



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

29255 FM 1093 ROAD #12B/ PO Box 279 ~ FULSHEAR, TEXAS 77441

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

WWW.FULSHEARTEXAS.GOV

CHAIRMAN- AMY PEARCE
MEMBER- JOAN BERGER
MEMBER- JOE WARDELL

PLANNING & ZONING:
MEMBER- KEVIN WHITE
MEMBER- GREGORY EHMAN

CO-CHAIR- DAR HAKIMZADEH
MEMBER- JOHN DOWDALL

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

SPECIAL PLANNING AND ZONING COMMISSION MEETING AGENDA OCTOBER 8, 2021

NOTICE IS HEREBY GIVEN OF A SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD ON FRIDAY, OCTOBER 8, 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, Charter Review Commission, 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. PUBLIC HEARING

The Planning and Zoning Commission of the City of Fulshear, Texas, will conduct a public hearing on October 8, 2021 at 8:30 a.m. in the Irene Stern Community Center regarding the adoption of a new Comprehensive Plan for the long-range development of the City of Fulshear, at which the public is given the opportunity to give testimony and present written evidence.

5. Consideration and possible action to approve Minutes from the Planning and Zoning Commission meeting held on September 3, 2021

6. Consideration and possible action to recommend approval of the Broadstone Cross Creek Ranch Preliminary Plat

7. Consideration and possible action to recommend approval of the Broadstone Jordan Ranch Preliminary Plat

8. Consideration and possible action to recommend approval of the Lakeside Village at Cross Creek Ranch Final Plat

9. Consideration and possible action to recommend approval of the Del Webb Fulshear Section 2 Final Plat

10. Consideration and possible action to approve the Tamarron West Master Sign Plan

11. Consideration and possible action to approve an update to the Del Webb Fulshear Master Sign Plan

12. Consideration and possible action to recommend approval of the Comprehensive Plan

13. 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 Tuesday, September 28, 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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STAFF:

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CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING AGENDA SEPTEMBER 3, 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, SEPTEMBER 3, 2021, AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR TEXAS 77441.

2. Quorum

A QUORUM WAS PRESENT.

MEMBERS PRESENT

AMY PEARCE
JOAN BERGER
GREGORY EHMAN
KEVIN WHITE
JOHN DOWDALL

MEMBERS ABSENT

DAR HAKIMZADEH
JOE WARDELL

CITY STAFF PRESENT

KIMBERLY KOPECKY
MARIELA RODRIGUEZ
ZACH GOODLANDER
CLIFF BROUHARD
BYRON BROWN

OTHERS PRESENT

KAYE KAHLICH
GEOFF FREEMAN
MELONY GAY
TREY DEVILLIER
ALVIN SORRELS
DAN VALDEZ
BEN ELIAS
J. DE LA ROSA
JOHN HERZOG
CHRIS LEBLANC
AND 4 OTHERS THAT DID NOT SIGN IN.

3. Citizen's Comments

THERE WERE NO CITIZEN COMMENTS

4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on August 6, 2021

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON AUGUST 6, 2021. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WHITE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

5. Consideration and possible action to approve an update to the Cross Creek Ranch General Plan

ZACH GOODLANDER BRIEFLY EXPLAINED AND ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE CROSS CREEK RANCH GENERAL PLAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

6. Consideration and possible action to approve the Summer View Section 3 Preliminary Plat

PER ZACH, ALL COMMENTS WERE ADDRESSED AND THE CITY ENGINEER RECOMMENDS APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE SUMMERVIEW SECTION 3 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

***CHAIRMAN PEARCE ASKED TO TAKE ITEMS 7 THROUGH 13 TOGETHER, THERE WERE NO OBJECTIONS. ***

- 7. Consideration and possible action to recommend approval of the Jordan Ranch Section 35 Preliminary Plat**
- 8. Consideration and possible action to recommend approval of the Jordan Ranch Section 36 Preliminary Plat**
- 9. Consideration and possible action to recommend approval of the Jordan Ranch Section 37 Preliminary Plat**
- 10. Consideration and possible action to recommend approval of the Jordan Ranch Section 38 Preliminary Plat**
- 11. Consideration and possible action to recommend approval of the Jordan Ranch Section 39 Preliminary Plat**
- 12. Consideration and possible action to recommend approval of the Jordan Ranch Section 40 Preliminary Plat**
- 13. Consideration and possible action to recommend approval of the Jordan Ranch Section 41 Preliminary Plat**

PER CLIFF BROUHARD, THE CITY ENGINEER, ALL COMMENTS AND SPELLING ERRORS ADDRESSED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE JORDAN RANCH SECTION 35, SECTION 36, SECTION 37, SECTION 38, SECTION 39, SECTION 40, AND SECTION 41 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

14. Consideration and possible action to recommend approval of the Jordan Ranch Street Dedication Section 11 Preliminary Plat

PER ZACH ALL COMMENTS ADDRESSED AND RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE JORDAN RANCH STREET DEDICATION SECTION 11 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

15. Consideration and possible action to recommend approval of the Tamarron Section 54 Preliminary Plat

ZACH STATED ALL COMMENTS HAVE BEEN ADDRESSED AND CLIFF ANSWERED QUESTIONS.

MELANIE GAY, KATIE HARRIS, AND GEOFF FREEMAN WITH LJA ANSWERED QUESTIONS FROM THE MEMBERS REGARDING LANDSCAPING, PARKING, AND BUILDING DESIGNS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 54 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

***CHAIRMAN PEARCE ASKED TO TAKE ITEMS 16 AND 17 TOGETHER. THERE WERE NO OBJECTIONS. ***

16. Consideration and possible action to recommend approval of the Summerview Section 1 Final Plat

17. Consideration and possible action to recommend approval of the Summerview Section 2 Final Plat

CLIFF EXPLAINED THAT ALL COMMENTS WERE ADDRESSED AND BOTH PLATS ARE READY FOR APPROVAL. HE STATED THE ONLY THING PENDING WAS FROM FORT BEND COUNTY AND TXDOT THAT HAVE TO REVIEW THE T.I.A.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE SUMMERVIEW SECTION 1 AND SECTION 2 FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

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

PER ZACH ALL COMMENTS WERE ADDRESSED AND THE PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF THE POLO RANCH SECTION 9 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

19. Consideration and possible action to recommend approval of the Fulshear Bend Drive Extension No. 6 Final Plat

PER ZACH THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE FULSHEAR BEND DRIVE EXTENSION NO. 6 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

20. Consideration and possible action to recommend approval of the Fulshear Lakes Creekside Section 1 Final Plat

PER CLIFF ALL COMMENTS HAVE BEEN ADDRESSED AND THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF THE FULSHEAR LAKES CREEKSIDE SECTION 1 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WHITE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

***CHAIRMAN PEARCE ASKED TO TAKE ITEMS 21 AND 22 TOGETHER. THERE WERE NO OBJECTIONS. ***

- 21. Consideration and possible action to recommend approval of the Tamarron Point Section 2 Street Dedication Final Plat**
- 22. Consideration and possible action to recommend approval of the Tamarron Point Section 3 Street Dedication Final Plat**

PER ZACH BOTH PLATS ARE RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF THE TAMARRON POINT SECTION 2 AND SECTION 3 STREET DEDICATION FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WHITE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

***CHAIRMAN PEARCE ASKED TO TAKE ITEMS 23 AND 24 TOGETHER. THERE WERE NO OBJECTIONS. ***

- 23. Consideration and possible action to recommend approval of the Tamarron Section 45A Final Plat**
- 24. Consideration and possible action to recommend approval of the Tamarron Section 45B Final Plat**

ZACH EXPLAINED ALL COMMENTS HAVE BEEN ADDRESSED AND THESE PLATS ARE RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 45A AND 45B FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

***CHAIRMAN PEARCE ASKED TO TAKE ITEMS 25, 26, AND 27 TOGETHER. THERE WERE NO OBJECTIONS. ***

- 25. Consideration and possible action to recommend approval of the Tamarron Section 48 Final Plat**
- 26. Consideration and possible action to recommend approval of the Tamarron Section 52 Final Plat**
- 27. Consideration and possible action to recommend approval of the Tamarron Section 55 Final Plat**

PER ZACH ALL PLATS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 48, SECTION 52, AND SECTION 55 FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

- 28. Consideration and possible action to recommend approval of the Goddard School at Fulbrook on Fulshear Creek Final Plat**

PER ZACH ALL COMMENTS HAVE BEEN ADDRESSED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF THE GODDARD SCHOOL AT FULBROOK ON FULSHEAR CREEK FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WHITE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

29. Adjournment

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

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:09 A.M.

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

AGENDA OF:	October 8, 2021	DEPARTMENT:	Planning
DATE SUBMITTED:	September 24, 2021	PREPARED BY:	Zach Goodlander, Director of Planning
PREPARED BY:	Zach Goodlander, Director of Planning	PRESENTER:	Zach Goodlander, Director of Planning Cliff Brouhard, City Engineer
SUBJECT:	Plat recommendations of approval for Planning and Zoning Commission		
ATTACHMENTS:	1. Plat Application 2. Copy of Plat		

EXECUTIVE SUMMARY

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

- 6. Consideration and possible action to recommend approval of the Broadstone Cross Creek Ranch Preliminary Plat**
- 7. Consideration and possible action to recommend approval of the Broadstone Jordan Ranch Preliminary Plat**
- 8. Consideration and possible action to recommend approval of the Lakeside Village at Cross Creek Ranch Final Plat**
- 9. Consideration and possible action to recommend approval of the Del Webb Fulshear Section 2 Final Plat**

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

RECOMMENDATION

Staff recommends approval of the plats based upon the City Engineer's review.



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
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Subdivision/Development Platting Application

Date: 09/16/2021 Date Received by the City of Fulshear:
Subdivision: Broadstone Cross Creek Ranch Development: Broadstone Cross Creek 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: X City ETJ (Extraterritorial Jurisdiction)

Legal Description: 14.50 ac (631,774 sf) of land situated in the M. Autrey Survey, Abstract No. 100, Fort Bend County, TX

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

Total Acreage: 14.50
Number of Streets: n/a
Number of Lots: n/a
Number and Types of Reserves: 1
Total Acres in Reserve: 14.50

Owner: Alliance Realty Partners, LLC
Address: 820 Gessner, Suite 1000
City/State: Houston, TX 77024
Telephone: 713-800-1760
Email Address: dadame@allresco.com

Engineer/Planner: Terra Associates, Inc.
Contact Person: Julio Mosqueda
Telephone: 713-993-0333
Fax Number: 713-993-0743
Email Address: jom@terraassoc.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 (\$681.25), 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.

Handwritten signature: Julio Mosqueda
TYPED OR PRINTED NAME/TITLE: Julio Mosqueda S.P.M.
DATE: 9/16/21

STATE OF TEXAS

COUNTY OF FORT BEND

WE, BROADSTONE CROSS CREEK OWNER, LP, A DELAWARE LIMITED PARTNERSHIP, ACTING BY AND THROUGH BROADSTONE CROSS CREEK ALLIANCE GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER, REPRESENTED HEREIN BY: CYRUS BAHRAMI, ITS MEMBER, AND BRIAN AUSTIN, ITS MEMBER, OWNER (OR OWNERS) HERINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 14.50 ACRE TRACT DESCRIBED IN THE ABOVE AND FORGOING MAP OF BROADSTONE CROSS CREEK RANCH, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE 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 10 FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

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

IN TESTIMONY WHEREOF, THE BROADSTONE CROSS CREEK OWNER, LP, A DELAWARE LIMITED PARTNERSHIP, ACTING BY AND THROUGH BROADSTONE CROSS CREEK ALLIANCE GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CYRUS BAHRAMI, ITS MEMBER, THEREUNTO AUTHORIZED, ATTESTED BY ITS MEMBER, BRIAN AUSTIN, THIS _____ DAY OF _____, 2021.

BROADSTONE CROSS CREEK OWNER, LP, A DELAWARE LIMITED PARTNERSHIP
BY: BROADSTONE CROSS CREEK ALLIANCE GP, LLC A DELAWARE LIMITED LIABILITY COMPANY ITS MANAGER

BY: CYRUS BAHRAMI MEMBER
BY: BRIAN AUSTIN MEMBER

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CYRUS BAHRAMI, MEMBER, AND BRIAN AUSTIN, MEMBER OF BROADSTONE CROSS CREEK ALLIANCE GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGER OF BROADSTONE CROSS CREEK OWNER, LP, A DELAWARE LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY: _____

MY COMMISSION EXPIRES: _____

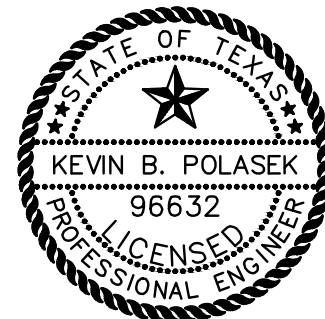
I, CHRIS JORDAN, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTER (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

CHRIS JORDAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6750

I, KEVIN B. POLASEK, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF THE CITY OF FULSHEAR, TO THE BEST OF MY KNOWLEDGE.

KEVIN B. POLASEK, P.E.
TEXAS REGISTRATION NO. 96632

TERRA ASSOCIATES, INC.
TBPE REGISTRATION NO. F-003832



THIS PLAT OF BROADSTONE CROSS CREEK RANCH IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS, THIS _____ DAY OF _____, 2021.

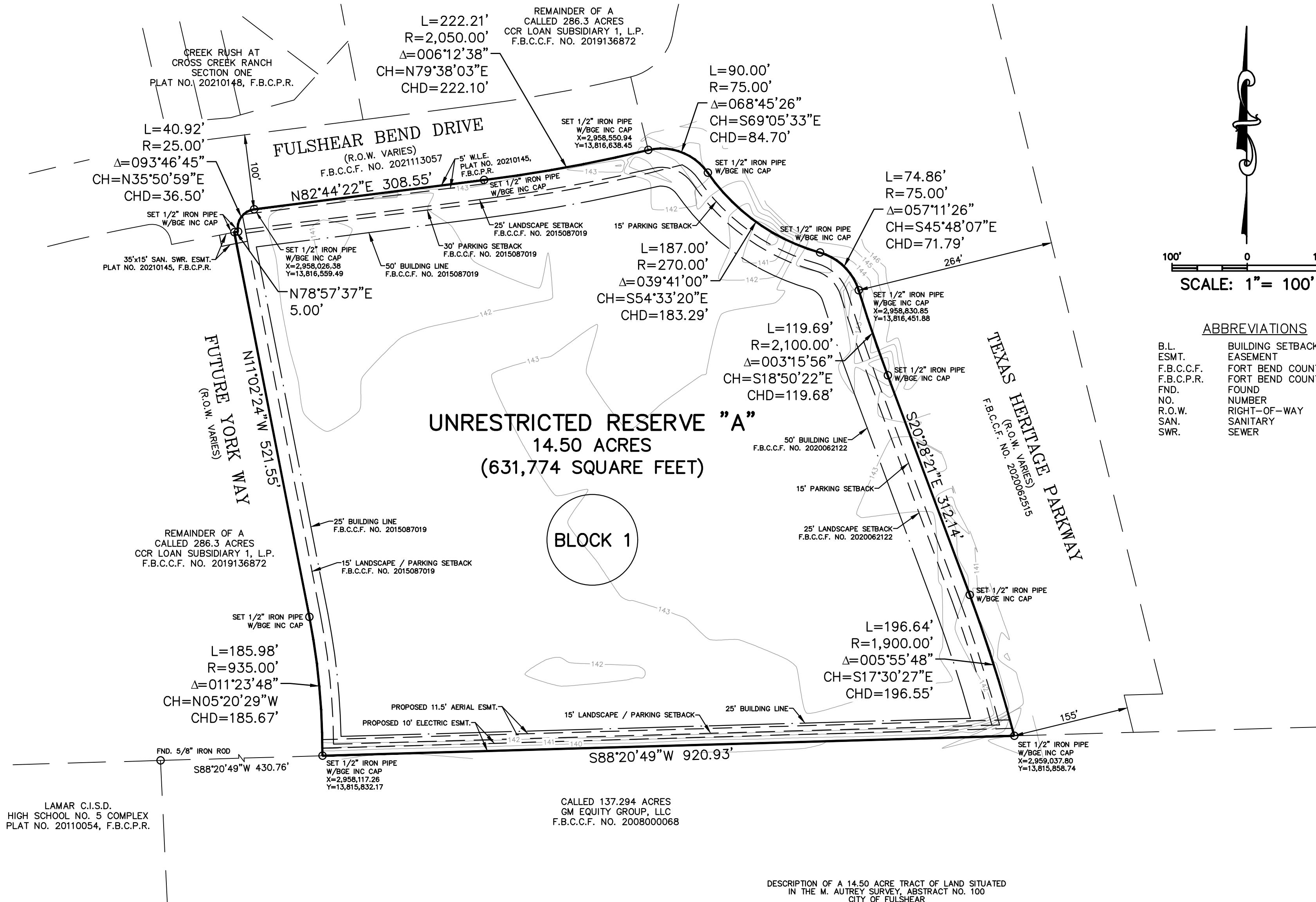
AMY PEARCE
CHAIRMAN

DAR HAKIMZAKEH
CO-CHAIRMAN

THIS PLAT OF BROADSTONE CROSS CREEK RANCH WAS APPROVED ON _____ 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

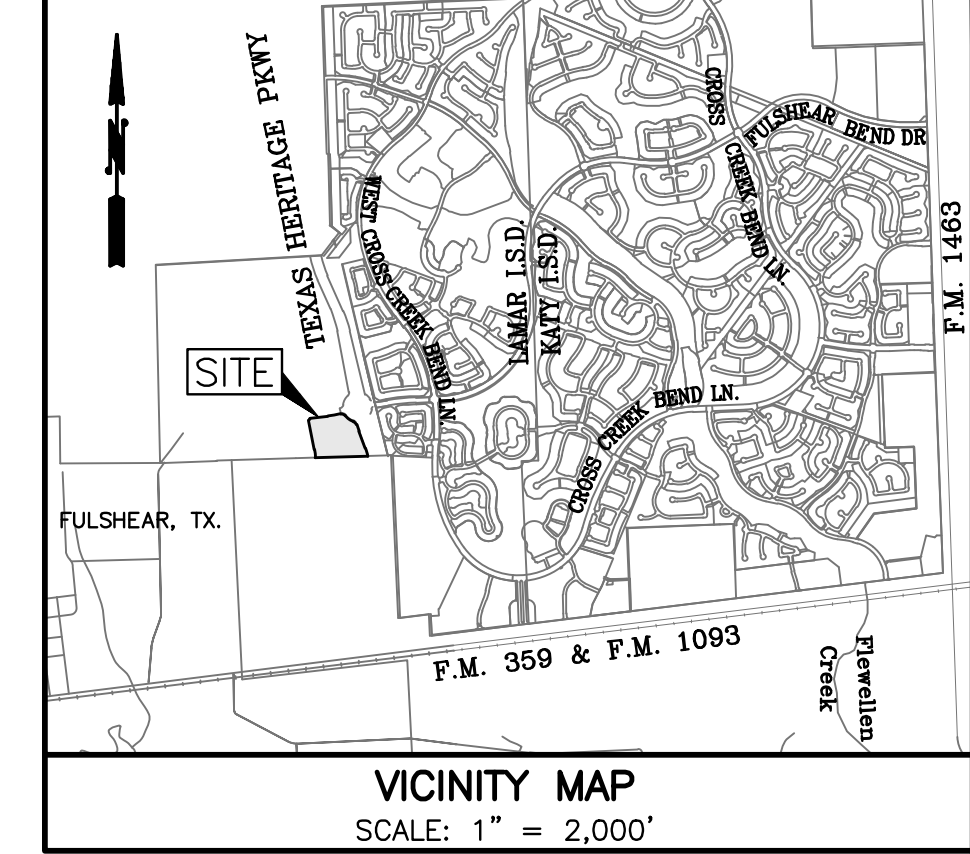
KIM KOPECKY
CITY SECRETARY



SCALE: 1" = 100'

ABBREVIATIONS
B.L. BUILDING SETBACK LINE
E.S.M.T. EASEMENT
F.B.C.C.F. FORT BEND COUNTY CLERK'S RECORDS
F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
F.N.D. FOUND NUMBER
R.O.W. RIGHT-OF-WAY
S.A.N. SANITARY
S.W.R. SEWER

- NOTES:
1. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 1.00011497.
3. THIS TRACT LIES IN ZONE "X" (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM COMMUNITY PANEL NUMBER 48157C0085M, LATEST AVAILABLE PUBLISHED REVISION DATED JANUARY 29, 2021.
4. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF FULSHEAR, TEXAS.
5. THIS RESERVE IS SUBJECT TO THOSE CERTAIN RESTRICTIVE COVENANTS SET OUT IN FORT BEND COUNTY CLERK'S FILE NUMBERS 2005003096, 2009026093, 2010127400, 2020062122, AND 2020062515 OF THE FORT BEND COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
6. CONTOURS SHOWN HEREON ARE BASED ON A STAINLESS STEEL ROD IN CASING STAMPED HGSD 66 1986 LOCATED FROM THE INTERSECTION OF CORBITT AND FM 1463 TRAVEL SOUTH ALONG FM 1463 APPROXIMATELY 0.1 MILE. MONUMENT IS LOCATED ON THE SOUTH SIDE OF A GRAVEL ROAD. ELEVATION 136.32 FEET, NAVD-88, 2001 ADJUSTMENT.



THIS IS TO CERTIFY THAT THE CITY MANAGER AND CITY ENGINEER OF THE CITY OF FULSHEAR, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF BROADSTONE CROSS CREEK RANCH IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCE NO. 2013-1091 - SECTION 12 OF THE CITY OF FULSHEAR IS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2021.

CLIFF BROUHARD
CITY ENGINEER

JACK HARPER
CITY MANAGER

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

DESCRIPTION OF A 14.50 ACRE TRACT OF LAND SITUATED IN THE M. AUTREY SURVEY, ABSTRACT NO. 100, FORT BEND COUNTY, TEXAS

BEING A 14.50 ACRE (631,774 SQUARE FOOT) TRACT OF LAND SITUATED IN THE M. AUTREY SURVEY, ABSTRACT NO. 100, CITY OF FULSHEAR OF FORT BEND COUNTY, TEXAS AND BEING A PORTION OF A CALLED 286.3 ACRES TRACT OF LAND AS DESCRIBED IN AN INSTRUMENT TO CCR LOAN SUBSIDIARY 1, L.P. RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 201913672, SAID 14.50 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 MONUMENTS FOUND ALONG THE WEST RIGHT-OF-WAY LINE OF TEXAS HERITAGE PARKWAY AS CITED HEREIN AND AS SHOWN ON A SURVEY PLAT OF EVEN DATE PREPARED BY THE UNDERSIGNED IN CONJUNCTION WITH THIS METES AND BOUNDS DESCRIPTION:

BEGINNING AT A 1/2-INCH IRON PIPE WITH CAP STAMPED 'BGE INC' SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT FROM WHICH ITS CENTER BEARS S 89°38'35" E, 935.00 FEET, LYING ON THE COMMON SOUTH LINE OF SAID 286.3 ACRE TRACT AND SAID M. AUTREY SURVEY, SAME BEING THE COMMON NORTH LINE OF ENOUGH LATHAM, JR. SURVEY, ABSTRACT NO. 50 AND A CALLED 137.294 ACRE TRACT AS DESCRIBED IN AN INSTRUMENT TO GM EQUITY GROUP, LLC RECORDED UNDER F.B.C.C.F. NO. 2008000088 AND FROM WHICH A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 137.294 ACRE TRACT AND NORTHEAST CORNER OF LAMAR C.I.S.D. HIGH SCHOOL, NO. 5 COMPLEX, A SUBDIVISION PER PLAT RECORDED UNDER PLAT NUMBER 20110054 OF THE FORT BEND COUNTY PLAT RECORDS BEARS S 88°20'49" W, 430.76 FEET;

THENCE, OVER AND ACROSS SAID 286.3 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

- IN A NORTHWESTERLY DIRECTION, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 185.98 FEET, HAVING A RADIUS OF 935.00 FEET, A CENTRAL ANGLE OF 11°23'48" AND CHORD WHICH BEARS N 05°20'29" W, 185.67 FEET TO A 1/2-INCH IRON PIPE WITH CAP STAMPED 'BGE INC' SET FOR THE POINT OF TANGENCY;
- N 11°02'24" W, A DISTANCE OF 521.55 FEET TO A 1/2-INCH IRON PIPE WITH CAP STAMPED 'BGE INC' SET FOR THE WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
- N 78°57'37" E, A DISTANCE OF 5.00 FEET TO A 1/2-INCH IRON PIPE WITH CAP STAMPED 'BGE INC' SET FOR AN INTERIOR NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, FROM WHICH ITS CENTER BEARS N 78°57'37" E, 25.00 FEET;
- IN A NORTHEASTERLY DIRECTION, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 40.92 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°46'45" AND CHORD WHICH BEARS N 35°05'59" E, 36.50 FEET TO A 1/2-INCH IRON PIPE WITH CAP STAMPED 'BGE INC' SET FOR THE NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF TANGENCY;
- N 82°44'22" E, A DISTANCE OF 308.55 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 222.21 FEET, HAVING A RADIUS OF 2,050.00 FEET, A CENTRAL ANGLE OF 06°12'38" AND CHORD WHICH BEARS N 79°38'03" E, 222.10 FEET TO A 1/2-INCH IRON PIPE WITH CAP STAMPED 'BGE INC' SET FOR THE SOUTHWEST CORNER OF PROPOSED FULSHEAR BEND DRIVE AND THE WEST CORNER OF A CALLED 23.53 ACRE TRACT (PARCEL 5) FOR TEXAS HERITAGE PARKWAY (WIDTH VARIES) AS DESCRIBED IN AN INSTRUMENT TO FORT BEND COUNTY, TEXAS RECORDED UNDER F.B.C.C.F. NO. 2020062515, SAME BEING THE POINT OF A TANGENT REVERSE CURVE TO THE RIGHT AND LYING ON THE EAST LINE OF SAID 286.3 ACRE TRACT;
- THENCE, ALONG AND WITH THE EAST LINE OF SAID 286.3 ACRE TRACT, SAME BEING THE WESTERLY RIGHT-OF-WAY LINE OF SAID TEXAS HERITAGE PARKWAY, THE FOLLOWING COURSES AND DISTANCES:
IN A SOUTHEASTERLY DIRECTION, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 90.00 FEET, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 68°45'26" AND CHORD WHICH BEARS S 69°05'33" E, 84.70 FEET TO A 1/2-INCH IRON PIPE WITH CAP STAMPED 'BGE INC' SET FOR THE POINT OF A TANGENT REVERSE CURVE TO THE LEFT;
IN A SOUTHEASTERLY DIRECTION, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 187.00 FEET, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 39°41'00" AND CHORD WHICH BEARS S 54°33'20" E, 183.29 FEET TO A 1/2-INCH IRON PIPE WITH CAP STAMPED 'BGE INC' SET FOR THE POINT OF A TANGENT REVERSE CURVE TO THE RIGHT;
IN A SOUTHEASTERLY DIRECTION, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 74.86 FEET, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 57°11'26" AND CHORD WHICH BEARS S 45°48'07" E, 71.79 FEET TO A 1/2-INCH IRON PIPE WITH CAP STAMPED 'BGE INC' SET FOR THE POINT OF A TANGENT REVERSE CURVE TO THE LEFT;
IN A SOUTHEASTERLY DIRECTION, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 119.69 FEET, HAVING A RADIUS OF 2,100.00 FEET, A CENTRAL ANGLE OF 31°55'56" AND CHORD WHICH BEARS S 18°50'22" E, 119.68 FEET TO A 1/2-INCH IRON PIPE WITH CAP STAMPED 'BGE INC' SET FOR THE POINT OF TANGENCY;
- S 20°28'21" E, A DISTANCE OF 312.14 FEET TO A 1/2-INCH IRON PIPE WITH CAP STAMPED 'BGE INC' SET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
- IN A SOUTHEASTERLY DIRECTION, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 196.64 FEET, HAVING A RADIUS OF 1,900.00 FEET, A CENTRAL ANGLE OF 5°55'48" AND CHORD WHICH BEARS S 17°30'27" E, 196.55 FEET TO THE COMMON SOUTHWEST CORNER OF SAID 286.3 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, LYING ON THE NORTH LINE OF SAID 137.294 ACRE TRACT;
- THENCE, S 88°20'49" W, ALONG AND WITH THE COMMON LINE OF SAID 137.294 ACRE TRACT AND SAID 286.3 ACRE TRACT, A DISTANCE OF 920.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.50 ACRES (631,774 SQUARE FEET) OF LAND.

OWNERS:
BROADSTONE CROSS CREEK OWNER, LP, A DELAWARE LIMITED PARTNERSHIP
820 GESSNER, SUITE 1000
HOUSTON, TEXAS 77024
PHONE: (713) 800-1760

ENGINEER:
TERRA ASSOCIATES, INC.
1445 N. LOOP WEST - SUITE 450
HOUSTON, TEXAS 77008
TEL. (713) 993-0333
FAX (713) 993-0743
TBPE REGISTRATION NO.: F-003832
KEVIN POLASEK, P.E.



SURVEYOR:
BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPLS Licensed Surveying Firm No. 10106500
CHRIS JORDAN, R.P.L.S.

BROADSTONE CROSS CREEK RANCH

A SUBDIVISION BEING 14.50 ACRES (631,774 SQUARE FEET) OF LAND SITUATED IN THE M. AUTREY SURVEY, ABSTRACT NUMBER 100, FORT BEND COUNTY, TEXAS

SEPTEMBER, 2021

1 BLOCK 1 RESERVE

F:\Clients\0007-Alliance Realty Partners\Drawings\Survey\Plat\Broadstone Cross Creek Ranch.dwg Sep 15, 2021-10:37am Terra Associates Inc., moj



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: 9/13/2021

Date Received by the City of Fulshear:

Subdivision: Broadstone Jordan Ranch Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

X Preliminary Replat Amending Plat Final Vacation Plat Short Form Final Admin. (Minor) 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 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: 14.03 Number of Streets: 0 Number of Lots: 0 Number and Types of Reserves: 1 (Unrestricted) Total Acres in Reserve: 14.03

Owner: AR/JPM Jordan Ranch, LP Address: 820 Gessner, Suite 1000 City/State: Houston, TX Telephone: (713) 800-1784 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 \$675.38, and Park Fees \$0.00.

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 for John R. Herzog, P.E. / Project Manager, dated 9/13/21. Labels: SIGNATURE, TYPED OR PRINTED NAME/TITLE, DATE.

STATE OF TEXAS
COUNTY OF FORT BEND

I, MARK BRAMLETT, Director of AR/JPM JORDAN RANCH, LP, hereinafter referred to as owners of the 14.032 acre tract described in the above and foregoing map of BROADSTONE 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 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 listed 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 BROADSTONE 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, AR/JPM JORDAN RANCH, LP has caused these presents to be signed by Mark Bramlett, Director, this ___ day of _____, 2021.

BY: AR/JPM JORDAN RANCH, LP

By: _____
Mark Bramlett, Director

NOTES

- 1. The coordinates shown hereon are Texas South Central Zone No 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the combined scale factor of 1.00013.
- 2. B.L. indicates a building line
A.E. indicates an aerial easement
U.E. indicates a utility easement
W.S.E. indicates a water and sewer easement
L.S.E. indicates landscape easement
VOL., PG. indicates Volume, Page
F.B.C.P.R. indicates Fort Bend County Public Records
O.P.R.F.B.C. indicates Official Public Records of Fort Bend County
ESMT. indicates Easement
H.L. & P. indicates Houston Lighting and Power
SQ. FT. indicates square feet
AC. indicates acre
R.O.W. indicates right-of-way
O.R.F.B.C. indicates Original Records of Fort Bend County
O.P.R.F.B.C. indicates Official Public Records of Fort Bend County
F.B.C.O.P.R.R.P. indicates Fort Bend County Official Public Records of Real Property
D.R.F.B.C. 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 but are not required with this plat.
- 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 is L23.
- 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.

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

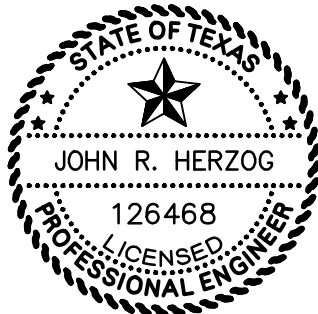
Notary Public in and for the
State Of Texas



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

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.

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.



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

This plat of BROADSTONE 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 BROADSTONE 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 is filed with the County Clerk of Fort Bend, Texas within one (1) year hereafter.

Aaron Groff, Mayor

Kimberly Kopecky, City Secretary

BEING 14.032 acres of land in the J.D. Vermillion Survey, Abstract Number 339, Fort Bend County, Texas and being a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust and The Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 in the Official Public Records of Fort Bend County, Texas, and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at a 5/8-inch iron rod with cap stamped "IDS" found for the west corner of JORDAN RANCH SEC 32, according to the plat thereof recorded as Plat Number 20210059 in the Official Public Records of Fort Bend County, Texas, being on the northerly right-of-way line of JORDAN CROSSING BOULEVARD (100-foot wide), according to the plat of JORDAN RANCH STREET DEDICATION NO. 9 recorded as Plat Number 20210058 in the Official Public Records of Fort Bend County, Texas, being the southeast corner of the herein described tract, and being on the arc of a non-tangent curve to the left;

THENCE, in a northwesterly direction, continuing with said JORDAN CROSSING BOULEVARD and with said curve to the left, having a radius of 1300.00 feet, a central angle of 10° 30' 37", a chord bearing and distance of North 72° 38' 45" West - 238.13 feet, and an arc distance of 238.47 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the southwest corner of the herein described tract;

THENCE, in a northwesterly direction, continuing with said JORDAN CROSSING BOULEVARD and said curve to the left, having a radius of 1300.00 feet, a central angle of 13° 56' 47", a chord bearing and distance of North 84° 52' 27" West - 315.65 feet, and an arc distance of 316.43 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

THENCE across said 1352.43 acre tract the following courses and distances:

North 12° 05' 56" East - 224.76 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the left;

in a northwesterly direction, with said curve to the left, having a radius of 1482.72 feet, a central angle of 08° 31' 24", a chord bearing and distance of North 81° 58' 57" West - 220.37 feet, and an arc distance of 220.57 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 01° 07' 24" West - 33.68 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 08° 25' 12" East - 234.15 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 16° 30' 45" East - 233.39 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 73° 25' 33" West - 434.49 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the right and being on the easterly right-of-way line of TEXAS HERITAGE PARKWAY (200-foot wide) according to the plat thereof recorded in File Number 2020062689 of the Official Public Records of Fort Bend County, Texas;

THENCE, in a northeasterly direction, with the easterly right-of-way line of TEXAS HERITAGE PARKWAY and said curve to the right, having a radius of 1900.00 feet, a central angle of 06° 39' 26", a chord bearing and distance of North 20° 58' 42" East - 220.64 feet, and an arc distance of 220.76 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve and being the most westerly corner of the Drainage Easement described in the instrument to FULSHEAR COUNTY MUNICIPAL UTILITY DISTRICT NO. 3A recorded in File Number 2020167035 of the Official Public Records of Fort Bend County, Texas;

THENCE with westerly lines of said Drainage Easement the following courses and distances:

South 64° 26' 55" East - 122.17 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 80.00 feet, a central angle of 83° 33' 30", a chord bearing and distance of North 73° 46' 20" East - 106.60 feet, and an arc distance of 116.67 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;

in a northeasterly direction, with said curve to the right, having a radius of 135.00 feet, a central angle of 85° 25' 28", a chord bearing and distance of North 74° 42' 18" East - 183.15 feet, and an arc distance of 201.28 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

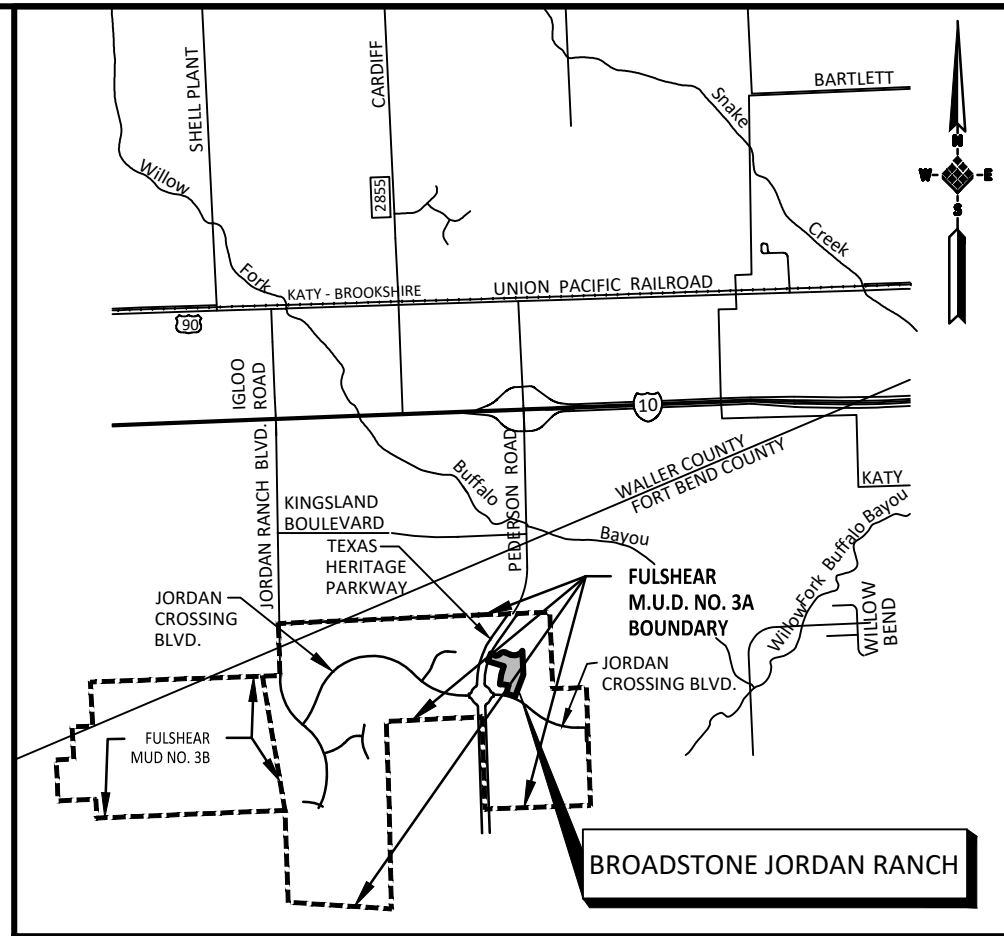
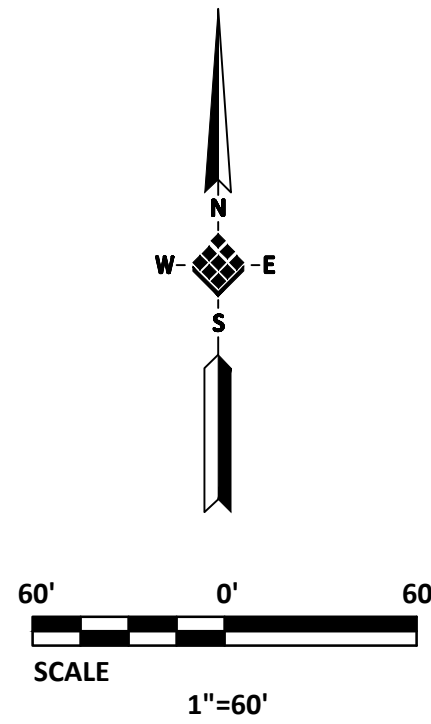
South 65° 17' 11" East - 132.91 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;

in a northeasterly direction, with said curve to the left, having a radius of 265.00 feet, a central angle of 73° 19' 58", a chord bearing and distance of North 75° 25' 20" East - 316.49 feet, and an arc distance of 339.17 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 38° 45' 21" East - 27.27 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the northeast corner of the herein described tract;

THENCE South 02° 17' 21" East - 635.00 feet, across said 1352.43 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

THENCE South 21° 07' 19" West - 618.36 feet, continuing across said 1352.43 acre tract and subsequently the northwest line of said JORDAN RANCH SEC 32, to the **POINT OF BEGINNING** of the herein described tract and containing 14.032 acres.



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

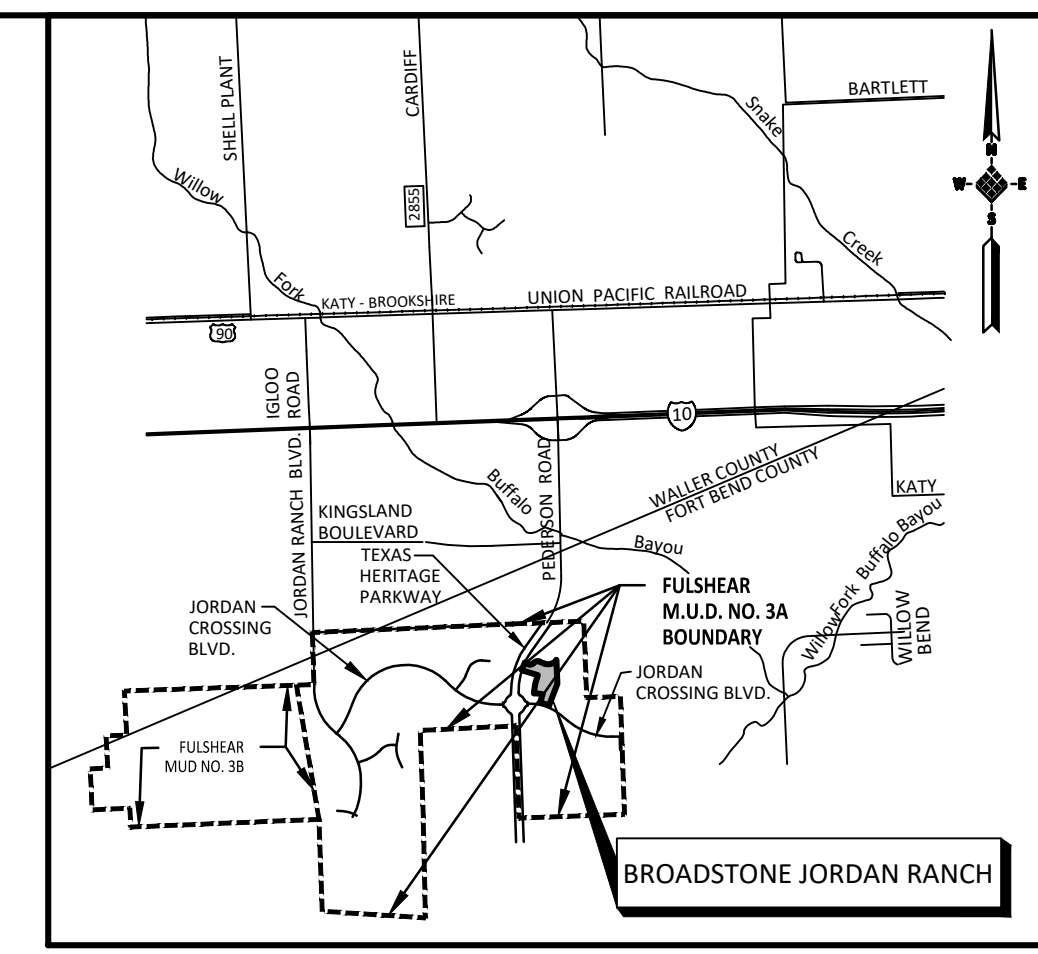
BROADSTONE JORDAN RANCH

A SUBDIVISION OF
14.032 ACRES
LOCATED IN
J. D. VERMILLION SURVEY, A-339
FORT BEND COUNTY, TEXAS
0 LOTS 1 BLOCK 1 RESERVE

OWNER: **AR/JPM JORDAN RANCH, LP**
820 GESSNER, SUITE 1000, HOUSTON TEXAS 77024 (713) 800-1704

ENGINEER: **IDS Engineering Group**

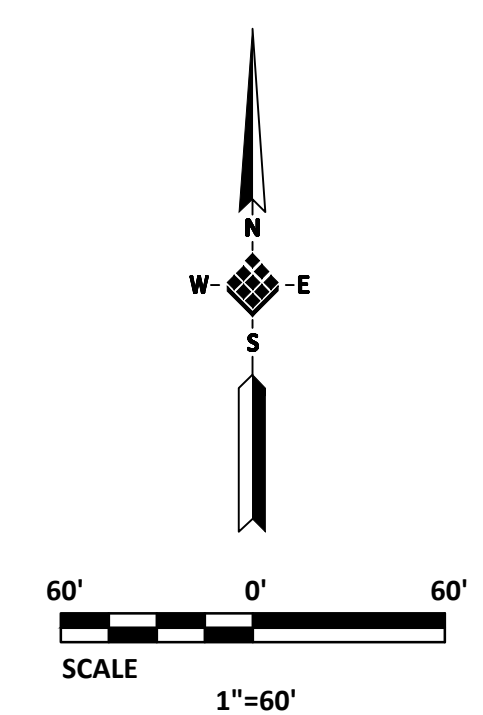
13430 NW, Freeway
Suite 700
Houston, Tx. 77040
713-462-3178
Tel/Fax Firm 2726
T&Surv Firm 10110700



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	8°31'24"	1,482.72'	220.57'	110.49'	N81°58'57"W	220.37'
C2	6°39'26"	1,900.00'	220.76'	110.51'	N20°58'42"E	220.64'
C3	83°33'30"	80.00'	116.67'	71.48'	N73°46'20"E	106.60'
C4	85°25'28"	135.00'	201.28'	124.63'	N74°42'18"E	183.15'
C5	73°19'58"	265.00'	339.17'	197.28'	N75°25'20"E	316.49'
C6	10°30'37"	1,300.00'	238.47'	119.57'	N72°38'45"W	238.13'

RESERVE TABLE				
	RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
(A)	A	UNRESTRICTED	611,254	14.032



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

OWNER: **AR/JPM JORDAN RANCH, LP**
820 GESSNER, SUITE 1000, HOUSTON TEXAS 77024 (713) 800-1784

ENGINEER: **IDS Engineering Group**
13430 NW, Freeway Suite 700
Houston, Tx 77040
713-462-3178
Tel/Fax Firm 2776
Tsvr/Firm 10110700

X:\1839\1839004\02 Alliance Jordan Ranch Multi-Party\CD\DWG\Broadstone_Broadstone.dwg [Layout2] Plotted: Sat, 08/28/2021 10:31:29am by: hussler (User: hussler) (Plot Speed by: hussler)

BROADSTONE JORDAN RANCH



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: 09/17/2021 Date Received by the City of Fulshear: _____
 Subdivision: LAKESIDE VILLAGE AT CROSS CREEK RANCH Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

___ Other: Water Plant/MUD Facility
 Single-Family Residential ___ Zero Lot Line/ Patio Home ___ Multi-Family Residential
 ___ Planned Development ___ Commercial ___ Industrial

Plat Location: City ___ ETJ (Extraterritorial Jurisdiction)

Legal Description: 10.45 ACRES OF LAND LOCATED IN THE MORRIS AND CUMMINGS SURVEY, A-294

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

Total Acreage: 10.45
 Number of Streets: 2
 Number of Lots: 56
 Number and Types of Reserves: 3
 Total Acres in Reserve: 5.202

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

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

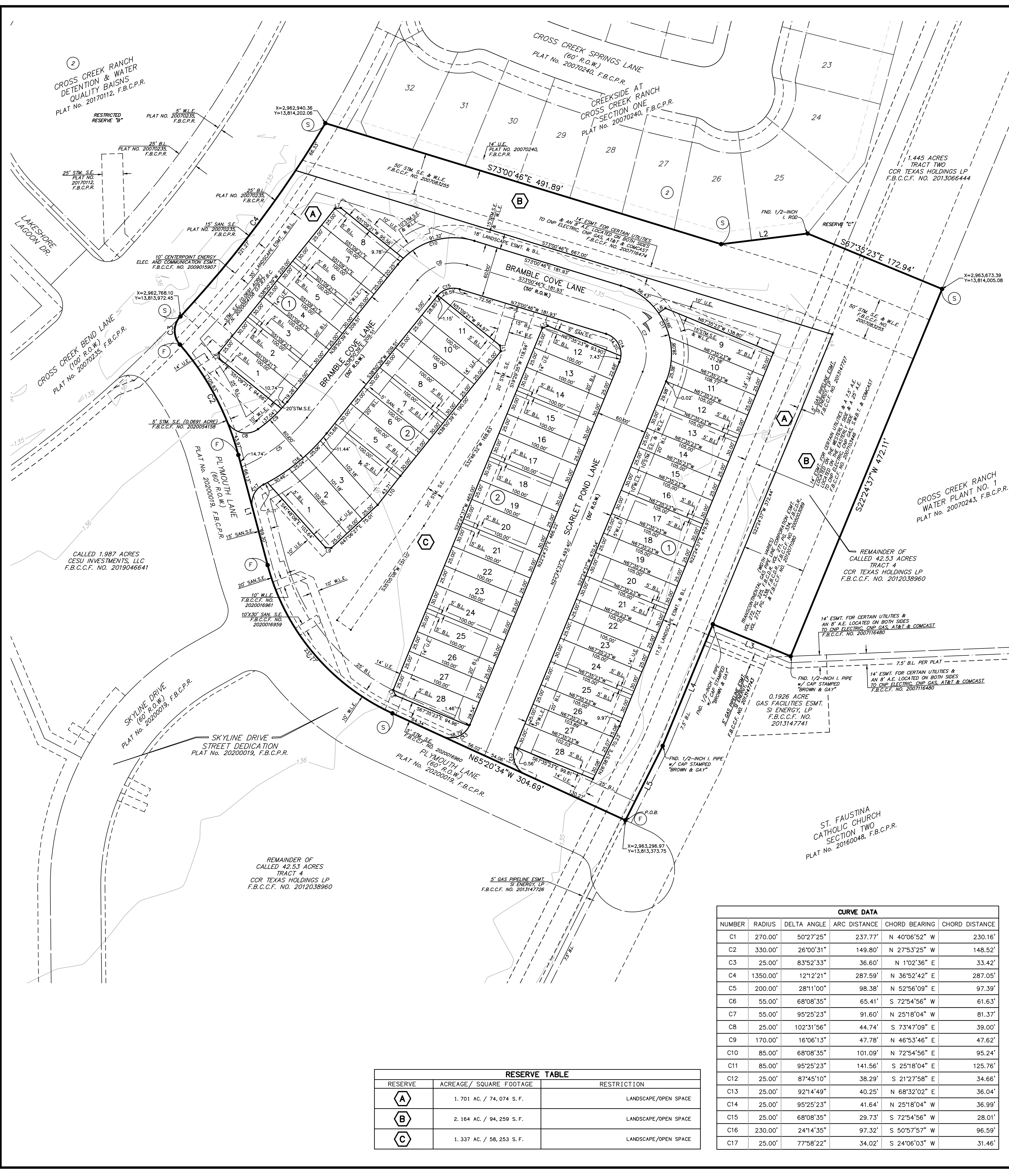
Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$1,041.25</u>
Park Fees (due at Final Plat Application)	_____

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


 SIGNATURE

Trey DeVillier
 TYPED OR PRINTED NAME/TITLE

09/17/2021
 DATE



DESCRIPTION OF A 10.45 ACRE TRACT OF LAND SITUATED IN THE MORRIS AND CUMMINGS SURVEY, ABSTRACT NO. 294 FORT BEND COUNTY, TEXAS.

BEING a 10.45 acre (455,423 square foot) tract of land situated in the Morris and Cummings Survey, Abstract No. 294 of Harris County, Texas and being all of the remainder of a called 9.047 acre tract of land described as Tract 1 in an instrument to CCR Loan Subsidiary 1, L.P. recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2013019469 and being a portion of the remainder of a called 42.53 acre tract of land described as Tract 4 in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2012039960, said 10.45 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 North right-of-way line of Plymouth Lane as cited hereinafter:

BEGINNING at a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Southeast corner of the herein described tract and lying at the intersection of the West line of Unrestricted Reserve "A" of ST. FAUSTINA CATHOLIC CHURCH SECTION TWO, a subdivision per plat recorded under Plot No. 20160048 of the Fort Bend County Plat Records (F.B.C.P.R.) and the North right-of-way line of Plymouth Lane (60 feet wide) as shown on SKYLINE DRIVE STREET DEDICATION, a subdivision per plat recorded under Plot No. 20200019 of the F.B.C.P.R.;

THENCE, along and with the North right-of-way line of said Plymouth Lane, the following courses and distances;

N 65°20'34" W, a distance of 304.69 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the beginning of a tangent curve to the right;

In a Northwesterly direction, along and with said curve to the right, an arc distance of 237.77 feet, having a radius of 270.00 feet, a central angle of 50°27'25" and chord which bears S 73°47'09" E, 39.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for a point of tangency;

N 14°53'09" W, at a distance of 3.66 feet pass the South line of said Tract 1, continuing along and with said North right-of-way line for a total distance of 135.43 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the beginning of a tangent curve to the left;

THENCE, in a Northwesterly direction, along and with said curve to the left, an arc distance of 149.80 feet, having a radius of 330.00 feet, a central angle of 26°00'31" and chord which bears N 27°53'25" W, 148.52 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Southeast corner of the herein described tract and lying at the intersection of the West line of Unrestricted Reserve "A" of said ST. FAUSTINA CATHOLIC CHURCH SECTION TWO, a subdivision per plat recorded under Plot No. 20070235 of the F.B.C.P.R., some being the beginning of reverse curve to the right;

THENCE, in a Northerly direction, along and with said curve to the right and said radial cut-back, an arc distance of 36.60 feet, having a radius of 25.00 feet, a central angle of 83°52'33" and chord which bears N 01°02'36" E, 33.42 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the North end of said radial cut-back, some being the beginning of a reverse curve to the left, lying on the Southeastly right-of-way line of said Cross Creek Bend Lane;

THENCE, in a Northerly direction, along and with said curve to the left, and the Southeastly right-of-way line of said Cross Creek Bend Lane, and the West line of said Tract 1, an arc distance of 287.59 feet, having a radius of 1,350.00 feet, a central angle of 12°12'21" and chord which bears N 36°52'42" E, 287.05 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Northwest corner of the herein described tract and said Tract 1, some being the Southwest corner of Restricted Reserve "D", Block 2 of CREEKSIDE AT CROSS CREEK RANCH SECTION ONE, a subdivision per plat recorded under Plot No. 20070240 of the F.B.C.P.R.;

THENCE, along and with the South line of said CREEKSIDE AT CROSS CREEK RANCH SECTION ONE, and a called 1.445 acre tract of land as described in an instrument to Cross Creek Ranch Community Association, Inc recorded under File Number (F.N.) 2018061306 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), some being the North line of said Tract 1, the following courses and distances:

S 73°00'46" E, a distance of 491.89 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 82°58'20" E, a distance of 103.49 feet to a 1/2-inch iron rod found for corner;

S 67°35'23" E, a distance of 172.94 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Northeast corner of the herein described tract and the Southeast corner of said 1.445 acre tract, lying on the West line of Restricted Reserve "A", Block 1 of CROSS CREEK RANCH WATER PLANT NO. 1, a subdivision per plat recorded under Plot No. 20070243 of the F.B.C.P.R.;

THENCE, S 22°24'37" W, along and with the West line of said Restricted Reserve "A", a distance of 472.11 feet to a 1/2-inch iron pipe with cap stamped "BROWN & GAY" found for the Southwest corner of said Restricted Reserve "A" and an angle point in the North line of Unrestricted Reserve "A" of said ST. FAUSTINA CATHOLIC CHURCH SECTION TWO;

THENCE, N 67°35'23" W, along and with the North line of said Unrestricted Reserve "A", a distance of 100.00 feet to a 1/2-inch iron pipe with cap stamped "BROWN & GAY" found for the Northwest corner of said Unrestricted Reserve "A" and an interior corner of the herein described tract;

THENCE, S 22°24'37" W, along and with the West line of said Unrestricted Reserve "A" and the East line of said Tract 1, distance of 156.46 feet to a 1/2-inch iron pipe with cap stamped "BROWN & GAY" found for an angle point in the West line of said Unrestricted Reserve "A";

THENCE, S 26°38'57" W, continuing along and with the West line of said Unrestricted Reserve "A", a distance of 98.86 feet to the POINT OF BEGINNING and containing 10.45 acres (455,423 square feet) of land.

GENERAL NOTES

- "FND." indicates "Found".
- "I." indicates "Iron".
- "P.O.B." indicates "Point Of Beginning".
- "ESMT." indicates "Easement".
- "A.E." indicates "Aerial Easement".
- "U.E." indicates "Utility Easement".
- "B.L." indicates "Building Line".
- "W.L.E." indicates "Water Line Easement".
- "W.M.E." indicates "Water Meter Easement".
- "F.H.E." indicates "Fire Hydrant Easement".
- "SAN.S.E." indicates "Sanitary Sewer Easement".
- "STM.S.E." indicates "Storm Sewer Easement".
- "D.E." indicates "Drainage Easement".
- "A.E." indicates "Aerial Easement".
- "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
- "F.B.C.P.R." indicates "Plat Records of Fort Bend County".
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale 1.00011497.
- Bearing orientation is based on the Texas Coordinate System, South Central Zone 4204, NAD-83 and is referenced to monuments found along the North right-of-way line of Plymouth Lane as shown on SKYLINE DRIVE STREET DEDICATION, a subdivision per plat recorded under Plot No. 20200019 of the F.B.C.P.R.
- There are pipeline easements within the boundaries of the subject tract based on the title research provided per City Planning Letter prepared by Charter Title Company dated September 2, 2021, shown hereon.
- The property lies in the Unshaded Zone "X" (areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0105L, Revised April 2, 2014.
- "S" indicates Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC" at all plat boundary corners unless otherwise noted
- "F" indicates Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC".
- All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.

LAKESIDE VILLAGE AT CROSS CREEK ERANCH

A SUBDIVISION OF 10.45 ACRES OF LAND LOCATED IN THE MORRIS AND CUMMINGS SURVEY, A-294 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

LOTS: 56 RESERVES: 3 BLOCKS: 2 SCALE: 1"=60' DATE: SEPTEMBER 17, 2021

OWNER: CCR TEXAS HOLDINGS LP, CCR LOAN SUBSIDIARY 1, L.P., 5005 RIVERWAY, SUITE 500 HOUSTON, TEXAS 77056 (713) 960-9977 LARRY JOHNSON

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



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

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	270.00'	50°27'25"	237.77'	N 40°06'52" W	230.16'
C2	330.00'	26°00'31"	149.80'	N 27°53'25" W	148.52'
C3	25.00'	83°52'33"	36.60'	N 1°02'36" E	33.42'
C4	1350.00'	12°12'21"	287.59'	N 36°52'42" E	287.05'
C5	200.00'	28°11'00"	98.38'	N 52°56'09" E	97.39'
C6	55.00'	68°08'35"	65.41'	S 72°54'56" W	61.63'
C7	55.00'	95°25'23"	91.60'	N 25°18'04" W	81.37'
C8	25.00'	102°31'56"	44.74'	S 73°47'09" E	39.00'
C9	170.00'	16°06'13"	47.78'	N 46°53'46" E	47.62'
C10	85.00'	68°08'35"	101.09'	N 72°54'56" E	95.24'
C11	85.00'	95°25'23"	141.56'	S 25°18'04" W	125.76'
C12	25.00'	87°45'10"	38.29'	S 21°27'58" E	34.66'
C13	25.00'	92°14'49"	40.25'	N 68°32'02" E	36.04'
C14	25.00'	95°25'23"	41.64'	N 25°18'04" W	36.99'
C15	25.00'	68°08'35"	29.73'	S 72°54'56" W	28.01'
C16	230.00'	24°14'35"	97.32'	S 50°57'57" W	96.59'
C17	25.00'	77°58'22"	34.02'	S 24°06'03" W	31.46'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N14°53'09" W	135.43'
L2	N82°58'20" E	103.49'
L3	N67°35'23" W	100.00'
L4	S22°24'37" W	156.46'
L5	S26°38'57" W	98.86'
L6	S6°09'21" E	7.07'
L7	S83°50'39" W	7.07'
L8	S55°01'19" W	10.00'
L9	S87°20'51" E	7.00'
L10	N38°08'27" E	43.71'
L11	N6°09'21" W	7.07'
L12	S67°24'37" W	7.07'
L13	S22°35'23" E	7.07'

RESERVE TABLE		
RESERVE	ACREAGE / SQUARE FOOTAGE	RESTRICTION
A	1.701 AC. / 74,074 S.F.	LANDSCAPE/OPEN SPACE
B	2.164 AC. / 94,259 S.F.	LANDSCAPE/OPEN SPACE
C	1.337 AC. / 58,253 S.F.	LANDSCAPE/OPEN SPACE

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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 September 17, 2021

Date Received by the City of Fulshear: _____

Subdivision: Del Webb Fulshear Section 2

Development: Del Webb Fulshear

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 16.455 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: 16.455

Number of Streets: 6

Number of Lots: 78

Number and Types of Reserves: 3 (landscape/open space)

Total Acres in Reserve: 1.444

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 \$1,301.38

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.

Naomi McAninch

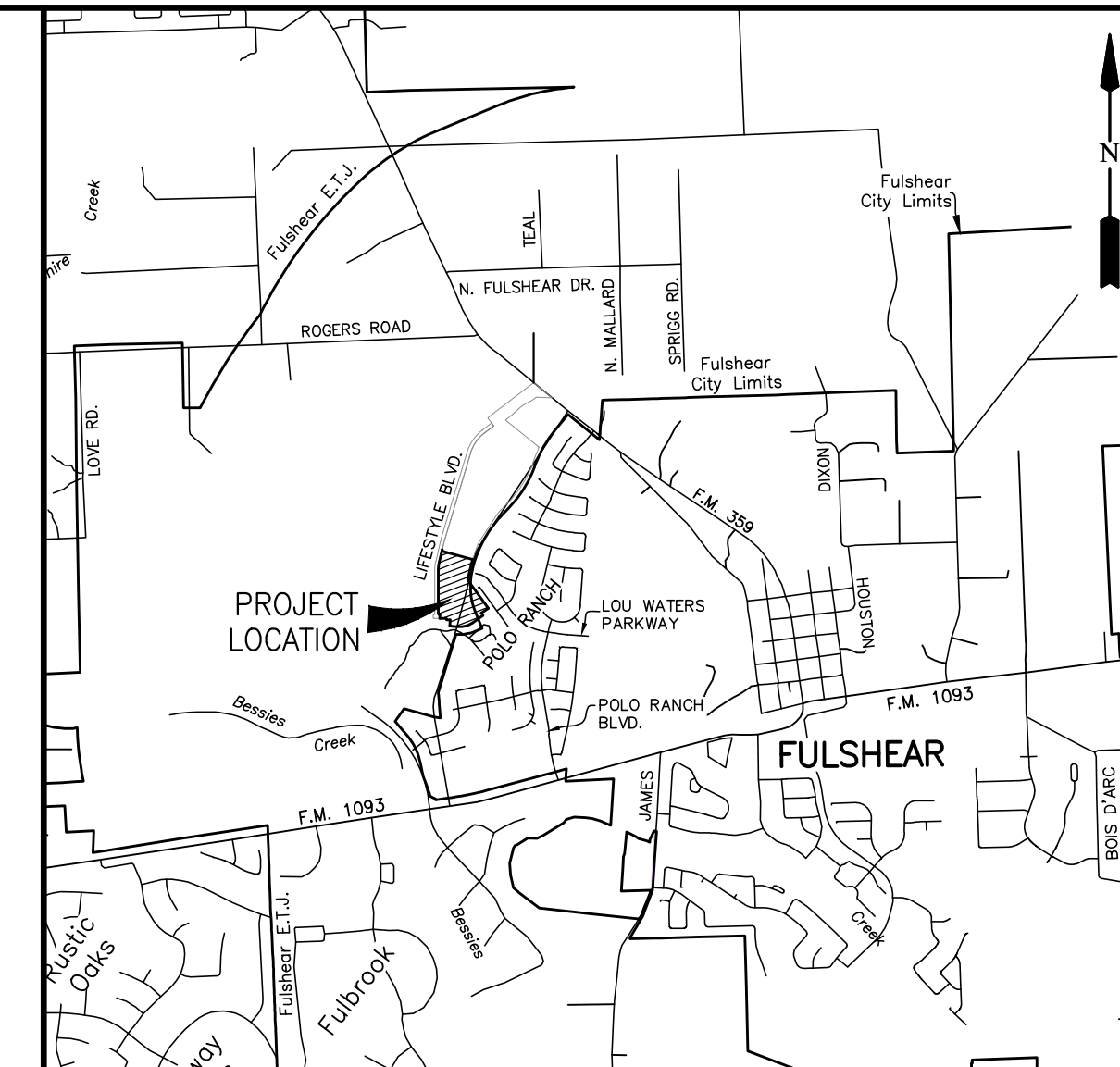
SIGNATURE

Naomi McAninch / Platting Project Manager

TYPED OR PRINTED NAME/TITLE

September 17, 2021

DATE



VICINITY MAP
SCALE: 1" = 3,000'

KEY MAP NO. 522L

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 16.456 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF DEL WEBB FULSHEAR SECTION 2, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF DEL WEBB FULSHEAR SECTION 1 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES 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 2 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 2 WAS APPROVED ON _____, 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 16.455 ACRES OF LAND LOCATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT NUMBER 29 IN FORT BEND COUNTY, TEXAS; SAID 16.455 ACRE TRACT BEING A PORTION OF A CALL 82.509 ACRE TRACT OF LAND RECORDED IN THE NAME OF PULTE HOMES OF TEXAS, L.P. IN FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NUMBER 2021038400; SAID 16.455 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 A 5/8-INCH CAPPED IRON ROD FOUND AT THE SOUTHEASTERLY CORNER OF SAID 82.509 ACRE TRACT AND ON THE WESTERLY LINE OF POLO RANCH SECTION 7, A SUBDIVISION RECORDED IN PLAT NUMBER 20200159 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.):

THENCE, WITH SAID WESTERLY LINE OF POLO RANCH SECTION 7, NORTH 36 DEGREES 01 MINUTE 29 SECONDS WEST, A DISTANCE OF 111.09 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, THROUGH AND ACROSS SAID 82.509 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 53 DEGREES 58 MINUTES 31 SECONDS WEST, A DISTANCE OF 144.00 FEET;
- 2) SOUTH 36 DEGREES 01 MINUTE 29 SECONDS EAST, A DISTANCE OF 24.21 FEET TO THE SOUTHERLY LINE OF SAID 82.509 ACRE TRACT;

THENCE, WITH SAID SOUTHERLY LINE, THE FOLLOWING SEVEN (7) COURSES:

- 1) SOUTH 54 DEGREES 03 MINUTES 05 SECONDS WEST, A DISTANCE OF 255.12 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;
- 2) SOUTH 67 DEGREES 39 MINUTES 31 SECONDS WEST, A DISTANCE OF 134.18 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;
- 3) NORTH 89 DEGREES 49 MINUTES 42 SECOND WEST, A DISTANCE OF 207.30 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;
- 4) NORTH 00 DEGREES 07 MINUTES 00 SECONDS EAST, A DISTANCE OF 105.10 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;
- 5) NORTH 89 DEGREES 54 MINUTES 19 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;
- 6) 39.35 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 90 DEGREES 11 MINUTES 04 SECONDS, A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS NORTH 44 DEGREES 44 MINUTES 09 SECONDS WEST, A DISTANCE OF 35.41 FEET;
- 7) NORTH 89 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 94.37 FEET;

THENCE, THROUGH AND ACROSS SAID 82.509 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES:

- 1) NORTH 00 DEGREES 08 MINUTES 57 SECONDS EAST, A DISTANCE OF 60.00 FEET;
- 2) 39.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 90 DEGREES 01 MINUTE 21 SECONDS, A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS NORTH 44 DEGREES 50 MINUTES 22 SECONDS WEST, A DISTANCE OF 35.36 FEET;
- 3) NORTH 00 DEGREES 10 MINUTES 18 SECONDS EAST, A DISTANCE OF 732.70 FEET;
- 4) 129.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 12 DEGREES 58 MINUTES 47 SECONDS, A RADIUS OF 570.00 FEET AND A CHORD WHICH BEARS NORTH 06 DEGREES 39 MINUTES 42 SECONDS EAST, A DISTANCE OF 128.85 FEET;
- 5) NORTH 13 DEGREES 09 MINUTES 06 SECONDS EAST, A DISTANCE OF 222.23 FEET;

38.44 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 88 DEGREES 05 MINUTES 31 SECONDS, A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS SOUTH 30 DEGREES 53 MINUTES 40 SECONDS EAST, A DISTANCE OF 34.76 FEET;

7) SOUTH 74 DEGREES 56 MINUTES 25 SECONDS EAST, A DISTANCE OF 513.99 FEET TO 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;

THENCE, WITH SAID WESTERLY LINE, THE FOLLOWING TWO (2) COURSES:

- 1) 77.35 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 02 DEGREES 12 MINUTES 58 SECONDS, A RADIUS OF 2000.00 FEET AND A CHORD WHICH BEARS SOUTH 14 DEGREES 48 MINUTES 40 SECONDS WEST, A DISTANCE OF 77.35 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;
- 2) SOUTH 13 DEGREES 42 MINUTES 10 SECONDS WEST, A DISTANCE OF 279.43 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;

THENCE, CONTINUING WITH THE SAID WESTERLY LINE AND PARTIALLY WITH SAID WESTERLY LINE OF POLO RANCH SECTION 7, SOUTH 36 DEGREES 01 MINUTE 29 SECONDS EAST, A DISTANCE OF 591.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.455 ACRES OF LAND.

FINAL PLAT OF
DEL WEBB FULSHEAR
SECTION 2

A SUBDIVISION OF 16.455 ACRES OF LAND SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

78 LOTS 3 RESERVES (1.444 ACRES) 4 BLOCKS

SEPTEMBER 17, 2021 JOB NO. 1680—8102.310

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
1724 VISTA ROAD • PASADENA, TX 77068
PHONE: 281-459-4539 • GBSurvey@GBISurvey.com
TBEPLS FIRM # 10130300 • www.GBISurvey.com

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

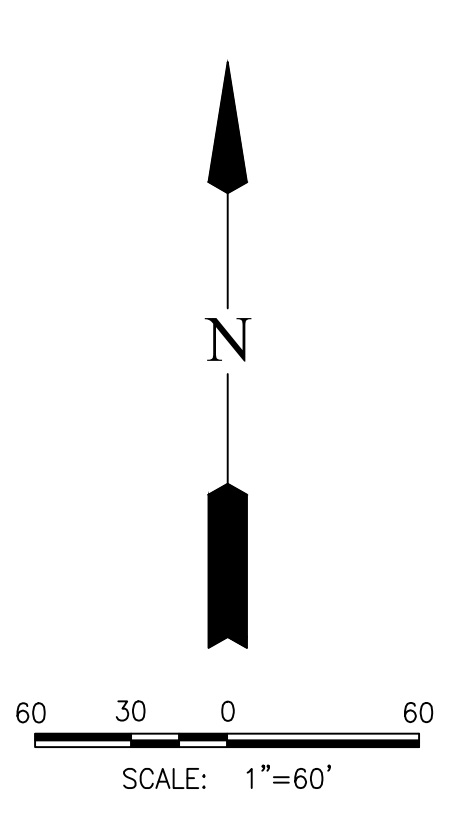
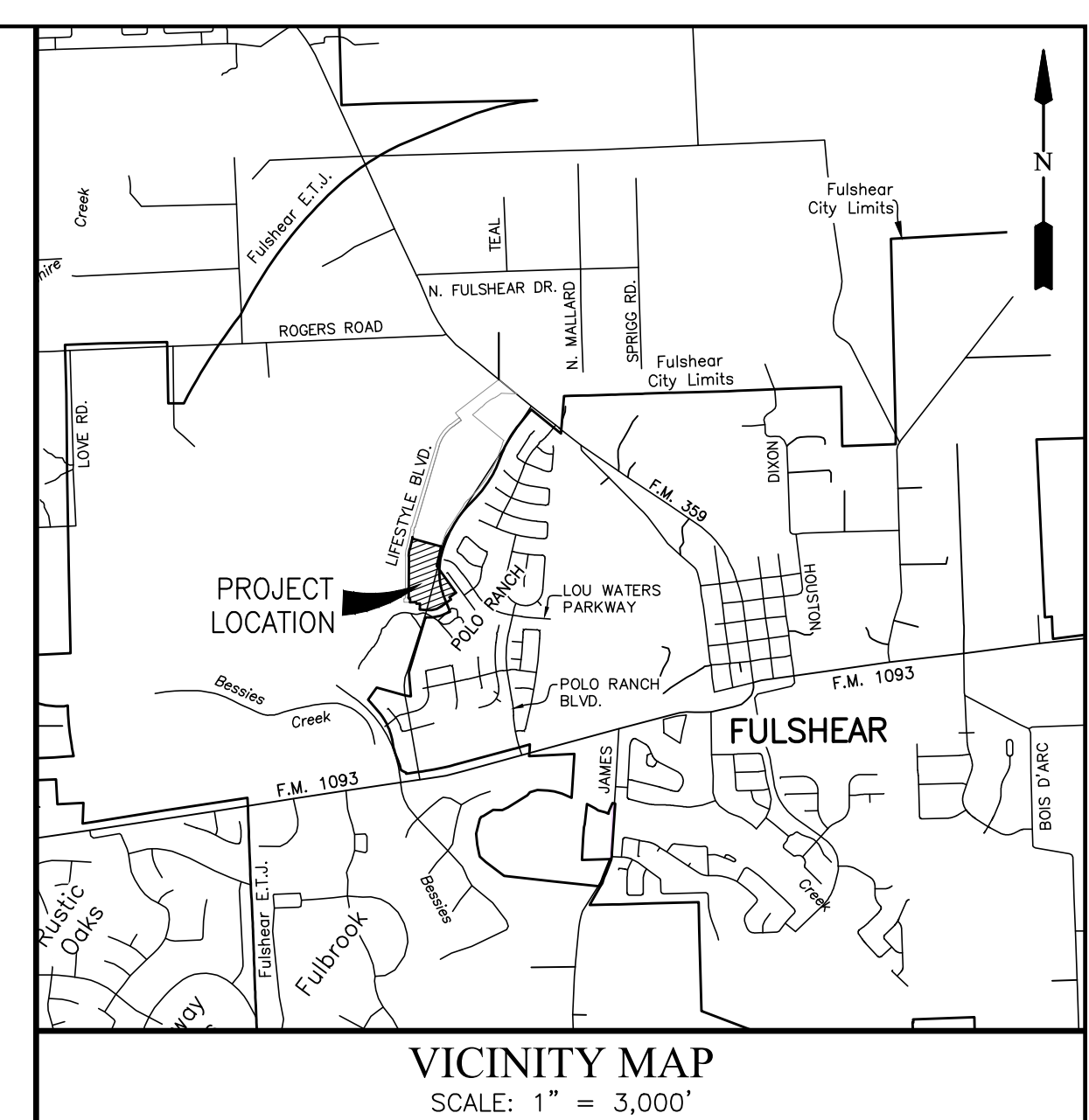
PHONE 713.953.5200
Fax 713.953.5026
FRN - F-1386

REMAINDER OF CALLED 31.51 ACRES MASON EQUUS INVESTMENT, LLC F.N. 20201710049 F.B.C.O.P.R.

REMAINDER OF CALLED 76.694 ACRES FULSHEAR EQUINE, LLC F.N. 2008115119 F.B.C.O.P.R.

CALLED 41.2 ACRES TRACT "A" FULSHEAR INVESTMENTS, INC. F.N. 9573103 F.B.C.O.P.R.

CALLED 27.806 ACRES FULSHEAR EQUINE, LLC F.N. 2008115119 F.B.C.O.P.R.



- NOTES:
- BENCHMARK: NOS MONUMENT DESIGNATION HGCS 66 (P.I.D. AW5411) - STAINLESS STEEL ROD IN SLEEVE LOCATED ON THE EAST SIDE OF F.M. 1463, ±625 FEET SOUTH OF THE INTERSECTION OF CORBITT ROAD. ELEVATION = 136.30 NAVD 1988, GEOID 09
 - TEMPORARY BENCHMARK: GBI #104 - X CUT ON CONCRETE CURB LOCATED AT THE WESTERLY TERMINUS OF LOU WATERS PARKWAY. ELEVATION = 135.01 NAVD 1988, GEOID 09.
 - ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88, GEOID 09.
 - THE FOLLOWING COORDINATE SHOWN HEREON IS GRID VALUE AND BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 1983, AND MAY BE BROUGHT TO SURFACE VALUE 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. 2021-0369, DATED JULY 21, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 245, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
 - THIS SUBDIVISION LIES WITHIN "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". LJA 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.
 - 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 ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
 - THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) 2.0 FEET ABOVE THE 500-YEAR WATER SURFACE ELEVATION FOR THE RECEIVING STREAM OR IN THE ABSENCE OF A 500-YEAR WATER SURFACE ELEVATION, 4.0 FEET ABOVE THE EXISTING BASE FLOOD ELEVATION (2) 2.5 FEET ABOVE THE 100-YEAR WATER SURFACE ELEVATION (3) 2.0 FEET ABOVE TOP OF CURB OR EXISTING GROUND.
 - 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.

SECTION	40' LOTS	50' LOTS	65' LOTS
1	49	57	23
2	55	23	
TOTAL	104	80	23

- LEGEND
- B.L. INDICATES BUILDING LINE
 - D.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

FINAL PLAT OF DEL WEBB FULSHEAR SECTION 2

A SUBDIVISION OF 16.455 ACRES OF LAND SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

78 LOTS 3 RESERVES (1.444 ACRES) 4 BLOCKS
SEPTEMBER 17, 2021 JOB NO. 1680-8102.310

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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**
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-499-4339 • GBSurveying@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

RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.387	60,425	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.030	1,315	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.027	1,187	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	1.444	62,927	

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	88°05'31"	38.44'	S 30°53'40" E	34.76'
C2	2000.00'	2°12'58"	77.35'	S 14°48'40" W	77.35'
C3	25.00'	90°11'04"	39.35'	N 44°44'09" W	35.41'
C4	25.00'	90°01'21"	39.28'	N 44°50'22" W	35.36'
C5	570.00'	12°58'47"	129.13'	N 06°39'42" E	128.85'
C6	300.00'	36°11'47"	189.52'	S 17°55'35" E	186.39'
C7	300.00'	36°10'26"	189.41'	N 72°03'44" E	186.28'
C8	300.00'	36°11'47"	189.52'	S 72°04'25" W	186.39'
C9	25.00'	91°54'29"	40.10'	S 59°06'20" W	35.94'
C10	25.00'	90°00'00"	39.27'	N 81°01'29" W	35.36'
C11	330.00'	36°10'26"	208.35'	S 72°03'44" W	204.90'
C12	25.00'	90°03'55"	39.30'	S 45°08'57" W	35.38'
C13	270.00'	36°10'26"	170.47'	N 72°03'44" E	167.65'
C14	25.00'	90°00'00"	39.27'	N 08°58'31" E	35.36'
C15	25.00'	88°22'40"	38.56'	N 80°12'48" W	34.85'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C16	330.00'	34°34'26"	199.13'	S 72°53'05" W	196.12'
C17	25.00'	90°00'00"	39.27'	S 45°10'18" W	35.36'
C18	25.00'	90°00'00"	39.27'	S 44°49'42" E	35.36'
C19	270.00'	33°50'43"	159.49'	N 73°14'57" E	157.18'
C20	25.00'	92°21'04"	40.30'	N 10°09'03" E	36.07'
C21	330.00'	30°55'19"	178.10'	N 20°33'49" W	175.94'
C22	25.00'	84°43'32"	36.97'	N 47°27'56" W	33.69'
C23	25.00'	90°00'00"	39.27'	S 45°10'18" W	35.36'
C24	25.00'	90°00'00"	39.27'	S 44°49'42" E	35.36'
C25	25.00'	90°00'00"	39.27'	N 45°10'18" E	35.36'
C26	25.00'	42°50'00"	18.69'	N 21°14'42" W	18.26'
C27	50.00'	265°40'01"	231.84'	S 89°49'42" E	73.33'
C28	25.00'	42°50'00"	18.69'	S 21°35'19" W	18.26'
C29	270.00'	36°11'47"	170.57'	S 17°55'35" E	167.75'

LINE	BEARING	DISTANCE
L1	S 53°58'31" W	144.00'
L2	S 36°01'29" E	24.21'
L3	N 00°07'00" E	105.10'
L4	N 89°54'19" W	60.00'
L5	N 89°51'03" W	94.37'
L6	N 00°08'57" E	60.00'
L7	N 00°07'00" W	55.06'
L8	S 53°58'31" W	44.95'
L9	N 00°07'00" W	0.02'
L10	N 36°01'29" W	29.70'
L11	N 29°30'38" W	47.56'
L12	N 23°11'50" E	43.46'
L13	N 00°10'18" W	77.17'
L14	N 74°56'25" W	18.78'
L15	N 44°25'39" W	25.00'

LINE	BEARING	DISTANCE
L16	N 89°07'15" W	81.01'
L17	N 89°49'42" W	40.23'
L18	S 02°35'47" W	47.80'
L19	N 00°10'18" W	68.24'
L20	N 00°10'18" W	272.50'
L21	N 00°10'18" W	246.96'

Path Name: I:\Proj\del\PLATTING\1680\FINPLT\Del Webb Fulshear\Del Webb Z.dwg
Date Time: Wed, 15 Sep 2021 1:07:00pm
CAD: NM
MTLAR CHECK:

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

AGENDA OF:	October 8, 2021		
DATE SUBMITTED:	September 24, 2021	DEPARTMENT:	Planning
PREPARED BY:	Zach Goodlander, Director of Planning	PRESENTER:	Zach Goodlander, Dir. Of Planning
SUBJECT:	Tamarron West Master Sign Plan		
ATTACHMENTS:	1. Proposed Master Sign Plan		

EXECUTIVE SUMMARY

The Planning and Zoning Commission has for its consideration the following item:

1. Tamarron West Master Sign Plan

This proposed Master Sign Plan is subject to the approval of the Planning and Zoning Commission, per the Consolidated Development Ordinance. In the Tamarron West Development Agreement there was not a Master Sign Plan included so approval of this plan would be needed before they could begin monumentation in the development.

The proposed monumentation matches what they have to the east in “original Tamarron” and will provide cohesiveness between the two sides of the development.

This Master Sign Plan does not call out marketing or other small signage which would be subject to the sign ordinance spelled out in the Consolidated Development Ordinance.

RECOMMENDATION

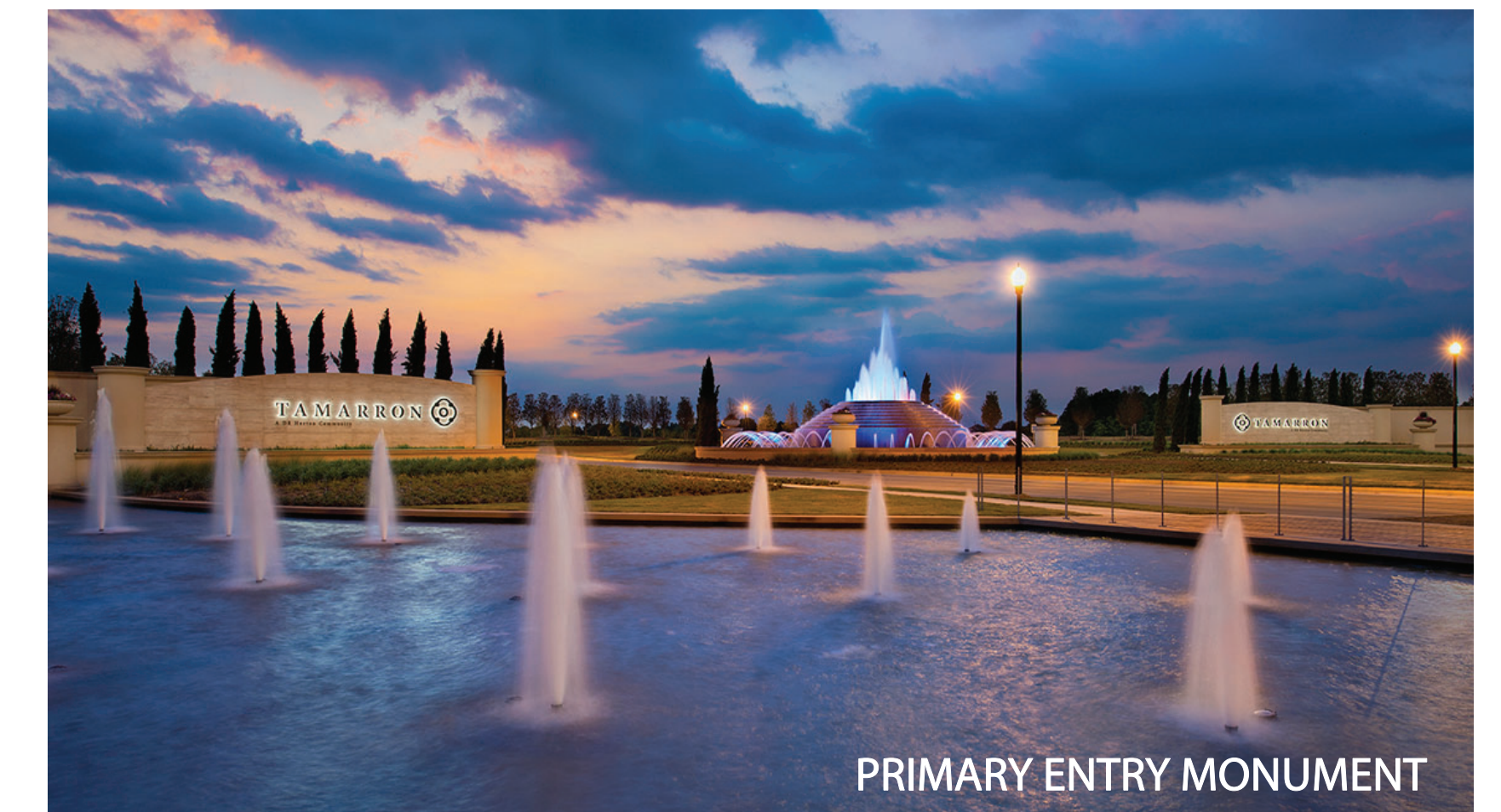
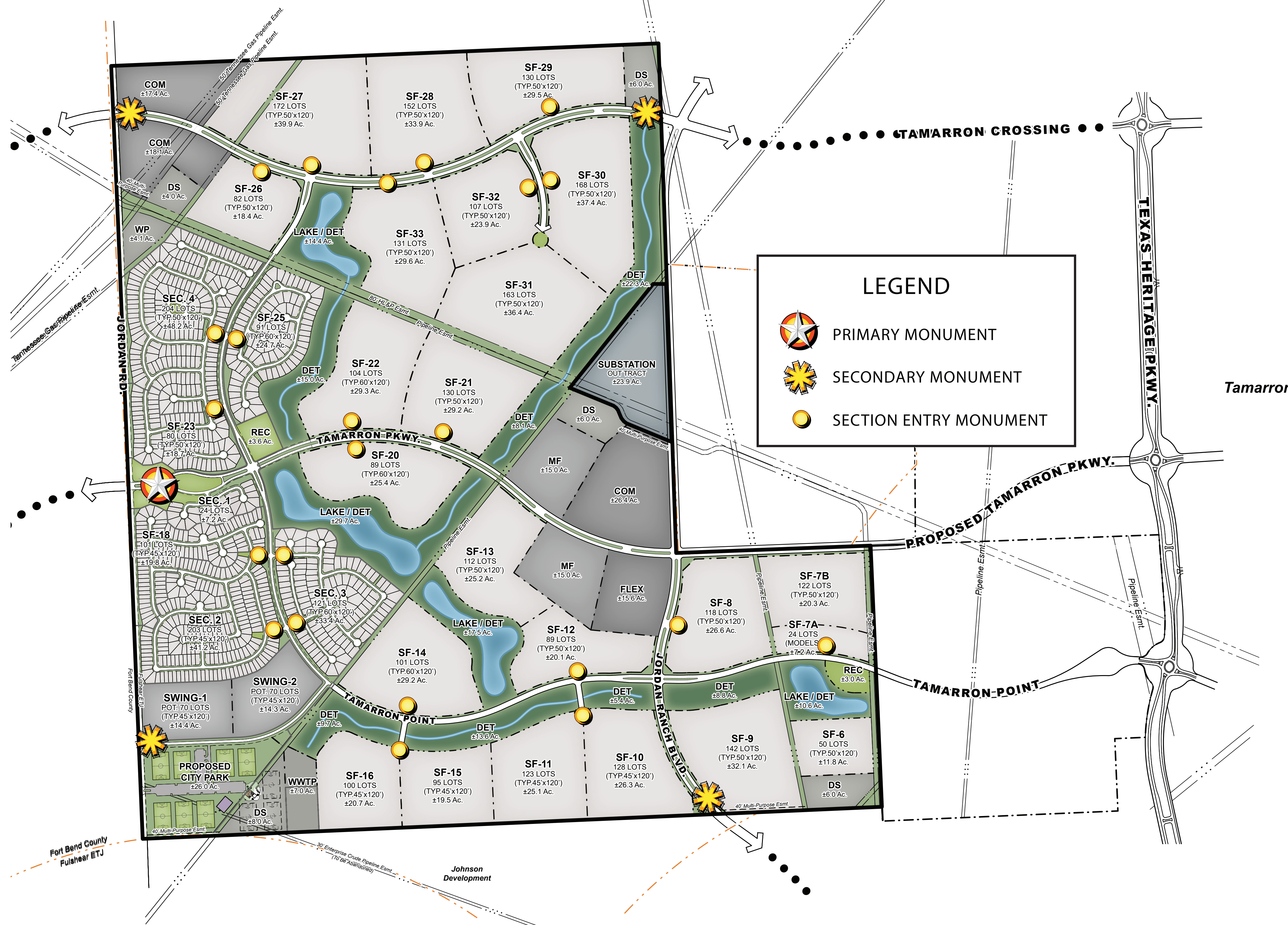
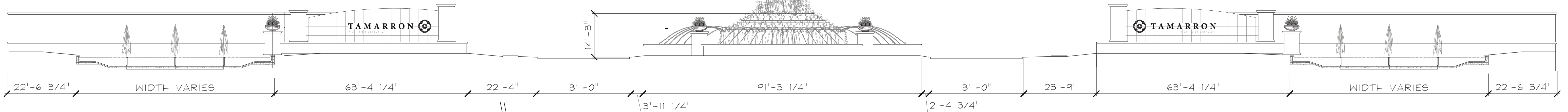
Staff recommends approval of the Master Sign Plan.

TAMARRON WEST MASTER SIGNAGE PLAN

September 2021



PRIMARY ENTRY ELEVATION



PRIMARY ENTRY MONUMENT



SECONDARY ENTRY MONUMENT



SECTION ENTRY MONUMENT

THIS DRAWING DEPICTS CONCEPTUAL LANDSCAPE IMPROVEMENTS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN SOLUTIONS ARE SUBJECT TO CHANGE.

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

AGENDA OF:	October 8, 2021		
DATE SUBMITTED:	September 24, 2021	DEPARTMENT:	Planning
PREPARED BY:	Zach Goodlander, Director of Planning	PRESENTER:	Zach Goodlander, Dir. Of Planning
SUBJECT:	Del Webb Fulshear Master Sign Plan update		
ATTACHMENTS:	1. Current Master Sign Plan 2. Proposed Master Sign Plan		

EXECUTIVE SUMMARY

The Planning and Zoning Commission has for its consideration the following item:

1. Del Webb Fulshear Master Sign Plan update

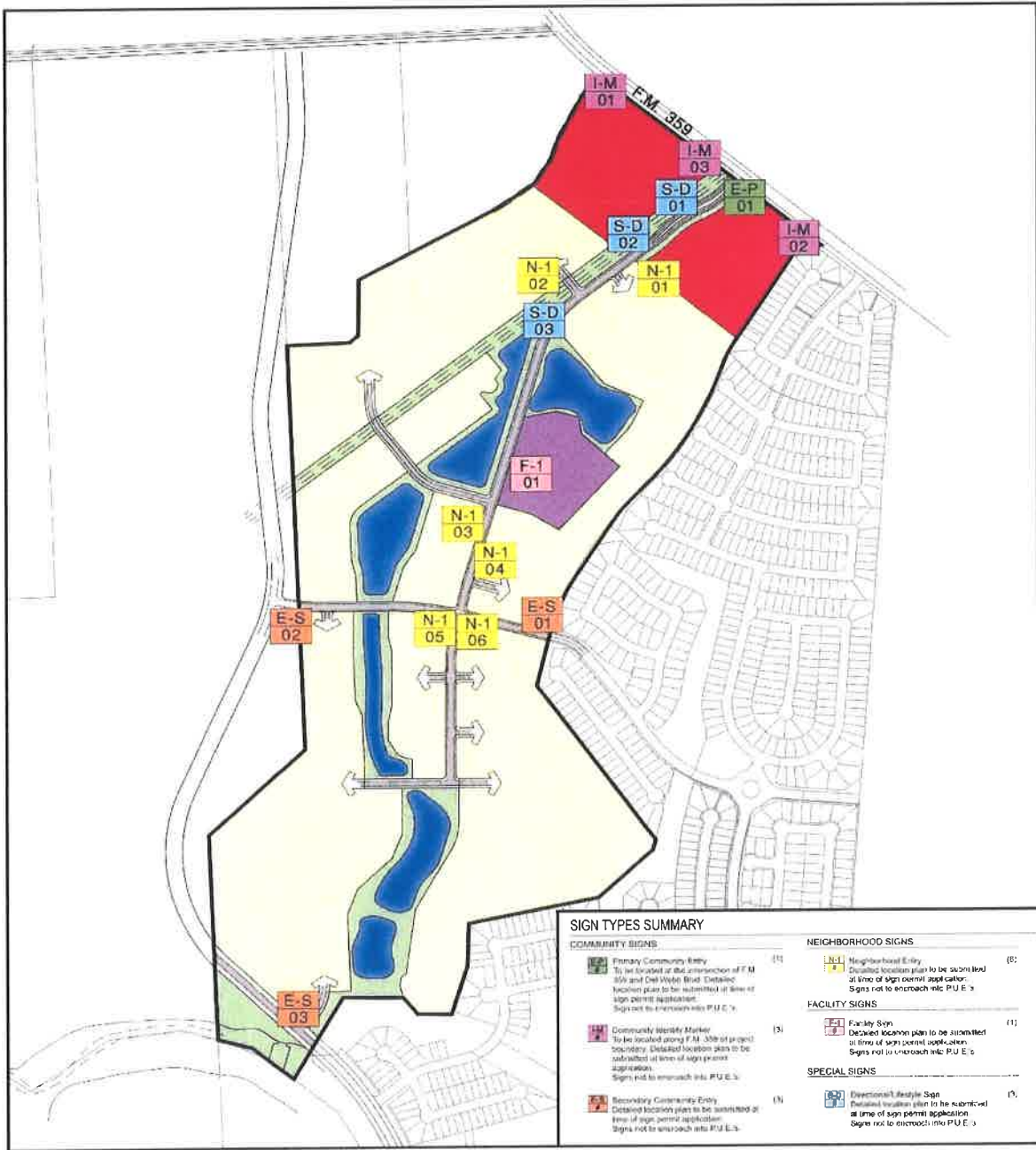
This proposed Master Sign Plan update is subject to the approval of the Planning and Zoning Commission, per the Consolidated Development Ordinance. In the development agreement for Del Webb Fulshear a Master Sign Plan was included, this update would replace that plan.

In the currently approved Master Sign Plan they're (Pulte Del Webb) is not allowed much in the way of market or amenity signage, however they are allowed massive architectural features along FM 359. This proposed plan reverses course in both areas.

RECOMMENDATION

Staff recommends approval of the Master Sign Plan so long as there's a timeline put upon the marketing signage.

Exhibit D-1

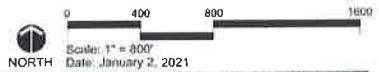


SIGN TYPES SUMMARY	
COMMUNITY SIGNS	
<p>CM Primary Community Entry To be located at the intersection of F.M. 359 and Del Webb Blvd. Detailed location plans to be submitted at time of sign permit application. Signs not to encroach into P.U.E.'s.</p> <p>CM Community Identity Marker To be located along F.M. 359 at project boundary. Detailed location plans to be submitted at time of sign permit application. Signs not to encroach into P.U.E.'s.</p> <p>CE Secondary Community Entry Detailed location plans to be submitted at time of sign permit application. Signs not to encroach into P.U.E.'s.</p>	<p>NS1 Neighborhood Entry Detailed location plans to be submitted at time of sign permit application. Signs not to encroach into P.U.E.'s.</p> <p>FS Facility Sign Detailed location plans to be submitted at time of sign permit application. Signs not to encroach into P.U.E.'s.</p> <p>DS Directional Restyle Sign Detailed location plans to be submitted at time of sign permit application. Signs not to encroach into P.U.E.'s.</p>

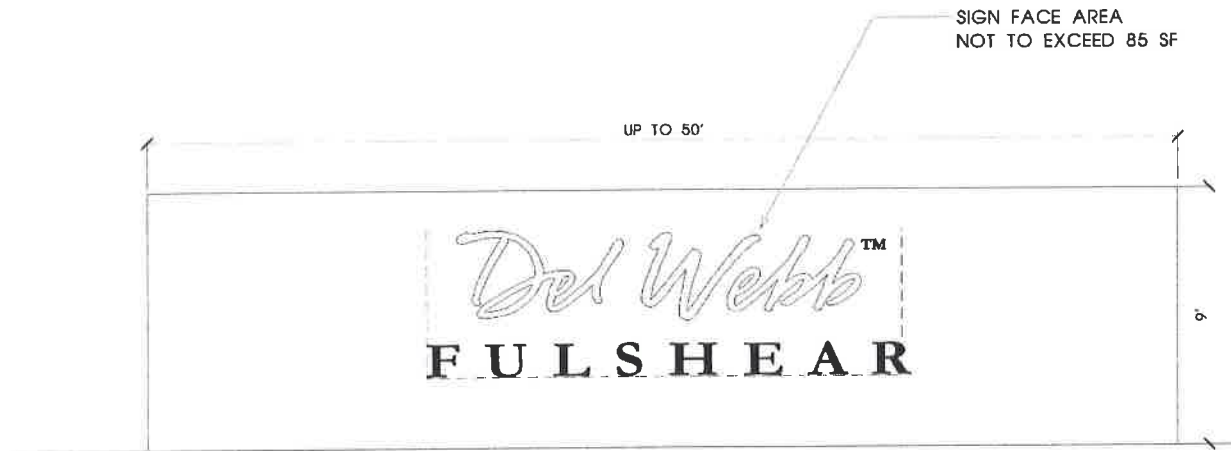
Exhibit D
Master Sign Plan

Del Webb Fulshear

SEC Planning, LLC
 Land Planning • Landscape Architecture • Community Branding
 10000 FISSO
 11111 Del Webb Blvd.



Base mapping compiled from best available information. All map data should be considered as preliminary in nature and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



PRIMARY COMMUNITY ENTRY

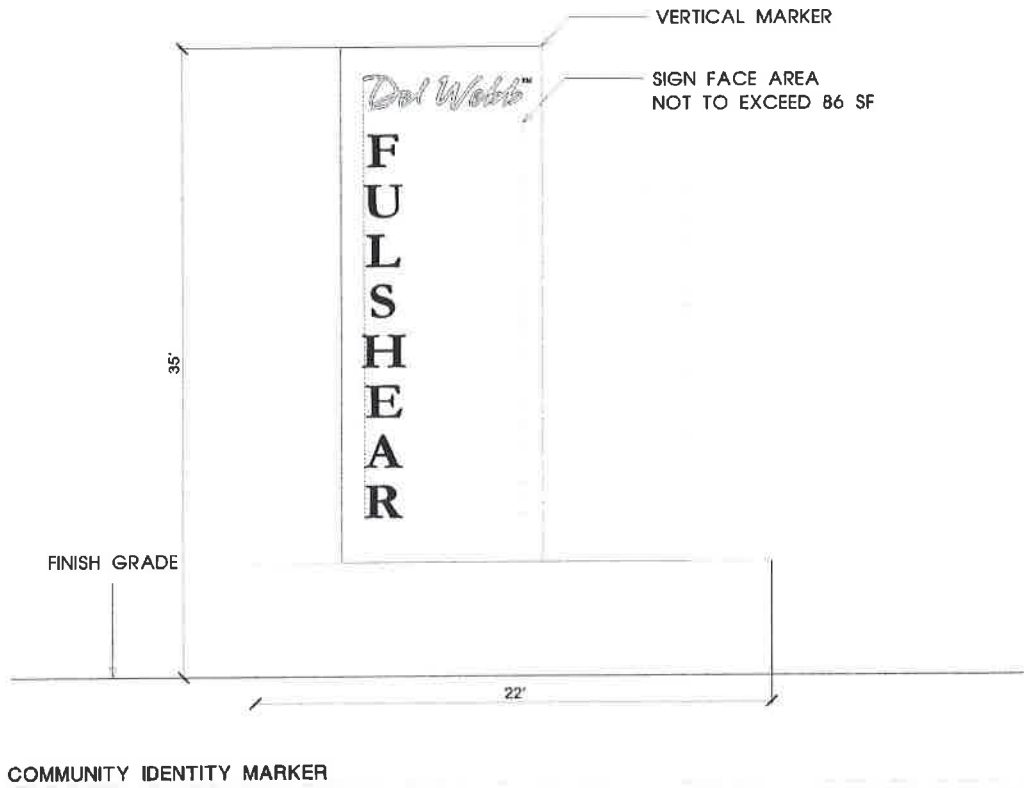
NOTE:
PRIMARY COMMUNITY ENTRY SIGN MAY BE PLACED ON A WALL, LANDSCAPE BERM, OR ARCHITECTURAL FEATURE. AN ARCHITECTURAL FEATURE UP TO 40' TALL MAY ALSO BE INSTALLED AT THE ENTRY. THE ARCHITECTURAL FEATURE MAY BE SEPARATE FROM OR CONNECTED TO THE ENTRY SIGN AND WILL NOT BE COUNTED AS PART OF THE ENTRY SIGN.



DEL WEBB FULSHEAR

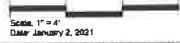
Exhibit D-1
Community Signage
Scale: 1" = 6'
Date: January 2, 2021

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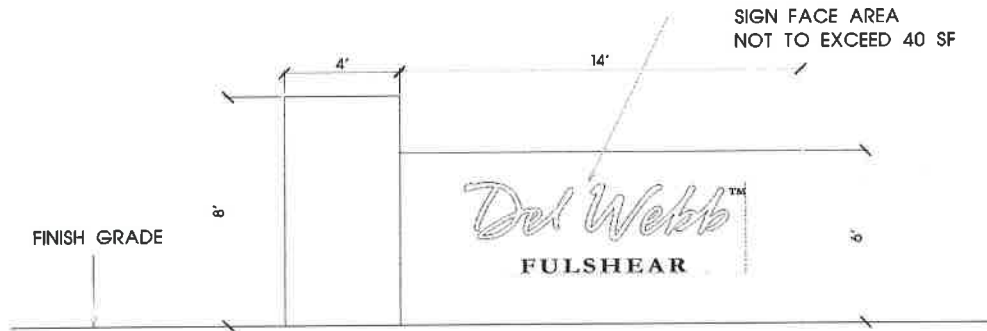


DEL WEBB FULSHEAR

Exhibit D-2
Community Signage



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SECONDARY COMMUNITY ENTRY

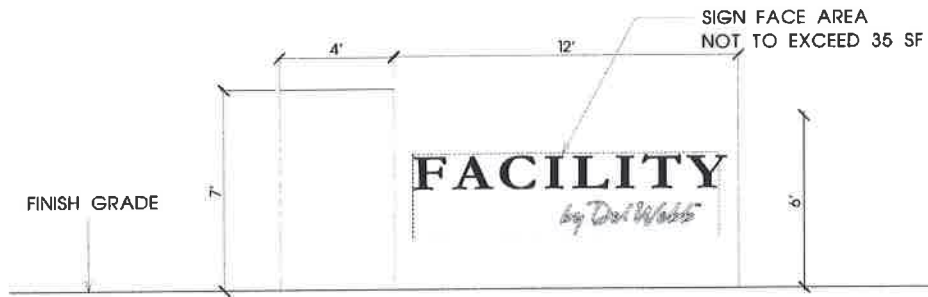
NOTE:
 SECONDARY COMMUNITY ENTRY SIGN MAY BE PLACED ON A WALL, LANDSCAPE BERM, OR ARCHITECTURAL FEATURE. AN ARCHITECTURAL FEATURE UP TO 8' TALL MAY ALSO BE INCORPORATED TO THE SECONDARY ENTRY MONUMENTATION THAT WILL NOT BE COUNTED AS PART OF THE SECONDARY ENTRY SIGN.

DEL WEBB FULSHEAR



Exhibit D-3
 Community Signage
 Scale: 1" = 8'
 Date: January 2, 2013

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FACILITY SIGN

NOTE:
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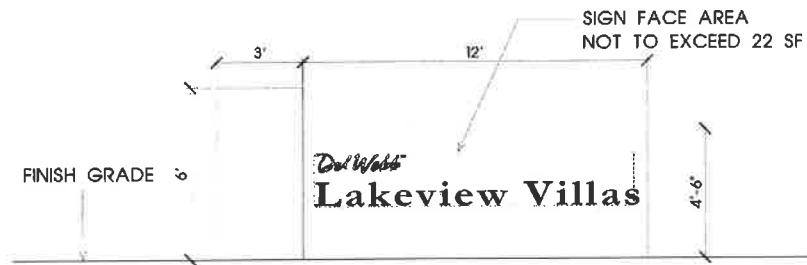
Exhibit D-4
 Community Signage

DEL WEBB FULSHEAR

SEC Planning, LLC
 Land Planning • Commercial Architecture • Community Planning
 10200 N. 132nd Ave., Suite 100
 Omaha, NE 68131

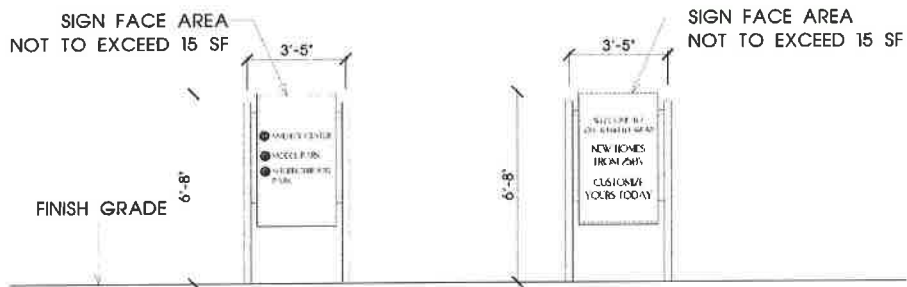
Scale: 1" = 8'
 Date: January 2, 2021

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NEIGHBORHOOD SIGN

NOTE:
 NEIGHBORHOOD SIGN MAY BE PLACED ON A WALL, LANDSCAPE BERM, OR ARCHITECTURAL FEATURE. AN ARCHITECTURAL FEATURE UP TO 6' TALL MAY ALSO BE INCORPORATED TO THE NEIGHBORHOOD MONUMENTATION THAT WILL NOT BE COUNTED AS PART OF THE NEIGHBORHOOD SIGN.

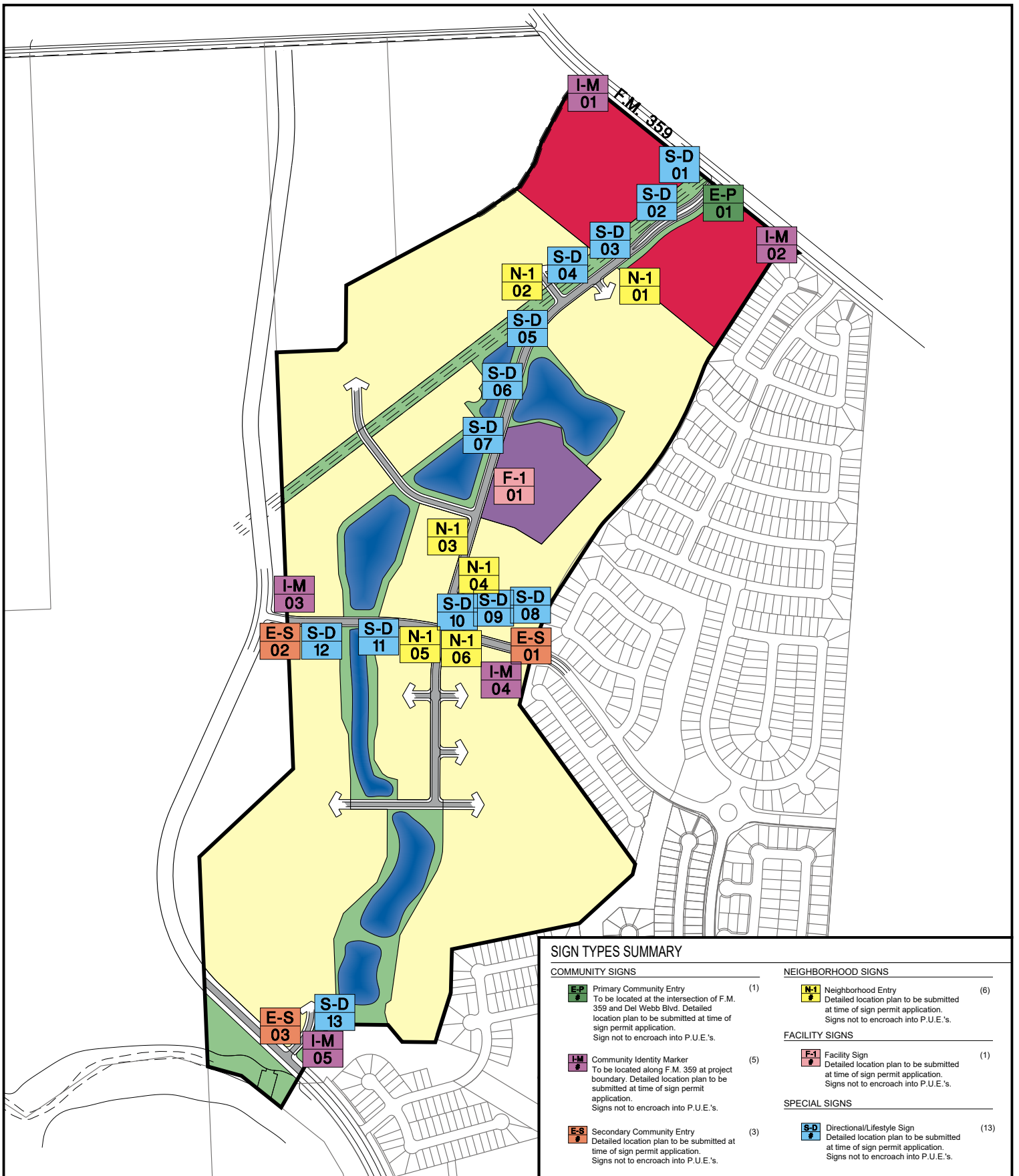


DIRECTIONAL / LIFESTYLE SIGN

DEL WEBB FULSHEAR



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SIGN TYPES SUMMARY

COMMUNITY SIGNS

- E-P** Primary Community Entry (1)
To be located at the intersection of F.M. 359 and Del Webb Blvd. Detailed location plan to be submitted at time of sign permit application. Signs not to encroach into P.U.E.'s.
- I-M** Community Identity Marker (5)
To be located along F.M. 359 at project boundary. Detailed location plan to be submitted at time of sign permit application. Signs not to encroach into P.U.E.'s.
- E-S** Secondary Community Entry (3)
Detailed location plan to be submitted at time of sign permit application. Signs not to encroach into P.U.E.'s.

NEIGHBORHOOD SIGNS

- N-1** Neighborhood Entry (6)
Detailed location plan to be submitted at time of sign permit application. Signs not to encroach into P.U.E.'s.

FACILITY SIGNS

- F-1** Facility Sign (1)
Detailed location plan to be submitted at time of sign permit application. Signs not to encroach into P.U.E.'s.

SPECIAL SIGNS

- S-D** Directional/Lifestyle Sign (13)
Detailed location plan to be submitted at time of sign permit application. Signs not to encroach into P.U.E.'s.

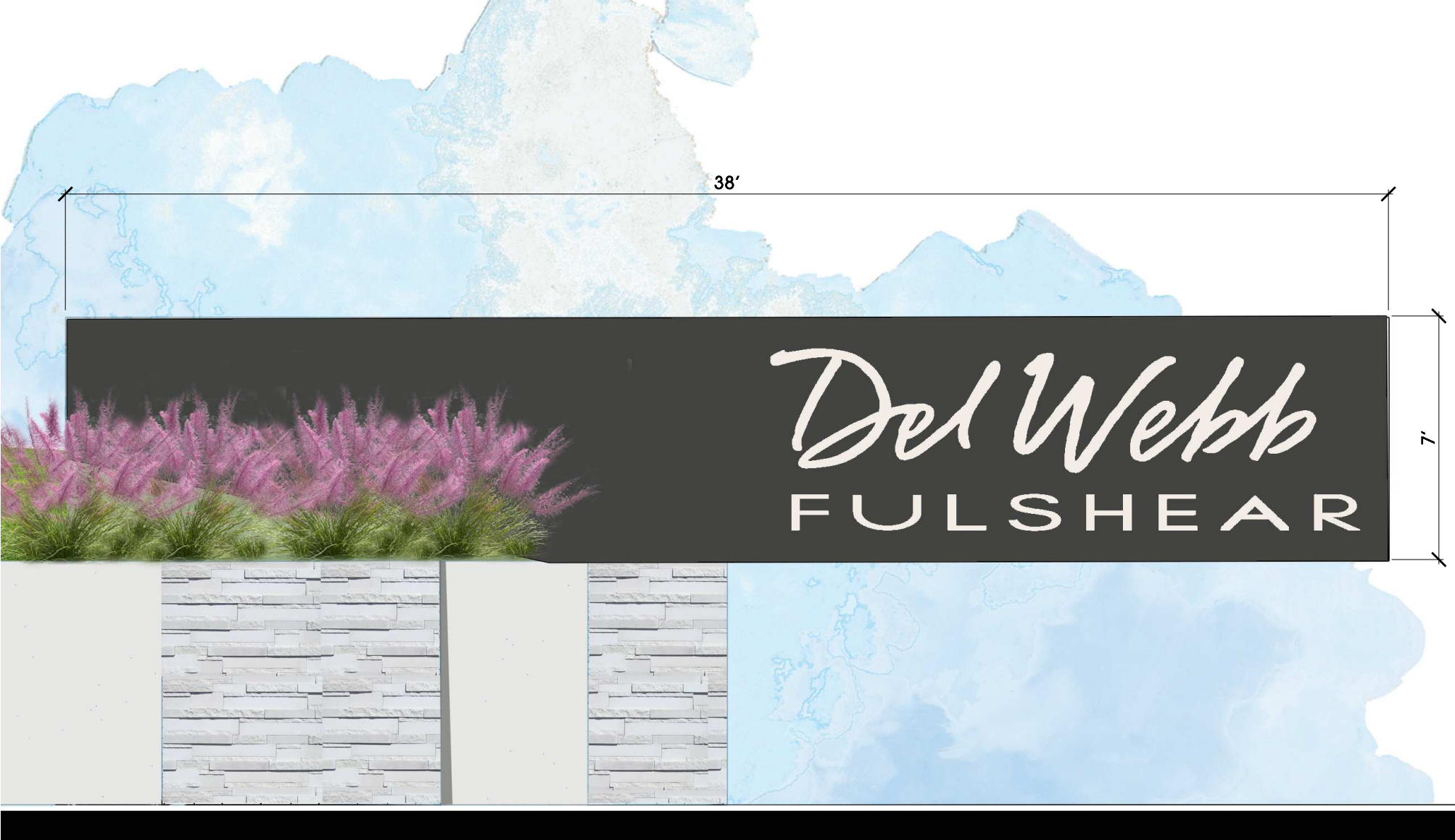
OVERALL SIGN PLAN

DEL WEBB FULSHEAR
FULSHEAR, TEXAS

Date: September 24, 2021

SHEET FILE: T:\190162-PULHCadfiles\LAP\Project Signage\Master Sign Plan.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

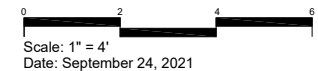


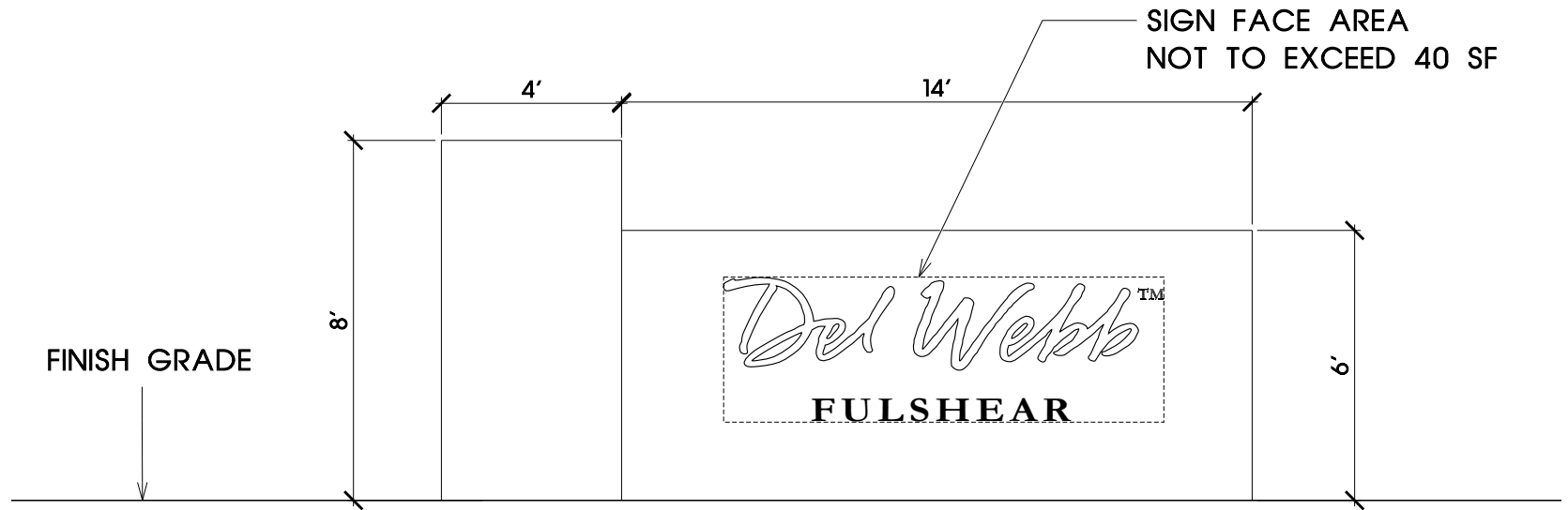
PRIMARY COMMUNITY ENTRY

**PAINTED METAL SIGN CABINET WITH BACKLIT LETTERS
 PRIMARY COMMUNITY ENTRY SIGN MAY BE PLACED ON A WALL, LANDSCAPE BERM, OR ARCHITECTURAL FEATURE.
 THE WALL, LANDSCAPE BERM OR ARCHITECTURAL FEATURE WILL NOT BE COUNTED AS PART OF THE ENTRY SIGN.**

COMMUNITY SIGN TYPES

DEL WEBB FULSHEAR
 FULSHEAR, TEXAS





SECONDARY COMMUNITY ENTRY

SECONDARY COMMUNITY ENTRY SIGN MAY BE PLACED ON A WALL, LANDSCAPE BERM, OR ARCHITECTURAL FEATURE. AN ARCHITECTURAL FEATURE UP TO 8' TALL MAY ALSO BE INCORPORATED TO THE SECONDARY ENTRY MONUMENTATION THAT WILL NOT BE COUNTED AS PART OF THE SECONDARY ENTRY SIGN.

COMMUNITY SIGN TYPES

DEL WEBB FULSHEAR
FULSHEAR, TEXAS

0 2 4 6
Scale: 1" = 4'
Date: September 24, 2021



SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS
1 512.246.7703 • 1 512.246.7703
www.secplanning.com • info@secplanning.com

SHEET FILE: T:\190162-PULH\Cadfiles\LA\Project Signage\Sign Exhibits.dwg

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FRONT



BACK

8'x8' DOUBLE-SIDED MDO SIGN WITH 8'-6"X4"X4" PAINTED WOOD CAP
 INSTALLED ON 8'-6"W X 1"H X 6"D PAINTED METAL BASE

COMMUNITY IDENTITY MARKER

COMMUNITY SIGN TYPES

DEL WEBB FULSHEAR
 FULSHEAR, TEXAS



FACILITY SIGN

METAL SIGN FACE WITH PIN-MOUNTED LETTERS,
 MASONRY COLUMN WITH CAP
 FACILITY SIGN MAY BE PLACED ON A WALL, LANDSCAPE BERM, OR
 ARCHITECTURAL FEATURE. AN ARCHITECTURAL FEATURE UP TO 7' TALL
 MAY ALSO BE INCORPORATED TO THE FACILITY MONUMENTATION THAT
 WILL NOT BE COUNTED AS PART OF THE FACILITY SIGN. FACILITY NAME
 SHOWN AS PLACEHOLDER ONLY.

COMMUNITY SIGN TYPES

DEL WEBB FULSHEAR
 FULSHEAR, TEXAS

0 2 4 6
 Scale: 1" = 4'
 Date: September 24, 2021



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NEIGHBORHOOD SIGN

METAL SIGN CABINET WITH PIN-MOUNTED LETTERS
 MASONRY COLUMN WITH CAP
 NEIGHBORHOOD SIGN MAY BE PLACED ON A WALL, LANDSCAPE BERM, OR ARCHITECTURAL FEATURE. AN ARCHITECTURAL FEATURE UP TO 6' TALL MAY ALSO BE INCORPORATED TO THE NEIGHBORHOOD MONUMENTATION THAT WILL NOT BE COUNTED AS PART OF THE NEIGHBORHOOD SIGN. NEIGHBORHOOD NAME SHOWN AS PLACEHOLDER ONLY.



ALUMINUM FACE AND BLADE WITH VINYL LETTERING MOUNTED WITH STAND-OFFS ON STONE BACKER. TOP CAP TBD (STONE, ALUMINUM, METAL). BRACKETS TO SIMULATE HANGING WITH HIDDEN STAND-OFF SUPPORTS BEHIND SIGN FACE.

DIRECTIONAL / LIFESTYLE SIGN

COMMUNITY SIGN TYPES

