



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

PLANNING AND ZONING COMMISSION MEETING AGENDA DECEMBER 3, 2021

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD ON FRIDAY, DECEMBER 3, 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. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on November 5, 2021

5. Consideration and possible action to approve the Fulbrook on Fulshear Creek Section 7 Preliminary Plat

6. Consideration and possible action to approve the Fulbrook on Fulshear Creek Section 18 Preliminary Plat

7. Consideration and possible action to recommend approval of the Del Webb Fulshear Section 3 Final Plat

8. Consideration and possible action to recommend approval of the Fulshear Lakes Creekside Village Section 2 Final Plat

9. Consideration and possible action to recommend approval of the Fulshear Lakes Creekside Village Section 3 Final Plat

10. Consideration and possible action to recommend approval of the Fulshear Lakes Creekside Village Section 4 Final Plat

11. Consideration and possible action to recommend approval of the Fulshear Lakes Creekside Village Section 5 Final Plat

12. Consideration and possible action to recommend approval of The Vic at Jordan Ranch Final Plat

13. Consideration and possible action to recommend approval of the Tamarron Point Street Dedication Section 5 Final Plat

14. Consideration and possible action to recommend approval of the Summerview Section 3 Final Plat

15. Adjournment

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

Note: In compliance with the American Disabilities Act, 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 Wednesday, November 24, 2021 by 5:00 p.m., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

Kimberly Kopecky - City Secretary



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CITY MANAGER: Jack Harper

STAFF:
CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING AGENDA NOVEMBER 5, 2021

1. Call to Order

A MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY CHAIRMAN PEARCE AT 8:30 A.M. ON FRIDAY, NOVEMBER 05, 2021, AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR TEXAS 77441.

2. Quorum

A QUORUM WAS PRESENT.

MEMBERS PRESENT

*AMY PEARCE
GREGORY EHMAN
KEVIN WHITE
JOHN DOWDALL
DAR HAKIMZADEH
JOE WARDELL*

MEMBERS ABSENT

JOAN BERGER

CITY STAFF PRESENT

KIMBERLY KOPECKY
MARIELA RODRIGUEZ
ZACH GOODLANDER
BYRON BROWN
JESUS ESCOBAR

OTHERS PRESENT

KAYE KAHLICH
DAN VALDEZ
NAOMI MCANINCH
CHRIS LEBLANC
TREY DEVILLIER
AND 1 OTHER THAT DID NOT SIGN IN.

3. Citizen's Comments

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

THERE WERE NO CITIZEN COMMENTS.

4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on October 8, 2021

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DAR TO APPROVE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON OCTOBER 08, 2021. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: PEARCE, EHMAN, WHITE, DOWDALL, HAKIMZADEH, WARDELL
NAYS: NONE
ABSTAIN:
ABSENT: BERGER*

5. Consideration and possible action to recommend approval of the Gateway 359 Final Plat

ZACH GOODLANDER EXPLAINED ALL COMMENTS WERE ADDRESSED AND THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE GATEWAY 359 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, EHMAN, WHITE, DOWDALL, HAKIMZADEH, WARDELL

NAYS: NONE

ABSTAIN:

ABSENT: BERGER

6. Consideration and possible action to approve the Del Webb Fulshear Section 3 Preliminary Plat

PER ZACH THIS PLAT IS RECOMMENDED FOR APPROVAL.

NAOMI MCANINCH WITH LJA ANSWERED QUESTIONS FROM THE MEMBERS

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE DEL WEBB FULSHEAR SECTION 3 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, EHMAN, WHITE, DOWDALL, HAKIMZADEH, WARDELL

NAYS: NONE

ABSTAIN:

ABSENT: BERGER

***CHAIRMAN PEARCE ASKED TO TAKE ITEMS 7 THORUGH 10 TOGETHER, THERE WERE NO OBJECTIONS. ***

7. Consideration and possible action to approve the Tamarron West Section Five Preliminary Plat

8. Consideration and possible action to approve the Tamarron West Section Eight Preliminary Plat

9. Consideration and possible action to approve the Tamarron West Section Nine Preliminary Plat

10. Consideration and possible action to approve the Tamarron West Section Eleven Preliminary Plat

PER ZACH ALL MINOR CHANGES HAVE BEEN MADE AND THESE PLATS ARE ALL RECOMMENDED FOR APPROVAL.

DAN VALDEZ ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE TAMARRON WEST SECTIONS 5, 8, 9, AND 11 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, EHMAN, WHITE, DOWDALL, HAKIMZADEH, WARDELL

NAYS: NONE

ABSTAIN:

ABSENT: BERGER

***CHAIRMAN PEARCE ASKED TO TAKE ITEMS 11 THOROUGH 13 TOGETHER, THERE WERE NO OBJECTIONS. ***

11. Consideration and possible action to approve the Tamarron Point Street Dedication Section Five Preliminary Plat

12. Consideration and possible action to approve the Tamarron Point Street Dedication Section Six Preliminary Plat

13. Consideration and possible action to approve the Tamarron Point Street Dedication Section Seven Preliminary Plat

ZACH EXPLAINED THESE PLATS ARE RECOMMENDED FOR APPROVAL WITH OUT ANY REVISIONS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE TAMARRON POINT STREET DEDICATION SECTIONS 5, 6, AND 7 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WARDELL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, EHMAN, WHITE, DOWDALL, HAKIMZADEH, WARDELL

NAYS: NONE

ABSTAIN:

ABSENT: BERGER

***CHAIRMAN PEARCE ASKED TO TAKE ITEMS 14 THOROUGH 17 TOGETHER, THERE WERE NO OBJECTIONS. ***

14. Consideration and possible action to approve the Fulshear Lakes Creekside Village Section 2 Preliminary Plat

15. Consideration and possible action to approve the Fulshear Lakes Creekside Village Section 3 Preliminary Plat

16. Consideration and possible action to approve the Fulshear Lakes Creekside Village Section 4 Preliminary Plat

17. Consideration and possible action to approve the Fulshear Lakes Creekside Village Section 5 Preliminary Plat

PER ZACH THESE PLATS ARE RECOMMENDED FOR APPROVAL WITH OUT ANY FURTHER REVISIONS.

CHRISTIAN LEBLANC WITH LJA ENGINEERING ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHAMAN TO RECOMMEND APPROVAL OF THE FULSHEAR LAKES CREEKSIDE VILLAGE SECTIONS 2, 3, 4, AND 5 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WHITE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, EHMAN, WHITE, DOWDALL, HAKIMZADEH, WARDELL

NAYS: NONE

ABSTAIN:

ABSENT: BERGER

18. Adjournment

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

AYES: PEARCE, EHMAN, WHITE, DOWDALL, HAKIMZADEH, WARDELL

NAYS: NONE

ABSTAIN:

ABSENT: BERGER

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 8:54 A.M.



CITY OF FULSHEAR

BUILDING SERVICES

PO Box 279 / 29378 McKinnon Rd. Suite C
Fulshear, Texas 77441
Phone: 281-346-8860 ~ Fax: 281-346-8237
www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 11/16/21 Date Received by the City of Fulshear: _____
Subdivision: Fulbrook On Fulshear Creek Development: Section 7

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: Churchill Fulshear League A-29

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

Total Acreage: 30.754
Number of Streets: 7
Number of Lots: 93
Number and Types of Reserves: 3 Landscape
Total Acres in Reserve: 2.9098

Owner: Fulshear Land Partner LTD
Address: 1600 W Loop South #2600
City/State: Houston, TX 77027
Telephone: 281-623-2466
Email Address: rfondren@trenddevelopment.com

Engineer/Planner: sweitzer + associates
Contact Person: Bill Sweitzer
Telephone: 713-849-5469
Fax Number: _____
Email Address: sweitzer.assoc@gmail.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>\$1,209.93</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.

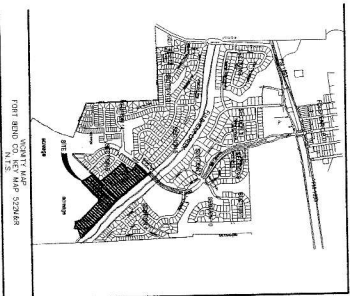
SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

Bill Sweitzer

11/16/2021

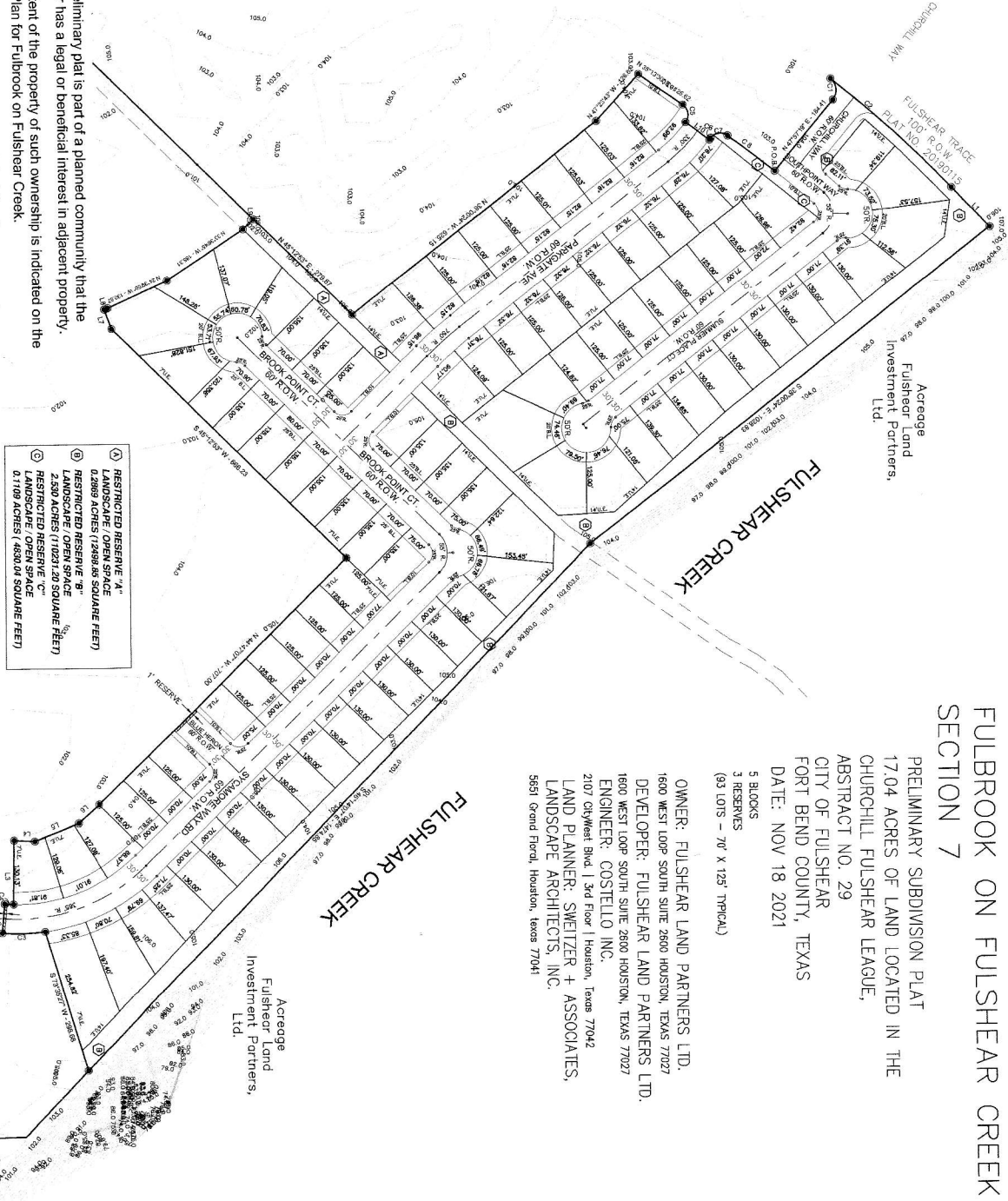


Block	Acres	Lot Area (sq. ft.)
1	1.23	132,100
2	1.23	132,100
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5	1.23	132,100
6	1.23	132,100
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100	1.23	132,100

FULBROOK ON FULSHEAR CREEK SECTION 7

PRELIMINARY SUBDIVISION PLAT
17.04 ACRES OF LAND LOCATED IN THE
CHURCH HILL FULSHEAR LEAGUE,
ABSTRACT NO. 29
CITY OF FULSHEAR,
FORT BEND COUNTY, TEXAS
DATE: NOV 18 2021

OWNER: FULSHEAR LAND PARTNERS, LTD.
1600 WEST LOOP SOUTH SUITE 2800 HOUSTON, TEXAS 77027
DEVELOPER: FULSHEAR LAND PARTNERS LTD.
1600 WEST LOOP SOUTH SUITE 2800 HOUSTON, TEXAS 77027
ENGINEER: COSTELLO INC.
2107 CH/WEST Blvd | 3rd Floor | Houston, Texas 77042
LAND PLANNER: SWEITZER + ASSOCIATES,
LANDSCAPE ARCHITECTS, INC.
5851 Grand Blvd., Houston, Texas 77041

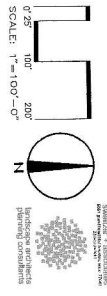


RESTRICTED RESERVE 'A'
LANDSCAPE / OPEN SPACE
0.2889 ACRES (12988.88 SQUARE FEET)

RESTRICTED RESERVE 'B'
LANDSCAPE / OPEN SPACE
2.350 ACRES (10231.20 SQUARE FEET)

RESTRICTED RESERVE 'C'
LANDSCAPE / OPEN SPACE
0.1789 ACRES (7838.04 SQUARE FEET)

FLOODPLAIN INFORMATION:
THE ENTIRE SUBJECT SITE IS LOCATED OUTSIDE OF THE
100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO
THE MOST RECENT OFFICIAL INSURANCE RATE MAP
NUMBER 48157C00095L, DATED, 04-02-2014 ZONES "X"



- GENERAL NOTE:**
1. U.E. Indicates Utility Easement
 2. B.L. Indicates Building Line
 3. R.O.W. Indicates Right-of-Way
 4. All known existing easements, rights of way, fee strips, and significant topographical features are noted and accurately identified.
 5. The preliminary plat is part of a planned community that the subdivider has a legal or beneficial interest in adjacent property.
 6. The extent of the property of such ownership is indicated on the General Plan for Fulbrook on Fulhshear Creek.
 7. All lots to have a five foot (5') side building line measured parallel to each lot line.
 8. All street rights of way are to be dedicated to the city of fulshear.
 9. This Tract is entirely in the City Limits of or the City of Fulhshear.

1. This plat is a preliminary plat and is subject to the provisions of the Subdivision Act, Chapter 202, Texas Property Code, and the provisions of the Subdivision Act, Chapter 202, Texas Property Code.
2. The subdivision is located in the City of Fulshear, Texas.
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CITY OF FULSHEAR

BUILDING SERVICES

PO Box 279 / 29378 McKinnon Rd. Suite C
Fulshear, Texas 77441
Phone: 281-346-8860 ~ Fax: 281-346-8237
www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 11/16/21 Date Received by the City of Fulshear: _____
Subdivision: Fulbrook On Fulshear Creek Development: Section 18

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: Churchill Fulshear League A-29

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

Total Acreage: 24.537
Number of Streets: 4
Number of Lots: 71
Number and Types of Reserves: 5 Landscape
Total Acres in Reserve: 1.3902

Owner: Fulshear Land Partner LTD
Address: 1600 W Loop South #2600
City/State: Houston, TX 77027
Telephone: 281-623-2466
Email Address: rfondren@trenddevelopment.com

Engineer/Planner: sweitzer + associates

Contact Person: Bill Sweitzer
Telephone: 713-849-5469
Fax Number: _____
Email Address: sweitzer.assoc@gmail.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>\$1,055.21</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.

Bill Sweitzer

SIGNATURE

TYPED OR PRINTED NAME/TITLE

11/16/2021
DATE



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

Subdivision/Development Platting Application

Date: November 18, 2021 Date Received by the City of Fulshear: _____
 Subdivision: Del Webb Fulshear Section 3 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 13.352 ACRES OF LAND SITUATED IN THE JOHN RANDON LEAGUE, ABSTRACT 29, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

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

Total Acreage: 13.352
 Number of Streets: 3
 Number of Lots: 21
 Number and Types of Reserves: 3 (landscape/open space)
 Total Acres in Reserve: 7.256

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: Zach Zarse
 Telephone: (713) 580-4100
 Fax Number: _____
 Email Address: zzarse@lja.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$938.80</u>
Park Fees (due at Final Plat Application)	_____

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

Zachary Zarse

Zach Zarse / CAD - Platting

November 18, 2021

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

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 13.352 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF DEL WEBB FULSHEAR SECTION 3, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF DEL WEBB FULSHEAR SECTION 3 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES 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 EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "GBI PARTNERS" 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 3 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 3 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:

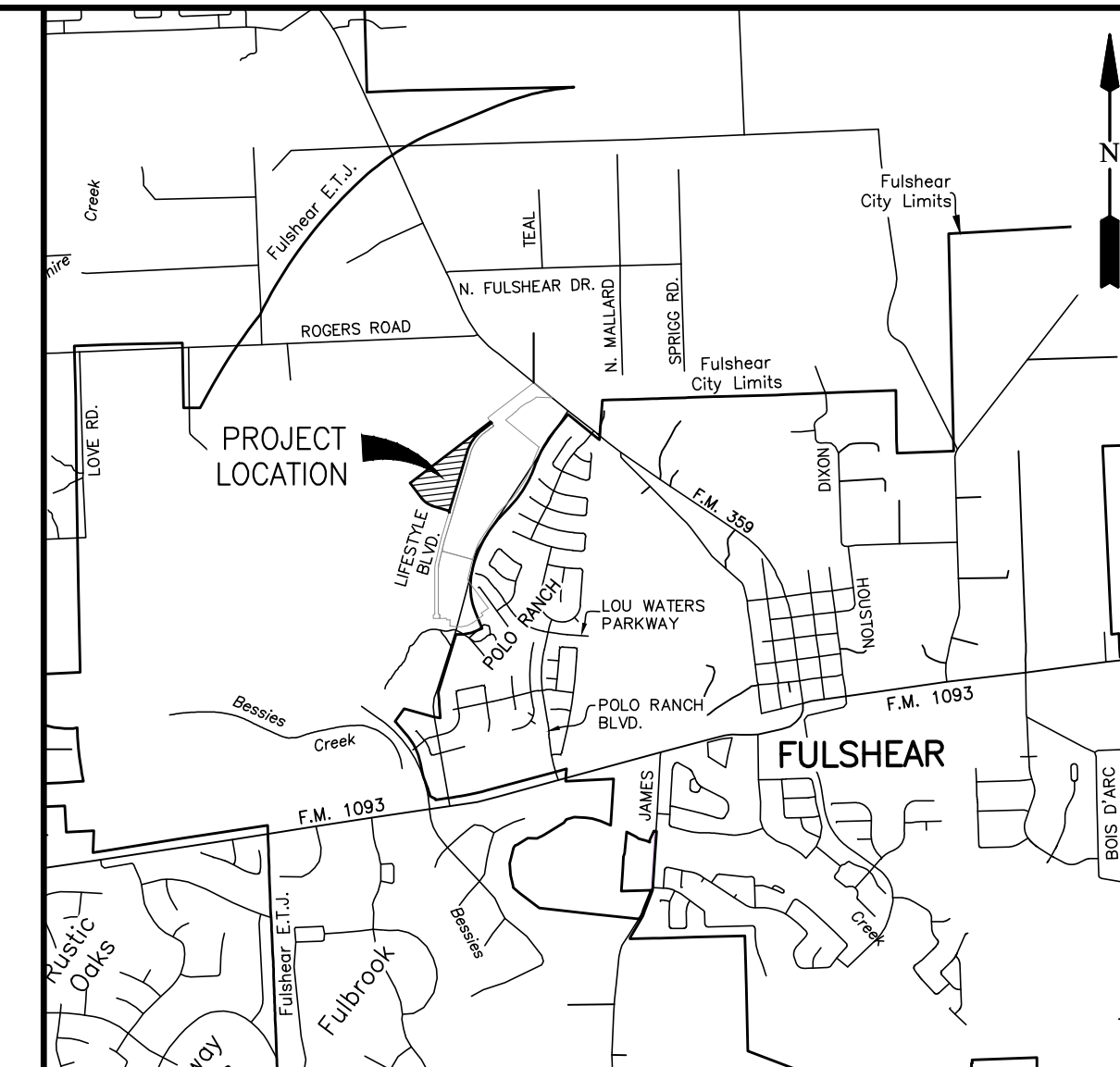
BEING A TRACT CONTAINING 13.352 ACRES OF LAND LOCATED IN THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76 AND THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT NUMBER 29 IN FORT BEND COUNTY, TEXAS; SAID 13.352 ACRE TRACT BEING A PORTION OF A CALL 82.509 ACRE TRACT OF LAND RECORDED IN THE NAME OF PULTE HOMES OF TEXAS, L.P. IN FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NUMBER 2021038400; SAID 13.352 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):

BEGINNING AT A 5/8-INCH CAPPED IRON ROD FOUND AT THE MOST WESTERLY CORNER OF SAID 82.509 ACRE TRACT;

THENCE, WITH A NORTHWESTERLY LINE OF SAID 82.509 ACRE TRACT, NORTH 52 DEGREES 36 MINUTES 23 SECONDS EAST, A DISTANCE OF 1709.03 FEET TO A 5/8-INCH CAPPED IRON ROD SET, FROM WHICH A 5/8-INCH CAPPED IRON ROD FOUND FOR A NORTHWESTERLY CORNER OF SAID 82.509 ACRE TRACT BEARS NORTH 52 DEGREES 36 MINUTES 23 SECONDS EAST, A DISTANCE OF 180.88 FEET;

THENCE, THROUGH AND ACROSS SAID 82.509 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 37 DEGREES 23 MINUTES 37 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;
 - 2) SOUTH 52 DEGREES 36 MINUTES 23 SECONDS WEST, A DISTANCE OF 199.30 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;
 - 3) 458.57 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 35 DEGREES 59 MINUTES 32 SECONDS, A RADIUS OF 730.00 FEET AND A CHORD WHICH BEARS SOUTH 34 DEGREES 36 MINUTES 37 SECONDS WEST, A DISTANCE OF 451.07 FEET TO A 5/8-INCH CAPPED IRON ROD SET;
 - 4) SOUTH 16 DEGREES 36 MINUTES 51 SECONDS WEST, A DISTANCE OF 1514.29 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND ON THE WESTERLY LINE OF SAID 82.509 ACRE TRACT;
- THENCE, WITH SAID NORTHWESTERLY LINE, THE FOLLOWING FOUR (4) COURSES:
- 1) 39.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS NORTH 28 DEGREES 23 MINUTES 09 SECONDS WEST, A DISTANCE OF 35.36 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;
 - 2) NORTH 73 DEGREES 23 MINUTES 09 SECONDS WEST, A DISTANCE OF 282.64 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;
 - 3) 207.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 35 DEGREES 59 MINUTES 32 SECONDS, A RADIUS OF 330.00 FEET AND A CHORD WHICH BEARS NORTH 55 DEGREES 23 MINUTES 23 SECONDS WEST, A DISTANCE OF 203.91 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;
 - 4) NORTH 37 DEGREES 23 MINUTES 39 SECONDS WEST, A DISTANCE OF 334.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.352 ACRES OF LAND.



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

FINAL PLAT OF DEL WEBB FULSHEAR SECTION 3

A SUBDIVISION OF 13.352 ACRES OF LAND SITUATED IN THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76 AND THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT NUMBER 29, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

21 LOTS 3 RESERVES (7.256 ACRES) 2 BLOCKS

NOVEMBER 18, 2021 JOB NO. 1680-8005.310

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 77069
PHONE: 281-489-4539 • GBISurvey@GBISurvey.com
TBPELS 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

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	90°00'00"	39.27'	N 28°23'09" W	35.36'
C2	330.00'	35°59'30"	207.30'	N 59°23'24" W	203.91'
C3	730.00'	35°59'30"	458.57'	S 34°36'37" W	451.07'
C4	300.00'	35°59'30"	188.45'	N 59°23'24" W	185.37'
C5	25.00'	86°31'55"	37.76'	N 09°52'21" E	34.27'
C6	25.00'	90°00'00"	39.27'	S 82°23'37" E	35.36'
C7	25.00'	89°59'58"	39.27'	S 82°23'38" E	35.36'
C8	50.00'	242°10'55"	211.34'	S 06°18'09" E	85.63'
C9	25.00'	62°10'55"	27.13'	S 83°41'51" W	25.82'
C10	25.00'	90°00'02"	39.27'	S 07°36'22" W	35.36'
C11	270.00'	35°59'30"	169.61'	N 59°23'24" E	166.83'
C12	25.00'	89°59'59"	39.27'	N 61°36'52" E	35.36'

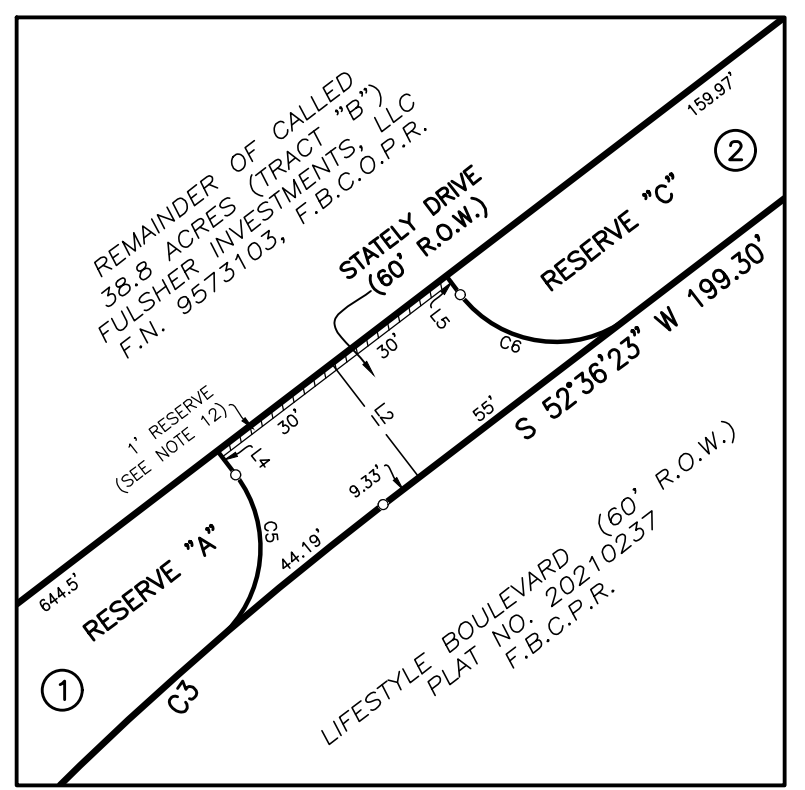
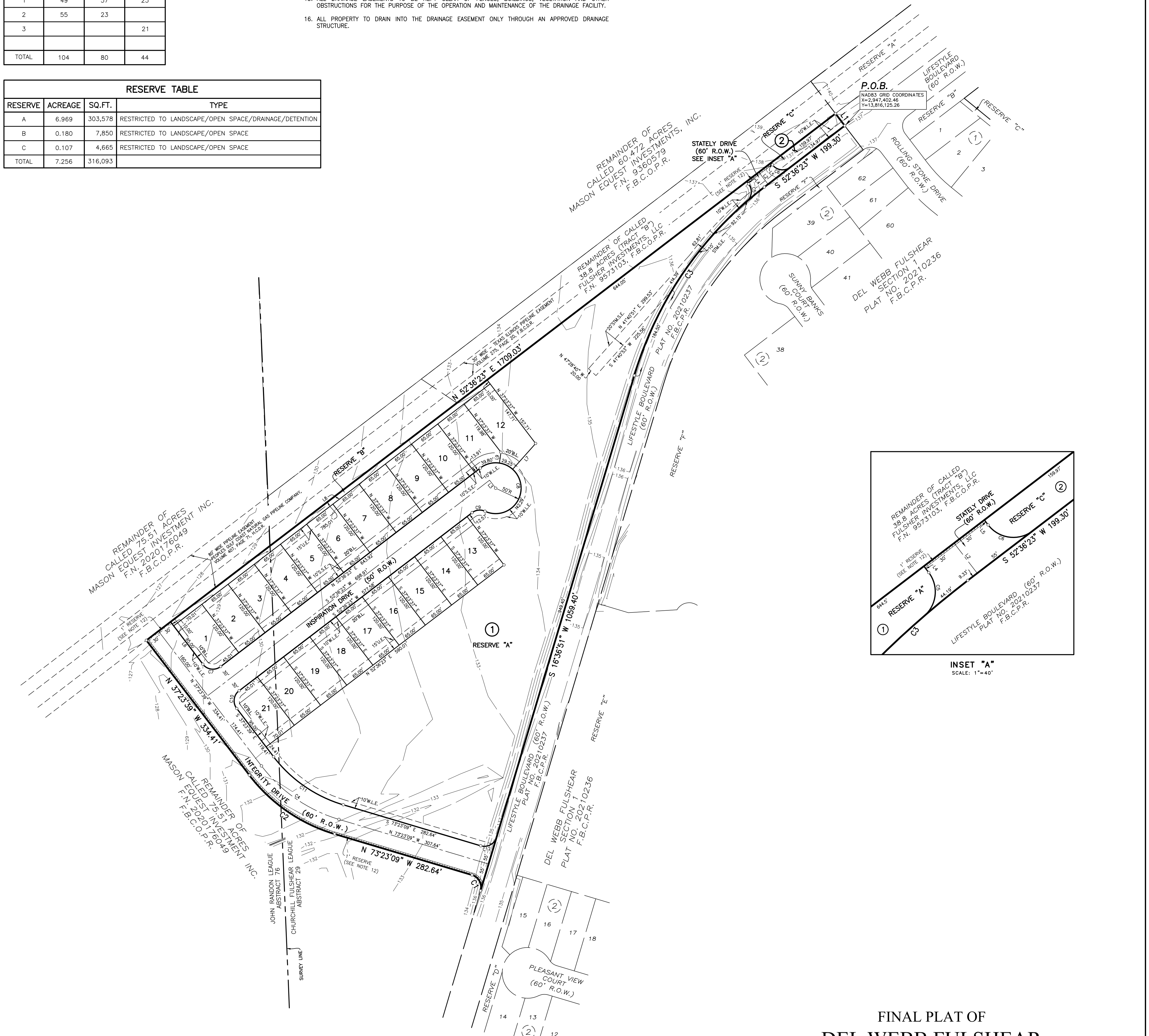
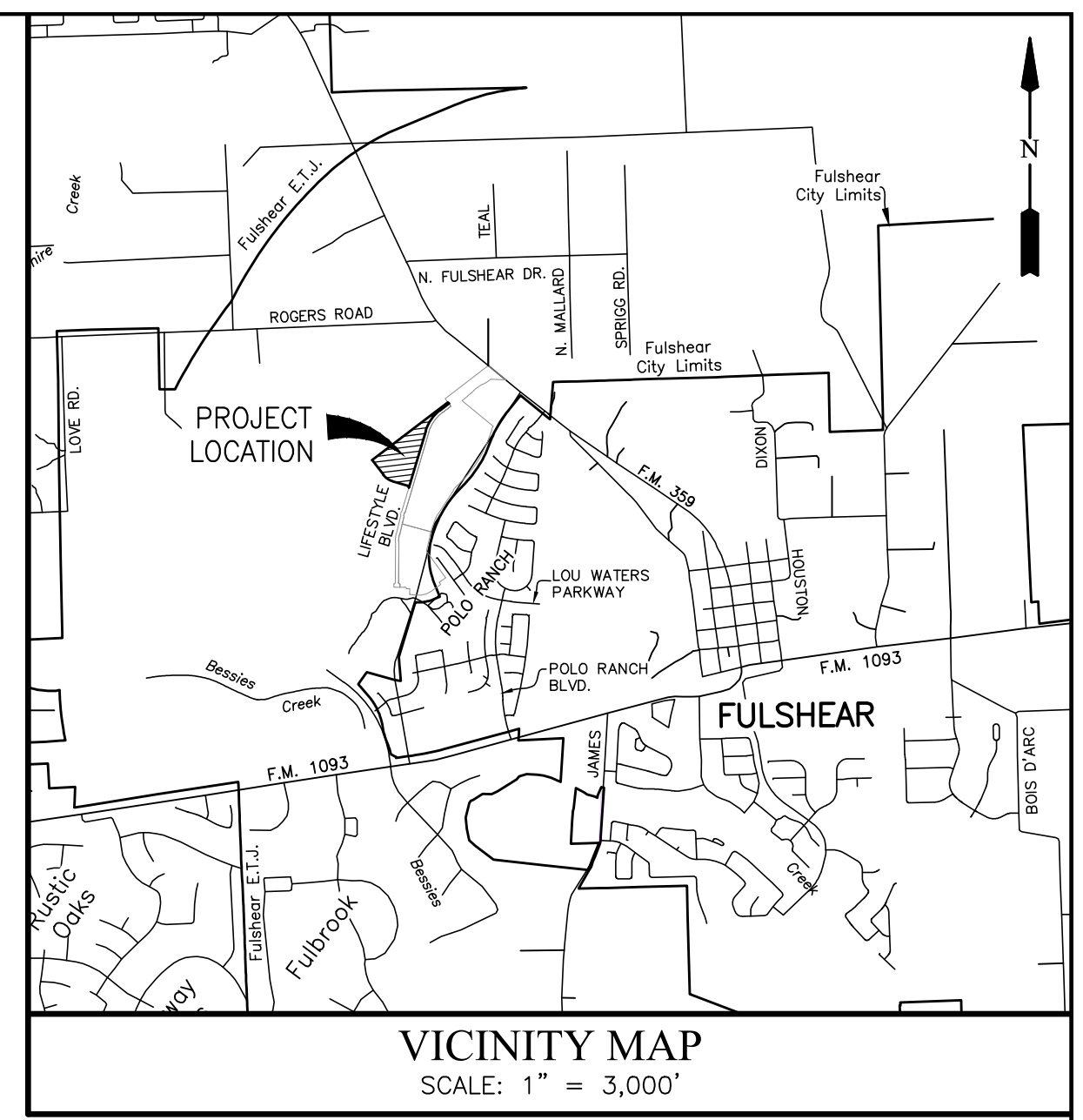
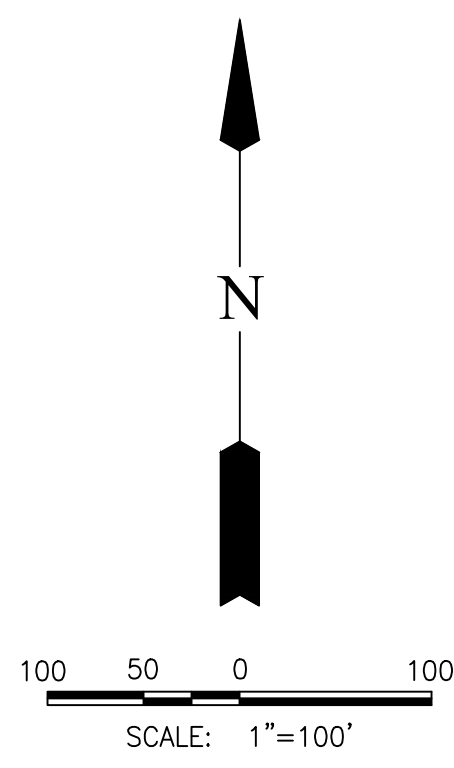
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 37°23'37" E	30.00'
L2	N 37°23'37" W	30.00'
L3	S 37°23'37" E	20.00'
L4	N 37°23'37" W	6.38'
L5	S 37°23'37" E	5.00'
L6	S 37°23'39" E	105.00'
L7	N 41°44'10" E	68.22'
L8	S 52°36'23" W	785.01'
L9	N 08°13'05" E	21.50'

LOT SUMMARY TABLE			
SECTION	40' LOTS	50' LOTS	65' LOTS
1	49	57	23
2	55	23	
3			21
TOTAL	104	80	44

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	6.969	303,578	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE/DETENTION
B	0.180	7,850	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.107	4,665	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	7.256	316,093	

NOTES:

- BENCHMARK: NGS MONUMENT DESIGNATION HCSD 66 (P.I.D. AW5411) - STAINLESS STEEL ROD IN SLEEVE LOCATED ON THE EAST SIDE OF F.M. 1463, 2625 FEET SOUTH OF THE INTERSECTION OF CORBITT ROAD. ELEVATION = 136.30 NAVD 1988, GEOD 09
- TEMPORARY BENCHMARK: GBI #104 - X CUT ON CONCRETE CURB LOCATED AT THE WESTERLY TERMINUS OF LOU WATERS PARKWAY. ELEVATION = 135.01 NAVD 1988, GEOD 09.
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88, GEOD 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. 2021-0554, DATED NOVEMBER 7, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 245, FORT BEND SUBSIDIANCE 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 ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
- 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.



FINAL PLAT OF
DEL WEBB FULSHEAR
SECTION 3

A SUBDIVISION OF 13.352 ACRES OF LAND SITUATED IN THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76 AND THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT NUMBER 29, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

21 LOTS 3 RESERVES (7.256 ACRES) 2 BLOCKS
NOVEMBER 18, 2021 JOB NO. 1680-8005.310

OWNERS:

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A TEXAS LIMITED PARTNERSHIP
BY: PULTE NEVADA I LLC,
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1311 BROADFIELD BOULEVARD, SUITE 100, HOUSTON, TEXAS 77084
PH: (281) 749-8000

SURVEYOR:

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

ENGINEER:

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





Subdivision/Development Platting Application

Date: 11/18/2021 Date Received by the City of Fulshear: _____
 Subdivision: Fulshear Lakes Creekside Village Sec 2 Development: Fulshear Lakes Creekside Village

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: _____

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

Total Acreage: 33.917
 Number of Streets: 5
 Number of Lots: 78
 Number and Types of Reserves: 13
 Total Acres in Reserve: 13.79

Owner: Fulshear Lakes, LTD
 Address: 1500 Citywest Blvd, Suite 400
 City/State: Houston, Texas 77042
 Telephone: (713) 783-0308
 Email Address: zzarse@lja.com

Engineer/Planner: LJA Engineering
 Contact Person: Zach Zarse
 Telephone: (713) 580-4100
 Fax Number: _____
 Email Address: zzarse@lja.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
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Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>1,737.93</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.

Zach Zarse Zach Zarse 11/18/2021
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE



Subdivision/Development Platting Application

Date: 11/18/2021 Date Received by the City of Fulshear: _____
 Subdivision: Fulshear Lakes Creekside Village Sec 3 Development: Fulshear Lakes Creekside Village

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: ___ City ETJ (Extraterritorial Jurisdiction)

Legal Description: _____

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

Total Acreage: 25.116
 Number of Streets: 8
 Number of Lots: 99
 Number and Types of Reserves: 5
 Total Acres in Reserve: 1.64

Owner: Fulshear Lakes, LTD
 Address: 1500 Citywest Blvd, Suite 400
 City/State: Houston, Texas 77042
 Telephone: (713) 783-0308
 Email Address: zzarse@lja.com

Engineer/Planner: LJA Engineering
 Contact Person: Zach Zarse
 Telephone: (713) 580-4100
 Fax Number: _____
 Email Address: zzarse@lja.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE <u>1,622.90</u>	
Park Fees (due at Final Plat Application) _____	

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Zachary Zarse

Zach Zarse

11/18/2021

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE



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

Subdivision/Development Platting Application

Date: 11/18/2021 Date Received by the City of Fulshear: _____
 Subdivision: Fulshear Lakes Creekside Village Sec 4 Development: Fulshear Lakes Creekside Village

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: _____

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

Total Acreage: 13.666
 Number of Streets: 4
 Number of Lots: 74
 Number and Types of Reserves: 2
 Total Acres in Reserve: 0.68

Owner: Fulshear Lakes, LTD
Address: 1500 Citywest Blvd, Suite 400
City/State: Houston, Texas 77042
Telephone: (713) 783-0308
Email Address: zzarse@lja.com
Engineer/Planner: LJA Engineering
Contact Person: Zach Zarse
Telephone: (713) 580-4100
Fax Number: _____
Email Address: zzarse@lja.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE <u>1,211.65</u>	
Park Fees (due at Final Plat Application)	_____

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

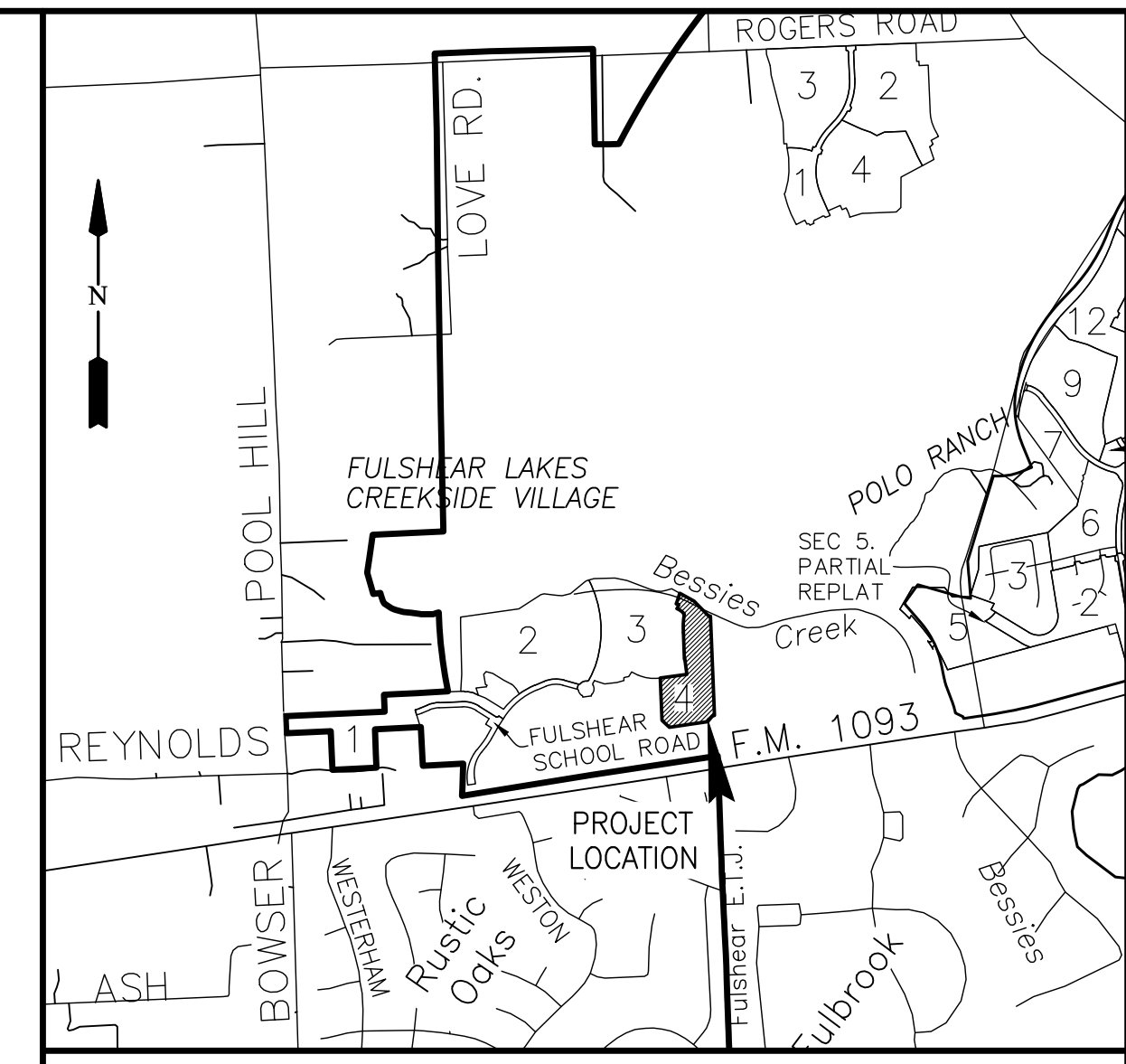
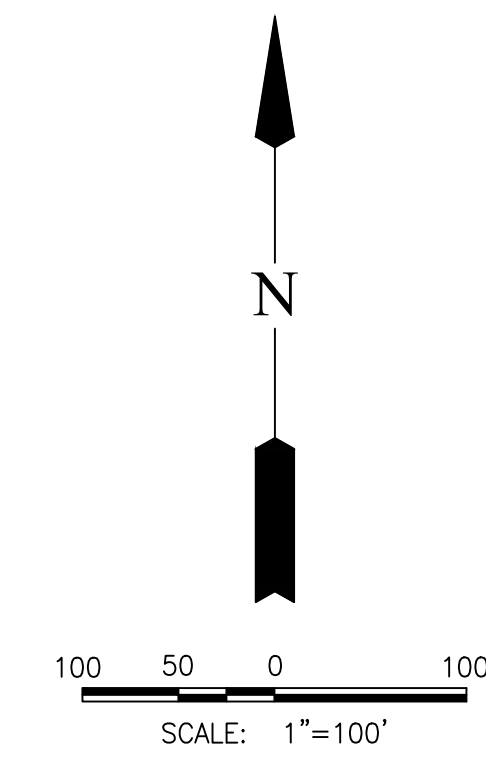
Zach Zarse Zach Zarse 11/18/2021
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

NOTES:

- BENCHMARK: NGS MONUMENT HGCS0 66: A STAINLESS STEEL ROD IN SLEEVE THROUGH LOGO CAP STAMPED HGCS0 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHEAST OF THE INTERSECTION OF 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.
ELEV. = 136.60 FEET NAVD88 (2001) FBC LIDAR DATUM
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY OF TEXAS, ORDER NO. 2021-0557, DATED OCTOBER 19, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 216, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND ESD 4, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- BY GRAPHICAL PLOTTING AND AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NOS. 48157C0095M, 48157C0090M, 48157C0085M, AND 48157C0080M, WITH REVISED DATES OF JANUARY 29, 2021, THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DESCRIBED AS 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AND ZONE AE (SHADED BLUE), DESCRIBED AS SPECIAL FLOOD HAZARD AREAS, WITH BFE OR DEPTH. 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.
- THERE ARE NO PIPELINE OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE ADA.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.999877178
- FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA SURVEY" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 111.0 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM, 2001 ADJUSTMENT). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY 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
- VOL. INDICATES VOLUME
- P.C. INDICATES PAGE
- RES. INDICATES RESERVE
- EXIST. INDICATES EXISTING
- (S) INDICATES SET 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET
- (PS) INDICATES FOUND 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET



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



RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.150	6,518	RESTRICTED TO OPEN SPACE/DRAINAGE
B	0.527	22,937	RESTRICTED TO OPEN SPACE/DRAINAGE
TOTAL	0.677	29,455	

LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
L1	N 07°46'52" W	175.00'	C1	235.00'	20'14.47"	83.04'	N 55°43'06" W	82.61'
L2	S 82°13'08" W	4.03'	C2	285.00'	0°09'54"	30.67'	N 68°55'27" W	30.65'
L3	N 01°30'55" W	53.99'	C3	25.00'	90°00'00"	39.27'	S 47°18'57" E	35.36'
L4	N 01°42'23" E	53.65'	C4	25.00'	90°00'00"	39.27'	S 42°41'03" W	35.36'
L5	N 05°05'05" E	53.65'	C5	260.00'	20'14.47"	91.88'	S 55°43'06" W	91.40'
L6	N 08°14'57" E	46.86'	C6	85.00'	43°16'46"	64.21'	N 23°57'20" W	62.69'
L7	N 45°35'43" W	22.34'	C7	300.00'	3°38'41"	19.08'	S 04°08'17" E	19.08'
L8	N 24°09'30" E	50.00'	C8	300.00'	3°38'41"	19.08'	S 04°08'17" E	19.08'
L9	N 17°59'36" E	128.65'	C9	50.00'	83°43'59"	73.07'	S 39°33'02" W	66.74'
L10	N 87°41'03" E	20.00'	C10	50.00'	96°16'01"	84.01'	N 50°26'58" W	74.47'
L11	S 87°41'03" W	20.00'	C11	300.00'	0°27'24"	2.39'	N 02°32'39" W	2.39'
L12	S 40°21'25" W	91.46'	C12	300.00'	4°47'21"	25.08'	S 84°36'49" W	25.07'
L13	N 46°37'49" W	117.85'	C13	285.00'	20'14.47"	100.71'	S 55°43'06" E	100.19'
L14	N 87°41'03" E	95.00'	C14	110.00'	43°16'46"	83.09'	S 23°57'20" E	81.13'
L15	N 02°18'57" W	100.00'	C15	275.00'	3°38'41"	17.49'	S 04°08'17" E	17.49'
L16	S 87°41'03" W	95.00'	C16	325.00'	3°38'41"	20.67'	S 04°08'17" E	20.67'
L17	S 05°57'38" E	59.57'	C17	25.00'	39°47'40"	15.62'	S 20°12'47" E	15.37'
L18	S 51°11'00" E	2.00'	C18	50.00'	15°40'36"	134.52'	S 38°57'42" W	97.47'
L19	S 32°58'58" W	7.26'	C19	25.00'	34°36'58"	15.10'	N 81°16'29" W	14.88'
L20	S 87°00'30" W	20.21'	C20	25.00'	40°21'13"	17.61'	S 61°14'25" W	17.25'
L21	S 82°13'08" W	98.82'	C21	50.00'	163°28'40"	142.66'	N 57°11'51" W	98.96'
L22	S 05°57'38" E	59.57'	C22	25.00'	26°51'26"	11.72'	N 11°06'46" E	11.61'
L23	S 05°57'38" W	59.57'	C23	325.00'	0°50'34"	4.78'	S 02°44'14" E	4.78'
L24	S 82°13'08" W	89.25'	C24	25.00'	96°16'01"	42.00'	S 50°26'58" E	37.24'
L25	N 82°13'08" E	98.82'	C25	25.00'	83°43'59"	36.54'	N 39°33'02" E	33.37'
L26	N 61°05'53" W	180.85'	C26	275.00'	3°38'41"	17.49'	N 04°08'17" W	17.49'
L27	N 44°29'48" W	258.31'	C27	325.00'	3°38'41"	20.67'	N 04°08'17" W	20.67'
L28	S 87°41'03" W	123.50'	C28	25.00'	95°27'55"	41.65'	N 50°02'54" W	37.00'
L29	N 85°46'30" E	22.51'	C29	25.00'	84°32'05"	36.89'	N 39°57'06" E	33.63'
L30	S 87°41'03" W	101.00'	C30	60.00'	43°16'46"	45.32'	N 23°57'20" W	44.25'

FINAL PLAT OF
FULSHEAR LAKES CREEKSIDE VILLAGE
SECTION 4

A SUBDIVISION OF 13.666 ACRES OF LAND SITUATED IN
THE JOHN RANDON SURVEY, ABSTRACT 76,
FORT BEND COUNTY, TEXAS.

74 LOTS 2 RESERVE (0.677 ACRES) 3 BLOCKS
NOVEMBER 18, 2021 JOB NO. 2493-0123.310

OWNER:

FULSHEAR LAKES, LTD.
BY: FULSHEAR LAKES GP, LLC
ITS GENERAL PARTNER
SAMUEL H. YAGER III, VICE PRESIDENT
1500 CITYWEST BOULEVARD, SUITE 400, HOUSTON, TEXAS 77042
PH. (713) 783-0308

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

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



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: 11/18/2021

Date Received by the City of Fulshear: _____

Subdivision: Fulshear Lakes Creekside Village Sec 5 Development: Fulshear Lakes Creekside Village

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary

Final

Short Form Final

Replat

Vacation Plat

Admin. (Minor) Plat

Amending Plat

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential

Zero Lot Line/ Patio Home

Multi-Family Residential

Planned Development

Commercial

Industrial

Plat Location: City

ETJ (Extraterritorial Jurisdiction)

Legal Description: _____

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

Total Acreage: 2.580

Number of Streets: 1

Number of Lots: 15

Number and Types of Reserves: 2

Total Acres in Reserve: 0.09

Owner: Fulshear Lakes, LTD

Address: 1500 Citywest Blvd, Suite 400

City/State: Houston, Texas 77042

Telephone: (713) 783-0308

Email Address: zzarse@lja.com

Engineer/Planner: LJA Engineering

Contact Person: Zach Zarse

Telephone: (713) 580-4100

Fax Number: _____

Email Address: zzarse@lja.com

Platting Fees

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

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

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

Amending or Minor Plat - \$200.00

Plat Vacation - \$500.00

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

TOTAL PLATTING FEE 639.50

Park Fees (due at Final Plat Application) _____

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

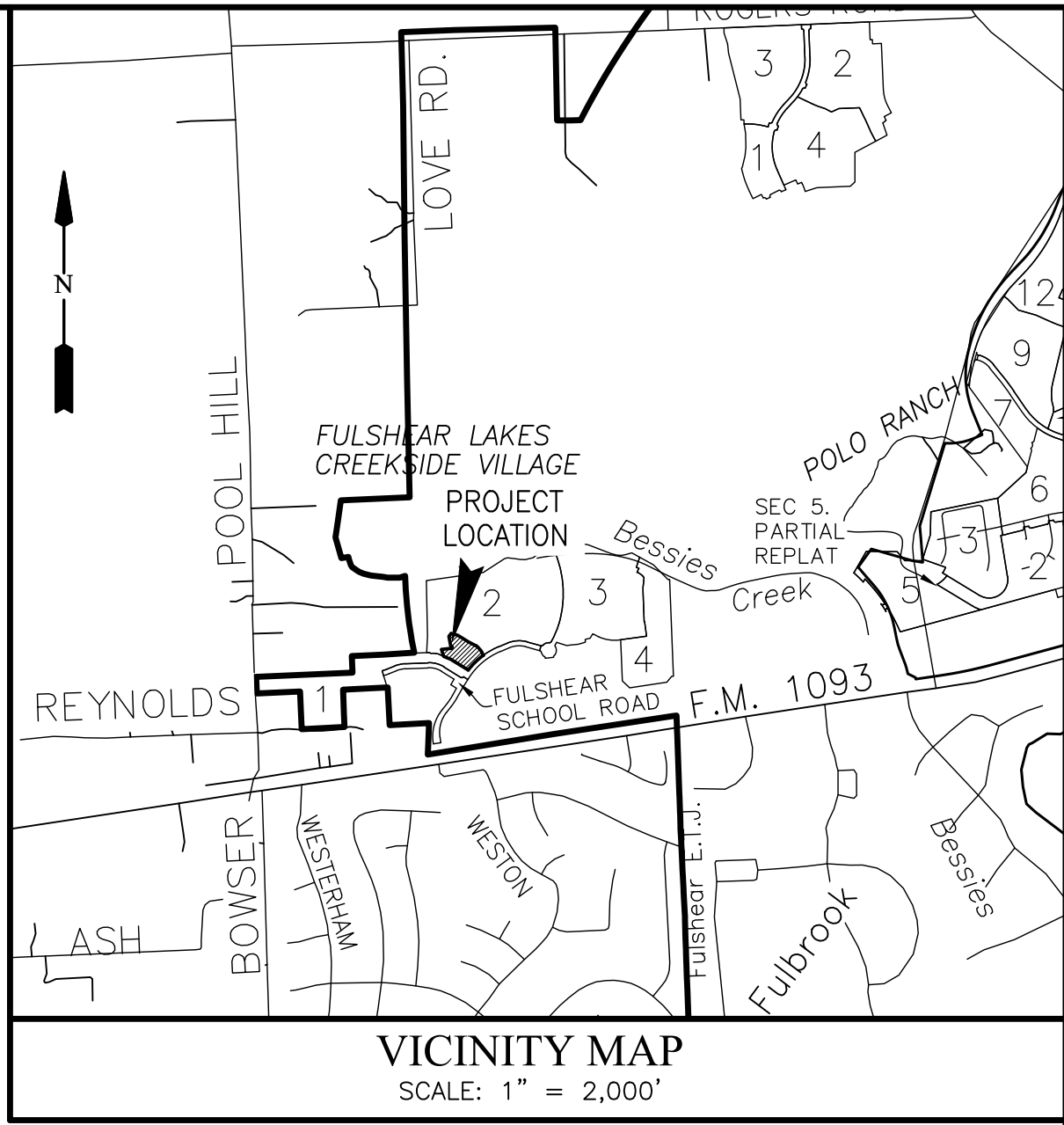
Zach Zarse

11/18/2021

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE



STATE OF TEXAS
COUNTY OF FORT BEND

WE, FULSHEAR LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH SAMUEL H. YAGER III, VICE PRESIDENT, BEING AN OFFICER OF FULSHEAR LAKES GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE 2.580 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 5, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

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

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

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 5, WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

IN TESTIMONY WHEREOF, THE FULSHEAR LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY FULSHEAR LAKES GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, BY ITS VICE PRESIDENT SAMUEL H. YAGER III, THIS _____ DAY OF _____, 2021.

FULSHEAR LAKES, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: FULSHEAR LAKES GP, LLC
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: SAMUEL H. YAGER III, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAMUEL H. YAGER III, VICE PRESIDENT OF FULSHEAR LAKES GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF FULSHEAR LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

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

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

THIS PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 5 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2021.

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIR

THIS PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 5 WAS APPROVED ON _____ 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

BEING 2.580 ACRES OF LAND LOCATED IN THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76, FORT BEND COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 70.1425 ACRE TRACT DESCRIBED AS "TRACT F" IN THE DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007853 IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID 2.580 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT):

COMMENCING FOR REFERENCE AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE MOST NORTHERLY NORTHEAST CORNER OF RESERVE "A" OF LAMAR CONSOLIDATED ISD FLETCHER MORGAN JR. ELEMENTARY SCHOOL, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20210119 OF THE PLAT RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.P.R.) COMMON TO THE NORTHWEST CORNER OF RESERVE "A" OF FULSHEAR SCHOOL ROAD AND SCHOOL HILL ROAD STREET DEDICATION, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20210124, F.B.C.P.R., IN THE SOUTH RIGHT-OF-WAY LINE OF SCHOOL HILL ROAD (CALLED 60-FEET WIDE) AS SHOWN ON SAID FULSHEAR SCHOOL ROAD AND SCHOOL HILL ROAD STREET DEDICATION, FROM WHICH A PREVIOUSLY SET 5/8-INCH IRON ROD FOUND FOR A NORTHERLY CORNER OF SAID RESERVE "A" OF LAMAR CONSOLIDATED ISD FLETCHER MORGAN JR. ELEMENTARY SCHOOL, IN THE SOUTH RIGHT-OF-WAY LINE OF SAID SCHOOL HILL ROAD BEARS, NORTH 58° 08' 26" WEST, 175.19 FEET;

THENCE, NORTH 57° 28' 53" EAST, 199.63 FEET TO THE POINT OF BEGINNING AND SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 58° 08' 26" WEST, 247.78 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 68° 38' 43" WEST, 85.72 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 18° 34' 56" WEST, 87.39 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 83° 28' 13" EAST, 121.69 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 17.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 19° 37' 09", AND A CHORD WHICH BEARS NORTH 21° 00' 31" EAST, 17.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 59° 10' 54" WEST, 20.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 10° 29' 06" WEST, 118.21 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 39° 50' 39" EAST, 42.97 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 74° 40' 14" EAST, 79.40 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 58° 23' 06" EAST, 101.09 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 59° 06' 12" EAST, 47.01 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 62° 12' 15" EAST, 101.17 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 107.61 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 24° 10' 41", AND A CHORD WHICH BEARS SOUTH 41° 20' 58" EAST, 106.81 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 32° 20' 44" EAST, 38.38 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 253.67 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 880.00 FEET, A CENTRAL ANGLE OF 16° 30' 58", AND A CHORD WHICH BEARS SOUTH 45° 49' 39" WEST, 252.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.580 ACRES OF LAND.

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,
THIS _____ DAY OF _____, 2021.

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

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

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

KEN 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. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

FINAL PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 5

A SUBDIVISION OF 2.580 ACRES OF LAND SITUATED IN
THE JOHN RANDON SURVEY, ABSTRACT 76,
FORT BEND COUNTY, TEXAS.

15 LOTS 2 RESERVE (0.086 ACRE) 2 BLOCKS

NOVEMBER 18, 2021

JOB NO. 2493-0120.310

OWNER:

FULSHEAR LAKES, LTD.

BY: FULSHEAR LAKES GP, LLC
ITS GENERAL PARTNER

SAMUEL H. YAGER III, VICE PRESIDENT

1500 CITYWEST BOULEVARD, SUITE 400, HOUSTON, TEXAS 77042
PH. (713) 783-0308

SURVEYOR:

LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

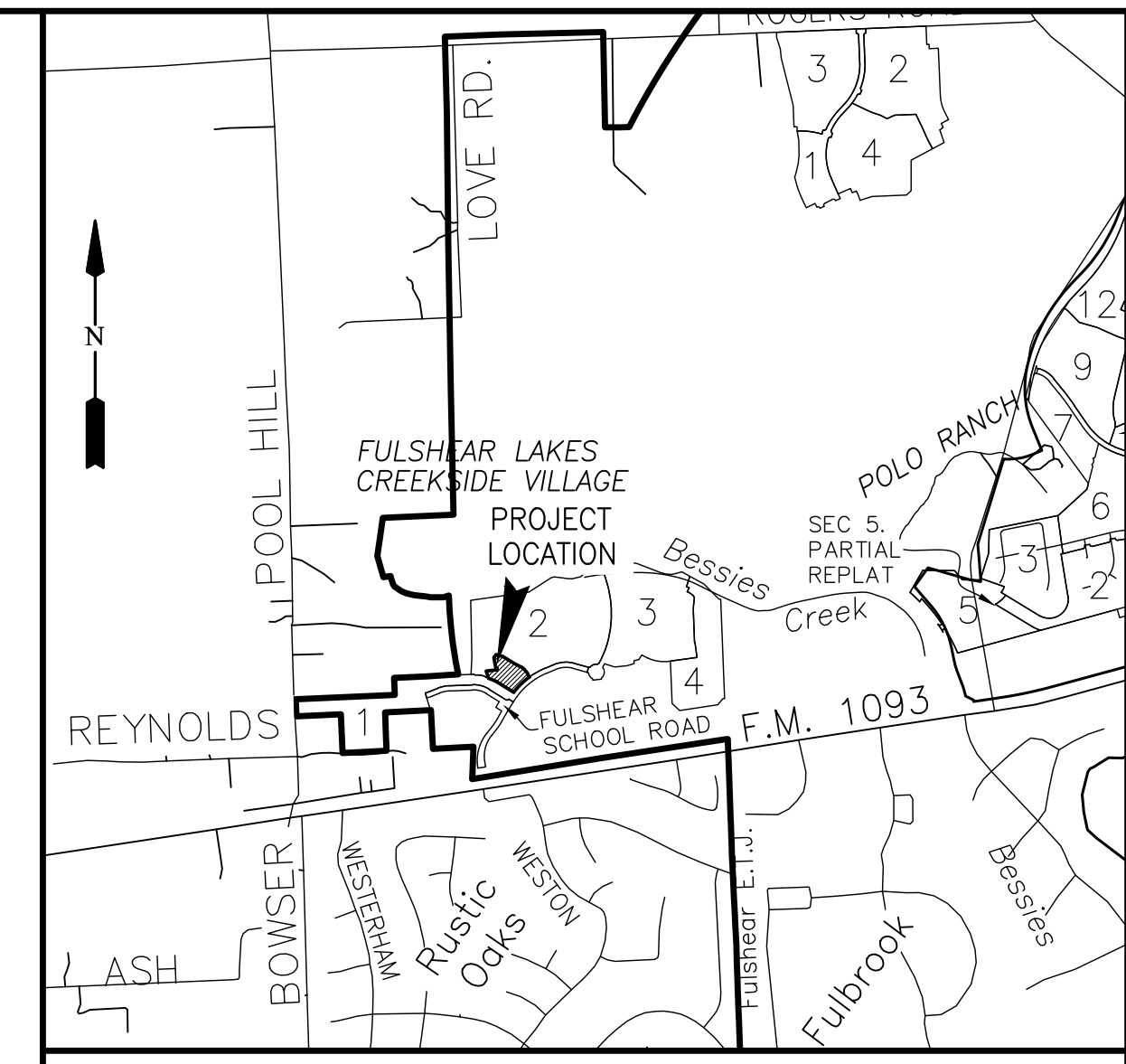
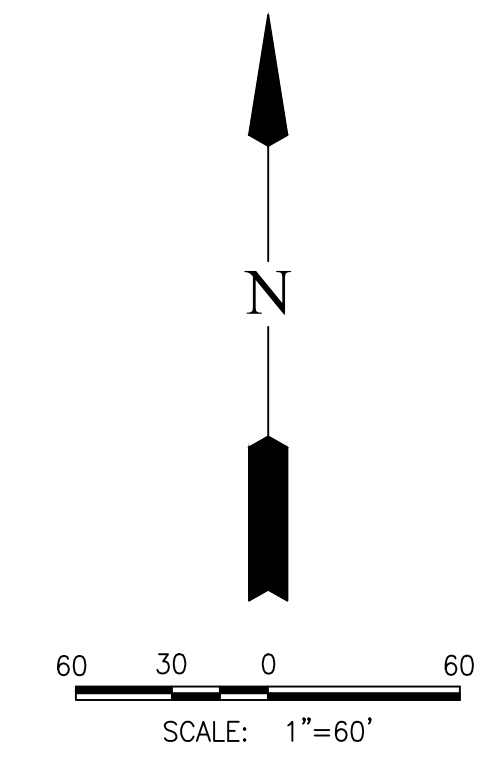


ENGINEER:

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



- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - INDICATES STREET NAME CHANGE
 - R.O.W. INDICATES RIGHT-OF-WAY
 - A.E. INDICATES AERIAL EASEMENT
 - P.O.B. INDICATES POINT OF BEGINNING
 - F.N. INDICATES FILE NUMBER
 - RES. INDICATES RESERVE
 - EXIST. INDICATES EXISTING
 - (S) INDICATES 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET
 - (PS) INDICATES 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET



- NOTES:**
- BENCHMARK: NGS MONUMENT HGCS 66: A STAINLESS STEEL ROD IN SLEEVE THROUGH LOGO CAP STAMPED HGCS 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHEAST OF THE INTERSECTION OF 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.
ELEV. = 136.60 FEET NAVD83 (2001) FBC LIDAR DATUM
 - ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
 - THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY OF TEXAS, ORDER NO. 2021-0562, DATED NOVEMBER 11, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 216, FORT BEND SUBSIDIENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND ESCD 4, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
 - THIS SUBDIVISION LIES WITHIN BY GRAPHICAL PLOTTING AND AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NOS. 48157C0095M, 48157C0090M, 48157C0085M, AND 48157C0080M, WITH REVISED DATES OF JANUARY 29, 2021. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DESCRIBED AS 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AND ZONE AE (SHADED BLUE), DESCRIBED AS SPECIAL FLOOD HAZARD AREAS, WITH BFE OR DEPTH. 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 OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
 - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
 - SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE ADA.
 - ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
 - THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.999877178
 - FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA SURVEY" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
 - SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 111.0 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM, 2001 ADJUSTMENT). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.

LINE	BEARING	DISTANCE
L1	N 68°38'43" W	85.72'
L2	N 18°34'56" W	87.39'
L3	N 83°28'13" E	121.69'
L4	N 59°10'54" W	20.00'
L5	N 10°29'06" W	118.21'
L6	N 39°50'39" E	42.97'
L7	S 74°40'14" E	79.40'
L8	S 58°23'06" E	101.09'
L9	S 59°06'12" E	47.01'
L10	S 62°12'15" E	101.17'
L11	S 32°20'44" E	38.38'
L12	S 31°51'34" W	11.76'
L13	N 16°42'23" W	20.00'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	880.00'	16°30'58"	253.67'	S 45°49'39" E	252.79'
C2	50.00'	19°37'09"	17.12'	N 21°00'31" E	17.04'
C3	255.00'	24°10'41"	107.61'	S 41°20'58" E	106.81'
C4	205.00'	14°00'09"	50.10'	N 51°08'22" W	49.98'
C5	25.00'	96°37'20"	42.16'	N 04°51'08" W	37.34'
C6	180.00'	4°58'38"	15.64'	N 55°39'07" W	15.63'
C7	25.00'	59°20'41"	25.89'	N 87°48'47" W	24.75'
C8	50.00'	27°35'43"	239.03'	N 19°28'14" E	68.26'
C9	25.00'	34°34'02"	15.08'	S 40°51'25" E	14.86'
C10	230.00'	8°50'45"	35.51'	S 53°43'04" E	35.47'
C11	25.00'	80°51'19"	35.28'	S 89°43'21" E	32.42'

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.033	1,417	RESTRICTED TO OPEN SPACE
B	0.053	2,294	RESTRICTED TO OPEN SPACE
TOTAL	0.086	3,711	

**FINAL PLAT OF
FULSHEAR LAKES CREEKSIDE VILLAGE
SECTION 5**

A SUBDIVISION OF 2.580 ACRES OF LAND SITUATED IN
THE JOHN RANDON SURVEY, ABSTRACT 76,
FORT BEND COUNTY, TEXAS.

15 LOTS 2 RESERVE (0.086 ACRE) 2 BLOCKS
NOVEMBER 18, 2021 JOB NO. 2493-0120.310

OWNER:
FULSHEAR LAKES, LTD.
BY: **FULSHEAR LAKES GP, LLC**
ITS GENERAL PARTNER
SAMUEL H. YAGER III, VICE PRESIDENT
1500 CITYWEST BOULEVARD, SUITE 400, HOUSTON, TEXAS 77042
PH. (713) 783-0308

SURVEYOR:
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3600 W Sam Houston Parkway S
Suite 175
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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



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: November 18, 2021

Date Received by the City of Fulshear: _____

Subdivision: The Vic at Jordan Ranch Development: _____

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary

Final

Short Form Final

Replat

Vacation Plat

Admin. (Minor) Plat

Amending Plat

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential

Zero Lot Line/ Patio Home

Multi-Family Residential

Planned Development

Commercial

Industrial

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: _____

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

Total Acreage: 16.461

Number of Streets: 0

Number of Lots: 0

Number and Types of Reserves: 1, Unrestricted

Total Acres in Reserve: 16.461

Owner: The Vic at Jordan Ranch LLC.

Address: 3773 Richmond Ave, Suite 800

City/State: Houston, Texas 77046

Telephone: 713-623-6944

Email Address: N/A

Engineer/Planner: IDS Engineering Group

Contact Person: John Herzog

Telephone: (713) 462-3178

Fax Number: N/A

Email Address: JHerzog@idseg.com

Platting Fees

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

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

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

Amending or Minor Plat - \$200.00

Plat Vacation - \$500.00

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

TOTAL PLATTING FEE \$911.53

Park Fees (due at Final Plat Application) N/A

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

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

11/18/2021

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

STATE OF TEXAS

COUNTY OF FORT BEND

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

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

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

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

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

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

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

FURTHER, We do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of THE VIC AT JORDAN RANCH where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

IN TESTIMONY WHEREOF, THE VIC AT JORDAN RANCH LLC has caused these presents to be signed by Sanford P. Aron, President, this ____ day of _____, 2021.

BY: THE VIC AT JORDAN RANCH LLC

By: _____
Sanford P. Aron, President

NOTES

- 1. The coordinates shown hereon are Texas South Central Zone No 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the combined scale factor of 1.00013.
2. BL Indicates a building line
AE Indicates an aerial easement
UE Indicates a utility easement
WME Indicates a water meter easement
WSE Indicates a water and sewer easement
LSE Indicates landscape easement
VOL, PG Indicates Volume, Page
FBCPR Indicates Fort Bend County Public Records
OPRFBC Indicates Official Public Records of Fort Bend County
ESMT Indicates Easement
HL & P Indicates Houston Lighting and Power
SQ FT Indicates square feet
AC, indicates acre
ROW indicates right-of-way
ORFBC Indicates Original Records of Fort Bend County
OPRFBC Indicates Official Public Records of Fort Bend County
FBCOPRRP Indicates Fort Bend County Official Public Records of Real Property
DRFBC Indicates Deed Records of Fort Bend County
● indicates found 5/8" iron rod (unless otherwise noted)
○ indicates set 5/8" iron rod (unless otherwise noted)
3. All building lines along street rights-of-way are as shown on the plat.
4. All sidelot building lines to be 5' unless otherwise noted.
5. All non-perimeter easements on property lines are centered unless otherwise noted.
6. All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
7. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest 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 147.53 feet above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.

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

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

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

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

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

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

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

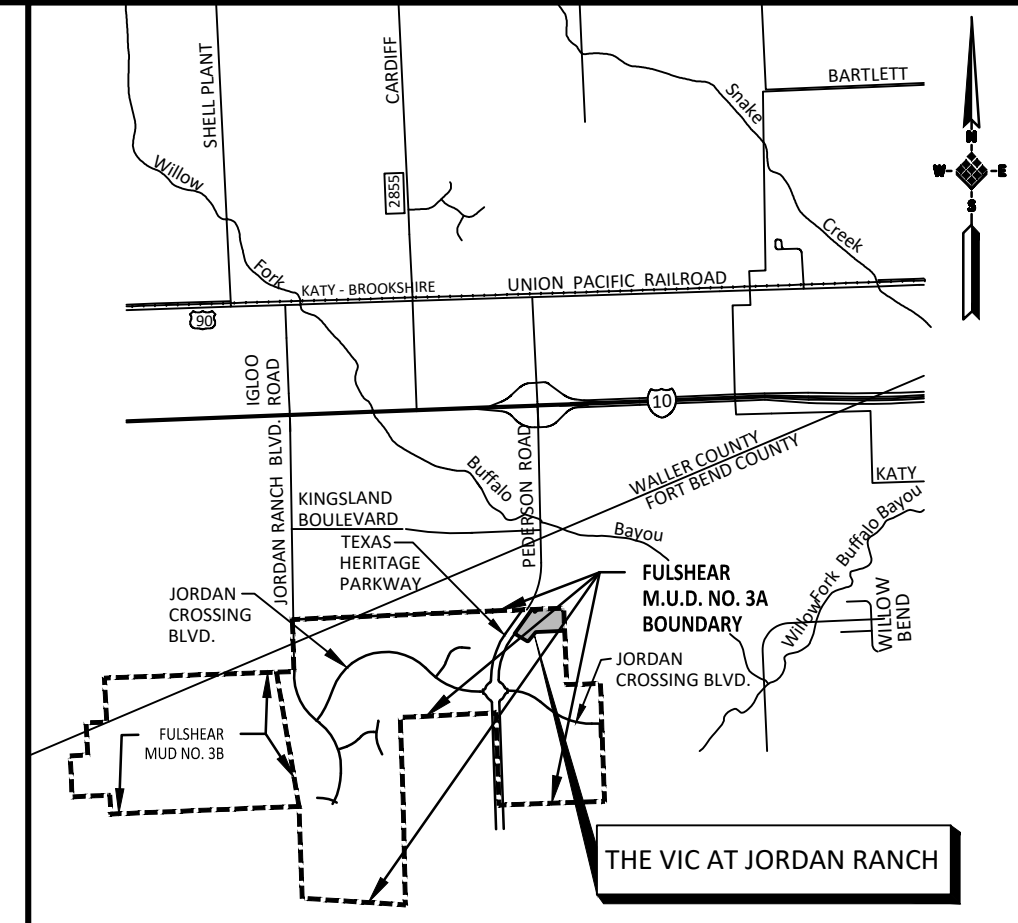
North 58°58'23" West - 394.38 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the west corner of the herein described tract and being on the southeasterly right-of-way line of TEXAS HERITAGE PARKWAY (200-foot wide) recorded in File Number 2020062689 of the Official Public Records of Fort Bend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

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

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

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

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



FORT BEND COUNTY KEY MAP NO 483F & 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

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

Notary Public in and for the State Of Texas

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

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

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

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JOHN R. HERZOG, P.E. 126468 ON 11/02/21. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. John R. Herzog, PE Licensed Professional Engineer, No 126468

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

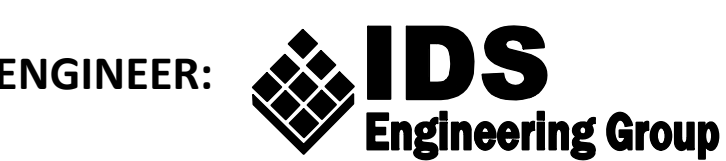
Amy Pearce, Chair Dar Hakimzadeh, Co-Chair

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

Aaron Groff, Mayor Kimberly Kopecky, City Secretary

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

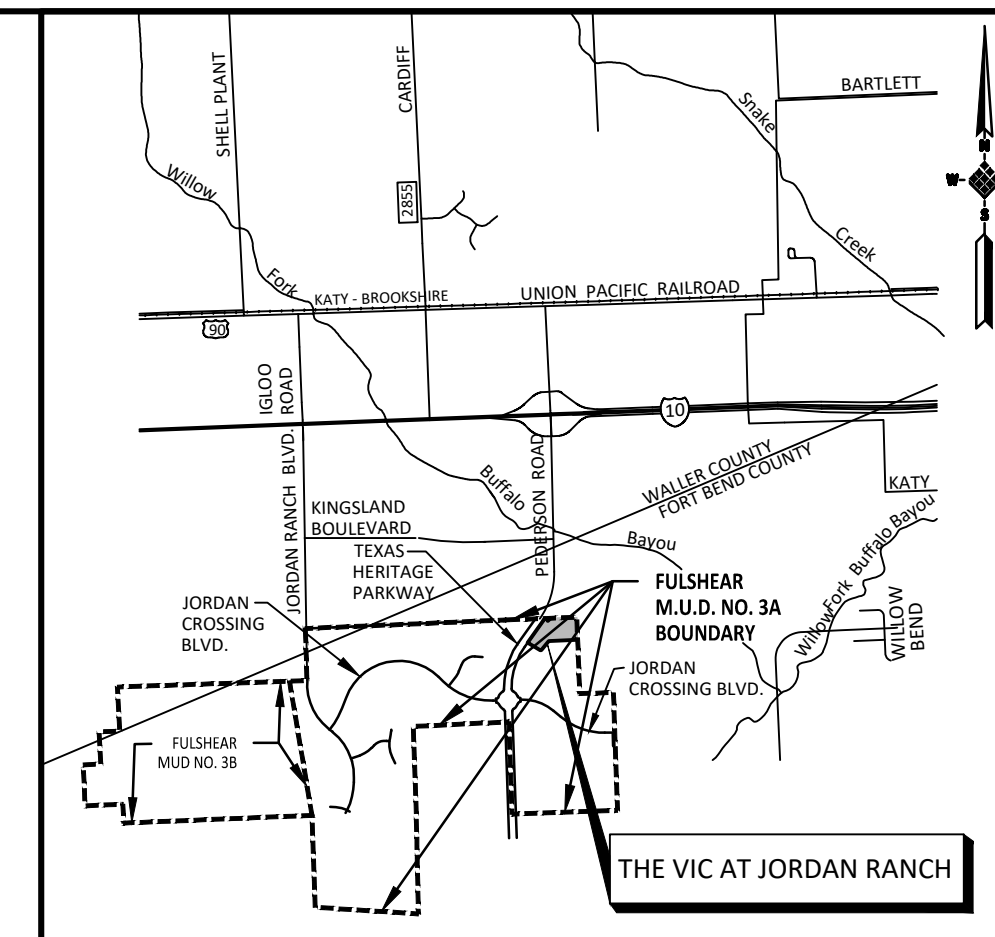
OWNER: THE VIC AT JORDAN RANCH LLC 3773 RICHMOND AVE, SUITE 800, HOUSTON, TEXAS 77046 (713) 623-6944



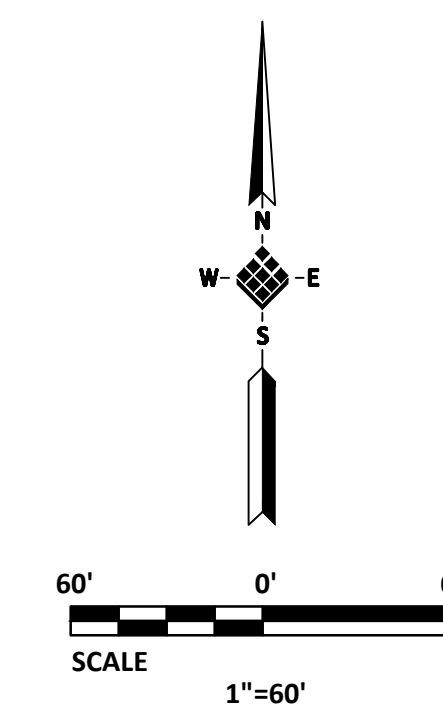
13430 NW, Freeway Suite 700 Houston, Tx 77040 713-462-3178 Teling Firm 2726 T&Surv Firm 10110700

X:\2357\2357003\030 - Jordan Ranch Multi Family plat\CAD\DWG\B_MULET1 FAMILY TRACT PLAT.dwg [Output] Plotted Nov 11, 2021 at 8:44am by rstauffer (Plot Speed by rstauffer)

JORDAN RANCH MULET1 FAMILY TRACT PLAT



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



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

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



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

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

ENGINEER: **IDS Engineering Group**
13430 NW, Freeway Suite 700
Houston, Tx 77040
713-462-2178
Tel/Fax Firm 2776
T&S Firm 10110700

NOVEMBER 2021 IDS PROJECT NO. 2357-003-00 SHEET 2 OF 2

X:\2020\2357003000_ Jordan Ranch Multi-County Plat\CAD\Drawings\MULTI-COUNTY TRACT PLAT.dwg [Open] [Print] [Close] [Delete] [Save] [Save As] [Print] [Plot] [Export] [Import] [Layers] [Properties] [Tools] [Help] [About] [Quit]

JORDAN RANCH MULTI-FAMILY TRACT PLAT



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

Subdivision/Development Platting Application

Date: 11.15.21 Date Received by the City of Fulshear: _____
 Subdivision: Tamarron Point Street Dedication Section 5 Development: Tamarron West

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: Legal description on included on the plat and CPL

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

Total Acreage: 5.36
 Number of Streets: 1
 Number of Lots: 0
 Number and Types of Reserves: 0 Reserves
 Total Acres in Reserve: 0

Owner: D.R. Horton
 Address: 16744 Horton Vista Drive
 City/State: Richmond, TX 77047
 Telephone: 281-566-2100
 Email Address: clindhorst@drhorton.com

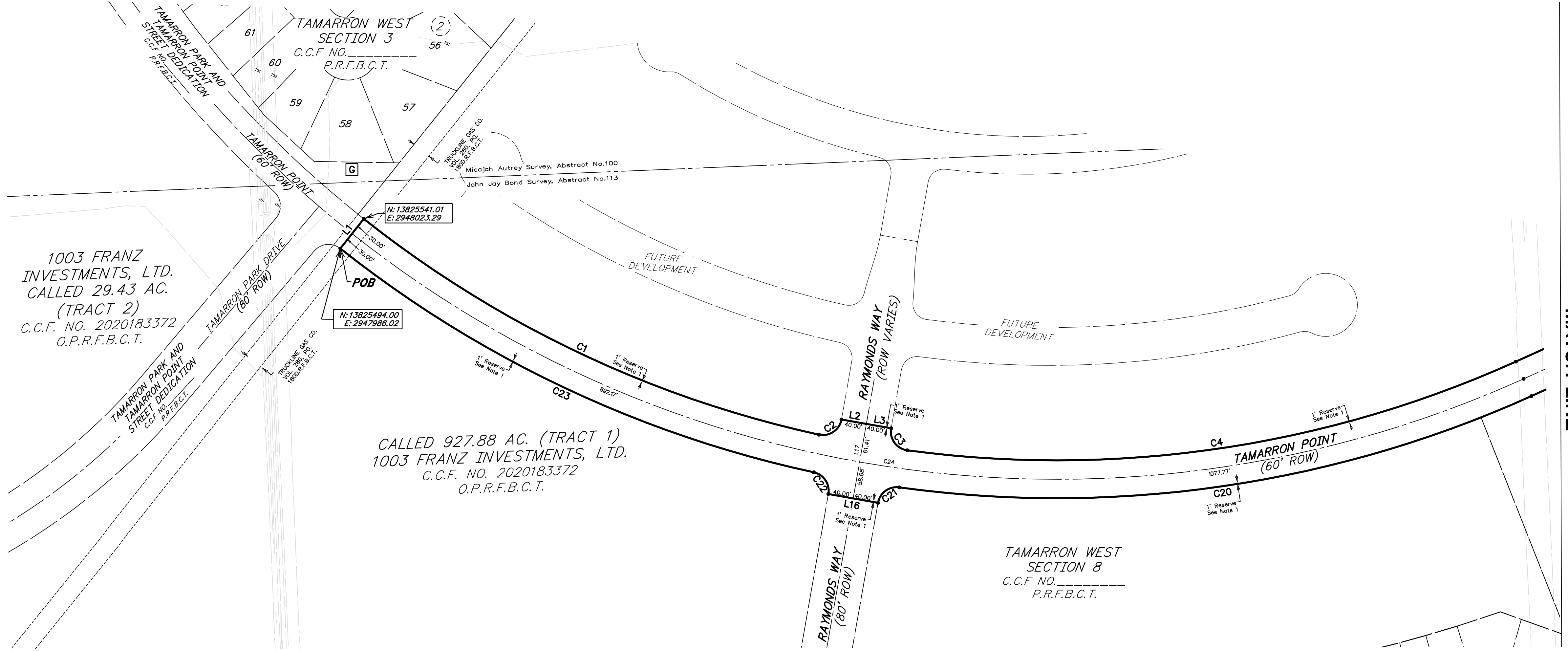
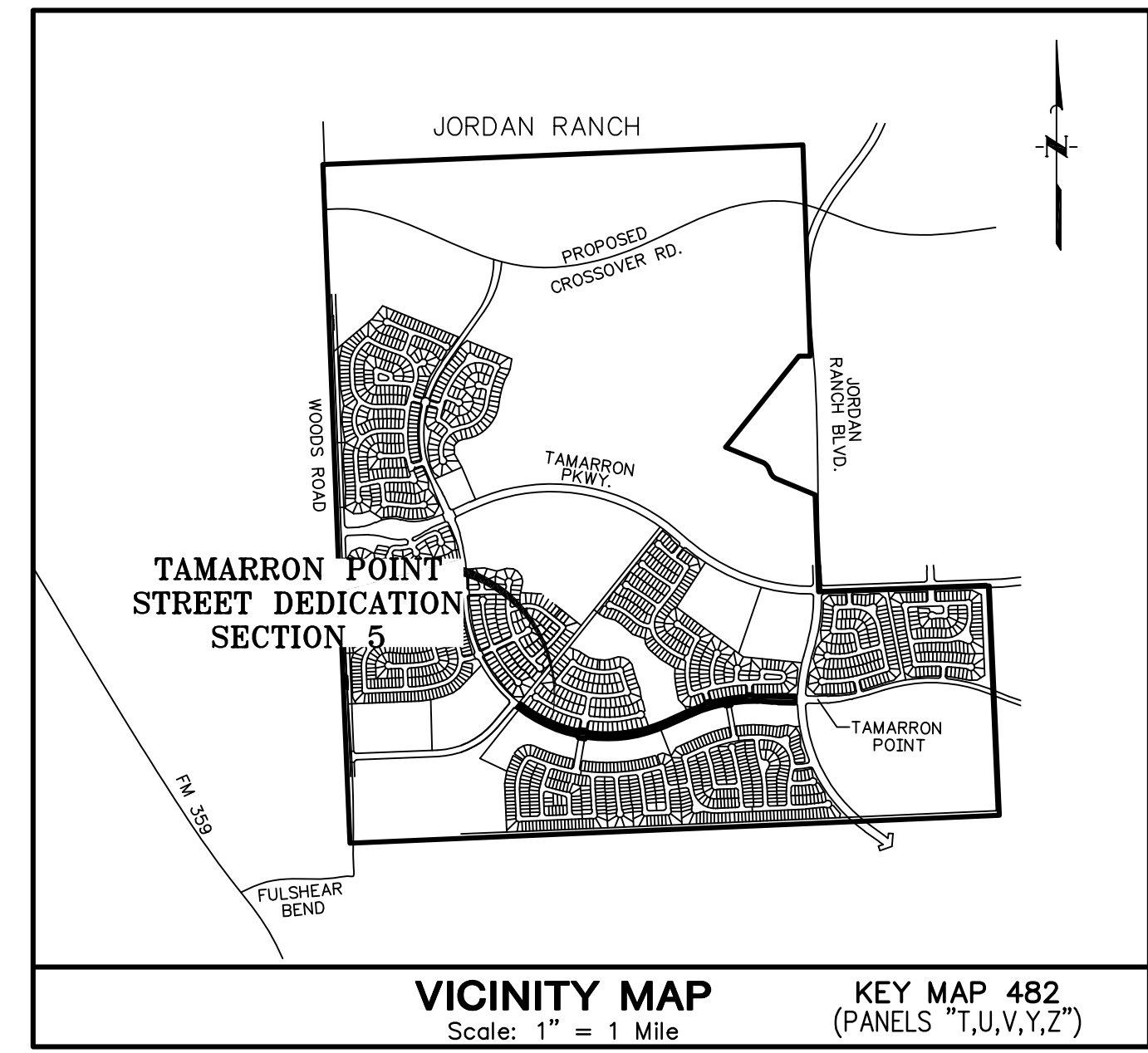
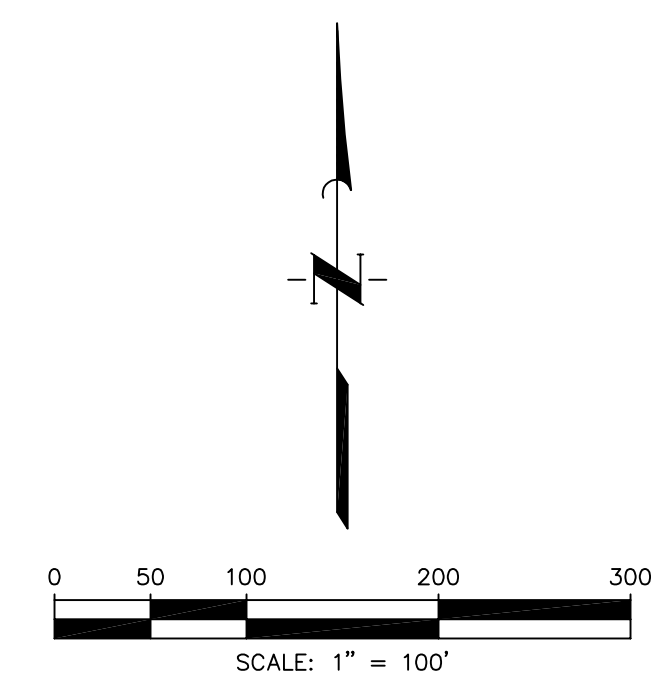
Engineer/Planner: Jones|Carter
 Contact Person: Mayra Hernandez, AICP
 Telephone: 832.913.4000
 Fax Number: _____
 Email Address: mahernandez@jonescarter.com

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>\$610.50</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.

Mayra Hernandez Mayra Hernandez, AICP 11.12.21
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBC MUD No. 222
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR C.I.S.D.
FIRE	FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	CITY OF FULSHEAR, ETJ
UTILITIES CO.	CENTERPOINT ENERGY
FBC ASSISTANCE	DISTRICT No. 7



MATCH LINE

Line Table		
Line	Bearing	Distance
L1	N38°24'59"E	60.00'
L2	S79°58'56"E	40.00'
L3	S79°58'56"E	40.00'
L4	N65°42'40"E	340.42'
L5	N73°07'54"E	60.00'
L6	N88°07'14"E	60.00'
L7	S89°07'51"E	217.81'
L8	N86°34'23"E	80.12'
L9	N89°01'37"E	71.34'
L10	S00°58'23"E	90.00'
L11	S89°01'37"W	47.56'
L12	N77°17'59"W	18.76'
L13	N89°07'51"W	187.96'
L14	S80°03'55"W	60.00'
L15	S65°42'40"W	340.42'
L16	N79°58'56"W	80.00'
L17	N10°01'04"E	120.09'
L18	N65°42'40"E	340.42'
L19	N16°52'06"W	59.13'
L20	N09°56'05"W	60.93'
L21	N01°52'45"W	59.13'
L22	S89°07'51"E	428.98'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1770.00'	26°05'35"	806.08'	S64°37'48"E	799.13'	410.15'
C2	30.00'	92°18'20"	48.33'	N56°10'14"E	43.27'	31.23'
C3	30.00'	92°18'20"	48.33'	S36°08'07"E	43.27'	31.23'
C4	1770.00'	32°00'03"	988.58'	N81°42'42"E	975.78'	507.55'
C6	30.00'	88°19'51"	46.25'	N27°17'49"E	41.80'	29.14'
C7	30.00'	88°19'51"	46.25'	S61°02'02"E	41.80'	29.14'
C8	2030.00'	11°39'04"	412.80'	N80°37'34"E	412.09'	207.11'
C9	30.00'	88°19'51"	46.25'	N42°17'10"E	41.80'	29.14'
C10	30.00'	88°19'51"	46.25'	S46°02'41"E	41.80'	29.14'
C11	2030.00'	1°04'46"	38.25'	S89°40'14"E	38.24'	19.12'
C12	500.00'	4°17'46"	37.49'	N88°43'16"E	37.48'	18.75'
C13	500.00'	2°27'14"	21.41'	N87°48'00"E	21.41'	10.71'
C14	400.00'	13°40'24"	95.46'	N84°08'11"W	95.23'	47.96'
C15	400.00'	11°49'52"	82.60'	N83°12'55"W	82.45'	41.45'
C16	1970.00'	9°01'53"	310.53'	S86°21'12"W	310.21'	155.59'
C17	30.00'	91°46'20"	48.05'	S35°57'06"W	43.08'	30.94'
C18	30.00'	91°46'20"	48.05'	N55°49'15"W	43.08'	30.94'
C19	1970.00'	12°34'55"	432.60'	S72°00'08"W	431.73'	217.18'
C20	1830.00'	32°08'59"	1026.85'	S81°47'10"W	1013.43'	527.33'
C21	30.00'	87°50'35"	45.99'	S53°56'21"W	41.62'	28.89'
C22	30.00'	87°50'35"	45.99'	N33°54'14"W	41.62'	28.89'
C23	1830.00'	26°14'31"	838.16'	N64°42'16"W	830.85'	426.56'
C24	1800.00'	62°42'19"	1969.94'	S82°56'10"E	1873.09'	1096.68'
C25	2000.00'	25°09'29"	878.18'	S78°17'25"W	871.14'	446.28'

- General Notes
- 1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots where such streets abut adjacent acreage tracts, the condition of such dedicated being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and re-vest in the dedicator, his heirs, assigns or successors.
 - 2) AE "Aerial Easement"
C.C.F. "County Clerk's File"
Esm "Easement"
No. "Number"
O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
P.R.F.B.C.T. "Plat Records, Fort Bend, County, Texas"
ROW "Right-of-Way"
SSE "Sanitary Sewer Easement"
Sq Ft "Square Feet"
UE "Utility Easement"
Vol - Pg "Volume and Page"
WLE "Waterline Easement"
Ⓢ "Block Number"
● "Set 3/4-inch Iron Rod With Cap Stamped "Jones|Carter" as Per Certification"
 - 3) All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
 - 4) This tract is located within the extraterritorial jurisdiction of the City of Fulshear, Fort Bend County, Texas, and within Fort Bend County Municipal Utility District No. 222.
 - 5) According to the Flood Insurance Rate Map (FIRM) No. 48157C0085M for Fort Bend County, Texas effective January 29, 2021, this section lies within Zone "X", which includes areas of 0.2% annual chance flood.
 - 6) Elevations shown hereon are based on NCS Monument HGCS0 66, being the top of a stainless steel rod that is encased in a 5-inch pvc pipe with a logo stamped HGCS0 66 1986. Located +/- 72-feet East of the centerline of F.M. Highway 1463 and +/-0.34 miles North of the intersection of F.M. Highway 1463 and Churchill Farms Boulevard, Katy, Tx. Holding an elevation of 136.21 feet (NAVD88).
 - 7) Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.
 - 8) This plot is located in lighting zone L23 according to the "Orders for Regulation of Outdoor Lighting".
 - 9) The Texas State Plane Coordinates, North American Datum 83 (grid) shown hereon are based on National Geodetic Survey Monument Designation - HGCS0 66, PID - AWS411. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 1.0001144934.
 - 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) This plot was prepared from information by DHI TITLE AGENCY, dated November 11, 2021. The surveyor has not abstracted the subject tract.
 - 12) Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - 13) 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.
 - 14) Tamarron Point Street Dedication Section 5 lies within City of Fulshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar CISD, Fort Bend County, & Fort Bend County Drainage District and Fort Bend County Assistance District No. 7.
 - 15) Contours shown hereon are NAVD 88 datum.
 - 16) Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone based upon GPS observations.

TAMARRON POINT STREET DEDICATION SECTION 5

A SUBDIVISION OF 5.36 ACRES OF LAND OUT OF THE JOHN JAY BOND SURVEY, A-113 FORT BEND COUNTY, TEXAS

NOVEMBER 2021

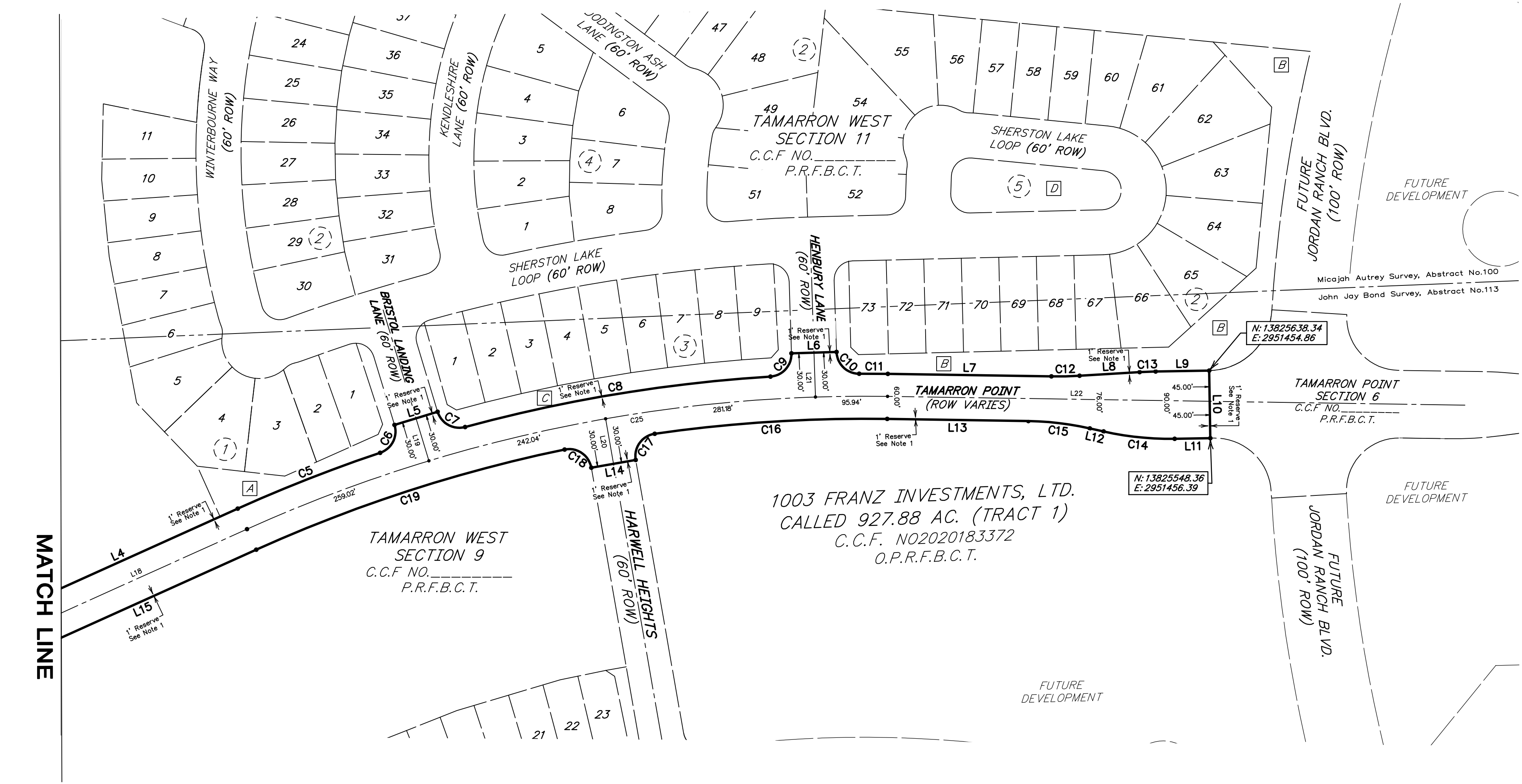
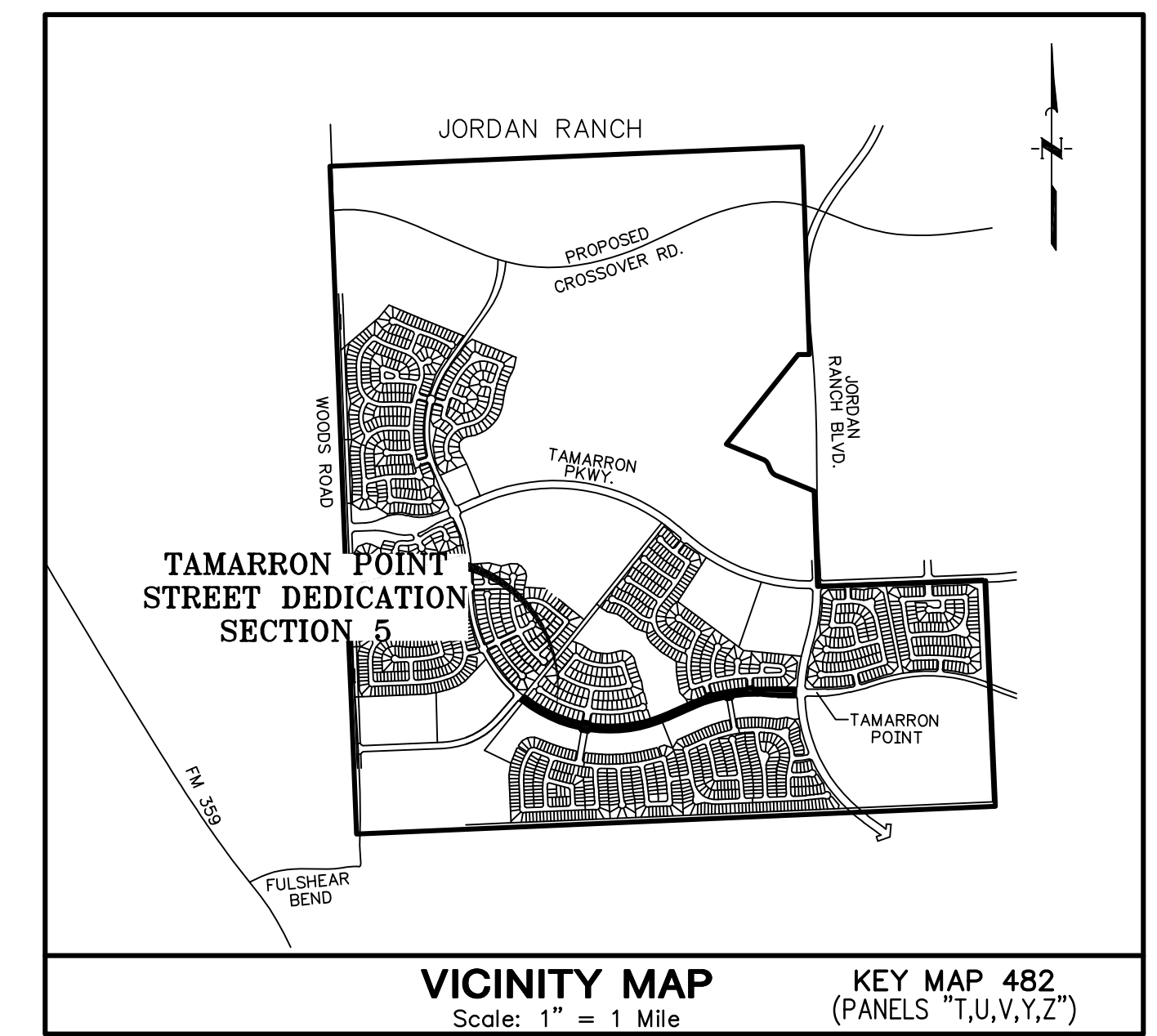
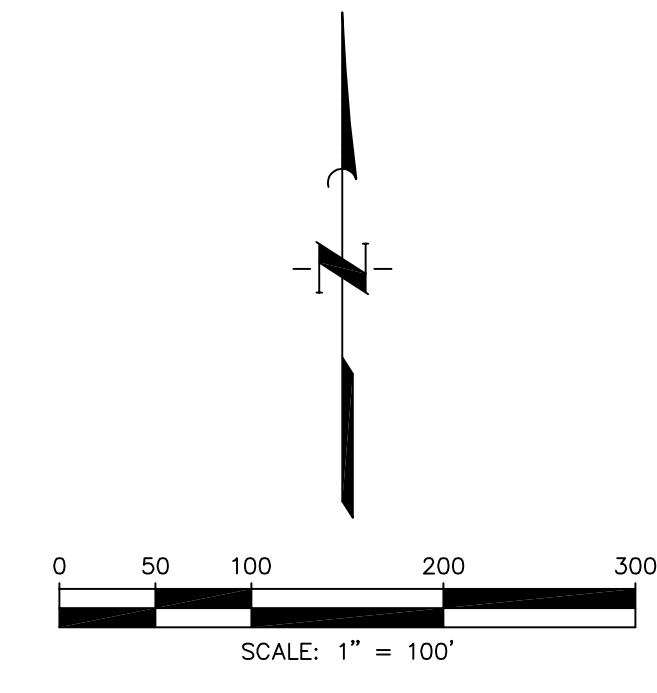
OWNER:
1003 FRANZ INVESTMENTS, LTD.
10003 N.W. MILITARY HWY
SUITE 2201
SAN ANTONIO, TEXAS 78231
210-344-9200

OWNER:
D. R. HORTON-Texas, Ltd.,
a Texas Limited Partnership
6744 HORTON VISTA DRIVE
RICHMOND, TEXAS 77407
281-269-6832

SURVEYOR:
J|C JONES | CARTER
Texas Board of Professional Land Surveying Registration No. 22064004
1229 Corporate Drive • Rosenberg, Texas 77471 • 281.342.2033

ENGINEER:
J|C JONES | CARTER
Texas Board of Professional Engineers Registration No. 1-439
Texas Board of Professional Land Surveying Registration No. 12084504
6320 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.771.5337

DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBC MUD No 222
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR C.I.S.D.
FIRE	FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO.4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	CITY OF FULSHEAR, ETJ
UTILITIES CO.	CENTERPOINT ENERGY
FBC ASSISTANCE	DISTRICT No. 7



- General Notes
- 1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and remain in the public for street right-of-way purposes and the title fee thereto shall revert to and remain in the public for street right-of-way purposes and the title fee thereto shall revert to and remain in the public for street right-of-way purposes.
 - 2) AE "Aerial Easement"
 - C.C.F "County Clerk's File"
 - Eas "Easement"
 - No "Number"
 - O.P.R.F.B.C.T "Official Public Records, Fort Bend County, Texas"
 - P.R.F.B.C.T "Plat Records, Fort Bend County, Texas"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - UE "Utility Easement"
 - Vol "Volume and Page"
 - WLE "Waterline Easement"
 - Block "Block Number"
 - Set 3/4-inch Iron Rod With Cap Stamped "Jones/Carter" as Per Certification"
- 3) All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
 - 4) This tract is located within the extraterritorial jurisdiction of the City of Fulshear, Fort Bend County, Texas, and within Fort Bend County Municipal Utility District No. 222.
 - 5) According to the Flood Insurance Rate Map (FIRM) No. 48157C0085M for Fort Bend County, Texas effective January 29, 2021, this section lies within Zone "X", which includes areas of 0.2% annual chance flood.
 - 6) Elevations shown hereon are based on NGS Monument HGCS0 66, being the top of a stainless steel rod that is encased in a 5-inch pvc pipe with a logo stamped HGCS0 66 1986. Located +/- 72-feet East of the centerline of F.M. Highway 1463 and +/- 0.34 miles North of the intersection of F.M. Highway 1463 and Churchill Farms Boulevard, Katy, Tx. Having an elevation of 136.21 feet (NAVD88).
 - 7) Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
 - 8) This plat is located in lighting zone L23 according to the "Orders for Regulation of Outdoor Lighting".
 - 9) The Texas State Plane Coordinates, North American Datum 83 (grid) shown hereon are based on National Geodetic Survey Monument Designation - HGCS0 66, PID - AW5411. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 1.0001144934.
 - 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) This plat was prepared from information by DHI TITLE AGENCY, dated November 11, 2021. The surveyor has not abstracted the subject tract.
 - 12) Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside near lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - 13) 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.
 - 14) Tamarron Point Street Dedication Section 5 lies within City of Fulshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar C.I.S.D., Fort Bend County, & Fort Bend County Drainage District and Fort Bend County Assistance District No.7.
 - 15) Contours shown hereon are NAVD 88 datum.
 - 16) Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone based upon GPS observations.

Line	Bearing	Distance
L1	N38°24'59"E	60.00'
L2	S79°58'56"E	40.00'
L3	S79°58'56"E	40.00'
L4	N65°42'40"E	340.42'
L5	N73°07'54"E	60.00'
L6	N88°07'14"E	60.00'
L7	S89°07'51"E	217.81'
L8	N86°34'23"E	80.12'
L9	N89°01'37"E	71.34'
L10	S00°58'23"E	90.00'
L11	S89°01'37"W	47.56'
L12	N77°17'59"W	18.76'
L13	N89°07'51"W	187.96'
L14	S80°03'55"W	60.00'
L15	S65°42'40"W	340.42'
L16	N79°58'56"W	80.00'
L17	N10°01'04"E	120.09'
L18	N65°42'40"E	340.42'
L19	N16°52'06"W	59.13'
L20	N09°56'05"W	60.93'
L21	N01°52'45"W	59.13'
L22	S89°07'51"E	428.98'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1770.00'	26°05'35"	806.08'	S64°37'48"E	799.13'	410.15'
C2	30.00'	92°18'20"	48.33'	N56°10'14"E	43.27'	31.23'
C3	30.00'	92°18'20"	48.33'	S36°08'07"E	43.27'	31.23'
C4	1770.00'	32°00'03"	988.58'	N81°42'42"E	975.78'	507.55'
C6	30.00'	88°19'51"	46.25'	N27°17'49"E	41.80'	29.14'
C7	30.00'	88°19'51"	46.25'	S61°02'02"E	41.80'	29.14'
C8	2030.00'	11°39'04"	412.80'	N80°37'34"E	412.09'	207.11'
C9	30.00'	88°19'51"	46.25'	N42°17'10"E	41.80'	29.14'
C10	30.00'	88°19'51"	46.25'	S46°02'41"E	41.80'	29.14'
C11	2030.00'	1°04'46"	38.25'	S89°40'14"E	38.24'	19.12'
C12	500.00'	4°17'46"	37.49'	N88°43'16"E	37.48'	18.75'
C13	500.00'	2°27'14"	21.41'	N87°48'00"E	21.41'	10.71'
C14	400.00'	13°40'24"	95.46'	N84°08'11"W	95.23'	47.96'
C15	400.00'	11°49'52"	82.60'	N83°12'55"W	82.45'	41.45'
C16	1970.00'	9°01'53"	310.53'	S86°21'12"W	310.21'	155.59'
C17	30.00'	91°46'20"	48.05'	S35°57'06"W	43.08'	30.94'
C18	30.00'	91°46'20"	48.05'	N55°49'15"W	43.08'	30.94'
C19	1970.00'	12°34'55"	432.60'	S72°00'08"W	431.73'	217.18'
C20	1830.00'	32°08'59"	1026.85'	S81°47'10"W	1013.43'	527.33'
C21	30.00'	87°50'35"	45.99'	S53°56'21"W	41.62'	28.89'
C22	30.00'	87°50'35"	45.99'	N33°54'14"W	41.62'	28.89'
C23	1830.00'	26°14'31"	838.16'	N64°42'16"W	830.85'	426.56'
C24	1800.00'	62°42'19"	1969.94'	S82°56'10"E	1873.09'	1096.68'
C25	2000.00'	25°09'29"	878.18'	S78°17'25"W	871.14'	446.28'

TAMARRON POINT STREET DEDICATION SECTION 5

A SUBDIVISION OF 5.36 ACRES OF LAND OUT OF THE JOHN JAY BOND SURVEY, A-113 FORT BEND COUNTY, TEXAS

NOVEMBER 2021

OWNER:
1003 FRANZ INVESTMENTS, LTD.
10003 N.W. MILITARY HWY
SUITE 2201
SAN ANTONIO, TEXAS 78231
210-344-9200

OWNER:
D. R. HORTON-Texas, Ltd.,
a Texas Limited Partnership
6744 HORTON VISTA DRIVE
RICHMOND, TEXAS 77407
281-269-6832

SURVEYOR:
JC JONES CARTER
Texas Board of Professional Land Surveying Registration No. 2206404
1229 Corporate Drive - Rosenberg, Texas 77471 • 281.342.2033

ENGINEER:
JC JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 2206404
6330 West Loop South, Suite 150 - Houston, TX 77040 • 713.771.5337

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, D.R. Horton – Texas, Ltd., a Texas limited partnership, by D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent acting by and through Jonathon Woodruff, its Assistant Vice President, owner hereinafter referred to as Owners of the 5.36 acre tract described in the above and foregoing map of Tamarron Point Street Dedication Section 5, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility 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 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 some under the terms and conditions of such restrictions filed separately.

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

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

FURTHER, We do hereby 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 time and all times for the purposes of construction and maintenance of drainage facilities and structures.

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

IN TESTIMONY WHEREOF, D.R. Horton – Texas, Ltd., a Texas limited partnership by D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent has caused these presents to be signed by Jonathon Woodruff, its Assistant Vice President, thereunto authorized, this ____ day of _____, 2021.

D.R. Horton – Texas, Ltd.,
a Texas Limited Partnership
By: D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent.

By: _____
Jonathon Woodruff
Assistant Vice President

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Jonathon Woodruff, Assistant Vice President, known to me to be the person whose name is 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

Print Name

My commission expires: _____

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

Devin P. Espinosa P.E.
Professional Engineer No. 139534

I, Chris D. Kalkomey, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plot boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and other points of reference were marked on the ground before I signed and sealed this document; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum 5/8-inch diameter iron rod with surveyor's cap.

Chris D. Kalkomey
Registered Professional Land Surveyor
Texas Registration No. 5869

This plat of Tamarron Point Street Dedication Section 5 was approved by the City Planning Commission of the City of Fulshear, Texas

This ____ day of _____, 2021.

Amy Pearce, Chair

Dar Hakimzadeh, Co-Chair

This plat of Tamarron Point Street Dedication Section 5 was approved on _____ by the City of Fulshear City Council and signed on this ____ day of _____, 2021.

Aaron Graff, Mayor

Kimberly Kopecky, City Secretary

A METES & BOUNDS description of a 5.36 acre tract of land in the John Jay Bond Survey, Abstract 113, Fort Bend County, Texas, being out of and a part of a portion of that certain called 927.88 acre tract of land recorded under County Clerk's File Number 2020183372, Official Public Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at the southwest corner of an adjoining called 182.86 acre tract recorded under County Clerk's File Number 2020183308, Official Public Records, Fort Bend County, Texas, and the southwest corner of said John Jay Bond Survey, Abstract 113, same being the northwest corner of an adjoining called 461.36 acre tract recorded under County Clerk's File Number 201304491, Official Public Records, Fort Bend County, Texas, and the northwest corner of the Rutus Wright Survey, Abstract 344, as located in Jordan Ranch, said point being in the east line of the adjoining Nathan Brookshire League, Abstract 14, from which point an angle point in the west line of said adjoining called 182.86 acre tract bears North 02 degrees 20 minutes 34 seconds West, 1,588.06 feet;

Thence North 87 degrees 31 minutes 50 seconds East along the south line of said adjoining called 182.86 acre tract, the south line of the said called 927.88 acre tract, and the south line of said John Jay Bond Survey, Abstract 113, same being the north line of the said adjoining called 461.36 acre tract, and said Rutus Wright Survey, Abstract 344, 2,145.95 feet to a point on said line, from which point the northeast corner of said adjoining called 461.36 acre tract bears North 87 degrees 31 minutes 50 seconds East, 3,449.00 feet;

Thence North 02 degrees 28 minutes 10 seconds West, departing said line, 1,568.67 feet to a point in the east line of said adjoining called 182.86 acre tract, same being in the west line of said called 927.88 acre tract, for the southwest corner and the Place of Beginning of the herein described tract;

Thence North 38 degrees 24 minutes 59 seconds East, along the east line of said adjoining called 182.86 acre tract, some being the west line of said called 927.88 acre tract, 60.00 feet to the northwest corner of the herein described tract, being in a non-tangent curve to the left;

Thence establishing the north line of the herein described tract to points with the following courses and distances:

Thence with said non-tangent curve to the left, having a central angle of 26 degrees 05 minutes 32 seconds, an arc length of 806.05 feet, a radius of 1,770.00 feet, and a chord bearing South 64 degrees 37 minutes 47 seconds East, 799.03 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 92 degrees 16 minutes 09 seconds, an arc length of 48.31 feet, a radius of 30.00 feet, and a chord bearing North 56 degrees 11 minutes 23 seconds East, 43.26 feet;

South 80 degrees 00 minutes 31 seconds East, 80.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 92 degrees 20 minutes 31 seconds, an arc length of 48.35 feet, a radius of 30.00 feet, and a chord bearing South 36 degrees 06 minutes 58 seconds East, 43.28 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 92 degrees 00 minutes 06 seconds, an arc length of 988.61 feet, a radius of 1,770.00 feet, and a chord bearing North 81 degrees 42 minutes 43 seconds East, 375.91 feet;

North 65 degrees 42 minutes 40 seconds East, 340.42 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 05 degrees 45 minutes 05 seconds, an arc length of 203.77 feet, a radius of 2,030.00 feet, and a chord bearing North 68 degrees 35 minutes 13 seconds East, 203.68 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 88 degrees 19 minutes 51 seconds, an arc length of 46.25 feet, a radius of 30.00 feet, and a chord bearing North 27 degrees 19 minutes 49 seconds East, 41.80 feet;

North 73 degrees 07 minutes 54 seconds East, 60.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 88 degrees 19 minutes 51 seconds, an arc length of 46.25 feet, a radius of 30.00 feet, and a chord bearing South 61 degrees 02 minutes 02 seconds East, 41.80 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 11 degrees 39 minutes 04 seconds, an arc length of 412.80 feet, a radius of 2,030.00 feet, and a chord bearing North 80 degrees 37 minutes 34 seconds East, 421.09 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 88 degrees 19 minutes 51 seconds, an arc length of 46.25 feet, a radius of 30.00 feet, and a chord bearing North 42 degrees 17 minutes 10 seconds East, 41.80 feet;

North 88 degrees 07 minutes 14 seconds East, 60.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 88 degrees 19 minutes 51 seconds, an arc length of 46.25 feet, a radius of 30.00 feet, and a chord bearing South 46 degrees 02 minutes 41 seconds East, 41.80 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 01 degree 04 minutes 46 seconds, an arc length of 38.25 feet, a radius of 2,030.00 feet, and a chord bearing South 89 degrees 40 minutes 14 seconds East, 38.24 feet;

South 89 degrees 07 minutes 51 seconds East, 217.81 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 04 degrees 17 minutes 46 seconds, an arc length of 37.49 feet, a radius of 500.00 feet, and a chord bearing North 88 degrees 43 minutes 16 seconds East, 37.48 feet;

North 86 degrees 34 minutes 23 seconds East, 80.12 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 02 degrees 27 minutes 14 seconds, an arc length of 21.41 feet, a radius of 500.00 feet, and a chord bearing North 87 degrees 48 minutes 00 seconds East, 21.41 feet;

North 89 degrees 01 minute 37 seconds East, 71.34 feet to the northeast corner of the herein described tract;

Thence South 00 degrees 58 minutes 23 seconds East establishing the east line of the herein described tract, 90.00 feet to the southeast corner of the herein described tract;

Thence establishing the south line of the herein described tract with the following courses and distances:

South 89 degrees 01 minute 37 seconds West, 47.56 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 13 degrees 40 minutes 24 seconds, an arc length of 95.46 feet, a radius of 400.00 feet, and a chord bearing North 84 degrees 09 minutes 11 seconds West, 95.33 feet;

North 77 degrees 17 minutes 59 seconds West, 18.76 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 11 degrees 49 minutes 52 seconds, an arc length of 82.60 feet, a radius of 400.00 feet, and a chord bearing North 83 degrees 12 minutes 55 seconds West, 82.45 feet;

North 89 degrees 07 minutes 51 seconds West, 187.96 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 09 degrees 01 minute 53 seconds, an arc length of 310.53 feet, a radius of 1,970.00 feet, and a chord bearing South 86 degrees 21 minutes 12 seconds West, 310.21 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 81 degrees 46 minutes 20 seconds, an arc length of 48.05 feet, a radius of 30.00 feet, and a chord bearing South 35 degrees 57 minutes 06 seconds West, 43.08 feet;

South 80 degrees 03 minutes 55 seconds West, 60.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 91 degrees 46 minutes 20 seconds, an arc length of 48.05 feet, a radius of 30.00 feet, and a chord bearing North 55 degrees 49 minutes 15 seconds West, 43.08 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 12 degrees 34 minutes 55 seconds, an arc length of 432.60 feet, a radius of 1,970.00 feet, and a chord bearing South 72 degrees 00 minutes 58 seconds West, 431.73 feet;

South 65 degrees 42 minutes 40 seconds West, 340.42 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 33 degrees 08 minutes 59 seconds, an arc length of 1,026.85 feet, a radius of 1,830.00 feet, and a chord bearing South 81 degrees 47 minutes 10 seconds West, 1,013.43 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 87 degrees 50 minute 35 seconds, an arc length of 45.99 feet, a radius of 30.00 feet, and a chord bearing South 53 degrees 56 minutes 21 seconds West, 41.62 feet;

North 79 degrees 58 minutes 56 second West, 80.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 87 degrees 50 minutes 35 seconds, an arc length of 45.99 feet, a radius of 30.00 feet, and a chord bearing North 33 degrees 54 minutes 14 seconds West, 41.62 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 28 degrees 14 minutes 31 seconds, an arc length of 838.16 feet, a radius of 1,830.00 feet, and a chord bearing North 64 degrees 42 minutes 16 seconds West, 830.85 feet to the southwest corner and Place of Beginning of the herein described tract, and containing 5.36 acres of land, more or less.

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

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 registration in my office on _____, 2021, at ____ o'clock ____m. in Plot Number(s) _____ of the Plat Records of said County.

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

Laura Richard
Fort Bend County, Texas
Deputy

By: _____

TAMARRON POINT STREET DEDICATION SECTION 5

A SUBDIVISION OF 5.36 ACRES OF LAND OUT OF THE JOHN JAY BOND SURVEY, A-113 FORT BEND COUNTY, TEXAS

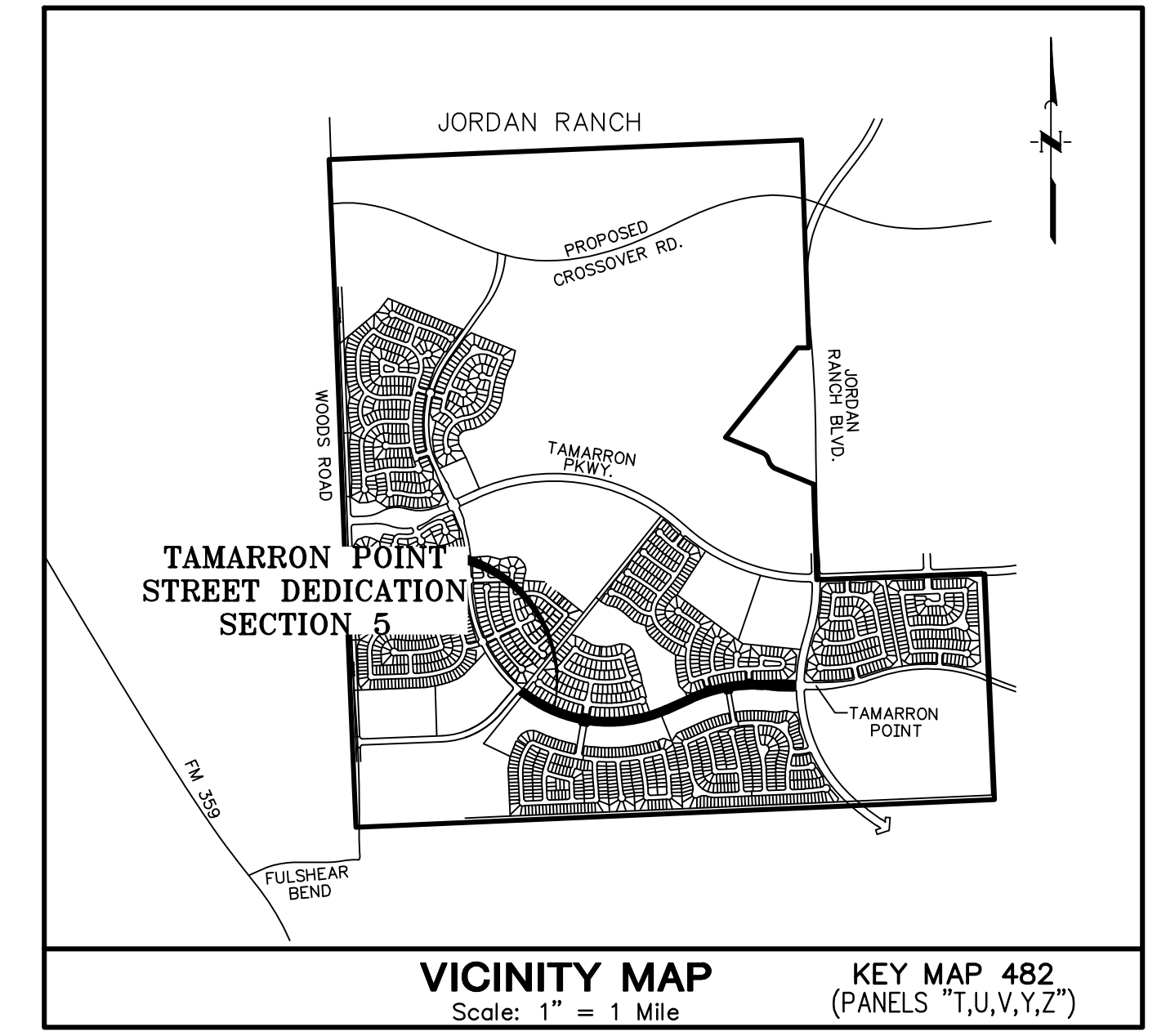
NOVEMBER 2021

OWNER:
1003 FRANZ INVESTMENTS, LTD.
10003 N.W. MILITARY HWY
SUITE 2201
SAN ANTONIO, TEXAS 78231
210-344-9200

OWNER:
D. R. HORTON-Texas, Ltd.,
a Texas Limited Partnership
6744 HORTON VISTA DRIVE
RICHMOND, TEXAS 77407
281-269-6832

SURVEYOR:
JONES | CARTER
Texas Board of Professional Land Surveying Registration No. 10046104
1120 Corporate Drive • Houston, Texas 77071 • 281.342.3331

ENGINEER:
JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046104
6300 West Loop South, Suite 100 • Houston, TX 77056 • 713.775.5337



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

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

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

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

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

Ken R. DeMerchant
Commissioner, Precinct 4



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: 11-12-2021 Date Received by the City of Fulshear: _____

Subdivision: SUMMERVIEW SECTION THREE Development: SUMMERVIEW

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: 10.36 AC. LOCATED IN THE NATHAN BROOKSHIRE SURVEY A-14 FORT BEND CO.

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

Total Acreage: 10.36 AC.
Number of Streets: 3
Number of Lots: 32
Number and Types of Reserves: 6 LANDSCAPE/OPEN SPACE
Total Acres in Reserve: 3.16 AC.

Owner: M/I HOMES OF HOUSTON, LLC
Address: 10910 W. SAM HOUSTON PARKWAY, N.#500
City/State: HOUSTON
Telephone: 713-343-0394
Email Address: _____

Engineer/Planner: COSTELLO, INC.
Contact Person: MR. CHAD HARTMANN, P.E.
Telephone: 713-783-7788
Fax Number: 713-783-3580
Email Address: CHARTMANN@COSTELLO,INC.COM

Table with 1 column: Platting Fees. Rows include Preliminary Plat, Final Plat (circled), Replat, Amending or Minor Plat, Plat Vacation, 2nd Review of plats, TOTAL PLATTING FEE \$919.00, and Park Fees.

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

SIGNATURE: [Signature] TYPED OR PRINTED NAME/TITLE: JORGEL DELA ROSA / PLAT COORDINATOR DATE: 11-12-2021

STATE OF TEXAS
COUNTY OF FORT BEND

WE, M/I HOMES OF HOUSTON, LLC A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BRANNON BOOZER, VICE PRESIDENT OF LAND, AND BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION, HEREINAFTER REFERRED TO AS OWNERS OF THE 10.36 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SUMMERVIEW SECTION THREE, 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 MYSELF (OR OURSELVES), MY (OR OUR) HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

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

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

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SUMMERVIEW SECTION THREE 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, M/I HOMES OF HOUSTON, LLC A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRANNON BOOZER, ITS VICE PRESIDENT OF LAND, HEREUNTO AUTHORIZED, AND ATTESTED BY BRUCE SCHULER, ITS VICE PRESIDENT OF LAND ACQUISITION, AND HEREUNTO AFFIXED

THIS ____ DAY OF _____, 2021.

M/I HOMES OF HOUSTON, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
BRANNON BOOZER, VICE PRESIDENT OF LAND

BY: _____
BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANNON BOOZER, VICE PRESIDENT OF LAND AND BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION, OF M/I HOMES OF HOUSTON, LLC A DELAWARE LIMITED LIABILITY COMPANY KNOW TO BE 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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY .

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME _____
MY COMMISSION EXPIRES: _____

I, JOSEPH B. MAY 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 AND THAT ALL BOUNDARY CORNERS, ANGLES POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

JOSEPH B. MAY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5484

I, RON J. DECHERT A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

RON J. DECHERT
LICENSE PROFESSIONAL ENGINEER
TEXAS LICENSED NO. 96544

THIS PLAT OF SUMMERVIEW SECTION THREE, IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS.

THIS DAY ____ DAY OF _____, 2021.

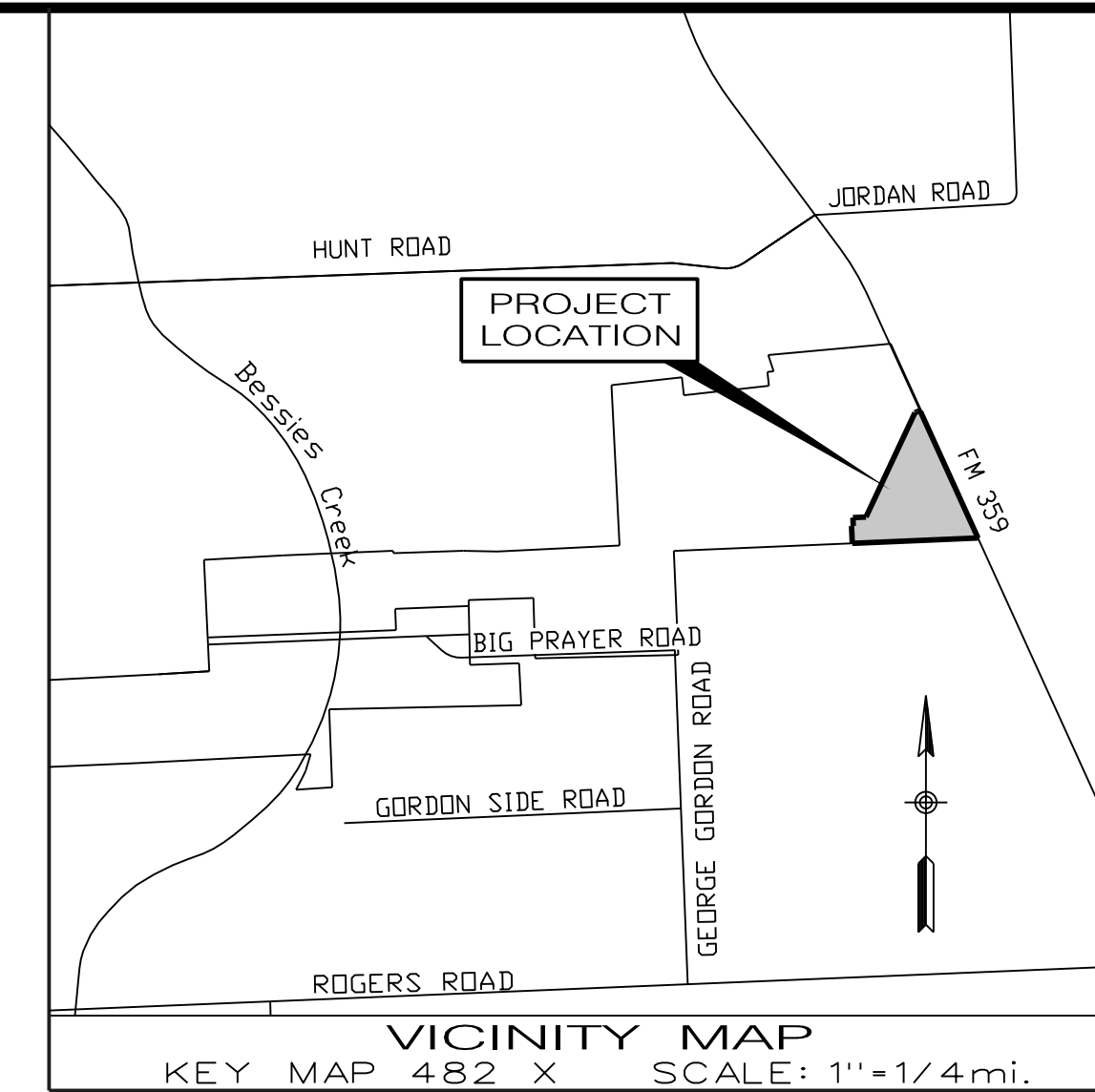
BY: _____
AMY PEARCE, CHAIRMAN

BY: _____
DAR HAKIMZADEH, CO-CHAIRMAN

THIS PLAT OF SUMMERVIEW SECTION THREE, 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 MONTHS THEREAFTER.

BY: _____
AARON GROFF, MAYOR

BY: _____



I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

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

THIS DAY OF _____, 2021.

VINCENT M. MORALES, JR.
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

KP GEORGE
COUNTY CLERK

W.A. "ANDY" MEYERS
COMMISSIONER, PRECINCT 3

KEN R. DEMERCHANT
COMMISSIONER, PRECINCT 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2021, AT ____ O'CLOCK (A.M. OR P.M.), IN PLAT NUMBER _____ OF THE PLAT RECORDS OF SAID COUNTY.

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

LAURA RICHARD
CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

FINAL PLAT OF SUMMERVIEW SECTION THREE

BEING A SUBDIVISION OF 10.36 ACRES
LOCATED IN THE
NATHAN BROOKSHIRE SURVEY
ABSTRACT NO. 14
FORT BEND COUNTY, TEXAS

32 LOTS 3 BLOCKS 6 RESERVES

DATE: NOVEMBER, 2021

OWNER:
M/I HOMES OF HOUSTON, LLC
A DELAWARE LIMITED LIABILITY COMPANY
10910 W. Sam Houston Pkwy., N., Ste. 500
Houston, TX 77064
Tel: (281) 223-1602

PLANNER:
7GEN PLANNING
Planning and Landscape Architecture
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax



ENGINEER/SURVEYOR:
Costello

COSTELLO, INC.
Engineering and Surveying
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

GENERAL NOTES:

- THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, ORDER NO. 2021-0572 DATE OCTOBER 25, 2021, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; A.E. INDICATES AERIAL EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; S.T.M.S.E. INDICATES STORM SEWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; F.M.E. INDICATES FORCE MAIN EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; H.L.P. INDICATES HOUSTON LIGHTING AND POWER; O.R.F.B.C. INDICATES OFFICIAL RECORDS OF FORT BEND COUNTY; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS, S.W.B.T. INDICATES SOUTHWESTERN BELL TELEPHONE, S.C.E. INDICATES SANITARY CONTROL EASEMENT.
- 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 1.000123576.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- THIS PROPERTY LIES WITHIN UNSHADED ZONE "X" AND A PORTION IN ZONE "A" AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0085L DATED APRIL 2, 2014.
- A ONE-FOOT RESERVE (1' RESERVE) HAS BEEN DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BE VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE TITLE FEE THEREON SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
- ALL BUILDING LINES ALONG STREET RIGHTS-OF-WAY ARE AS SHOWN ON THE PLAT.
- SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN NINE HUNDRED (900) SQUARE FEET SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL. (WHEN APPLICABLE)
- EACH LOT SHALL PROVIDE A MINIMUM OF TWO (2) OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
- THIS PROPERTY LIES WITHIN FORT BEND COUNTY, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 195, CAD 11, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT FORT BEND ESD #4 AND CITY OF FULSHEAR ETI.
- ALL DRAINAGE EASEMENTS AND RESERVES WILL BE OWNED AND MAINTAINED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 200.
- CONTROL BENCHMARK: NGS MONUMENT STAMPED "L 806 RESET 1963", LOCATED ALONG THE SOUTHWEST RIGHT-OF-WAY OF FM 359 APPROXIMATELY 0.45 MILES NORTHWEST OF FM 723, ELEVATION 94.56 NAVD 88, 1991 ADJUSTMENT.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE (5) FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAYS WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY. ALL PROPERTY IS REQUIRED TO DRAIN INTO THE DRAINAGE EASEMENT THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WITHIN ZONE "LZ3" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE 2004.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- CONTOURS SHOWN HEREON ARE NAVD 88 DATUM.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- 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.

METES AND BOUNDS DESCRIPTION FOR 10.36 ACRES

Being a 10.36 acre tract of land located in the Nathan Brookshire Survey, Abstract No. 14, in Fort Bend County, Texas; said 10.36 acre tract being a portion of a called 102.886 acre tract of land recorded in the name of Rooted Development Services, LLC, in Clerk's File Number 2020164195 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.); said 10.36 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System (NAD 83), South Central Zone and referenced to the north line of said 102.886 acre tract):

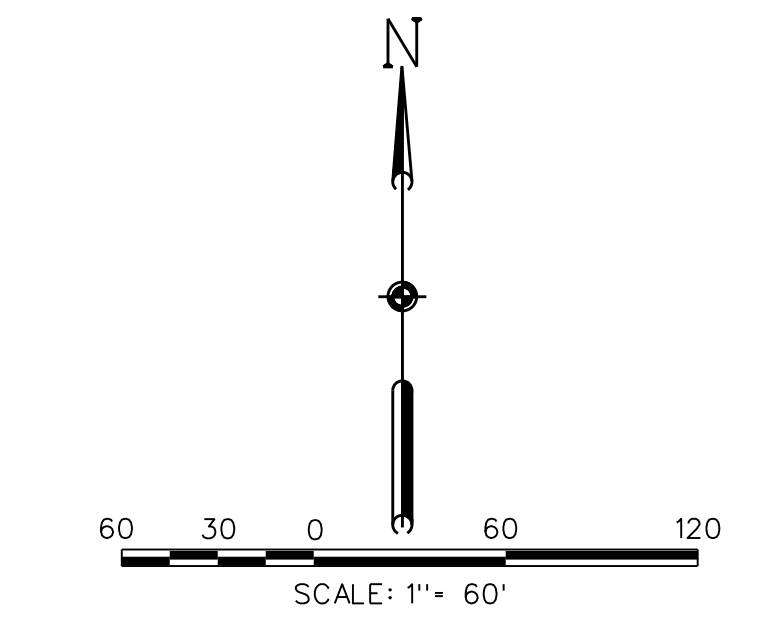
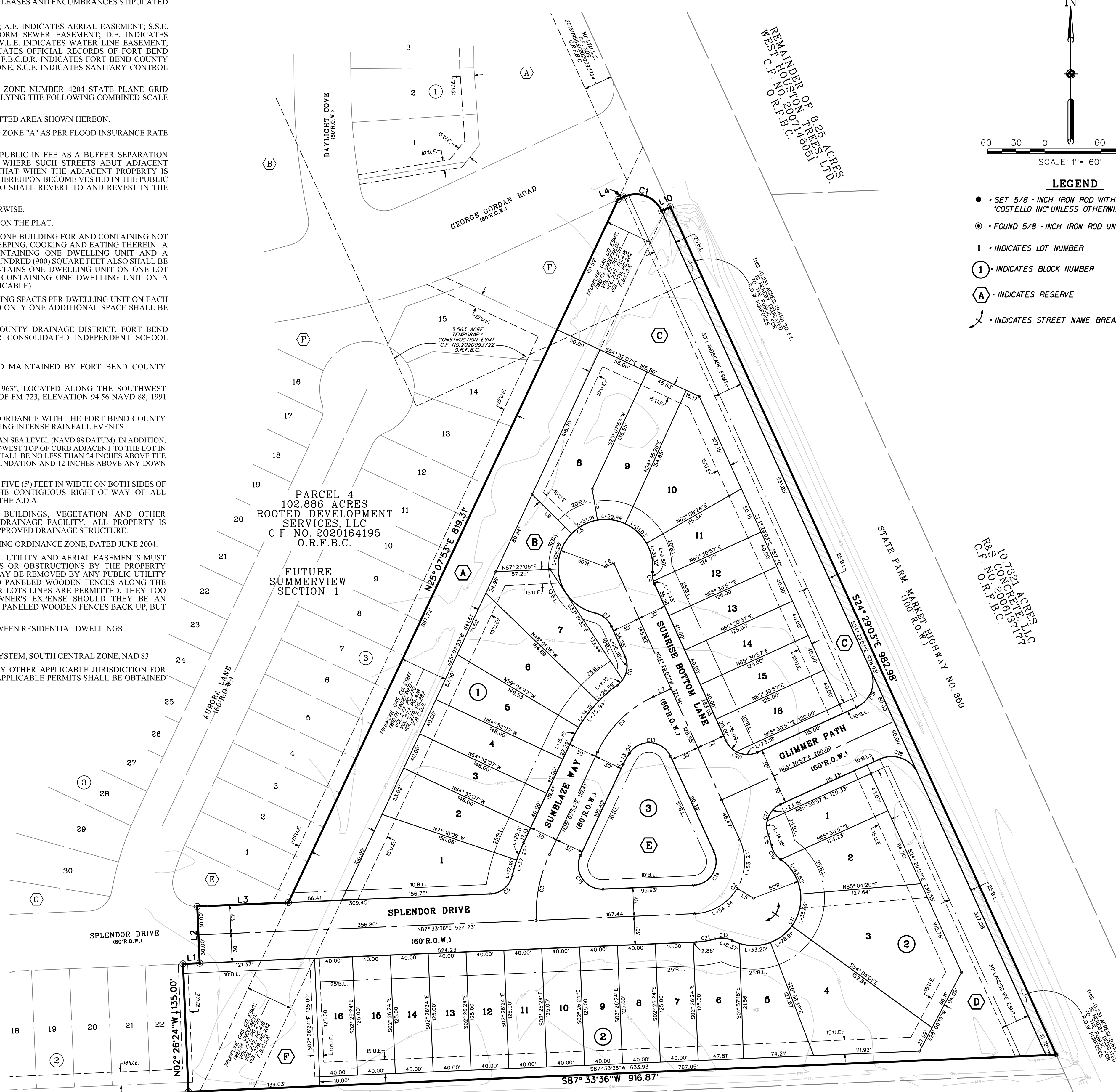
Commencing at a 1/2-inch iron pipe with cap stamped "KALKOMEY" found at the southeast corner of a called 4.65 acre tract of land recorded in Clerk's File Number 2015014155 of the O.P.R.F.B.C., and the northeast corner of said 102.886 acre tract, same being on the southwest Right-of-Way (R.O.W.) line of FM 359 (100-foot wide);

Thence, with the northeasterly line of said 102.886 acre tract and said southwest R.O.W. line of FM 359, South 24 degrees 29 minutes 03 seconds East, a distance of 554.20 feet to the Point of Beginning of the herein described tract;

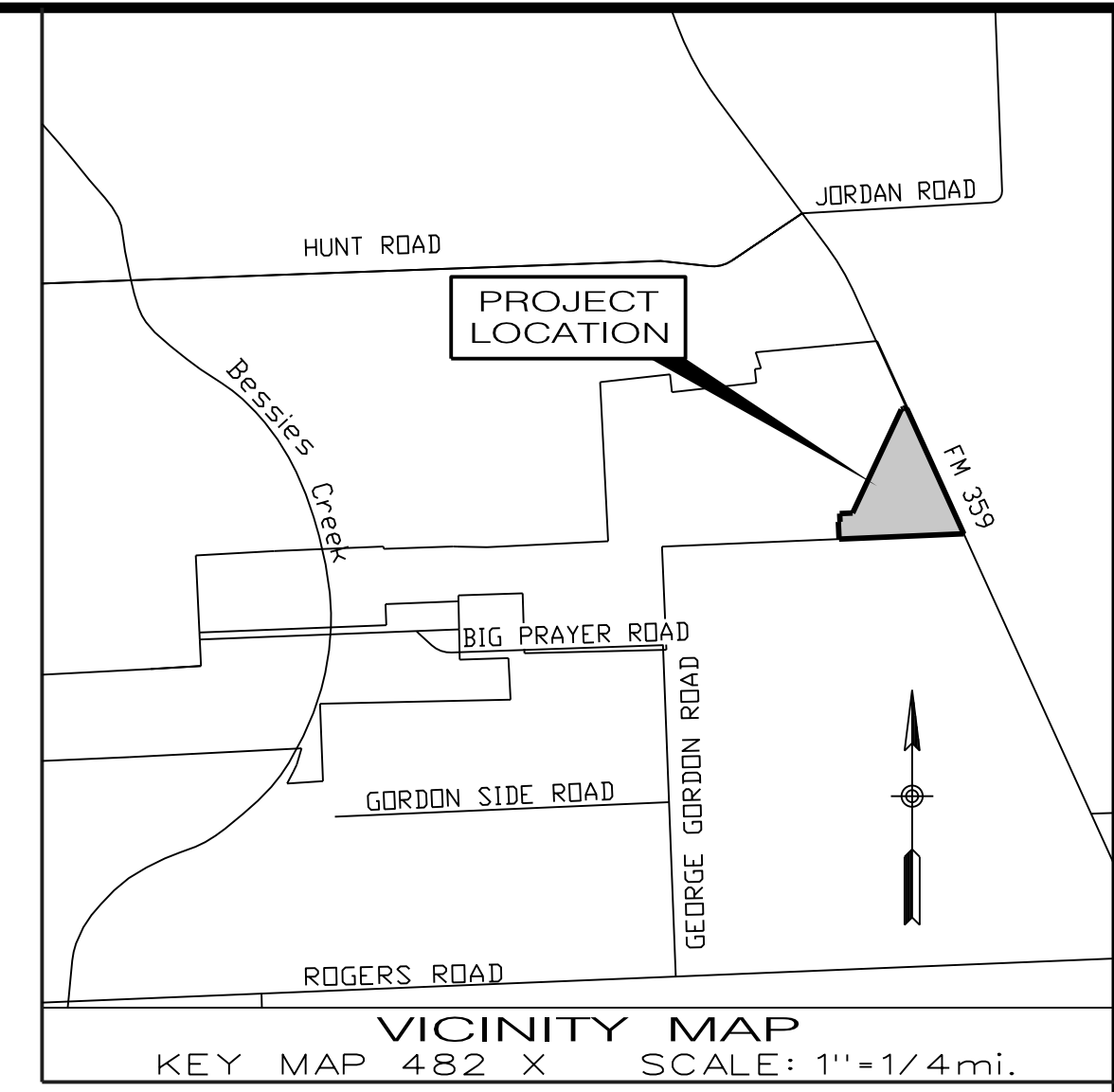
- Thence, continuing with said northeast line of the 102.886 acre tract and said southwest R.O.W. line, South 24 degrees 29 minutes 03 seconds East, a distance of 982.98 feet a 1/2-inch iron pipe found at the southeast corner of said 102.886 acre tract and the northeast corner of a called 12.545 acre tract of land recorded in Clerk's File Number 2003126222 of the O.P.R.F.B.C.;
- Thence, with the northerly line of said 12.545 acre tract and the southerly line of said 102.886 acre tract, South 87 degrees 33 minutes 36 seconds West, a distance of 916.87 feet;

Thence, through said 102.886 acre tract, the following eight (8) courses:

- North 02 degrees 26 minutes 24 seconds West, a distance of 135.00 feet;
- North 87 degrees 33 minutes 36 seconds East, a distance of 17.65 feet;
- North 02 degrees 26 minutes 24 seconds West, a distance of 60.00 feet;
- North 87 degrees 33 minutes 36 seconds East, a distance of 96.30 feet;
- North 25 degrees 07 minutes 53 seconds East, a distance of 819.31 feet;
- North 65 degrees 07 minutes 31 seconds East, a distance of 6.75 feet;
- 47.33 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 23 minutes 26 seconds, a radius of 30.00 feet and a chord that bears South 69 degrees 40 minutes 46 seconds East, a distance of 42.57 feet;
- North 65 degrees 30 minutes 57 seconds East, a distance of 10.00 feet to the Point of Beginning and containing 10.36 acres of land.



- LEGEND**
- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
 - ⊙ FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED
 - 1 • INDICATES LOT NUMBER
 - ① • INDICATES BLOCK NUMBER
 - A • INDICATES RESERVE
 - • INDICATES STREET NAME BREAK



RESERVE TABLE

RESERVE	LANDSCAPE / OPEN SPACE	ACRES	SQ. FT.
RESERVE "A"	LANDSCAPE / OPEN SPACE	0.75 AC.	32,733 SQ. FT.
RESERVE "B"	LANDSCAPE / OPEN SPACE	0.12 AC.	5,078 SQ. FT.
RESERVE "C"	LANDSCAPE / OPEN SPACE	0.90 AC.	39,050 SQ. FT.
RESERVE "D"	LANDSCAPE / OPEN SPACE	0.62 AC.	27,039 SQ. FT.
RESERVE "E"	LANDSCAPE / OPEN SPACE	0.34 AC.	14,939 SQ. FT.
RESERVE "F"	LANDSCAPE / OPEN SPACE	0.43 AC.	18,769 SQ. FT.
TOTAL:		3.16 AC.	137,608 SQ. FT.

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	47.33	30.00	90° 23' 26"	S68°40'46"E	42.57
C2	107.55	55.00	112° 2' 39"	N31°26'16"E	91.22
C3	71.68	150.00	27° 22' 44"	N11°26'31"E	71.00
C4	84.58	120.00	40° 23' 4"	N45°19'25"E	82.84
C5	32.42	25.00	74° 17' 28"	N50°24'52"E	30.19
C6	34.30	25.00	78° 37' 16"	N14°49'35"E	31.68
C7	23.02	25.00	52° 45' 31"	N50°54'49"W	22.22
C8	229.75	50.00	263° 16' 26"	N54°23'39"E	74.74
C9	13.31	25.00	30° 30' 55"	S09°13'36"E	13.16
C10	18.72	25.00	42° 54' 40"	S33°20'52"E	18.29
C11	148.66	50.00	171° 30' 3"	S30°56'49"W	99.73
C12	18.72	25.00	42° 54' 40"	N84°45'29"W	18.29
C13	53.27	25.00	122° 5' 8"	S85°31'37"E	43.75
C14	48.89	25.00	112° 2' 39"	S31°32'16"W	41.46
C15	51.30	25.00	117° 34' 17"	N33°39'16"W	42.76
C16	12.09	85.00	8° 8' 47"	S16°57'55"E	12.08
C17	37.33	25.00	85° 33' 15"	N22°44'19"E	33.96
C18	47.12	30.00	90° 0' 0"	S69°29'03"E	42.43
C19	47.12	30.00	90° 0' 0"	N20°30'57"E	42.43
C20	39.27	25.00	90° 0' 0"	S69°29'03"E	35.36
C21	20.43	85.00	13° 46' 25"	S80°40'23"W	20.38

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N87°33'36"E	17.65
L2	N02°26'24"W	60.00
L3	N87°33'36"E	96.30
L4	N65°07'31"E	6.75
L5	S59°03'11"E	20.10
L6	S65°30'57"W	9.61
L7	N65°30'57"E	20.47
L8	S09°43'18"E	33.22
L9	N45°27'21"W	58.74
L10	N65°30'57"E	10.00

FINAL PLAT OF SUMMERVIEW SECTION THREE

BEING A SUBDIVISION OF 10.36 ACRES LOCATED IN THE NATHAN BROOKSHIRE SURVEY ABSTRACT NO. 14 FORT BEND COUNTY, TEXAS

32 LOTS 3 BLOCKS 6 RESERVES

SCALE: 1"=60' DATE: NOVEMBER, 2021

OWNER:
M/I HOMES OF HOUSTON, LLC
A DELAWARE LIMITED LIABILITY COMPANY
10910 W. Sam Houston Pkwy, N., Ste. 500
Houston, TX 77064
Tel: (281) 223-1602

PLANNER:
7gen PLANNING
Planning and Landscape Architecture
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax

ENGINEER/SURVEYOR:
Costello
COSTELLO, INC.
Engineering and Surveying
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

7gen PLANNING

SHEET 2 OF 2

12.545 ACRES
IGNACIO M. FAZ AND
BLANCA FAZ
C.F. NO. 2003126222
O.R.F.B.C.

10.554 ACRES
SOLANGE R. GABICE, AKA
SOLANGE GABICE, ET VIR
C.F. NO. 2012049545
O.R.F.B.C.

10.969 ACRES
JESUS GONZALES, ET UX
C.F. NO. 2004063329
O.R.F.B.C.