Plat

7. Consideration and possible action to recommend approval of Fulbrook on Fulshear Creek Section 9 Preliminary Plat

8. Consideration and possible action to recommend approval of Fulbrook on Fulshear Creek Section 10 Preliminary Plat

9. Consideration and possible action to recommend approval of Jordan Ranch Section 20 Final Plat

10. Consideration and possible action to recommend approval of Jordan Ranch Section 21 Final Plat

11. Consideration and possible action to recommend approval of Jordan Ranch Section 23 Final Plat

12. Consideration and possible action to recommend approval of Jordan Ranch Section 24 Final Plat

13. Consideration and possible action to recommend approval of Polo Ranch Section 7 Final Plat

14. Consideration and possible action to recommend approval of Foster Crossing Partial Replat No. 2

15. 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, February 28, 2020 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.

Kimberly Kopecky

Kimberly Kopecky – City Secretary



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STAFF:

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING MINUTES FEBRUARY 7, 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, FEBRUARY 7, 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

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, FEBRUARY 07, 2020 AT CITY HALL, 30603 FM 1093, FULSHEAR, TEXAS 77441.

2. Quorum

A QUORUM WAS PRESENT

MEMBERS PRESENT

AMY PEARCE

JOAN BERGER

JASON CHERUBINI

RANDY STACY

GREGORY EHMAN

DAR HAKIMZADEH

JOHN DOWDALL

CITY STAFF

KIMBERLY KOPECKY

MARIELA RODRIGUEZ

DAVID LEYENDECKER

RODRIGO RODRIGUEZ

SHARON VALIANTE

KERRY SIGLER

ZACH GOODLANDER

OTHERS PRESENT

BAYLEIGH KERPENION

ADAM GARCIA

RENE RODRIGUEZ

KAYE KAHLICH

BRYAN THOMAS

MATT STOOPS

ALEX CHAMPION

TREY DEVILLIO

AND APPROXIMATELY 7 OTHERS THAT DID NOT SIGN IN

3. Citizen's Comments

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

BRYAN THOMAS SPOKE REGARDING SIGN ORDINANCES NEEDING AN UPGRRADE

MATT STOUPS SPOKE REGARDING A PREVIOUS SIGN VARIANCE REQUEST

4. PUBLIC HEARING

In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on February 7, 2020 at 8:30 a.m., the hearing will be held at City Hall located at 30603 FM 1093. The second hearing will be held by the City Council on February 18, 2020 at 7:00 p.m., the hearing will be held at the Irene Stern Community Center located at 6920 Katy-Fulshear Road. Both hearings will allow all interested persons an opportunity to be heard.

The location of the premises in question is in the Residential Acreage District, known as the R1 Rogers Road Subdivision Plat, 9.7235 acres, and is more specifically located at 6510/6520 and 6610 FM 359 S. Fulshear, Texas 77441, approximately the northwest corner of FM 359 and Rogers Rd.

The applicant's agent, Bruce Fehr, of FGA Inc., is seeking a Zoning Change, pursuant to the Zoning Ordinance, Section 1-279, to take the current zoning from Residential Acreage to Commercial and Industrial, for the purposes of light industrial, office and retail uses.

The applicant reserves the right to supplement this application and/or seek at the time of the hearing, such other approvals, interpretations, and/or waivers as may be requested or required by the applicant or the Board/Council.

A copy of said application and documents is on file at the City of Fulshear City Hall located at 30603 FM 1093 Fulshear, Texas 77441 on Monday through Thursdays from 8:00 a.m.

and Fridays from 8:00 a.m. to 3 p.m. in the City Secretary's office for all interested parties prior to said hearing.

If you have any questions regarding this request, please call the City Secretary's office at 281-346-1796.

Published: 1-27-2020 & 2-2-2020

AMY PEARCE OPENED THE PUBLIC HEARING AT 8:36 A.M.

NO CITIZENS COMMENTED

AMY PEARCE CLOSED THE PUBLIC HEARING AT 8:38 A.M.

5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on January 3, 2020

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON JANUARY 03, 2020. IT WAS SECOND BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

(PLANNING AND ZONING CHAIRMAN PEARCE ASKED TO MOVE 6. TO THE LAST ITEM- NO OBJECTIONS)

6. Consideration and possible action to recommend approval of a zoning change from (R-1) Residential Acreage to (C) Commercial and (I) Industrial for a property located at 6510, 6520 and 6610 FM 359 South

ZACH GOODLANDER ANSWERED QUESTIONS

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE ZONING CHANGE FROM RESIDENTIAL ACREAGE TO COMMERCIAL AND INDUSTRIAL FOR A PROPERTY LOCATED AT 6510, 6520 AND 6610 FM 359 SOUTH. IT WAS SECOND BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

7. Consideration and possible action to recommend approval of the Polo Ranch North Boulevard Street Dedication Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE POLO RANCH NORTH BOULEVARD STREET DEDICATION PRELIMINARY PLAT. IT WAS SECOND BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

(PLANNING AND ZONING CHAIRMAN PEARCE ASKED TO TAKE ITEM NUMBER 8 AND 9 TOGETHER- NO OBJECTIONS)

8. Consideration and possible action to recommend approval of the Polo Ranch Section 7 Preliminary Plat

9. Consideration and possible action to recommend approval of the Polo Ranch Section 11 Preliminary Plat

CORRECTIONS HAVE BEEN MADE PER ENGINEERS COMMENTS.

IT WAS MENTION THAT THE MAYOR AND CITY SECRETARY NAMES NEEDED TO BE UPDATED ON THE PLATS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE POLO RANCH SECTION 7 AND 11 PRELIMINARY PLATS. IT WAS SECOND BY PLANNING AND ZONING MEMBER KELLY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

7. (10) Consideration and possible action to approve a Sign Variance for monument sign for Katy Independent School District, located at 27500 Fulshear Bend Drive

BAYLEIGH KERPENION GAVE A BRIEF PRESENTATION TO THE PLANNING AND ZONING BOARD REGARDING THE SIGN SCALE FOR KATY ISD # 9 (JORDAN HIGH SCHOOL)

ART CAMPBELL WITH KATY ISD ANSWERED QUESTIONS

IT WAS STATED THAT THE BUILDING OFFICIAL COULD GIVE KATY ISD A TEMPORARY CERTIFICATE OF OCCUPANCY

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO TABLE THIS ITEM UNTIL THE REVISED SIGN ORDINANCE IS FINISHED AND APPROVED BY

COUCIL. IT WAS SECONED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

8. (11) Consideration and possible action to approve a Sign Variance for Wall Sign and a Projecting Logo Sign, located at 4030 FM 1463 Road, Suite #109

ANDY JAN WITH SPOKE ABOUT THE SIGN FOR MR. JAN'S MATH CLASS

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO TABLE THIS ITEM UNTIL THE REVISED SIGN ORDINANCE IS FINISHED AND APPROVED BY COUCIL. IT WAS SECONED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: STACY

***RETURN TO ITEM NUMBER 6 ***

9. (12) Adjournment

A MOTION WAS MADE BY PLANNING AND ZONNING MEMBER BERGER TO ADJOURN. IT WAS SECOND BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

AMY PEARCED ADJOURNED THE MEETING AT 9:24 A.M.

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

AGENDA OF:	March 6, 2020		
DATE SUBMITTED:	February 21, 2020	DEPARTMENT:	Planning and Development
PREPARED BY:	Zach Goodlander, Director of Development Services,	PRESENTER:	Zach Goodlander, Director of Development Services,
SUBJECT:	Plat recommendations of approval for Planning and Zoning Commission		
ATTACHMENTS:	<ol style="list-style-type: none">1. Plat Application2. Copy of Plat3. City Engineer's Review Letter		

EXECUTIVE SUMMARY

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

1. **Consideration and possible action to recommend approval of the Fulshear Bend Drive Extension No. 4 Preliminary Plat**
2. **Consideration and possible action to recommend approval of the Tamarron Section 14 Preliminary Plat**
3. **Consideration and possible action to recommend approval of the Fulbrook on Fulshear Creek Section 9 Preliminary Plat**
4. **Consideration and possible action to recommend approval of the Fulbrook on Fulshear Creek Section 10 Preliminary Plat**
5. **Consideration and possible action to recommend approval of the Jordan Ranch Section 20 Final Plat**
6. **Consideration and possible action to recommend approval of the Jordan Ranch Section 21 Final Plat**
7. **Consideration and possible action to recommend approval of the Jordan Ranch Section 23 Final Plat**
8. **Consideration and possible action to recommend approval of the Jordan Ranch Section 24 Final Plat**

9. Consideration and possible action to recommend approval of the Polo Ranch Section 7 Final Plat

10. Consideration and possible action to recommend approval of the Foster Crossing Partial Replat No. 2

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

RECOMMENDATION

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



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

Subdivision/Development Platting Application

Date: 02-20-2020

Date Received by the City of Fulshear: _____

Subdivision: Fulshear Bend Dr Ext 4

Development: Cross Creek Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 2.310 Acres out of the M. Autrey Survey, A-100

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

Total Acreage: 2.31
 Number of Streets: 1
 Number of Lots: 0
 Number and Types of Reserves: 0
 Total Acres in Reserve: 0

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

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

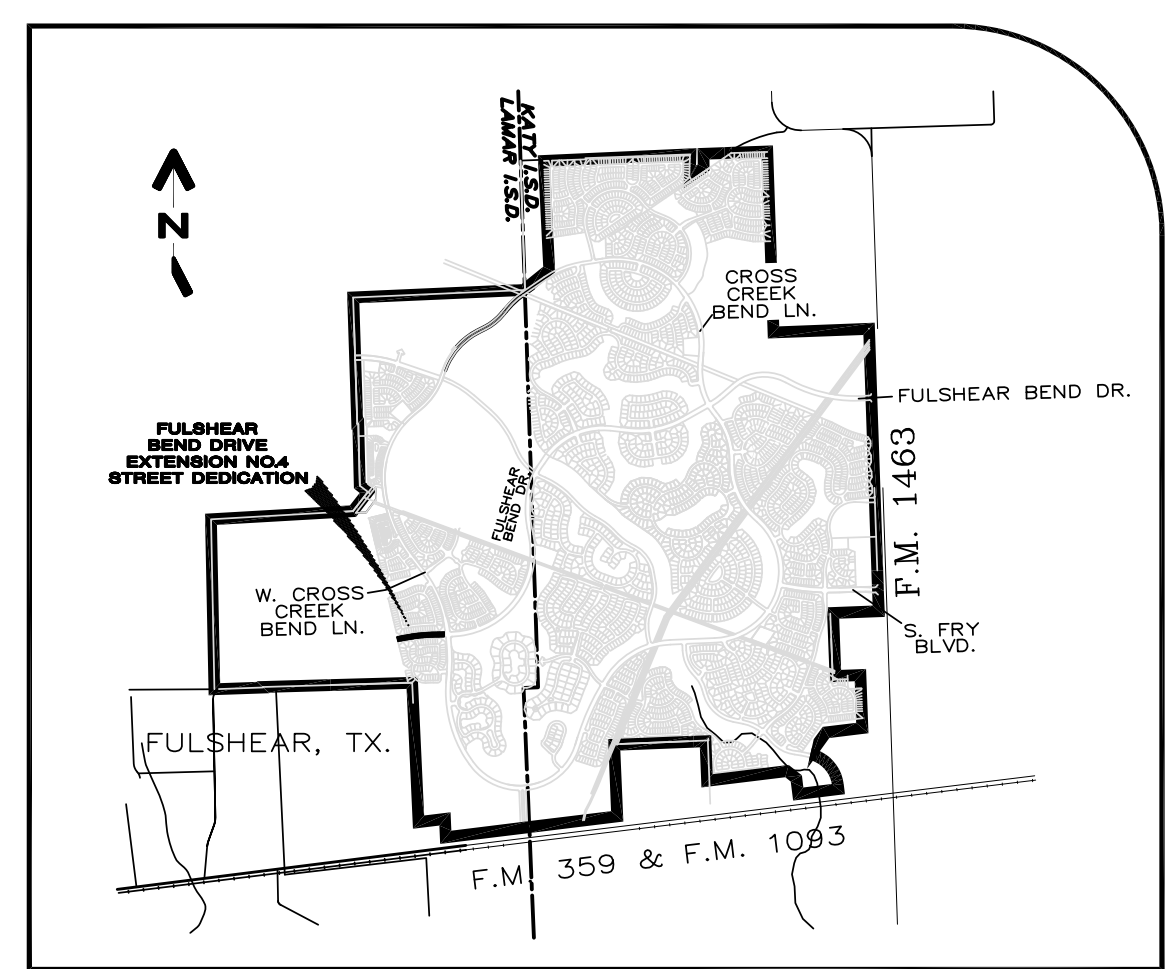
Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$528.88</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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

Kathryn Parker
 SIGNATURE

Kathryn Parker/ Planner
 TYPED OR PRINTED NAME/TITLE

February 20, 2020
 DATE



Vicinity Map

- GENERAL NOTES:
- 1) "1' RES." INDICATES ONE FOOT RESERVE, dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicatory, his heirs, assigns or successors.
 - 2) "F.B.C.P.R." INDICATES FORT BEND COUNTY DEED RECORDS.
 - 3) "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS.
 - 4) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - 5) THE PROPERTY LIES IN THE UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48157C0105L, REVISED APRIL 2, 2014.
 - 6) THE ENTIRE PLAT FOR FULSHEAR BEND DR. EXTENSION NO.4, LIES WITHIN THE CITY LIMITS OF THE CITY OF FULSHEAR.

DESCRIPTION OF A 2.312 ACRE TRACT OF LAND SITUATED IN THE M. AUTREY SURVEY, ABSTRACT NO. 100 CITY OF FULSHEAR FORT BEND COUNTY, TEXAS

BEING a 2.312 acre (100,707 square foot) tract of land situated in the M. Autrey Survey, Abstract No. 100, City of Fulshear, Fort Bend County, Texas and being a portion of the remainder of a called 1,913.31 acre tract of land, designated Tract A, as described in an instrument to CCR TEXAS HOLDINGS LP, recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2012038964, and a portion of the remainder of a called 28.78 acre tract of land, designated Tract 2, as described in an instrument to CCR TEXAS HOLDINGS LP, and recorded under F.B.C.C.F. No. 2012038960, said 2.312 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to THE POND AT CROSS CREEK RANCH as cited herein:

LINE DATA

LINE	BEARING	DISTANCE
L1	N 88°32'16" E	245'
L2	S 79°48'41" W	225'
L3	S 13°50'28" E	100'
L4	N 79°48'41" E	231'
L5	S 88°32'16" W	245'
L6	S 01°27'44" E	100'

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	3450'	625'	263'	S 84°10'29" W	625'
C2	3550'	541'	271'	S 84°10'29" W	540'

BEGINNING at a 1/2-inch iron pipe with cap stamped "BGE INC." found for the Northwest corner of Reserve "D" of THE POND AT CROSS CREEK RANCH, a subdivision per plat recorded under Plat No. 20130244 of the Fort Bend County Plat Records (F.B.C.P.R.) and the Southwest corner of the herein described tract;

THENCE, N 13°50'28" W, a distance of 100.20 feet over and across said 28.78 acre tract to a 1/2-inch iron pipe with cap stamped "BGE INC." found for the Southwest corner of Reserve "A" of THE BROOKS AT CROSS CREEK RANCH SECTION ONE, a subdivision per plat recorded under Plat No. 20150309 of the F.B.C.P.R. and the Northwest corner of the herein described tract;

THENCE, N 79°48'41" E, a distance of 231.82 feet, along and with the South line of said Reserve "A" and over and across said 28.78 acre tract to a 1/2-inch iron pipe with cap stamped "BGE INC." found for the beginning of a tangent curve to the right;

THENCE, in a Northeasterly direction, along and with said South line of Reserve "A" and said curve to the right, passing at an arc distance of 98.32 feet the North line of said 28.78 acre tract and continuing over and across said 1,913.31 acre tract for a total arc distance of 540.68 feet, having a radius of 3,550.00 feet, a central angle of 08°43'35" and chord which bears N 84°10'29" E, 540.16 feet to a 1/2-inch iron pipe with cap stamped "BGE INC." found for the point of tangency;

THENCE, N 88°32'16" E, a distance of 245.38 feet, continuing along said South line of Reserve "A" and over and across said 1,913.31 acre tract to a 1/2-inch iron pipe with cap stamped "BGE INC." found for the Northwest terminus of Fulshear Bend Drive (100 feet wide) as shown on WEST CROSS CREEK BEND LANE EXTENSION NO. 2, a subdivision per plat recorded under Plat No. 201550234 of the F.B.C.P.R. and the Northeast corner of the herein described tract;

THENCE, S 01°27'44" E, over and across said 1,1913.31 acre tract along and with the West line of said WEST CROSS CREEK BEND LANE EXTENSION NO. 2, passing at a distance of 45.05 feet, the North line of said 28.78 acre tract and continuing over and across said 28.78 acre tract for a total distance of 100.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC." found for the Southwest terminus of said Fulshear Bend Drive and the Southeast corner of the herein described tract, lying on the North line of Reserve "D" of said THE POND AT CROSS CREEK RANCH;

THENCE, along and with the North line of said Reserve "D" and over and across said 28.78 acre tract, the following courses and distances:

S 88°32'16" W, a distance of 245.38 feet to a 1/2-inch iron pipe with cap stamped "BGE INC." found for the beginning of a tangent curve to the left;

In a Southwesterly direction, along said curve to the left, an arc distance of 525.45 feet, having a radius of 3,450.00 feet, a central angle of 08°43'35" and chord which bears S 84°10'29" W, 524.94 feet to a 1/2-inch iron pipe with cap stamped "BGE INC." found for the point of tangency;

S 79°48'41" W, a distance of 225.43 feet to the **POINT OF BEGINNING** and containing 2.312 acres (100,707 square feet) of land.

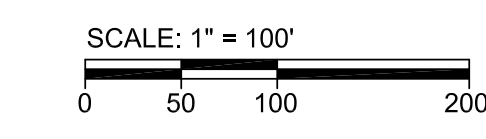
A PRELIMINARY PLAT OF
FULSHEAR BEND DRIVE EXTENSION NO.4 STREET DEDICATION
BEING 2.310± ACRES OF LAND

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

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



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



FEBRUARY 21, 2020
MTA# 1350A

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



Subdivision/Development Platting Application

Date: 02/21/2020

Date Received by the City of Fulshear: _____

Subdivision: TAMARRON SECTION 14

Development: TAMARRON

SUBMITTAL OF PLAT: (Check Appropriate Selection)

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Preliminary | <input type="checkbox"/> Final | <input type="checkbox"/> Short Form Final |
| <input type="checkbox"/> Replat | <input type="checkbox"/> Vacation Plat | <input type="checkbox"/> Admin. (Minor) Plat |
| <input type="checkbox"/> Amending Plat | | |

TYPE OF PLAT: (Check Appropriate Selection)

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Single-Family Residential | <input type="checkbox"/> Zero Lot Line/ Patio Home | <input type="checkbox"/> Multi-Family Residential |
| <input type="checkbox"/> Planned Development | <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial |

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 45.585 ACRES IN THE J.D. VERMILLION SURVEY, A-339 AND THE MICAHAH AUTREY SURVEY, A-100

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

Total Acreage: 45.585
 Number of Streets: 9
 Number of Lots: 151
 Number and Types of Reserves: 6 (Landscape/Open Space/Drainage)
 Total Acres in Reserve: 12.337

Owner: D.R. HORTON-TEXAS, LTD.
 Address: 6744 Horton Vista Dr. #100
 City/State: Richmond, Texas 77407
 Telephone: 281-566-2100
 Email Address: _____

Engineer/Planner: LJA ENGINEERING, INC.
 Contact Person: Jason Price
 Telephone: 832-315-0877
 Fax Number: _____
 Email Address: jprice@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 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$1,598.31</u>
Park Fees (due at Final Plat Application)	_____

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


 SIGNATURE

RECEIVED
 DEVELOPMENT SERVICES DEPT
 Jason Price/Sr. Platting Coordinator
 TYPED OR PRINTED NAME/TITLE

02/21/2020
 DATE

FEB 21 2020

CITY OF FULSHEAR
 FULSHEAR, TX 77441

STATE OF TEXAS
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 45.585 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 14, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF TAMARRON SECTION 14 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JONATHAN WOODRUFF, ITS ASSISTANT VICE PRESIDENT, THEREUNTO AUTHORIZED.

THIS _____ DAY OF _____, 2020.

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

BY: _____
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

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

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

THIS PLAT OF TAMARRON SECTION 14 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2020.

AMY FEARCE, CHAIR

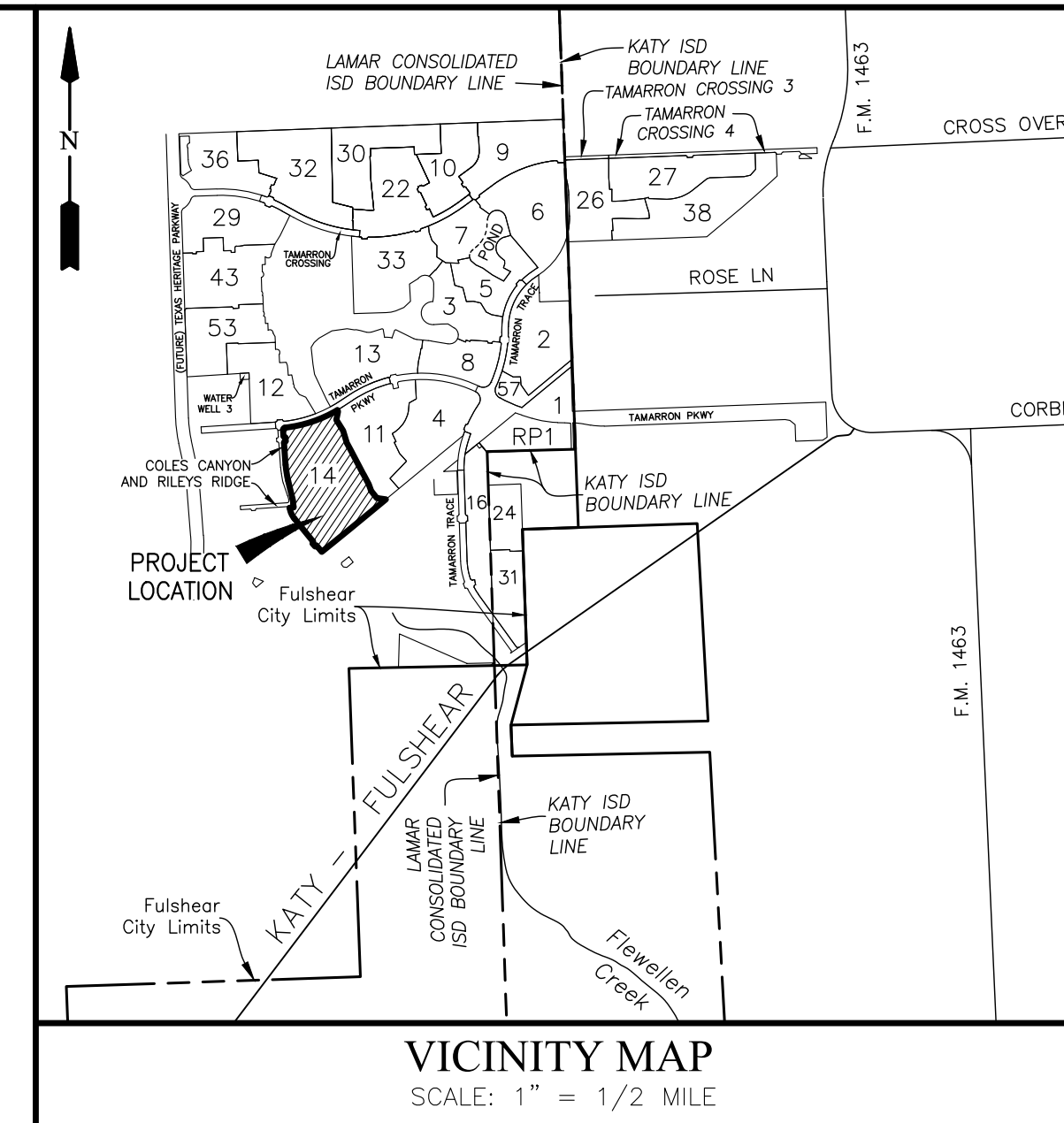
DAR HAKIMZADEH, VICE-CHAIR

THIS PLAT OF TAMARRON SECTION 14 WAS APPROVED ON _____ BY THE CITY 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, RICHARD W. STOLLEIS, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT, HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

RICHARD W. STOLLEIS, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,

THIS _____ DAY OF _____, 2020.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

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

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 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

TAMARRON SECTION 14

A SUBDIVISION OF 45.585 ACRES OF LAND SITUATED IN THE J.D. VERMILLION SURVEY, ABSTRACT 339 AND THE MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

151 LOTS 6 RESERVES (12.337 ACRES) 3 BLOCKS

FEBRUARY 21, 2020 JOB NO. 1931-6014C.310C

OWNERS:

D.R. HORTON - TEXAS, LTD.

A TEXAS LIMITED PARTNERSHIP

JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT

6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407

PH. (281) 566-2100

SURVEYOR:

LJA Surveying, Inc.

2929 Briarpark Drive
Suite 175
Houston, Texas 77042

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

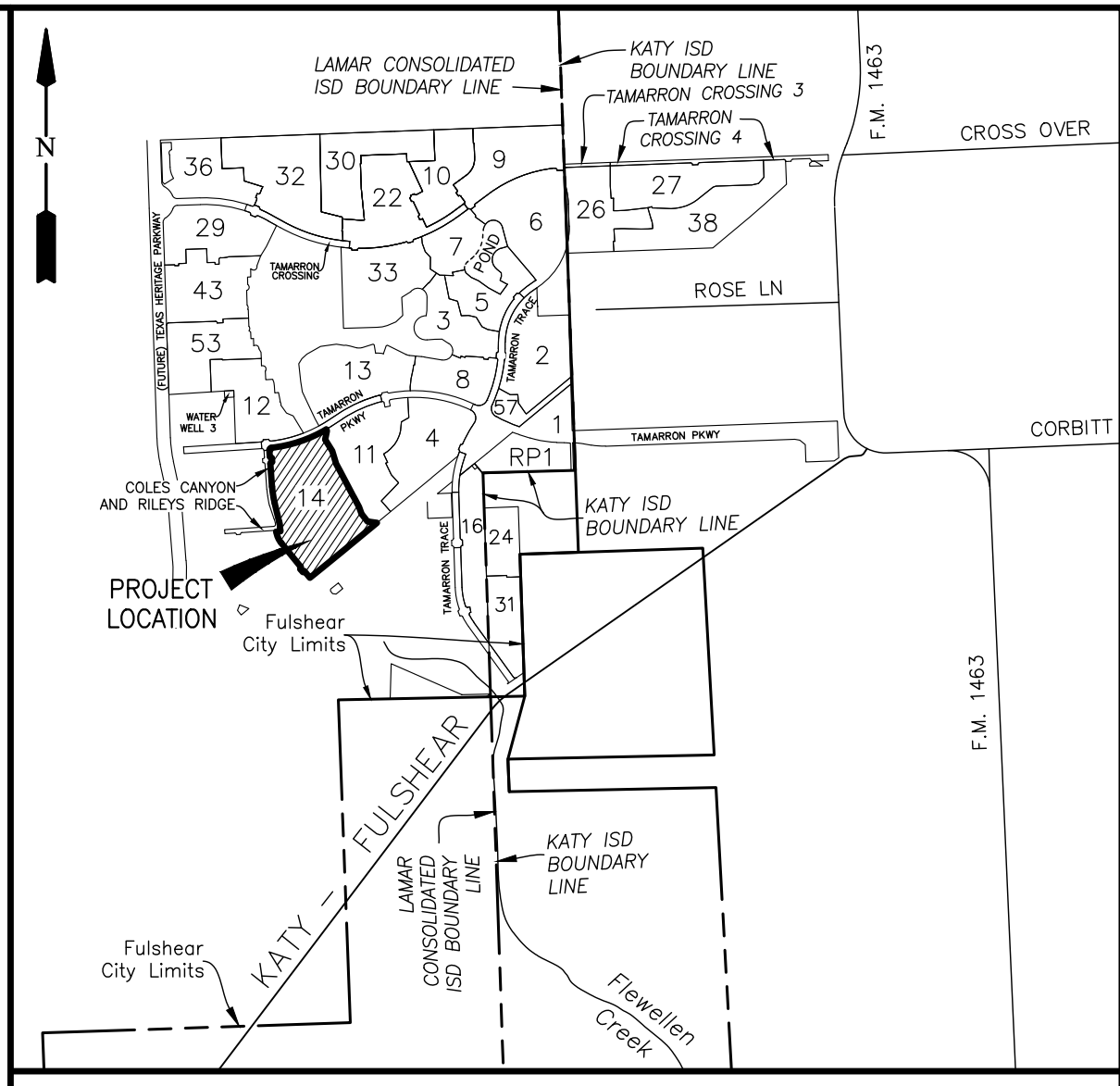
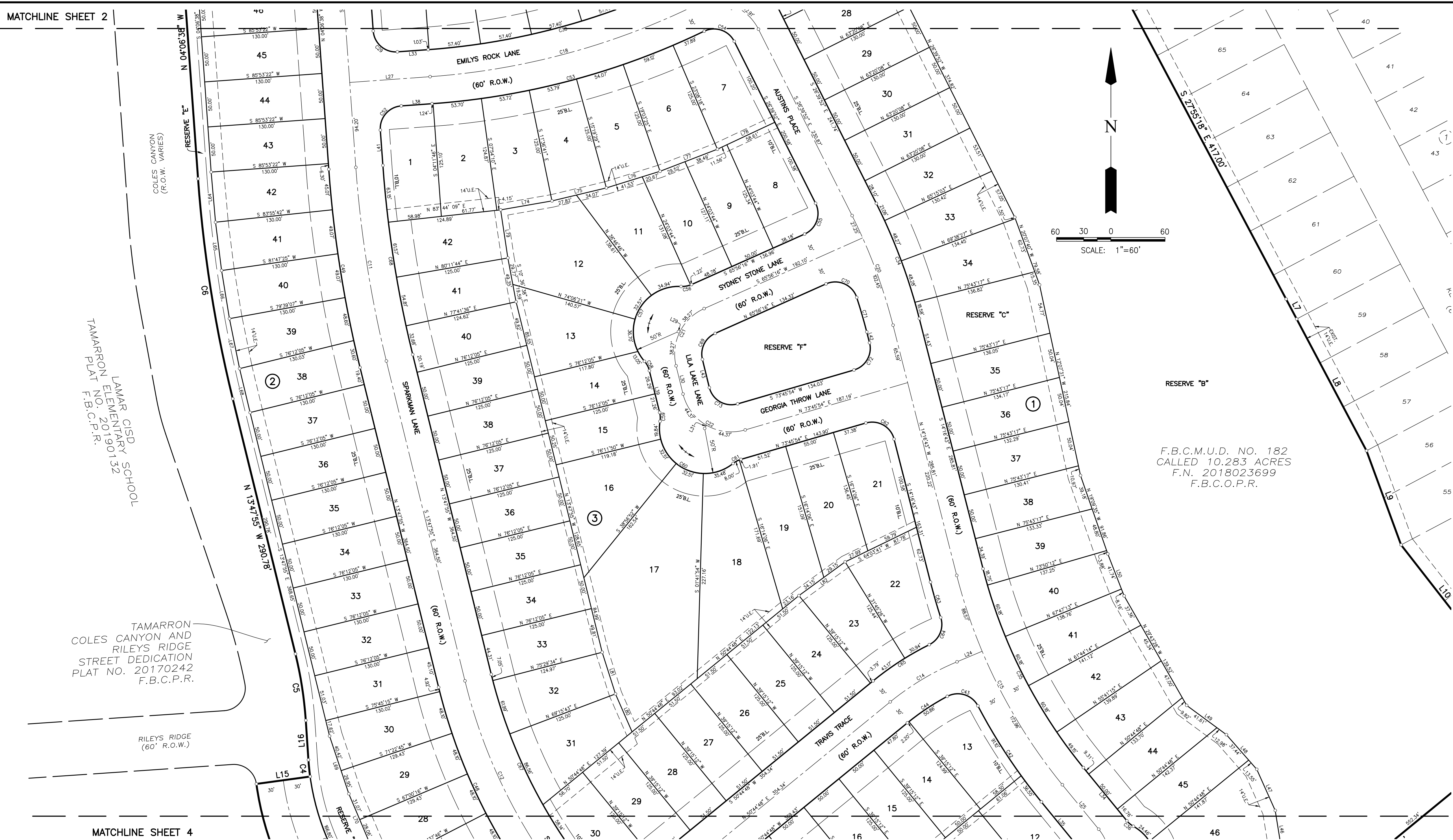
ENGINEER:

LJA Engineering, Inc.

1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

Date\Time : Fri, 21 Feb 2020 - 6:52am Path\Name : I:\Project\PLATTING\1931\03_PLATS\TAMARRON\TAMARRONSec-14.dwg CAD: JLP MJAR: CHECK



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 483S/T

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

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.491	21,398	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	10.283	447,942	RESTRICTED TO DRAINAGE
C	0.220	9,601	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.260	11,331	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.710	30,939	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	0.373	16,253	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	12.337	537,464	

F.B.C.M.U.D. NO. 182
CALLED 10.283 ACRES
F.N. 2018023699
F.B.C.O.P.R.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 30°35'14" E	22.08'
L2	S 11°23'22" W	134.30'
L3	S 32°05'09" E	199.59'
L4	S 16°40'50" E	195.93'
L5	S 27°55'18" E	65.43'
L6	S 27°55'18" E	55.00'
L7	S 27°55'18" E	25.00'
L8	S 27°55'18" E	165.00'
L9	S 20°09'23" E	111.02'
L10	S 37°56'15" E	141.65'
L11	S 82°03'25" E	143.86'
L12	N 39°15'12" W	132.10'
L13	S 50°44'48" W	27.45'
L14	N 39°15'12" W	60.00'
L15	N 82°11'49" E	60.00'
L16	N 02°51'23" W	43.75'
L17	N 82°52'49" E	5.78'
L18	N 07°07'11" W	60.00'
L19	N 04°06'38" W	95.60'
L20	S 82°52'49" E	42.23'
L21	S 19°40'44" E	15.00'

LINE TABLE

LINE	BEARING	DISTANCE
L22	S 35°16'57" E	40.67'
L23	N 07°43'55" E	4.50'
L24	N 67°15'48" E	30.15'
L25	S 39°15'12" E	63.47'
L26	N 84°15'07" W	49.90'
L27	S 85°53'22" W	89.10'
L28	S 18°38'08" W	3.00'
L29	S 63°55'50" E	1.50'
L30	S 13°47'55" E	32.13'
L31	N 29°58'59" W	4.00'
L32	N 82°52'49" E	42.23'
L33	N 85°53'22" E	34.10'
L34	S 39°15'12" E	76.07'
L35	N 39°15'12" W	63.47'
L36	N 35°16'57" W	55.77'
L37	S 82°52'49" E	42.23'
L38	S 79°19'08" W	49.66'
L39	S 13°47'55" E	47.55'
L40	N 35°16'57" W	40.67'
L41	N 04°06'38" W	39.20'
L42	S 14°16'43" E	12.44'

LINE TABLE

LINE	BEARING	DISTANCE
L43	N 13°47'55" W	32.13'
L44	N 24°40'05" E	56.61'
L45	N 06°42'21" E	55.79'
L46	N 09°11'12" W	43.73'
L47	N 24°07'55" W	2.00'
L48	N 41°12'58" W	50.99'
L49	N 53°34'42" W	54.59'
L50	N 21°15'55" W	49.90'
L51	N 37°30'15" W	61.90'
L52	N 67°08'59" W	47.96'
L53	N 63°00'14" W	14.23'
L54	S 72°20'41" W	39.66'
L55	S 73°44'23" W	49.66'
L56	S 75°08'04" W	49.66'
L57	S 76°31'45" W	49.66'
L58	S 77°55'26" W	49.66'
L59	S 79°19'08" W	49.66'
L60	S 80°42'49" W	49.66'
L61	S 82°06'30" W	49.66'
L62	S 82°52'42" W	39.20'
L63	S 39°23'02" W	14.51'

LINE TABLE

LINE	BEARING	DISTANCE
L64	S 04°58'49" E	55.75'
L65	S 07°08'27" E	53.92'
L66	S 09°16'44" E	53.92'
L67	S 11°28'00" E	56.42'
L68	S 13°25'39" E	50.00'
L69	S 18°25'24" E	67.37'
L70	S 22°52'56" E	59.13'
L71	S 27°20'28" E	59.13'
L72	S 31°48'00" E	59.13'
L73	S 39°00'27" E	20.00'
L74	S 80°07'18" W	57.66'
L75	S 76°31'55" W	61.88'
L76	S 72°48'33" W	62.20'
L77	S 68°54'09" W	68.01'
L78	S 64°53'01" W	70.17'
L79	N 08°33'54" W	53.85'
L80	N 23°41'23" W	45.83'
L81	N 17°39'46" W	48.37'
L82	N 53°52'22" E	63.30'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2050.00'	24°16'10"	868.34'	N 71°32'51" E	861.86'
C2	25.00'	90°00'00"	39.27'	N 05°44'48" E	35.36'
C3	330.00'	31°27'01"	181.14'	N 23°31'42" W	178.87'
C4	270.00'	3°56'48"	18.60'	N 05°49'47" W	18.59'
C5	430.00'	9°56'32"	74.62'	N 08°49'39" W	74.52'
C6	1460.00'	9°41'18"	246.87'	N 08°57'16" W	246.58'
C7	25.00'	86°59'27"	37.96'	N 39°23'06" E	34.41'
C8	25.00'	93°00'33"	40.58'	N 50°36'54" W	36.27'
C9	30.00'	87°47'33"	45.97'	N 39°47'09" E	41.60'
C10	2200.00'	12°33'33"	482.24'	N 76°36'02" E	481.27'
C11	1285.00'	9°41'18"	217.28'	S 08°57'16" E	217.02'
C12	600.00'	21°29'02"	224.98'	S 24°32'26" E	223.66'
C13	55.00'	93°58'14"	90.21'	S 82°16'05" E	80.43'
C14	300.00'	16°31'00"	86.48'	S 59°00'18" W	86.18'
C15	600.00'	24°58'29"	261.53'	S 28°45'57" E	259.47'
C16	55.00'	90°00'00"	86.39'	N 05°44'48" E	77.78'
C17	30.00'	31°27'01"	164.67'	S 23°31'42" E	162.61'
C18	800.00'	21°38'35"	302.19'	N 75°04'55" E	300.40'
C19	55.00'	89°05'21"	85.52'	N 71°12'32" W	77.16'
C20	600.00'	12°23'09"	129.70'	N 20°28'17" W	129.45'
C21	55.00'	79°44'11"	76.54'	S 28°04'10" W	70.51'
C22	55.00'	92°26'11"	88.73'	S 60°01'01" E	79.42'
C23	2170.00'	10°52'48"	412.07'	N 77°26'25" E	411.45'
C24	25.00'	58°36'45"	25.57'	N 42°41'38" E	24.47'
C25	50.00'	258°19'23"	225.43'	S 37°27'03" E	77.54'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C26	25.00'	20°41'41"	9.03'	S 81°21'48" W	8.98'
C27	2230.00'	7°51'27"	305.82'	S 74°56'42" W	305.58'
C28	25.00'	82°59'03"	36.21'	S 37°22'54" W	33.13'
C29	25.00'	90°00'00"	39.27'	S 49°06'38" E	35.36'
C30	770.00'	22°26'10"	301.52'	N 74°40'17" E	299.60'
C31	25.00'	23°00'10"	10.04'	N 51°57'07" E	9.97'
C32	50.00'	136°23'46"	119.03'	S 71°21'05" E	92.85'
C33	25.00'	23°30'39"	10.26'	S 14°54'32" E	10.19'
C34	630.00'	12°23'09"	136.19'	S 20°28'17" E	135.92'
C35	570.00'	24°58'29"	248.46'	S 28°45'57" E	246.50'
C36	25.00'	21°40'40"	9.46'	S 50°05'31" E	9.40'
C37	50.00'	133°21'32"	116.38'	S 05°44'55" W	91.83'
C38	25.00'	21°40'52"	9.46'	S 61°35'14" W	9.40'
C39	270.00'	31°27'01"	148.21'	S 23°31'42" E	146.35'
C40	25.00'	90°00'00"	39.27'	S 84°15'12" E	35.36'
C41	25.00'	90°00'00"	39.27'	N 05°44'48" E	35.36'
C42	630.00'	11°36'34"	127.65'	N 33°26'55" W	127.43'
C43	25.00'	90°20'57"	39.42'	N 72°49'06" W	35.46'
C44	270.00'	11°15'37"	53.06'	S 26°22'37" W	52.98'
C45	25.00'	22°15'41"	9.71'	S 39°36'58" W	9.65'
C46	50.00'	138°29'36"	120.86'	N 82°16'05" W	93.51'
C47	25.00'	22°15'41"	9.71'	N 24°09'07" W	9.65'
C48	630.00'	21°29'02"	236.23'	N 24°32'26" W	234.85'
C49	1315.00'	9°41'18"	222.35'	N 08°57'16" W	222.09'
C50	25.00'	94°12'26"	41.11'	N 51°12'51" W	36.63'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C51	2230.00'	1°11'53"	46.62'	S 82°16'53" W	46.62'
C52	25.00'	90°00'00"	39.27'	N 40°53'22" E	35.36'
C53	830.00'	21°38'35"	313.53'	N 75°04'05" E	311.67'
C54	25.00'	89°05'21"	38.87'	S 71°12'32" E	35.07'
C55	25.00'	92°36'08"	40.41'	S 19°38'12" W	36.15'
C56	25.00'	27°19'07"	11.92'	S 79°35'50" W	11.81'
C57	50.00'	134°22'26"	117.26'	S 26°04'10" W	92.18'
C58	25.00'	27°19'07"	11.92'	S 27°27'29" E	11.81'
C59	25.00'	22°43'35"	9.92'	S 02°26'08" E	9.85'
C60	50.00'	137°53'20"	120.33'	S 60°01'01" E	93.32'
C61	25.00'	22°43'35"	9.92'	N 62°24'07" E	9.85'
C62	25.00'	91°57'23"	40.12'	S 60°15'24" E	35.95'
C63	630.00'	3°42'16"	40.73'	S 16°07'51" E	40.73'
C64	25.00'	81°35'51"	35.60'	S 22°48'09" W	32.67'
C65	330.00'	12°52'04"	74.11'	S 57°10'50" W	73.96'
C66	25.00'	93°58'14"	41.00'	N 82°16'05" W	36.56'
C67	570.00'	21°29'02"	213.73'	N 24°32'26" W	212.48'
C68	1255.00'	9°41'18"	217.11'	N 08°57'16" W	211.96'
C69	25.00'	79°44'11"	34.79'	N 26°04'10" E	32.05'
C70	25.00'	95°47'31"	41.80'	S 66°09'58" E	37.10'
C71	570.00'	3°59'30"	39.71'	S 16°16'28" E	39.70'
C72	25.00'	88°02'37"	38.42'	S 29°44'36" W	34.75'
C73	25.00'	92°26'11"	40.33'	N 60°01'01" W	36.10'

TAMARRON SECTION 14

A SUBDIVISION OF 45.585 ACRES OF LAND SITUATED IN THE J.D. VERMILLION SURVEY, ABSTRACT 339 AND THE MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

151 LOTS 6 RESERVES (12.337 ACRES) 3 BLOCKS

FEBRUARY 21, 2020 JOB NO. 1931-6014C.310C

OWNERS:
D.R. HORTON - TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH. (281) 566-2100

SURVEYOR: **LJA Surveying, Inc.**
2929 Briarpark Drive Suite 175 Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026 T.B.P.L.S. Firm No. 10194382

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

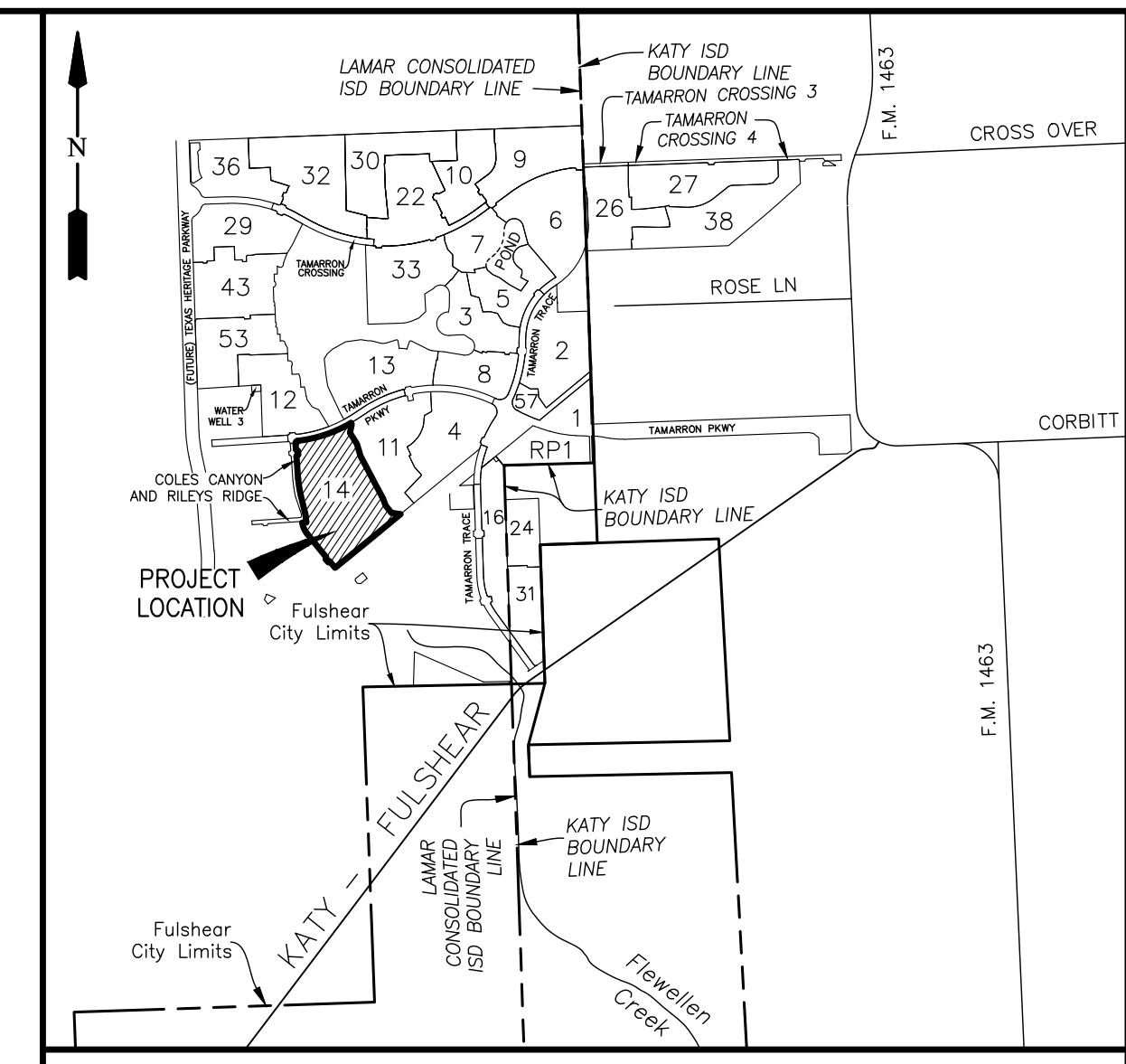
MATCHLINE SHEET 3

MATCHLINE SHEET 3

D.R. HORTON - TEXAS, LTD
RESIDUE OF
CALLED 631.26 ACRES
F.N. 2013000056
F.B.C.O.P.R.

F.B.C.M.U.D. NO. 182
CALLED 7.438 ACRES
F.N. 2019106391
F.B.C.O.P.R.

D.R. HORTON - TEXAS, LTD
RESIDUE OF
CALLED 631.26 ACRES
F.N. 2013000056
F.B.C.O.P.R.



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 483S/T

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

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1 to L21.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L22 to L42.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L43 to L63.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L64 to L84.

RESERVE TABLE with columns: RESERVE, ACREAGE, SQ.FT., TYPE. Rows A through F and TOTAL.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, ARC, CHORD BEARING, CHORD. Rows C1 to C25.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, ARC, CHORD BEARING, CHORD. Rows C26 to C50.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, ARC, CHORD BEARING, CHORD. Rows C51 to C73.

- NOTES:
1. BENCHMARK: NGS MONUMENT HGCS 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCS 66 1986...
2. TBM INDICATES TEMPORARY BENCHMARK: TBM 14: A BRASS DISK ON A CONCRETE CURB INLET LOCATED ALONG THE SOUTH SIDE OF TAMARRON PARKWAY...
3. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
4. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE OF CENTRAL TEXAS, EFFECTIVE JANUARY 15, 2020 AND ISSUED JANUARY 23, 2020.
6. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182...
7. THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0085L, REVISED APRIL 2, 2014...
8. 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.
9. THERE ARE NO PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
10. THE MINIMUM SLAB ELEVATION SHALL BE 147.50 FEET (NAVD 88); EIGHTEEN INCHES (18") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MAXIMUM PONDING ELEVATION...
11. ALL LOT LINES SHALL HAVE A MINIMUM 5' SIDE YARD SETBACK LINE.
12. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
13. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL...
14. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
15. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
16. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
17. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 (NAD 83), SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00011591065.
18. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT...
19. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182.
20. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS...
21. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS...
22. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL...
23. AS RECORDED IN PLAT NUMBER 20180303, F.B.C.P.R.
24. AS RECORDED IN FILE NUMBER 201907390, F.B.C.O.P.R.

TAMARRON SECTION 14

A SUBDIVISION OF 45.585 ACRES OF LAND SITUATED IN THE J.D. VERMILLION SURVEY, ABSTRACT 339 AND THE MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

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



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: 2/24/2020 Date Received by the City of Fulshear: _____
 Subdivision: SECTION 9 Development: FILL BROOK ON FULSHEAR CREEK

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: CHURCHILL FULSHEAR LEASE A-29

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

Total Acreage: 19.4908
 Number of Streets: 3
 Number of Lots: 3
 Number and Types of Reserves: 1 - LANDSCAPE OPEN SPACE
 Total Acres in Reserve: 1.2111

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$ 802.25
Park Fees (due at Final Plat Application)	_____

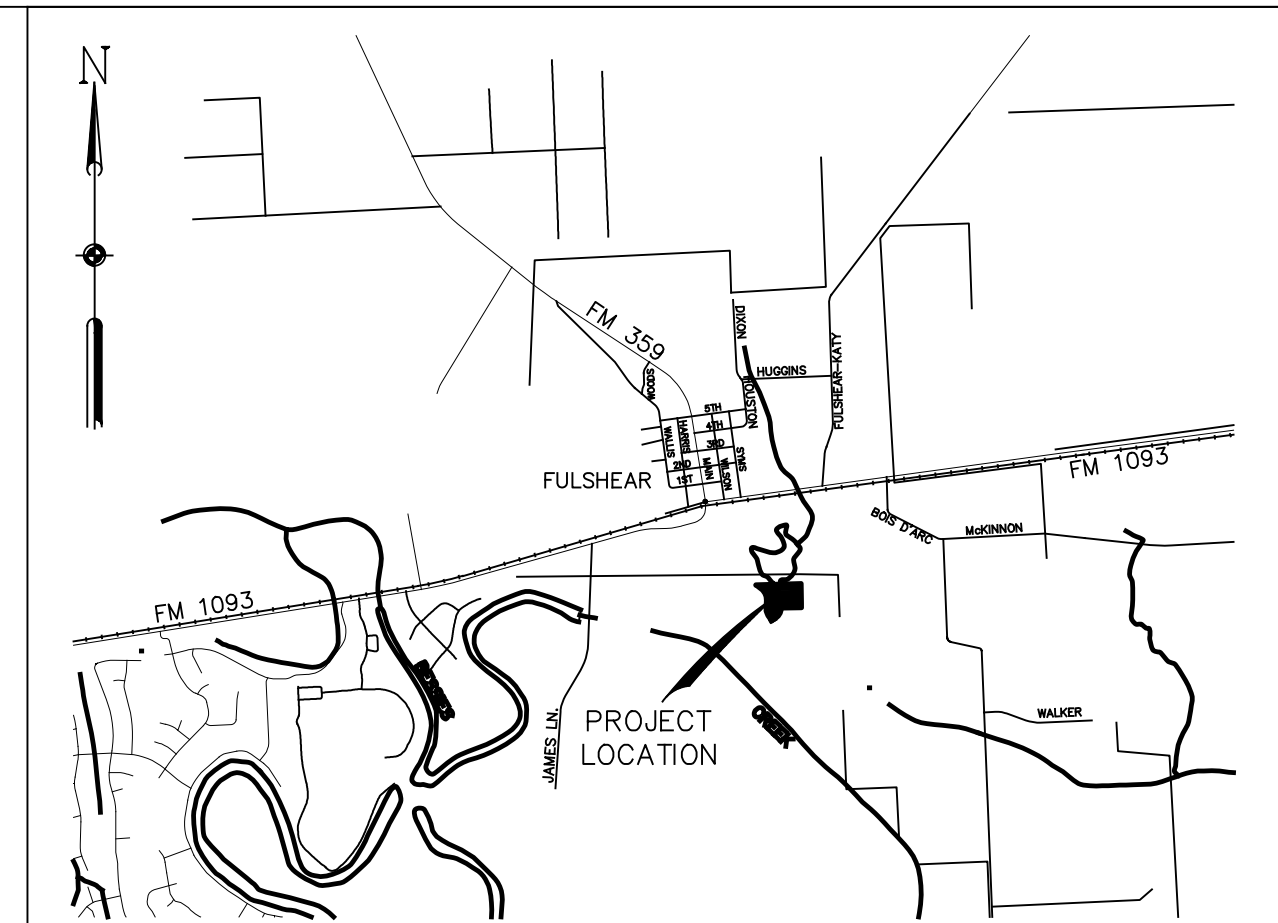
Owner: FULSHEAR LAND INVESTMENT PARTNERS
 Address: 600 WEST LOOP SOUTH # 2100
 City/State: HOUSTON TEXAS 77001
 Telephone: 713.623.2400
 Email Address: randron@fremdevelopment.com
 Engineer/Planner: SWEETZER + ASSOCIATES
 Contact Person: MIK SWEETZER
 Telephone: 281.833.8604
 Fax Number: _____
 Email Address: sweetzer.assoc@gmail.com

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

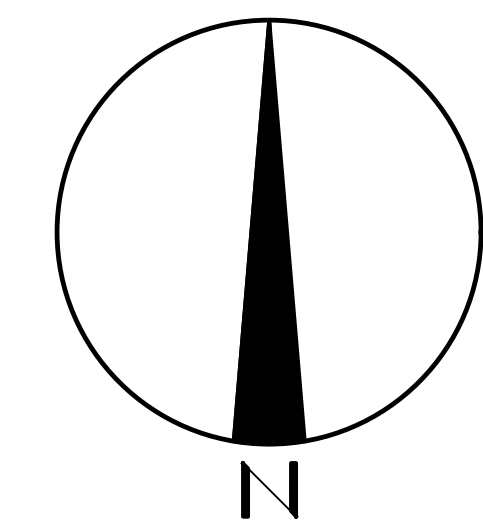
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE
W. Sweetzer _____ 2.21.20

ACREAGE
 CALLED 59.93 ACRES
 ROBERT JUDSON PICKARD, TR.
 F.B.C.C.F. NO. 2011067776
 O.P.R.F.B.C.

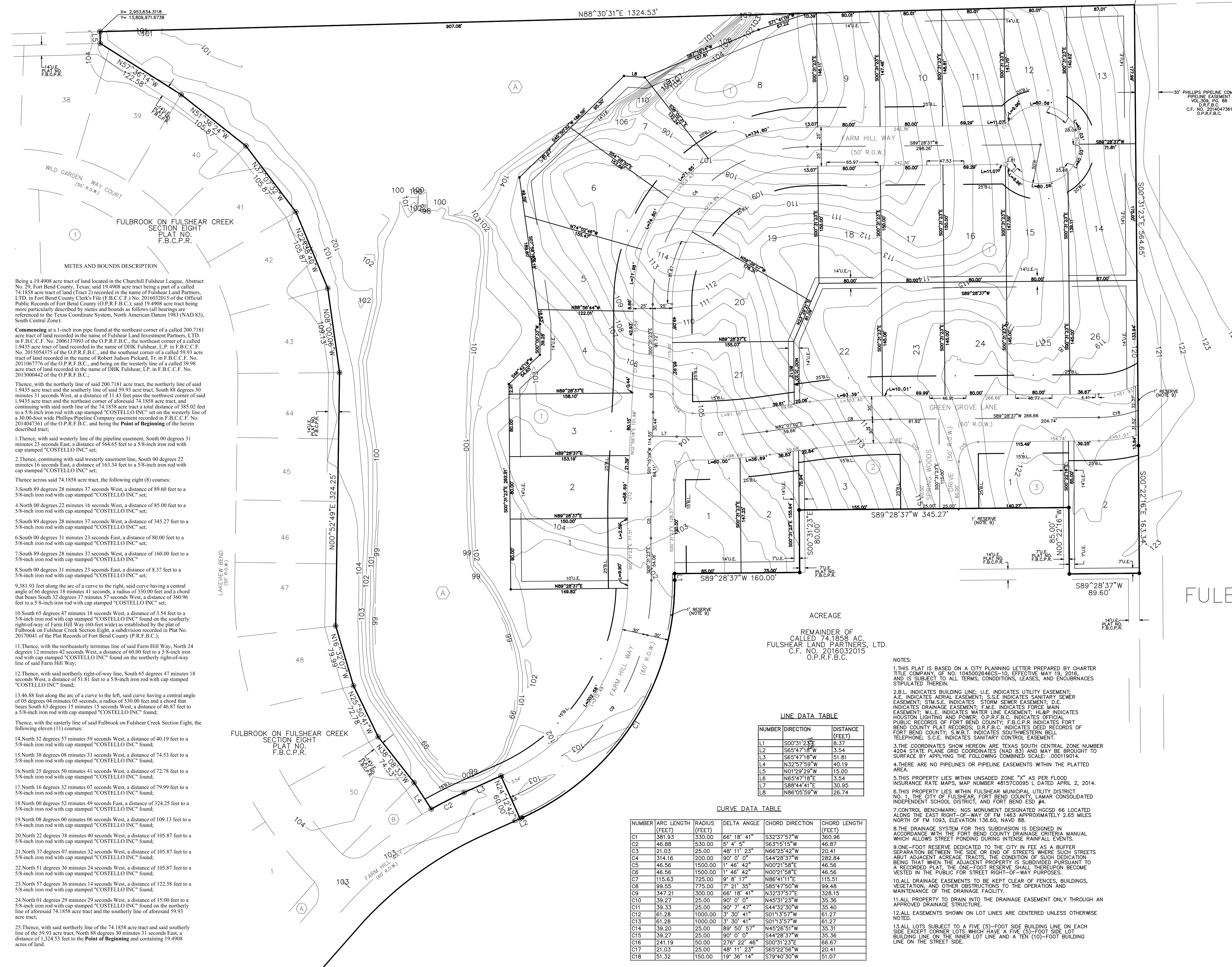
RESERVE TABLE		
RESERVE "A"	LANDSCAPE / OPEN SPACE	7.2171 AC. / 314,378 SQ.FT.



VICINITY MAP
 FORT BEND COUNTY KEY MAP 522R



- LEGEND
- = SET 5/8-INCH IRON ROD W/CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
 - ⊙ = FOUND 5/8-INCH IRON ROD W/CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED



Being a 19.4908 acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas; said 19.4908 acre tract being a part of a called 74.1858 acre tract of land (Tract 2) recorded in the name of Fulshear Land Partners, LTD, in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2016032015 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.); said 19.4908 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone):

Commencing at a 1-inch iron pipe found at the northeast corner of a called 200.7181 acre tract of land recorded in the name of O.P.R.F.B.C., the northeast corner of a called 19.435 acre tract of land recorded in the name of DHK Fulshear, L.P., in F.B.C.C.F. No. 201505475 of the O.P.R.F.B.C., and the southeast corner of a called 59.93 acre tract of land recorded in the name of Robert Judson Pickard, Tr., in F.B.C.C.F. No. 2011067776 of the O.P.R.F.B.C., and being on the westerly line of a called 39.98 acre tract of land recorded in the name of DHK Fulshear, L.P., in F.B.C.C.F. No. 2013000442 of the O.P.R.F.B.C.:

Thence, with the northerly line of said 200.7181 acre tract, the northerly line of said 19.435 acre tract and the southerly line of said 59.93 acre tract, South 88 degrees 30 minutes 31 seconds West, at a distance of 11.43 feet to the northwest corner of said 19.435 acre tract and the northeast corner of aforesaid 74.1858 acre tract, and continuing with said north line of the 74.1858 acre tract a total distance of 385.02 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set on the westerly line of a 30.00-foot wide Phillips Pipeline Company easement recorded in F.B.C.C.F. No. 2014047361 of the O.P.R.F.B.C. and being the Point of Beginning of the herein described tract:

1. Thence, with said westerly line of the pipeline easement, South 00 degrees 31 minutes 23 seconds East, a distance of 564.65 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
2. Thence, continuing with said westerly easement line, South 00 degrees 22 minutes 16 seconds East, a distance of 163.34 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- Thence across said 74.1858 acre tract, the following eight (8) courses:
3. South 89 degrees 28 minutes 37 seconds West, a distance of 89.60 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
4. North 00 degrees 22 minutes 16 seconds West, a distance of 85.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
5. South 89 degrees 28 minutes 37 seconds West, a distance of 345.27 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
6. South 00 degrees 31 minutes 23 seconds East, a distance of 80.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
7. South 89 degrees 28 minutes 37 seconds West, a distance of 160.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
8. South 00 degrees 31 minutes 23 seconds East, a distance of 8.37 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

9. 381.93 feet along the arc of a curve to the right, said curve having a central angle of 66 degrees 18 minutes 41 seconds, a radius of 330.00 feet and a chord that bears South 32 degrees 37 minutes 57 seconds West, a distance of 360.96 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

10. South 65 degrees 47 minutes 18 seconds West, a distance of 3.54 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found on the southerly right-of-way of Farm Hill Way (60-foot wide) as established by the plat of Fulbrook on Fulshear Creek Section Eight, a subdivision recorded in Plat No. 20170041 of the Plat Records of Fort Bend County (P.R.F.B.C.);

11. Thence, with the northeasterly terminus line of said Farm Hill Way, North 24 degrees 12 minutes 42 seconds West, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found on the northerly right-of-way line of said Farm Hill Way;

12. Thence, with said northerly right-of-way line, South 65 degrees 47 minutes 18 seconds West, a distance of 51.81 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

13. 46.88 feet along the arc of a curve to the left, said curve having a central angle of 05 degrees 04 minutes 05 seconds, a radius of 530.00 feet and a chord that bears South 63 degrees 15 minutes 15 seconds West, a distance of 46.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

Thence, with the easterly line of said Fulbrook on Fulshear Creek Section Eight, the following eleven (11) courses:

14. North 32 degrees 57 minutes 59 seconds West, a distance of 40.19 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
15. North 38 degrees 08 minutes 33 seconds West, a distance of 74.53 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
16. North 25 degrees 50 minutes 41 seconds West, a distance of 72.78 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
17. North 16 degrees 32 minutes 07 seconds West, a distance of 79.99 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
18. North 00 degrees 32 minutes 49 seconds East, a distance of 324.25 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
19. North 08 degrees 00 minutes 06 seconds West, a distance of 109.13 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
20. North 22 degrees 38 minutes 40 seconds West, a distance of 105.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
21. North 37 degrees 07 minutes 32 seconds West, a distance of 105.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
22. North 51 degrees 36 minutes 24 seconds West, a distance of 105.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
23. North 57 degrees 36 minutes 14 seconds West, a distance of 122.58 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
24. North 01 degrees 29 minutes 29 seconds West, a distance of 15.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found on the northerly line of aforesaid 74.1858 acre tract and the southerly line of aforesaid 59.93 acre tract;

25. Thence, with said northerly line of the 74.1858 acre tract and said southerly line of the 59.93 acre tract, North 88 degrees 30 minutes 31 seconds East, a distance of 1,324.53 feet to the Point of Beginning and containing 19.4908 acres of land.

ACREAGE
 REMAINDER OF
 CALLED 74.1858 AC
 FULSHEAR LAND PARTNERS, LTD.
 C.F. NO. 2016032015
 O.P.R.F.B.C.

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S00°31'23"E	8.37
L2	S89°28'37"W	3.54
L3	S65°47'18"E	51.81
L4	N32°57'59"W	40.19
L5	N01°29'29"W	15.00
L6	N65°47'18"E	3.54
L7	S89°28'37"W	30.95
L8	N86°05'59"W	28.74

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	381.93	330.00	66° 18' 41"	S32°37'57"W	360.96
C2	46.88	530.00	5° 4' 5"	S63°15'15"W	46.87
C3	21.03	25.00	48° 11' 23"	N66°25'42"W	20.41
C4	314.16	200.00	90° 0' 0"	S44°28'37"W	282.84
C5	46.56	1500.00	1° 48' 42"	N00°21'58"E	46.56
C6	46.56	1500.00	1° 48' 42"	N00°21'58"E	46.56
C7	115.63	725.00	9° 8' 17"	N86°41'11"E	115.51
C8	99.55	775.00	7° 21' 35"	S85°47'50"W	99.48
C9	347.21	300.00	66° 18' 41"	N32°37'57"E	328.15
C10	39.27	25.00	90° 0' 0"	N45°31'23"W	35.36
C11	39.33	25.00	90° 7' 47"	S44°32'30"W	35.40
C12	61.28	1000.00	3° 30' 41"	S01°13'57"W	61.27
C13	61.28	1000.00	3° 30' 41"	S01°13'57"W	61.27
C14	39.20	25.00	89° 50' 57"	N45°26'51"W	35.31
C15	39.27	25.00	90° 0' 0"	S44°28'37"W	35.36
C16	241.19	50.00	276° 22' 46"	S00°31'23"E	66.67
C17	21.03	25.00	48° 11' 23"	S65°22'56"W	20.41
C18	51.32	150.00	19° 36' 14"	S79°40'30"W	51.07

- NOTES:
1. THIS PLAN IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, OF NO. 1045002646CS-10, EFFECTIVE MAY 19, 2016, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES, AND ENCUMBRANCES STIPULATED THEREIN.
 2. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; A.E. INDICATES AERIAL EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; S.M.S.E. INDICATES STORM SEWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; F.M.E. INDICATES FORCE MAIN EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; H.L.R.P. INDICATES HOUSTON LIGHTING AND POWER; O.P.R.F.B.C. INDICATES OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; D.R.F.B.C. INDICATES DEED RECORDS OF FORT BEND COUNTY; S.W.T. INDICATES SOUTHWESTERN BELL TELEPHONE; S.C.E. INDICATES SANITARY CONTROL EASEMENT.
 3. THE COORDINATES SHOW HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.00119104.
 4. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATED AREA.
 5. THIS PROPERTY LIES WITHIN UNSAIDED ZONE "C" AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 481570000S, DATED APRIL 2, 2014.
 6. THIS PROPERTY LIES WITHIN FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1, THE CITY OF FULSHEAR, FORT BEND COUNTY, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, AND FORT BEND ISD #4.
 7. CONTROL BENCHMARK: NGS MONUMENT DESIGNATED HCSD #6 LOCATED ALONG THE EAST RIGHT-OF-WAY OF FM 1463 APPROXIMATELY 2.65 MILES NORTH OF FM 1093, ELEVATION 136.60, NAVD 88.
 8. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
 9. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES.
 10. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 11. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 12. ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
 13. ALL LOTS SUBJECT TO A FIVE (5)-FOOT SIDE BUILDING LINE ON EACH SIDE, EXCEPT CORNER LOTS WHICH HAVE A FIVE (5)-FOOT SIDE LOT BUILDING LINE ON THE INNER LOT AND A TEN (10)-FOOT BUILDING LINE ON THE STREET SIDE.

FULBROOK ON FULSHEAR CREEK SECTION NINE

A SUBDIVISION OF 19.4908 ACRES
 LOCATED IN THE
 CHURCHILL FULSHEAR LEAGUE, A-29
 CITY OF FULSHEAR
 FORT BEND COUNTY, TEXAS

31 LOTS 3 BLOCKS 1 RESERVE

SCALE: 1"=60' DATE: FEBRUARY, 2020

FULSHEAR LAND INVESTMENT PARTNERS, LTD
 A TEXAS LIMITED PARTNERSHIP

AND
 FULSHEAR LAND INVESTMENT PARTNERS, LTD
 A TEXAS LIMITED PARTNERSHIP
 1600 West loop South , Suite 2600,
 Houston , Texas 77027.
 TELEPHONE (713) 623-2466

ENGINEER/SURVEYOR:

 Engineering and Surveying
 9990 Richmond Avenue, Suite 450 N
 Houston, Texas 77042
 (713) 783-7788 (713) 783-3580, Fax
 (713) 783-7788
 TPLS FROM REC. NO. 100486



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: 2/2/2020

Date Received by the City of Fulshear:

Subdivision: SECTION 10 Development: FULL BROOK ON FULSHEAR CREEK

SUBMITTAL OF PLAT: (Check Appropriate Selection)

- Preiminary, Replat, Amending Plat, Final, Vacation Plat, Short Form Final, Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: CHURCHILL FULSHEAR A-29

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

Total Acreage: 20.0448

Number of Streets: 3

Number of Lots: 24

Number and Types of Reserves: 3 DRAINAGE & OPEN SPACE

Total Acres in Reserve: 0.3891

Owner: FULSHEAR LAND INVESTMENT PARTNERS

Address: 1000 WEST LOOP SOUTH # 2000

City/State: HOUSTON TEXAS 77021

Telephone: 281.833.8041 713.602.2446

Email Address: mtrendren@trenddevelopment.com

Engineer/Planner: SWETZER + ASSOCIATES

Contact Person: BILL SWETZER

Telephone: 281.833.8041

Fax Number:

Email Address: switzer.assoc@gmail.com

Table with Platting Fees: Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, 2nd Review of plats, TOTAL PLATTING FEE \$841.00, 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: [Handwritten Signature]

TYPED OR PRINTED NAME/TITLE

DATE: 2/2/2020



Subdivision/Development Platting Application

Date: 2/20/2020 Date Received by the City of Fulshear: _____
 Subdivision: Jordan Ranch Section 20 Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: See Attached Plat for Metes and Bounds Description

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

Total Acreage: 11.074
 Number of Streets: 3
 Number of Lots: 34
 Number and Types of Reserves: 4 - Landscape, Open Space, Utilities, Pipelines
 Total Acres in Reserve: 1.371

Owner: FORT BEND JORDAN RANCH LP
 Address: 5005 Riverway Drive, Suite 500
 City/State: Houston, TX
 Telephone: (713) 960-9977
 Email Address: steves@johnsondev.com

Engineer/Planner: IDS Engineering Group
 Contact Person: John R. Herzog, P.E.
 Telephone: (713) 462-3178
 Fax Number: _____
 Email Address: jherzog@idseg.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$946.85
Park Fees (due at Final Plat Application)	\$15,300

*Per development agreement, Park Fees will be paid prior to the plat being recorded

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.

John R. Herzog, P.E., Project Manager

2/20/2020

SIGNATURE

RECEIVED

TYPED OR PRINTED NAME/TITLE

DATE

DEVELOPMENT SERVICES DEPT

FEB 21 2020

CITY OF FULSHEAR
 FULSHEAR, TX 77441

STATE OF TEXAS

COUNTY OF FORT BEND

I, STEPHEN A. SAMS, Vice President of JOHNSON JORDAN RANCH GP LLC, a Texas limited liability company, the general partner of FORT BEND JORDAN RANCH LP, a Texas limited partnership, hereinafter referred to as owners of the 11.074 acre tract described in the above and foregoing map of JORDAN RANCH SEC 20, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, 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 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 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 declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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

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

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent 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 plat of JORDAN RANCH SEC 20 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

IN TESTIMONY WHEREOF, JOHNSON JORDAN RANCH GP LLC, a Texas limited liability company, as general partner of FORT BEND JORDAN RANCH LP, a Texas limited partnership, has caused these presents to be signed by Stephen A. Sams, Vice President, this ____ day of _____, 2020.

By: FORT BEND JORDAN RANCH LP, a Texas Limited Partnership

By: JOHNSON JORDAN RANCH GP, LLC a Texas Limited Liability Company It's General Partner

By: Stephen A. Sams, Vice President

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Stephen A. Sams, Vice President, 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

I, Douglas W. Turner, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

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

Douglas W. Turner, R.P.L.S., Registered Professional Land Surveyor Texas Registration No. 3988

I, John R. Herzog, 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.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JOHN R. HERZOG, P.E. 126468 ON 01/02/20, IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

John R. Herzog, P.E., Licensed Professional Engineer, No.126468

This plat of JORDAN RANCH SEC 20 is approved by the City Planning and Zoning Commission of the City of Fulshear, Texas this ____ day of _____, 2020.

Amy Pearce, Chair Dar Hakimzadeh, Co-Chair

The plat of JORDAN RANCH SEC 20 was approved by the City of Fulshear Council on the ____ day of _____, 2020, and signed on this ____ day of _____, 2020, provided; however, this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk of Fort Bend, Texas within one (1) year hereafter.

Aaron Groff, Mayor Kimberly Kopecky, City Secretary

NOTES

- 1. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the combined scale factor of 1.00013.
2. B.L. indicates a building line
A.E. indicates a aerial easement
U.E. indicates a utility easement
W.S.E. indicates a water and sewer easement
VOL., PG. indicates Volume, Page
P.R.F.B.C. indicates Plat Records of Fort Bend County
O.P.R.F.B.C. indicates Official Public Records of Fort Bend County
O.R.F.B.C. indicates Original Records of Fort Bend County
F.B.C. O.P.R.R.P. indicates Fort Bend County Official Public Records of Real Property
ESMT, indicates Easement
H.L. & P. indicates Houston Lighting and Power
SQ. FT. indicates square feet
AC. indicates acre
R.O.W. indicates right-of-way
• indicates found 5/8" iron rod (unless otherwise noted)
• indicates set 5/8" iron rod with plastic cap stamped "IDS" (unless otherwise noted)
indicates street name change
3. All building lines along street rights-of-way are as shown on the plat.
4. All sidelot building lines to be 5' unless otherwise noted.
5. All non-perimeter easements on property lines are centered unless otherwise noted.
6. All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
7. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such dedication being that when the 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 re-vest in the dedicator, his heirs, assigns, or successors.
8. The platted area is located within Zone X, defined as areas determined to be outside the 500 year floodplain, per FEMA Flood Insurance Rate Map Panel No. 48157C0020L, effective April 02, 2014.
9. This property lies within the extraterritorial jurisdiction of the City of Fulshear, Fort Bend County, Texas, Fulshear Municipal Utility District No. 3A and within County Assistance District (CAD) No. 7.
10. Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
11. The top of all floor slabs shall be a minimum of 153.50 feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
12. The drainage system for this subdivision is designed in accordance with the "Fort Bend County Drainage Criteria Manual" which allows street ponding with intense rainfall events.
13. All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
14. The Lighting Zone Code is LZ3.
15. To the best of the engineer's knowledge, all existing pipeline easements within the subdivision are shown on the plat.
16. Absent written authorization by the affected utilities, all utility easements must be kept unobstructed from any non-utility improvements or property owner. Any unauthorized improvements or obstructions may be removed by the utility at the obstruction owner's expense.
17. Benchmark: Vertically is based on a FEMA benchmark in Katy, RM 7: A US Coast and Geodetic survey disk marked Y 1148, located 0.3 ± miles east along the Missouri-Kansas-Texas railroad from the station at Katy and 5.2 feet ± southwest of the southeast corner of the American Rice Growers Co-op Association office building. Held the Published NAVD 88 Elevation on Y1148 = 141.44
Elevation = 142.00 (NAVD 1929 - datum based on FEMA maps)
18. Reserve A within this plat will be owned and maintained by Fulshear M.U.D. No. 3A. Maintenance will be performed by either Fulshear M.U.D. No. 3A or the Jordan Ranch Community Association.
19. A minimum distance of 10' shall be maintained between residential dwellings.
20. Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
21. The minimum distance of twenty-two (22) feet shall be maintained between a front facing garage and the edge of the sidewalk.

BEING 11.074 acres of land in the J.G. Bennett Survey, Abstract Number 611, Fort Bend County, Texas and being a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust and The Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 in the Official Public Records of Fort Bend County, Texas and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at a 5/8-inch iron rod with cap stamped "IDS" found for the northeast corner of Lot 45, Block 1 of JORDAN RANCH SEC 4 according to the plat thereof recorded under Film Code No. 20160001, in the Official Plat Records of Fort Bend County, Texas and the northwest corner of the herein described tract;

THENCE North 77° 26' 48" East - 290.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the most northerly northeast corner of the herein described tract;

THENCE South 12° 33' 12" East - 55.03 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 87° 35' 55" East - 134.72 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the most easterly northeast corner of the herein described tract;

THENCE South 12° 18' 00" East - 139.07 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 21° 40' 29" East - 123.64 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 47° 51' 13" East - 118.77 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 55° 34' 24" East - 223.84 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 50° 58' 06" East - 260.17 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 62° 14' 47" East - 24.95 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the right;

THENCE in a northerly direction, with said curve to the right, having a radius of 535.00 feet, a central angle of 03° 18' 21", a chord bearing and distance of North 29° 24' 24" East - 30.86 feet, and an arc distance of 30.87 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 58° 56' 26" East - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the left;

THENCE in a southerly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 07° 01' 13", a chord bearing and distance of South 17° 27' 03" East - 37.45 feet, and an arc distance of 42.33 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 65° 57' 39" East - 101.56 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the southeast corner of the herein described tract;

THENCE South 24° 24' 38" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the right;

THENCE in a southerly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 88° 53' 37", a chord bearing and distance of South 21° 30' 50" East - 35.01 feet, and an arc distance of 38.79 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 22° 55' 58" West - 113.34 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the right;

THENCE in a southwesterly direction, with said curve to the right, having a radius of 600.00 feet, a central angle of 15° 18' 19", a chord bearing and distance of South 30° 35' 08" West - 159.80 feet, and an arc distance of 160.28 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 38° 14' 18" West - 51.83 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the south corner of the herein described tract;

THENCE North 48° 16' 08" West - 119.08 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 45° 36' 54" West - 163.02 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 50° 41' 14" West - 320.07 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

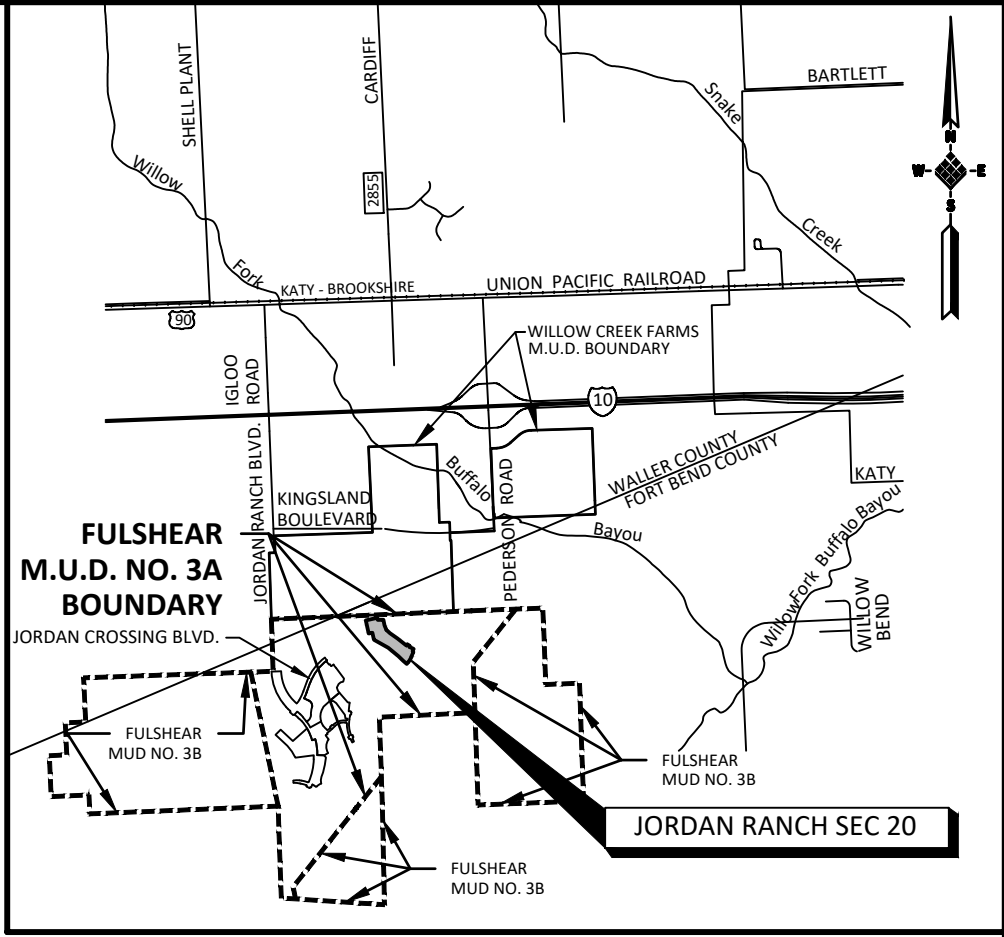
THENCE North 60° 53' 15" West - 402.28 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 12° 33' 12" West - 177.79 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 77° 26' 48" West - 90.00 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the southeast corner of said Block 1 and the southwest corner of the herein described tract;

THENCE North 12° 33' 12" West - 330.70 feet, with said Block 1, to the POINT OF BEGINNING of the herein described tract and containing 11.074 acres of land.

Table with 2 columns: DISTRICT NAMES and NO. 7. Rows include COUNTY ASSISTANCE DISTRICT, WCID, MUD, LID, DID, SCHOOL, FIRE, IMPACT FEE AREA, CITY OR CITY ETJ, UTILITIES CO.



FORT BEND COUNTY KEY MAP NO. 483J VICINITY MAP SCALE 1" = 5,000'

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

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

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this ____ day of _____, 2020.

Vincent M. Morales, Jr., Precinct 1, County Commissioner

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

K.P. George, County Judge

Grady Prestage, Precinct 2, County Commissioner

Ken R. DeMerchant, Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2020, at _____ o'clock _____ M. Filed in plat number(s) _____ 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

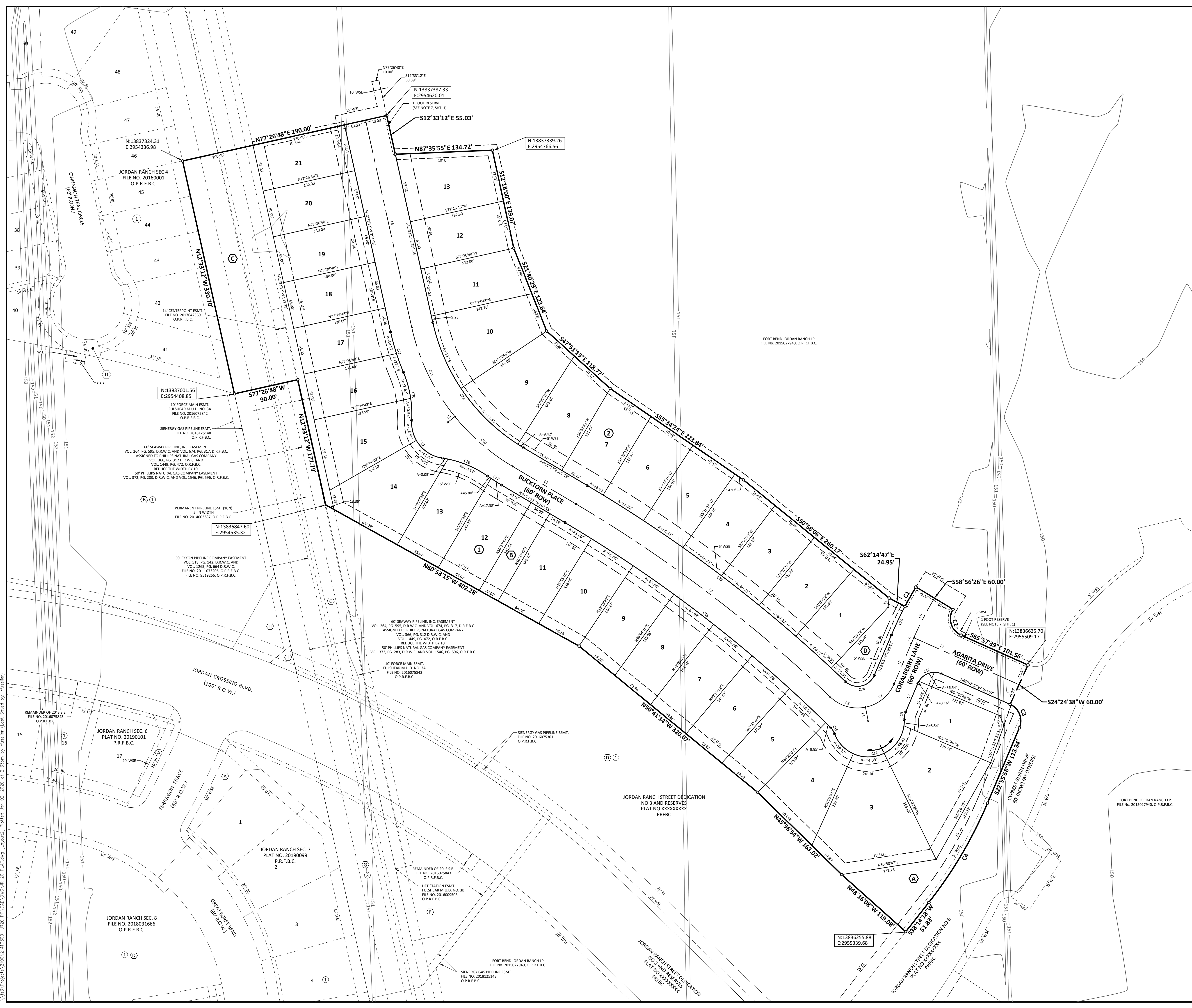
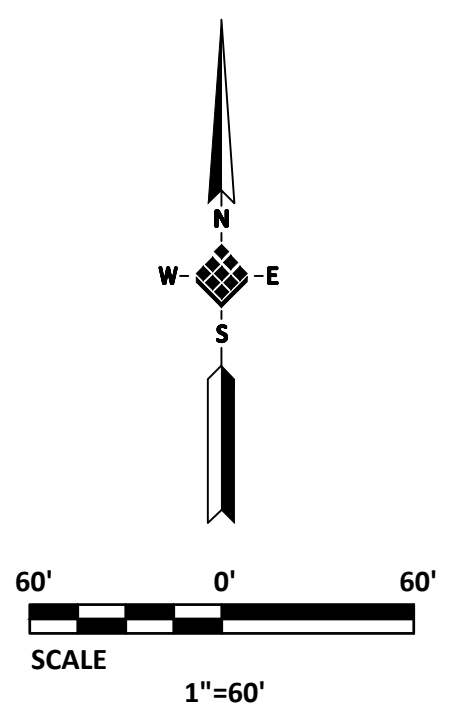
JORDAN RANCH SEC 20

A SUBDIVISION OF 11.074 ACRES LOCATED IN J.G. BENNETT SURVEY, A-611 FORT BEND COUNTY, TEXAS 34 LOTS 2 BLOCKS 4 RESERVES

OWNER: FORT BEND JORDAN RANCH LP a Texas limited partnership 5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977

ENGINEER: IDS Engineering Group 13430 Northwest Fwy., Ste. 700 Houston, Texas 77040 713.462.3178 TBRE F-002726 | TBPLS 10110700





CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	3°18'21"	535.00'	30.87'	15.44'	N29°24'24"E	30.86'
C2	97°01'13"	25.00'	42.33'	28.27'	S17°27'03"E	37.45'
C3	88°53'37"	25.00'	38.79'	24.52'	S21°30'50"E	35.01'
C4	15°18'19"	600.00'	160.28'	80.62'	S30°35'08"W	159.80'
C5	7°01'13"	505.00'	61.88'	30.98'	N27°32'57"E	61.84'
C6	0°59'07"	505.00'	8.68'	4.34'	N23°32'47"E	8.68'
C7	55°36'38"	55.00'	53.38'	29.00'	N50°51'33"E	51.31'
C8	55°05'51"	55.00'	52.89'	28.69'	S73°47'12"E	50.88'
C9	13°08'01"	1,935.00'	443.55'	222.75'	S52°48'17"E	442.58'
C10	20°19'10"	300.00'	106.39'	53.76'	S49°12'42"E	105.84'
C11	26°29'55"	300.00'	138.75'	70.64'	N25°48'09"W	137.51'
C12	90°59'07"	25.00'	39.70'	25.43'	S68°32'47"W	35.66'
C13	24°57'05"	25.00'	10.89'	5.53'	S10°34'42"W	10.80'
C14	161°12'04"	50.00'	140.67'	302.04'	S78°42'11"W	98.66'
C15	24°40'06"	25.00'	10.76'	5.47'	N33°01'50"W	10.68'
C16	14°00'24"	1,905.00'	465.70'	234.02'	N52°22'05"W	464.54'
C17	4°01'24"	330.00'	23.17'	11.59'	N57°21'35"W	23.17'
C18	26°02'14"	150.00'	68.17'	34.68'	N68°22'00"W	67.58'
C19	84°40'01"	50.00'	73.89'	45.55'	N39°03'07"W	67.34'
C20	26°02'14"	150.00'	68.17'	34.68'	N09°44'13"W	67.58'
C21	10°12'09"	330.00'	58.76'	29.46'	N17°39'16"W	58.68'
C22	46°49'05"	270.00'	220.62'	116.89'	S35°57'44"E	214.54'
C23	13°08'01"	1,965.00'	450.42'	226.20'	S52°48'17"E	449.44'
C24	110°42'30"	25.00'	48.31'	36.18'	N78°24'29"E	41.13'
C25	4°41'59"	535.00'	43.88'	21.95'	N25°24'14"E	43.87'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S65°57'39"E	159.74'
L2	N23°03'14"E	60.83'
L3	N11°20'08"W	19.36'
L4	S59°22'17"E	102.13'
L5	N50°56'53"E	12.87'
L6	N12°33'12"W	294.08'
L7	S23°03'14"W	43.29'
L8	N23°41'08"W	14.56'
L9	S06°12'00"W	12.94'

RESERVE TABLE				
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES	
(A)	A	LANDSCAPE/OPEN SPACE/UTILITIES	15,761	0.362
(B)	B	LANDSCAPE/OPEN SPACE/UTILITIES	4,234	0.097
(C)	C	LANDSCAPE/OPEN SPACE/UTILITIES/PIPELINES	34,892	0.801
(D)	D	LANDSCAPE OPEN SPACE/ UTILITIES	4,839	0.111

JORDAN RANCH SEC 20

A SUBDIVISION OF
11.074 ACRES

LOCATED IN
J.G. BENNETT SURVEY, A-611

FORT BEND COUNTY, TEXAS

34 LOTS 2 BLOCKS 4 RESERVES

OWNER: **FORT BEND JORDAN RANCH LP**
5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977

ENGINEER: **IDS Engineering Group**
13430 Northwest Fwy., Ste. 700
Houston, Texas 77040
713.462.3178
TBR F-002726 | TBR15.10110700



\s3\Projects\21030\21410301_#20_PlanSet.dwg [Layout] Printed on 02/20/2020 at 2:35pm by mrsalim (Last Saved by mrsalim)

JORDAN RANCH SEC 20



Subdivision/Development Platting Application

Date: 2/20/2020 Date Received by the City of Fulshear: _____
 Subdivision: Jordan Ranch Section 21 Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: See Attached Plat for Metes and Bounds Description

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

Total Acreage: 12.852
 Number of Streets: 5
 Number of Lots: 43
 Number and Types of Reserves: 4 - Landscape, Open Space, Utilities, Pipeline
 Total Acres in Reserve: 1.118


Owner: FORT BEND JORDAN RANCH LP
 Address: 5005 Riverway Drive, Suite 500
 City/State: Houston, TX
 Telephone: (713) 960-9977
 Email Address: steves@johnsondev.com

Engineer/Planner: IDS Engineering Group
 Contact Person: John R. Herzog, P.E.
 Telephone: (713) 462-3178
 Fax Number: _____
 Email Address: jherzog@idseg.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$1,036.30
Park Fees (due at Final Plat Application)	\$19,350

*Per development agreement, Park Fees will be paid prior to the plat being recorded

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 **John R. Herzog, P.E., Project Manager** **2/20/2020**
 RECEIVED TYPED OR PRINTED NAME/TITLE DATE

DEVELOPMENT SERVICES DEPT

FEB 21 2020

CITY OF FULSHEAR
 FULSHEAR, TX 77441

STATE OF TEXAS

COUNTY OF FORT BEND

I, STEPHEN A. SAMS, Vice President of JOHNSON JORDAN RANCH GP LLC, a Texas limited liability company, the general partner of FORT BEND JORDAN RANCH LP, a Texas limited partnership, hereinafter referred to as owners of the 12.852 acre tract described in the above and foregoing map of JORDAN RANCH SEC 21, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, 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 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 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 declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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

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

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent 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 plat of JORDAN RANCH SEC 21 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

IN TESTIMONY WHEREOF, JOHNSON JORDAN RANCH GP LLC, a Texas limited liability company, as general partner of FORT BEND JORDAN RANCH LP, a Texas limited partnership, has caused these presents to be signed by Stephen A. Sams, Vice President, this ____ day of _____, 2020.

By: FORT BEND JORDAN RANCH LP, a Texas Limited Partnership

By: JOHNSON JORDAN RANCH GP, LLC a Texas Limited Liability Company It's General Partner

By: Stephen A. Sams, Vice President

I, Douglas W. Turner, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

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

Douglas W. Turner, R.P.L.S., Registered Professional Land Surveyor Texas Registration No. 3988

I, John R. Herzog, 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.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JOHN R. HERZOG, P.E. 126468 ON 01/02/20, IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

John R. Herzog, P.E., Licensed Professional Engineer, No.126468

This plat of JORDAN RANCH SEC 21 is approved by the City Planning and Zoning Commission of the City of Fulshear, Texas this ____ day of _____, 2020.

Amy Pearce, Chair

Dar Hakimzadeh, Co-Chair

The plat of JORDAN RANCH SEC 21 was approved by the City of Fulshear Council on the ____ day of _____, 2020, and signed on this ____ day of _____, 2020, provided; however, this approval shall be invalid, and null and void, unless this plat if filed with the County Clerk of Fort Bend, Texas within one (1) year hereafter.

Aaron Groff, Mayor

Kimberly Kopecky, City Secretary

NOTES

- 1. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the combined scale factor of 1.00013.
2. B.L. indicates a building line
A.E. indicates a aerial easement
U.E. indicates a utility easement
W.S.E indicates a water and sewer easement
VOL., PG. indicates Volume, Page
P.R.F.B.C. indicates Plat Records of Fort Bend County
O.P.R.F.B.C. indicates Official Public Records of Fort Bend County
O.R.F.B.C. indicates Original Records of Fort Bend County
F.B.C. O.P.R.R.P. indicates Fort Bend County Official Public Records of Real Property
ESMT, indicates Easement
H.L. & P. indicates Houston Lighting and Power
SQ. FT. indicates square feet
AC. indicates acre
R.O.W. indicates right-of-way
• indicates found 5/8" iron rod (unless otherwise noted)
◦ indicates set 5/8" iron rod with plastic cap stamped "IDS" (unless otherwise noted)

indicates street name change

- 3. All building lines along street rights-of-way are as shown on the plat.
4. All sidelot building lines to be 5' unless otherwise noted.
5. All non-perimeter easements on property lines are centered unless otherwise noted.
6. All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
7. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such dedication being that when the 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 revert in the dedicator, his heirs, assigns, or successors.
8. The platted area is located within Zone X, defined as areas determined to be outside the 500 year floodplain, per FEMA Flood Insurance Rate Map Panel No. 48157C0020L, effective April 02, 2014.
9. This property lies within the extraterritorial jurisdiction of the City of Fulshear, Fort Bend County, Texas, Fulshear Municipal Utility District No. 3A and within County Assistance District (CAD) No. 7.
10. Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
11. The top of all floor slabs shall be a minimum of 153.50 feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
12. The drainage system for this subdivision is designed in accordance with the "Fort Bend County Drainage Criteria Manual" which allows street ponding with intense rainfall events.
13. All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
14. The Lighting Zone Code is LZ3.
15. To the best of the engineer's knowledge, all existing pipeline easements within the subdivision are shown on the plat.
16. Absent written authorization by the affected utilities, all utility easements must be kept unobstructed from any non-utility improvements or obstruction by property owner. Any unauthorized improvements or obstructions may be removed by the utility at the property owner's expense.
17. Benchmark: Vertically is based on a FEMA benchmark in Katy, RM 7: A US Coast and Geodetic survey disk marked Y 1148, located 0.3 ± miles east along the Missouri-Kansas-Texas railroad from the station at Katy and 5.2 feet ± southwest of the southeast corner of the American Rice Growers Co-op Association office building. Held the Published NAVD 88 Elevation on Y1148 = 141.44 Elevation = 142.00 (NAVD 1929 - datum based on FEMA maps)
18. Reserve A within this plat will be owned and maintained by Fulshear M.U.D. No. 3A. Maintenance will be performed by either Fulshear M.U.D. No. 3A or the Jordan Ranch Community Association.
19. A minimum distance of 10' shall be maintained between residential dwellings.
20. Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
21. The minimum distance of twenty-two (22) feet shall be maintained between a front facing garage and the edge of the sidewalk.

BEING 12.852 acres of land in the J.G. Bennett Survey, Abstract Number 611, Fort Bend County, Texas and being a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust and The Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 in the Official Public Records of Fort Bend County, Texas and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at a 5/8-inch iron rod with cap stamped "IDS" found for the northeast corner of Restricted Reserve "E", of JORDAN RANCH SEC 4 according to the plat thereof recorded under Film Code No. 20160001, in the Official Plat Records of Fort Bend County, Texas and the northwest corner of the herein described tract, in the north line of said 1352.43 acre tract;

THENCE North 87° 31' 46" East - 833.53 feet, with the north line of said 1352.43 acre tract, the south line of WILLOW CREEK FARMS II SEC 7 according to the plat thereof recorded under Film Code No. 20170157, in the Official Plat Records of Fort Bend County, Texas and the south line of WILLOW CREEK FARMS II SEC 8 according to the plat thereof recorded under Film Code No. 20170158, in the Official Plat Records of Fort Bend County, Texas, to a 5/8-inch iron rod with cap stamped "IDS" found for the southwest corner of Restricted Reserve "B", of said WILLOW CREEK FARMS II SEC 8 and the most northerly northeast corner of the herein described tract, in the east right-of-way line of Willow Ridge Lane (60' R.O.W.);

THENCE South 02° 28' 14" East - 129.69 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the left;

THENCE in a southeasterly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 90° 00' 00", a chord bearing and distance of South 47° 28' 14" East - 35.36 feet, and an arc distance of 39.27 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 02° 28' 14" East - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 87° 31' 46" West - 48.17 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 02° 24' 05" East - 66.04 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 08° 53' 39" East - 58.17 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 18° 47' 14" East - 52.75 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 31° 41' 25" East - 52.40 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 43° 28' 01" East - 54.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 51° 32' 32" East - 60.09 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 54° 39' 33" East - 58.34 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 54° 26' 26" East - 49.75 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 53° 20' 43" East - 49.69 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 52° 09' 33" East - 49.69 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 50° 59' 12" East - 49.75 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 50° 33' 48" East - 227.73 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 89° 36' 52" East - 50.75 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the most easterly northeast corner of the herein described tract and the beginning of a non-tangent curve to the right;

THENCE in a southerly direction, with said curve to the left, having a radius of 330.00 feet, a central angle of 16° 52' 24", a chord bearing and distance of South 08° 49' 20" East - 96.83 feet, and an arc distance of 97.18 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the right;

THENCE in a southerly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 73° 02' 05", a chord bearing and distance of South 19° 15' 30" West - 29.75 feet, and an arc distance of 31.87 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the left;

THENCE in a southwesterly direction, with said curve to the left, having a radius of 380.00 feet, a central angle of 26° 27' 26", a chord bearing and distance of South 42° 32' 50" West - 173.92 feet, and an arc distance of 175.47 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the right;

THENCE in a westerly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 84° 43' 14", a chord bearing and distance of South 71° 40' 44" West - 33.69 feet, and an arc distance of 36.97 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE North 65° 57' 39" West - 101.56 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the right;

THENCE in a northerly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 97° 01' 13", a chord bearing and distance of North 17° 27' 03" West - 37.45 feet, and an arc distance of 42.33 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE North 58° 56' 26" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the left;

THENCE in a southerly direction, with said curve to the left, having a radius of 535.00 feet, a central angle of 03° 18' 21", a chord bearing and distance of South 29° 24' 24" West - 30.86 feet, and an arc distance of 30.87 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE North 62° 14' 47" West - 24.95 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 50° 58' 06" West - 260.17 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 55° 34' 24" West - 223.84 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 47° 51' 13" West - 118.77 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 21° 40' 29" West - 123.64 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 12° 18' 00" West - 139.07 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

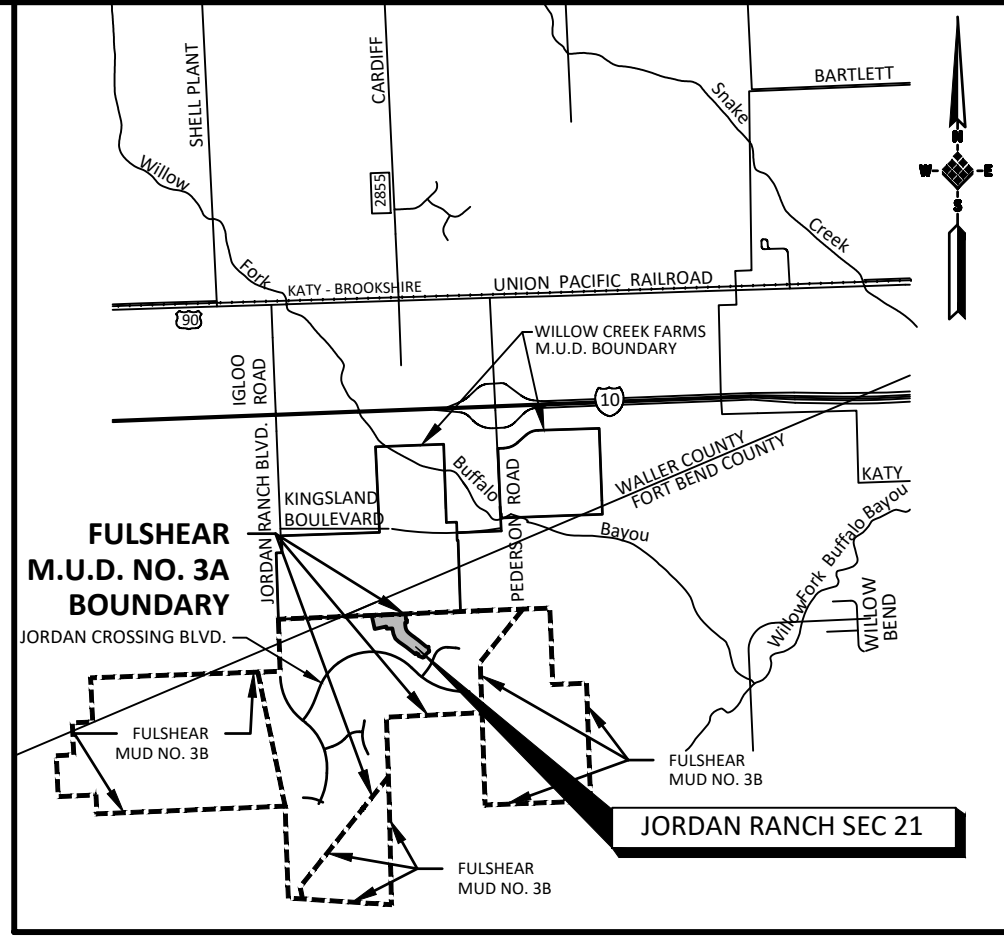
THENCE South 87° 35' 55" West - 134.72 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 12° 33' 12" West - 55.03 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 77° 26' 48" West - 290.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the southwest corner of the herein described tract;

THENCE North 12° 33' 12" West - 344.59 feet to the POINT OF BEGINNING of the herein described tract and containing 12.852 acres of land.

Table with 2 columns: DISTRICT NAMES, COUNTY ASSISTANCE DISTRICT NO. 7, WCID N/A, MUD FULSHEAR M.U.D. NO. 3A, LID N/A, DID N/A, SCHOOL LAMAR CONSOLIDATED I.S.D., FIRE E.S.D. NO. 4, IMPACT FEE AREA N/A, CITY OR CITY ETJ FULSHEAR, UTILITIES CO. SIENERGY CONSOLIDATED COMMUNICATIONS COMCAST CENTERPOINT



FORT BEND COUNTY KEY MAP NO. 483J VICINITY MAP SCALE 1" = 5,000'

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

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

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this ____ day of _____, 2020.

Vincent M. Morales, Jr., Precinct 1, County Commissioner

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

K.P. George, County Judge

Grady Prestage, Precinct 2, County Commissioner

Ken R. DeMerchant, Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2020, at _____ o'clock _____ M. Filed in plat number(s) _____ 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

JORDAN RANCH SEC 21

A SUBDIVISION OF

12.852 ACRES

LOCATED IN

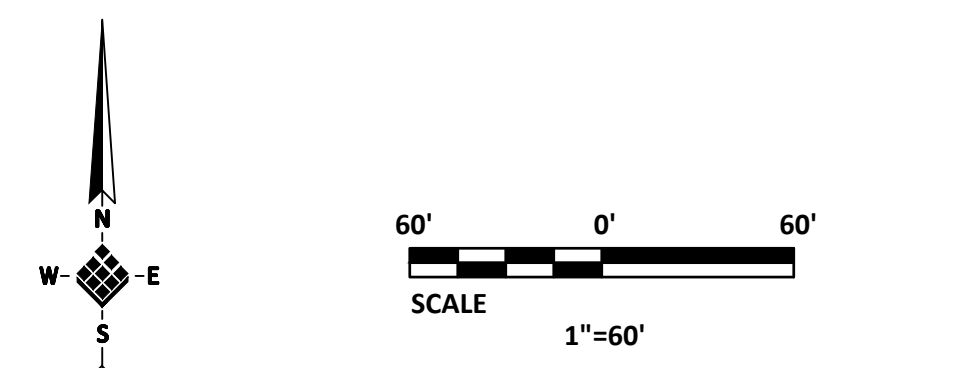
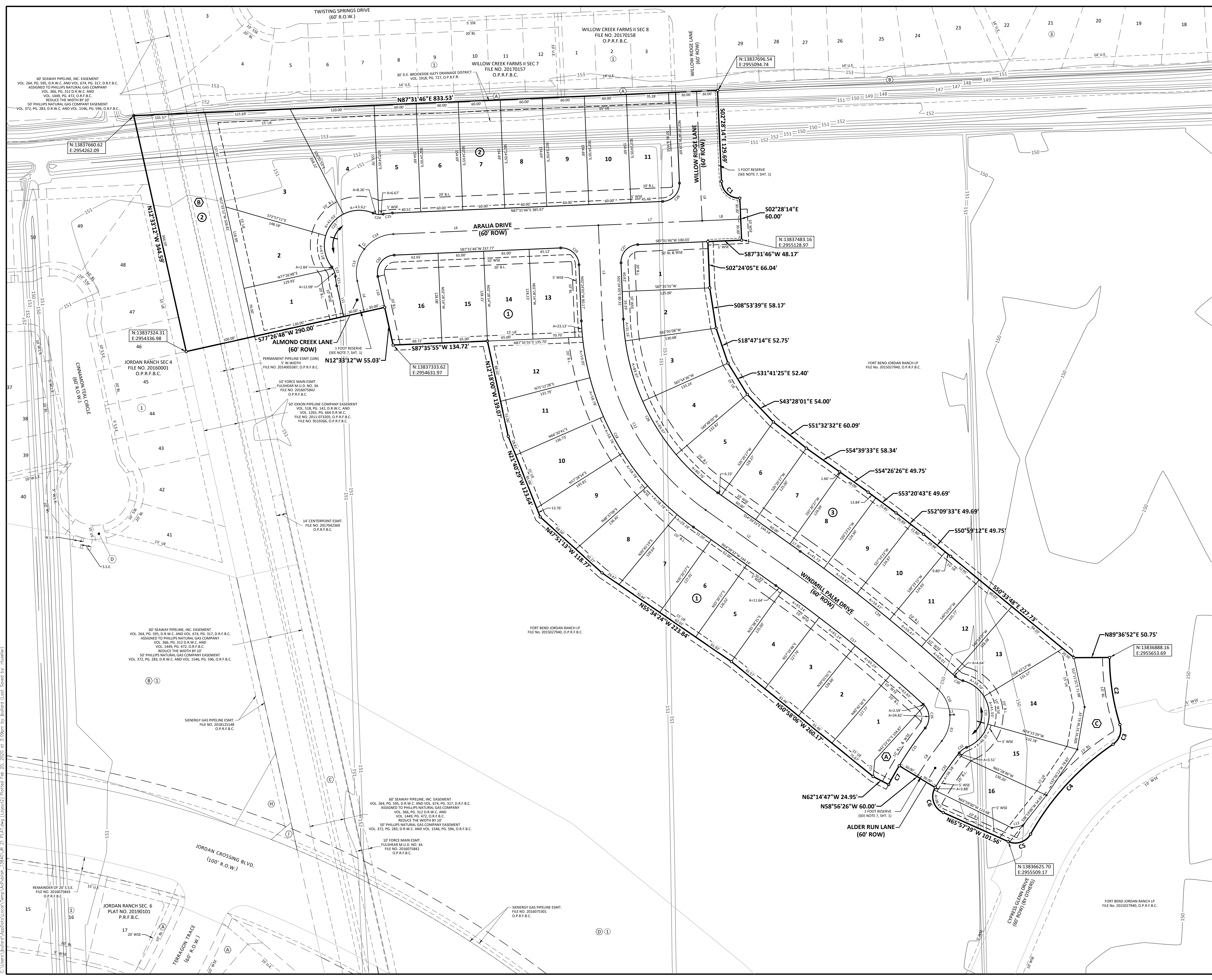
J.G. BENNETT SURVEY, A-611 FORT BEND COUNTY, TEXAS

43 LOTS 3 BLOCKS 3 RESERVES

OWNER: FORT BEND JORDAN RANCH LP 5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977

ENGINEER: IDS Engineering Group 13430 Northwest Fwy., Ste. 700 Houston, Texas 77040 713.462.3178 TBRE F-002726 | TBRLS 10110700





CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	25.00'	39.27'	25.00'	S47°28'14"E	35.36'
C2	16°52'24"	330.00'	97.18'	48.95'	S08°49'20"E	96.83'
C3	73°02'05"	25.00'	31.87'	18.51'	S19°15'30"W	29.75'
C4	26°27'26"	380.00'	175.47'	89.33'	S42°32'50"W	173.92'
C5	84°43'14"	25.00'	36.97'	22.80'	S71°40'44"W	33.69'
C6	97°01'13"	25.00'	42.33'	28.27'	N17°27'03"W	37.45'
C7	3°18'21"	535.00'	30.87'	15.44'	S29°24'24"W	30.86'
C8	7°00'12"	505.00'	61.73'	30.90'	N34°33'40"E	61.69'
C9	41°29'52"	55.00'	39.83'	20.84'	N17°18'50"E	38.97'
C10	44°14'24"	55.00'	42.47'	22.36'	N25°33'18"W	41.42'
C11	6°59'03"	2,245.00'	273.66'	137.00'	N51°10'01"W	273.49'
C12	52°15'28"	350.00'	319.23'	171.68'	N28°31'49"W	308.28'
C13	50°04'34"	55.00'	48.07'	25.69'	N12°29'05"E	46.55'
C14	50°00'24"	55.00'	48.00'	25.65'	N62°31'34"E	46.49'
C15	7°00'12"	535.00'	65.39'	32.74'	N34°33'40"E	65.35'
C16	85°44'16"	25.00'	37.41'	23.21'	N04°48'22"W	34.02'
C17	6°59'03"	2,215.00'	270.00'	135.17'	N51°10'01"W	269.84'
C18	52°15'28"	380.00'	346.59'	186.40'	N28°31'49"W	334.70'
C19	90°04'09"	25.00'	39.30'	25.03'	N47°26'09"W	35.38'
C20	100°04'58"	25.00'	43.67'	29.84'	S37°29'17"W	38.33'
C21	8°45'38"	85.00'	13.00'	6.51'	N08°10'23"W	12.98'
C22	34°13'12"	25.00'	14.93'	7.70'	N20°54'10"W	14.71'
C23	151°04'16"	50.00'	131.83'	193.83'	N37°31'22"E	96.83'
C24	34°13'12"	25.00'	14.93'	7.70'	S84°03'06"E	14.71'
C25	8°41'28"	85.00'	12.89'	6.46'	N83°11'02"E	12.88'
C26	90°00'00"	25.00'	39.27'	25.00'	N42°31'46"E	35.36'
C27	89°55'51"	25.00'	39.24'	24.97'	S42°33'51"W	35.33'
C28	52°15'28"	320.00'	291.86'	156.97'	S28°31'49"E	281.85'
C29	7°10'22"	2,275.00'	284.80'	142.59'	S51°04'22"E	284.62'
C30	27°54'39"	25.00'	12.18'	6.21'	S61°26'30"E	12.06'
C31	144°15'12"	50.00'	125.88'	155.05'	S03°16'14"E	95.17'
C32	30°32'54"	25.00'	13.33'	6.83'	S53°34'55"W	13.17'
C33	7°14'54"	475.00'	60.09'	30.09'	S34°41'01"W	60.05'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°33'54"E	5.85'
L2	N54°39'33"W	144.14'
L3	N02°24'05"W	135.24'
L4	N12°33'12"W	45.13'
L5	S52°28'38"E	8.89'
L6	N87°31'46"E	292.84'
L7	N87°31'46"E	148.13'
L8	N87°31'46"E	55.00'
L9	N02°28'14"W	184.69'
L10	S12°33'12"E	45.13'
L11	N12°33'12"W	45.13'
L12	N06°12'00"E	23.84'
L13	S77°10'03"W	15.58'

RESERVE TABLE				
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES	
(A)	A	LANDSCAPE/OPEN SPACE/UTILITIES	3,148	0.072
(B)	B	LANDSCAPE/OPEN SPACE/UTILITIES/PIPELINE	33,570	0.771
(C)	C	LANDSCAPE/OPEN SPACE/UTILITIES	11,965	0.275

JORDAN RANCH SEC 21
 A SUBDIVISION OF
12.852 ACRES
 LOCATED IN
J.G. BENNETT COUNTY, A-611
FORT BEND COUNTY, TEXAS
43 LOTS 3 BLOCKS 3 RESERVES

OWNER: FORT BEND JORDAN RANCH LP
1 Texas limited partnership
 5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977

ENGINEER: **IDS Engineering Group**
13430 Northwest Fwy., Ste. 700
 Houston, Texas 77040
 713.462.3178
 TBRE F-002726 | TBPLS 10110700
JANUARY 2020 **IDS PROJECT NO. 2141-031-01** **SHEET 2 OF 2**

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JORDAN RANCH SEC 21



Subdivision/Development Platting Application

Date: 2/20/2020 Date Received by the City of Fulshear: _____
 Subdivision: Jordan Ranch Section 23 Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: See Attached Plat for Metes and Bounds Description

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

Total Acreage: 12.351
 Number of Streets: 2
 Number of Lots: 36
 Number and Types of Reserves: 3 - Landscape, Open Space, Utilities, Pipeline
 Total Acres in Reserve: 1.486


Owner: FORT BEND JORDAN RANCH LP
 Address: 5005 Riverway Drive, Suite 500
 City/State: Houston, TX
 Telephone: (713) 960-9977
 Email Address: steves@johnsondev.com

Engineer/Planner: IDS Engineering Group
 Contact Person: John R. Herzog, P.E.
 Telephone: (713) 462-3178
 Fax Number: _____
 Email Address: jherzog@idseg.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$988.78
Park Fees (due at Final Plat Application)	\$16,200

*Per development agreement, Park Fees will be paid prior to the plat being recorded

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.

 John R. Herzog, P.E., Project Manager 2/20/2020
 SIGNATURE RECEIVED TYPED OR PRINTED NAME/TITLE DATE
 DEVELOPMENT SERVICES DEPT

FEB 21 2020

STATE OF TEXAS

COUNTY OF FORT BEND

I, STEPHEN A. SAMS, Vice President of JOHNSON JORDAN RANCH GP LLC, a Texas limited liability company, the general partner of FORT BEND JORDAN RANCH LP, a Texas limited partnership, hereinafter referred to as owners of the 12.351 acre tract described in the above and foregoing map of JORDAN RANCH SEC 23, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, 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 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 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 declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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

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

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent 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 plat of JORDAN RANCH SEC 23 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

IN TESTIMONY WHEREOF, JOHNSON JORDAN RANCH GP LLC, a Texas limited liability company, as general partner of FORT BEND JORDAN RANCH LP, a Texas limited partnership, has caused these presents to be signed by Stephen A. Sams, Vice President, this ____ day of _____, 2020.

By: FORT BEND JORDAN RANCH LP, a Texas Limited Partnership

By: JOHNSON JORDAN RANCH GP, LLC a Texas Limited Liability Company It's General Partner

By: Stephen A. Sams, Vice President

I, Douglas W. Turner, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

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

Douglas W. Turner, R.P.L.S. Registered Professional Land Surveyor Texas Registration No. 3988

I, John R. Herzog, 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.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JOHN R. HERZOG, P.E. 126468 ON 01/15/20, IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

John R. Herzog, P.E. Licensed Professional Engineer, No.126468

This plat of JORDAN RANCH SEC 23 is approved by the City Planning and Zoning Commission of the City of Fulshear, Texas this ____ day of _____, 2020.

Amy Pearce, Chair

Dar Hakimzadeh, Co-Chair

The plat of JORDAN RANCH SEC 23 was approved by the City of Fulshear Council on the ____ day of _____, 2020, and signed on this ____ day of _____, 2020, provided; however, this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk of Fort Bend, Texas within one (1) year hereafter.

Aaron Groff, Mayor

Kimberly Kopecky, City Secretary

NOTES

- 1. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the combined scale factor of 1.00013.
2. B.L. indicates a building line
A.E. indicates a aerial easement
U.E. indicates a utility easement
W.S.E indicates a water and sewer easement
VOL., PG. indicates Volume, Page
P.R.F.B.C. indicates Plat Records of Fort Bend County
O.P.R.F.B.C. indicates Official Public Records of Fort Bend County
O.R.F.B.C. indicates Original Records of Fort Bend County
F.B.C. O.P.R.F.P. indicates Fort Bend County Official Public Records of Real Property
ESMT, indicates Easement
H.L. & P. indicates Houston Lighting and Power
SQ. FT. indicates square feet
AC. indicates acre
R.O.W. indicates right-of-way
• indicates found 5/8" iron rod (unless otherwise noted)
• indicates set 5/8" iron rod with plastic cap stamped "IDS" (unless otherwise noted)

indicates street name change

- 3. All building lines along street rights-of-way are as shown on the plat.
4. All sidelot building lines to be 5' unless otherwise noted.
5. All non-perimeter easements on property lines are centered unless otherwise noted.
6. All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
7. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such dedication being that when the 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 revert in the dedicator, his heirs, assigns, or successors.
8. The platted area is located within Zone X, defined as areas determined to be outside the 500 year floodplain, per FEMA Flood Insurance Rate Map Panel No. 48157C0020L, effective April 02, 2014.
9. This property lies within the extraterritorial jurisdiction of the City of Fulshear, Fort Bend County, Texas, Fulshear Municipal Utility District No. 3A and within County Assistance District (CAD) No. 7.
10. Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
11. The top of all floor slabs shall be a minimum of 152.50 feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
12. The drainage system for this subdivision is designed in accordance with the "Fort Bend County Drainage Criteria Manual" which allows street ponding with intense rainfall events.
13. All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
14. The Lighting Zone Code is LZ3.
15. To the best of the engineer's knowledge, all existing pipeline easements within the subdivision are shown on the plat.
16. Absent written authorization by the affected utilities, all utility easements must be kept unobstructed from any non-utility improvements or obstruction by property owner. Any unauthorized improvements or obstructions may be removed by the utility at the property owner's expense.
17. Benchmark: Vertically is based on a FEMA benchmark in Katy, RM 7: A US Coast and Geodetic survey disk marked Y 1148, located 0.3 ± miles east along the Missouri-Kansas-Texas railroad from the station at Katy and 5.2 feet ± southwest of the southeast corner of the American Rice Growers Co-op Association office building. Held the Published NAVD 88 Elevation on Y1148 = 141.44 Elevation = 142.00 (NAVD 1929 - datum based on FEMA maps)
18. Reserves A, B, AND C within this plat will be owned and maintained by Fulshear M.U.D. No. 3A. Maintenance will be performed by either Fulshear M.U.D. No. 3A or the Jordan Ranch Community Association.
19. A minimum distance of 10' shall be maintained between residential dwellings.
20. Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
21. The minimum distance of twenty-two (22) feet shall be maintained between a front facing garage and the edge of the sidewalk.

BEING 12.351 acres of land in the I.G. Bennett Survey, Abstract Number 611, Fort Bend County, Texas and being a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust and The Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 in the Official Public Records of Fort Bend County, Texas and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a 5/8-inch iron rod with cap stamped "IDS" found for the north corner of JORDAN RANCH SEC. 5 according to the plat thereof recorded under Film Code No. 20160010, in the Official Plat Records of Fort Bend County, Texas, the northeast corner of JORDAN RANCH BLVD. and JORDAN CROSSING BLVD. STREET DEDICATION NO. 1 according to the plat thereof recorded under Film Code No. 20150304, in the Official Plat Records of Fort Bend County, Texas, from which point a 5/8-inch iron rod with cap stamped "IDS" found for the north corner of said JORDAN RANCH BLVD. and JORDAN CROSSING BLVD. STREET DEDICATION NO. 1 bears North 36° 48' 10" West- 100.00 feet;

THENCE South 87° 22' 14" East - 3945.92 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE in a northeasterly direction, with said curve to the left, having a radius of 1100.00 feet, a central angle of 05° 47' 29", a chord bearing and distance of North 29° 34' 54" East - 111.14 feet, and an arc distance of 111.18 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the right;

THENCE in an easterly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 96° 06' 26", a chord bearing and distance of North 74° 44' 23" East - 37.19 feet, and an arc distance of 41.93 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for end of curve;

THENCE North 32° 47' 36" East - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the left;

THENCE in a northwesterly direction, with said curve to the left, having a radius of 430.00 feet, a central angle of 02° 16' 45", a chord bearing and distance of North 58° 20' 47" West - 17.10 feet, and an arc distance of 17.10 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for Point of Reverse Curvature of a curve to the right; THENCE in a northerly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 82° 25' 07", a chord bearing and distance of North 18° 16' 35" West - 32.94 feet, and an arc distance of 35.96 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE North 22° 55' 58" East - 189.97 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the right;

THENCE in a northeasterly direction, with said curve to the right, having a radius of 320.00 feet, a central angle of 87° 26' 39", a chord bearing and distance of North 58° 39' 18" East - 373.67 feet, and an arc distance of 399.02 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for end of curve;

THENCE South 85° 37' 22" East - 205.01 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the right;

THENCE in an easterly direction, with said curve to the right, having a radius of 370.00 feet, a central angle of 04° 43' 14", a chord bearing and distance of South 83° 15' 45" East - 30.48 feet, and an arc distance of 30.48 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Compound Curvature of a curve to the right;

THENCE in a southeasterly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 87° 50' 03", a chord bearing and distance of South 36° 59' 07" East - 34.68 feet, and an arc distance of 38.32 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 83° 04' 05" East - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the right;

THENCE in a northerly direction, with said curve to the right, having a radius of 220.00 feet, a central angle of 09° 20' 04", a chord bearing and distance of North 11° 33' 57" East - 35.80 feet, and an arc distance of 35.84 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the northwest corner of the herein described tract;

THENCE South 77° 23' 39" East - 125.60 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the most northerly northeast corner the herein described tract;

THENCE South 30° 51' 47" East - 15.75 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the most easterly northeast corner the herein described tract;

THENCE South 07° 09' 57" West - 63.96 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 04° 22' 38" West - 280.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract; THENCE South 04° 02' 17" West - 69.22 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 00° 06' 38" East - 68.47 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the most easterly southeast corner the herein described tract;

THENCE South 43° 48' 35" West - 200.46 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 85° 37' 22" West - 208.44 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

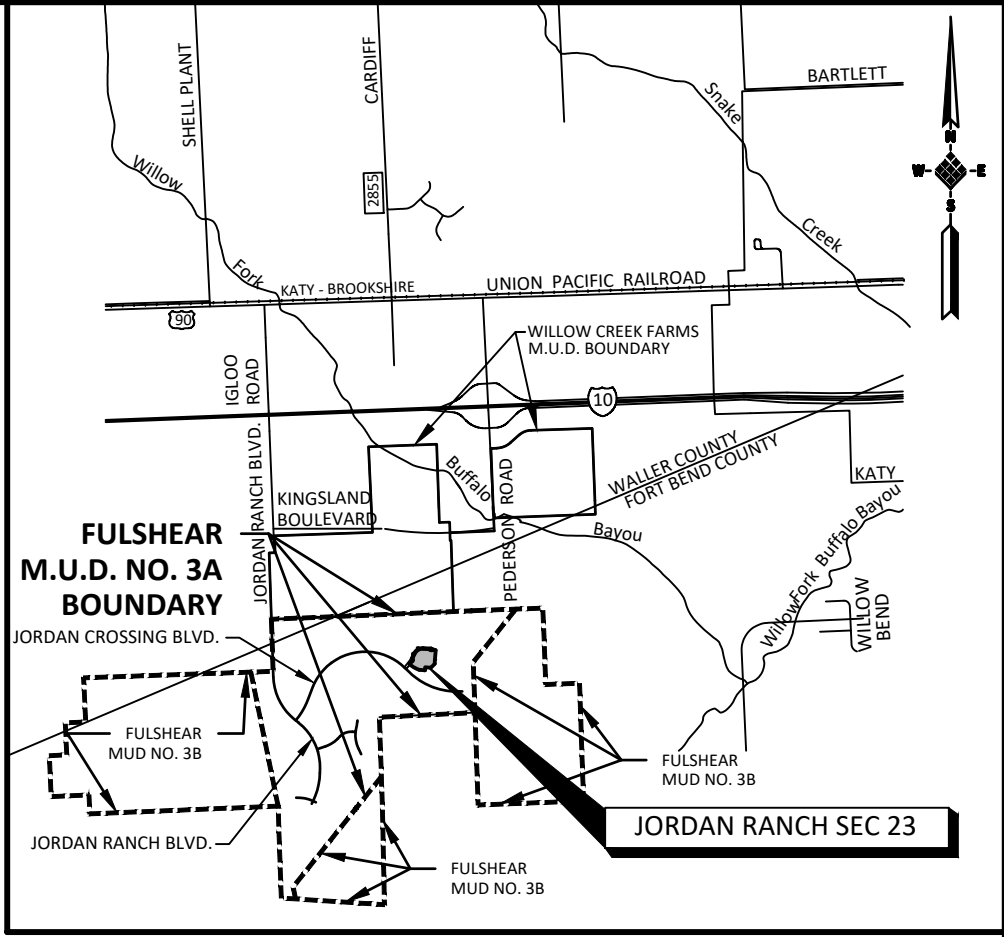
THENCE South 04° 22' 38" West - 110.47 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the most easterly northeast corner the herein described tract;

THENCE North 85° 11' 30" West - 207.91 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 66° 33' 06" West - 95.08 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 62° 03' 42" West - 135.32 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 56° 23' 30" West - 169.75 feet to the POINT OF BEGINNING of the herein described tract and containing 12.351 acres of land.



FORT BEND COUNTY KEY MAP NO. 483J VICINITY MAP SCALE 1" = 5,000'

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

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

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this ____ day of _____, 2020.

Vincent M. Morales, Jr. Precinct 1, County Commissioner

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

K.P. George County Judge

Grady Prestage Precinct 2, County Commissioner

Ken R. DeMerchant Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2020, at _____ o'clock _____ M. Filed in plat number(s) _____ 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

JORDAN RANCH SEC 23

A SUBDIVISION OF

12.351 ACRES

LOCATED IN

J.G. BENNETT SURVEY, A-611 FORT BEND COUNTY, TEXAS

36 LOTS 1 BLOCK 3 RESERVES

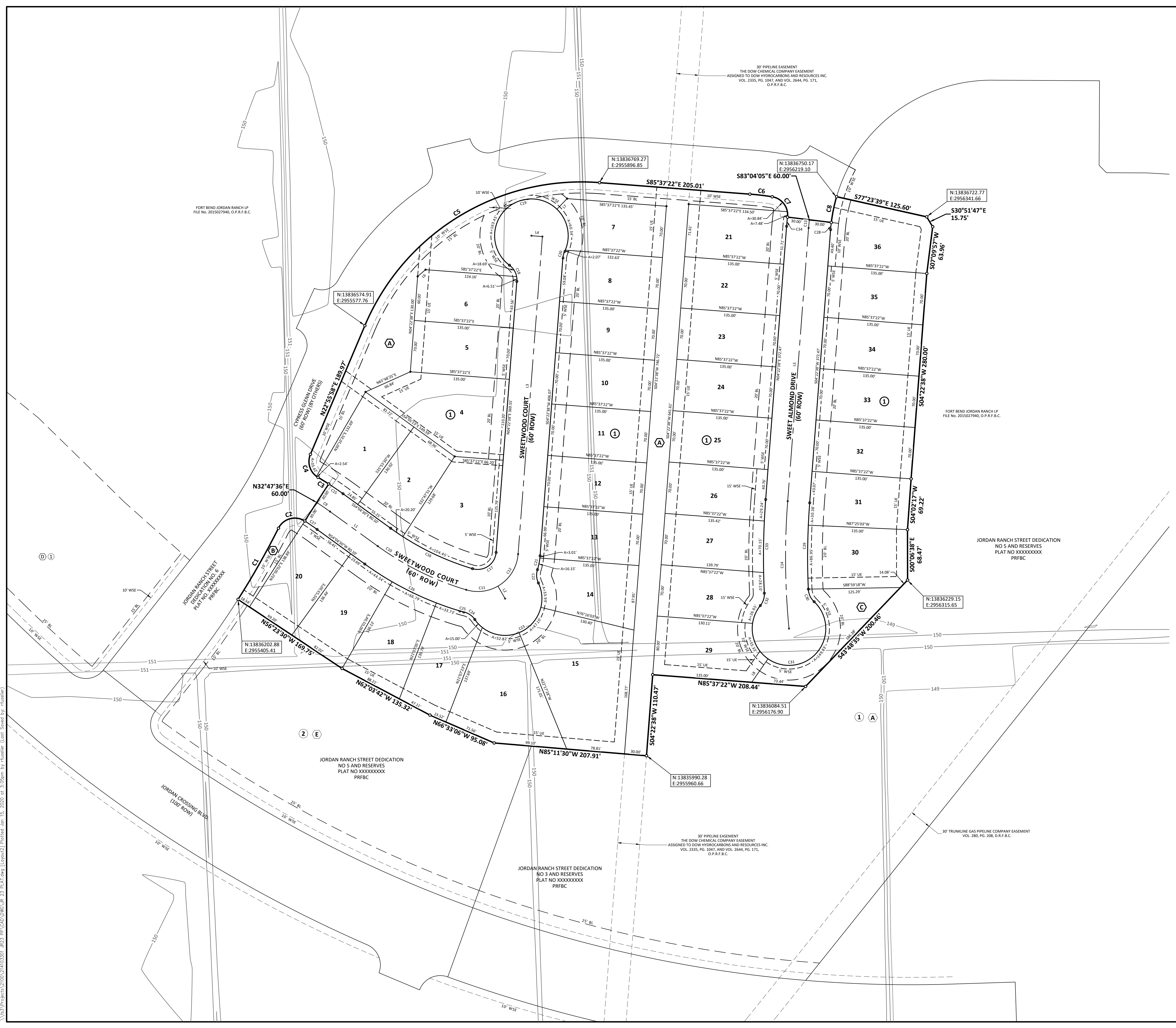
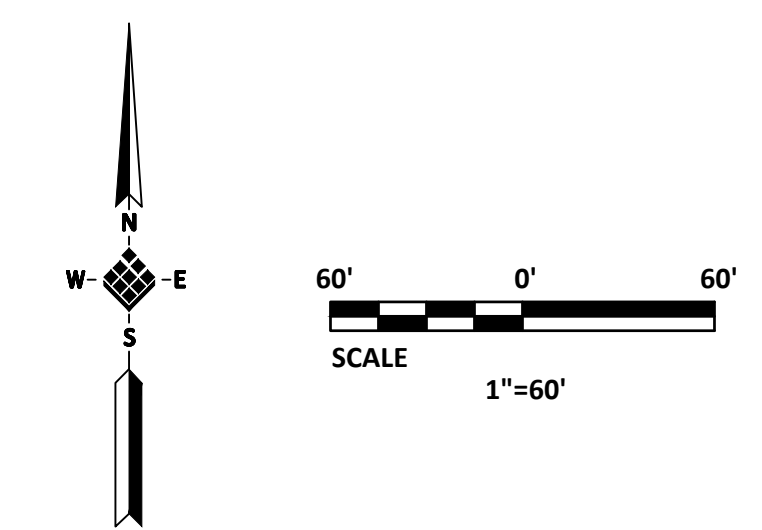
OWNER: FORT BEND JORDAN RANCH LP

a Texas limited partnership 5025 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977

ENGINEER: IDS Engineering Group 13430 Northwest Fwy., Ste. 700 Houston, Texas 77040 713.462.3178 TBRE F-002726 | TBRLS 10110700



Table with 2 columns: DISTRICT NAMES, COUNTY ASSISTANCE DISTRICT. Lists various utility districts like WCID, MUD, LID, DID, SCHOOL, FIRE, IMPACT FEE AREA, CITY OR CITY ETJ, UTILITIES CO.



CURVE TABLE						LINE TABLE			
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE	LINE	BEARING	LENGTH
C1	5°47'29"	1,100.00'	111.18'	55.64'	N29°34'54"E	111.14'	L1	S54°04'30"E	80.10'
C2	96°06'26"	25.00'	41.93'	27.82'	N74°44'23"E	37.19'	L2	S29°53'43"E	19.58'
C3	2°16'45"	430.00'	17.10'	8.55'	N58°20'47"W	17.10'	L3	S04°22'38"W	432.99'
C4	82°25'07"	25.00'	35.96'	21.89'	N18°16'35"W	32.94'	L4	S85°37'22"E	15.00'
C5	71°26'39"	320.00'	399.02'	230.13'	N58°39'18"E	373.67'	L5	S04°22'38"W	372.47'
C6	4°43'14"	370.00'	30.48'	15.25'	S83°15'45"E	30.48'	L6	N49°22'38"E	14.14'
C7	87°50'03"	25.00'	38.32'	24.07'	S36°59'07"E	34.68'	L7	N43°54'11"E	20.00'
C8	9°20'04"	220.00'	35.84'	17.96'	N11°35'57"E	35.80'	L8	S34°46'59"W	38.91'
C9	3°07'55"	400.00'	21.86'	10.94'	S55°38'27"E	21.86'			
C10	19°18'06"	400.00'	134.75'	68.02'	S63°43'32"E	134.12'			
C11	46°31'07"	55.00'	44.65'	23.64'	N83°21'51"E	43.44'			
C12	55°43'39"	55.00'	53.49'	29.08'	S32°14'27"W	51.41'			
C13	2°33'17"	250.00'	11.15'	5.57'	S05°39'16"W	11.15'			
C14	9°56'11"	1,000.00'	173.42'	86.93'	S00°35'28"E	173.21'			
C15	3°07'55"	430.00'	23.50'	11.76'	S55°38'27"E	23.50'			
C16	19°18'06"	370.00'	124.65'	62.92'	S63°43'32"E	124.06'			
C17	102°14'47"	25.00'	44.61'	31.01'	N55°30'01"E	38.92'			
C18	57°46'09"	25.00'	25.21'	13.79'	N24°30'27"W	24.15'			
C19	258°48'31"	50.00'	225.85'	60.86'	N76°00'44"E	77.27'			
C20	21°02'22"	25.00'	9.18'	4.64'	S14°53'49"W	9.13'			
C21	12°55'10"	85.00'	19.17'	9.62'	S10°50'13"W	19.13'			
C22	42°30'51"	25.00'	18.55'	9.73'	S03°57'38"E	18.13'			
C23	170°38'42"	50.00'	148.92'	611.10'	S60°06'17"W	99.67'			
C24	42°30'51"	25.00'	18.55'	9.73'	N55°49'48"W	18.13'			
C25	3°42'37"	85.00'	5.50'	2.75'	N75°13'54"W	5.50'			
C26	19°18'06"	430.00'	144.86'	73.12'	N63°43'32"W	144.17'			
C27	3°07'55"	370.00'	20.22'	10.12'	N55°38'27"W	20.22'			
C28	2°33'17"	220.00'	9.81'	4.91'	S05°39'16"W	9.81'			
C29	6°55'51"	970.00'	117.34'	58.74'	S00°54'42"W	117.26'			
C30	44°21'27"	25.00'	19.35'	10.19'	S24°43'56"E	18.87'			
C31	265°37'36"	50.00'	231.80'	53.97'	S85°54'08"W	73.36'			
C32	41°25'49"	25.00'	18.08'	9.45'	N18°00'02"E	17.69'			
C33	7°05'30"	1,030.00'	127.49'	63.83'	N00°49'53"E	127.41'			
C34	2°33'17"	280.00'	12.48'	6.24'	N05°39'16"E	12.48'			

RESERVE TABLE			
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
A	LANDSCAPE/OPEN SPACE/UTILITIES/PIPELINES	53,270	1.223
B	LANDSCAPE/OPEN SPACE/UTILITIES	2,862	0.066
C	LANDSCAPE/OPEN SPACE/UTILITIES	8,574	0.197

JORDAN RANCH SEC 23
 A SUBDIVISION OF
12.351 ACRES
 LOCATED IN
J.G. BENNETT SURETY, A-611
FORT BEND COUNTY, TEXAS
36 LOTS 1 BLOCK 3 RESERVES
OWNER: FORT BEND JORDAN RANCH LP
a Texas limited partnership
5025 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977
ENGINEER: IDS Engineering Group
13430 Northwest Fwy., Ste. 700
Houston, Texas 77040
713.462.3178
TBE F-002726 | TBRLS 10110700
JANUARY 2020



I:\GIS\Projects\21050\21463330_#23_PlanSet.dwg [Landscape] Plotted Jan 15, 2020 at 3:05pm by mduvalle (Last Saved by mduvalle)

JORDAN RANCH SEC 23



Subdivision/Development Platting Application

Date: 2/20/2020 Date Received by the City of Fulshear: _____
 Subdivision: Jordan Ranch Section 24 Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: ___ City ETJ (Extraterritorial Jurisdiction)

Legal Description: See Attached Plat for Metes and Bounds Description

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

Total Acreage: 19.237
 Number of Streets: 4
 Number of Lots: 71
 Number and Types of Reserves: 2 - Landscape, Open Space, Utilities
 Total Acres in Reserve: 1.067


Owner: FORT BEND JORDAN RANCH LP
 Address: 5005 Riverway Drive, Suite 500
 City/State: Houston, TX
 Telephone: (713) 960-9977
 Email Address: steves@johnsondev.com

Engineer/Planner: IDS Engineering Group
 Contact Person: John R. Herzog, P.E.
 Telephone: (713) 462-3178
 Fax Number: _____
 Email Address: jherzog@idseg.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$1335.93
Park Fees (due at Final Plat Application)	\$31,950

*Per development agreement, Park Fees will be paid prior to the plat being recorded

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 **RECEIVED** TYPED OR PRINTED NAME/TITLE John R. Herzog, P.E., Project Manager 2/20/2020
 DEVELOPMENT SERVICES DEPT DATE

FEB 21 2020

STATE OF TEXAS

COUNTY OF FORT BEND

I, STEPHEN A. SAMs, Vice President of JOHNSON JORDAN RANCH GP LLC, a Texas limited liability company, the general partner of FORT BEND JORDAN RANCH LP, a Texas limited partnership, hereinafter referred to as owners of the 19.237 acre tract described in the above and foregoing map of JORDAN RANCH SEC 24, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, 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 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 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 declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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

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

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent 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 plat of JORDAN RANCH SEC 24 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

IN TESTIMONY WHEREOF, JOHNSON JORDAN RANCH GP LLC, a Texas limited liability company, as general partner of FORT BEND JORDAN RANCH LP, a Texas limited partnership, has caused these presents to be signed by Stephen A. Sams, Vice President, this ____ day of _____, 2019.

By: FORT BEND JORDAN RANCH LP, a Texas Limited Partnership

By: JOHNSON JORDAN RANCH GP, LLC a Texas Limited Liability Company It's General Partner

By: Stephen A. Sams, Vice President

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Stephen A. Sams, Vice President, 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 _____, 2019.

Notary Public in and for the State Of Texas

I, Douglas W. Turner, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

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

Douglas W. Turner, R.P.L.S. Registered Professional Land Surveyor Texas Registration No. 3988

I, John R. Herzog, 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.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JOHN R. HERZOG, P.E. 126468 ON 11/20/19, IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

John R. Herzog, P.E. Licensed Professional Engineer, No.126468

This plat of JORDAN RANCH SEC 24 is approved by the City Planning and Zoning Commission of the City of Fulshear, Texas this ____ day of _____, 2019.

Amy Pearce, Chair

Dar Hakimzadeh, Co-Chair

The plat of JORDAN RANCH SEC 24 was approved by the City of Fulshear Council on the ____ day of _____, 2019, and signed on this ____ day of _____, 2019, provided; however, this approval shall be invalid, and null and void, unless this plat if filed with the County Clerk of Fort Bend, Texas within one (1) year hereafter.

Aaron Groff, Mayor

Kimberly Kopecky, City Secretary

NOTES

- 1. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the combined scale factor of 1.00013.
2. B.L. indicates a building line
A.E. indicates a aerial easement
U.E. indicates a utility easement
W.S.E indicates a water and sewer easement
VOL., PG. indicates Volume, Page
P.R.F.B.C. indicates Plat Records of Fort Bend County
O.P.R.F.C. indicates Official Public Records of Fort Bend County
O.R.F.C. indicates Original Records of Fort Bend County
F.B.C. O.P.R.F.P. indicates Fort Bend County Official Public Records of Real Property
ESMT. indicates Easement
H.L. & P. indicates Houston Lighting and Power
SQ. FT. indicates square feet
AC. indicates acre
R.O.W. indicates right-of-way
• indicates found 5/8" iron rod (unless otherwise noted)
o indicates set 5/8" iron rod with plastic cap stamped "IDS" (unless otherwise noted)

indicates street name change

- 3. All building lines along street rights-of-way are as shown on the plat.
4. All sidelot building lines to be 5' unless otherwise noted.
5. All non-perimeter easements on property lines are centered unless otherwise noted.
6. All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
7. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such dedication being that when the 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 revert in the dedicator, his heirs, assigns, or successors.
8. The platted area is located within Zone X, defined as areas determined to be outside the 500 year floodplain, per FEMA Flood Insurance Rate Map Panel No. 48157C0020L, effective April 02, 2014.
9. This property lies within the extraterritorial jurisdiction of the City of Fulshear, Fort Bend County, Texas, Fulshear Municipal Utility District No. 3A and within County Assistance District (CAD) No. 7.
10. Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
11. The top of all floor slabs shall be a minimum of 153.50 feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
12. The drainage system for this subdivision is designed in accordance with the "Fort Bend County Drainage Criteria Manual" which allows street ponding with intense rainfall events.
13. All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
14. The Lighting Zone Code is LZ3.
15. To the best of the engineer's knowledge, all existing pipeline easements within the subdivision are shown on the plat.
16. Absent written authorization by the affected utilities, all utility easements must be kept unobstructed from any non-utility improvements or obstruction by property owner. Any unauthorized improvements or obstructions may be removed by the utility at the property owner's expense.
17. Benchmark: Vertically is based on a FEMA benchmark in Katy, RM 7: A US Coast and Geodetic survey disk marked Y 1148, located 0.3 ± miles east along the Missouri-Kansas-Texas railroad from the station at Katy and 5.2 feet ± southwest of the southeast corner of the American Rice Growers Co-op Association office building. Held the Published NAVD 88 Elevation on Y1148 = 141.44 Elevation = 142.00 (NAVD 1929 - datum based on FEMA maps)
18. Reserve A within this plat will be owned and maintained by Fulshear M.U.D. No. 3A. Maintenance will be performed by either Fulshear M.U.D. No. 3A or the Jordan Ranch Community Association.
19. A minimum distance of 10' shall be maintained between residential dwellings.
20. Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
21. The minimum distance of twenty-two (22) feet shall be maintained between a front facing garage and the edge of the sidewalk.

BEING 18.399 acres of land in the J.G. Bennett Survey, Abstract Number 611 and the J.D. Vermillion, Survey Abstract Number 339, Fort Bend County, Texas and being a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust and The Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 in the Official Public Records of Fort Bend County, Texas and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at a 5/8-inch iron rod with cap stamped "IDS" found for the southeast corner of WILLOW CREEK FARMS II SEC 6 according to the plat thereof recorded under Film Code No. 20160161, in the Official Plat Records of Fort Bend County, Texas an angle corner of the herein described tract, and an angle of said 1352.43 acre tract;

THENCE North 87° 49' 30" East - 211.45 feet, with a north line of said 1352.43 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for the northwest corner the herein described tract;

THENCE South 03° 01' 43" East - 213.95 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 09° 20' 08" East - 165.17 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 00° 51' 00" East - 267.14 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the most easterly southeast corner the herein described tract;

THENCE South 25° 30' 14" West - 320.59 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 40° 29' 56" West - 87.27 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the most southerly southeast corner the herein described tract;

THENCE North 86° 39' 56" West - 129.22 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 89° 42' 56" West - 55.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 44° 42' 56" West - 14.14 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 00° 17' 04" East - 115.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 89° 42' 56" West - 145.23 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the left;

THENCE in a southwesterly direction, with said curve to the left, having a radius of 220.00 feet, a central angle of 62° 24' 24", a chord bearing and distance of South 59° 04' 52" West - 227.95 feet, and an arc distance of 239.62 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE North 62° 07' 20" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the right;

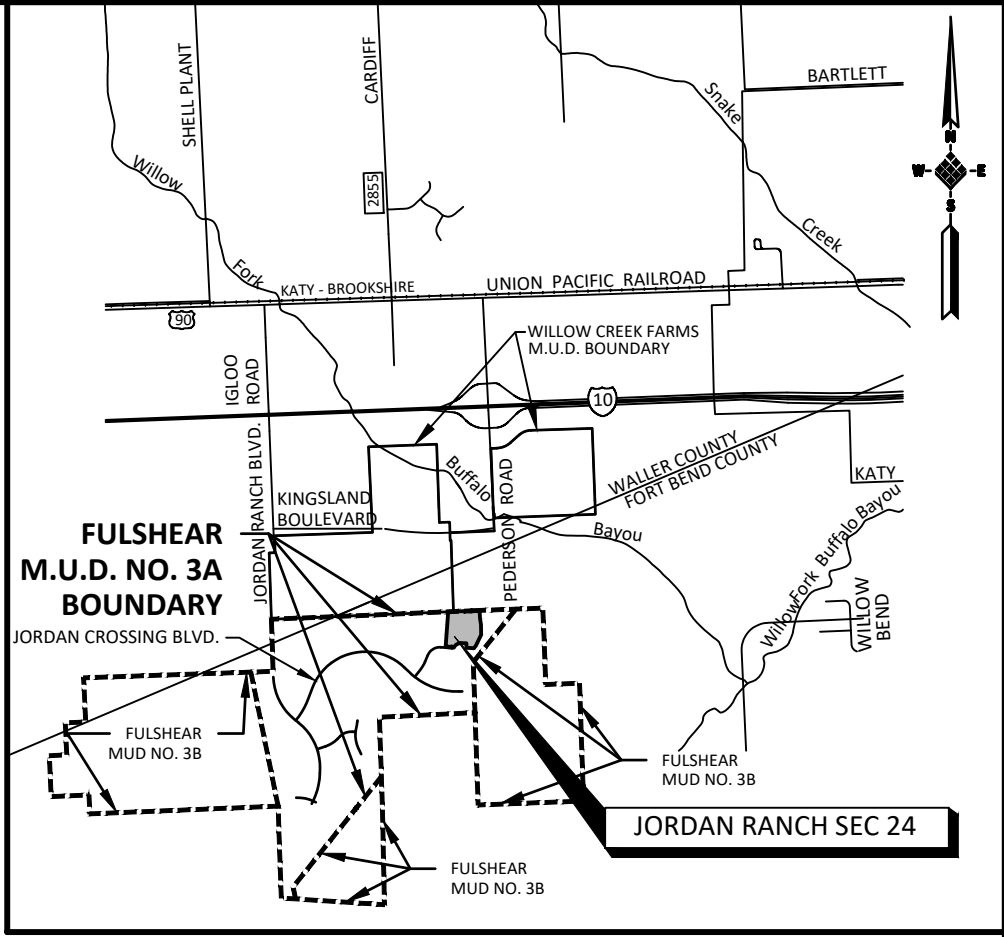
THENCE in a southwesterly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 73° 14' 15", a chord bearing and distance of South 64° 29' 48" West - 29.82 feet, and an arc distance of 31.96 feet, to the Point of Reverse Curvature of a curve to the left;

THENCE in a westerly direction, with said curve to the left, having a radius of 430.00 feet, a central angle of 06° 44' 18", a chord bearing and distance of North 82° 15' 13" West - 50.54 feet, and an arc distance of 50.57 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE North 85° 37' 22" West - 81.91 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the southwest corner the herein described tract;

THENCE North 04° 22' 38" East - 922.80 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the northwest corner the herein described tract, in the north line of said 1352.43 acre tract and the south line of said WILLOW CREEK FARMS II SEC 6;

THENCE North 87° 31' 46" East - 617.38 feet, with said common line, to the POINT OF BEGINNING of the herein described tract and containing 18.399 acres of land.



FORT BEND COUNTY KEY MAP NO. 483J VICINITY MAP SCALE 1" = 5,000'

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

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

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

Vincent M. Morales, Jr. Precinct 1, County Commissioner

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

K.P. George County Judge

Grady Prestage Precinct 2, County Commissioner

Ken R. DeMerchant Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2019, at _____ o'clock _____ M. Filed in plat number(s) _____ 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

JORDAN RANCH SEC 24

A SUBDIVISION OF

19.237 ACRES

LOCATED IN

H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261 FORT BEND COUNTY, TEXAS

71 LOTS 2 BLOCKS 2 RESERVES

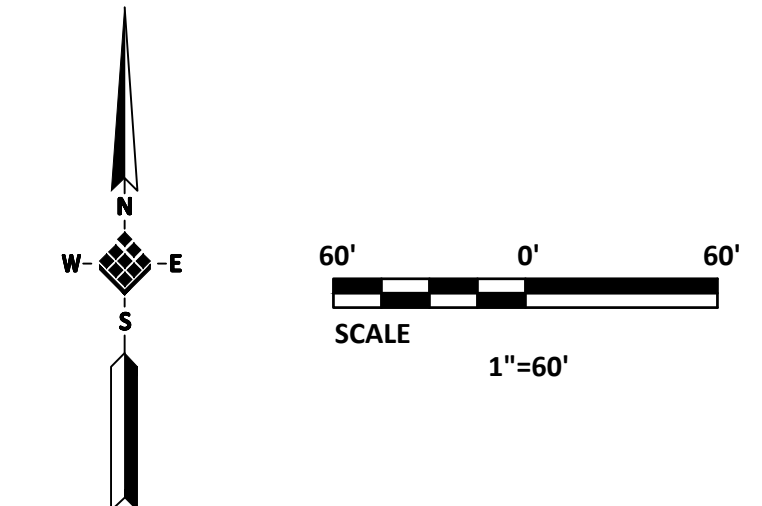
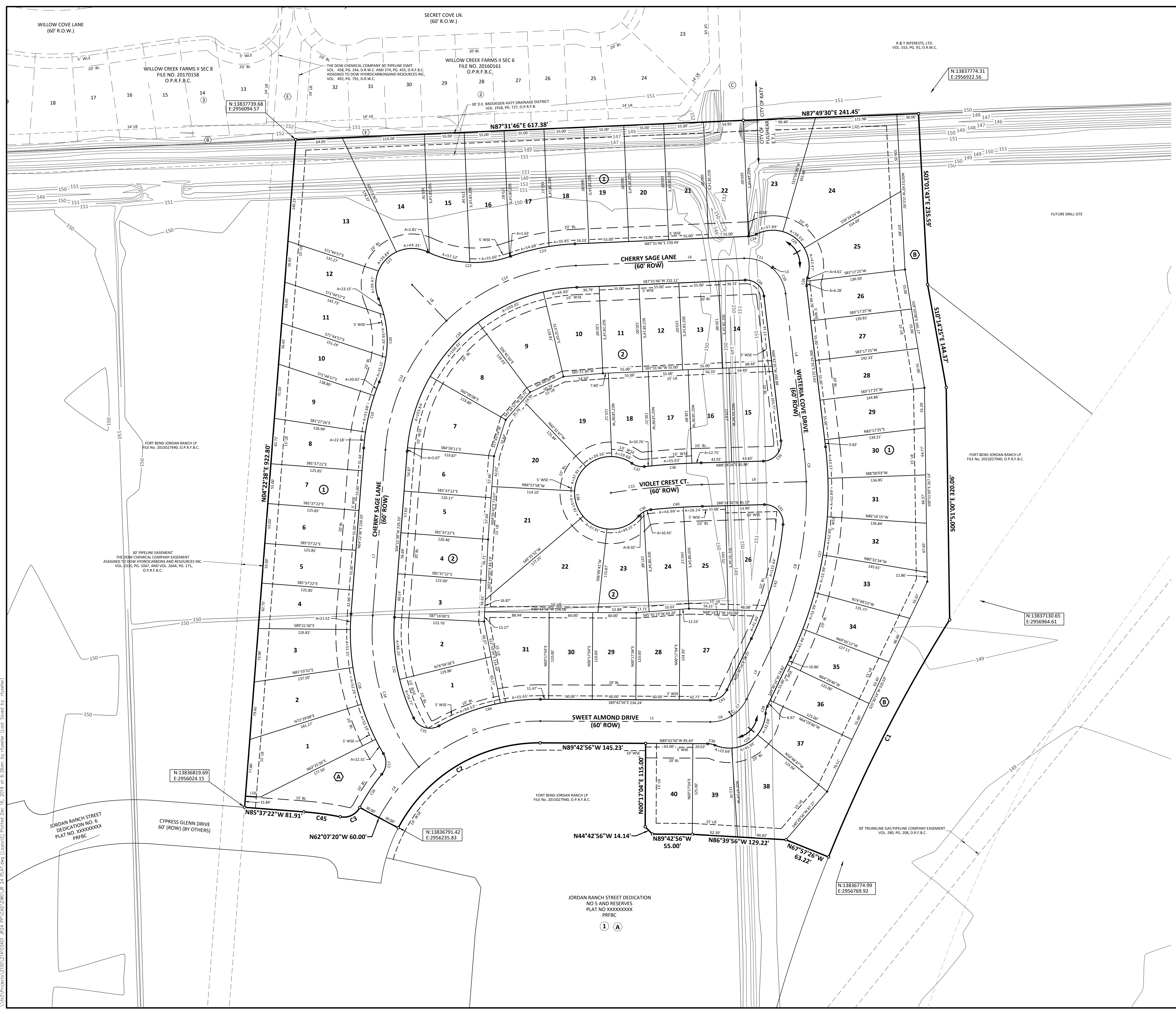
OWNER: FORT BEND JORDAN RANCH LP

a Texas limited partnership 5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977

ENGINEER: IDS Engineering Group 13430 Northwest Fwy., Ste. 700 Houston, Texas 77040 713.462.3178 TBRE F-002726 | TBRLS 10110700



Table with 2 columns: DISTRICT NAMES, COUNTY ASSISTANCE DISTRICT. Rows include WCID, MUD, LID, DID, SCHOOL, FIRE, IMPACT FEE AREA, CITY OR CITY ETJ, UTILITIES CO.



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	10°01'43"	2,100.00'	367.57'	184.26'	S27°02'29"W	367.10'
C2	62°24'24"	220.00'	239.62'	133.25'	S59°04'52"W	227.95'
C3	73°14'15"	25.00'	31.96'	18.58'	S64°29'48"W	29.82'
C4	20°27'37"	250.00'	89.28'	45.12'	S38°06'29"W	88.80'
C5	41°56'47"	250.00'	183.03'	95.83'	N69°18'41"E	178.97'
C6	32°23'25"	55.00'	31.09'	15.97'	N74°05'22"E	30.68'
C7	32°23'25"	55.00'	31.09'	15.97'	N41°14'57"E	30.68'
C8	27°05'48"	500.00'	236.46'	120.49'	N11°57'20"E	234.27'
C9	5°07'01"	500.00'	44.65'	22.34'	N04°09'04"W	44.64'
C10	42°52'50"	55.00'	41.16'	21.60'	N28°09'00"W	40.21'
C11	42°52'50"	55.00'	41.16'	21.60'	N71°01'49"W	40.21'
C12	41°15'44"	275.00'	198.04'	103.54'	S66°53'54"W	193.79'
C13	41°53'24"	275.00'	201.06'	105.26'	S25°19'20"W	196.61'
C14	42°36'28"	300.00'	223.09'	116.99'	S16°55'36"E	217.99'
C15	7°12'48"	1,000.00'	125.90'	63.03'	S84°48'02"W	125.81'
C16	11°15'39"	280.00'	55.03'	27.60'	N33°30'30"E	54.94'
C17	69°35'16"	25.00'	30.36'	17.37'	N04°20'42"E	28.53'
C18	34°49'34"	330.00'	200.58'	103.50'	N13°02'09"W	197.51'
C19	17°38'04"	305.00'	93.87'	47.31'	N13°11'40"E	93.50'
C20	44°54'19"	150.00'	117.56'	61.99'	N00°26'27"W	114.58'
C22	44°54'19"	150.00'	117.56'	61.99'	S87°01'29"E	114.58'
C23	17°00'25"	305.00'	90.53'	45.60'	N79°01'34"E	90.20'
C24	24°57'05"	25.00'	10.89'	5.53'	N75°03'14"E	10.80'
C25	135°39'49"	50.00'	118.39'	122.72'	S49°35'24"E	92.61'
C26	24°57'05"	25.00'	10.89'	5.53'	S05°45'58"W	10.80'
C27	32°12'49"	530.00'	297.98'	153.04'	S09°23'50"W	294.07'
C28	23°04'26"	25.00'	10.07'	5.10'	S13°58'01"W	10.00'
C29	110°55'42"	50.00'	96.80'	72.65'	S57°53'39"W	82.38'
C30	23°04'26"	25.00'	10.07'	5.10'	N78°10'42"W	10.00'
C31	93°39'17"	25.00'	40.86'	26.65'	S72°48'01"E	36.46'
C32	30°21'00"	270.00'	143.02'	73.23'	S10°47'52"E	141.35'
C33	83°09'08"	245.00'	355.56'	217.34'	S45°57'12"W	325.17'
C34	85°45'39"	25.00'	37.42'	23.22'	N49°35'24"W	34.02'
C35	95°07'01"	25.00'	41.50'	27.34'	N40°50'56"E	36.90'
C36	4°22'07"	1,030.00'	78.53'	39.29'	N86°13'22"E	78.52'
C37	41°25'49"	25.00'	18.08'	9.45'	S75°14'47"E	17.69'
C38	265°37'36"	50.00'	231.80'	53.97'	N07°20'40"W	73.36'
C39	44°21'27"	25.00'	19.35'	10.19'	S62°01'15"W	18.87'
C40	4°12'27"	970.00'	71.23'	35.63'	S86°18'12"W	71.22'
C41	97°05'59"	25.00'	42.37'	28.31'	N43°02'35"W	37.48'
C42	19°59'49"	470.00'	164.04'	82.86'	N15°30'19"E	163.21'
C43	64°46'50"	25.00'	28.27'	15.86'	N57°53'39"E	26.78'
C45	6°44'18"	430.00'	50.57'	25.31'	N82°15'13"W	50.54'
C46	29°54'44"	280.00'	146.18'	74.80'	N75°19'42"E	144.52'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°42'56"E	234.24'
L3	N25°30'14"E	78.21'
L4	N06°42'35"W	216.25'
L5	N40°24'36"E	2.32'
L6	S87°31'46"W	232.12'
L7	S04°22'38"W	229.33'
L8	S43°43'58"E	68.68'
L9	S88°24'26"W	143.99'
L10	S85°37'22"E	20.62'

RESERVE TABLE			
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
(A)	A	LANDSCAPE/OPEN SPACE/UTILITIES	9,982 0.229
(B)	B	LANDSCAPE/OPEN SPACE/UTILITIES	36,506 0.838

JORDAN RANCH SEC 24

A SUBDIVISION OF
19.237 ACRES

LOCATED IN
H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
FORT BEND COUNTY, TEXAS

71 LOTS 2 BLOCKS 2 RESERVES

OWNER: **FORT BEND JORDAN RANCH LP**

a Texas limited partnership
5005 REVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977

ENGINEER: **IDS Engineering Group**
13430 Northwest Fwy., Ste. 700
Houston, Texas 77040
713.462.3178
TBE F-00276 | TBRIS 10110700



\s3\Projects\2100\2141034-01_#24_PDF\030\030.dwg [locked] Plotted Date: 12/16/2019 at 2:26pm by mshahid (User: mshahid) (Plot: Save by mshahid)

JORDAN RANCH SEC 24



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: 02/24/2020

Date Received by the City of Fulshear:

Subdivision: POLO RANCH SEC 7

Development: POLO RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

- Preliminary
Replat
Amending Plat

- [X] Final
Vacation Plat

- Short Form Final
Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

- [X] Single-Family Residential
Planned Development

- Zero Lot Line/ Patio Home
Commercial

- Multi-Family Residential
Industrial

Plat Location: [X] City [] ETJ (Extraterritorial Jurisdiction)

Legal Description: BEING 8.960 ACRES OF LAND LOCATED IN THE C. FULSHEAR LEAGUE, A-29, FORT BEND COUNTY TEXAS.

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

Total Acreage: 8.960
Number of Streets: 1
Number of Lots: 40
Number and Types of Reserves: 5 (Landscape/Open Space/ Drainage)
Total Acres in Reserve: 0.918

Owner: CENTURY LAND HOLDINGS OF TEXAS LLC
Address: 333 CYPRESS RUN, SUITE 300
City/State: HOUSTON TX. 77094
Telephone: 832-698-1831
Email Address: VICOTRIA.HOLSEY@CENTURYCOMMUNITIES.COM

Engineer/Planner: LJA ENGINEERING, INC.
Contact Person: ADAM GARCIA
Telephone: 713-358-8116
Fax Number:
Email Address: adgarcia@lja.com

Table with 1 column: Platting Fees. Rows include Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, 2nd Review of plats, TOTAL PLATTING FEE (924.0), and Park Fees.

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

Handwritten signature of Adam I. Garcia

SIGNATURE

Adam I. Garcia/ Platting Coordinator

TYPED OR PRINTED NAME/TITLE

02/24/2020

DATE

Path Name : I:\Projects\PLATTING\245\INSTR\POLO RANCH_Sec 7.dwg Date Time : Mon, 24 Feb 2020 11:15:01 MISC CHECK: CAD: MISC CHECK:

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 LUTTON, 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 8.690 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF POLO RANCH SECTION 7, 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 FORGOING SUBDIVISION OF POLO RANCH SECTION 7 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING 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 LUTTON, THIS _____ DAY OF _____, 2020.

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

BY: _____
CHRIS CHEW, DIVISION PRESIDENT

ATTEST: _____
NICK LUTTON, 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 _____, 2020.

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 LUTTON, 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 _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, AARON G. 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 "LJA SURVEY" UNLESS OTHERWISE NOTED.

AARON G. FERGUSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6601

THIS PLAT OF POLO RANCH SECTION 7 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 POLO RANCH SECTION 7 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

BEING 8.960 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 (F.B.C.O.P.R.), SAID 8.960 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):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE NORTHWEST CORNER OF POLO RANCH SECTION 6, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20190244 OF THE PLAT RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.P.R.) AND IN THE SOUTH RIGHT OF WAY LINE OF LOU WATERS PARKWAY AS SHOWN ON POLO RANCH BOULEVARD SECTION 2 AND LOU WATERS PARKWAY STREET DEDICATION, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20190242, F.B.C.P.R., SAID POINT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID LOU WATERS PARKWAY AND ALONG THE WEST LINE OF SAID POLO RANCH SECTION 6 THE FOLLOWING FIVE (5) COURSES:

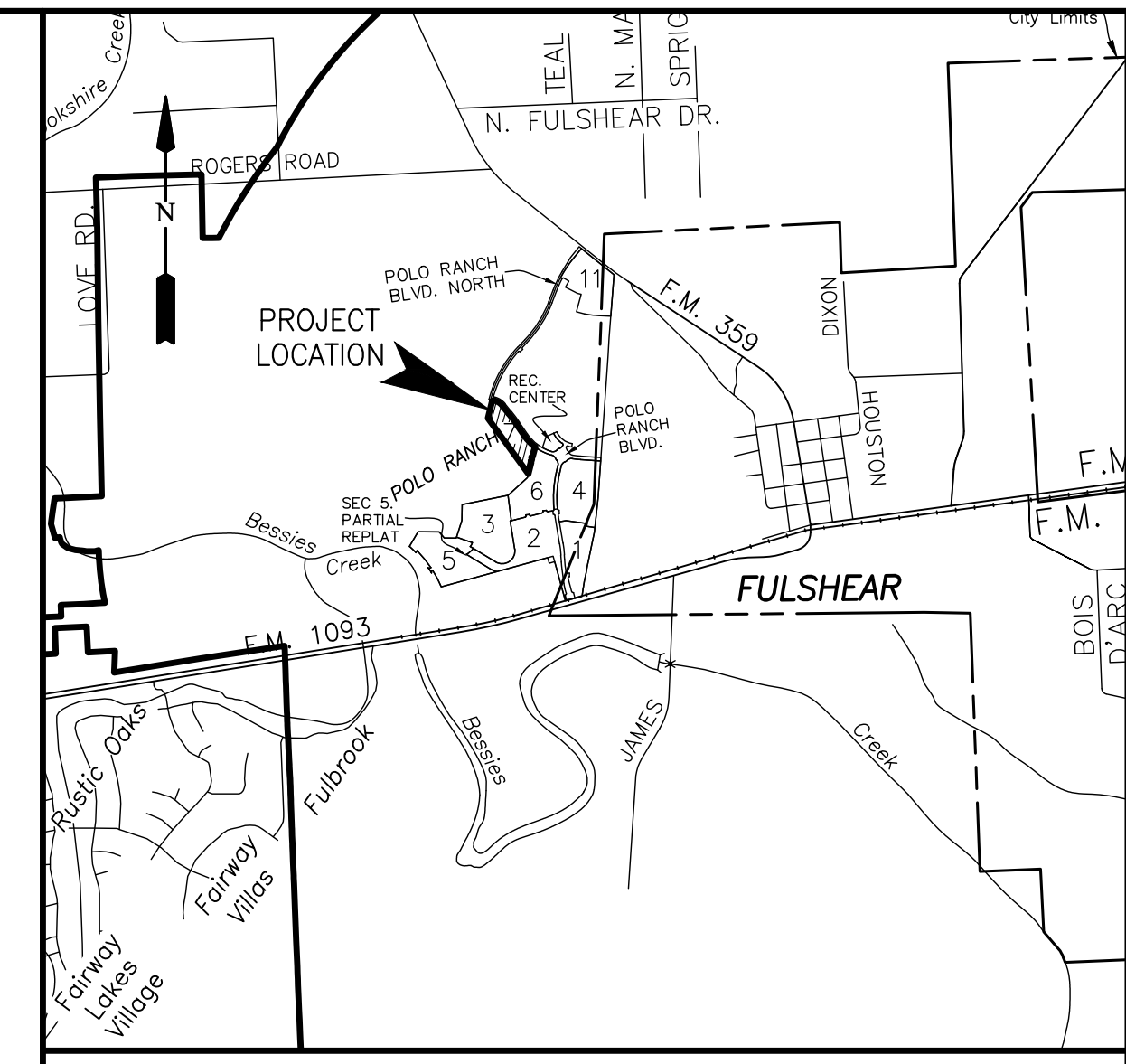
1. SOUTH 14' 14' 56" WEST, 164.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;
2. SOUTH 57' 24' 01" WEST, 29.74 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;
3. 73.78 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 84' 32' 55", AND A CHORD WHICH BEARS SOUTH 09' 40' 28" WEST, 67.27 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;
4. SOUTH 21' 11' 38" EAST, 25.82 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;
5. SOUTH 14' 14' 56" WEST, 202.85 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "1535-4035" FOUND MARKING A WESTERLY RE-ENTRANT CORNER OF SAID 219.527 ACRE TRACT;

THENCE NORTH 36' 01' 29" WEST, DEPARTING THE WEST LINE OF SAID POLO RANCH SECTION 6, ALONG A WESTERLY LINE OF SAID 219.527 ACRE TRACT, 1,188.42 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 13' 42' 10" EAST, DEPARTING SAID WESTERLY LINE, 295.89 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE AFOREMENTIONED LOU WATERS PARKWAY AS SHOWN ON THE AFOREMENTIONED POLO RANCH BOULEVARD SECTION 2 AND LOU WATERS PARKWAY STREET DEDICATION, THE BEGINNING OF A TANGENT CURVE;

THENCE WITH THE SOUTH RIGHT OF WAY LINE OF SAID LOU WATERS PARKWAY THE FOLLOWING SEVEN (7) COURSES:

1. 39.86 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91' 21' 24", AND A CHORD WHICH BEARS NORTH 59' 22' 53" EAST, 35.77 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;
2. SOUTH 74' 56' 25" EAST, 10.78 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;
3. 170.58 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 36' 11' 51", AND A CHORD WHICH BEARS SOUTH 56' 50' 30" EAST, 167.75 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;
4. SOUTH 38' 44' 35" EAST, 171.38 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;
5. 223.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,970.00 FEET, A CENTRAL ANGLE OF 04' 19' 15", AND A CHORD WHICH BEARS SOUTH 36' 34' 57" EAST, 223.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;
6. SOUTH 34' 25' 19" EAST, 247.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;
7. 267.89 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 18' 29' 35", AND A CHORD WHICH BEARS SOUTH 43' 40' 07" EAST, 266.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.960 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 3,000'
KEY MAP NO. 522L

**FINAL PLAT OF
POLO RANCH
SECTION 7**
A SUBDIVISION OF 8.960 ACRES OF LAND SITUATED IN
THE CHURCHILL FULSHEAR SURVEY, ABSTRACT 29,
FORT BEND COUNTY, TEXAS.

40 LOTS 5 RESERVES (0.918 ACRES) 2 BLOCKS

FEBRUARY 20, 2020 JOB NO. 2457-1070C.309

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: (281) 741-8946

SURVEYOR: **LJA Surveying, Inc.**
2929 Briarpark Drive Suite 175 Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026 T.B.P.L.S. Firm No. 10194382

ENGINEER: **LJA Engineering, Inc.**
2929 Briarpark Drive Suite 600 Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

CALLED 41.2 ACRES
FULSHEAR INVESTMENTS
F.N. 9573103
F.B.C.O.R.

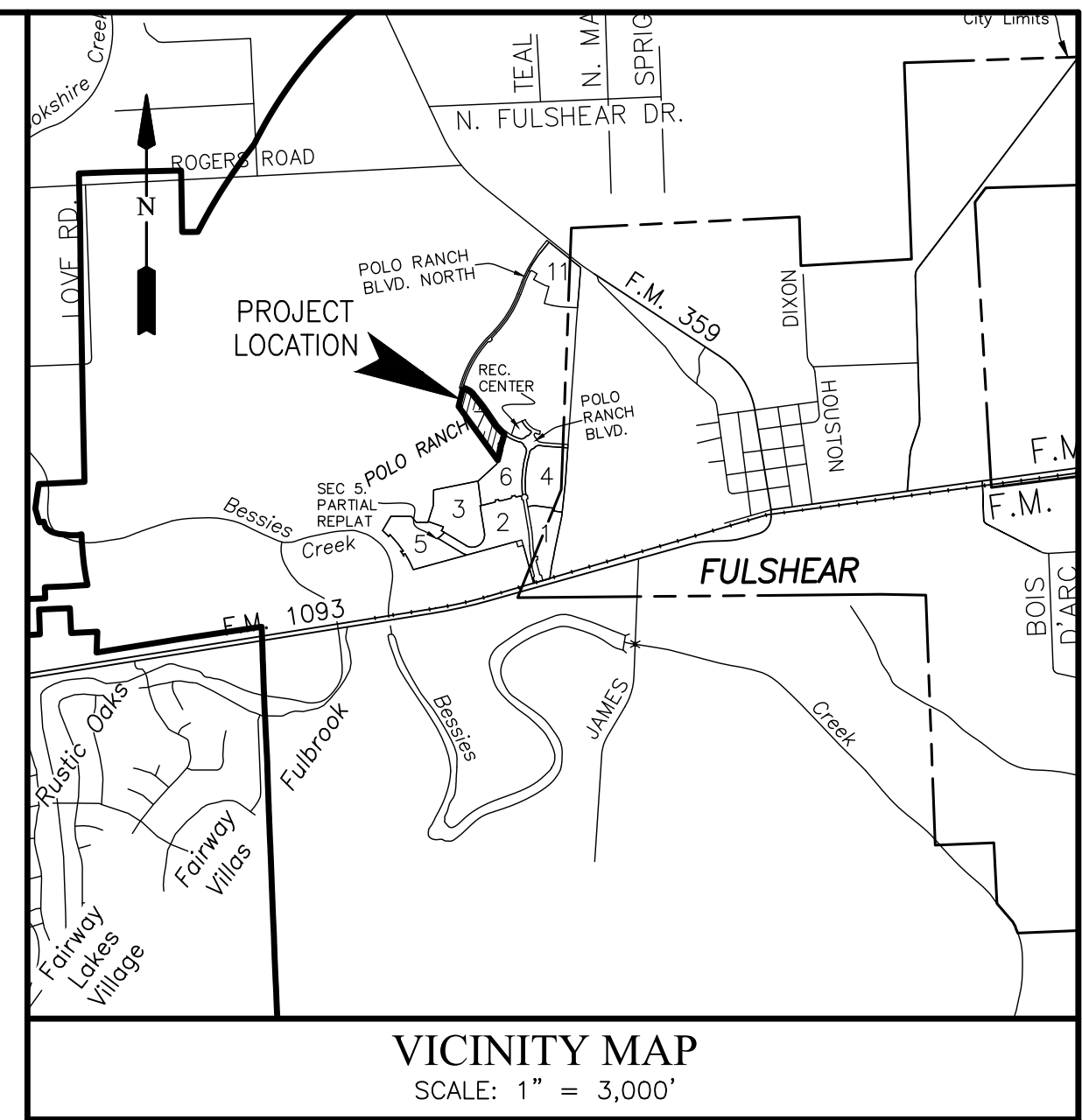
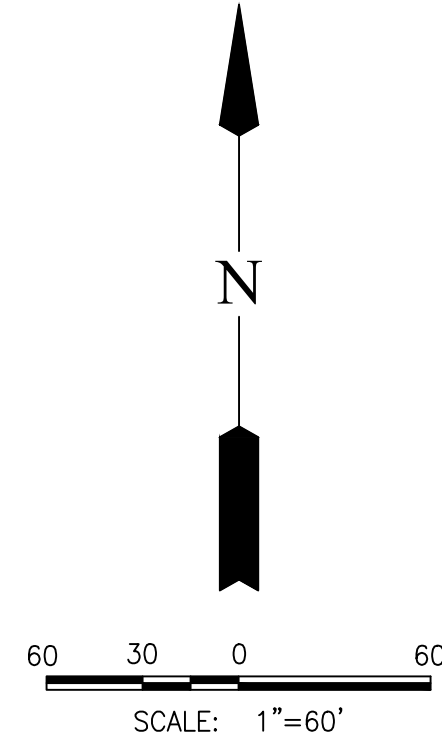
CALLED 131.863 ACRES
FULSHEAR EQUINE, LLC
F.N. 2012149212, F.B.C.O.P.R.
DESCRIBED IN
F.N. 2006025582, F.B.C.O.P.R.

CALLED 131.863 ACRES
FULSHEAR EQUINE, LLC
F.N. 2012149212, F.B.C.O.P.R.
DESCRIBED IN
F.N. 2006025582, F.B.C.O.P.R.

CALLED 27.806 ACRES
FULSHEAR EQUINE, LLC
F.N. 2008115118
F.B.C.O.P.R.

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.O.P.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



LINE	BEARING	DISTANCE
L1	S 74°56'25" E	10.78'
L2	S 57°24'01" W	29.74'
L3	S 21°11'38" E	25.82'
L4	S 55°34'41" W	7.95'
L5	N 53°57'44" E	19.13'
L6	S 53°57'44" W	1.82'
L7	N 34°25'19" W	58.21'
L8	S 41°03'38" E	20.00'
L9	N 50°34'06" W	68.53'
L10	S 36°01'29" E	1180.11'
L11	S 21°11'38" E	47.89'
L12	S 05°34'31" W	20.00'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	91°21'24"	39.86'	N 59°22'53" E	35.77'
C2	270.00'	36°11'51"	170.58'	S 56°50'30" E	167.75'
C3	2970.00'	4°19'15"	223.98'	S 36°34'57" E	223.93'
C4	830.00'	18°29'35"	267.89'	S 43°40'07" E	266.73'
C5	50.00'	84°32'55"	73.78'	S 09°40'28" W	67.27'
C6	500.00'	1°36'57"	14.10'	S 54°46'12" W	14.10'
C7	25.00'	91°36'57"	39.97'	N 80°13'48" W	35.85'
C8	25.00'	90°00'00"	39.27'	S 08°57'44" W	35.36'
C9	25.00'	44°50'22"	19.56'	S 58°27'27" E	19.07'
C10	50.00'	265°09'17"	231.77'	S 1°55'00" W	73.38'
C11	25.00'	40°44'55"	17.78'	N 15°39'49" W	17.41'
C12	25.00'	61°25'41"	26.80'	N 66°45'07" W	25.54'
C13	50.00'	250°09'42"	218.31'	N 27°36'53" E	81.83'
C14	25.00'	8°44'01"	3.81'	S 31°40'16" E	3.81'
C15	25.00'	90°00'00"	39.27'	S 81°02'16" E	35.36'
C16	25.00'	88°23'01"	38.56'	N 09°46'13" E	34.85'

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

NOTES:

1. BENCHMARK: NGS HGCD 66; A STAINLESS STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HGCD 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 PAVEMENT LINE OF FM 1463.
ELEVATION = 136.60 FEET NAVD88 (2001 ADJ)
SURFACE COORDINATES: N 13829189.587 E 2969677.555
2. T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-L14: TOP OF A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "LIA CONTROL" LOCATED +/- 5 FEET EAST OF THE EASTERLY EDGE OF PAVEMENT OF SPRIGG STREET. THE POINT IS LOCATED +/- 0.21 MILES SOUTH OF THE INTERSECTION OF N. FULSHEAR DRIVE AND SPRIGG STREET.
ELEVATION = 143.56 FEET NAVD88 (2001 ADJ)
SURFACE COORDINATES: N 13819484.557 E 2950993.430
3. 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.
4. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
5. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
6. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2020-0014, DATED JANUARY 13, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
7. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 174, FORT BEND SUBSIDIENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
8. 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.
9. 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.
10. ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A 5 FOOT SIDE YARD BUILDING LINE.
11. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
12. 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.
13. 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.

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.424	18,452	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.132	5,737	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.073	3,167	RESTRICTED TO OPEN SPACE/DRAINAGE
D	0.017	760	RESTRICTED TO OPEN SPACE/DRAINAGE
E	0.272	11,843	RESTRICTED TO OPEN SPACE/DRAINAGE
TOTAL	0.918	39,959	

P.O.B.
NAD83 GRID COORDINATES
X: 2947,863.43
Y: 13,581,072.13

RESERVE "A"
RESERVE "B"
RESERVE "C"
RESERVE "D"

**FINAL PLAT OF
POLO RANCH
SECTION 7**

A SUBDIVISION OF 8.960 ACRES OF LAND SITUATED IN
THE CHURCHILL FULSHEAR SURVEY, ABSTRACT 29,
FORT BEND COUNTY, TEXAS.

40 LOTS 5 RESERVES (0.918 ACRES) 2 BLOCKS
FEBRUARY 20, 2020 JOB NO. 2457-1070C.309

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: (281) 741-8946

SURVEYOR:

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

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

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386



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: 2/13/2020 Date Received by the City of Fulshear: _____
 Subdivision: Foster Crossing 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: Foster City ETJ (Extraterritorial Jurisdiction)

Legal Description: Foster Crossing Partial Replat No 2

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

Total Acreage: 5.21 ACS.
 Number of Streets: 1
 Number of Lots: 5
 Number and Types of Reserves: _____
 Total Acres in Reserve: _____

Owner: Atrium Design & Management, LLC
 Address: 5403 East River Dr.
 City/State: Richmond, TX 77406
 Telephone: (832) 526-2976
 Email Address: _____

Engineer/Planner: Western Group Consultants
 Contact Person: Raymond Rahaman
 Telephone: (713) 465-6655
 Fax Number: _____
 Email Address: ray@wgcsurvey.com

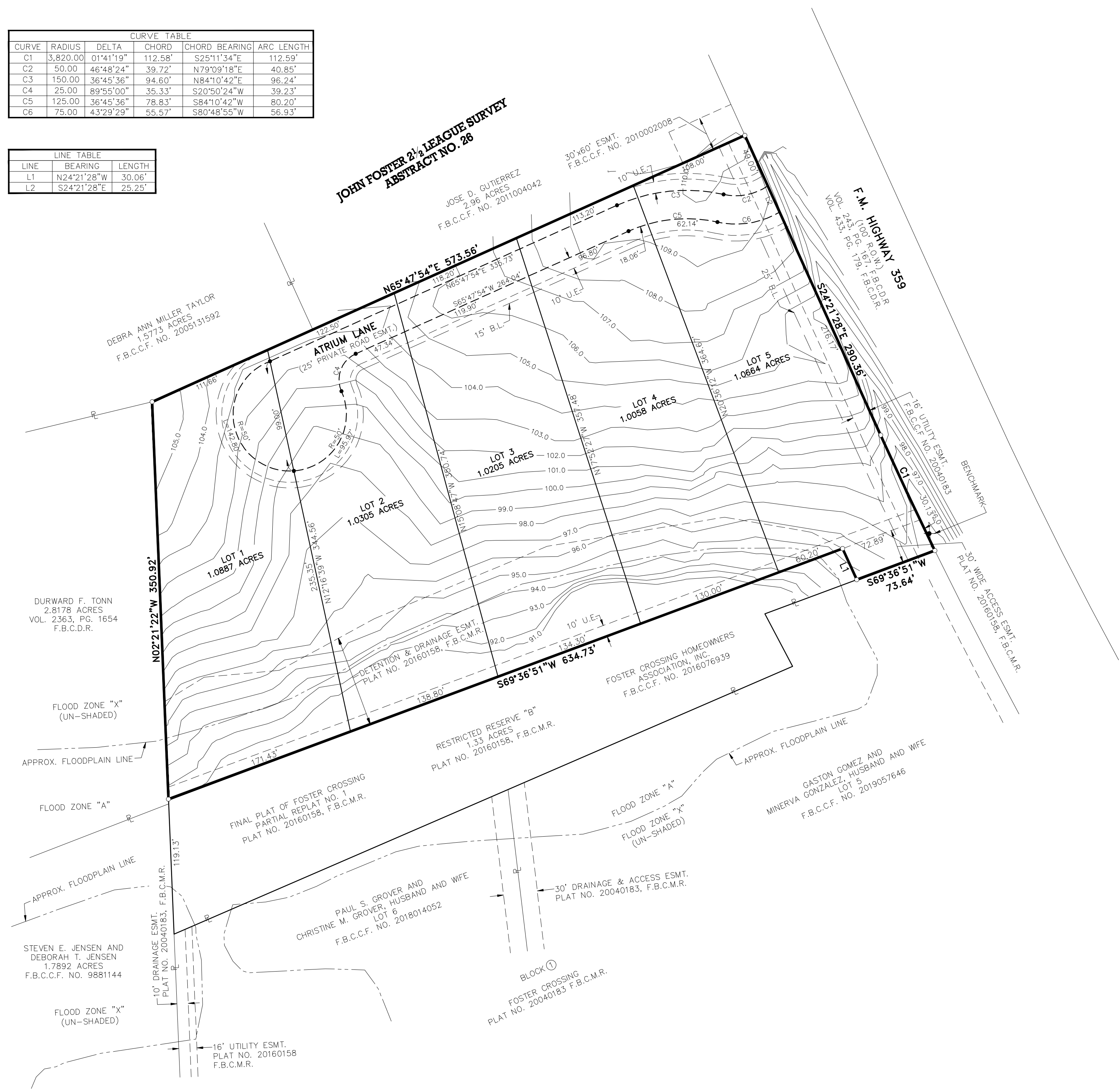
Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$655.25</u>
Park Fees (due at Final Plat Application)	_____

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

Anrahaman RAYMOND RAHAMAN 2/13/20
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD	CHORD BEARING	ARC LENGTH
C1	3,820.00	01°41'19"	112.58'	S25°11'34"E	112.59'
C2	50.00	46°48'24"	39.72'	N79°09'18"E	40.85'
C3	150.00	36°45'36"	94.60'	N84°10'42"E	96.24'
C4	25.00	89°55'00"	35.33'	S20°50'24"W	39.23'
C5	125.00	36°45'36"	78.83'	S84°10'42"W	80.20'
C6	75.00	43°29'29"	55.57'	S80°48'55"W	56.93'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N24°21'28"W	30.06'
L2	S24°21'28"E	25.25'



- NOTES:**
- THE COORDINATES AND BEARINGS ARE BASED UPON TEXAS STATE PLANE COORDINATES, TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83). SCALE FACTOR = 0.999879419.
 - UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
 - THIS PROPERTY IS LOCATED IN ZONE "X" (UNSHADED AREA) AND ZONE "A" ACCORDING TO THE FEDERAL EMERGENCY AGENCY MAP, COMMUNITY PANEL NO. 48157C0119L, REVISED ON APRIL 2, 2014.
 - THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
 - SET 5/8" IRON ROD AT ALL CORNERS OF SUBJECT TRACT, UNLESS OTHERWISE SHOWN.
 - THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FULSHEAR AND THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE APPROPRIATE ENTITY.
 - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - THIS PLAT WAS PREPARED TO MEET CITY OF FULSHEAR REQUIREMENTS.
 - SITE PLANS SHALL BE SUBMITTED TO THE CITY OF FULSHEAR FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET, FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE DESIGN STANDARDS OF THE CITY OF FULSHEAR.
 - THIS TRACT LIES WHOLLY IN LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR ETJ, AND FORT BEND COUNTY.
 - APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 110.0 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN TWO (2) FEET ABOVE NATURAL GROUND.
 - PROJECT BENCHMARK: FOUND COTTON PICKER SPINDLE IN THE NORTH SIDE OF POWER POLE ALONG THE WEST SIDE OF FM 359, LOCATED 703' SOUTH OF THE CENTERLINE OF FOSTER CREEK DRIVE AND FM 359. ELEVATION = 105.08' (NAVD 1988)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, ATRIUM DESIGN AND MANAGEMENT, LLC, a Texas Corporation, acting by and through its President Inci Akpinar and Yunus Dogan, Secretary referred to as Owners of the 5.21-acre tract described in the above and foregoing map of FOSTER CROSSING PARTIAL REPLAT NO. 2 do hereby make and established said subdivision and development plan of said property according to all lines, dedications, restriction and notations on said map 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 hereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance, have a drainage opening of less than one and three quarters (1- 3/4) square feet (18" diameter) with culverts or bridges to be provided for all the private driveways or walkways crossing such drainage facilities.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all 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 shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

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

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

FURTHER, Owners do hereby 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 amendment.

IN TESTIMONY WHEREOF, ATRIUM DESIGN AND MANAGEMENT, LLC has caused these presents to be signed by Inci Akpinar, its President, thereunto authorized, attested by Yunus Dogan, Secretary, and its common seal herunto effixed this _____ day of _____, 2020.

ATRIMUM DESIGN AND MANAGEMENT, LLC

By: _____
Inci Akpinar
President

Attest: _____
Yunus Dogan
Secretary

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Inci Akpinar President of ATRIUM DESIGN AND MANAGEMENT, LLC, and its Secretary, Yunus Dogan, 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 and herein 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: _____

I, Raymond A. Rahaman, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Raymond A. Rahaman
Texas Registration No. 4354

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

By: _____
Habib Othman
Texas Registration No. 129986

This is to certify that the City Planning Commission of the City of Fulshear, Texas has approved this plat for FOSTER CROSSING PARTIAL REPLAT NO. 2 in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat this _____ day of _____, 2020.

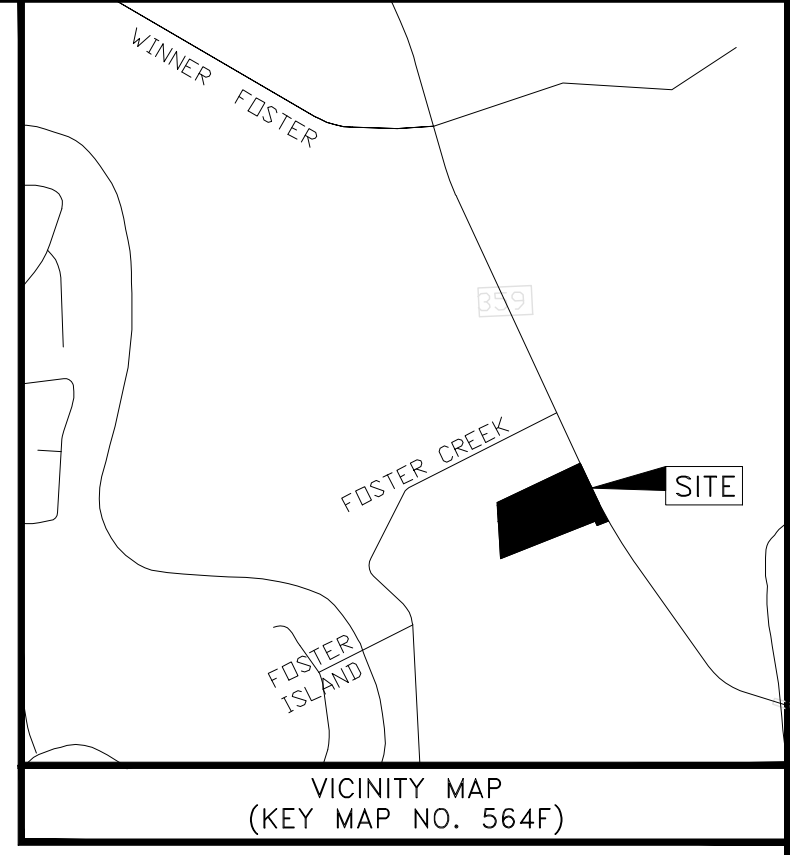
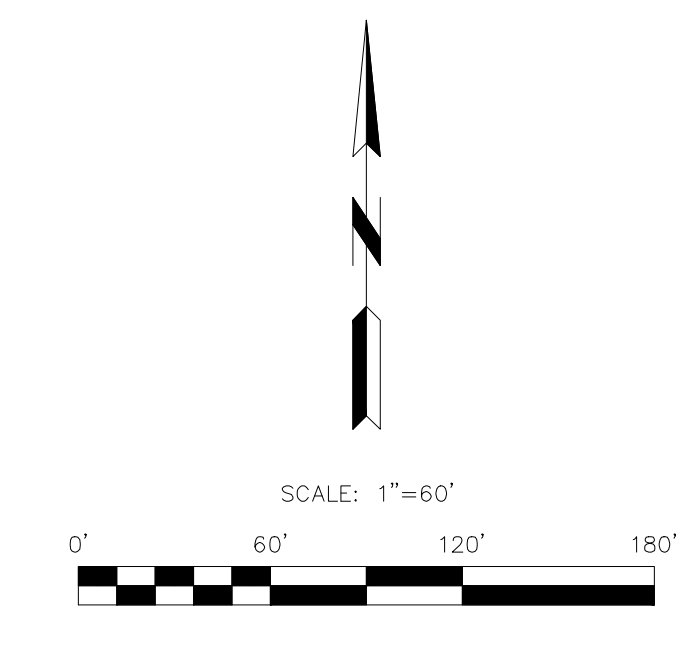
By: _____
Derek Einkauf, Chairman

By: _____
David C. Worley, Co-Chairman

This is to certify that the City Council of the City of Fulshear, Texas has approved this plat and subdivision of FOSTER CROSSING PARTIAL REPLAT NO. 2 in conformance with the laws of the State of Texas and the ordinances of the City of Fulshear as shown hereon and authorized the recording of this plat this _____ day of _____, 2020.

Jeff W. Roberts, Mayor

D. Gordon Offord, Secretary



I, Richard W. Stolleis, County Engineer of Fort Bend County, do hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

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

Approved by the Commissioners Court of Fort Bend County, Texas, this _____ day of _____, 2020.

Vincent M. Morales, Jr.
Precinct 1, County Commissioner

Grady Prestage
Precinct 2, County Commissioner

Robert E. Hebert
County Judge

James Patterson
Precinct 4, County Commissioner

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

County Clerk Approval

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 Plan No. _____ 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

LEGEND

- SO. FT. - SQUARE FEET
- ESMT. - EASEMENT
- R.O.W. - RIGHT-OF-WAY
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- FND - FOUND
- B.L. - BUILDING LINE
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT

DISTRICT NAMES	
M.U.D.	N/A
W.C.I.D.	N/A
D.D.	N/A
SCHOOL	LAMAR I.S.D.
CITY E.T.J.	FULSHEAR E.T.J.
ELECTRICITY	CENTERPOINT ENERGY
GAS	CENTERPOINT ENERGY
TELEPHONE	AT&T

THE PURPOSE OF THIS REPLAT IS TO CREATE 5 LOTS AND A PRIVATE ROAD EASEMENT

FOSTER CROSSING PARTIAL REPLAT NO. 2
A SUBDIVISION OF 5.21 ACRES SITUATED IN THE JOHN FOSTER 2 1/2 LEAGUE, SURVEY ABSTRACT NO. 26 IN FORT BEND COUNTY, TEXAS
BEING A REPLAT OF LOT A-1 AND LOT A-2 IN BLOCK 1 OF THE FINAL PLAT OF FOSTER CROSSING PARTIAL REPLAT NO. 1 CITY OF FULSHEAR

5 LOTS 1 BLOCK

FEBRUARY, 2020

OWNER:
ATRIMUM DESIGN AND MANAGEMENT, LLC
5403 EAST RIVER DRIVE
RICHMOND, TEXAS 77406
PHONE: (832) 526-2976

SURVEYOR:
WESTERN GROUP CONSULTANTS
11111 KATY FREWAY, SUITE 520
HOUSTON, TEXAS 77079
PHONE: (713) 465-6655