



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- JENNIFER ECKROTH

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

CO-CHAIR- DAR HAKIMZADEH
MEMBER- JOHN DOWDALL

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING AGENDA JUNE 5, 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, JUNE 5, 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."

"Notice Pertaining to Social Distancing Requirements: In accordance with the Texas Open Meetings Act, Chapter 551, Government Code, this meeting shall be open to the public, except as provided by said Act. However, any members of the public who attend the meeting are individually responsible for complying with any applicable proclamation or order issued by the governor or any local official which may be in effect at the time of the meeting, including but not limited to any restrictions which may require such members of the public to implement social distancing, to minimize social gatherings, or to minimize in-person contact with people who are not in the same household."

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 May 1, 2020

5. Consideration and possible action to select a Chair and Co-Chair of the City of Fulshear Planning and Zoning Commission

6. Consideration and possible action to recommend approval of the Fletcher Morgan Elementary School Final Plat

7. Consideration and possible action to recommend approval of the Fulshear School Road and School Hill Road Final Plat

8. Consideration and possible action to recommend approval of the Polo Ranch Section 6 No. 1 Replat Final Plat

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

10. Consideration and possible action to recommend approval of the Academix Village Final Plat

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

12. Adjournment

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

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

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

I, Kimberly Kopecky, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Planning and Zoning Commission of the City of Fulshear, Texas was posted on Monday, June 1, 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



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 MINUTES MAY 1, 2020

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD BY VIDEOCONFERENCE ON FRIDAY, MAY 1, 2020 AT 8:30 A.M., FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS. AUDIO, AND TO THE EXTENT FEASIBLE, VIDEO OF THE MEETING WILL BE AVAILABLE TO THE PUBLIC VIA THE FOLLOWING FREE-OF-CHARGE VIDEOCONFERENCE LINK:

[<https://global.gotomeeting.com/join/631315341>]

The above videoconference link allows for two-way communication with members of the public; however, to avoid disruption of the meeting by channel noise, audio feedback loops, or excessive background noise, members of the public may be muted by the presiding officer or the officer's designee except during the citizen's comments portion of the agenda. A recording of the meeting will be made available to the public.

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 HELD BY VIDEOCONFERENCE WAS CALLED TO ORDER BY PLANNING AND ZONING CHAIRMAN AMY PEARCE AT 8:30 A.M. ON FRIDAY, MAY 01, 2020.

2. Quorum

A QUORUM WAS PRESENT

MEMBERS PRESENT

*AMY PEARCE
JOAN BERGER
JASON CHERUBINI (@ 8:32 A.M.)
RANDY STACY
GREGORY EHMAN
DAR HAKIMZADEH
JOHN DOWDALL*

CITY STAFF PRESENT

*CHANDLER MARKS
ZACH GOODLANDER
KIMBERLY KOPECKY
SHARON VALIANTE (@ 8:32 A.M.)
BYRON BROWN
MARIELA RODRIGUEZ (@ 8:47 A.M.)*

OTHERS PRESENT

*CHRISTIE HEBERT
JOHN MCCANN
ANTHONY K. WOLVERTON
KIM STACY
JOYCE JONES
GEOFF FREEMAN
AARON GROFF
JONATHAN DAVIS
SCOT HARTFIEL
RENE RODRIGUEZ
GEORGE GAYLE*

DAVID
TAJANA MESIC
WILLIE MCCRAY (@ 8:49 A.M.)
KEVIN MCKEEVER
JASON PRICE
ANDREW CASEY (@ 9:04 A.M.)
DAVID (@ 9:06 A.M.)
EVERETT DEAO (@ 8:53 A.M.)
CHRIS JOHNS (@ 8:53 A.M.)
BRIAN (@ 8:50 A.M.)
JEFF DUKE (@ 8:38 A.M.)
JOSH CULLEN (@ 8:38 A.M.)
DAVID (@ 9:07 A.M.)
DAVID (@ 9:11 A.M.)

3. Citizen's Comments

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

THERE WERE NO CITIZEN COMMENTS.

4. PUBLIC HARING

In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold four Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on May 1, 2020 at 8:30 a.m., the hearing will be held at (<https://global.gotomeeting.com/join/631315341>). A second public hearing will be by the Planning and Zoning Commission on May 1, 2020 at 9 am., the hearing will be held at City Hall, 30603 FM 1093 Fulshear, Texas. A third public hearing will be held by City Council on May 19, 2020 at 5:30 p.m., at the Irene Stern Community Center, 6920 Katy-Fulshear Rd., Fulshear, Texas. The fourth hearing will be held by the City Council on May 19, 2020 at 7:00 p.m., the hearing will be held at (<https://global.gotomeeting.com/join/246038173>). Each hearing will allow all interested persons an opportunity to be heard.

The location of the premises in question is in the Residential Acreage District, being 38.512 acres of land, the remainder of the Grandes Ricos, LLC 44.512 acre tract, all being in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas, and is more specifically located at 7510 Wallis St. Fulshear, Texas 77441. The applicant, Jeffrey Duke, is seeking a Zoning Change, pursuant to the Zoning Ordinance, Section 1-279, to take the current zoning from Residential Acreage to Downtown District, for the purposes of a mixed-

use development with commercial, residential, park, civic, and other 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 Development Services Department located at 29255 FM 1093 Suite #12C Fulshear, Texas 77441 on Monday through Thursdays from 7:00 a.m. to 4:00 p.m. and Fridays from 7:00 a.m. to 3p.m. for all interested parties prior to said hearing. If you have any questions regarding this request please call Zach Goodlander, City of Fulshear, 281-346-8852.

Potential cancellation disclaimer: At the time of this notice, certain provisions of the Texas Open Meetings Act have been suspended by the Texas Governor in response to COVID-19, which provisions may become effective again prior to one or more of the foregoing public hearings held. Therefore, or more of such public hearings may be cancelled. Please refer to the City's website, <http://www.fulsheartexas.gov/>, for the most current information regarding the status of these hearings.

Published: 4-20-2020 & 5-3-2020

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:31 A.M.

THERE WERE NO COMMENTS.

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:32 A.M.

5. PUBLIC HEARING

In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold four Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on May 1, 2020 at 8:30 a.m., the hearing will be held at (<https://global.gotomeeting.com/join/631315341>). A second public hearing will be by the Planning and Zoning Commission on May 1, 2020 at 9 am., the hearing will be held at City Hall, 30603 FM 1093 Fulshear, Texas. A third public hearing will be held by City Council on May 19, 2020 at 5:30 p.m., at the Irene Stern Community Center, 6920 Katy-Fulshear Rd., Fulshear, Texas. The fourth hearing will be held by the City Council on May 19, 2020 at 7:00 p.m., the hearing will be held at (<https://global.gotomeeting.com/join/246038173>). Each hearing will allow all interested persons an opportunity to be heard.

The location of the premises in question is in the Residential Acreage District, being 86.191 acres of land, more or less, being the residue of a 101 acre tract as described in the Utility Easement Agreement executed by and between the Estate of Gerald Wayne McCann, Deceased, et al., and the City of Fulshear and referenced as Instrument Number 2018040871, filed in the official public records of Fort Bend County, Texas, and is more specifically located at 31210 FM 1093 Fulshear, Texas 77441. The applicant, Positive Developments LLC, is seeking a Zoning Change, pursuant to the Zoning Ordinance, Section 1-279, to take

the current zoning from Residential Acreage to Downtown District, for the purposes of a mixed-use development with commercial, residential, park, civic, and other 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 Development Services Department located at 29255 FM 1093 Suite #12C Fulshear, Texas 77441 on Monday through Thursdays from 7:00 a.m. to 4:00 p.m. and Fridays from 7:00 a.m. to 3p.m. for all interested parties prior to said hearing. If you have any questions regarding this request please call Zach Goodlander, City of Fulshear, 281-346-8852.

Potential cancellation disclaimer: At the time of this notice, certain provisions of the Texas Open Meetings Act have been suspended by the Texas Governor in response to COVID-19, which provisions may become effective again prior to one or more of the foregoing public hearings held. Therefore, or more of such public hearings may be cancelled. Please refer to the City’s website, <http://www.fulsheartexas.gov/>, for the most current information regarding the status of these hearings.

Published: 4-20-2020 & 5-3-2020

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:32 A.M.

THERE WERE NO COMMENTS.

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:34 A.M.

6. PUBLIC HEARING

In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold four Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on May 1, 2020 at 8:30 a.m., the hearing will be held at (<https://global.gotomeeting.com/join/631315341>). A second public hearing will be by the Planning and Zoning Commission on May 1, 2020 at 9 am., the hearing will be held at City Hall, 30603 FM 1093 Fulshear, Texas. A third public hearing will be held by City Council on May 19, 2020 at 5:30 p.m., at the Irene Stern Community Center, 6920 Katy-Fulshear Rd., Fulshear, Texas. The fourth hearing will be held by the City Council on May 19, 2020 at 7:00 p.m., the hearing will be held at (<https://global.gotomeeting.com/join/246038173>). Each hearing will allow all interested persons an opportunity to be heard.

The location of the premises in question is in the Manufactured Housing District, being the 2.25-acre tract conveyed to Dave Rogers, recorded in Volume 230, Page 29, Deed Records Fort Bend County, Texas, and is more generally located at the northeast intersection of Dixon and Patterson Roads. The owner’s agent, Mike Roller, is seeking a Zoning Change, pursuant to the Zoning Ordinance, Section 1-279, to take the current zoning from Manufactured Housing to the Industrial District, for the purposes of an office warehouse

with no outside storage. 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 Development Services Department located at 29255 FM 1093 Suite #12C Fulshear, Texas 77441 on Monday through Thursdays from 7:00 a.m. to 4:00 p.m. and Fridays from 7:00 a.m. to 3p.m. for all interested parties prior to said hearing. If you have any questions regarding this request please call Zach Goodlander, City of Fulshear, 281-346-8852.

Potential cancellation disclaimer: At the time of this notice, certain provisions of the Texas Open Meetings Act have been suspended by the Texas Governor in response to COVID-19, which provisions may become effective again prior to one or more of the foregoing public hearings held. Therefore, or more of such public hearings may be cancelled. Please refer to the City’s website, <http://www.fulsheartexas.gov/>, for the most current information regarding the status of these hearings.

Published: 4-20-2020 & 5-3-2020

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:34 A.M.

MIKE ROLLER SPOKE BRIEFLY AND SAID THE NEIGHBORS TO THIS PROPERTY HAVE BEEN NOTIFIED.

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:36 A.M.

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

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON APRIL 03, 2020. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

CHERUBINI

STACY

HAKIMZADEH

PEARCE

BERGER

EHMAN

DOWDALL

NAYS: NONE

8. Consideration and possible action to recommend approval of the Fletcher Morgan Elementary School Preliminary Plat

ZACH GOODLANDER EXPLAINED THAT DAVID LEYENDECKER COULD NOT BE ON THIS MEETING BUT HE WOULD ANSWER QUESTIONS FOR DAVID LEYENDECKER. ZACH STATED DAVID HAS NOT RECOMMENDED APPROVAL OF THIS PLAT YET DUE TO SOME CORRECTIONS THAT NEED TO BE MADE.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO DECLINE APPROVAL OF FLETCHER MORGAN ELEMENTARY SCHOOL PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*CHERUBINI
STACY
HAKIMZADEH
PEARCE
BERGER
EHMAN
DOWDALL*

NAYS: NONE

9. Consideration and possible action to recommend approval of the Academix Village Preliminary Plat

ZACH GOODLANDER REPORTED THAT DAVID LEYENDECKER HAS NOT RECOMMENDED APPROVAL OF THIS PLAT YET.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO DECLINE APPROVAL OF ACADEMIX VILLAGE PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CHERUBINI. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*CHERUBINI
STACY
HAKIMZADEH
PEARCE
BERGER
EHMAN
DOWDALL*

NAYS: NONE

10. Consideration and possible action to recommend approval of the Polo Ranch Section 6 Replat No. 1 Preliminary Plat

PER ZACH, THIS PLAT IS RECOMMENDED FOR APPROVAL AS SUBMITTED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE POLO RANCH SECTION 6 REPLAT NO. 1 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*CHERUBINI
STACY
HAKIMZADEH
PEARCE
BERGER
EHMAN
DOWDALL*

NAYS: NONE

11. Consideration and possible action to recommend approval of the Tamarron Section 15 Final Plat

PER ZACH, THE CORRECTIONS HAVE BEEN MADE AND DAVID IS RECOMMENDING APPROVAL OF THIS PLAT.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 15 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*CHERUBINI
STACY
HAKIMZADEH
PEARCE
BERGER
EHMAN
DOWDALL*

NAYS: NONE

12. Consideration and possible action to recommend approval of the Tamarron Section 21 Final Plat

PER ZACH, THE CORRECTIONS HAVE BEEN MADE AND DAVID LEYENDECKER RECOMMENDS APPROVAL OF THIS PLAT.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 21 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*CHERUBINI
STACY
HAKIMZADEH
PEARCE
BERGER
EHMAN
DOWDALL*

NAYS: NONE

13. Consideration and possible action to recommend approval of the Tamarron Section 27 Final Plat

THERE WERE NO CORRECTIONS NEEDED ON THIS PLAT.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER CHERUBINI TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 27 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*CHERUBINI
STACY
HAKIMZADEH
PEARCE
BERGER
EHMAN
DOWDALL*

NAYS: NONE

14. Consideration and possible action to recommend approval of a zoning change from (R-1) Residential Acreage to Downtown District for a property located at 7510 Wallis St.

JONATHAN DAVIS AND TAJANA MESIC GAVE BRIEF PRESENTATIONS AND ANSWERED QUESTIONS REGARDING THIS REQUEST.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF A ZONING CHANGE FROM R-1 RESIDENTIAL ACREAGE TO DOWNTOWN DISTRICT FOR THE PROPERTY LOCATED AT 7510 WALLIS STREET. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*CHERUBINI
STACY
HAKIMZADEH
PEARCE
BERGER
EHMAN
DOWDALL*

NAYS: NONE

15. Consideration and possible action to recommend approval of a zoning change from (R-1) Residential Acreage to Downtown District for a property located at 31210 FM 1093

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF A ZONING CHANGE FROM R-1 RESIDENTIAL ACREAGE TO DOWNTOWN DISTRICT FOR THE PROPERTY LOCATED AT 31210 FM 1093. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CHERUBINI. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*CHERUBINI
STACY
HAKIMZADEH
PEARCE
BERGER
EHMAN
DOWDALL*

NAYS: NONE

16. Consideration and possible action to recommend approval of a zoning change from (MH) Manufactured Housing to (I) Industrial for a property, approximately 2.25 acres in size, located at the northeast corner of the intersection of Patterson and Dixon Roads

MIKE ROLLER SPOKE AND ANSWERED QUESTIONS FOR THE PLANNING AND ZONING COMMISSION. PER ZACH GOODLANDER, STAFF HAS NO OBJECTION TO THE ZONING CHANGE, BUT THE PROPERTY WILL NEED TO BE PLATTED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF A ZONING CHANGE FROM (MH) MANUFACTURED HOUSING TO (I) INDUSTRIAL FOR A PROPERTY APPROXIMATELY 2.25 ACRES IN SIZE, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF PATTERSON AND DIXON ROADS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*CHERUBINI
STACY
HAKIMZADEH
PEARCE
BERGER
EHMAN
DOWDALL*

NAYS: NONE

17. Adjournment

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO ADJOURN. IT WAS SECOND BY PLANNING AND ZONING MEMBER CHERUBINI. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*CHERUBINI
STACY
HAKIMZADEH
PEARCE
BERGER
EHMAN
DOWDALL*

NAYS: NONE

AMY PEARCE ADJOURNED THE MEETING AT 9:27 A.M.



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: May 8, 2020 Date Received by the City of Fulshear: _____
 Subdivision: Fletcher Morgan Elementary School Development: Fulshear Lakes

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: 14.192 Ac out of the John Randon Survey, Abstract 76

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

Total Acreage: 14.192
 Number of Streets: 0
 Number of Lots: 0
 Number and Types of Reserves: 1 Reserve - Elem School
 Total Acres in Reserve: 14.192

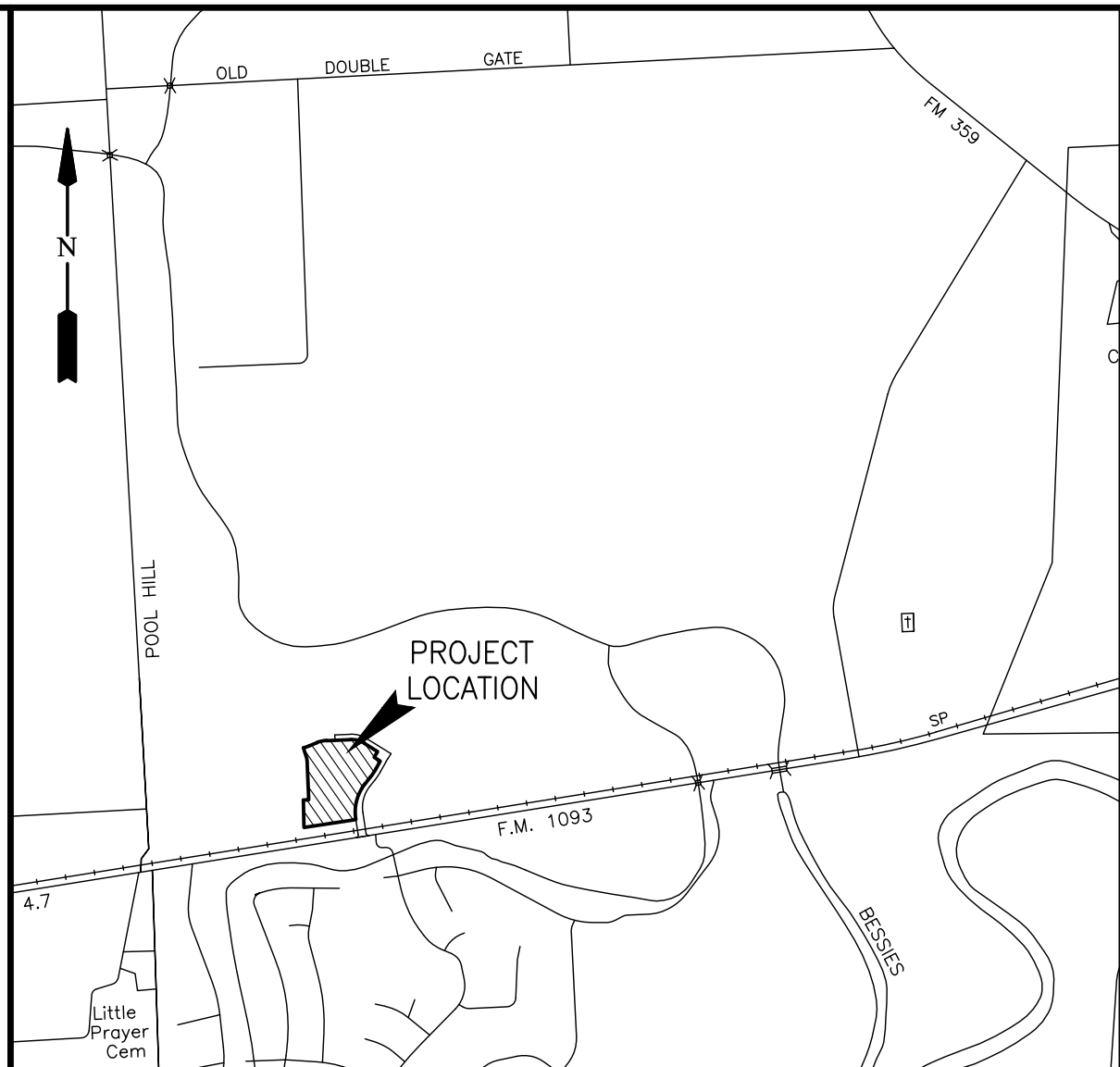
Owner: Lamar Consolidated ISD
 Address: 3911 Avenue I
 City/State: Rosenberg, Texas 77471
 Telephone: (832) 223-0000
 Email Address: _____

Engineer/Planner: LJA Engineering, Inc.
 Contact Person: Zachary Zarse
 Telephone: 713-580-4100
 Fax Number: _____
 Email Address: zzarse@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	\$854.80
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.

Zachary Zarse Zachary Zarse May 8, 2020
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE



VICINITY MAP
SCALE: 1" = 2,000'
KEY MAP NO. 522 J/N

BEING 14.19 ACRES (618,201 SQUARE FEET) OF LAND LOCATED IN THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING ALL OF THAT CERTAIN CALLED 3.157 ACRE TRACT DESCRIBED IN DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2017129223 OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY (F.B.C.O.P.R.), ALL OF THAT CERTAIN CALLED 4.7320 ACRE TRACT DESCRIBED AS "TRACT III" IN DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007853, F.B.C.O.P.R., ALL OF LOT 1 OF THE CORNELIUS RANDON ESTATE, A SUBDIVISION OF RECORD IN VOLUME 179, PAGE 128-A, DEED RECORDS OF SAID FORT BEND COUNTY (F.B.C.D.R.), A PORTION OF THAT CERTAIN CALLED 14.313 ACRE TRACT DESCRIBED AS "TRACT II" IN DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007853, F.B.C.O.P.R., A PORTION OF THAT CERTAIN CALLED 70.1425 ACRE TRACT DESCRIBED AS "TRACT I" IN DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007853, F.B.C.O.P.R., A PORTION OF THAT CERTAIN CALLED 4.000 ACRE TRACT DESCRIBED IN DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007852, F.B.C.O.P.R., AND A PORTION OF LOT 8 OF SAID CORNELIUS RANDON ESTATE, SAID 14.19 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, 2001 ADJUSTMENT):

COMMENCING AT A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 1.095 ACRE TRACT DESCRIBED IN DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2017129226, F.B.C.O.P.R., AND SAID LOT 8, COMMON TO THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 5.32 ACRE TRACT DESCRIBED IN DEED TO GLORIA BANKS SIMMONS, ET AL. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2004090412, F.B.C.O.P.R., AND LOT 7 OF SAID CORNELIUS RANDON ESTATE, AND IN THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE FORT BEND COUNTY TOLL ROAD AUTHORITY BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2015058468, F.B.C.O.P.R.;

THENCE, NORTH 01° 03' 45" WEST, DEPARTING SAID NORTH LINE, ALONG THE WEST LINES OF SAID 1.095 ACRE TRACT AND SAID LOT 8, COMMON TO THE EAST LINES OF SAID 5.32 ACRE TRACT AND SAID LOT 7, 100.87 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE NORTHWEST CORNER OF SAID 1.095 ACRE TRACT, COMMON TO THE SOUTHWEST CORNER OF THE AFORESAID 3.157 ACRE TRACT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01° 03' 45" WEST, ALONG THE EAST LINES OF SAID 5.32 ACRE TRACT AND SAID LOT 7, COMMON TO THE WEST LINES OF SAID 3.157 ACRE TRACT AND SAID LOT 8, 308.78 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" FOUND FOR THE NORTHEAST CORNER OF SAID 5.32 ACRE TRACT AND SAID LOT 7, COMMON TO THE NORTHWEST CORNER OF SAID 3.157 ACRE AND SAID LOT 8, IN THE SOUTH LINE OF THE HENRIETTA ANDERSON ESTATE (NO RECORDING INFORMATION FOUND) AND LOT 2 OF THE AFORESAID CORNELIUS RANDON ESTATE;

THENCE, NORTH 87° 29' 36" EAST, ALONG THE NORTH LINES OF SAID 3.157 ACRE TRACT AND SAID LOT 8, COMMON TO THE SOUTH LINES OF SAID HENRIETTA ANDERSON ESTATE AND SAID LOT 2, 59.22 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" FOUND FOR THE SOUTHEAST CORNER OF SAID HENRIETTA ANDERSON ESTATE AND SAID LOT 2, COMMON TO THE SOUTHWEST CORNER OF THE AFORESAID 4.7320 ACRE TRACT AND THE AFORESAID LOT 1;

THENCE, NORTH 02° 13' 49" WEST, DEPARTING SAID NORTH LINES, ALONG THE EAST LINES OF SAID HENRIETTA ANDERSON ESTATE AND SAID LOT 2, COMMON TO THE WEST LINES OF SAID 4.7320 ACRE TRACT AND SAID LOT 1, 444.84 FEET TO A 1/2-INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID HENRIETTA ANDERSON ESTATE AND SAID LOT 2, COMMON TO THE NORTHWEST CORNER OF SAID 4.7320 ACRE TRACT AND SAID LOT 1, AND IN THE SOUTH LINE OF THE AFORESAID 14.313 ACRE TRACT;

THENCE, NORTH 12° 08' 12" WEST, DEPARTING SAID SOUTH LINE, 26.79 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 17° 38' 30" WEST, 119.62 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 67.85 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 06° 42' 10", AND A CHORD WHICH BEARS NORTH 77° 04' 38" EAST, 67.81 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 67° 43' 33" EAST, 94.55 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 112.21 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 20° 05' 26", AND A CHORD WHICH BEARS NORTH 77° 46' 16" EAST, 111.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 87° 48' 59" EAST, 269.77 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 163.40 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 34° 02' 35", AND A CHORD WHICH BEARS SOUTH 75° 09' 44" EAST, 161.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 58° 08' 26" EAST, 175.19 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 31° 51' 34" WEST, 18.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 33.31 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 02° 30' 40", AND A CHORD WHICH BEARS SOUTH 30° 36' 14" WEST, 33.31 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 29° 20' 54" WEST, 23.09 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 58° 08' 26" EAST, 80.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 29° 20' 54" WEST, 100.17 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 111.61 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 707.00 FEET, A CENTRAL ANGLE OF 09° 02' 42", AND A CHORD WHICH BEARS SOUTH 33° 52' 15" WEST, 111.49 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 38° 23' 36" WEST, 95.86 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 24.91 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 03° 10' 17", AND A CHORD WHICH BEARS SOUTH 36° 48' 27" WEST, 24.91 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 32.23 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 705.00 FEET, A CENTRAL ANGLE OF 02° 37' 11", AND A CHORD WHICH BEARS SOUTH 33° 54' 43" WEST, 32.23 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 359.41 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 41° 11' 06", AND A CHORD WHICH BEARS SOUTH 12° 00' 35" WEST, 351.72 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 08° 34' 58" EAST, 13.44 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 81° 25' 02" WEST, AT 110.18 FEET, PASS THE COMMON EAST CORNER OF THE AFORESAID 1.095 ACRE TRACT AND THE AFORESAID 3.157 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 590.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.19 ACRES (618,201 SQUARE FEET) OF LAND.

STATE OF TEXAS
COUNTY OF FORT BEND

WE, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, ACTING BY AND THROUGH DR. THOMAS E. RANDLE, SUPERINTENDENT, BEING AN OFFICER OF LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, OWNER OF THE 14.192 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF LAMAR CONSOLIDATED ISD FLETCHER MORGAN JR. ELEMENTARY SCHOOL, 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 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 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, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF LAMAR CONSOLIDATED ISD FLETCHER MORGAN JR. ELEMENTARY SCHOOL, 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, THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DR. THOMAS E. RANDLE, ITS SUPERINTENDENT, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2020.

LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

By: _____
DR. THOMAS E. RANDLE, SUPERINTENDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DR. THOMAS E. RANDLE, SUPERINTENDENT OF LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, 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

I, ANDREW CASEY, 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.

ANDREW CASEY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 136079

THIS PLAT OF LAMAR CONSOLIDATED ISD FLETCHER MORGAN JR. ELEMENTARY SCHOOL IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2020.

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIR

THIS PLAT OF LAMAR CONSOLIDATED ISD FLETCHER MORGAN JR. ELEMENTARY SCHOOL WAS APPROVED ON _____ 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, 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

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

LAMAR CONSOLIDATED ISD FLETCHER MORGAN JR. ELEMENTARY SCHOOL

A SUBDIVISION OF 14.19 ACRES OF LAND SITUATED IN
THE JOHN RANDON SURVEY, ABSTRACT 76,
FORT BEND COUNTY, TEXAS.

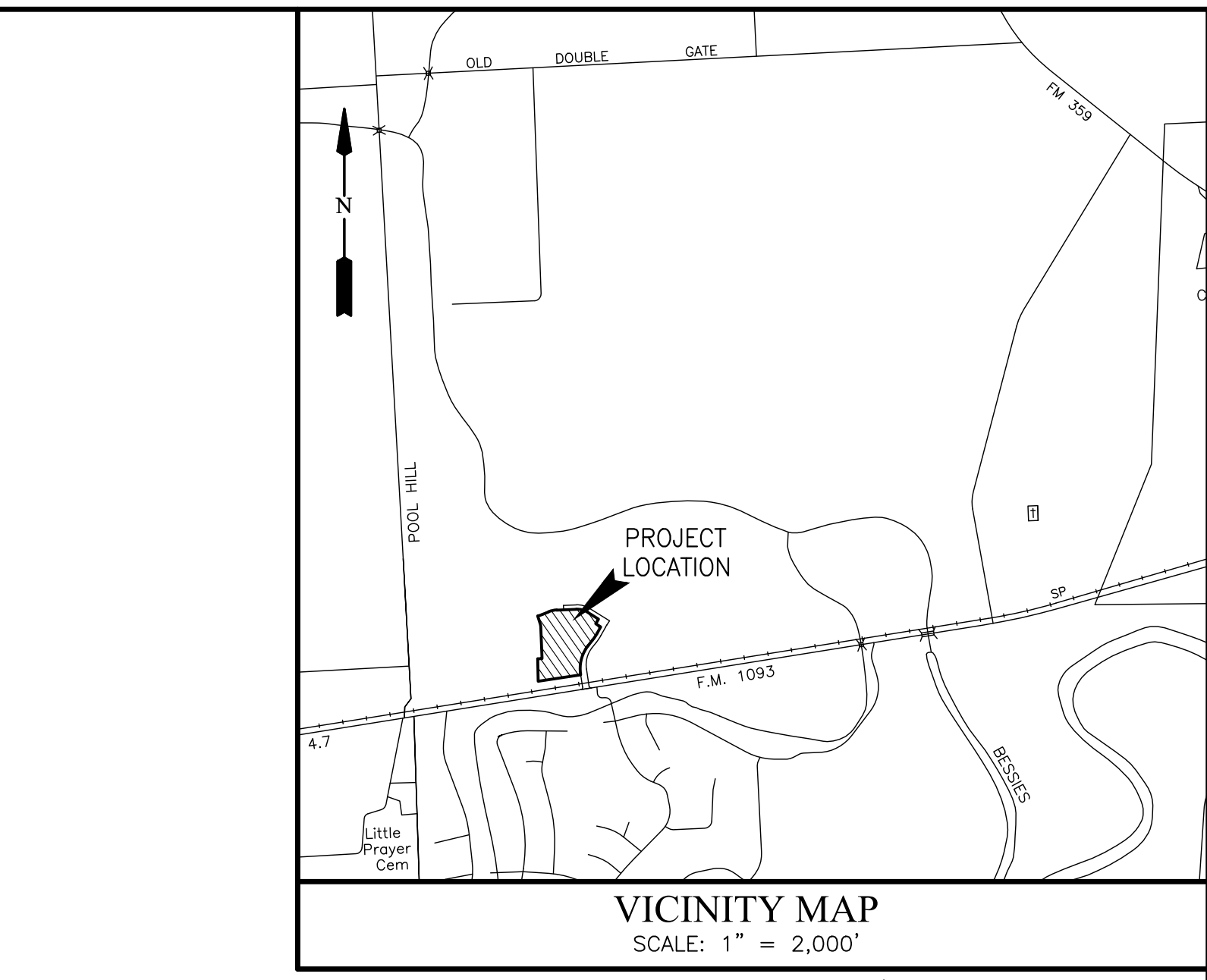
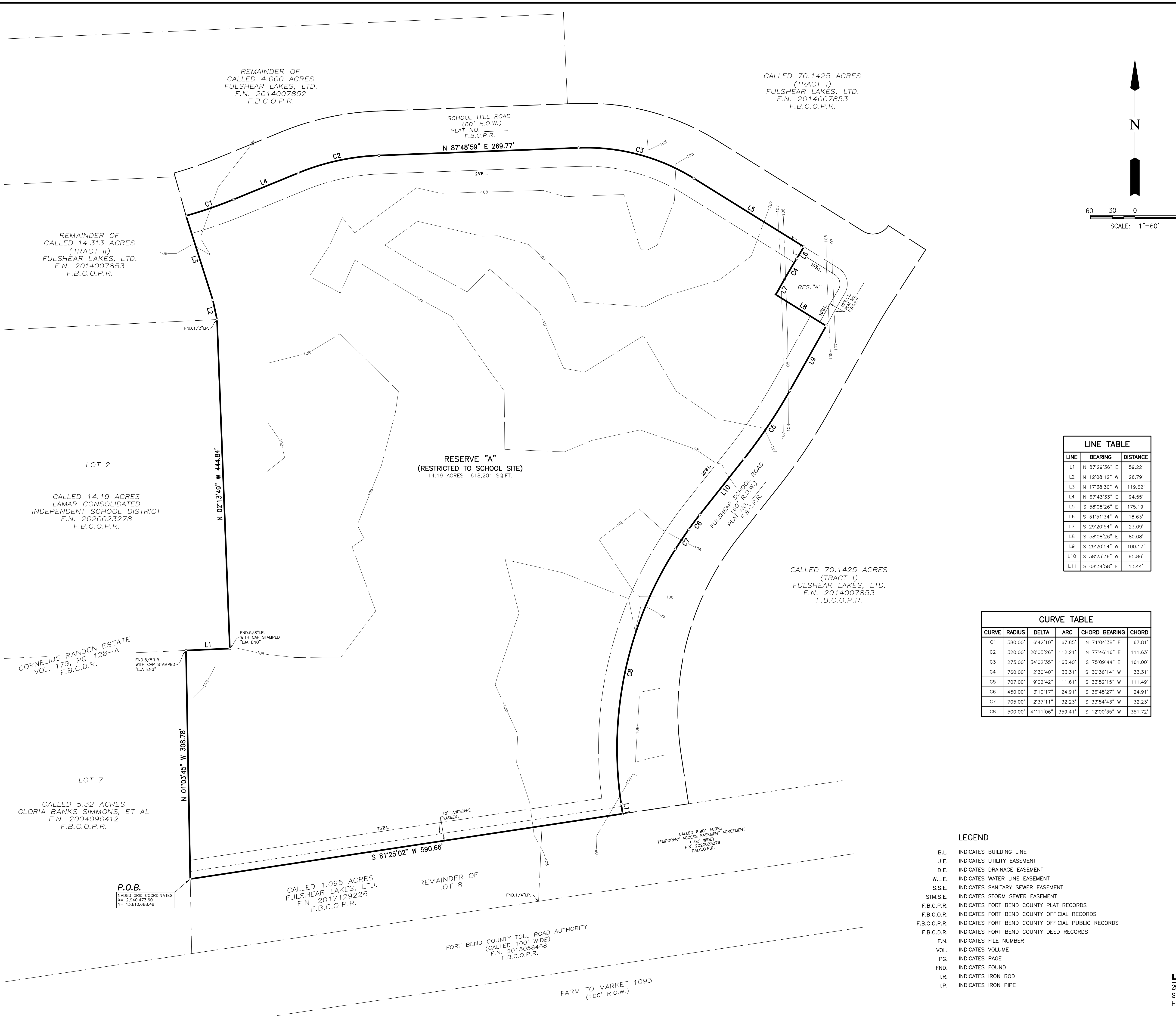
0 LOTS 1 RESERVES (14.19 ACRES) 1 BLOCK
MAY 22, 2020 JOB NO. 1217-0003.310

OWNER:
**LAMAR CONSOLIDATED
INDEPENDENT SCHOOL DISTRICT**
DR. THOMAS E. RANDLE, SUPERINTENDENT
3911 AVENUE I, ROSENBERG, TEXAS 77471
PH: (832) 223-0000

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

PLATTING NO. _____
MSTAR CHECK: SURVEY _____
LAST SAID: 5/22/2020 2:58 AM BY: ZACHARY JANSZ - PLOT DATE: 5/22/2020 7:41 AM BY: ZACHARY JANSZ
PATH NAME: I:\PROJ\51\PLATTING\51171\PLATS\FLETCHER MORGAN ELEMENTARY SCHOOL.DWG



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°29'36" E	59.22'
L2	N 12°08'12" W	26.79'
L3	N 17°38'30" W	119.62'
L4	N 67°43'33" E	94.55'
L5	S 58°08'26" E	175.19'
L6	S 31°51'34" W	18.63'
L7	S 29°20'54" W	23.09'
L8	S 58°08'26" E	80.08'
L9	S 29°20'54" W	100.17'
L10	S 38°23'36" W	95.86'
L11	S 08°34'58" E	13.44'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	580.00'	6°42'10"	67.85'	N 71°04'38" E	67.81'
C2	320.00'	20°05'26"	112.21'	N 77°46'16" E	111.63'
C3	275.00'	34°02'35"	163.40'	S 75°09'44" E	161.00'
C4	760.00'	2°30'40"	33.31'	S 30°36'14" W	33.31'
C5	707.00'	9°02'42"	111.61'	S 33°52'15" W	111.49'
C6	450.00'	3°10'17"	24.91'	S 36°48'27" W	24.91'
C7	705.00'	2°37'11"	32.23'	S 33°54'43" W	32.23'
C8	500.00'	4°11'06"	359.41'	S 12°00'35" W	351.72'

- NOTES:
- BENCHMARK: NGS MONUMENT HGCS 66; A STAINLESS STEEL ROD IN SLEEVE THROUGH LOGO CAP STAMPED HGCS 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHEAST OF THE INTERSECTION OF 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463. ELEV. = 136.60 FEET NAVD88 (2001) FBC LIDAR DATUM
 - ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
 - THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY OF TEXAS. ORDER NO. 2020-0137 DATED APRIL 8, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 216, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, COUNTY ASSISTANCE DISTRICT 7, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
 - THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 482157C0085L/MAP NO. 482157C0085L, MAP NO. 482157C0090L, MAP NO. 482157C0095L WITH A REVISED DATE OF APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
 - APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
 - 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 FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
 - 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 ADA.
 - ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
 - THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.999877178
 - FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3") FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA SURVEY" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
 - 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.

**LAMAR CONSOLIDATED ISD
FLETCHER MORGAN JR. ELEMENTARY
SCHOOL**

A SUBDIVISION OF 14.19 ACRES OF LAND SITUATED IN THE JOHN RANDON SURVEY, ABSTRACT 76, FORT BEND COUNTY, TEXAS.

0 LOTS 1 RESERVES (14.19 ACRES) 1 BLOCK
MAY 22, 2020 JOB NO. 1217-0003.310

OWNER:
**LAMAR CONSOLIDATED
INDEPENDENT SCHOOL DISTRICT**
DR. THOMAS E. RANDLE, SUPERINTENDENT
3911 AVENUE I, ROSENBERG, TEXAS 77471
PH: (832) 223-0000

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

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.N. INDICATES FILE NUMBER
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - FND. INDICATES FOUND
 - I.R. INDICATES IRON ROD
 - I.P. INDICATES IRON PIPE

MTAR CHECK: SURVEY PLATTING MGR.

LAST SAVED: 5/22/2020 2:58 AM BY: ZACHARY JARRE - PLOT DATE: 5/22/2020 7:41 AM BY: ZACHARY JARRE
PATH NAME: I:\PROJECTS\PLATTING\1217\FLETCHER MORGAN ELEMENTARY SCHOOL.DWG

June 1, 2020

Engineering Review

Final Plat
Lamar Consolidated ISD
Fletcher Morgan Jr. Elementary School
Fort Bend County, Texas

For Information only:

1. This plat will create one (1) Reserve that is restricted to a School Site and covers a total acreage of 14.19 acres.
2. This tract has access to F.M. 1093 via a Temporary Access Easement granted to the School District.
3. This tract is located in the E.T.J. of the City of Fulshear and as such approval is required from both the City and Fort Bend County.

Recommendations:

I recommend that this Final Plat of Lamar Consolidate ISD – Fletcher Morgan Jr. Elementary School be approved as submitted.

David Leyendecker
by Paula Elps



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: 05/20/2020 Date Received by the City of Fulshear: _____
 Subdivision: Fulshear School Road and School Hill Road Development: Fulshear Lakes

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: 2.829 Acres in the John Randon Survey, Abstract 76, Fort Bend County.

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

Total Acreage: 2.829
 Number of Streets: 2
 Number of Lots: 0
 Number and Types of Reserves: 1- Restricted to Lift Station
 Total Acres in Reserve: 0.135

Owner: Fulshear Lakes, LTD.
 Address: 1500 CityWest Boulevard, Suite 400
 City/State: Houston / Texas
 Telephone: (713) 783-0308
 Email Address: _____

Engineer/Planner: LJA Engineering
 Contact Person: Zachary Zarse
 Telephone: (713) 580-4100
 Fax Number: _____
 Email Address: zzarse@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	\$570.73
Park Fees (due at Final Plat Application)	_____

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

Zachary Zarse Zachary Zarse 05/20/2020
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

STATE OF TEXAS
COUNTY OF FORT BEND

WE, FULSHEAR LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH SAM YAGER III, VICE PRESIDENT, BEING AN OFFICER OF FULSHEAR LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF THE 2.829 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FULSHEAR SCHOOL ROAD AND SCHOOL HILL ROAD STREET DEDICATION, 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 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 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, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF FULSHEAR SCHOOL ROAD AND SCHOOL HILL ROAD STREET DEDICATION, WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

IN TESTIMONY WHEREOF, THE FULSHEAR LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SAM YAGER III, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2020.

FULSHEAR LAKES, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: _____
SAM YAGER III, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAM YAGER III, VICE PRESIDENT OF FULSHEAR LAKES, 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, 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

I, ANDREW CASEY, 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.

ANDREW CASEY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 136079

THIS PLAT OF FULSHEAR SCHOOL ROAD AND SCHOOL HILL ROAD STREET DEDICATION IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2020.

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIR

THIS PLAT OF FULSHEAR SCHOOL ROAD AND SCHOOL HILL ROAD STREET DEDICATION WAS APPROVED ON _____ DAY OF _____, 2020, BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON 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

BEING 2.829 ACRES OF LAND LOCATED IN THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 70.1425 ACRE TRACT KNOWN AS TRACT I DESCRIBED IN THE DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007853 IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), A PORTION OF THAT CERTAIN CALLED 4.000 ACRE TRACT DESCRIBED IN THE DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007852, F.B.C.O.P.R., AND A PORTION OF THAT CERTAIN CALLED 14.313 ACRE TRACT KNOWN AS TRACT II IN FILE NUMBER 2014007853, F.B.C.O.P.R., SAID 2.829 ACRES 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 SOUTHEAST CORNER OF THAT CERTAIN CALLED 14.19 ACRE TRACT DESCRIBED IN THE DEED TO LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2020023278, F.B.C.O.P.R.;

THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID 14.19 ACRE TRACT, THE FOLLOWING SEVENTEEN (17) COURSES:

1. NORTH 08° 34' 58" WEST, 13.44 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;
2. 359.41 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 41° 11' 08", AND A CHORD WHICH BEARS NORTH 12° 00' 35" EAST, 351.72 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;
3. 32.23 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 705.00 FEET, A CENTRAL ANGLE OF 02° 37' 11", AND A CHORD WHICH BEARS NORTH 33° 54' 43" EAST, 32.23 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;
4. 24.91 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 03° 10' 17", AND A CHORD WHICH BEARS NORTH 36° 48' 27" EAST, 24.91 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;
5. NORTH 38° 23' 36" EAST, 95.86 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;
6. 111.61 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 707.00 FEET, A CENTRAL ANGLE OF 09° 02' 42", AND A CHORD WHICH BEARS NORTH 33° 52' 15" EAST, 111.49 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;
7. NORTH 29° 20' 54" EAST, 100.17 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;
8. NORTH 58° 08' 26" WEST, 80.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;
9. NORTH 29° 20' 54" EAST, 23.09 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;
10. 33.31 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 02° 30' 40", AND A CHORD WHICH BEARS NORTH 30° 36' 14" EAST, 33.31 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;
11. NORTH 31° 51' 34" EAST, 18.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;
12. NORTH 58° 08' 26" WEST, 175.19 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;
13. 163.40 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 34° 02' 35", AND A CHORD WHICH BEARS NORTH 75° 03' 44" WEST, 161.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;
14. SOUTH 87° 48' 59" WEST, 269.77 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;
15. 112.21 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 20° 05' 26", AND A CHORD WHICH BEARS SOUTH 77° 48' 18" WEST, 111.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;
16. SOUTH 67° 43' 33" WEST, 94.55 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;
17. 67.85 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 08° 42' 10", AND A CHORD WHICH BEARS SOUTH 71° 04' 38" WEST, 67.81 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE NORTHWEST CORNER OF SAID 14.19 ACRE TRACT;

THENCE, NORTH 15° 34' 18" WEST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 60.83 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 08° 42' 10", AND A CHORD WHICH BEARS NORTH 71° 04' 38" EAST, 60.80 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 67° 43' 33" EAST, 94.55 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 133.25 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 20° 05' 26", AND A CHORD WHICH BEARS NORTH 77° 48' 18" EAST, 132.56 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 87° 48' 59" EAST, 269.77 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 199.05 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 34° 02' 35", AND A CHORD WHICH BEARS SOUTH 75° 03' 44" EAST, 196.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 58° 08' 26" EAST, 231.87 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 38.83 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88° 58' 53", AND A CHORD WHICH BEARS NORTH 77° 22' 07" EAST, 35.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 57° 07' 19" EAST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 32° 52' 41" WEST, 90.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 38.20 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 03° 31' 47", AND A CHORD WHICH BEARS SOUTH 31° 06' 47" WEST, 38.19 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 29° 20' 54" WEST, 127.57 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

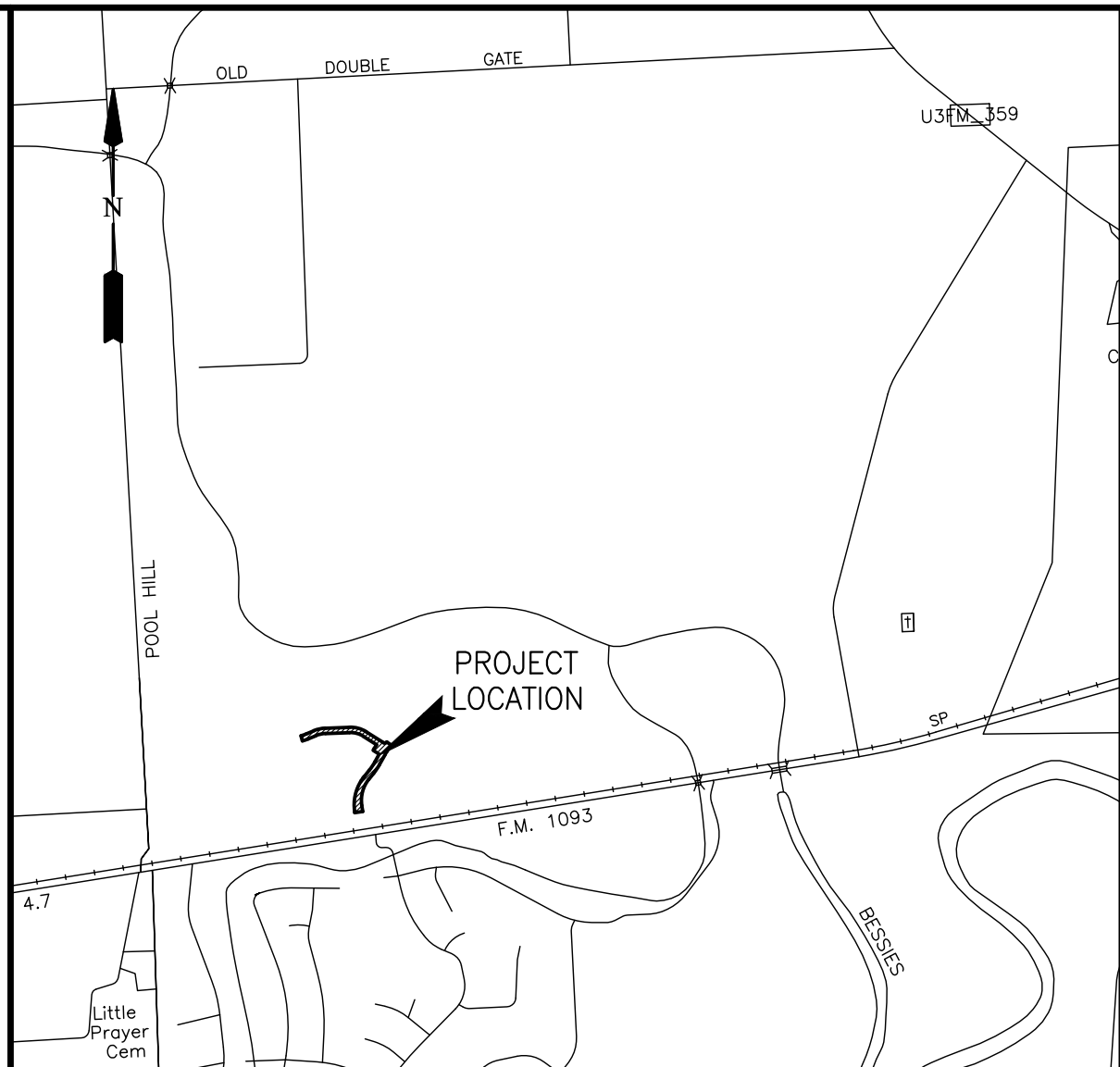
THENCE, 121.08 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 767.00 FEET, A CENTRAL ANGLE OF 09° 02' 42", AND A CHORD WHICH BEARS SOUTH 33° 52' 15" WEST, 120.96 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 38° 23' 36" WEST, 86.86 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 311.56 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 46° 58' 34", AND A CHORD WHICH BEARS SOUTH 14° 54' 19" WEST, 302.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 08° 34' 58" EAST, 68.41 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 81° 25' 02" WEST, 90.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.829 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 2,000'
KEY MAP NO. 522 J/N

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

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

FULSHEAR SCHOOL ROAD AND SCHOOL HILL ROAD STREET DEDICATION

A SUBDIVISION OF 2.829 ACRES OF LAND SITUATED IN THE JOHN RANDON LEAGUE, ABSTRACT 76, FORT BEND COUNTY, TEXAS.

0 LOTS 1 RESERVE (0.135 ACRE) 0 BLOCKS

JUNE 2, 2020 JOB NO. 2493-0114.309

OWNER:

FULSHEAR LAKES, LTD.

A TEXAS LIMITED PARTNERSHIP

SAM YAGER III, VICE PRESIDENT

1500 CITYWEST BOULEVARD, SUITE 400, HOUSTON, TEXAS 77042

PH: (713) 783-0308

SURVEYOR:

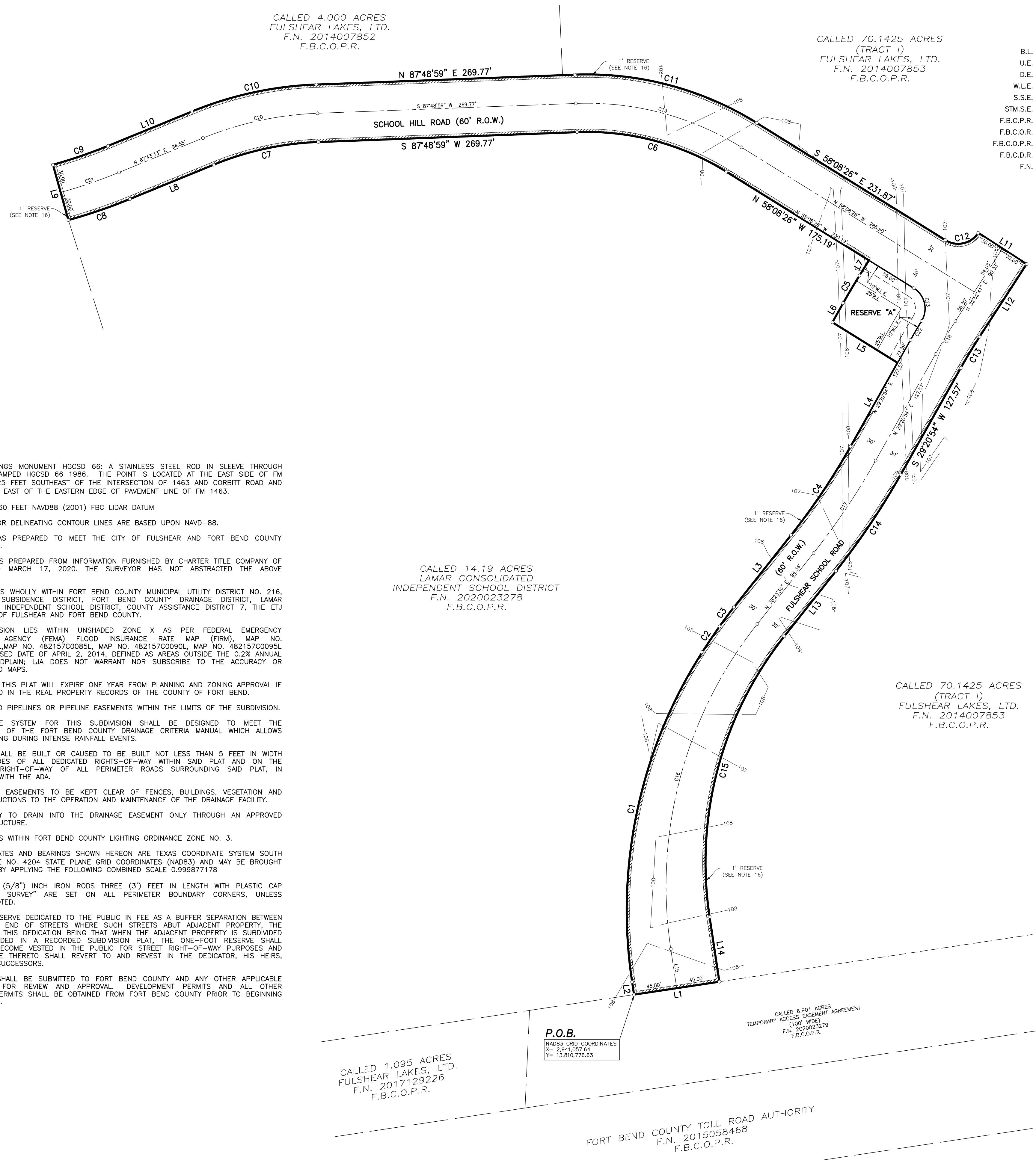
LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382



ENGINEER:

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





CALLED 4.000 ACRES
FULSHEAR LAKES, LTD.
F.N. 2014007852
F.B.C.O.P.R.

CALLED 70.1425 ACRES
(TRACT I)
FULSHEAR LAKES, LTD.
F.N. 2014007853
F.B.C.O.P.R.

CALLED 14.19 ACRES
LAMAR CONSOLIDATED
INDEPENDENT SCHOOL DISTRICT
F.N. 2020023278
F.B.C.O.P.R.

CALLED 70.1425 ACRES
(TRACT I)
FULSHEAR LAKES, LTD.
F.N. 2014007853
F.B.C.O.P.R.

CALLED 1.095 ACRES
FULSHEAR LAKES, LTD.
F.N. 2017129226
F.B.C.O.P.R.

P.O.B.
NAD83 GRID COORDINATES
X= 2,841,057.64
Y= 13,810,776.63

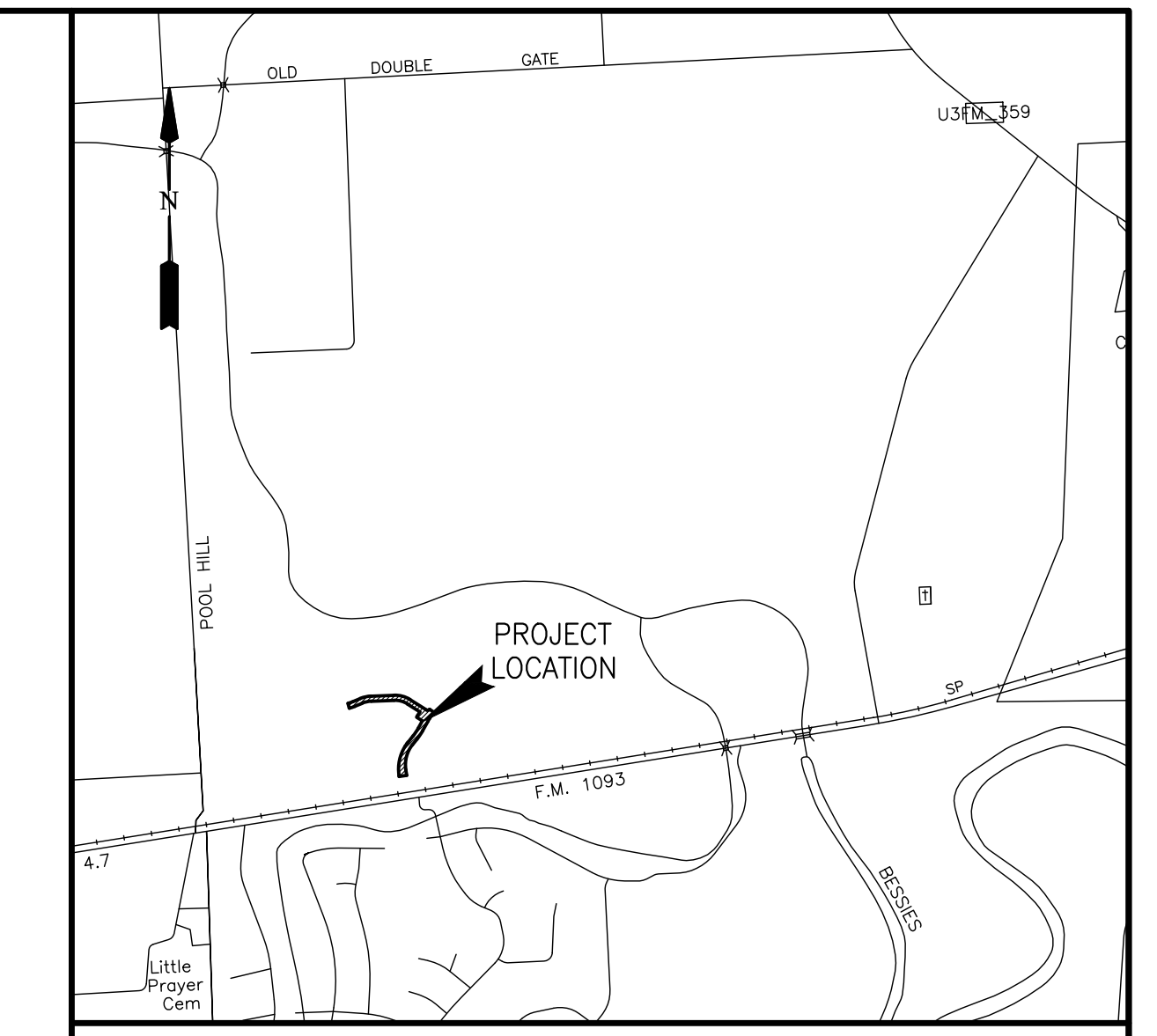
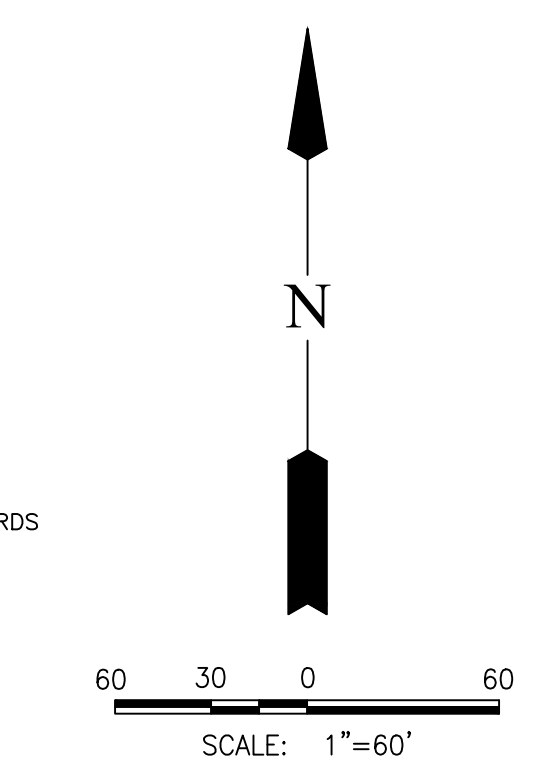
CALLLED 6.901 ACRES
TEMPORARY ACCESS EASEMENT AGREEMENT
(100' WIDE)
F.N. 2020023279
F.B.C.O.P.R.

FORT BEND COUNTY TOLL ROAD AUTHORITY
F.N. 2015058468
F.B.C.O.P.R.

FARM TO MARKET 1093
(100' R.O.W.)

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
- F.N. INDICATES FILE NUMBER



VICINITY MAP
SCALE: 1" = 2,000'
KEY MAP NO. 522 J/N

NOTES:

1. BENCHMARK: NGS MONUMENT HGCS 66: A STAINLESS STEEL ROD IN SLEEVE THROUGH LOGO CAP STAMPED HGCS 66 1998. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHEAST OF THE INTERSECTION OF 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.
ELEV. = 136.60 FEET NAVD88 (2001) FBC LIDAR DATUM
2. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
3. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY OF TEXAS, DATED MARCH 17, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
5. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 216, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, COUNTY ASSISTANCE DISTRICT 7, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
6. THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 482157C0080L, MAP NO. 482157C0085L, MAP NO. 482157C0090L, MAP NO. 482157C0095L, WITH A REVISED DATE OF APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
7. 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.
8. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
9. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
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 ADA.
11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
13. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
14. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.999877178
15. FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA SURVEY" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
16. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
17. 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.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.135	5,869	RESTRICTED TO LIFT STATION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 81°25'02" W	90.00'
L2	N 08°34'58" W	13.44'
L3	N 38°23'36" E	95.86'
L4	N 29°20'54" E	100.17'
L5	N 58°08'26" W	80.08'
L6	N 29°20'54" E	23.09'
L7	N 31°51'34" E	18.63'
L8	S 67°43'33" W	94.55'
L9	N 15°34'18" W	60.00'
L10	N 67°43'33" E	94.55'
L11	S 57°07'19" E	60.00'
L12	S 32°52'41" W	90.33'
L13	N 38°23'36" W	86.86'
L14	N 08°34'58" E	68.41'
L15	N 08°34'58" W	41.37'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	500.00'	41°11'06"	359.41'	N 12°00'35" E	351.72'
C2	705.00'	2°37'11"	32.23'	N 33°54'43" E	32.23'
C3	450.00'	3°10'17"	24.91'	N 36°48'27" E	24.91'
C4	707.00'	9°02'42"	111.61'	N 33°52'15" E	111.49'
C5	760.00'	2°30'40"	33.31'	N 30°36'14" E	33.31'
C6	275.00'	34°02'35"	163.40'	N 75°09'44" W	161.00'
C7	320.00'	20°05'26"	112.21'	S 77°46'16" W	111.63'
C8	580.00'	6°42'10"	67.85'	S 71°04'38" W	67.81'
C9	520.00'	6°42'10"	60.83'	N 71°04'38" E	60.80'
C10	380.00'	20°05'26"	133.25'	N 77°46'16" E	132.56'
C11	335.00'	34°02'35"	199.05'	S 75°09'44" E	196.13'
C12	25.00'	88°58'53"	38.63'	N 77°22'07" E	35.04'
C13	620.00'	3°31'47"	38.20'	S 31°06'47" W	38.19'
C14	767.00'	9°02'42"	121.08'	S 33°52'15" W	120.96'
C15	380.00'	46°58'34"	311.56'	N 14°54'19" W	302.90'
C16	440.00'	46°58'34"	360.75'	N 14°54'19" E	350.73'
C17	737.00'	9°02'42"	116.35'	N 33°52'15" E	116.23'
C18	650.00'	3°31'47"	40.04'	S 31°06'47" W	40.04'
C19	305.00'	34°02'35"	181.22'	N 75°09'44" W	178.57'
C20	350.00'	20°05'26"	122.73'	S 77°46'16" W	122.10'
C21	550.00'	6°42'10"	64.34'	N 71°04'38" E	64.30'
C22	680.00'	1°55'47"	22.90'	N 30°18'47" E	22.90'
C23	25.00'	89°25'07"	39.02'	N 13°25'53" W	35.18'

FULSHEAR SCHOOL ROAD AND SCHOOL HILL ROAD STREET DEDICATION

A SUBDIVISION OF 2.829 ACRES OF LAND SITUATED IN THE JOHN RANDON SURVEY, ABSTRACT 76, FORT BEND COUNTY, TEXAS.

0 LOTS 1 RESERVE (0.135 ACRE) 0 BLOCKS
JUNE 2, 2020 JOB NO. 2493-0114.309

OWNER:
FULSHEAR LAKES, LTD.
A TEXAS LIMITED PARTNERSHIP
SAM YAGER III, VICE PRESIDENT
1500 CITYWEST BOULEVARD, SUITE 400, HOUSTON, TEXAS 77042
PH: (713) 783-0308

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

June 1, 2020

Engineering Review

Final Plat
Fulshear School Road and
School Hill Road Street Dedication
Fort Bend County, Texas

For Information only:

1. This plat will create Right-of-Way for Fulshear School Road and School Hill Road along with the dimensions for Reserve "A". The total acreage covered by this plat is 2.829 acres.
2. These streets will have access to F.M. 1093 via a temporary access easement.
3. This area is located in the E.T.J. of the City of Fulshear and as such approval will be required by the City and Fort Bend County.

Recommendations:

I recommend that this Final Plat of Fulshear School Road and School Hill Road Street Dedication be denied approval with the following considerations.

- A) Reserve "A" needs a 25-foot Front Building Line on both School Hill Road and Fulshear School Road. This is a safety consideration for the intersection of two (2) streets where an elementary school will be located.
- B) A 1-foot Reserve needs to be dedicated along the sides of both streets.

David Leyendecker
by Paula Elps



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: May 8, 2020 Date Received by the City of Fulshear: _____
 Subdivision: Polo Ranch Sec 6 replat no. 1 Development: Polo 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: Replat of Polo Ranch Section 6

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

Total Acreage: 14.926
 Number of Streets: 2
 Number of Lots: 52
 Number and Types of Reserves: 2
 Total Acres in Reserve: 5.018

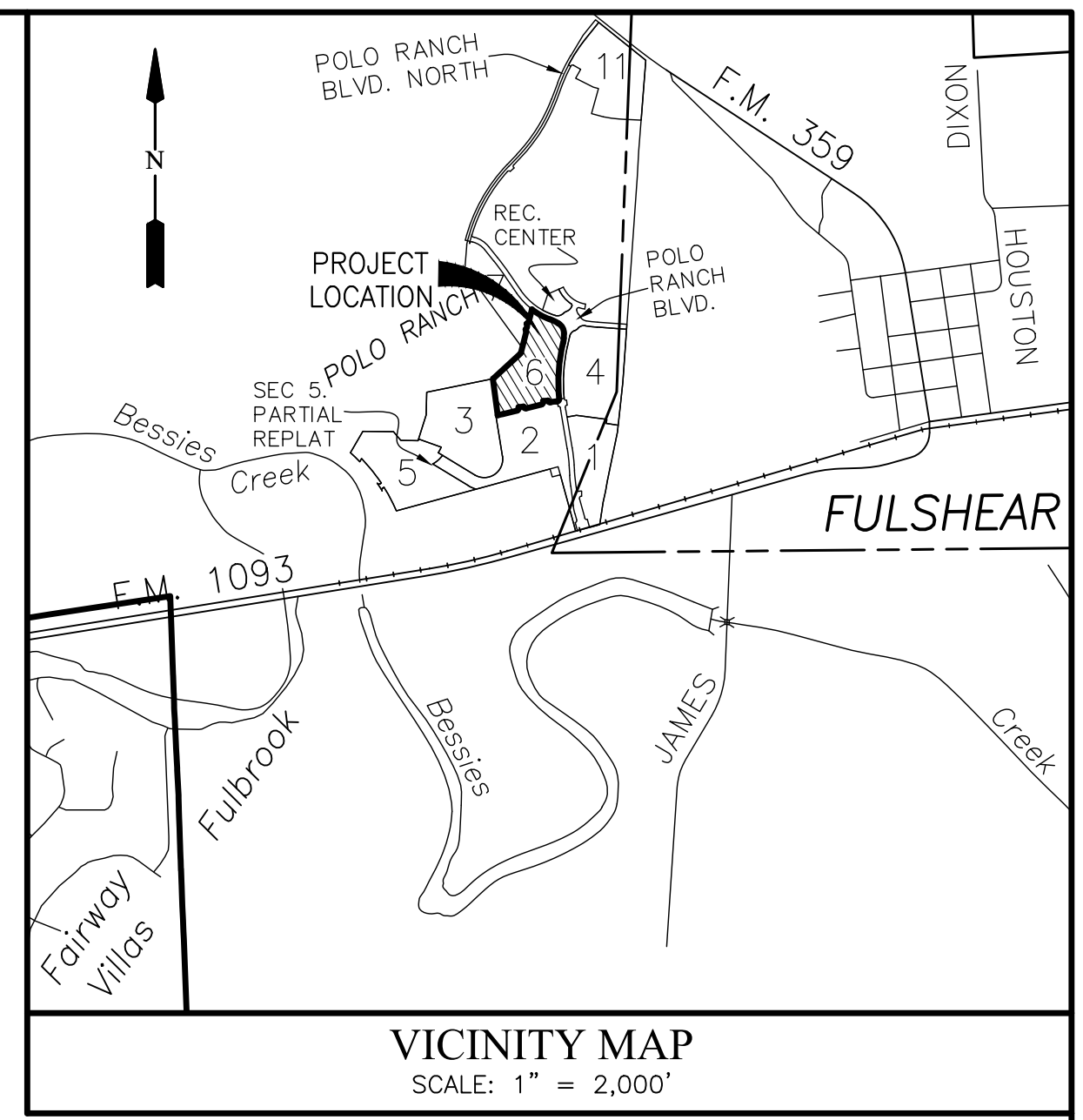
Owner: Century Land Holdings of Texas, LLC
 Address: 333 Cypress Run, Suite 300
 City/State: Houston, Texas 77094
 Telephone: (832) 655-2212
 Email Address: Carlos.Vieira@centurycommunities.com

Engineer/Planner: LJA Engineering, Inc.
 Contact Person: Zachary Zarse
 Telephone: 713-580-4100
 Fax Number: _____
 Email Address: zzarse@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>\$1,133.15</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.

Zachary Zarse Zachary Zarse May 8, 2020
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE



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, BEING AN OFFICER OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, OWNERS OF THE 14.926 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF POLO RANCH SECTION 6 REPLAT NO. 1, 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 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 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 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, DRAINS 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, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION PLAT OF POLO RANCH SECTION 6 REPLAT NO. 1 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, THE 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, 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

STATE OF TEXAS
COUNTY OF HARRIS

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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. FEROUSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6601

THIS PLAT OF POLO RANCH SECTION 6 REPLAT NO. 1 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 6 REPLAT NO. 1 WAS APPROVED ON THIS _____ DAY OF _____, 2019 BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON _____ DAY OF _____, 2019. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

KIMBERLY KOPECKY, CITY SECRETARY

I, 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 14.926 ACRES OF LAND LOCATED IN THE C. FULSHEAR LEAGUE, ABSTRACT NUMBER 29, FORT BEND COUNTY, TEXAS, BEING ALL 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.), SAID 14.926 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 "1535-4035" FOUND MARKING A WESTERLY RE-ENTRANT CORNER OF THAT CERTAIN CALLED 219.527 ACRE TRACT DESCRIBED IN THE DEED TO CENTURY LAND HOLDINGS OF TEXAS, LLC BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2018074664 OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.);

THENCE, NORTH 47° 29' 58" EAST, ALONG A WESTERLY LINE OF SAID 219.527 ACRE TRACT, 449.96 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 14° 14' 56" EAST, PASSING AT A DISTANCE OF 67.43 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "1535-4035" FOUND MARKING A WESTERLY RE-ENTRANT CORNER OF SAID 219.527 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 270.28 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 21° 11' 38" WEST, 25.82 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 73.78 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 84° 32' 55", AND A CHORD WHICH BEARS NORTH 09° 40' 28" EAST, 67.27 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 57° 24' 01" EAST, 29.74 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 14° 14' 56" EAST, 164.08 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 318.40 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 21° 58' 47", AND A CHORD WHICH BEARS SOUTH 63° 54' 18" EAST, 316.45 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 87.45 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 50° 06' 12", AND A CHORD WHICH BEARS SOUTH 49° 50' 35" EAST, 84.69 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 37.69 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 17° 18' 25", AND A CHORD WHICH BEARS SOUTH 33° 25' 42" EAST, 37.54 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 95.48 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 54° 42' 20", AND A CHORD WHICH BEARS SOUTH 14° 42' 44" EAST, 91.89 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

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

THENCE, 646.21 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 18° 14' 20", AND A CHORD WHICH BEARS SOUTH 03° 31' 16" WEST, 643.48 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 38.60 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88° 27' 59", AND A CHORD WHICH BEARS SOUTH 38° 38' 05" WEST, 34.88 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 82° 52' 05" WEST, 17.77 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 65.76 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 03° 39' 29", AND A CHORD WHICH BEARS SOUTH 81° 02' 20" WEST, 65.75 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 41.48 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92° 18' 34", AND A CHORD WHICH BEARS SOUTH 53° 15' 07" WEST, 36.89 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 84° 17' 10" WEST, 60.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 14.13 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,225.00 FEET, A CENTRAL ANGLE OF 00° 21' 50", AND A CHORD WHICH BEARS SOUTH 05° 53' 45" EAST, 14.13 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 35.84 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 82° 08' 03", AND A CHORD WHICH BEARS SOUTH 34° 59' 22" WEST, 32.85 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 76° 03' 23" WEST, 191.67 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 42.43 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 97° 14' 50", AND A CHORD WHICH BEARS NORTH 55° 19' 12" WEST, 37.52 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 83° 18' 13" WEST, 60.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 13.85 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,525.00 FEET, A CENTRAL ANGLE OF 00° 18' 51", AND A CHORD WHICH BEARS SOUTH 06° 51' 12" EAST, 13.85 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 36.24 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83° 04' 01", AND A CHORD WHICH BEARS SOUTH 34° 31' 23" WEST, 33.15 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 76° 03' 23" WEST, 175.18 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 64.34 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,970.00 FEET, A CENTRAL ANGLE OF 01° 14' 28", AND A CHORD WHICH BEARS SOUTH 76° 40' 37" WEST, 64.34 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 07° 35' 53" WEST, 441.81 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER ON A WESTERLY LINE OF THE AFORESAID 219.527 ACRE TRACT;

THENCE, NORTH 78° 23' 17" EAST, ALONG THE WESTERLY LINE OF SAID 219.527 ACRE TRACT, 3.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.926 ACRES OF LAND.

FINAL PLAT OF POLO RANCH SECTION 6 REPLAT NO. 1

A SUBDIVISION OF 14.926 ACRES OF LAND SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS, BEING A REPLAT OF POLO RANCH SECTION 6, A SUBDIVISION RECORDED IN PLAT NO. 20190244, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

52 LOTS 2 RESERVES (5.018 ACRES) 1 BLOCK

MAY 7, 2020 JOB NO. 2457-1060C.310

REASON FOR REPLAT: TO ADJUST EASEMENT LINES

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

SURVEYOR:

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

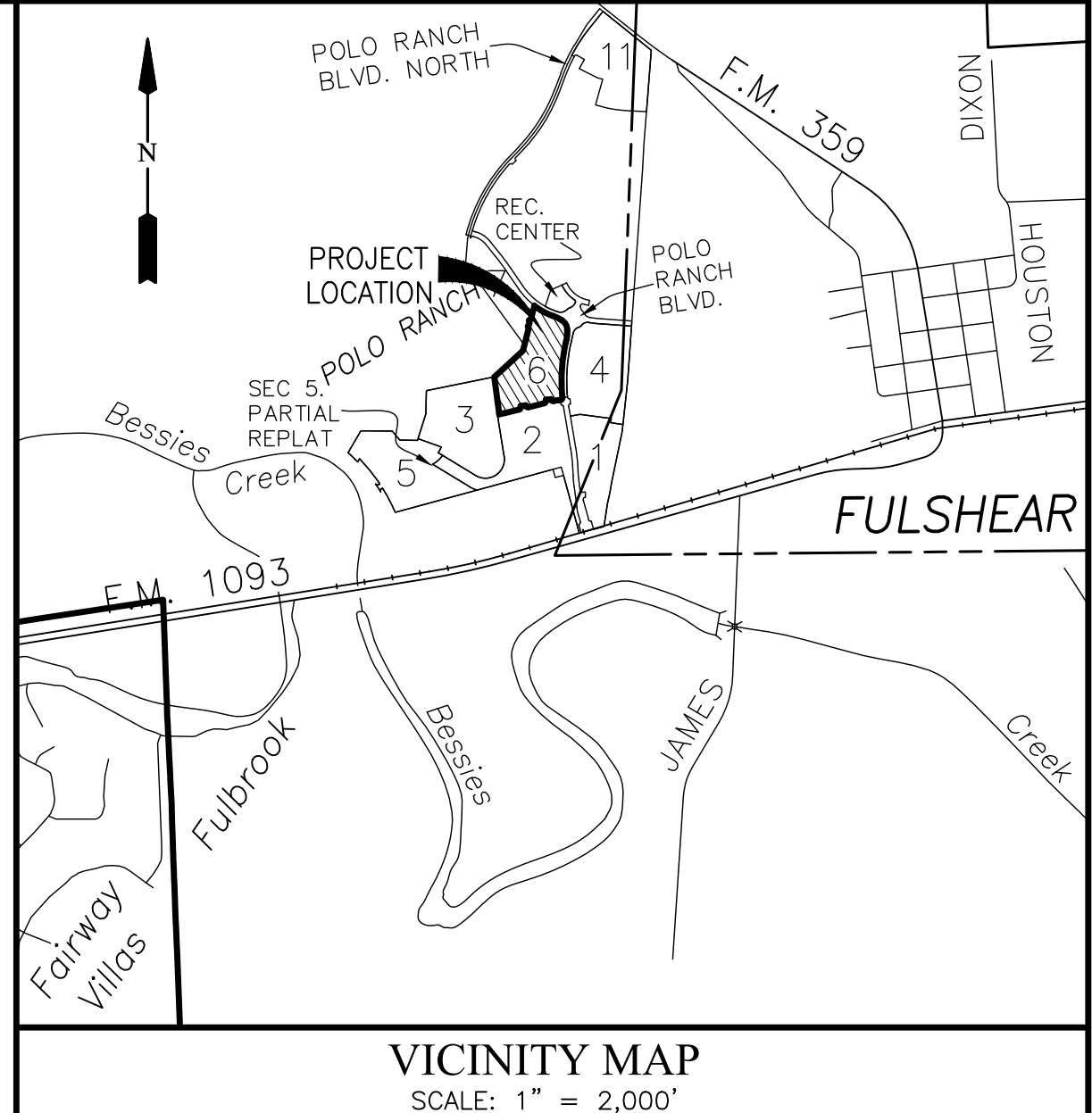
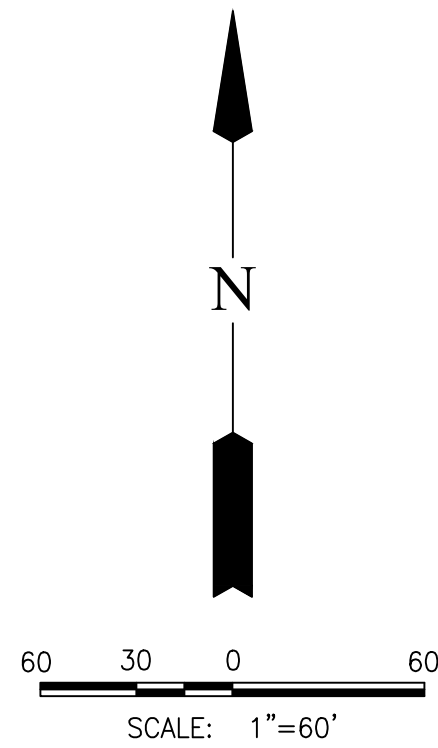
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

NOTES:

- BENCHMARK: NGS HGCS 66: A STAINLESS STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HGCS 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHEAST OF THE INTERSECTION OF FM 1463 AND CORBIT 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
- 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
- THE FOLLOWING COORDINATES ARE LIA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.999877178.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2019-0089, DATED APRIL 25, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 174, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0085L AND 48157D 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.
- ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A 5 FOOT SIDE YARD BUILDING LINE.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LIA SURVEY" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- THIS PLAT IS SUBJECT TO A BLANKET UTILITY EASEMENT AGREEMENT BY AND BETWEEN FULSHEAR INVESTMENTS, INC. AND CITY OF FULSHEAR, TEXAS AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2017114873.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) 2.0 FEET ABOVE THE 500-YEAR WATER SURFACE ELEVATION FOR THE RECEIVING STREAM OR IN THE ABSENCE OF A 500-YEAR WATER SURFACE ELEVATION, 4.0 FEET ABOVE THE EXISTING BASE FLOOD ELEVATION (2) 2.5 FEET ABOVE THE 100-YEAR WATER SURFACE ELEVATION (3) 2.0 FEET ABOVE TOP OF CURB OR EXISTING GROUND.

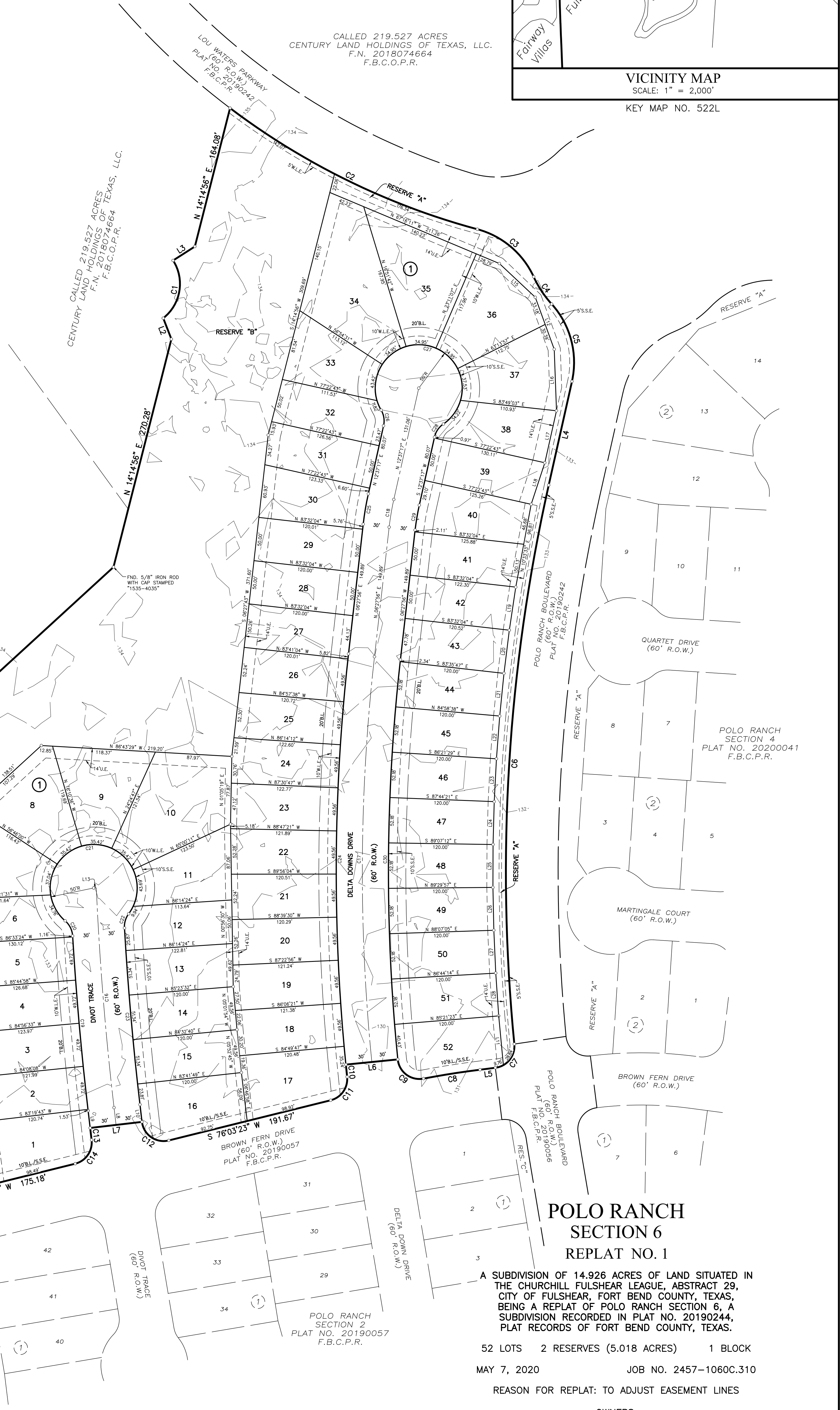
LEGEND

- 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
- ST.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
- 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



CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C1	50.00'	84°32'55"	73.78'	67.27' S 09°40'28" E
C2	830.00'	21°58'47"	318.40'	S 63°54'18" E
C3	100.00'	50°06'12"	87.45'	S 49°50'35" E
C4	125.00'	17°16'25"	37.69'	S 32°25'42" E
C5	100.00'	54°42'20"	95.48'	S 14°42'44" E
C6	2030.00'	18°14'20"	646.21'	S 03°31'16" W
C7	25.00'	88°27'59"	38.60'	S 38°38'05" W
C8	1030.00'	3°39'29"	65.76'	S 81°02'20" W
C9	25.00'	95°04'34"	41.48'	S 53°15'07" W
C10	2225.00'	0°21'50"	14.13'	S 05°51'45" E
C11	25.00'	82°08'03"	35.84'	S 34°59'22" W
C12	25.00'	97°14'50"	42.43'	N 55°19'12" W
C13	2925.00'	0°18'51"	13.85'	S 08°51'12" E
C14	25.00'	83°04'01"	36.24'	S 34°31'23" W
C15	2970.00'	1°14'28"	64.34'	S 76°40'37" E
C16	3500.00'	4°08'55"	253.42'	S 04°33'19" E
C17	2195.00'	12°10'45"	466.59'	S 00°22'33" W
C18	300.00'	6°09'21"	32.23'	S 09°32'36" W
C19	3530.00'	3°16'18"	201.57'	N 05°03'38" W
C20	25.00'	45°37'16"	19.91'	N 26°14'06" E
C21	50.00'	265°30'25"	231.70'	N 83°42'28" E
C22	25.00'	39°47'39"	17.36'	S 16°35'51" W
C23	3470.00'	3°21'48"	203.69'	S 05°00'53" E
C24	2225.00'	12°10'45"	472.96'	N 00°22'33" E
C25	330.00'	6°09'21"	35.46'	N 09°32'36" E
C26	25.00'	42°50'00"	18.69'	N 08°47'43" W
C27	50.00'	265°40'01"	231.84'	S 77°22'43" E
C28	25.00'	42°50'00"	18.69'	S 34°02'17" W
C29	270.00'	6°09'21"	29.01'	S 09°32'36" W
C30	2165.00'	12°10'45"	460.21'	S 00°22'33" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 78°29'17" E	3.87'
L2	N 21°11'38" W	25.82'
L3	N 57°24'01" E	29.74'
L4	S 12°38'26" W	122.20'
L5	S 82°52'05" W	17.77'
L6	S 84°17'10" W	60.00'
L7	S 83°18'13" W	60.00'
L8	S 08°41'47" E	20.00'
L9	N 08°41'47" W	20.00'
L10	S 08°41'47" E	20.00'
L11	N 05°25'59" W	56.81'
L12	N 19°58'39" W	63.57'
L13	N 87°27'08" E	2.96'



P.O.B.
NAD83 (2000) COORDINATES
X = 2,847,371.50
Y = 13,812,117.57

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

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.440	19,152	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	4.578	199,434	RESTRICTED TO OPEN SPACE/DRAINAGE
TOTAL	5.018	218,586	

POLO RANCH SECTION 6 REPLAT NO. 1

A SUBDIVISION OF 14.926 ACRES OF LAND SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS, BEING A REPLAT OF POLO RANCH SECTION 6, A SUBDIVISION RECORDED IN PLAT NO. 20190244, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

52 LOTS 2 RESERVES (5.018 ACRES) 1 BLOCK
MAY 7, 2020 JOB NO. 2457-1060C.310
REASON FOR REPLAT: TO ADJUST EASEMENT LINES

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

SURVEYOR:
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

June 1, 2020

Engineering Review

Final Plat
Polo Ranch Section 6, Replat No. 1
City of Fulshear, Texas

For Information only:

1. This plat will adjust the easements for the existing 52 lots and two (2) Reserves that cover an area of 14.926 acres
2. Access to this section is from Brown Fern Drive along the South line of this section.

Recommendations:

I recommend that this Final Plat of Polo Ranch Section 6, Replat No. 1 be approved as submitted.

David Leyendecker
by Paula Elps



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: 05/22/2020 Date Received by the City of Fulshear: _____
 Subdivision: Polo Ranch Sec 11 Development: Polo 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: _____

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

Total Acreage: 18.372
 Number of Streets: 5
 Number of Lots: 76
 Number and Types of Reserves: 8
 Total Acres in Reserve: 2.60

Owner: CENTURY LAND HOLDINGS OF TEXAS, LLC A COLORADO
 Address: 333 CYPRESS RUN, SUITE 300
 City/State: HOUSTON, TEXAS 77094
 Telephone: (832) 698-1831
 Email Address: Victoria.Holsey@centurycommunities.com>

Engineer/Planner: LJA engineering, Inc
 Contact Person: Zachary Zarse
 Telephone: (713) 580-4100
 Fax Number: _____
 Email Address: zzarse@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>995.65</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.

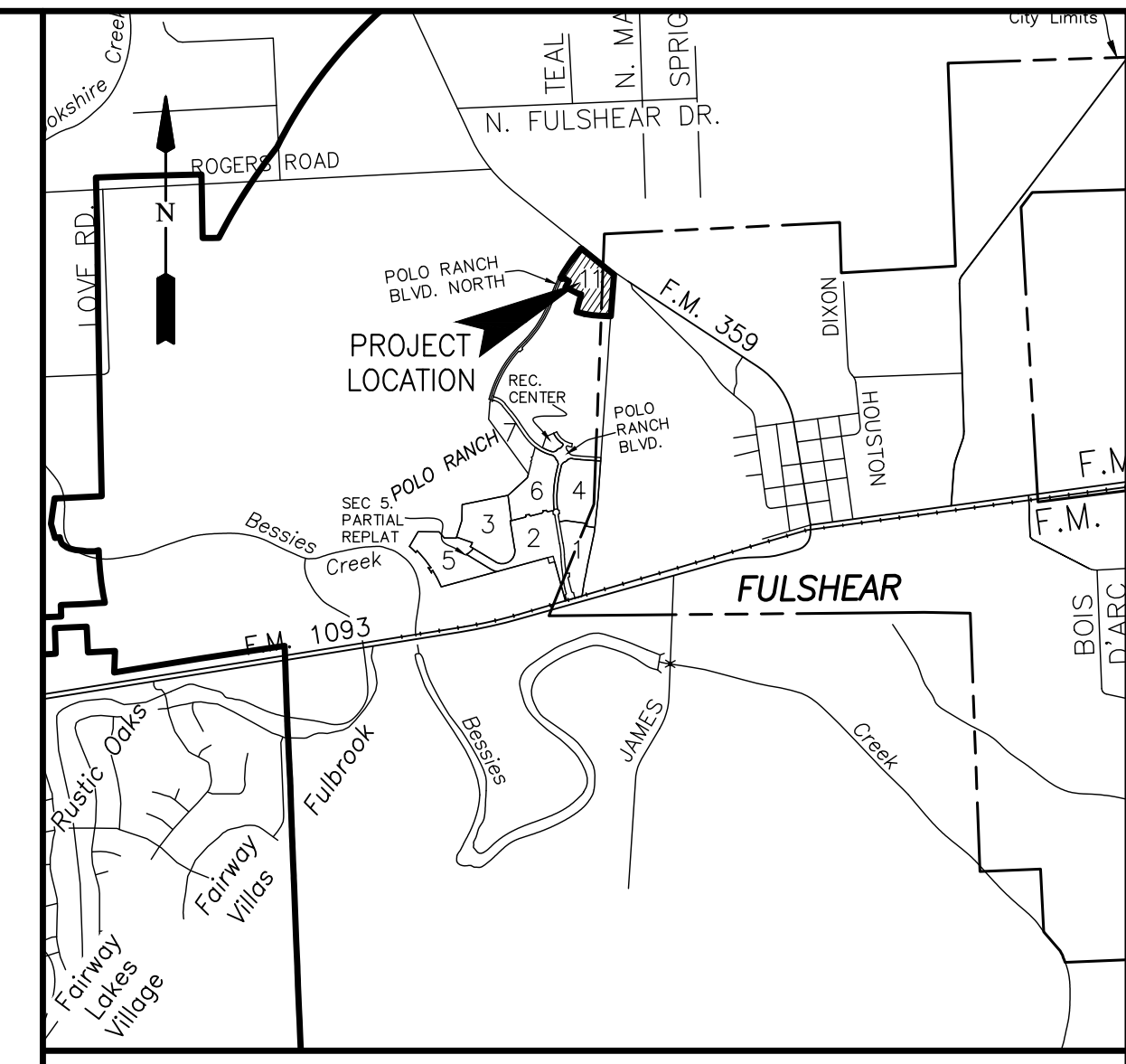
Zachary Zarse SIGNATURE Zachary Zarse TYPED OR PRINTED NAME/TITLE 05/22/2020 DATE

MPLAR CHECK

CAD

Path Name : I:\proj\bk\PLATTING\2457\FINAL\Public Ranch 11.dwg

Date Time : Fri, 22 May 2020 12:15pm



VICINITY MAP
SCALE: 1" = 3,000'
KEY MAP NO. 483

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 18.372 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF POLO RANCH SECTION 11, 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 11 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: _____
CARLOS VIEIRA, LAND DEVELOPMENT MANAGER

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 CARLOS VIEIRA, LAND DEVELOPMENT MANAGER, 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 11 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 11 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 18.372 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 18.372 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 FOUND FOR THE NORTHEAST CORNER OF SAID 219.527 ACRE TRACT, COMMON TO THE NORTHWEST CORNER OF THAT CERTAIN CALLED 14.44 ACRE TRACT DESCRIBED IN DEED TO TEXANA CENTER BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2015031589, F.B.C.O.P.R., IN THE SOUTH RIGHT-OF-WAY LINE OF FARM TO MARKET (F.M.) 359 (CALLED 100-FEET WIDE AS SHOWN ON TXDOT RIGHT-OF-WAY MAPS);

THENCE, SOUTH 04° 26' 50" WEST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, ALONG THE EAST LINE OF SAID 219.527 ACRE TRACT, COMMON TO THE WEST LINE OF SAID 14.44 ACRE TRACT, 742.39 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 80° 58' 50" WEST, DEPARTING SAID COMMON LINE, 268.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 75° 29' 19" WEST, 299.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 68° 17' 08" WEST, 107.38 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 60° 36' 27" WEST, 60.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 54° 04' 07" WEST, 122.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 44° 01' 04" WEST, 247.23 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN THE WEST LINE OF THE AFOREMENTIONED SOUTH 219.527 ACRE TRACT;

THENCE, NORTH 20° 43' 46" EAST, ALONG SAID WEST LINE, 26.94 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 632.15 FEET CONTINUING ALONG SAID WEST LINE AND THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,000.00 FEET, A CENTRAL ANGLE OF 18° 06' 35", AND A CHORD WHICH BEARS NORTH 29° 47' 04" EAST, 629.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 38° 50' 21" EAST, CONTINUING ALONG SAID WEST LINE, 239.40 FEET TO THE NORTHWEST CORNER OF SAID 219.527 ACRE TRACT IN THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF F.M. 359, FROM WHICH A FOUND COTTON SPINDLE BEARS NORTH 38° 50' 21" EAST, 0.81 FEET;

THENCE, SOUTH 51° 09' 00" EAST, ALONG THE NORTH LINE OF SAID 219.527 ACRE TRACT, COMMON TO SAID SOUTH RIGHT-OF-WAY LINE, PASSING AT 40.41 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 1535 4035" FOUND IN SAID COMMON LINE, CONTINUING ALONG SAID COMMON LINE FOR A TOTAL DISTANCE OF 723.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.372 ACRES OF LAND.

PRELIMINARY PLAT OF
POLO RANCH
SECTION 11

A SUBDIVISION OF 18.372 ACRES OF LAND SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29 FORT BEND COUNTY, TEXAS.

76 LOTS 8 RESERVES (2,600 ACRES) 3 BLOCKS

MAY 22, 2020 JOB NO. 2457-1111C.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

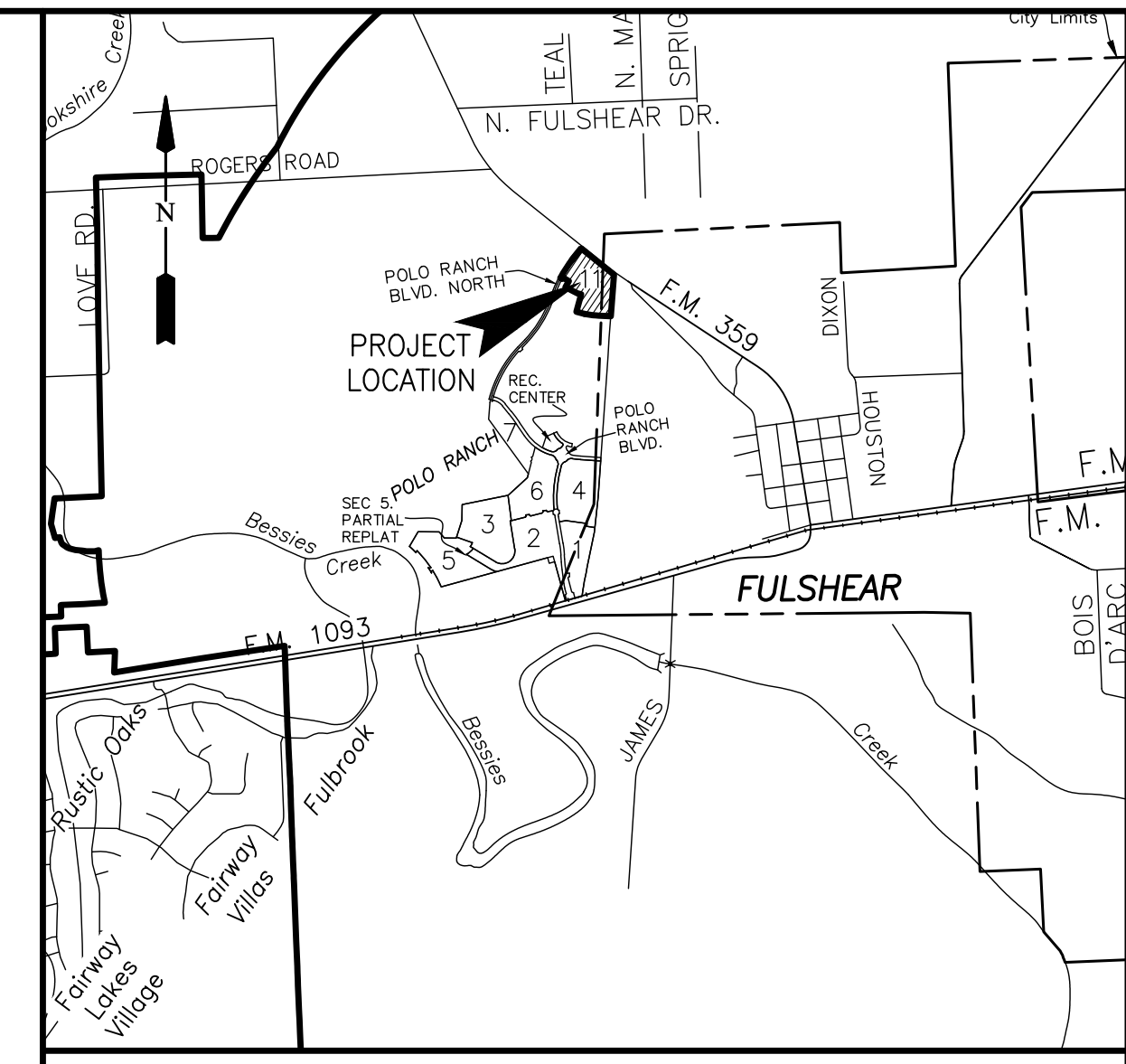
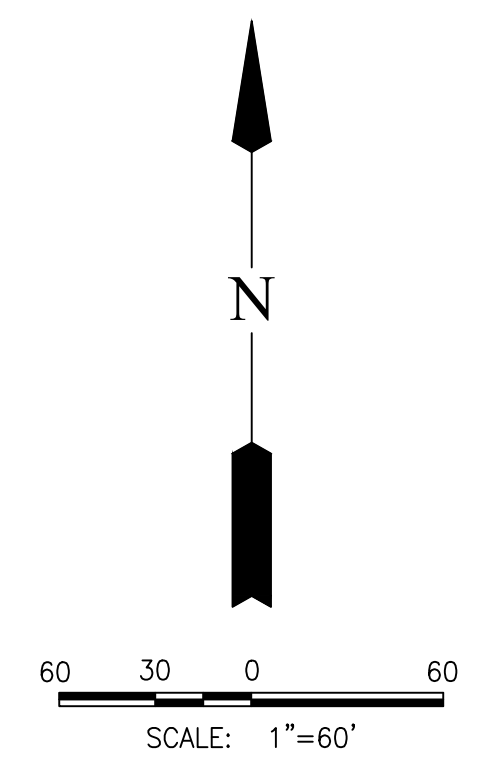
SURVEYOR:
LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

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

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2000.00'	18°06'35"	632.15'	N 29°47'04" E	629.52'
C2	500.00'	6°33'06"	57.17'	S 24°00'19" W	57.14'
C3	1250.00'	16°59'50"	370.82'	N 30°21'05" E	369.47'
C4	300.00'	12°10'37"	63.76'	S 01°38'28" E	63.64'
C5	55.00'	95°41'26"	91.86'	S 52°17'33" W	81.55'
C6	600.00'	11°29'42"	120.38'	N 74°06'53" W	120.17'
C7	600.00'	11°18'08"	118.36'	N 62°42'59" W	118.16'
C8	55.00'	90°00'00"	86.39'	N 12°03'55" W	77.78'
C9	400.00'	8°42'54"	60.84'	N 37°17'32" E	60.78'
C10	300.00'	34°24'10"	180.13'	S 68°21'05" E	177.44'
C11	1280.00'	1°39'32"	37.06'	N 22°40'56" E	37.06'
C12	25.00'	80°34'37"	35.16'	N 16°46'37" W	32.33'
C13	25.00'	18°32'11"	8.09'	N 66°20'00" W	8.05'
C14	50.00'	127°04'22"	110.89'	N 12°03'55" W	89.52'
C15	25.00'	18°32'11"	8.09'	N 42°12'11" E	8.05'
C16	430.00'	8°42'54"	65.41'	N 37°17'32" E	65.34'
C17	25.00'	36°52'12"	16.09'	N 23°12'54" E	15.81'
C18	50.00'	265°03'34"	231.31'	S 42°41'25" E	73.69'
C19	25.00'	48°11'23"	21.03'	S 65°44'41" W	20.41'
C20	370.00'	8°42'54"	56.28'	S 37°17'32" W	56.23'
C21	25.00'	90°00'00"	39.27'	S 12°03'55" E	35.36'
C22	25.00'	94°33'22"	41.26'	N 75°39'24" E	36.73'
C23	1280.00'	10°28'17"	233.93'	N 33°36'52" E	233.60'
C24	25.00'	90°00'00"	39.27'	N 06°09'00" W	35.36'
C25	25.00'	90°00'00"	39.27'	S 83°51'00" W	35.36'
C26	25.00'	90°00'00"	39.27'	S 06°09'00" E	35.36'
C27	270.00'	31°09'28"	146.83'	S 66°43'44" E	145.03'
C28	25.00'	93°14'42"	40.69'	N 51°04'11" E	36.34'
C29	270.00'	6°37'15"	31.20'	N 01°08'12" E	31.18'
C30	25.00'	47°04'47"	20.54'	N 25°42'49" W	19.97'
C31	50.00'	265°25'05"	231.62'	N 83°27'20" E	73.48'
C32	25.00'	39°41'39"	17.32'	S 16°19'03" W	16.98'
C33	330.00'	7°58'36"	45.94'	S 00°27'32" W	45.91'
C34	25.00'	20°36'50"	8.99'	S 05°51'35" E	8.95'
C35	50.00'	136°33'30"	119.17'	S 52°06'45" W	92.90'
C36	25.00'	21°49'31"	9.52'	N 70°31'15" W	9.47'
C37	630.00'	13°03'59"	143.67'	N 74°54'02" W	143.36'
C38	630.00'	1°37'57"	17.95'	N 67°33'04" W	17.95'
C39	25.00'	90°10'37"	39.35'	S 68°10'36" W	35.41'
C40	1220.00'	1°14'08"	26.31'	S 22°28'14" W	26.31'
C41	25.00'	90°00'00"	39.27'	N 83°51'00" E	35.36'
C42	330.00'	32°09'50"	185.25'	S 67°13'55" E	182.83'
C43	25.00'	67°45'40"	38.29'	S 39°26'00" E	34.66'
C44	25.00'	95°41'26"	41.75'	S 52°17'33" W	37.07'
C45	570.00'	11°29'42"	114.36'	N 74°06'53" W	114.16'
C46	570.00'	1°08'05"	11.29'	N 67°48'00" W	11.29'
C47	25.00'	95°36'09"	41.71'	N 19°25'52" W	37.04'
C48	1220.00'	10°28'48"	223.15'	N 33°36'36" E	222.84'
C49	500.00'	12°12'18"	106.51'	S 26°49'56" W	106.31'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 20°43'46" E	85.53'
L2	N 68°17'08" W	107.38'
L3	N 60°36'27" W	60.52'
L4	N 54°04'07" W	122.13'
L5	S 07°43'47" E	26.00'
L6	S 48°21'00" E	5.00'
L7	S 37°58'36" E	4.00'
L8	S 85°33'10" E	41.13'
L9	N 41°39'00" E	29.50'
L10	S 41°39'00" W	18.60'
L11	S 51°09'00" E	56.91'
L12	N 04°26'50" E	5.76'
L13	S 51°09'00" E	56.91'
L14	N 38°51'00" E	14.36'
L15	N 85°33'10" W	10.00'
L16	N 11°52'19" W	65.00'
L17	S 38°51'00" W	45.65'
L18	S 50°46'31" W	24.71'
L19	S 77°56'05" W	14.14'
L20	N 12°03'55" W	14.14'

- 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
 - 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



CALLED 38.8 ACRES
FULPSHEAR INVESTMENTS, LLC
F.N. 9573103
F.B.C.O.R.

P.O.B.
RUBEN'S GRID COORDINATES
X: 2,949,220.31
Y: 13,816,023.06



SECTION	45' LOTS	50' LOTS	60' LOTS
1			37
2		42	
3	71		
4			66
5	54		
6		52	
7		40	
11	70	6	
TOTAL	195	140	103

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.953	41,494	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.528	22,981	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.154	6,687	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
D	0.055	2,410	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
E	0.048	2,111	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	0.115	5,004	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	0.033	1,434	RESTRICTED TO LANDSCAPE/OPEN SPACE
H	0.715	31,149	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	2.600	113,269	

- NOTES:**
- BENCHMARK: NGS MONUMENT HGCD 66; TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCD 66 1986. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. KATY, TX.
ELEV. = 136.21 FEET NAVD88
 - TBM INDICATES TEMPORARY BENCHMARK: TBM 1: TOP OF 5/8 INCH IRON ROD WITH ALUMINUM DISK SET IN CONCRETE +/- 20 FEET NORTH OF THE CENTERLINE OF KATY FULPSHEAR ROAD. THE POINT IS LOCATED +/- 310 FEET WEST OF THE CENTERLINE OF THE INTERSECTION KATY FULPSHEAR ROAD AND FM 1463.
ELEV. = 139.15 FEET NAVD88
TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.39 FEET.
 - ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
 - THE FOLLOWING COORDINATES ARE LIA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.999877178.
 - THIS PLAT WAS PREPARED TO MEET THE CITY OF FULPSHEAR AND FORT BEND COUNTY REQUIREMENTS.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY FILE NO. 2018-0326, DATED JANUARY 6, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 174, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULPSHEAR AND FORT BEND COUNTY.
 - THIS SUBDIVISION LIES WITHIN ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0095L AND 48157C 0095L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
 - APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
 - THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 - FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LIA SURVEY" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
 - 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 REVEST IN THE DEDICATOR, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
 - ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A 5 FOOT SIDE YARD BUILDING LINE.

CALLED 14.456 ACRES
CORPORON INVESTMENT, INC.
F.N. 2005099822
F.B.C.O.P.R.

**PRELIMINARY PLAT OF
POLO RANCH
SECTION 11**

A SUBDIVISION OF 18,372 ACRES OF LAND SITUATED IN
THE CHURCHILL FULPSHEAR LEAGUE, ABSTRACT 29
FORT BEND COUNTY, TEXAS.

76 LOTS 8 RESERVES (2,600 ACRES) 3 BLOCKS

MAY 22, 2020 JOB NO. 2457-1111C.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 219.527 ACRES
CENTURY LAND HOLDINGS OF TEXAS, LLC.
F.N. 2018074664
F.B.C.O.P.R.

June 1, 2020

Engineering Review

Preliminary Plat
Polo Ranch Section 11
City of Fulshear, Texas

For Information only:

1. This plat will create 76 lots in three (3) Blocks with eight (8) Reserves that cover an area of 18.372 acres.
2. The typical lot in this section is 45-foot wide with a depth of 120-foot and a Front Building Line of 25-foot.
3. Access to this section is from Polo Ranch Blvd. from F.M. 359.

Recommendations:

I recommend that this Preliminary Plat of Polo Ranch Section 11 be approved as submitted.

David Leyendecker
by Paula Elps



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: 05/21/2020

Date Received by the City of Fulshear: _____

Subdivision: Academix Village Development: Multiple Shopping Stores and Restaurants

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: A subdivision of 8.583 Acres, out of a called 7.296 Acres, F.B.C.C.F No. 2015093190 and Acres out of unrestricted reserve "A", located in J.W. Scott Survey, Abstract 321, City of Fulshear, Fort Bend County, Texas

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

Total Acreage: 8.583

Number of Streets: 0

Number of Lots: 0

Number and Types of Reserves: 3

Total Acres in Reserve: 8.583

Owner: 1463 Realty Holding, LLC, a Texas Limited Liability Company

Address: 5680 Highway 6, Ste 136

City/State: Missouri City, Texas 77459

Telephone: 832-806-8886

Email Address: hwamirealtymanagement@gmail.com

Engineer/Planner: CE Engineers & Development Consultants

Contact Person: Chen Wang / Melissa Lopez

Telephone: 713-540-6639 / 713-296-0518

Fax Number: _____

Email Address: Chen@ceengineers.com / MelissaL20@ceengineers.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

2nd Review of plats - \$100.00 (each additional review)

TOTAL PLATTING FEE \$714.58

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.

Chen Wang

Chen Wang / P.E.

05/21/2020

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

STATE OF TEXAS
COUNTY OF FORT BEND

WE, 1463 REALTY HOLDING, LLC, ACTING BY AND THROUGH DAVID WANG, ITS MANAGER, BEING OFFICER OF 1463 REALTY HOLDING, LLC, OWNER (OR OWNERS) HEREINAFTER REFERRED TO AS "OWNERS" OF THE 8.583 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ACADEMIX VILLAGE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSOR AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY 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 COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (20'0") 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 AND ADJACENT TO ANY CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGEWAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING 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, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF THE ACADEMIX VILLAGE WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, THE 1463 REALTY HOLDING, LLC, ACTING BY AND THROUGH 1463 REALTY HOLDING, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID WANG, ITS MANAGER, THIS _____ DAY OF _____, 2020.

1463 REALTY HOLDING, LLC

BY: DAVID WANG, MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID WANG, 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.

X: _____

NOTARY PUBLIC IN AND FOR
HARRIS COUNTY, TEXAS.
MY COMMISSION EXPIRES: _____

I, GEORG LARDIZABAL, 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 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.



X: GEORG LARDIZABAL
TEXAS REGISTRATION NO. 6051

THIS PLAT OF THE ACADEMIX VILLAGE IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS, THIS _____ DAY OF _____, 2020.

AMY PEARCE
CHAIRMAN

DAR HAKIMZADEH
CO-CHAIRPERSON

THIS PLAT OF ACADEMIX VILLAGE WAS APPROVED ON _____ BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 2020. AT _____ O'CLOCK _____ M., AND IN PLAT NUMBER _____ 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

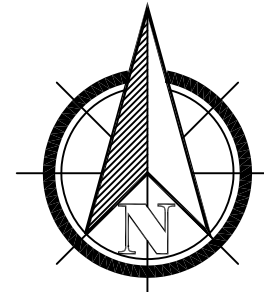
KIMBERLY KOECKY
CITY SECRETARY

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

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

LAURA RICHARD
COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY



SCALE: 1" = 100'



LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S01°56'48"E	40.31'
L2	S89°16'30"W	17.00'
L3	S01°56'48"E	62.00'
L4	S88°03'13"W	48.00'
L5	N01°56'47"W	22.00'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	95.00'	89°59'59"	149.23'	S 46°56'48" E	134.35'
C2	135.00'	18°47'56"	44.29'	N 82°32'49" W	44.10'

METES AND BONDS:

A 8.583 ACRES (373,863 SQ. FT.) TRACT OF LAND, BEING ALL OF A CALLED 7.296 ACRES, AS DESCRIBED IN DEED TO TLM-COR PHASE II LLC, AS RECORDED IN FORT BEND COUNTY CLERK FILE NUMBER 2015093190 AND A 1.229 ACRES PORTION OUT OF UNRESTRICTED RESERVE "A", OF THE MARKET AT CROSS CREEK RANCH SWC, LLC, AS RECORDED IN PLAT NUMBER 20160283, FORT BEND COUNTY PLAT RECORDS, IN THE J.W. SCOTT SURVEY, ABSTRACT NO. 321, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A SET 1/2-INCH IRON ROD MARKING THE NORTHEAST CORNER OF A CALLED 4.973 ACRES TRACT, AS DESCRIBED IN DEED TO TLM-COR PHASE II LLC, AS RECORDED IN FORT BEND COUNTY CLERK FILE NUMBER 2015093190 AND THE NORTHWEST CORNER OF SAID 7.296 ACRES TRACT, IN THE SOUTH RIGHT-OF-WAY LINE OF FULSHEAR BEND DRIVE, (100-FEET RIGHT-OF-WAY), IN A CURVE TO THE LEFT;

THENCE, ALONG SAID CURVE TO THE LEFT, A LENGTH OF 622.89 FEET, A RADIUS OF 3050.00 FEET, A DELTA OF 11°42'05", AND A CHORD BEARING SOUTH 84°33'17" EAST, A DISTANCE OF 621.81 FEET, TO A SET 1/2-INCH IRON ROD;

THENCE, SOUTH 01°56'48" EAST, ACROSS UNRESTRICTED RESERVE "A", A DISTANCE OF 40.31 FEET TO A SET "X";

THENCE, SOUTH 89°16'30" WEST, ACROSS UNRESTRICTED RESERVE "A", A DISTANCE OF 17.00 FEET TO A SET "X";

THENCE, SOUTH 01°56'48" EAST, ACROSS UNRESTRICTED RESERVE "A", A DISTANCE OF 215.95 FEET TO A SET 1/2-INCH IRON ROD;

THENCE, IN A SOUTHEASTERLY DIRECTION, ACROSS UNRESTRICTED RESERVE "A", ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 149.23 FEET, HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 89°59'59" AND A CHORD WHICH BEARS SOUTH 46°56'48" EAST; A DISTANCE OF 134.35 FT TO SET 1/2-INCH IRON ROD;

THENCE, SOUTH 88°03'13" WEST, ACROSS UNRESTRICTED RESERVE "A", A DISTANCE OF 48.00 FEET TO A SET 1/2-INCH IRON ROD;

THENCE, NORTH 01°56'48" WEST, ACROSS UNRESTRICTED RESERVE "A", A DISTANCE OF 22.00 FEET TO A FOUND "X";

THENCE, SOUTH 88°03'13" WEST, ACROSS UNRESTRICTED RESERVE "A", A DISTANCE OF 206.83 FEET TO A FOUND "X";

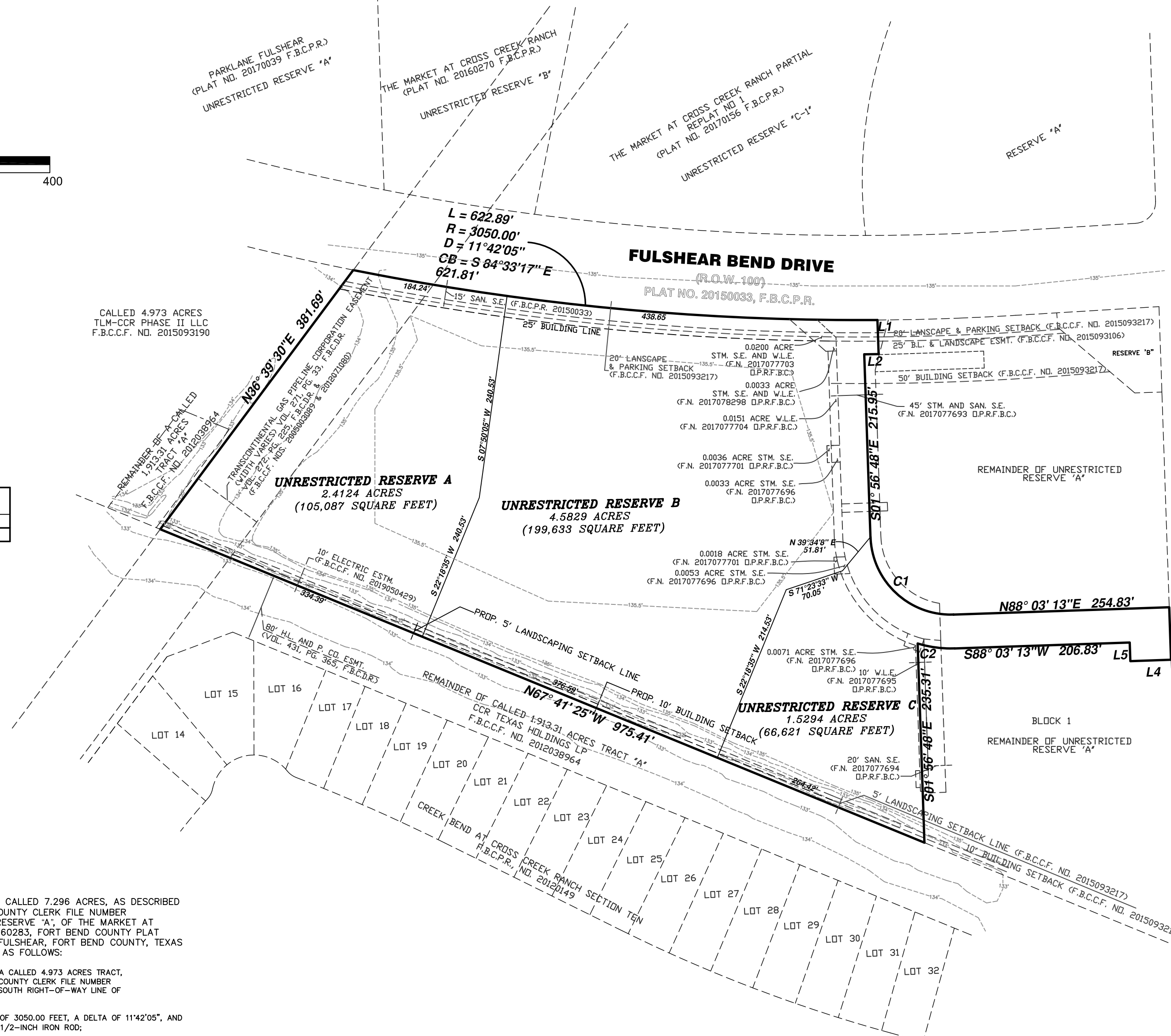
THENCE, NORTH 82°32'49" WEST, ACROSS UNRESTRICTED RESERVE "A", A DISTANCE OF 44.10 FEET TO A FOUND 1/2-INCH IRON ROD;

THENCE, IN A WESTERLY DIRECTION, ACROSS UNRESTRICTED RESERVE "A", ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 44.29 FEET, HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 18°47'56" AND A CHORD WHICH BEARS NORTH 82°32'49" WEST, A DISTANCE OF 44.10 FT TO SET 1/2-INCH IRON ROD;

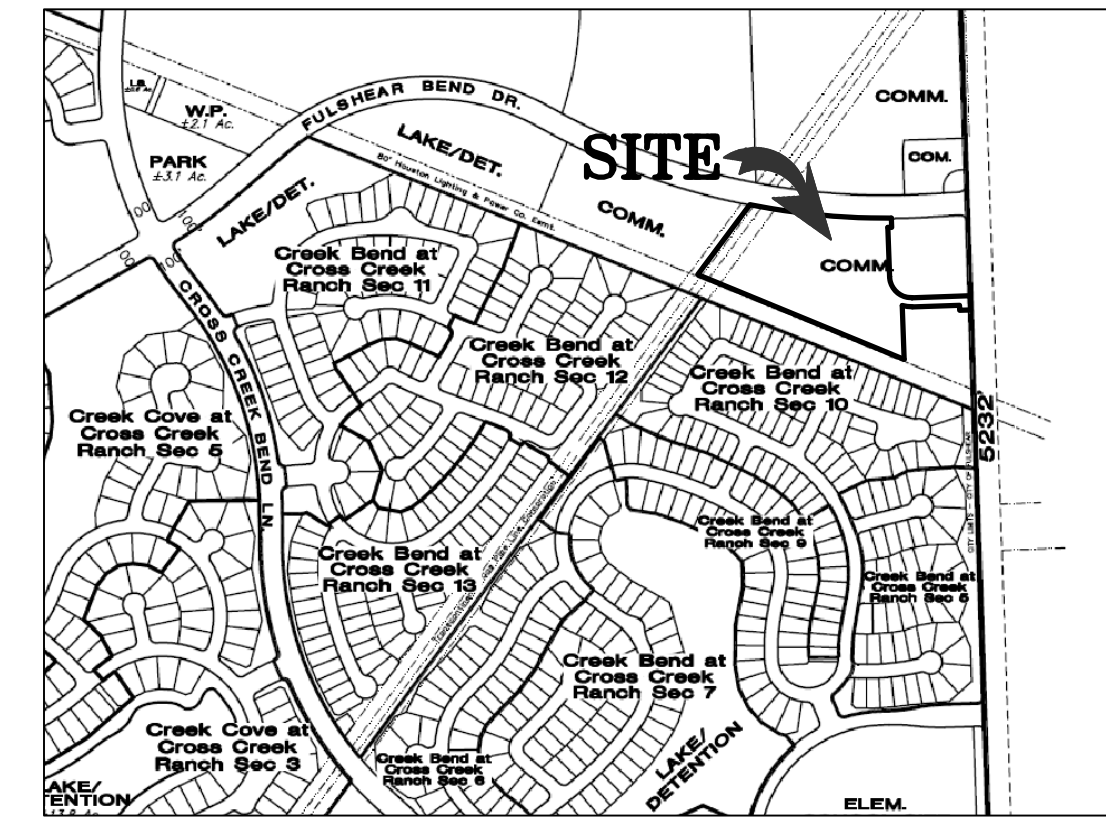
THENCE, SOUTH 01°56'48" EAST, ACROSS UNRESTRICTED RESERVE "A", A DISTANCE OF 235.31 FEET TO A SET 1/2-INCH IRON ROD IN THE NORTH LINE OF AN 80-FEET H.L.&P. CO. EASEMENT, AS RECORDED IN VOLUME 431, PAGE 365, FORT BEND COUNTY DEED RECORDS;

THENCE, NORTH 67°41'25" WEST, ALONG THE NORTH LINE OF SAID 80-FEET H.L.&P. CO. EASEMENT, A DISTANCE OF 975.41 FEET TO A SET 1/2-INCH IRON ROD MARKING THE SOUTHWEST CORNER OF AFOREMENTIONED 4.973 ACRES TRACT AND THE SOUTHWEST CORNER OF AFOREMENTIONED 7.296 ACRES TRACT;

THENCE, NORTH 36°29'30" EAST, ALONG THE WEST LINE OF SAID 7.296 ACRES TRACT AND THE EAST LINE OF SAID 4.973 ACRES TRACT, A DISTANCE OF 381.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.583 ACRES OF LAND, MORE OR LESS.



F.M. 1463
(R.O.W. 100')
VOL. 276, PG. 626, F.B.C.C.P.R.



VICINITY MAP
(NOT TO SCALE)

LEGEND:

- 1.) "B.L." INDICATES BUILDING LINE
- 2.) "U.E." INDICATES UTILITY EASEMENT
- 3.) "W.L.E." INDICATES WATER LINE EASEMENT
- 4.) "S.M. S.E." INDICATES STORM SEWER EASEMENT
- 5.) "S.A.N. S.E." INDICATES SANITARY SEWER EASEMENT
- 6.) "F.B.C.C.F." INDICATED FORT BEND COUNTY CLERK'S FILE
- 7.) "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS COUNTY
- 8.) "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS COUNTY
- 9.) "O.P.R.F.B.C." INDICATES FORT BEND COUNTY DEED RECORDS COUNTY
- 10.) "R.O.W." INDICATES RIGHT OF WAY
- 11.) "ESMT." INDICATES EASEMENT
- 12.) "(XXX / XXX)" INDICATES RECORDED VOLUME / PAGE

NOTES:

- 1.) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.9998872.
- 2.) BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL, ZONE 4204, NAD-83 AND IS REFERENCED TO MONUMENTS FOUND ALONG THE NORTHEAST LINE OF CREEK BEND AT CROSS CREEK RANCH SECTION TEN.
- 3.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF FULSHEAR, TEXAS AND THE FORT BEND COUNTY MUD 169.
- 4.) THE PROPERTY LIES IN THE UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48157C-0105L, REVISED APRIL 2, 2014.

ACADEMIX VILLAGE

A SUBDIVISION OF 8.525 ACRES (371,341 SQUARE FEET), OUT OF A CALLED 7.296 ACRES, F.B.C.C.F. NO. 2015093190 AND 1.229 ACRES PARTIAL REPLAT OUT OF UNRESTRICTED RESERVE "A", OF MARKET AT CROSS CREEK RANCH SUBDIVISION, LOCATED IN J.W. SCOTT SURVEY, ABSTRACT 321, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

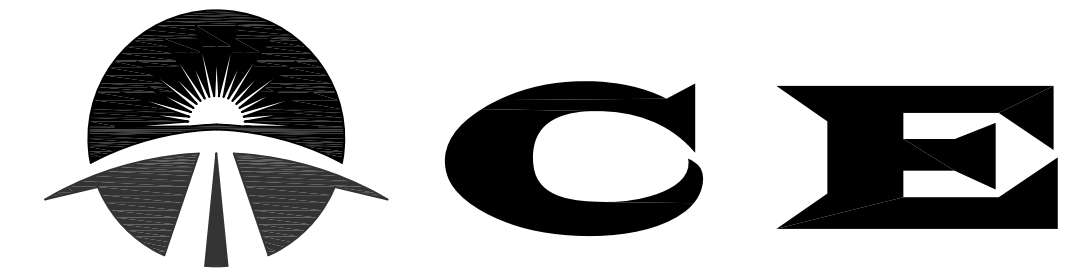
REASON FOR REPLAT: TO CREATE THREE UNRESTRICTED RESERVES

RESERVES: 3 BLOCK: 1

MARCH, 2020

OWNERS

1463 REALTY HOLDING, LLC,
A TEXAS LIMITED LIABILITY COMPANY.
5680 HIGHWAY 6, STE 136
MISSOURI CITY, TEXAS 77459



ENGINEERS & DEVELOPMENT CONSULTANTS

T.B.P.E. FIRM # 19146
INQUIRY@CEENGINEERS.COM
WWW.CEENGINEERS.COM
(O): 832-491-1458

CE ENGINEERS & DEVELOPMENT CONSULTANTS
(CEEDC PRJ# 20-1005)

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

AGENDA OF:	June 5, 2020		
DATE SUBMITTED:	June 2, 2019	DEPARTMENT:	Planning and Development
PREPARED BY:	Zach Goodlander, Director of Development Services,	PRESENTER:	Zach Goodlander, Dir. Of Development Services
SUBJECT:	Jordan Ranch General Plat Update		
ATTACHMENTS:	1. General Plan Update Application 2. General Plan Exhibit		

EXECUTIVE SUMMARY

The Planning and Zoning Commission has for its consideration the following general plan update:

1. Jordan Ranch General Plan

Jordan Ranch as prescribed by its development agreement has come forward to update its General Plan (Development Plan). The changes reflected in this update to the Jordan Ranch General Plan entail the following:

- This General Plan reflects all of the now currently platted subdivision, showing greater detail now on the neighborhoods east.

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the Jordan Ranch General Plan update.



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: 5-19-2020 Date Received by the City of Fulshear: _____
 Subdivision: General Plan Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 1,353.0 Acres in Fort Bend and Waller Counties

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

Total Acreage: 1,353.0
 Number of Streets: _____
 Number of Lots: _____
 Number and Types of Reserves: n/a
 Total Acres in Reserve: _____

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

Engineer/Planner: META Planning + Design
 Contact Person: Daniel Valdez
 Telephone: 281-619-6420
 Fax Number: _____
 Email Address: dvaldez@metaplanningdesign.com

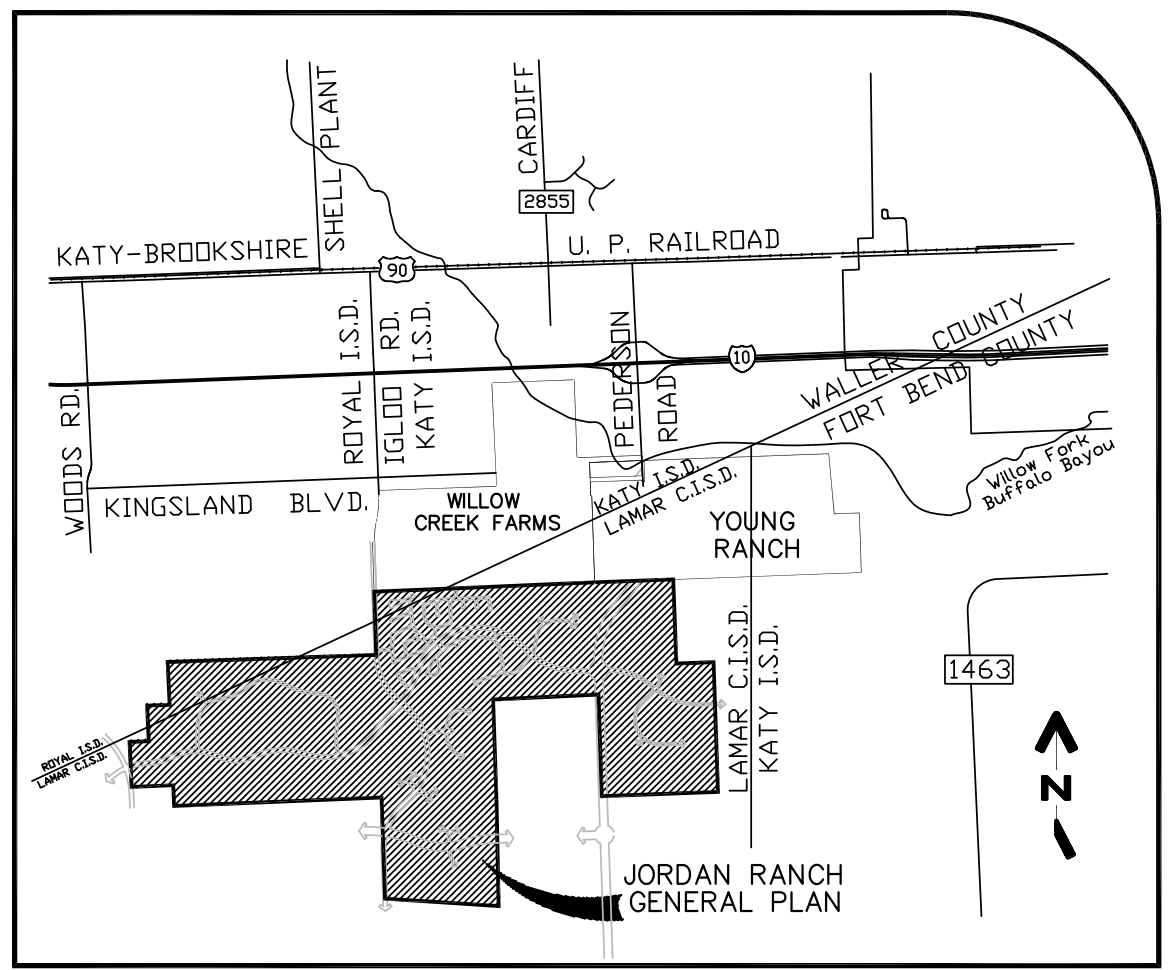
Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00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

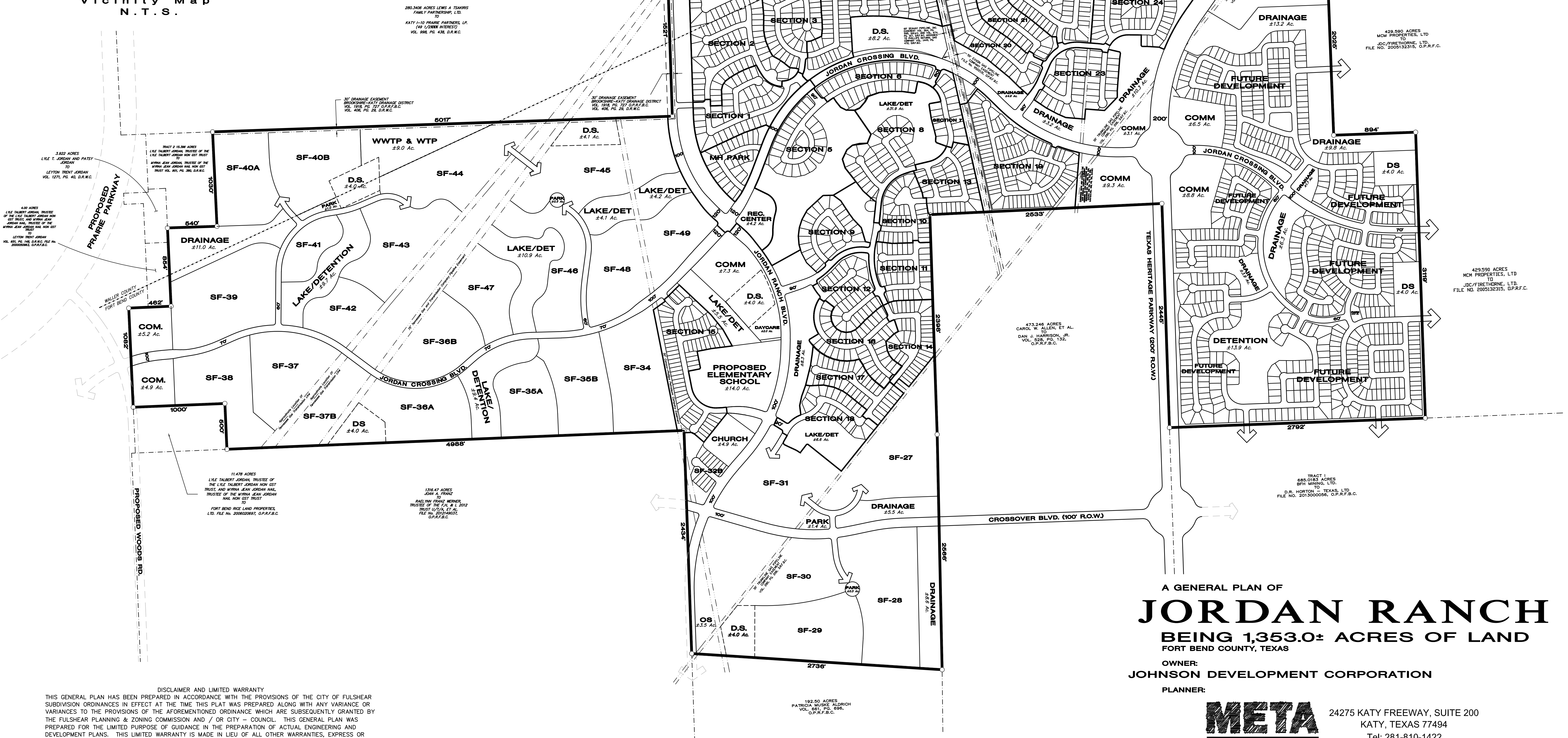
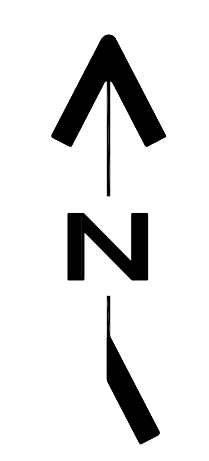
SIGNATURE

Dan Valdez / Sr. Planner
 TYPED OR PRINTED NAME/TITLE

May 19, 2020
 DATE



Vicinity Map
N.T.S.



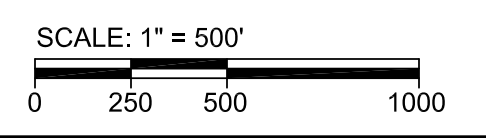
A GENERAL PLAN OF
JORDAN RANCH
 BEING 1,353.0± ACRES OF LAND
 FORT BEND COUNTY, TEXAS

OWNER:
JOHNSON DEVELOPMENT CORPORATION

PLANNER:



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



MAY 22, 2020
 MTA# 8004C

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

280,340± ACRES LEWIS A. TSARRIS
 FAMILY PARTNERSHIP, LTD.
 TO
 KATY L-10 PARTNERSHIP, LP
 (49 LOTS AND INTERESTS)
 VOL. 996 PG. 436 D.R.F.C.

30' DRAINAGE EASEMENT
 BROOKSHIRE-WATTS DRAINAGE DISTRICT
 VOL. 1794 PG. 227 O.P.R.F.C.
 VOL. 408 PG. 26 D.R.F.C.

30' DRAINAGE EASEMENT
 BROOKSHIRE-WATTS DRAINAGE DISTRICT
 VOL. 1794 PG. 227 O.P.R.F.C.
 VOL. 408 PG. 26 D.R.F.C.

3,922 ACRES
 LYLE T. JORDAN AND PATSY
 JORDAN
 TO
 LEYTON TRUST JORDAN
 VOL. 1271 PG. 40 D.R.F.C.

TRACT 2 15.00 ACRES
 LYLE TALBERT JORDAN, TRUSTEE OF THE
 LYLE TALBERT JORDAN NON OBT
 TRUST, AND MIRNA JEAN JORDAN MAE,
 TRUSTEE OF THE MIRNA JEAN JORDAN
 MAE NON OBT TRUST
 TO
 LEYTON TRUST JORDAN
 VOL. 656 PG. 146 D.R.F.C.

4.00 ACRES
 LYLE TALBERT JORDAN, TRUSTEE OF THE
 LYLE TALBERT JORDAN NON OBT
 TRUST, AND MIRNA JEAN JORDAN MAE,
 TRUSTEE OF THE MIRNA JEAN JORDAN
 MAE NON OBT TRUST
 TO
 LEYTON TRUST JORDAN
 VOL. 656 PG. 146 D.R.F.C.

11,478 ACRES
 LYLE TALBERT JORDAN, TRUSTEE OF THE
 LYLE TALBERT JORDAN NON OBT
 TRUST, AND MIRNA JEAN JORDAN MAE,
 TRUSTEE OF THE MIRNA JEAN JORDAN
 MAE NON OBT TRUST
 TO
 FORT BEND RICE LAND PROPERTIES,
 LTD. FILE NO. 2006020691, O.P.R.F.C.

1316.41 ACRES
 JOAN A. FRANZ
 TO
 BILLYE FRANK BERNES
 TRUSTEE OF THE F.A. & L. 2012
 TRUST (D.F.A. & L. 2012)
 FILE NO. 2012146031,
 O.P.R.F.C.

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

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

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

TRACT 1
 685,043 ACRES
 BFM MERRILL, LTD.
 TO
 D.R. HORTON, TEXAS, LTD.
 FILE NO. 2013000066, O.P.R.F.C.

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