



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- VACANT

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 4, 2021

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 4, 2021 AT 8:30 A.M. IN THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, 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 meetings held on April 9, 2021 and May 7, 2021

5. Consideration and possible action to recommend approval of the Bonterra at Cross Creek Ranch Section 9 Preliminary Plat

6. Consideration and possible action to recommend approval of Morgan Spur Street Dedication Ext. No.5 Preliminary Plat

7. Consideration and possible action to recommend approval of The Vic at Jordan Ranch Preliminary Plat

8. Consideration and possible action to recommend approval of the Del Webb Fulshear Section 1 Final Plat

9. Consideration and possible action to recommend approval of the Fulshear Substation Final Plat

10. 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, and to the extent applicable, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive

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

I, Kimberly Kopecky, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Planning and Zoning Commission of the City of Fulshear, Texas was posted on Thursday, May 27, 2021 by 5:00 p.m., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

Kimberly Kopecky

Kimberly Kopecky - City Secretary



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PLANNING & ZONING:

CHAIRMAN AMY PEARCE

CO-CHAIR - DAR HAKIMZADEH

MEMBER - JOAN BERGER

MEMBER - GREGORY EHMAN

MEMBER - JOHN DOWDALL

MEMBER - JENNIFER
ECKROTH

MEMBER - RANDY STACY

STAFF:

CITY MANAGER: JACK HARPER
CITY SECRETARY: KIMBERLY
KOPECKY

CITY ATTORNEY: J. GRADY
RANDLE

PLANNING AND ZONING COMMISSION MEETING

April 9, 2021

1. CALL TO ORDER

A REGULAR MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY PLANNING AND ZONING CHAIRMAN PEARCE AT 8:30 A.M. ON FRIDAY, APRIL 09, 2021 AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR TEXAS 77441.

2. QUORUM

A QUORUM WAS PRESENT.

MEMBERS PRESENT

RANDY STACY

AMY PEARCE

GREGORY EHMAN

JENNIFER ECKROTH

DAR HAKIMZADEH

JOAN BERGER

JOHN DOWDALL

CITY STAFF PRESENT

KIMBERLY KOPECKY
MARIELA RODRIGUEZ
JESUS ESCOBAR
BYRON BROWN
ZACH GOODLANDER
CLIFF BROUHARD

OTHERS PRESENT

WALTER SMITH
WALT SMITH
NAOMI MC AMINCH
COLLIN PIER
BOBBY DEDEN
JASON KELLY
ANDREW CASEY
GERALD GRISSOM
TREY DEVILLIER
GEOFF FREEMAN
EVERETT DEAO
AND 5 OTHERS THAT DID NOT SIGN IN.

3. CITIZEN'S COMMENTS

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

JOHN DOWDALL SPOKE REGARDING FULSHEAR RUN SECTIONS 5 AND 6 FINAL PLAT AND THE CONCERNS HE HAS WITH THE DRAINAGE AND WATER FLOW.

4. AGENDA ITEMS

A. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON MARCH 5, 2021

A MOTION WAS MADE BY MEMBER BERGER TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON MARCH 05, 2021. IT WAS SECONDED BY CO-CHAIR HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE, STACY

NAYS:

ABSTAIN:

ABSENT:

MOTION APPROVED

B. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF AN UPDATE TO THE PECAN RIDGE GENERAL PLAN

PER ZACH ALL THE CHANGES HAVE BEEN MADE.

COLLIN PIER ANSWERED QUESTIONS FROM THE P&Z MEMBERS.

A MOTION WAS MADE BY MEMBER STACY TO APPROVE THE UPDATES MADE TO THE PECAN RIDGE GENERAL PLAN. IT WAS SECONDED BY CO-CHAIR HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE, STACY

NAYS:

ABSTAIN:

ABSENT:

MOTION APPROVED

C. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE PECAN RIDGE SECTION 1 PRELIMINARY PLAT

CHAIRMAN PEARCE ASKED TO TAKE ITEMS C-F TOGETHER, THERE WERE NO OBJECTIONS.

D. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE PECAN RIDGE SECTION 2 PRELIMINARY PLAT

E. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE PECAN RIDGE SECTION 3 PRELIMINARY PLAT

F. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE PECAN RIDGE SECTION 4 PRELIMINARY PLAT

PER ZACH, ALL THE CHANGES HAVE BEEN MADE AND THEY ARE ALL RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY MEMBER EHMAN TO APPROVE THE PECAN RIDGE SECTION 1, 2, 3, AND 4 PRELIMINARY PLATS. IT WAS SECONDED BY MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE, STACY

NAYS:
ABSTAIN:
ABSENT:

MOTION APPROVED

G. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE DEL WEBB SECTION 1 PRELIMINARY PLAT

PER ZACH ALL ENGINEERS COMMENTS HAVE BEEN ADDRESSED AND CLEARED.

JOE CASTILLO WITH DEL WEBB SPOKE REGARDING THE TIME LINE OF THE PROJECT.

A MOTION WAS MADE BY MEMBER EHMAN TO APPROVE THE DEL WEBB SECTIONS 1 PRELIMINARY PLAT. IT WAS SECONDED BY MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE, STACY

NAYS:

ABSTAIN:

ABSENT:

MOTION APPROVED

H. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE LIFESTYLE BOULEVARD STREET DEDICATION SECTION 1 PRELIMINARY PLAT

PER ZACH THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY MEMBER BERGER TO APPROVE THE LIFESTYLE BOULEVARD DEDICATION SECTION 1 PRELIMINARY PLAT.. IT WAS SECONDED BY MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE, STACY

NAYS:

ABSTAIN:

ABSENT:

MOTION APPROVED

I. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE FULSHEAR

SUBSTATION PRELIMINARY PLAT

PER ZACH THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY MEMBER EHMAN TO APPROVE THE FULSHEAR SUBSTATION PRELIMINARY PLAT. IT WAS SECONDED BY MEMBER ECKROTH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE, STACY

NAYS:

ABSTAIN:

ABSENT:

MOTION APPROVED

J. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE FULSHEAR BEND DRIVE EXTENSION NO.6 STREET DEDICATION PRELIMINARY PLAT

PER ZACH THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY CO-CHAIR HAKIMZADEH TO APPROVE THE FULSHEAR BEND DRIVE EXTENSION NO. 6 STREET DEDICATION PRELIMINARY PLAT. IT WAS SECONDED BY MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE, STACY

NAYS:

ABSTAIN:

ABSENT:

MOTION APPROVED

K. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE FULSHEAR RUN SECTION 5 FINAL PLAT

CHAIRMAN PEARCE ASKED TO TAKE ITEMS K-L TOGETHER. THERE WERE NO OBJECTIONS.

L. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE FULSHEAR RUN SECTION 6 FINAL PLAT

PER ZACH, ALL COMMENTS FOR THESE PLATS HAVE BEEN CORRECTED AND THEY ARE BOTH RECOMMENDED FOR APPROVAL.

BOBBY DEDEN THE CIVIL ENGINEER FOR THE PROJECT ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY MEMBER STACY TO APPROVE THE FULSHEAR RUN SECTIONS 5 AND 6 FINAL PLAT. IT WAS SECONDED BY MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, ECKROTH, EHMAN, HAKIMZADEH, PEARCE, STACY

NAYS: DOWDALL

ABSTAIN:

ABSENT:

MOTION APPROVED

M. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE CREEK RUSH AT CROSS CREEK RANCH SECTION ONE FINAL PLAT

CHAIRMAN PEARCED ASKED TO TAKE ITEMS M-N TOGETHER. THERE WERE NO OBJECTIONS.

N. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE CREEK RUSH AT CROSS CREEK RANCH SECTION THREE FINAL PLAT

PER ZACH BOTH PLATS ARE RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY MEMBER EHMAN TO APPROVE THE CREEK RUSH AT CROSS CREEK RANCH SECTION ONE AND SECTION 3 FINAL PLAT.. IT WAS SECONDED BY MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE, STACY

NAYS:

ABSTAIN:

ABSENT:

MOTION APPROVED

O. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE FULSHEAR BEND DRIVE EXTENSION NO.5 FINAL PLAT

PER ZACH THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY CO-CHAIR HAKIMZADEH TO APPROVE THE FULSHEAR BEND DRIVE EXTENSION NO. 5 FINAL PLAT. IT WAS SECONDED BY MEMBER STACY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE, STACY

NAYS:

ABSTAIN:

ABSENT:

MOTION APPROVED

P. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE SYCAMORE RANCH LANE AND RESERVES FINAL PLAT

PER ZACH THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY MEMBER DOWDALL TO APPROVE THE SYCAMORE RANCH LANE AND RESERVES FINAL PLAT. IT WAS SECONDED BY CO-CHAIR HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE, STACY

NAYS:

ABSTAIN:

ABSENT:

MOTION APPROVED

Q. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 40 FINAL PLAT

CHAIRMAN PEARCE ASKED TO TAKE ITEMS Q-S TOGETHER. THERE WERE NO OBJECTIONS.

R. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 41 FINAL PLAT

S. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 42 FINAL PLAT

PER ZACH, ALL COMMENTS ARE CLEARED ON ALL OF THE PLATS AND

THEY ARE RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY MEMBER STACY TO APPROVE TAMARRON SECTIONS 40, 41, AND 42 FINAL PLATS. IT WAS SECONDED BY MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE, STACY

NAYS:

ABSTAIN:

ABSENT:

MOTION APPROVED

T. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE TAMARRON POINT STREET DEDICATION FINAL PLAT

PER ZACH, THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY MEMBER EHMAN TO APPROVE TAMARRON POINT STREET DEDICATION FINAL PLAT. IT WAS SECONDED BY MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE, STACY

NAYS:

ABSTAIN:

ABSENT:

MOTION APPROVED

5. ADJOURNMENT

A MOTION WAS MADE BY MEMBER BERGER TO ADJOURN. IT WAS SECONDED BY MEMBER ECKROTH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, STACY

NAYS:

ABSTAIN:

ABSENT:

MOTION APPROVED

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:25 A.M.

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

I, Kimberly Kopecky, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Planning and Zoning Commission of the City of Fulshear, Texas was posted on THURSDAY, APRIL 1, 2021 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- City Secretary



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CHAIRMAN- AMY PEARCE
MEMBER- JOAN BERGER
MEMBER- JENNIFER ECKROTH

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 7, 2021

1. CALL TO ORDER

A REGULAR MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY CHAIRMAN PEARCE AT 8:30 A.M. ON FRIDAY, MAY 7, 2021 AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR TEXAS 77441.

2. QUORUM

A QUORUM WAS PRESENT.

MEMBERS PRESENT

*AMY PEARCE
DAR HAKIMZADEH
JOAN BERGER
GREGORY EHMAN*

MEMBERS ABSENT

RANDY STACY

JOHN DOWDALL
JENNIFER ECKROTH (RESIGNED)

CITY STAFF PRESENT

KIMBERLY KOPECKY
CLIFF BROUHARD
JESUS ESCOBAR
MARIELA RODRIGUEZ
SHARON VALIANTE

OTHERS PRESENT

TREY DEVILLIER
GERALD GRISSOM
GEOFF FREEMAN
AND APPROXIMATELY 3 OTHERS THAT DID NOT SIGN IN.

3. CITIZEN'S COMMENTS

THERE WERE NO CITIZEN COMMENTS.

4. AGENDA ITEMS

1. ~~Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on April 9, 2021~~

THIS ITEM WAS PULLED FROM THE AGENDA. THE MINUTES DID NOT APPEAR IN THE PACKET. APRIL 9, 2021 MINUTES WILL BE ADDED TO THE JUNE AGENDA.

2. Consideration and possible action to approve the NextGen Land Investment LLC Preliminary Plat

CLIFF BROUHARD EXPLAINED THAT ALL CORRECTIONS WERE MADE. THIS ITEM WAS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE NEXTGEN LAND INVESTMENT LLC PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS DOWDALL, ECKROTH, AND STACY

3. Consideration and possible action to recommend approval of the Jordan Ranch Section 33 Preliminary Plat

CLIFF BROUHARD EXPLAINED THAT ALL CORRECTIONS WERE MADE. THIS ITEM WAS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE JORDAN RANCH SECTION 33 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS DOWDALL, ECKROTH, AND STACY

4. Consideration and possible action to recommend approval of the Creek Rush at Cross Creek Ranch Section Two Preliminary Plat

CLIFF BROUHARD EXPLAINED THAT ALL CORRECTIONS WERE MADE. THIS ITEM WAS RECOMMENDED FOR APPROVAL. DANIEL VALDEZ FROM META PLANNING AND CLIFF BROUHARD ANSWERED QUESTIONS FROM THE PLANNING AND ZONING MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE CREEK RUSH AT CROSS CREEK RANCH SECTION TWO PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS DOWDALL, ECKROTH, AND STACY

CHAIRMAN PEARCE ASKED TO TAKE ITEMS 5-7 TOGETHER. THERE WERE NO OBJECTIONS.

5. Consideration and possible action to recommend approval of the Tamarron Section 48 Preliminary Plat

6. Consideration and possible action to recommend approval of the Tamarron Section 52 Preliminary Plat

7. Consideration and possible action to recommend approval of the Tamarron Point Section 3 Street Dedication Preliminary Plat

CLIFF BROUHARD EXPLAINED THAT ALL COMMENTS WERE CLEARED AND HE RECOMMENDS APPROVAL OF ALL THREE PLATS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF TAMARRON SECTION 48, TAMARRON SECTION 52,

AND TAMARRON POINT SECTION 3 STREET DEDICATION PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS DOWDALL, ECKROTH, AND STACY

CHAIRMAN PEARCE ASKED TO TAKE ITEMS 8-10 TOGETHER. THERE WERE NO OBJECTIONS.

8. **Consideration and possible action to recommend approval of the Creek Rush at Cross Creek Ranch Section 4 Final Plat**
9. **Consideration and possible action to recommend approval of the Creek Rush at Cross Creek Ranch Section Five Final Plat**
10. **Consideration and possible action to recommend approval of the Creek Rush at Cross Creek Ranch Section Six Final Plat**

CLIFF BROUHARD EXPLAINED THAT ALL COMMENTS HAVE BEEN ADDRESSED AND THESE PLATS ARE RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE CREEK RUSH AT CROSS CREEK RANCH SECTION 4, SECTION FIVE, AND SECTION SIX FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS DOWDALL, ECKROTH, AND STACY

- ~~11. **Consideration and possible action to recommend approval of the Del Webb Fulshear Section 1 Final Plat**~~

~~THIS ITEM WAS PULLED FROM THE AGENDA.~~

- ~~12. **Consideration and possible action to recommend approval of the Lifestyle Boulevard Street Dedication Section 1 Final Plat**~~

~~THIS ITEM WAS PULLED FROM THE AGENDA.~~

5. ADJOURNMENT

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

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

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS DOWDALL, ECKROTH, AND STACY

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 8:46 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 19, 2021

Date Received by the City of Fulshear:

Subdivision: Bonterra at Cross Creek Ranch Sec 9 Development: Cross Creek Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

- Checkboxes for Preliminary, Replat, Amending Plat, Final, Vacation Plat, Short Form Final, Admin. (Minor) Plat.

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 25.50 acres of land out of the M. Autrey Survey, A-100

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

Total Acreage: 25.50
Number of Streets: 6
Number of Lots: 101
Number and Types of Reserves: 4 - landscape/open space, pipeline easement
Total Acres in Reserve: 3.75

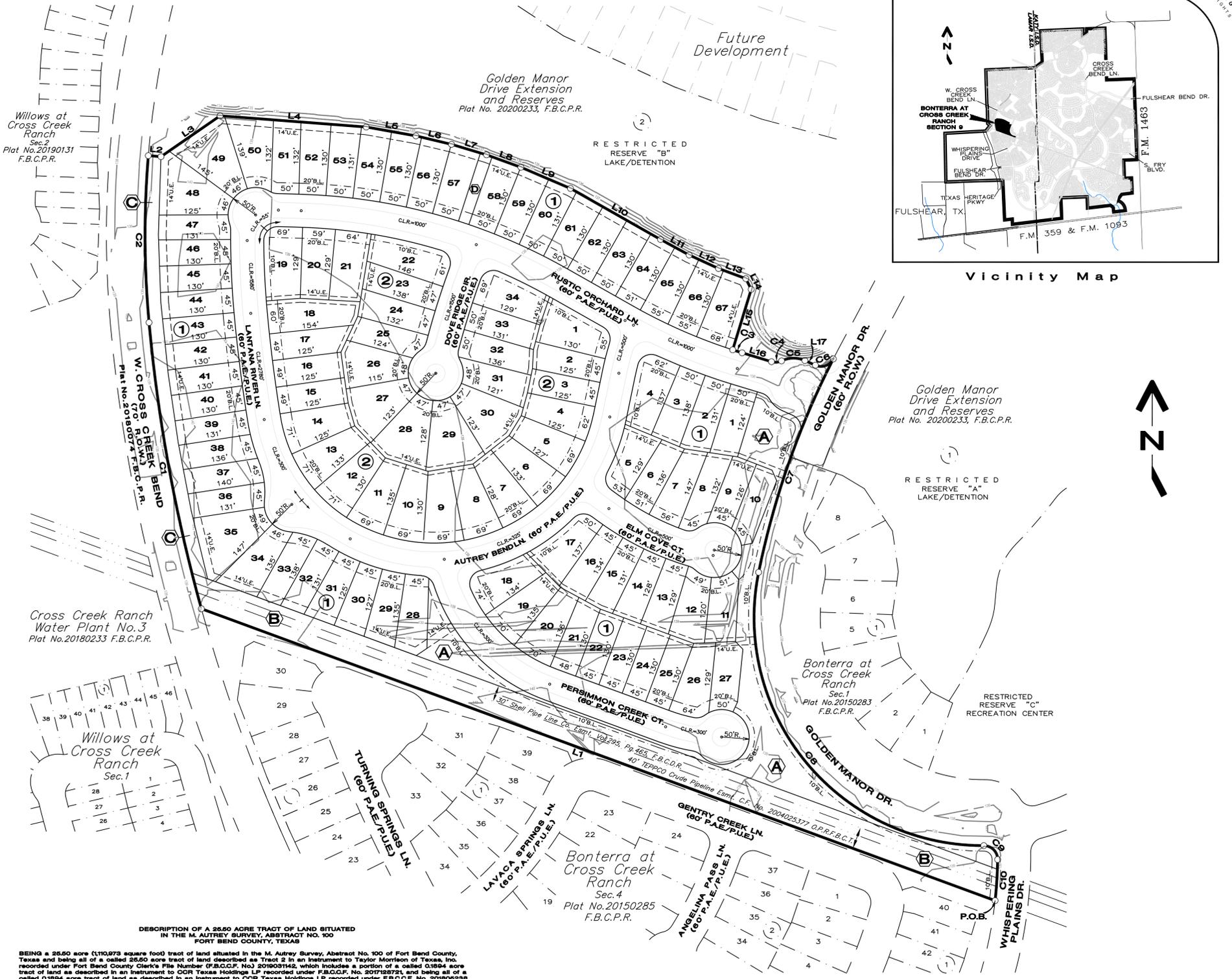
Owner: Taylor Morrison of Texas, LLC
Address: 2929 Briarpark Dr. North, Suite 400
City/State: Houston, Texas 77042
Telephone:
Email Address: bskinner@taylormorrison.com

Engineer/Planner: META Planning + Design LLC
Contact Person: Dan Valdez
Telephone: 281-810-1422
Fax Number:
Email Address: dvaldez@metaplanningdesign.com

Table with 1 column: Platting Fees. Rows include Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, 2nd Review of plats, TOTAL PLATTING FEE (\$1,172.25), and Park Fees.

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

Signature line with handwritten signature, typed name Dan Valdez / Sr. Planner, and date May 19, 2021.



Willows at Cross Creek Ranch
Sec. 2
Plat No. 20190131
F.B.C.P.R.

Cross Creek Ranch Water Plant No. 3
Plat No. 20180233 F.B.C.P.R.

Willows at Cross Creek Ranch
Sec. 1

Bonterra at Cross Creek Ranch
Sec. 4
Plat No. 20150285
F.B.C.P.R.

DESCRIPTION OF A 25.50 ACRE TRACT OF LAND SITUATED IN THE M. AUTREY SURVEY, ABSTRACT NO. 100 FORT BEND COUNTY, TEXAS

BEING a 25.50 acre (110,973 square feet) tract of land situated in the M. Autrey Survey, Abstract No. 100 of Fort Bend County, Texas and being all of a called 25.50 acre tract of land described as Tract 2 in an instrument to Taylor Morrison of Texas, Inc. recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 201903145, which includes a portion of a called 0.1894 acre tract of land as described in an instrument to OCR Texas Holdings LP recorded under F.B.C.C.F. No. 20178771, and being all of a called 0.1894 acre tract of land as described in an instrument to OCR Texas Holdings LP recorded under F.B.C.C.F. No. 20180233, and all of a called 0.1894 acre tract of land as described in an instrument to Cindy Morrow recorded under F.B.C.C.F. No. 20003255, and all of a called 0.1894 acre tract of land as described in an instrument to Kelsie Burrill recorded under F.B.C.C.F. No. 20091778, and all of a called 0.1894 acre tract of land as described in an instrument to Lisa Johns recorded under F.B.C.C.F. No. 20091777, said 25.50 acre tract of land described by metes and bounds as follows with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to the East right-of-way line of West Cross Creek Bend Lane as set herein:

BEGINNING at a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Southwest corner of said 25.50 acre tract and of the herein described tract, same being the Northwest corner of Restricted Reserve "A" of BONTERRA AT CROSS CREEK RANCH SECTION 9, a subdivision per plat recorded under Plat Number (P.N.) 20150285 of the Fort Bend County Plat Records (F.B.C.P.R.), lying on the East right-of-way line of West Cross Creek Bend Lane (70 foot width) of WEST CROSS CREEK BEND LANE EXTENSION NO. 4 AND LIFT STATION NO. 5, a subdivision per plat recorded under P.N. 20190274 of the F.B.C.P.R., same being the beginning of a curve to the right, from which its center bears N 743°57' E, 2,966.00 feet;

THENCE, in a Northwesterly direction, along and with said curve to the right and the common line of said West Cross Creek Bend Lane and of said 25.50 acre tract, an arc distance of 530.42 feet, having a radius of 2,966.00 feet, a central angle of 104°49' and chord which bears N 106°40' W, 529.71 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for a point of a compound curvature to the right;

THENCE, in a Northwesterly direction, along and with said curve to the right and the line common to said West Cross Creek Bend Lane and of said 25.50 acre tract, an arc distance of 304.19 feet, having a radius of 1,768.00 feet, a central angle of 082°20' and chord which bears N 004°55' W, 303.81 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Northwest corner of the herein described tract, same being the Southwest corner of Restricted Reserve "B" of GOLDEN MANOR DRIVE EXTENSION AND RESERVES, a subdivision per plat recorded under P.N. 20020283 of the F.B.C.P.R.;

THENCE, along and the line common to said Restricted Reserve "B" and said 25.50 acre tract, the following courses and distances:

- S 88°54' E, a distance of 23.02 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for corner;
- N 66°34' E, a distance of 130.42 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for corner;
- S 85°35' E, a distance of 205.44 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for corner;
- S 76°04' E, a distance of 91.49 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for corner;
- S 76°34' E, a distance of 68.29 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for corner;
- S 73°17' E, a distance of 68.29 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for corner;
- S 70°04' E, a distance of 68.29 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for corner;
- S 66°43' E, a distance of 99.48 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for corner;
- S 26°53' W, a distance of 0.19 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for corner;
- S 02°14' E, a distance of 166.05 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for corner;
- S 62°25' E, a distance of 59.01 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for corner;
- S 03°30' E, a distance of 56.57 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for corner;
- S 66°55' E, a distance of 52.91 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for corner;
- S 26°07' E, a distance of 218.6 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for corner;
- S 165°56' W, a distance of 160.03 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for an interior corner of the herein described tract, same being the beginning of a non-tangent curve to the left, from which its center bears N 176°15' E, 970.00 feet;

In a Southeastery direction, along and with said curve to the left, an arc distance of 17.86 feet, having a radius of 970.00 feet, a central angle of 0°59'17" and chord which bears S 72°22' E, 17.86 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for a point of tangency;

S 73°04' E, a distance of 55.66 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the beginning of a tangent curve to the left;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 18.69 feet, having a radius of 28.00 feet, a central angle of 43°50'07" and chord which bears N 89°06' E, 18.26 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for a point of tangency;

In a Northwesterly direction, along and with said curve to the right, an arc distance of 43.69 feet, having a radius of 60.00 feet, a central angle of 80°40'08" and chord which bears N 88°00' E, 42.32 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for a point of tangency;

S 65°49' E, a distance of 20.82 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the beginning of a tangent curve to the left;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 38.08 feet, having a radius of 25.00 feet, a central angle of 87°40'07" and chord which bears N 703°07' E, 34.49 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Northeast corner of said 25.50 acre tract and the herein described tract, same being beginning of a non-tangent curve to the left, from which its center bears S 63°40' E, 1,630.00 feet, lying on the West right-of-way line of Golden Manor Drive (80 foot width) of said GOLDEN MANOR DRIVE EXTENSION AND RESERVES;

THENCE, along and with the West right-of-way line of Golden Manor Drive of said GOLDEN MANOR DRIVE EXTENSION AND RESERVES, Golden Manor Drive (80 foot width) of BONTERRA AT CROSS CREEK RANCH SECTION ONE, a subdivision per plat recorded under P.N. 20190283 of the F.B.C.P.R., and Whispering Plains Drive (80 foot width) of said BONTERRA AT CROSS CREEK RANCH SECTION ONE, and the East line of said 25.50 acre tract, the following courses and distances:

In a Southeastery direction, along and with said curve to the left, an arc distance of 412.80 feet, having a radius of 1,630.00 feet, a central angle of 167°04' and chord which bears S 162°22' W, 412.36 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for a point compound curvature to the left;

In a Southeastery direction, along and with said curve to the left, an arc distance of 738.27 feet, having a radius of 415.00 feet, a central angle of 103°04' and chord which bears S 362°39' E, 643.44 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for a point of reverse curvature to the right;

In a Southeastery direction, along and with said curve to the right, an arc distance of 39.85 feet, having a radius of 25.00 feet, a central angle of 90°20'59" and chord which bears S 444°09' E, 38.62 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for a point of compound curvature to the right;

In a Southeastery direction, along and with said curve to the right, an arc distance of 75.04 feet, having a radius of 77.00 feet, a central angle of 06°50'22" and chord which bears S 036°23' W, 75.01 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Northeast corner of the herein described tract, and the Northeast corner of said Restricted Reserve "A" of BONTERRA AT CROSS CREEK RANCH SECTION 9;

THENCE, N 69°43'12" W, along and with the South line of said 25.50 acre tract and the North line of said Restricted Reserve "A", a distance of 1,633.12 feet to the POINT OF BEGINNING and containing 25.50 acres (110,973 square feet) of land.

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	2966'	10°14'57"	530'	266'	N 10°18'42" W	630'
C2	1768'	09°52'34"	304'	162'	N 00°14'57" W	304'
C3	970'	01°03'18"	18'	9'	S 72°32'25" E	18'
C4	25'	42°50'00"	19'	10'	S 85°30'56" W	18'
C5	50'	50°04'08"	44'	23'	N 89°08'00" E	42'
C6	25'	87°14'08"	38'	24'	N 70°33'00" E	34'
C7	1630'	16°27'03"	413'	208'	S 19°12'25" W	411'
C8	415'	101°39'04"	736'	606'	S 39°20'39" E	643'
C9	25'	90°82'01"	40'	26'	S 44°44'11" E	36'
C10	770'	05°36'04"	75'	38'	S 03°29'22" W	75'

LINE	DISTANCE	BEARING
L1	1533'	N 69°43'12" W
L2	23'	N 86°18'40" W
L3	130'	S 55°13'47" W
L4	265'	S 85°36'35" E
L5	91'	S 76°50'04" E
L6	66'	S 76°33'40" E
L7	66'	S 73°17'17" E
L8	66'	N 70°00'54" W
L9	98'	S 66°44'30" E
L10	168'	N 60°21'47" W
L11	59'	S 61°22'35" E
L12	69'	S 66°13'05" E
L13	63'	S 69°31'58" E
L14	22'	N 26°18'07" W
L15	115'	S 16°56'56" W
L16	56'	S 73°04'04" E
L17	21'	N 65°49'56" W

- GENERAL NOTES:
- "BL." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "1" RES." INDICATES ONE FOOT RESERVE. dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicant, his heirs, assigns or successors.
 - "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS.
 - "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
 - ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE.
 - THE PROPERTY LIES IN THE UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48157C0105L, REVISED APRIL 2, 2014.
 - THE ENTIRE PLAT FOR BONTERRA AT CROSS CREEK RANCH SECTION 9, LIES WITHIN THE CITY LIMITS OF THE CITY OF FULSHEAR.
 - "P.A.E./P.U.E." INDICATES PERMANENT ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT.

- NOTE:
- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±1.30 ACRES
 - B** RESTRICTED RESERVE "B" PIPELINE EASEMENT ±1.95 ACRES
 - C** RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.44 ACRE
 - D** RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±0.06 ACRE

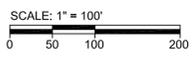
A PRELIMINARY PLAT OF
BONTERRA AT CROSS CREEK RANCH
 SEC 9

BEING 25.50± ACRES OF LAND CONTAINING 101 LOTS AND FOUR RESERVES IN TWO BLOCKS.

OUT OF THE
 M. AUTREY SURVEY, A-100
 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS
 OWNER:
 TAYLOR MORRISON OF TEXAS, INC.
 ATTN: BOBBY SKINNER
 2929 BRIARPARK DR NORTH, SUITE 400
 HOUSTON, TEXAS 77042
 PLANNER:



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



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



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 13, 2021

Date Received by the City of Fulshear: _____

Subdivision: Morgans Spur Drive Extension No 5 Street Dedication Development: Cross Creek Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 0.918 acres of land out of the M. Autrey Survey, A-100

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

Total Acreage: 0.918
Number of Streets: 1
Number of Lots: 0
Number and Types of Reserves: 0
Total Acres in Reserve: 0

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

Engineer/Planner: META Planning + Design LLC

Contact Person: Dan 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	\$500+\$0+\$11.48
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	\$511.48
Park Fees (due at Final Plat Application)	_____

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

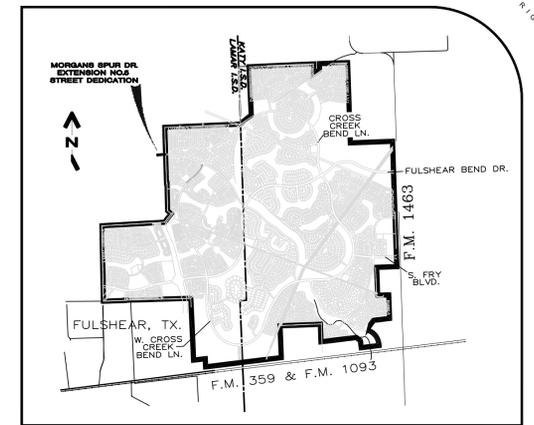
SIGNATURE

Dan Valdez/ Sr. Planner

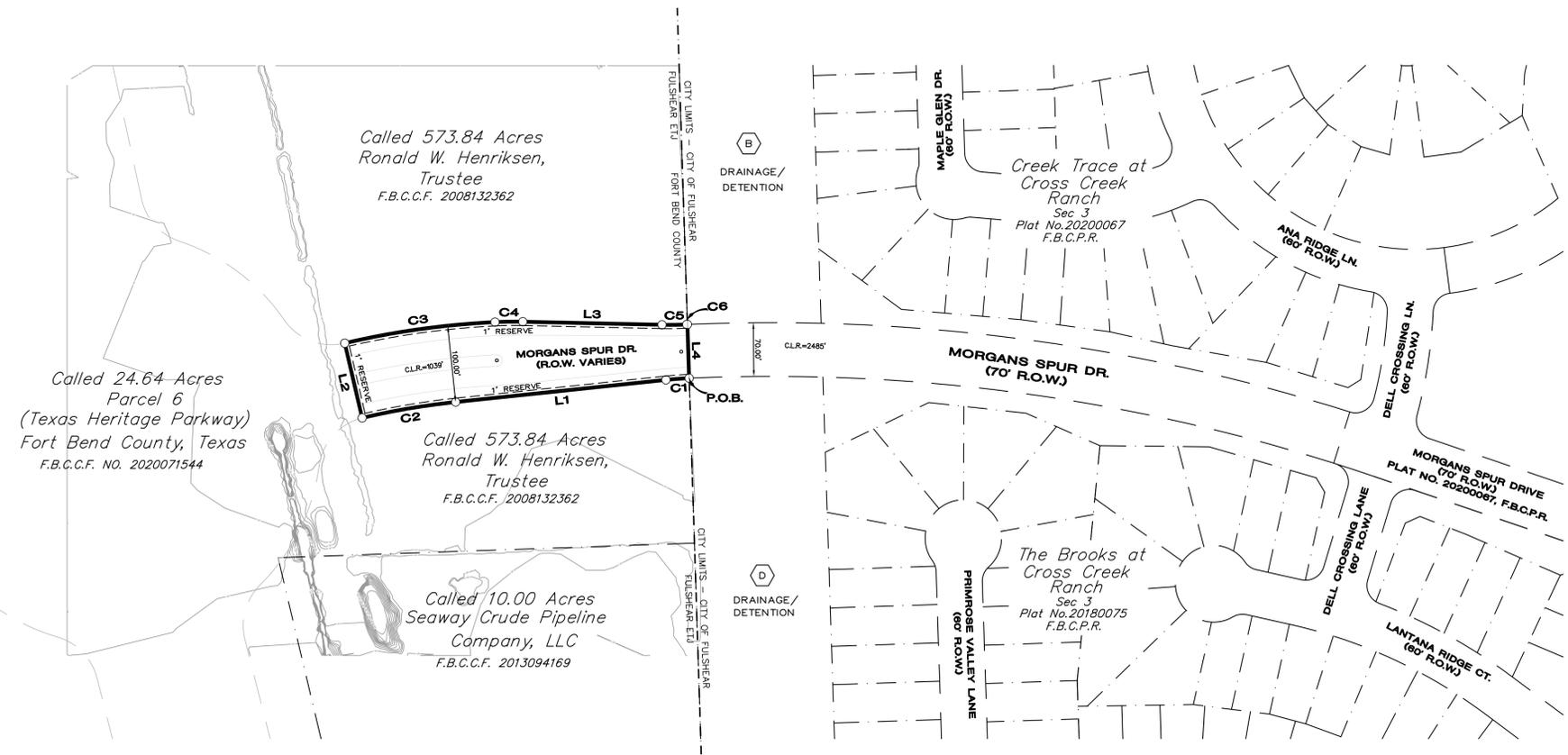
TYPED OR PRINTED NAME/TITLE

May 13, 2021

DATE



Vicinity Map



- GENERAL NOTES:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicator, his heirs, assigns or successors.
 - "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS.
 - "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - THE PROPERTY LIES IN THE UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 4815700105L, REVISED APRIL 2, 2014.
 - THE ENTIRE PLAT FOR MORGANS SPUR DRIVE EXTENSION NO.5 STREET DEDICATION, LIES WITHIN THE FULSHEAR E.T.J.

DESCRIPTION OF A 0.9177 ACRE TRACT OF LAND SITUATED IN THE M. AUTREY SURVEY, ABSTRACT NO. 100 FORT BEND COUNTY, TEXAS

BEING a 0.9177 acre (39,976 square foot) tract of land situated in the M. Autrey Survey, Abstract No. 100 of Fort Bend County, Texas and being a portion of a called 573.84 acre tract of land as described in an instrument to Ronald W. Henriksen, Trustee recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2008132362, said 0.9177 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the East line of said 573.84 acre tract:

BEGINNING at a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Southwest corner of Reserve "B" of the CREEK TRACE AT CROSS CREEK RANCH SEC THREE, a subdivision per plat recorded under Plat Number 20200067 of the Fort Bend County Plat Records (F.B.C.P.R.), lying on the East line of said 573.84 acre tract same being the Northeast corner of the herein described tract from which a 3/4-inch iron pipe found for the Northwest corner of said Reserve "B" and Northeast corner of said 573.84 acre tract bears N 01°50'55" W, 1,274.49 feet;

THENCE, S 1°50'55" E, a distance of 70.00 feet along and with the line common to said 573.84 acre tract and said Reserve "B" to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left, from which its center bears S 02°31'03" E, 2,450.00 feet;

THENCE, over and across said 573.84 acre tract, the following courses and distances:
In a Southwesterly direction, along said curve to the left, an arc distance of 0.55 feet, having a radius of 2,450.00 feet, a central angle of 00°00'46" and chord which bears S 87°28'34" W, 0.55 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a compound curve to the left, from which its center bears S 02°31'49" E, 495.50 feet;

In a Southwesterly direction, along said curve to the left, an arc distance of 29.92 feet, having a radius of 495.50 feet, a central angle of 03°27'35" and chord which bears S 85°44'23" W, 29.92 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

S 84°00'35" W, a distance of 276.79 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;
In a Southwesterly direction, along said curve to the left, an arc distance of 124.17 feet, having a radius of 989.00 feet, a central angle of 07°11'36" and chord which bears S 80°24'47" W, 124.09 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Southwest corner of the herein described tract, lying in the East line of a called 24.64 acre tract of land (Parcel 6 of TEXAS HERITAGE PARKWAY) described in an instrument to Fort Bend County Clerk's File No. (F.B.C.C.F. No.) 2020071544;

THENCE, N 13°11'01" W, along and with said East line a distance of 100.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Northwest corner of the herein described tract and the beginning of a non-tangent curve to the right, from which its center bears S 13°11'01" E, 1,089.00 feet;

THENCE, over and across said 573.84 acre tract, the following courses and distances:
In a Northeasterly direction, along said curve to the right, an arc distance of 198.88 feet, having a radius of 1,089.00 feet, a central angle of 10°27'49" and chord which bears N 82°02'53" E, 198.60 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a compound curve to the right;

In a Northeasterly direction, along said curve to the right, an arc distance of 36.45 feet, having a radius of 527.50 feet, a central angle of 03°57'34" and chord which bears N 89°15'35" E, 36.45 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

S 88°45'38" E, a distance of 182.20 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Northeasterly direction, along said curve to the left, an arc distance of 32.49 feet, having a radius of 495.50 feet, a central angle of 03°45'23" and chord which bears N 89°21'41" E, 32.48 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a reverse curve to the right;

In a Northeasterly direction, along said curve to the right, an arc distance of 0.79 feet, having a radius of 2,520.00 feet, a central angle of 00°01'04" and chord which bears N 87°29'32" E, 0.79 feet to the **POINT OF BEGINNING** and containing 0.9177 of one acre (39,976 square feet) of land.

LINE	DISTANCE	BEARING
L1	277'	S 84°00'35" W
L2	100'	N 13°11'01" W
L3	182'	S 88°45'38" E
L4	70'	S 01°50'55" E

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	498'	30'	15'	S 85°46'16" W	30'
C2	989'	124'	62'	S 80°24'47" W	124'
C3	1089'	199'	100'	N 82°02'53" E	199'
C4	527'	36'	18'	N 89°15'35" E	36'
C5	496'	32'	16'	N 89°21'41" E	32'
C6	2520'	1'	0'	S 87°29'31" W	1'

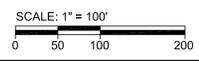
DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF FULSHEAR SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH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

A PRELIMINARY PLAT OF
**MORGANS SPUR DRIVE
EXTENSION NO.5
STREET DEDICATION**
BEING 0.9177± ACRES OF LAND

OUT OF THE
M. AUTREY SURVEY, A-100
FORT BEND COUNTY, TEXAS
OWNER:
CCR TEXAS HOLDINGS, LP
ATTN: ROB BAMFORD
6450 CROSS CREEK BEND LANE
FULSHEAR, TEXAS 77441
PLANNER:



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





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: 5/17/2021 Date Received by the City of Fulshear:

Subdivision: The Vic at Jordan Ranch Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

X 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 X Multi-Family Residential
Planned Development Commercial Industrial

Plat Location: City X ETJ (Extraterritorial Jurisdiction)

Legal Description: See Attached Plat for Metes and Bounds Description

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

Total Acreage: 16.461
Number of Streets: 0
Number of Lots: 0
Number and Types of Reserves: 1 (Landscape/Open Space/Utilities)
Total Acres in Reserve: 16.461

Owner: The Vic at Jordan Ranch LLC
Address: 3773 Richmond Ave, Suite 800
City/State: Houston, TX
Telephone: (713) 623-6944
Email Address: N/A

Engineer/Planner: IDS Engineering Group
Contact Person: John R. Herzog, P.E.
Telephone: (713)-590-7145
Fax Number: N/A
Email Address: jherzog@idseg.com

Table with 1 column: Platting Fees. Rows include Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, 2nd Review of plats, TOTAL PLATTING FEE \$705.76, and Park Fees \$0.00*.

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

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

Handwritten signature of John R. Herzog

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

5/17/2021

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

STATE OF TEXAS

COUNTY OF FORT BEND

I, SANFORD P. ARON, President of THE VIC AT JORDAN RANCH LLC, hereinafter referred to as owners of the 16.461 acre tract described in the above and foregoing maps of THE VIC AT JORDAN RANCH, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (UE and AE) 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 (UE and AE) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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

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

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

FURTHER, We do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of THE VIC AT JORDAN RANCH 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 VIC AT JORDAN RANCH LLC has caused these presents to be signed by Sanford P. Aron, President, this ___ day of _____, 2021.

By: THE VIC AT JORDAN RANCH LLC

By: Sanford P. Aron, President

NOTES

- 1. The coordinates shown hereon are Texas South Central Zone No 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the combined scale factor of 1.00033.
2. BL Indicates a building line
AE Indicates an aerial easement
UE Indicates a utility easement
WSE Indicates a water and sewer easement
LSE Indicates landscape easement
VOL, PG indicates Volume, Page
FBCPR indicates Fort Bend County Public Records
OPRFBC indicates Official Public Records of Fort Bend County
ESMT indicates Easement
HL & P indicates Houston Lighting and Power
SQ FT indicates square feet
AC indicates acre
ROW indicates right-of-way
ORFBC indicates Original Records of Fort Bend County
OPRFBC indicates Official Public Records of Fort Bend County
FBCOPRRP indicates Fort Bend County Official Public Records of Real Property
DRFBC indicates Deed Records of Fort Bend County
● indicates found 5/8" iron rod (unless otherwise noted)
○ indicates set 5/8" iron rod (unless otherwise noted)
3. All building lines along street rights-of-way are as shown on the plat.
4. All sidelot building lines to be 5' unless otherwise noted.
5. All non-perimeter easements on property lines are centered unless otherwise noted.
6. All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
7. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and rest in the dedicator, his heirs, assigns, or successors.
8. The platted area is located within Zone X, defined as areas determined to be outside the 500 year floodplain, per FEMA Flood Insurance Rate Map Panel No 48157C0020L, effective April 02, 2014.
9. Sidewalks shall be built or caused to be built not less than 5 feet in width on east side of Texas Heritage Parkway right-of-way.
10. The drainage system for this subdivision is designed in accordance with the "Fort Bend County Drainage Criteria Manual" which allows street ponding with intense rainfall events.
11. All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
12. The Lighting Zone Code Is LZ3.
13. To the best of the engineer's knowledge, all existing pipeline easements within the subdivision are shown on the plat.
14. Absent written authorization by the affected utilities, all utility easements must be kept unobstructed from any non-utility improvements or obstruction by property owner. Any unauthorized improvements or obstructions may be removed by the utility at the property owner's expense.
15. Benchmark: Elevations are based on Harris County Floodplain RM 190055, located on the east side of FM 1463, approximately 550' south of Corbett Road, 15'± east of the power lines and 2'± off curb line of a driveway leading to a shopping center. Top of a stainless-steel rod inside an 8" PVC sleeve.
Note: The RM is now 3'± below ground level.
NAVD88, 2001 Adj. Elevation = 136.32
16. Reserve A within this plat will be owned and maintained by the property owner.
17. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity.
18. All property to drain into the drainage easement only through an approved drainage structure.
19. 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.
20. The top of all floor slabs shall be a minimum of 150.00 feet above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.

BEING 16.46 acres (717,025 square feet) of land in the I.D. Vermillion Survey, Abstract Number 339, Fort Bend County, Texas and being a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust and The Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 in the Official Public Records of Fort Bend County, Texas, and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at a 5/8-inch iron rod inside a 1-inch iron pipe with cap stamped "Cotton" found for the northeast corner of said 1352.43 acre tract, being the northwest corner of FIRETHORNE WEST SEC. 12 according to the plat thereof recorded as Plat Number 20140269 in the Official Public Records of Fort Bend County, Texas, and being on the south line of YOUNG RANCH SEC 4 according to the plat thereof recorded as Plat Number 20160017 in the Official Public Records of Fort Bend County, Texas;

THENCE South 02°10'31" East - 600.21 feet, with the line common to said 1352.43 acre tract and said FIRETHORNE WEST SEC. 12, to a 5/8-inch iron rod with cap stamped "IDS" set for the southeast corner of the herein described tract and being the northeast corner of a drainage easement described in instrument to FULSHEAR COUNTY MUNICIPAL UTILITY DISTRICT NO. 3A and recorded in File Number 2020167035 of the Official Public Records of Fort Bend County, Texas;

THENCE with the line common to said drainage easement and the herein described tract the following courses and distances:

South 87°50'09" West - 769.88 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

South 38°45'21" West - 303.20 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

South 75°29'42" West - 24.04 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

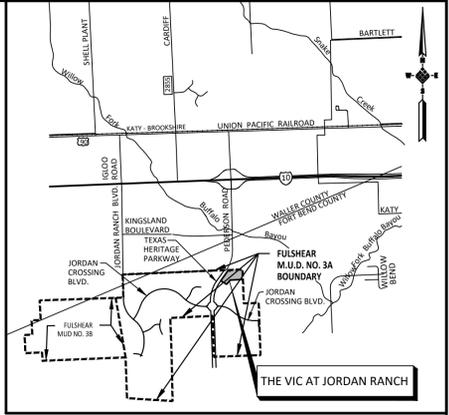
North 58°58'23" West - 394.38 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the west corner of the herein described tract and being on the southeasterly right-of-way line of TEXAS HERITAGE PARKWAY (200-feet wide) recorded in File Number 2020062689 of the Official Public Records of Fort Bend County, Texas;

THENCE with the southeasterly right-of-way line of TEXAS HERITAGE PARKWAY the following courses and distances:

North 35° 13' 51" East - 715.33 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;

in a northeasterly direction, with said curve to the left, having a radius of 2100.00 feet, a central angle of 01° 42' 04", a chord bearing and distance of North 34° 22' 49" East - 62.35 feet, and an arc distance of 62.35 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve and the northwest corner of the herein described tract, and being on the south line of said YOUNG RANCH SEC 4;

THENCE North 87° 49' 30" East - 850.33 feet, with the line common to the herein described tract and said YOUNG RANCH SEC 4, to the POINT OF BEGINNING of the herein described tract and containing 16.46 acres (717,025 square feet) of land.



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

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

J. Stacy Slawinski, PE Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this ___ day of _____, 2021.

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

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

KP George County Judge

Grady Prestage Precinct 2, County Commissioner

Ken R. DeMerchant Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2021, at _____ o'clock _____ M. Filed in plat number(s) _____ of the plat records of Fort Bend County, Texas.

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

Laura Richard, County Clerk Fort Bend County, Texas

By: Deputy

Notary Public in and for the State Of Texas

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

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

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

Michael L. Swan, RPLS Registered Professional Land Surveyor Texas Registration No 5551

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JOHN R. HERZOG, P.E. 126468 ON 04/13/21. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

John R. Herzog, PE Licensed Professional Engineer, No 126468

This plat of THE VIC AT JORDAN RANCH is approved by the City Planning Commission of the City of Fulshear, Texas this ___ day of _____, 2021.

Amy Pearce, Chair Dar Hakimzadeh, Co-Chair

The plat of THE VIC AT JORDAN RANCH was approved by the City of Fulshear Council on the ___ day of _____, 2021, and signed on this ___ day of _____, 2021, provided; however, this approval shall be invalid, and null and void, unless this plat if filed with the County Clerk of Fort Bend, Texas within one (1) year hereafter.

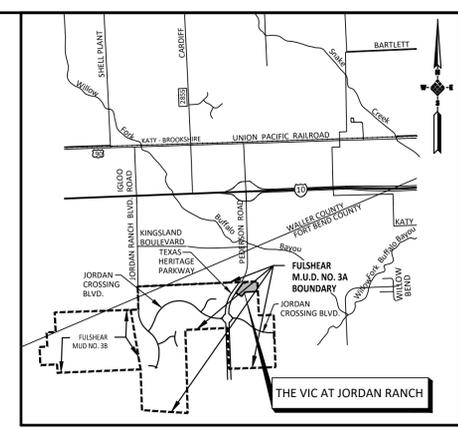
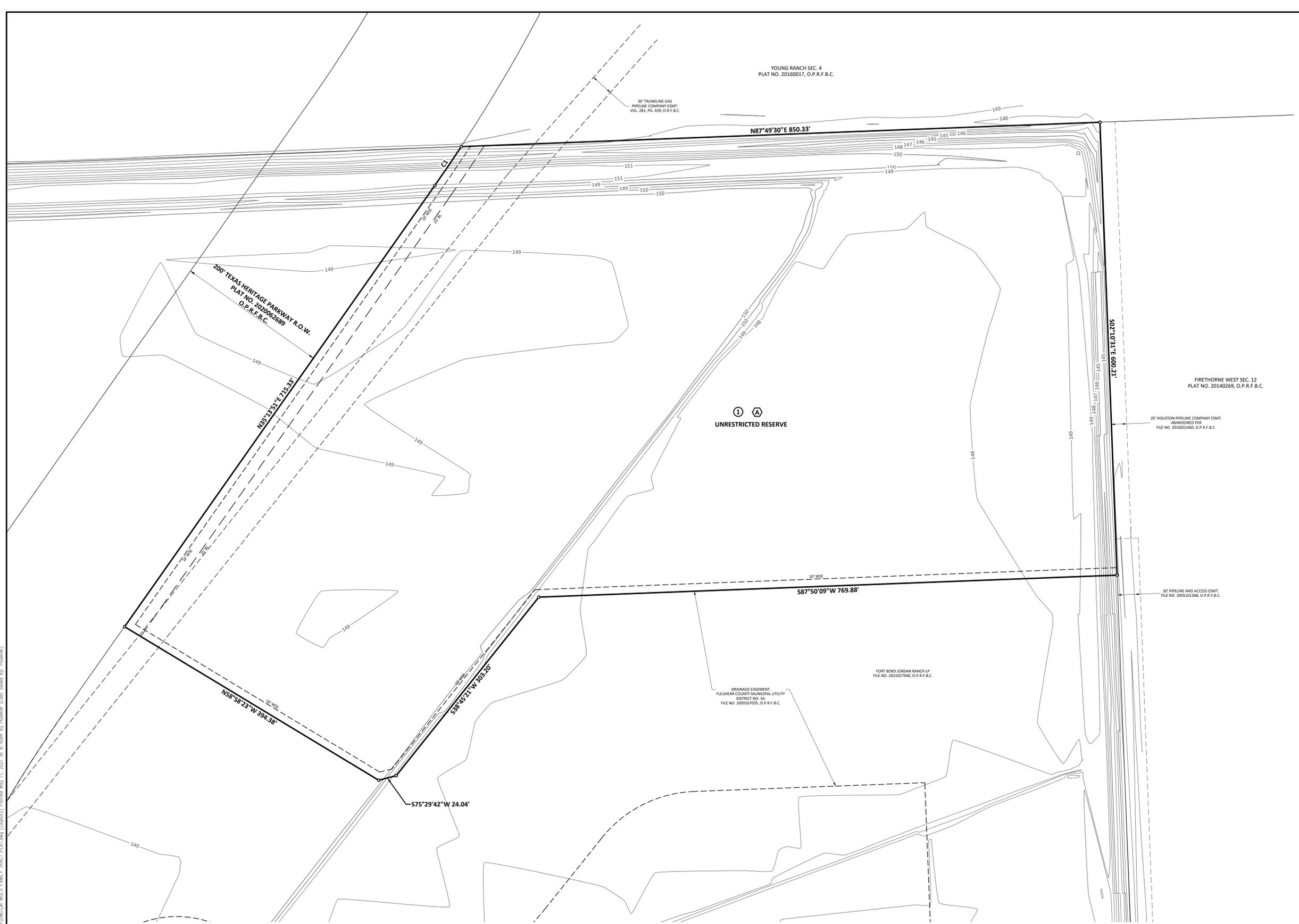
Aaron Groff, Mayor Kimberly Kopecky, City Secretary

THE VIC AT JORDAN RANCH A SUBDIVISION OF 16.461 ACRES LOCATED IN J. D. VERMILLION SURVEY, A-339 FORT BEND COUNTY, TEXAS 0 LOTS 1 BLOCK 1 RESERVE

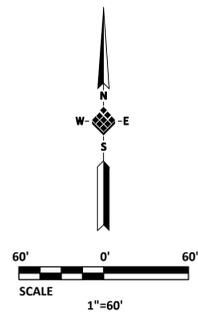
OWNER: THE VIC AT JORDAN RANCH LLC 3773 RICHMOND AVE, SUITE 800, HOUSTON, TEXAS 77046 (713) 623-6944



13430 NW, Freeway Suite 700 Houston, Tx. 77040 713-462-3178 Teling Firm 2726 T&Surv Firm 10110700



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



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	1°42'04"	2,100.00'	62.35'	31.18'	N34°22'49"E	62.35'

RESERVE TABLE			
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
(A)	A	UNRESTRICTED RESERVE	717,025 16.461

THE VIC AT JORDAN RANCH
A SUBDIVISION OF
16.461 ACRES
LOCATED IN
J. D. VERMILLION SURVEY, A-339
FORT BEND COUNTY, TEXAS
0 LOTS 1 BLOCK 1 RESERVE

OWNER: **THE VIC AT JORDAN RANCH LLC**
3773 RICHMOND AVE., SUITE 800, HOUSTON, TEXAS 77046 (713) 623-6944

ENGINEER: **IDS Engineering Group**

13430 NW, Freeway
Suite 700
Houston, TX 77040
713-462-2178
Tel: 713-462-2178
Fax: 713-462-2178

X:\2020\2357003000 - Jordan Ranch Multi-Family Plat\CAD\DWG\BUILT_FINAL\TRACT PLAT.dwg [Layout2] (Updated May 11, 2021 at 6:16am by rfooster (act). Saved by rfooster)

JORDAN RANCH MULTI-FAMILY TRACT PLAT



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: 05/20/2021

Date Received by the City of Fulshear: _____

Subdivision: Del Webb Fulshear Section 1

Development: Del Webb

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

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

Total Acreage: 47.720

Number of Streets: 5

Number of Lots: 128

Number and Types of Reserves: 6 - landscape/open space/amenity center/detention

Total Acres in Reserve: 19.826

Owner: Pulte Homes of Texas, LP

Address: 1311 Broadfield Boulevard, Suite 100

City/State: Houston, Texas 77084

Telephone: (281) 749-8000

Email Address: edeao@lja.com

Engineer/Planner: LJA Engineering, Inc

Contact Person: Naomi McAninch

Telephone: (713) 358-8800

Fax Number: _____

Email Address: nmcaninch@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

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

TOTAL PLATTING FEE \$2,343.00

Park Fees (due at Final Plat Application) _____

\$2,413.29 PAID ON 04/22/2021

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.

Naomi McAninch

Naomi McAninch

05/20/2021

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

DATE TIME : Thu, 20 May 2021 15:53pm
Path\Name : I:\Proj\Jakt\PLATTING\680\VINYL\Del Webb 1.dwg
CAD: AS/AM
MPLA CHECK:
DATE TIME : Thu, 20 May 2021 15:53pm

STATE OF TEXAS
COUNTY OF FORT BEND

WE, PULTE HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH PATRICK DUGGAN, VICE PRESIDENT-LAND DEVELOPMENT, BEING AN OFFICER OF PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY GENERAL PARTNER, PULTE HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 47,720 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF DEL WEBB FULSHEAR SECTION 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 HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

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

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF DEL WEBB FULSHEAR SECTION 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 AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, PULTE HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP BY: PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, BY ITS VICE PRESIDENT-LAND DEVELOPMENT, PATRICK DUGGAN, THIS _____ DAY OF _____, 2021.

PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP

BY: PULTE NEVADA I LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: PATRICK DUGGAN, VICE PRESIDENT-LAND DEVELOPMENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PATRICK DUGGAN, VICE PRESIDENT-LAND DEVELOPMENT, OF PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER, OF PULTE HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, JON P. BORDOVSKY, 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 EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "_____" UNLESS OTHERWISE NOTED.

JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

THIS PLAT OF DEL WEBB FULSHEAR SECTION 1 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS THIS _____ DAY OF _____, 2021.

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIRMAN

THIS PLAT OF DEL WEBB FULSHEAR SECTION 1 WAS APPROVED ON _____ DAY OF _____, 2021 BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 2021, 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 _____, 2021 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

LEGAL DESCRIPTION:

BEING A TRACT CONTAINING 47.720 ACRES OF LAND LOCATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT NUMBER 29 IN FORT BEND COUNTY, TEXAS; SAID 47.720 ACRE TRACT BEING PORTIONS OF A CALL 60.472 ACRE TRACT OF LAND RECORDED IN THE NAME OF MASON EQUEST INVESTMENTS, INC. IN (FORT BEND COUNTY CLERK'S FILE) NUMBER 9360579, A CALL 41.2 ACRE TRACT OF LAND AND A CALL 38.8 ACRE TRACT OF LAND RECORDED IN THE NAME OF FULSHEAR INVESTMENTS, INC. IN F.B.C.C.F. NUMBER 9573103, STYLED TRACT "A" AND "B" RESPECTIVELY, A CALL 105.365 ACRE TRACT OF LAND RECORDED IN THE NAME OF LOUIS A. WATERS IN F.B.C.C.F. NUMBER 9573102, A CALL 76.694 ACRE TRACT OF LAND RECORDED IN THE NAME OF FULSHEAR EQUINE, LLC IN F.B.C.C.F. NUMBER 2008115119, A CALL 131.863 ACRE TRACT OF LAND RECORDED IN THE NAME OF FULSHEAR EQUINE, LLC IN F.B.C.C.F. NUMBER 2013077977 AND ALL OF A CALL 0.1915 ACRE TRACT OF LAND RECORDED IN THE NAME OF FULSHEAR INVESTMENTS, INC. IN F.B.C.C.F. NUMBER 2020177553; SAID 47.720 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE, AS DERIVED FROM G.P.S. OBSERVATIONS):

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID 38.8 ACRE TRACT, THE NORTHWESTERLY CORNER OF SAID 131.863 ACRE TRACT AND ON THE SOUTHWESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF F.M. 359 (100 FEET WIDE);

THENCE, WITH SAID R.O.W. LINE, NORTH 51 DEGREES 09 MINUTES 00 SECONDS WEST, A DISTANCE OF 401.34 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, THROUGH AND ACROSS SAID 38.8 ACRE TRACT AND SAID 131.863 ACRE TRACT, THE FOLLOWING EIGHT (8) COURSES:

- 1) NORTH 88 DEGREES 21 MINUTES 51 SECONDS WEST, A DISTANCE OF 269.15 FEET;
- 2) 126.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 15 DEGREES 42 MINUTES 37 SECONDS, A RADIUS OF 462.50 FEET AND A CHORD WHICH BEARS SOUTH 55 DEGREES 45 MINUTES 01 SECOND WEST, A DISTANCE OF 126.42 FEET;
- 3) SOUTH 63 DEGREES 36 MINUTES 20 SECONDS WEST, A DISTANCE OF 44.01 FEET;
- 4) 196.18 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 18 DEGREES 38 MINUTES 48 SECONDS, A RADIUS OF 602.81 FEET AND A CHORD WHICH BEARS SOUTH 54 DEGREES 41 MINUTES 17 SECONDS WEST, A DISTANCE OF 195.32 FEET;
- 5) SOUTH 45 DEGREES 46 MINUTES 14 SECONDS WEST, A DISTANCE OF 63.10 FEET;
- 6) 71.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 06 DEGREES 48 MINUTES 51 SECONDS, A RADIUS OF 614.50 FEET AND A CHORD WHICH BEARS SOUTH 49 DEGREES 07 MINUTES 10 SECONDS WEST, A DISTANCE OF 71.79 FEET;
- 7) SOUTH 52 DEGREES 28 MINUTES 05 SECONDS WEST, A DISTANCE OF 142.92 FEET;
- 8) SOUTH 50 DEGREES 43 MINUTES 40 SECONDS EAST, A DISTANCE OF 728.28 FEET TO THE WESTERLY LINE OF RESERVE "A", POLO RANCH SECTION 11, A SUBDIVISION RECORDED IN PLAT NUMBER 20200228 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.);

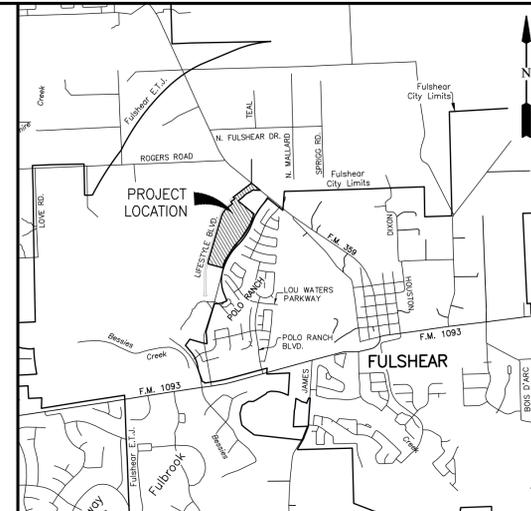
THENCE, WITH THE WESTERLY LINE OF SAID RESERVE "A", THE WESTERLY LINE OF RESERVE "C", POLO RANCH SECTION 12, A SUBDIVISION RECORDED IN PLAT NUMBER 20210022 OF THE F.B.C.P.R., THE EASTERLY LINE OF AFORESAID 0.1915 ACRE TRACT AND THE WESTERLY LINE OF A CALL 219.527 ACRE TRACT OF LAND RECORDED IN THE NAME OF CENTURY LAND HOLDINGS OF TEXAS, LLC IN F.B.C.C.F. NUMBER 2018074664, THE FOLLOWING NINE (9) COURSES:

- 1) 75.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING CENTRAL ANGLE OF 02 DEGREES 09 MINUTES 17 SECONDS, A RADIUS OF 2000.00 FEET AND A CHORD WHICH BEARS SOUTH 21 DEGREES 48 MINUTES 25 SECONDS WEST, A DISTANCE OF 75.21 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;
- 2) SOUTH 20 DEGREES 43 MINUTES 46 SECONDS WEST, A DISTANCE OF 210.05 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;
- 3) 800.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 22 DEGREES 55 MINUTES 09 SECONDS, A RADIUS OF 2000.00 FEET AND A CHORD WHICH BEARS SOUTH 32 DEGREES 11 MINUTES 21 SECONDS WEST, A DISTANCE OF 794.71 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND ;
- 4) SOUTH 43 DEGREES 38 MINUTES 55 SECONDS WEST, A DISTANCE OF 168.37 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;
- 5) 52.69 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 01 DEGREE 30 MINUTES 34 SECONDS, A RADIUS OF 2000.00 FEET AND A CHORD WHICH BEARS SOUTH 42 DEGREES 53 MINUTES 38 SECONDS WEST, A DISTANCE OF 52.69 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND ;
- 6) 67.19 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 07 DEGREES 41 MINUTES 59 SECONDS, A RADIUS OF 500.00 FEET AND A CHORD WHICH BEARS SOUTH 36 DEGREES 46 MINUTES 46 SECONDS WEST, A DISTANCE OF 67.14 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND ;
- 7) SOUTH 32 DEGREES 55 MINUTES 46 SECONDS WEST, A DISTANCE OF 504.78 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;
- 8) 84.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 09 DEGREES 40 MINUTES 55 SECONDS, A RADIUS OF 500.00 FEET AND A CHORD WHICH BEARS SOUTH 28 DEGREES 05 MINUTES 40 SECONDS WEST, A DISTANCE OF 84.39 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND ;
- 9) 256.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 07 DEGREES 20 MINUTES 45 SECONDS, A RADIUS OF 2000.00 FEET AND A CHORD WHICH BEARS SOUTH 19 DEGREES 35 MINUTES 31 SECONDS WEST, A DISTANCE OF 256.24 FEET;

THENCE, THROUGH AND ACROSS AFORESAID 131.863 ACRE TRACT, 41.2 ACRE TRACT, 76.694 ACRE TRACT, 105.365 ACRE TRACT, 38.8 ACRE TRACT AND 60.472 ACRE TRACT, THE FOLLOWING ELEVEN (11) COURSES:

- 1) NORTH 74 DEGREES 56 MINUTES 25 SECONDS WEST, A DISTANCE OF 513.99 FEET;
- 2) 38.44 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 88 DEGREES 05 MINUTES 31 SECONDS, A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS NORTH 30 DEGREES 53 MINUTES 40 SECONDS WEST, A DISTANCE OF 34.76 FEET;
- 3) NORTH 13 DEGREES 09 MINUTES 06 SECONDS EAST, A DISTANCE OF 122.30 FEET;
- 4) 58.62 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 03 DEGREES 27 MINUTES 45 SECONDS, A RADIUS OF 970.00 FEET AND A CHORD WHICH BEARS NORTH 14 DEGREES 52 MINUTES 58 SECONDS EAST, A DISTANCE OF 58.61 FEET;
- 5) NORTH 16 DEGREES 36 MINUTES 51 SECONDS EAST, A DISTANCE OF 1514.29 FEET;
- 6) 420.88 FEET ALONG THE ARC OF CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 35 DEGREES 59 MINUTES 32 SECONDS, A RADIUS OF 670.00 FEET AND A CHORD WHICH BEARS NORTH 34 DEGREES 36 MINUTES 37 SECONDS EAST, A DISTANCE OF 414.00 FEET;
- 7) NORTH 52 DEGREES 36 MINUTES 23 SECONDS EAST, A DISTANCE OF 199.30 FEET;
- 8) NORTH 37 DEGREES 23 MINUTES 37 SECONDS WEST, A DISTANCE OF 90.00 FEET;
- 9) NORTH 52 DEGREES 36 MINUTES 23 SECONDS EAST, A DISTANCE OF 180.88 FEET;
- 10) NORTH 51 DEGREES 39 MINUTES 00 SECOND WEST, A DISTANCE OF 82.54 FEET;
- 11) NORTH 52 DEGREES 36 MINUTES 23 SECONDS EAST, A DISTANCE OF 814.78 FEET TO THE AFORESAID SOUTHWESTERLY R.O.W. LINE OF F.M. 359;

THENCE, WITH SAID SOUTHWESTERLY R.O.W. LINE, SOUTH 51 DEGREES 09 MINUTES 00 SECONDS EAST, A DISTANCE OF 401.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 47.720 ACRES OF LAND.



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

FINAL PLAT OF DEL WEBB FULSHEAR SECTION 1

A SUBDIVISION OF 47.720 ACRES OF LAND SITUATED IN
THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29,
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

128 LOTS 6 RESERVES (19.19.826 ACRES) 2 BLOCKS

MAY 20, 2021 JOB NO. 1680-8005-410

OWNERS:

PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: PULTE NEVADA I LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

PATRICK DUGGAN, VICE PRESIDENT-LAND DEVELOPMENT
1311 BROADFIELD BOULEVARD, SUITE 100, HOUSTON, TEXAS 77084
PH: (281) 749-8000

SURVEYOR:

ENGINEER:



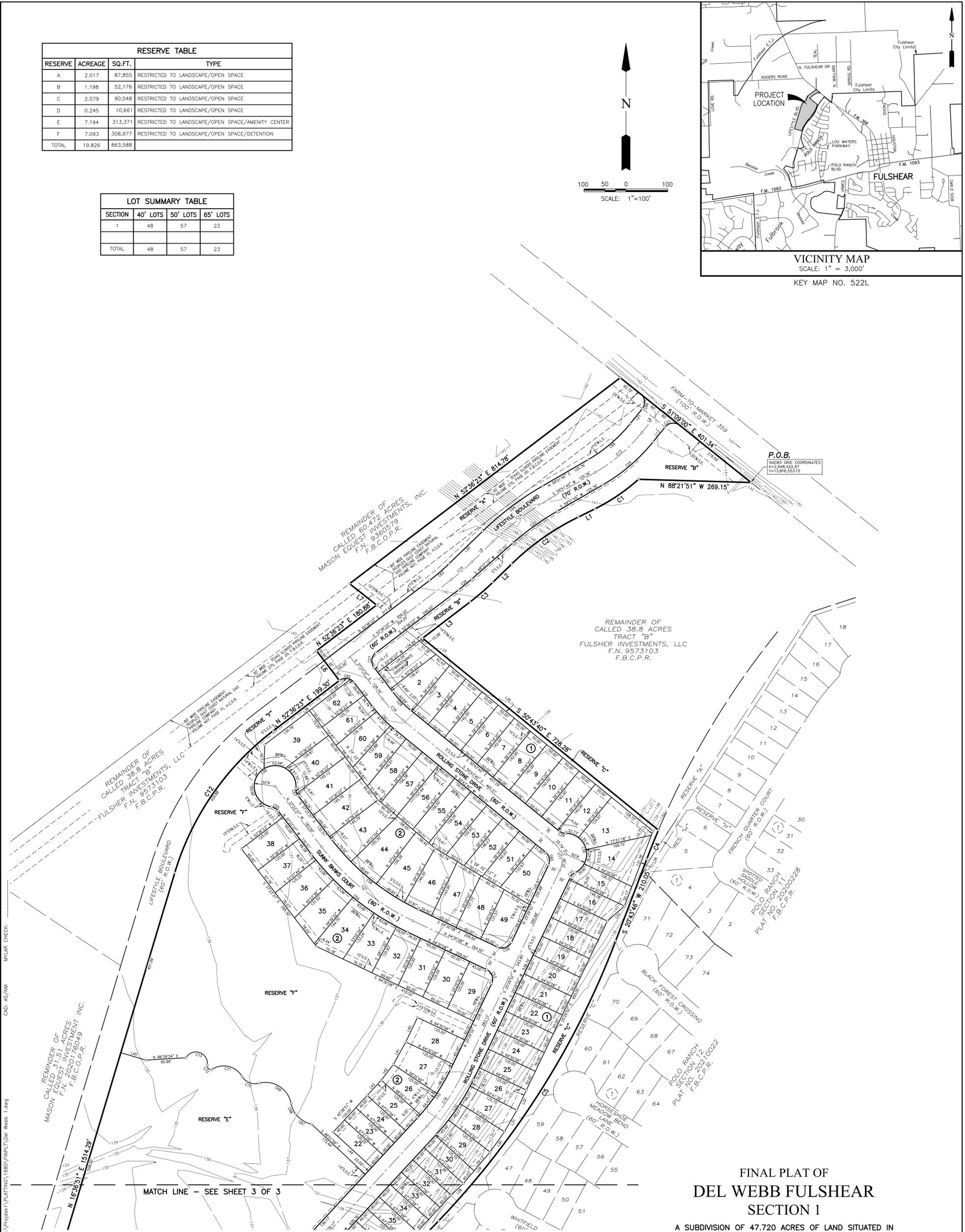
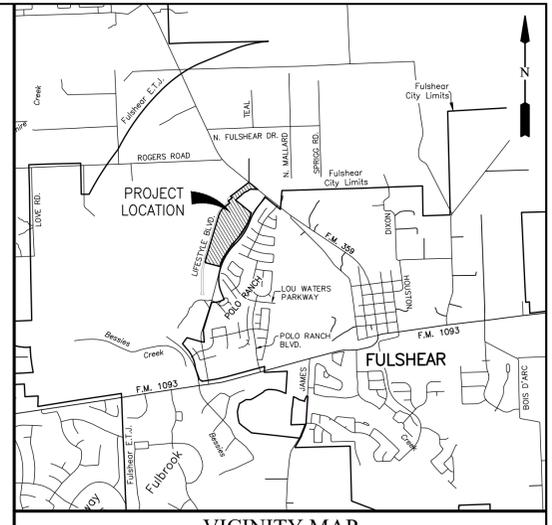
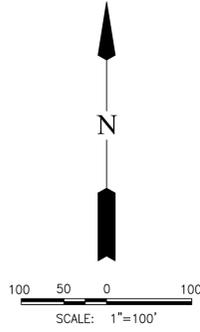
GBI PARTNERS
LAND SURVEYING CONSULTANTS
424 VISTA ROAD • PASADENA, TX 77069
PHONE: 811-459-4539 • GBSurvey@GBISurvey.com
TBEPLS FIRM # 10130300 • www.GBISurvey.com

LJA Engineering, Inc.
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042

LJA
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	2.017	87,855	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	1.198	52,176	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	2.079	90,548	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.245	10,661	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	7.194	313,371	RESTRICTED TO LANDSCAPE/OPEN SPACE/AMENITY CENTER
F	7.093	308,977	RESTRICTED TO LANDSCAPE/OPEN SPACE/DETENTION
TOTAL	19.826	863,588	

LOT SUMMARY TABLE			
SECTION	40' LOTS	50' LOTS	65' LOTS
1	48	57	23
TOTAL	48	57	23



**FINAL PLAT OF
DEL WEBB FULSHEAR
SECTION 1**

A SUBDIVISION OF 47.720 ACRES OF LAND SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

128 LOTS 6 RESERVES (19.826 ACRES) 2 BLOCKS
MAY 20, 2021 JOB NO. 1680-8005-410

OWNERS:
PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: PULTE NEVADA I LLC,
A DELAWARE LIMITED LIABILITY COMPANY
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PATRICK DUGGAN, VICE PRESIDENT-LAND DEVELOPMENT
1311 BROADFIELD BOULEVARD, SUITE 100, HOUSTON, TEXAS 77084
PH: (281) 749-8000

SURVEYOR: **GBI PARTNERS**
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-499-4539 • GBSurvey@GBISurvey.com
TBPELS FIRM # 10130300 • www.GBISurvey.com

ENGINEER: **LJA Engineering, Inc.**
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

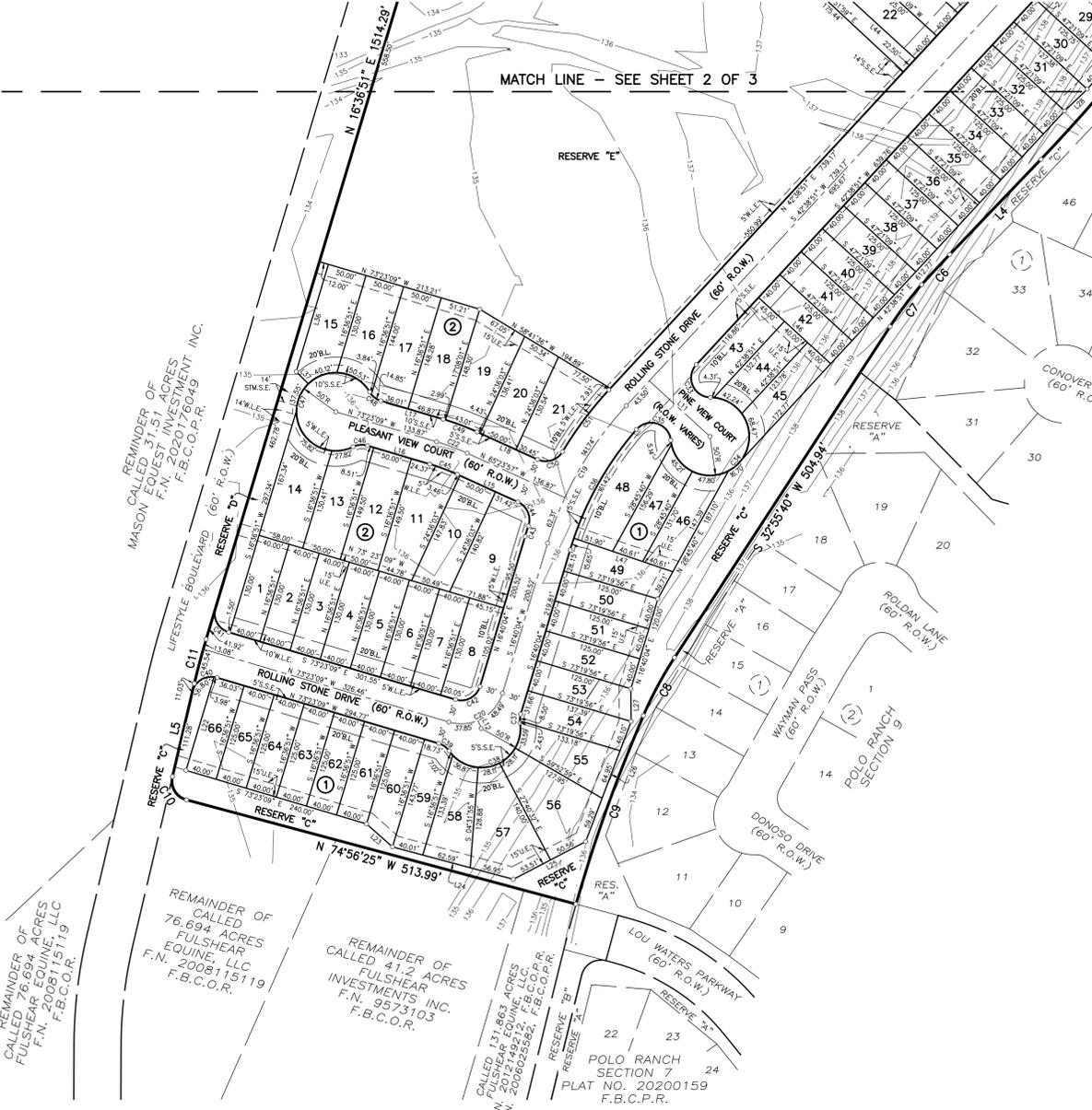
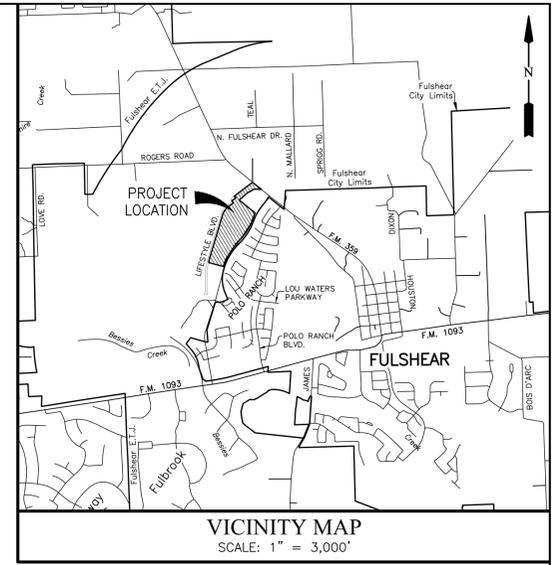
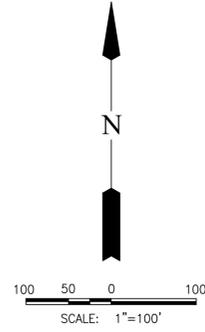


- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - W.S.E. INDICATES WATER AND SEWER EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.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

Date/Time : Thu, 20 May 2021 - 2:53pm
Path/Name : I:\Projects\PLATTING\1680\FINPLT\Del Webb 1.dwg
CAD: AS/AM
MKUAR CHECK:

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	2.017	87,855	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	1.198	52,176	RESTRICTED TO LANDSCAPE/OPEN SPACE
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LOT SUMMARY TABLE			
SECTION	40' LOTS	50' LOTS	65' LOTS
1	48	57	23
TOTAL	48	57	23



- NOTES:
- BENCHMARK: NGS MONUMENT DESIGNATION HGCD 66 (P.I.D. AW5411) - STAINLESS STEEL ROD IN SLEEVE LOCATED ON THE EASE SIDE OF F.M. 1463, 4525 FEET SOUTH OF THE INTERSECTION OF CORBITT ROAD. ELEVATION = 136.30 NAVD 1988, GEIOD 09
 - TEMPORARY BENCHMARK: GBI #104 - X CUT ON CONCRETE CURB LOCATED AT THE WESTERLY TERMINUS OF LOUIS WATERS PARKWAY. ELEVATION = 135.01 NAVD 1988, GEIOD 09
 - ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
 - THE FOLLOWING COORDINATE SHOWN HEREON IS SURFACE VALUE AND MAY BE CONVERTED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 1983 (GRD) BY APPLYING A COMBINED 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. 2021-0110, DATED MAY 12, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 245, FORT BEND SUBSIDIENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
 - THIS SUBDIVISION LIES WITHIN "ZONE X" (UNSHADED) AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C0085M, REVISED JANUARY 29, 2021, DEFINED AS AN "AREA OF MINIMAL FLOOD HAZARD". 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.
 - THE PIPELINES AND PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
 - ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A 5 FOOT SIDE YARD BUILDING LINE.
 - 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 RESERVING 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.
 - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
 - ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- W.S.E. INDICATES WATER AND SEWER EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- ST.M.S.P. INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
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- 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	CHORD
C1	462.50'	15°42'37"	126.82'	S 55°45'01" W	126.42'
C2	602.81'	18°38'48"	196.18'	S 54°41'17" W	195.32'
C3	614.50'	6°41'51"	71.83'	S 49°07'10" W	71.79'
C4	2000.00'	2°09'17"	75.21'	S 21°48'25" W	75.21'
C5	2000.00'	22°55'09"	800.03'	S 32°11'21" W	794.71'
C6	2000.00'	1°30'34"	52.69'	S 42°53'38" W	52.69'
C7	500.00'	7°41'59"	67.19'	S 36°46'46" W	67.14'
C8	500.00'	9°39'46"	84.32'	S 28°05'47" W	84.22'
C9	2000.00'	7°20'45"	256.41'	S 19°35'31" W	256.24'
C10	25.00'	88°05'31"	38.44'	N 30°53'40" W	34.76'
C11	970.00'	3°27'45"	58.62'	N 14°52'58" E	58.61'
C12	670.00'	35°59'32"	420.88'	N 34°36'37" E	414.00'
C13	400.00'	21°00'46"	146.70'	S 49°21'23" W	145.88'
C14	700.00'	14°05'31"	172.17'	S 52°49'00" W	171.73'
C15	550.00'	6°50'09"	65.62'	S 49°11'19" W	65.58'
C16	300.00'	13°20'04"	69.82'	S 44°03'39" E	69.66'
C17	55.00'	76°13'32"	73.17'	S 12°36'54" E	67.89'
C18	500.00'	17°08'59"	149.66'	S 34°04'21" W	149.10'
C19	450.00'	25°58'47"	204.05'	S 29°39'27" W	202.30'
C20	55.00'	89°56'47"	86.34'	S 61°38'27" W	77.75'
C21	600.00'	27°06'32"	283.88'	N 50°56'53" W	281.24'
C22	300.00'	7°59'12"	41.82'	N 69°23'33" W	41.78'
C23	25.00'	90°00'00"	39.27'	S 83°51'00" W	35.36'
C24	435.00'	21°00'46"	159.53'	S 49°21'23" W	158.64'
C25	665.00'	11°14'30"	130.48'	S 54°14'30" W	130.27'
C26	580.00'	3°59'08"	40.35'	S 50°36'49" W	40.34'
C27	25.00'	90°00'00"	39.27'	S 07°36'23" W	35.36'
C28	270.00'	13°20'04"	62.84'	S 44°03'39" E	62.69'
C29	25.00'	39°29'14"	17.25'	S 70°28'17" E	16.89'
C30	50.00'	15°45'57"	134.19'	S 13°19'56" E	97.39'
C31	25.00'	38°03'11"	16.60'	S 44°31'27" W	16.30'
C32	530.00'	17°08'59"	158.64'	S 34°04'21" W	158.05'
C33	25.00'	131°48'37"	57.51'	S 23°15'28" E	45.64'
C34	50.00'	26°24'56"	229.87'	S 42°32'42" W	74.65'
C35	25.00'	13°25'49"	58.22'	N 72°27'44" W	45.93'
C36	420.00'	24°09'18"	177.06'	S 28°44'42" W	175.76'
C37	25.00'	25°02'18"	10.93'	S 04°08'55" W	10.84'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C38	50.00'	153°12'01"	133.69'	S 68°13'46" W	97.28'
C39	25.00'	38°12'56"	16.67'	N 54°16'41" W	16.37'
C40	25.00'	93°27'45"	40.78'	S 59°52'58" W	36.41'
C41	25.00'	90°00'00"	39.27'	S 28°23'09" E	35.36'
C42	25.00'	89°56'47"	39.25'	N 61°38'27" E	35.34'
C43	480.00'	1°40'51"	14.08'	N 17°30'29" E	14.08'
C44	25.00'	83°44'51"	36.54'	N 23°31'31" W	33.37'
C45	270.00'	7°59'12"	37.64'	N 69°23'33" W	37.61'
C46	25.00'	42°50'00"	18.69'	S 85°11'51" W	18.26'
C47	50.00'	26°40'01"	231.84'	N 16°36'51" E	73.33'
C48	25.00'	42°50'00"	18.69'	S 51°58'09" E	18.26'
C49	330.00'	7°59'12"	46.00'	S 69°23'33" E	45.96'
C50	25.00'	83°44'51"	36.54'	N 22°43'38" E	33.37'
C51	480.00'	1°47'38"	98.81'	N 36°45'02" E	98.63'
C52	470.00'	17°08'59"	140.68'	N 34°04'21" E	140.16'
C53	25.00'	90°00'00"	39.27'	N 19°30'08" W	35.36'
C54	630.00'	27°06'32"	298.08'	N 50°56'53" W	295.30'
C55	25.00'	42°50'00"	18.69'	N 58°48'37" W	18.26'
C56	50.00'	26°40'01"	231.84'	N 52°36'23" W	73.33'
C57	25.00'	42°50'00"	18.69'	S 15°58'37" E	18.26'
C58	570.00'	27°06'32"	269.69'	S 50°56'53" W	267.18'
C59	25.00'	90°00'00"	39.27'	N 70°29'52" E	35.36'
C60	25.00'	76°13'32"	33.26'	N 12°36'54" W	30.86'
C61	330.00'	13°20'04"	76.80'	N 44°03'39" W	76.63'
C62	25.00'	90°00'00"	39.27'	N 82°23'37" W	35.36'
C63	515.00'	6°50'09"	61.44'	N 49°11'19" W	61.41'
C64	735.00'	14°05'31"	180.78'	N 52°49'00" E	180.32'
C65	365.00'	21°00'46"	133.86'	N 49°21'23" E	133.11'
C66	25.00'	90°00'00"	39.27'	N 06°09'00" W	35.36'
C67	70.74'	36°49'05"	45.46'	S 57°47'25" E	44.68'
C68	62.62'	26°18'52"	28.76'	S 23°43'56" E	28.51'
C69	62.07'	93°38'38"	101.45'	S 57°16'12" E	90.53'
C70	36.39'	75°22'19"	47.87'	S 68°13'38" E	44.50'
C71	50.92'	94°58'56"	84.40'	S 78°01'57" E	75.07'
C72	10.00'	94°09'04"	16.43'	S 40°10'52" E	14.65'
C73	27.53'	159°38'17"	76.71'	S 70°46'46" E	54.20'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 63°36'20" W	44.01'
L2	S 45°46'14" W	63.10'
L3	S 52°28'05" W	142.92'
L4	S 43°38'55" W	168.37'
L5	N 13°09'06" E	122.30'
L6	N 37°23'37" E	90.00'
L7	N 51°39'00" E	82.54'
L8	S 38°51'00" W	70.81'
L9	S 45°46'14" W	69.45'
L10	N 76°33'07" E	10.50'
L11	S 47°21'09" E	105.00'
L12	S 22°49'06" E	11.12'
L13	S 38°51'00" W	45.81'
L14	S 37°23'37" E	73.74'
L15	N 65°23'57" W	84.88'
L16	N 73°23'09" E	82.88'
L17	S 73°23'09" E	82.88'
L18	S 65°23'57" E	84.88'
L19	N 37°23'37" E	73.74'
L20	S 45°46'14" W	111.46'
L21	N 38°51'00" E	45.81'
L22	S 16°36'51" W	124.68'
L23	S 48°14'49" E	44.19'
L24	S 74°56'25" E	159.56'

LINE TABLE		
LINE	BEARING	DISTANCE
L25	N 62°19'28" E	104.07'
L26	N 20°38'14" E	164.34'
L27	N 00°32'24" W	41.87'
L28	N 46°03'21" E	40.07'
L29	N 40°18'38" E	99.16'
L30	N 35°07'34" E	59.65'
L31	N 29°54'45" E	59.65'
L32	N 25°02'35" E	53.38'
L33	N 48°38'55" E	54.38'
L34	N 20°43'46" E	192.70'
L35	N 50°43'40" W	721.96'
L36	S 16°36'51" W	143.42'
L37	S 44°25'51" E	22.00'
L38	S 52°36'23" W	257.99'
L39	S 01°34'01" W	57.85'
L40	S 25°29'52" W	65.00'
L41	S 28°42'56" W	62.16'
L42	S 37°34'50" W	47.26'
L43	S 42°34'07" W	49.60'
L44	S 47°21'09" E	125.00'
L45	S 73°23'09" E	62.35'
L46	N 47°21'09" W	125.00'
L47	S 71°11'51" E	133.12'

FINAL PLAT OF
DEL WEBB FULSHEAR
SECTION 1

A SUBDIVISION OF 47.720 ACRES OF LAND SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

128 LOTS 6 RESERVES (19.826 ACRES) 2 BLOCKS
MAY 20, 2021 JOB NO. 1680-8005-410

OWNERS:
PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: PULTE NEVADA I LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER
PATRICK DUGGAN, VICE PRESIDENT-LAND DEVELOPMENT
1311 BROADFIELD BOULEVARD, SUITE 100, HOUSTON, TEXAS 77084
PH: (281) 749-8000

SURVEYOR: GBI PARTNERS ENGINEER: LJA Engineering, Inc.



LAND SURVEYING CONSULTANTS
4724 VISTA ROAD - PASADENA, TX 77069
PHONE: 281-489-4839 • GBIsurvey@GBIpartners.com
TBPELS FIRM # 10130300 • www.GBIpartners.com

3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386



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

Subdivision/Development Platting Application

Date: 4-28-21 Date Received by the City of Fulshear: _____
 Subdivision: FULSHEAR SUBSTATION Development: _____

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: ___ City ___ ETJ (Extraterritorial Jurisdiction)

Legal Description: 23.900 ACRES IN THE MICHAEL AUSTIN - A100 FORT BEND COUNTY, TEXAS

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

Total Acreage: 23.900
 Number of Streets: 0
 Number of Lots: 0
 Number and Types of Reserves: 1 UNRESTRICTED
 Total Acres in Reserve: 21.913

Owner: CENTER POINT ENERGY HOUSTON ELEC. LLC
 Address: P.O. BOX 1700
 City/State: HOUSTON / TEXAS 77251-1700
 Telephone: 713-207-2222
 Email Address: _____

Engineer/Planner: PAPE-DAWSON ENGINEERS
 Contact Person: WALT SMITH
 Telephone: 281-655-0634 EXT. 798
 Fax Number: _____
 Email Address: WALTSMITH@PAPE-DAWSON.COM

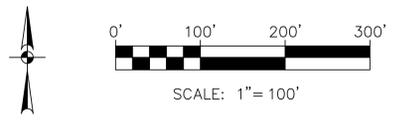
Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$ 1097.50
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.

Walt Smith
 SIGNATURE

WALT SMITH S.I.T. / Project Coordinator
 TYPED OR PRINTED NAME/TITLE

4-28-21
 DATE



JORDAN RANCH
SECTION 15
PLAT No. 20190029
O.P.R.F.B.C.T.

H.&T.C. R.R. CO. SURVEY
SECTION 75, BLOCK 1,
ABSTRACT 732

P.O.C.
FD. 5/8" I.R.
N: 13,832,596.14
E: 2,951,591.48

FORT BEND JORDAN RANCH, LP
CALLED 1,353.01 ACRES
CLERK'S FILE No. 2015027940
O.P.R.F.B.C.T..

P.O.B.
SET 5/8" I.R.(PD)
N: 13,829,946.49
E: 2,951,683.46

THIS 50' STRIP IS HEREBY
DEDICATED TO THE PUBLIC FOR
RIGHT-OF-WAY PURPOSES

FUTURE JORDAN RANCH BLVD
100' ROW

H.&T.C. R.R. CO. SURVEY
SECTION 105, BLOCK 1
ABSTRACT 261

RESIDUE OF A CALLED 1,316.47 ACRES
RAELYNN FRANZ WERNER, TRUSTEE OF FH&L 2012 TRUST,
RAYMOND DALE FRANZ, TRUSTEE OF RDF TRUST,
KEVIN SCOTT FRANZ, TRUSTEE OF BMM TRUST, AND
KELLI JENS FRANZ SPILMAN, TRUSTEE OF KJFS TRUST
CLERK'S FILE No. 2012149037
O.P.R.F.B.C.T.

MICAJAH AUTREY SURVEY
ABSTRACT 100

N38°46'07"E 1466.80'

DRAINAGE AND
DETENTION EASEMENT
4.239 ACRES
CLERK'S FILE No.
O.P.R.F.B.C.T.

RESERVE "A"

MUSKE 187, J.V.
CALL 187.19 ACRES
CLERK'S FILE No.
2015088944
O.P.R.F.B.C.T.

S01°59'18"E 1741.49'

HOUSTON LIGHTING AND POWER
COMPANY EASEMENT
(80' WIDE)
VOL. 431, PG. 374
D.R.F.B.C.T.

TRUNKLINE GAS COMPANY
PIPELINE EASEMENT
(RECOGNIZED 30' WIDE)
VOL. 280, PG. 180
D.R.F.B.C.T.

N67°40'53"W 521.48'
ENTERPRISE CRUDE PIPELINE LLC
50' WIDE EASEMENT
C.F. No. 2015071882
O.P.R.F.B.C.T.

RESIDUE OF A CALLED 1,316.47 ACRES
RAELYNN FRANZ WERNER, TRUSTEE OF FH&L 2012 TRUST,
RAYMOND DALE FRANZ, TRUSTEE OF RDF TRUST,
KEVIN SCOTT FRANZ, TRUSTEE OF BMM TRUST, AND
KELLI JENS FRANZ SPILMAN, TRUSTEE OF KJFS TRUST
CLERK'S FILE No. 2012149037
O.P.R.F.B.C.T.

DRAINAGE AND
DETENTION EASEMENT
0.9021 OF AN ACRE
CLERK'S FILE No.
O.P.R.F.B.C.T.

30.0' WIDE EASEMENT
FORT BEND COUNTY
DRAINAGE DISTRICT
VOLUME 511, PAGE 735
D.R.F.B.C.T.

HOUSTON LIGHTING AND POWER
COMPANY EASEMENT
(80' WIDE)
VOL. 431, PG. 374
D.R.F.B.C.T.

Description of 23,900 acres or 1,041,097 square feet of land located in the Micajah Autrey Survey, Abstract 100, Fort Bend County, Texas and out of the called 1,316.47 acre tract conveyed by Gift Deed to Raelynn Franz Werner (now known as Raelynn Franz), Trustee of FH&L 2012 Trust, Raymond Dale Franz, Trustee of RDF Trust, Kevin Scott Franz, Trustee of BMM Trust and Kelli Jean Franz Spilman, Trustee of KJFS Trust as recorded in Clerk's File Number 2012149037 of the Official Public Records of Fort Bend County, Texas; said 23,900 acre tract more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

COMMENCING at a 5/8 inch iron rod with cap found in the east line of the H.&T.C. R.R. Company Survey, Section 75, Block 1, Abstract 732, and the west line of the H.&T.C. R.R. Company Survey, Section 105, Block 1, Abstract 261, for an interior corner of Jordan Ranch Section 15, a subdivision recorded in Clerk's File Number 20190029 of The Official Public Records of Fort Bend County, Texas and the northeast corner of said 1,316.47 acre tract, having GRID coordinates X=2,951,591.48 and Y=13,832,596.14;

THENCE, S 01°59'18" E, along and with the west line of Said Section 15, and the west line of a called 1,353.01 acre tract conveyed to Fort Bend Jordan Ranch, LP as recorded in Clerk's File Number 2015027940 of the Official Public Records of Fort Bend County, Texas, the west line of a called 187.19 acre tract conveyed to Muske 187, JV as recorded in Clerk's File Number 2015088944 of the Official Public Records of Fort Bend County, Texas, and the east line of said 1,316.47 acre tract, at 1050.00 feet passing the southeast corner of the H.&T.C. R.R. Company Survey, Section 75, Block 1, and the northeast corner of said M. Autrey Survey, continuing for a total distance of 2,651.55 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" for the northeast corner and **POINT OF BEGINNING** of the tract herein described, having GRID coordinates X=2,951,683.46 and Y=13,829,946.49;

THENCE, S 01°59'18" E, continuing along and with the west line of said 187.19 acre tract and the east line of said 1,316.47 acre tract, a distance of 1,741.49 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set in the south line of a 50 foot wide pipeline easement conveyed to Enterprise Crude Pipeline, LLC as recorded in Clerk's File Number 2015071882 of the Official Public Records of Fort Bend County, Texas, for the southeast corner of the tract herein described;

THENCE, departing the west line of said 187.19 acre tract, over and across said 1,316.47 acre tract, along and with the south line of said 50' wide pipeline easement the following courses and distances:

- N 67°35'11" W a distance of 537.96 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,
- N 52°37'32" W a distance of 37.54 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,
- N 37°37'32" W a distance of 45.16 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,
- N 22°37'32" W a distance of 93.72 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,
- N 37°37'32" W a distance of 34.74 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,
- N 52°37'32" W a distance of 34.71 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

N 67°40'53" W a distance of 521.48 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set in the west line of a 30 foot wide pipeline easement conveyed to Trunkline Gas Company as recorded in Volume 280, Page 180 of the Deed Records of Fort Bend County, Texas, for the southwest corner of the tract herein described;

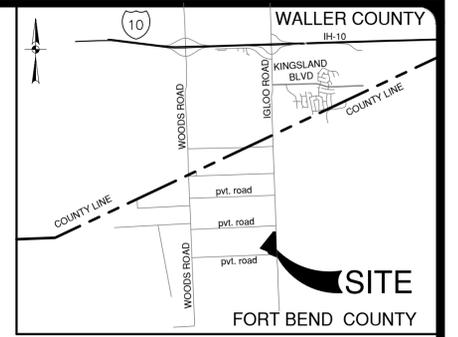
THENCE, N 38°46'07" E, along and with the west line of said 30' wide pipeline easement a distance of 1,466.80 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for the northwest corner of the tract herein described;

THENCE, EAST a distance of 143.09 feet to the **POINT OF BEGINNING**, containing 23,900 acres in Fort Bend County, Texas.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N52°37'32"W	37.54'
L2	N37°37'32"W	45.16'
L3	N22°37'32"W	93.72'
L4	N37°37'32"W	34.74'
L5	N52°37'32"W	34.71'
L6	N90°00'00"E	143.09'
L7	N90°00'00"E	93.06'
L8	N90°00'00"E	50.03'
L9	N67°35'11"W	54.90'
L10	S29°01'55"W	194.05'

COUNTY ASSISTANCE DISTRICT	DISTRICT 7
SCHOOL	LAMAR CISD
FIRE	FORT BEND ESD 4
CITY OR CITY ETJ	CITY OF FULSHEAR ETJ
UTILITY COMPANY	CENTERPOINT ENERGY

PARCELS	ACRES
RESERVE A	21.913
50' STRIP	1.987
TOTAL	23.900



LOCATION MAP
1 inch = 6000 feet

DEED/PLAT REFERENCE

D.R.F.B.C.T. DEED RECORDS OF FORT BEND COUNTY, TEXAS
O.P.R.F.B.C.T. OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS

LEGEND

- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- SET 5/8" I.R.(Pape-Dawson)
- FOUND

Notes

1. Bearings based on Texas Coordinate System, South Central Zone, NAD 83 as determined by GPS observations utilizing Leica Equipment and Leica Smartnet.
2. Subject tract classified within Zone X (unshaded) within FEMA FIRM Panel 48157C0085M, effective January 29, 2021.
3. All coordinates shown are GRID coordinates and can be converted to SURFACE by multiplying by a scale factor of 1.000115045.
4. All distances shown are SURFACE distances.
5. All iron rods set are 5/8" in diameter by 3' length.
6. All existing easements, rights-of-way, fee strips and significant topographical features on the land being platted are shown and accurately identified on the plat.
7. The plat includes all of the contiguous land owned by CenterPoint Energy Houston Electric, LLC.
8. CenterPoint Energy Houston Electric, LLC neither owns nor has any legal interest in the ad joining properties.
9. CenterPoint Energy Houston Electric, LLC will have maintenance responsibility for all onsite drainage and detention facilities.
10. Drainage and Detention Easements to be recorded as separate documents.
11. The top of all floor slabs shall be a minimum of 156.00 feet above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
12. The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
13. All drainage easements to be kept clear of fences, buildings vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility.
14. All property to drain into the drainage easement only through an approved drainage structure.
15. All utilities have been notified of the intent to subdivide.

OWNER:

**CenterPoint Energy
Houston Electric, LLC**

SURVEYING & RIGHT OF WAY
P.O. Box 1700 Houston, TX 77251-1700
713-207-2222
Firm Number: 10027400
Kevin A. Meals
Director, Land & Field Services

SURVEYOR:

**PAPE-DAWSON
ENGINEERS**

NORTH HOUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
24445 TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.655.0634
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

**FINAL PLAT OF
FULSHEAR SUBSTATION**

23.900 ACRES OF LAND
CONTAINING ONE RESERVE
OUT OF THE MICAJAH AUTREY SURVEY,
ABSTRACT 100
FORT BEND COUNTY, TEXAS

APRIL 27, 2021

SHEET 1 OF 2

Date: Apr 26, 2021, 8:15am User: kb_mitchell Plot: K:\Survey\PROJECTS\2021_HOUSTON\40985-00_Centerpoint_Fulshear_final_plat.dwg

STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF FULSHEAR EXTRA-TERRITORIAL JURISDICTION

WE, CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, ACTING BY AND THROUGH WILLIAM J. DOUGHERTY, BEING AN OFFICER OF REPRESENTATIVE OF CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, HEREINAFTER REFERRED TO AS OWNERS OF THE 23.900 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FULSHEAR SUBSTATION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION 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, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF (OR OURSELVES), MY (OR OUR) HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

FURTHER WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTY FEET (50' 0") WIDE ALONG THE EAST LINE OF THE PROPERTY FOR A MAJOR THOROUGHFARE, THE FUTURE JORDAN RANCH BOULEVARD.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARY OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENTS, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAY AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTION 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 COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DAMAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY, OR INDIRECTLY.

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

IN TESTIMONY WHEREOF, CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM J. DOUGHERTY, AS AGENT AND ATTORNEY IN-FACT.

THIS _____ DAY OF _____, 2021.

BY: CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC

BY: WILLIAM J. DOUGHERTY, AGENT AND ATTORNEY IN-FACT

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM J. DOUGHERTY, AGENT AND ATTORNEY IN-FACT FOR CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____ OF 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

CERTIFICATE FOR ENGINEER

I, ROBERT M. PREISS, 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.

ROBERT M. PREISS
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 92978

CERTIFICATE FOR SURVEYOR

I, AUSTAN W. LUPHER, 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 MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN SET WITH IRON (OR OTHER SUITABLE METAL) PIPE OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTS INCH AND A LENGTH OF NOT LESS THAN THREE FOOT UNLESS OTHERWISE NOTED; AND THAT THE PLAT BOUNDARY CORNER HAVE BEEN TIED INTO THE NEAREST SURVEY CORNER.

AUSTAN W. LUPHER
REGISTRATION NO: 6711



CENTERPOINT NOTE:
"ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND paneled WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND paneled WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING."

STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF FULSHEAR SUBSTATION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF FULSHEAR AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 2021.

BY: AMY PEARCE, CHAIRMAN

BY: DAR HAKIMZADEH, CO-CHAIRMAN

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 THE 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 _____, 2021.

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 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

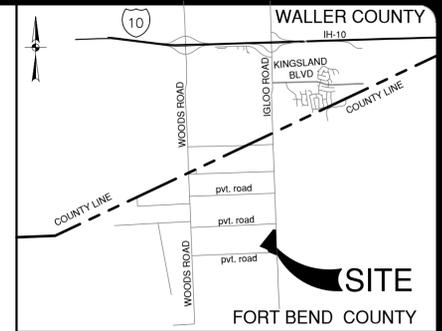
MY OFFICE ON _____, AT _____ O'CLOCK ____M., AND IN

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



LOCATION MAP
1 inch = 6000 feet

OWNER:

CenterPoint Energy
Houston Electric, LLC

SURVEYING & RIGHT OF WAY
P.O. Box 1700 Houston, TX 77251-1700
713-207-2222
Firm Number: 10027400
Kevin A. Meals
Director, Land & Field Services

SURVEYOR:



NORTH HOUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
24445 TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.655.0634
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

FINAL PLAT OF FULSHEAR SUBSTATION

23.900 ACRES OF LAND
CONTAINING ONE RESERVE
OUT OF THE MICAJAH AUTREY SURVEY,
ABSTRACT 100
FORT BEND COUNTY, TEXAS

APRIL 27, 2021

SHEET 2 OF 2