



# 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](http://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

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## PLANNING AND ZONING COMMISSION MEETING AGENDA MARCH 4, 2022

**NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD ON FRIDAY, MARCH 4, 2022 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 February 11, 2022**

**5. Consideration and possible action to recommend approval of the Fulbrook on Fulshear Creek Section 19 Final Plat**

**6. Consideration and possible action to recommend approval of the Bonterra at Cross Creek Ranch Section Eleven B Final Plat**

**7. Consideration and possible action to recommend approval of the Tamarron Section 54 Final Plat**

**8. Consideration and possible action to recommend approval of the Cross Creek West Master Signage Plan**

**9. Adjournment**

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

*Note: In compliance with the American Disabilities Act, and to the extent applicable, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the City Secretary’s office at 281-346-1796 for further information.*

*I, Kimberly Kopecky, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Planning and Zoning Commission of the City of Fulshear, Texas was posted on Thursday, February 24, 2022 by 5:00 p.m., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.*

Kimberly Kopecky

Kimberly Kopecky - City Secretary



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CITY ATTORNEY: J. Grady Randle

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## PLANNING AND ZONING COMMISSION MEETING AGENDA FEBRUARY 11, 2022

### 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, FEBRUARY 11, 2022, 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  
JOHN DOWDALL  
JOAN BERGER  
KEVIN WHITE

**MEMBERS ABSENT**

DAR HAKIMZADEH  
JOE WARDELL

**CITY STAFF PRESENT**

MARIELA RODRIGUEZ  
ZACH GOODLANDER  
BYRON BROWN  
JESUS ESCOBAR

**OTHERS PRESENT**

LADY EITEMAN  
JAMES EITEMAN  
JAMES ECKERT  
J.D. MCCANN  
D. VALDEZ  
K KAHLICH  
JOHN DEBOURLTIS  
TREY DEVILLIER  
KAYLEEN CHRISTIE NELSON  
AND 3 OTHERS THAT DID NOT SIGN IN.

**3. Citizen's Comments**

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

*JAMES EITEMAN, RESIDENT OF JAMES LANE, SPOKE REGARDING THE SOCIAL IMPACT ON JAMES LANE AND EXPLAINED HE WAS AGAINST ANNEXATION.*

*JAMES ECKERT, RESIDENT OF JAMES LANE, SPOKE AGAINST THE ANNEXATION OF JAMES LANE AND EXPLAINED HIS CONCERNS.*

*J.D. MCCANN, RESIDENT OF JAMES LANE, SPOKE AGAINST ANNEXATION AND ABOUT HIS CONCERNS WITH BIG TRUCKS/BUSES NEEDING A TURN AROUND.*

*JOHN DEBOURHIS, RESIDENT OF JAMES LANE, FOLLOWED UP ON MR. MCCANN'S CONCERN WITH 18 WHEELERS NEEDING A TURN AROUND.*

*KAYLEEN NELSON, RESIDENT OF JAMES LANE, SPOKE ABOUT THE COMMUNITY IMPACT, SAFETY, DRAINAGE AND THE TRASH COLLECTED FROM DRAINAGE.*

*QUESTIONED HOW THE CITY WILL GET WATER TO JAMES LANE AND STATED SHE IS AGAINST ANNEXATION.*

**4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on January 7, 2022**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON JANUARY 7, 2022. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, EHMAN, DOWDALL, BERGER, WHITE*

*NAYS:*

*ABSTAIN:*

*ABSENT: HAKIMZADEH, WARDELL*

**5. Consideration and possible action to approve the Bray Tract Preliminary Plat**

*CLIFF BROUHARD STATED ALL COMMENTS WERE ADDRESSED AND HE RECOMMENDS APPROVAL.*

*ZACH GOOLANDER ANSWERED QUESTIONS FOR THE MEMBERS.*

*ALEX KHOSH ENGINEER FOR FULBROOK ON FULSHEAR CREEK ANSWERED QUESTIONS AND STATED H&H IS WORKING ON A DRAINAGE IMPACT ANALYSIS.*

*COLLIN PIER STATED A TRAFFIC STUDY WAS DONE, HE ALSO ANSWERED QUESTIONS FROM THE MEMBERS AND THE AUDIENCE.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO APPROVE THE BRAY TRACT PRELIMINARY PLAT CONDITIONAL UPON RECEIVING VERIFICATION OF UTILITY EASMENT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, BERGER, EHMAN, DOWDALL, WHITE*

*NAYS:*

*ABSTAIN:*

*ABSENT: HAKIMZADEH, WARDELL*

**6. Consideration and possible action to approve the Canvas on Founder's Hill Preliminary Plat**

*ZACH GOOLANDER EXPLAINED ALL COMMENTS WERE ADDRESSED AND CLIFF RECOMMENDS APPROVAL.*

*ALEX KHOSH ANSWERED QUESTIONS FROM THE MEMBERS.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE CANVAS ON FOUNDER'S HILL PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMEN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, BERGER, EHMEN, DOWDALL, WHITE*

*NAYS:*

*ABSTAIN:*

*ABSENT: HAKIMZADEH, WARDELL*

**7. Consideration and possible action to approve the Bonterra at Cross Creek Ranch Section 10 Preliminary Plat**

*CLIFF BROUHARD STATE THIS PLAT IS READY FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMEN TO APPROVE THE BONTERRA AT CROSS CREEK RANCH SECTION 10 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, BERGER, EHMEN, DOWDALL, WHITE*

*NAYS:*

*ABSTAIN:*

*ABSENT: HAKIMZADEH, WARDELL*

**8. Consideration and possible action to recommend approval of the Fulbrook on Fulshear Creek Section 17 Final Plat**

*PER CLIFF THE 3 MINOR COMMENTS HAVE BEEN ADDRESSED AND ITS READY FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE FULBROOK ON FULSHEAR CREEK SECTION 17 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, BERGER, EHMAN, DOWDALL, WHITE*

*NAYS:*

*ABSTAIN:*

*ABSENT: HAKIMZADEH, WARDELL*

### **9. Consideration and possible action to recommend approval of the Broadstone Jordan Ranch Final Plat**

*PER CLIFF THIS PLAT WAS APPROPRIATE AS SUBMITTED AND RECOMMENDED FOR APPROVAL.*

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

*AYES: PEARCE, BERGER, EHMAN, DOWDALL, WHITE*

*NAYS:*

*ABSTAIN:*

*ABSENT: HAKIMZADEH, WARDELL*

### **10. Discussion with Slate Communications regarding City Branding**

*ZACH EXPLAINED THAT IT WAS INTENDED TO HAVE SLATE COMMUNICATIONS HERE LAST FRIDAY BUT DUE TO THE WINTER WEATHER AND IN THE INTEREST OF SAFETY THE MEETING WAS CANCELLED.*

*PER ZACH HE WILL BE REACHING OUT TO EACH MEMBER INDIVIDUALLY TO GET IDEAS OF POSSIBLE DATES TO DO ANOTHER MEETING WITH THIS CONSULTANT.*

### **11. Adjournment**

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

*AYES: PEARCE, BERGER, EHMAN, DOWDALL, WHITE*

*NAYS: NONE*

*ABSTAIN:*

*ABSENT: HAKIMZADEH, WARDELL*

*CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:35 A.M.*



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796 ~ Fax: 281-346-2556

www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 2-21-2022

Date Received by the City of Fulshear:

Subdivision: FULBROOK ON FULSHEAR CREEK SECTION NINETEEN Development: FULBROOK ON FULSHEAR CREEK

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary

Final

Short Form Final

Replat

Vacation Plat

Admin. (Minor) Plat

Amending Plat

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential

Zero Lot Line/ Patio Home

Multi-Family Residential

Planned Development

Commercial

Industrial

Plat Location: City

ETJ (Extraterritorial Jurisdiction)

Legal Description: 18.04 AC. CHURCHILL FULSHEAR LEAGUE, A-29 CITY OF FULSHEAR, FORT BEND CO.

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

Total Acreage: 18.04

Number of Streets: 4

Number of Lots: 82

Number and Types of Reserves: 3-LANDSCAPE OPEN SPACE

Total Acres in Reserve: 0.38 AC.

Owner: FULSHEAR LAND PARTNERS, LTD

Address: 1600 WEST LOOP SOUTH, # 2600

City/State: HOUSTON, TEXAS 77027

Telephone: 713-623-2466

Email Address: DLANNON@TRENDDVELOPMENT.COM

Engineer/Planner: COSTELLO, INC.

Contact Person: ALEX KOSH

Telephone: 713-783-7788

Fax Number: 713-783-3580

Email Address: AKOSHAKHLAGH@COSTELLOINC.COM

Platting Fees

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

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

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

Amending or Minor Plat - \$200.00

Plat Vacation - \$500.00

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

TOTAL PLATTING FEE \$1,361.00

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.

Handwritten signature of Jorge L. de la Rosa, Sr.

SIGNATURE

JORGE L. DE LA ROSA, SR./ PLAT COORDINATOR

TYPED OR PRINTED NAME/TITLE

DATE

2-21-2022



STATE OF TEXAS  
COUNTY OF FORT BEND

WE, FULSHEAR LAND PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH DUNCAN K. UNDERWOOD, ITS VICE PRESIDENT, HEREINAFTER REFERRED TO AS OWNERS OF THE 18.04 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF FULBROOK ON FULSHEAR CREEK SECTION NINETEEN, DO HEREBY MAKE AND ESTABLISHED SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, 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 PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

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

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

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

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR OTHER 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 OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE 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 CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF FULBROOK ON FULSHEAR CREEK SECTION NINETEEN 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, FULSHEAR LAND PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DUNCAN K. UNDERWOOD, ITS VICE PRESIDENT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

FULSHEAR LAND PARTNERS, LTD.,  
A TEXAS LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
DUNCAN K. UNDERWOOD, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DUNCAN K. UNDERWOOD, VICE PRESIDENT, OF FULSHEAR LAND PARTNERS, 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 AND, IN THE CAPACITY, THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

LIEN HOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, THIRD COAST BANK, SSB, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS FULBROOK ON FULSHEAR CREEK SECTION NINETEEN, SAID LIEN BEING EVIDENCE BY INSTRUMENT OF RECORD IN CLERK'S FILE NUMBER(S) 2021172217, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

THIRD COAST BANK, SSB

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THIRD COAST BANK, SSB, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID NATIONAL ASSOCIATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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, A. KHOSHAKHLAGH, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF THE CITY OF FULSHEAR.

A. KHOSHAKHLAGH  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 101133

THIS PLAT OF FULBROOK ON FULSHEAR CREEK SECTION NINETEEN, IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS.

THIS DAY \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

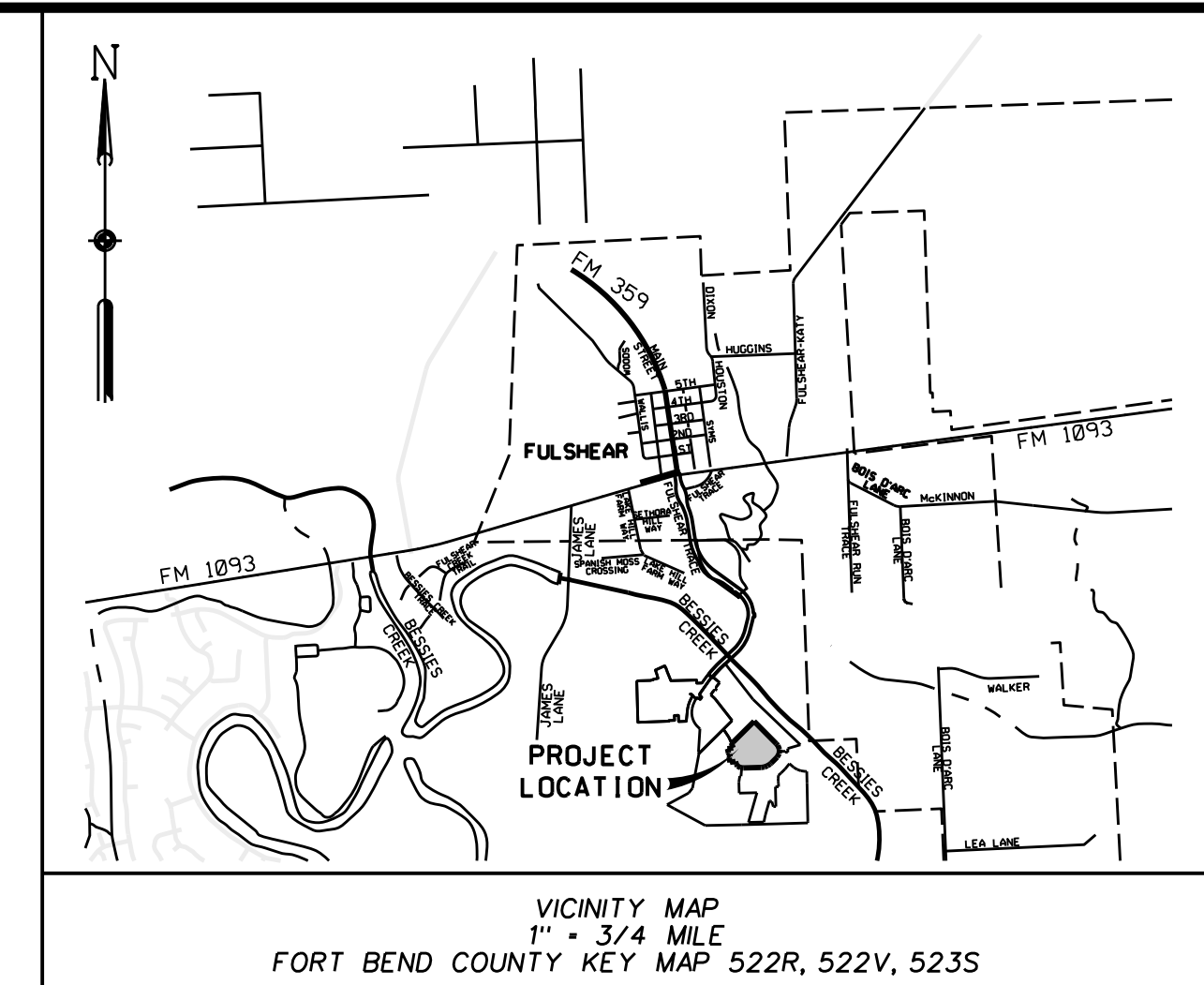
BY: \_\_\_\_\_  
AMY PEARCE, CHAIRMAN

BY: \_\_\_\_\_  
DAR HAKIMZADEH, CO-CHAIRMAN

THIS PLAT OF FULBROOK ON FULSHEAR CREEK SECTION NINETEEN, WAS APPROVED ON \_\_\_\_\_, 2022, BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS DAY OF \_\_\_\_\_, 2022, 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: \_\_\_\_\_  
KIMBERLY KOPECKY, CITY SECRETARY



VICINITY MAP  
1" = 3/4 MILE  
FORT BEND COUNTY KEY MAP 522R, 522V, 523S

STATE OF TEXAS  
COUNTY OF FORT BEND

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 \_\_\_\_\_, 2022, A.D., 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.

BY: \_\_\_\_\_ DEPUTY  
LAURA RICHARD  
CLERK OF THE COUNTY  
FORT BEND COUNTY, TEXAS

# FULBROOK ON FULSHEAR CREEK SECTION NINETEEN

A SUBDIVISION OF 18.04 ACRES  
LOCATED IN THE  
CHURCHILL FULSHEAR LEAGUE, A-29  
CITY OF FULSHEAR  
FORT BEND COUNTY, TEXAS

82 LOTS 3 BLOCKS 3 RESERVES

DATE: FEBRUARY, 2022

OWNERS:  
FULSHEAR LAND PARTNERS, LTD.  
A TEXAS LIMITED PARTNERSHIP  
1000 WEST LOOP SOUTH, SUITE 2000  
HOUSTON, TEXAS 77027  
TELEPHONE (713) 823-2466

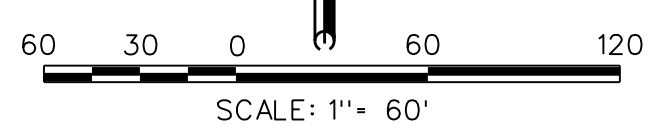
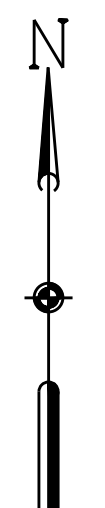
ENGINEER/SURVEYOR:

**Costello**



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

PLANNER:  
SWEITZER AND ASSOCIATES  
13300 KATY FREEWAY  
HOUSTON, TEXAS 77079  
281-496-3111

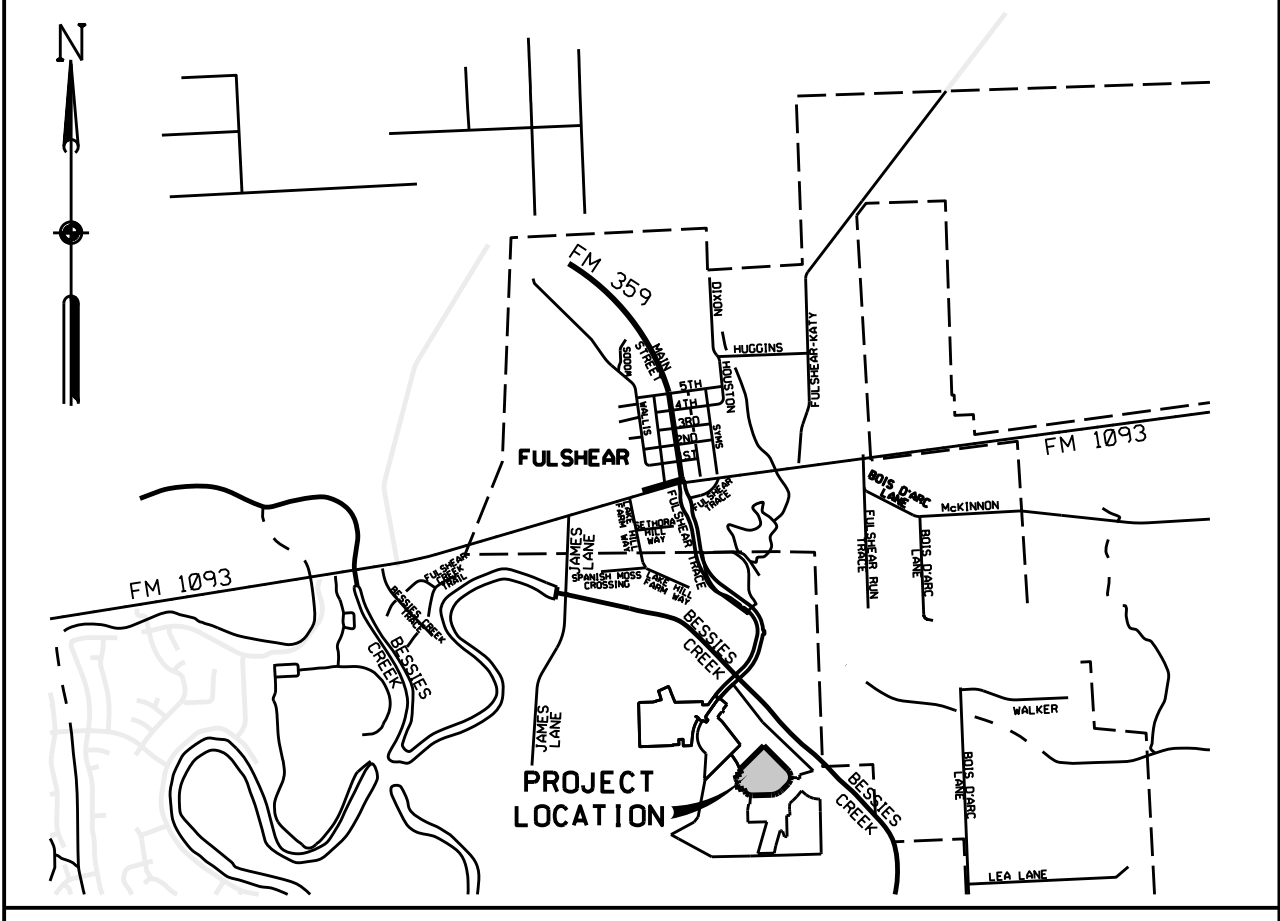


**LEGEND**

- 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
- Ⓐ • INDICATES RESERVE
- ✕ • INDICATES STREET NAME BREAK

RESERVE TABLE		
RESERVE "A"	LANDSCAPE / OPEN SPACE	0.1287 AC. / 5.608 SO.FT.
RESERVE "B"	LANDSCAPE / OPEN SPACE	0.1261 AC. / 5.491 SO.FT.
RESERVE "C"	LANDSCAPE / OPEN SPACE	0.1273 AC. / 5.546 SO.FT.
TOTAL:		0.3821 AC. / 16.645 SO.FT.

CURVE DATA TABLE					
NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	39.27	25.00	90° 0' 0"	N35° 24' 06"E	35.36
C2	39.27	25.00	90° 0' 0"	N54° 35' 54"W	35.36
C3	84.85	870.00	5° 35' 16"	N12° 23' 32"W	84.81
C4	86.39	55.00	90° 0' 0"	S00° 12' 53"W	77.78
C5	52.62	55.00	54° 48' 47"	S17° 48' 29"W	50.63
C6	86.39	55.00	90° 0' 0"	S89° 47' 07"E	77.78
C7	136.02	180.00	43° 17' 44"	N66° 51' 45"E	132.80
C8	78.61	55.00	81° 53' 29"	N50° 32' 39"W	72.09
C9	75.57	100.00	43° 17' 44"	N23° 08' 15"W	73.78
C10	133.52	85.00	54° 48' 47"	S17° 48' 29"W	120.21
C11	39.27	25.00	90° 0' 0"	S00° 12' 53"W	35.36
C12	121.49	85.00	81° 53' 29"	N50° 32' 39"W	111.41
C13	35.73	25.00	81° 53' 29"	N50° 32' 39"W	32.77
C14	23.92	25.00	54° 48' 47"	S17° 48' 29"W	23.02
C15	81.52	85.00	54° 48' 47"	S17° 48' 29"W	78.25
C16	39.27	25.00	90° 0' 0"	S89° 47' 07"E	35.36
C17	39.27	25.00	90° 0' 0"	S89° 47' 07"E	35.36
C18	39.27	25.00	90° 0' 0"	N00° 12' 53"E	35.36
C19	39.27	25.00	90° 0' 0"	S54° 35' 54"E	35.36
C20	39.27	25.00	90° 0' 0"	N35° 24' 06"E	35.36
C21	39.27	25.00	90° 0' 0"	N43° 30' 37"E	35.36
C22	39.27	25.00	90° 0' 0"	N46° 29' 23"W	35.36
C23	218.63	50.00	250° 31' 44"	S09° 57' 01"W	81.65
C24	30.77	25.00	70° 31' 44"	S80° 02' 59"E	28.87
C25	14.09	25.00	32° 17' 26"	S29° 04' 10"W	13.90
C26	135.07	50.00	154° 47' 33"	N89° 41' 01"W	87.59
C27	14.18	25.00	32° 29' 37"	S28° 32' 19"E	13.99



VICINITY MAP  
1" = 3/4 MILE  
FORT BEND COUNTY KEY MAP 522R, 522V, 523S

**NOTES:**

- THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, ORDER NUMBER 2022-0115, DATED FEBRUARY 15, 2022, 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; STMS.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. INDICATE HOUSTON LIGHTING AND POWER; O.P.R.F.B.C. INDICATES OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; D.R.F.B.C. INDICATES FORT BEND COUNTY DEED RECORDS; S.W.B.T. INDICATES SOUTHWESTERN BELL TELEPHONE; S.C.E. INDICATES SANITARY CONTROL EASEMENT; R.O.W. INDICATES RIGHT OF WAY.
- 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 1.000119014.
- THIS PROPERTY LIES WITHIN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C0095 M DATED JANUARY 29, 2021.
- THIS PROPERTY LIES WITHIN FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1, THE CITY OF FULSHEAR, FORT BEND COUNTY, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND FORT BEND ESD #4.
- CONTROL BENCHMARK: NGS MONUMENT DESIGNATED HGCS2 66, LOCATE ALONG THE EAST RIGHT-OF-WAY OF FM 1463 APPROXIMATELY 2.65 MILE NORTH OF FM 1093, ELEVATION 136.60, NAVD88.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWES STREET PONDING DURING INTENSE RAINFALL EVENTS.
- 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 TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
- ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE ON EACH SIDE EXCEPT CORNER LOTS WHICH HAVE A FIVE (5) FOOT SIDE LOT BUILDING LINE ON THE INNER LOT LINE AND A TEN (10) FOOT BUILDING LINE ON THE STREET SIDE.
- ALL PROPERTY LIES WITHIN THE CITY LIMITS OF FULSHEAR, TEXAS.

**LINE DATA TABLE**

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S41° 55' 02"E	55.58
L2	S22° 11' 31"E	95.74
L3	S03° 26' 43"W	94.41
L4	S30° 04' 32"W	94.40
L5	S47° 46' 23"W	29.91
L6	S56° 31' 08"W	72.22
L7	S68° 53' 12"W	72.13
L8	S81° 09' 54"W	71.80
L9	N86° 15' 56"W	69.90
L10	N62° 40' 07"W	77.84
L11	N32° 42' 45"W	56.12
L12	N13° 39' 17"W	60.92
L13	N09° 35' 54"W	100.00
L14	N09° 35' 54"W	60.00
L15	N09° 35' 54"W	15.29
L16	N70° 08' 50"E	42.04
L17	N00° 16' 31"W	11.00
L18	N45° 12' 53"E	25.00
L19	N64° 50' 56"E	25.00
L20	N44° 47' 07"W	30.87



**FULBROOK ON FULSHEAR CREEK SECTION NINETEEN**  
 A SUBDIVISION OF 18.04 ACRES  
 LOCATED IN THE CHURCHILL FULSHEAR LEAGUE, A-29  
 CITY OF FULSHEAR  
 FORT BEND COUNTY, TEXAS

82 LOTS 3 BLOCKS 3 RESERVES  
 SCALE 1" = 60' DATE: FEBRUARY, 2022

**OWNERS:**  
 FULSHEAR LAND PARTNERS, LTD.  
 A TEXAS LIMITED PARTNERSHIP  
 1600 WEST LOOP SOUTH, SUITE 2600  
 HOUSTON, TEXAS 77057  
 TELEPHONE: (713) 623-5468

**ENGINEER/SURVEYOR:**  
**Costello**  
 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

**PLANNER:**  
 SWEITZER AND ASSOCIATES  
 13300 KATY FREEWAY  
 HOUSTON, TEXAS 77057  
 281-498-3111

FULBROOK ON FULSHEAR CREEK SECTION 18  
 PLAT NO. XXXXXXXXX  
 F.B.C.P.R.



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

**Subdivision/Development Platting Application**

Date: 02/18/2022 Date Received by the City of Fulshear: \_\_\_\_\_

Subdivision: BONTERRA AT CROSS CREEK RANCH SECTION ELEVEN B Development: CROSS CREEK RANCH

**SUBMITTAL OF PLAT: (Check Appropriate Selection)**

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

**TYPE OF PLAT: (Check Appropriate Selection)**

Single-Family Residential  Other: Waste Water Treatment Plant  
 Planned Development  Zero Lot Line/ Patio Home  Multi-Family Residential  
 Commercial  Industrial

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: 9.813 ACRES OF LAND LOCATED IN THE M. AUTREY SURVEY, A-100

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

Total Acreage: 9.813  
 Number of Streets: 4  
 Number of Lots: 41  
 Number and Types of Reserves: 1 (Landscape-Open Space)  
 Total Acres in Reserve: 0.7559

Owner: TAYLOR MORRISON OF TEXAS, INC.  
 Address: 2929 BRIARPARK DRIVE, SUITE 400  
 City/State: HOUTSON, TX 77042  
 Telephone: 713-598-3000  
 Email Address: \_\_\_\_\_  
 Engineer/Planner: BGE, INC.  
 Contact Person: TREY DEVILLIER  
 Telephone: 713-488-8204  
 Fax Number: 281-558-9701  
 Email Address: tdevillier@bgeinc.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b>	<u>\$950.33</u>
Park Fees (due at Final Plat Application)	_____

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

SIGNATURE

Trey DeVillier

TYPED OR PRINTED NAME/TITLE

02/18/2022

DATE



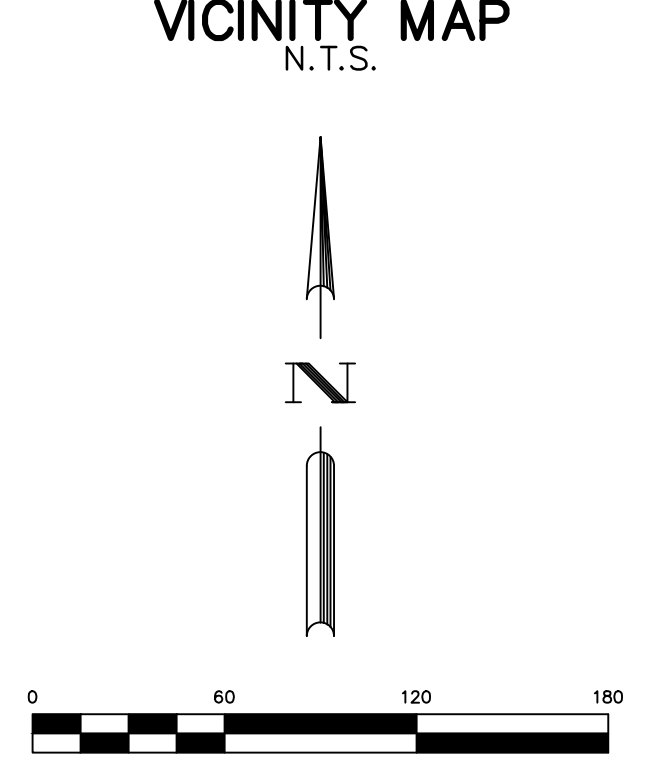
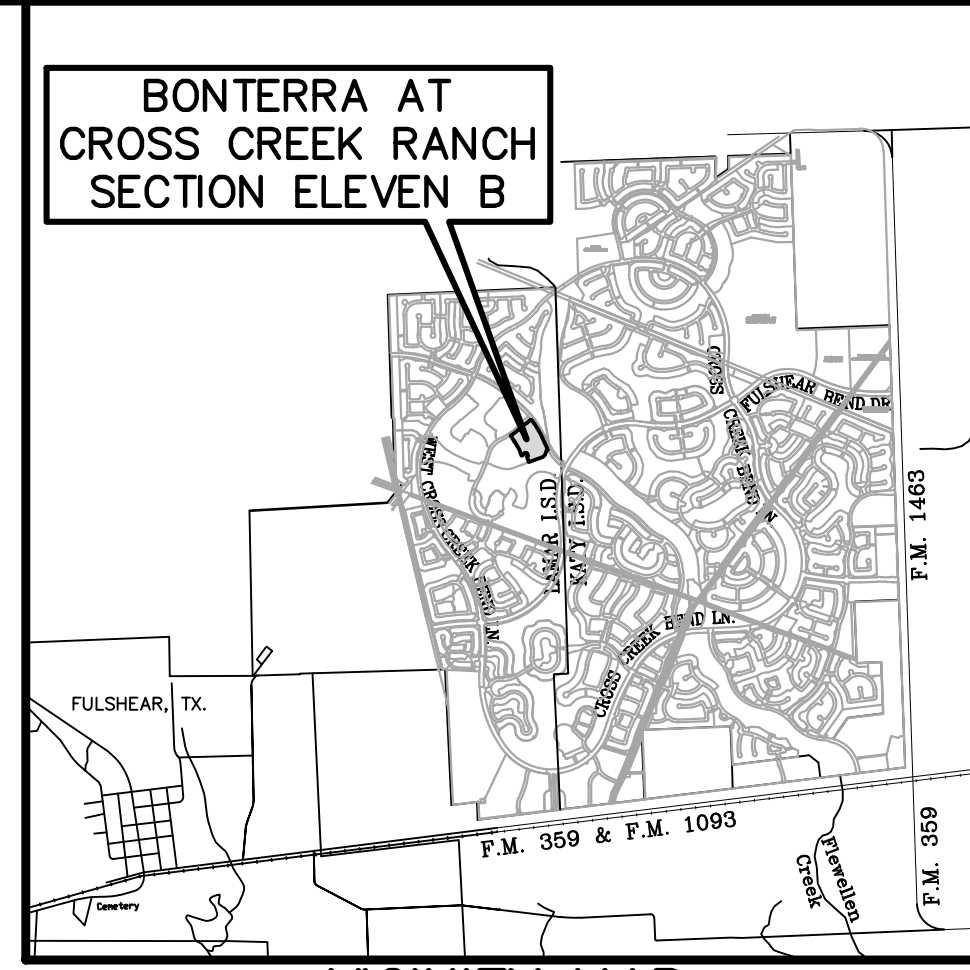
- GENERAL NOTES
- "U.E." indicates "Utility Easement".
  - "B.L." indicates "Building Line".
  - "G.B.L." indicates "Garage Building Line".
  - "P.A.E. & P.U.E." indicates Permanent Access Easement and Public Utility Easement.
  - "W.L.E." indicates "Water Line Easement".
  - "S.A.S.E." indicates "Sanitary Sewer Easement".
  - "S.T.M.S.E." indicates "Storm Sewer Easement".
  - "D.E." indicates "Drainage Easement".
  - "A.E." indicates "Aerial Easement".
  - "P.O.B." indicates "Point of Beginning".
  - "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
  - "F.B.C.P.R." indicates "Plat Records of Fort Bend County".
  - "F.B.C.D.R." indicates "Deed Records of Fort Bend County".
  - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale 1.00011497.
  - Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the Northwest line of Reserve "C", Block 2, of CREEK TRACE AT CROSS CREEK RANCH SECTION FIVE, a subdivision per plat, recorded under Plat Number 20200099 of the Fort Bend County Plat Records (F.B.C.P.R.).
  - A one-foot reserve 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 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.
  - There are no pipeline easements within the boundaries of the subject tract based on the title research provided per City Planning Letter prepared by Charter Title Company, effective dated February 3, 2022.
  - The property lies in the Unshaded Zone "X" (areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0105L, Revised April 2, 2014.
  - Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC" at all plat boundary corners unless otherwise noted.
  - All lots are subject to a five (5) foot side lot building line on each side except corner lots which have a five (5) foot side lot building line on the inner lot line and a ten (10) foot building line on the street side.
  - All split 14 foot Utility Easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
  - All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.
  - This subdivision contains one or more Permanent Access Easements that have not been dedicated to or accepted by the City of Fulshear or any other local Government agency as public rights-of-way. The City of Fulshear has no obligation, nor does any other local Governmental agency have any obligation, to maintain or improve any Permanent Access Easements within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

CALLED 61.66 ACRES  
FORT BEND COUNTY  
MUNICIPAL UTILITY DISTRICT  
NO. 169  
F.B.C.C.F. NO. 2015105132

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.7559 AC. / 32,929 S.F.	LANDSCAPE/OPEN SPACE

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	830.00'	13°52'41"	201.04'	N 52°23'23" E	200.55'
C2	500.00'	12°46'32"	111.49'	N 51°50'19" E	111.26'
C3	500.00'	8°25'27"	73.51'	N 54°00'51" E	73.45'
C4	25.00'	92°05'02"	40.18'	S 84°09'21" E	35.99'
C5	1950.00'	13°50'28"	471.07'	S 31°11'36" E	469.92'
C6	1035.00'	2°19'52"	42.11'	S 25°26'18" E	42.11'
C7	25.00'	90°00'00"	39.27'	N 65°33'14" W	35.36'
C8	25.00'	90°00'00"	39.27'	S 24°26'46" W	35.36'
C9	980.00'	0°19'15"	5.49'	S 59°10'01" W	5.49'
C10	1010.00'	9°34'06"	168.67'	N 54°13'26" E	168.47'
C11	600.00'	6°01'00"	63.01'	S 52°26'53" W	62.98'
C12	55.00'	93°46'31"	90.02'	N 77°39'21" W	80.30'
C13	1770.00'	11°43'04"	361.99'	N 24°54'33" W	361.36'
C14	55.00'	88°29'47"	84.95'	N 25°11'52" E	76.75'
C15	700.00'	15°02'24"	183.75'	N 28°04'26" W	183.22'
C16	980.00'	9°34'06"	163.66'	N 54°13'26" E	163.47'
C17	630.00'	5°37'44"	61.89'	N 52°15'15" E	61.87'
C18	25.00'	40°33'14"	17.69'	N 34°47'30" E	17.33'
C19	50.00'	158°20'52"	138.18'	S 86°18'41" E	98.22'
C20	25.00'	24°27'00"	10.67'	S 19°21'45" E	10.59'
C21	1800.00'	12°25'20"	390.26'	S 25°22'35" E	389.49'
C22	25.00'	36°09'27"	15.78'	S 37°14'38" E	15.52'
C23	50.00'	149°43'13"	130.66'	S 19°32'14" W	96.53'
C24	25.00'	24°57'05"	10.89'	S 81°55'18" W	10.80'
C25	25.00'	88°29'47"	38.61'	N 25°11'52" E	34.89'
C26	1740.00'	11°43'04"	355.85'	N 24°54'33" W	355.23'
C27	25.00'	93°46'31"	40.92'	N 77°39'21" W	36.50'
C28	570.00'	6°01'00"	59.86'	S 52°26'53" W	59.83'
C29	1040.00'	2°00'49"	36.55'	S 50°26'47" W	36.55'
C30	25.00'	85°58'03"	37.51'	S 8°28'10" W	34.09'
C31	730.00'	13°57'38"	177.87'	S 27°32'03" E	177.43'
C32	670.00'	13°46'40"	161.11'	N 27°26'34" W	160.72'
C33	25.00'	68°17'37"	38.53'	N 78°28'42" W	34.82'
C34	1040.00'	1°37'59"	29.64'	S 58°11'29" W	29.64'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N45°27'03"E	79.54'
L2	N49°48'08"E	82.62'
L3	S63°23'46"W	33.19'
L4	S17°40'13"W	98.91'
L5	S44°30'07"W	72.01'
L6	N69°26'46"E	35.67'
L7	N20°33'14"W	60.00'
L8	S69°26'46"W	60.00'
L9	S69°26'46"W	30.00'
L10	N65°56'02"E	4.07'
L11	S5°25'53"W	14.59'
L12	N69°37'48"W	9.12'
L13	S59°19'50"W	48.70'
L14	S49°26'23"W	50.20'
L15	S49°26'23"W	50.00'
L16	N21°10'47"W	33.03'
L17	N17°40'24"E	11.16'



# BONTERRA AT CROSS CREEK RANCH SECTION ELEVEN B

A SUBDIVISION OF 9.813 ACRES OF LAND  
LOCATED IN THE  
M. AUTREY SURVEY, A-100  
CITY OF FULSHEAR  
FORT BEND COUNTY, TEXAS

LOTS: 41 RESERVES: 1 BLOCKS: 3  
SCALE: 1"=60' DATE: FEBRUARY 18, 2022

OWNER:  
TAYLOR MORRISON OF TEXAS, INC.  
2929 BRIARFARM DRIVE, SUITE 400  
HOUSTON, TEXAS 77042  
(713) 598-3000  
ROBERT L. SKINNER

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



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

STATE OF TEXAS  
COUNTY OF FORT BEND

We, TAYLOR MORRISON OF TEXAS, INC., a Texas corporation, acting by and through Robert L. Skinner, its Authorized Agent, owner of the 9.813 acre tract described in the above and foregoing map of BONTERRA AT CROSS CREEK RANCH SECTION ELEVEN B, 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 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 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 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 the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

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

FURTHER, 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 easement 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, 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.

IN TESTIMONY WHEREOF, TAYLOR MORRISON OF TEXAS, INC., a Texas corporation, has caused these presents to be signed by Robert L. Skinner, its Authorized Agent, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

TAYLOR MORRISON OF TEXAS, INC., a Texas corporation

By: \_\_\_\_\_  
Robert L. Skinner  
Authorized Agent

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Robert L. Skinner, Authorized Agent of TAYLOR MORRISON OF TEXAS, INC., a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Brenda McCullough  
Notary Public in and for the State of Texas  
Commission Expires: \_\_\_\_\_

I, Alan C. Bentley, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plot boundary corners have been tied to the nearest survey corner.

\_\_\_\_\_  
Alan C. Bentley, R.P.L.S.  
Texas Registration No. 2055

I, Jason M. Svatek, A Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of the City of Fulshear, to the best of my knowledge.

\_\_\_\_\_  
Jason M. Svatek, P.E.  
Texas Registration No. 100192

\_\_\_\_\_  
BGE, Inc.  
TBPE Registration No. F-1046

This plat of BONTERRA AT CROSS CREEK RANCH SECTION ELEVEN B is approved by the City Planning Commission of the City of Fulshear, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Amy Pearce  
Chairman

\_\_\_\_\_  
Dar Hakimzadeh  
Co-Chairman

This plat of BONTERRA AT CROSS CREEK RANCH SECTION ELEVEN B was approved on \_\_\_\_\_ by the City of Fulshear City Council and signed on this \_\_\_\_\_ day of \_\_\_\_\_, 2022; 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.

\_\_\_\_\_  
Aron Graff  
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 \_\_\_\_\_, 2022, at \_\_\_\_\_ o'clock \_\_\_\_\_ 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  
County Clerk  
Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

DESCRIPTION OF A 9.813 ACRE TRACT OF LAND SITUATED  
IN THE M. AUTREY SURVEY, ABSTRACT NO. 100  
CITY OF FULSHEAR,  
FORT BEND COUNTY, TEXAS

BEING a 9.813 acre (427,465 square foot) tract of land situated in the M. Autrey Survey, Abstract No. 100, City of Fulshear, Fort Bend County, Texas and being a portion of a called 19.50 acre tract of land, designated Tract 4, as described in an instrument to Taylor Morrison of Texas, Inc. recorded under File Number (F.N.) 2019031142 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), said 9.813 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the Northwest line of Reserve "C", Block 2, of CREEK TRACE AT CROSS CREEK RANCH SECTION FIVE, a subdivision per plot, recorded under Plat Number 20200099 of the Fort Bend County Plat Records (F.B.C.P.R.) as cited herein:

COMMENCING at a 1/2-inch iron pipe with cap stamped "BGE INC" found for the South corner of Reserve "B" of said Block 2 and the West corner of said Reserve "C", lying on the Northeast right-of-way line of Morgans Spur Drive (70 feet wide), as shown per plot, recorded under Plat Number 20200183 of the F.B.C.P.R., from which a 1/2-inch iron pipe with cap stamped "BGE INC" found for the East corner of said Reserve "B" and the South corner of Lot 13 of said Block 2, same being an angle point of the Northwest line of said Reserve "C" bears N 45° 23' 44" E, 30.03 feet;

THENCE, S 24° 08' 07" E, over and across said Morgans Spur Drive, a distance of 235.91 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the POINT OF BEGINNING and a North corner of the herein described tract, same being the East end of a radial cutback at the South intersection of said Morgans Spur Drive and Golden Manor Drive (60 feet wide), as shown per plot, recorded under Plat Number 20200233 of F.B.C.P.R., same point also being the beginning of a curve to the right, from which its center bears S 51° 53' 10" W, 1,950.00 feet;

THENCE, along and with the Southwest right-of-way line of said Morgans Spur Drive and the Northeast line of said 19.50 acre tract, the following courses and distances:

In a Southeasterly direction, along said curve to the right, an arc distance of 471.07 feet, having a radius of 1,950.00 feet, a central angle of 13° 50' 28" and chord which bears S 31° 11' 36" E, 469.92 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

S 24° 16' 22" E, a distance of 236.45 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Southeasterly direction, along said curve to the left, an arc distance of 42.11 feet, having a radius of 1,935.00 feet, a central angle of 02° 19' 52" and chord which bears S 25° 26' 18" E, 42.11 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the common East corner of the herein described tract and said 19.50 acre tract, same being the North corner of Restricted Reserve "A", Block 1, of GOLDEN MANOR DRIVE EXTENSION AND RESERVES, a subdivision per plot, recorded under Plat Number 20200233 of F.B.C.P.R.;

THENCE, along and with the South line of said 19.50 acre tract and the North line of said Reserve "A", the following courses and distances:

S 63° 23' 46" W, a distance of 33.19 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 17° 40' 13" W, a distance of 98.91 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner of the herein described tract;

S 44° 30' 07" W, a distance of 72.01 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner of the herein described tract;

S 69° 41' 14" W, a distance of 327.66 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the South corner of the herein described tract;

THENCE, over and across said 19.50 acre tract, the following courses and distances:

N 20° 33' 14" W, a distance of 131.62 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner of the herein described tract;

N 69° 26' 46" E, a distance of 35.67 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 20° 33' 14" W, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract and the beginning of a non-tangent curve to the right, from which its center bears N 20° 33' 14" W, 25.00 feet;

In a Northwesterly direction, along said curve to the right, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90° 00' 00" and chord which bears N 65° 33' 14" W, 35.36 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 69° 26' 46" W, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract and the beginning of a non-tangent curve to the right, from which its center bears S 69° 26' 46" W, 25.00 feet;

In a Southwesterly direction, along said curve to the right, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90° 00' 00" and chord which bears S 24° 26' 46" W, 35.36 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

S 69° 26' 46" W, a distance of 30.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner of the herein described tract;

N 20° 33' 14" W, a distance of 150.08 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner of the herein described tract;

N 65° 56' 02" E, a distance of 4.07 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 30° 59' 32" W, a distance of 208.61 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract and the beginning of a non-tangent curve to the right, from which its center bears N 30° 59' 32" W, 980.00 feet;

In a Southwesterly direction, along said curve to the right, an arc distance of 5.49 feet, having a radius of 980.00 feet, a central angle of 00° 19' 15" and chord which bears S 59° 10' 01" W, 5.49 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner of the herein described tract;

N 30° 40' 16" W, a distance of 150.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Westernmost corner of the herein described tract, lying on the Southeast right-of-way line of said Golden Manor Drive and the Northwest line of said 19.50 acre tract, same point being the beginning of a non-tangent curve to the left, from which its center bears N 30° 40' 16" W, 830.00 feet;

THENCE, along and with the Southeast right-of-way line of said Golden Manor Drive and the Northwest line of said 19.50 acre tract, the following courses and distances:

In a Northeasterly direction, along said curve to the left, an arc distance of 201.04 feet, having a radius of 830.00 feet, a central angle of 13° 52' 41" and chord which bears N 52° 23' 23" E, 200.55 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

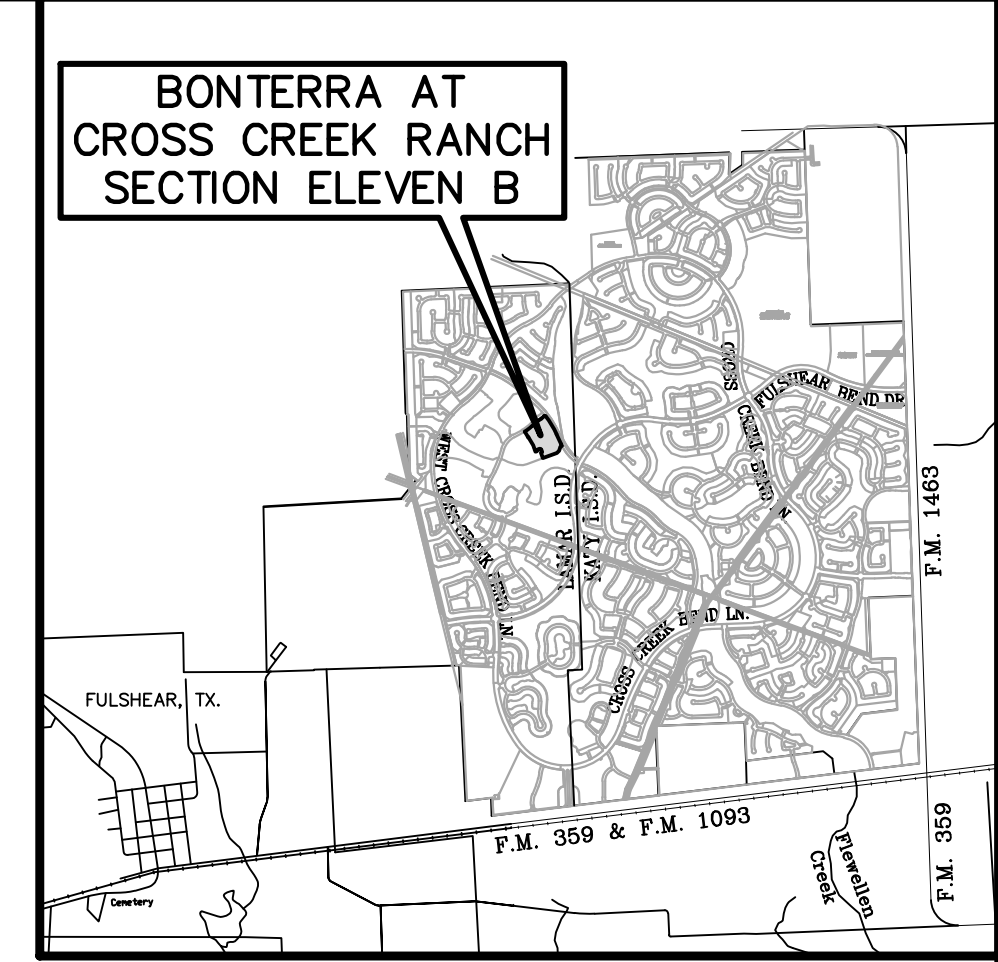
N 45° 27' 03" E, a distance of 79.54 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In a Northeasterly direction, along said curve to the right, an arc distance of 111.49 feet, having a radius of 500.00 feet, a central angle of 12° 46' 32" and chord which bears N 51° 50' 19" E, 111.26 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of reverse curvature;

In a Northeasterly direction, along said curve to the left, an arc distance of 73.51 feet, having a radius of 500.00 feet, a central angle of 08° 25' 27" and chord which bears N 54° 00' 51" E, 73.45 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

N 49° 48' 08" E, a distance of 82.62 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In an Easterly direction, along said curve to the right, an arc distance of 40.18 feet, having a radius of 25.00 feet, a central angle of 92° 05' 02" and chord which bears S 94° 09' 21" E, 35.99 feet to the POINT OF BEGINNING and containing 9.813 acres (427,465 square feet) of land.



VICINITY MAP  
N.T.S.

# BONTERRA AT CROSS CREEK RANCH SECTION ELEVEN B

A SUBDIVISION OF 9.813 ACRES OF LAND  
LOCATED IN THE  
M. AUTREY SURVEY, A-100  
CITY OF FULSHEAR  
FORT BEND COUNTY, TEXAS

LOTS: 41 RESERVES: 1 BLOCKS: 3  
SCALE: 1"=60' DATE: FEBRUARY 18, 2022

OWNER:  
TAYLOR MORRISON OF TEXAS, INC.  
2929 BRIARFARM DRIVE, SUITE 400  
HOUSTON, TEXAS 77042  
(713) 598-3000  
ROBERT L. SKINNER

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



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

C:\MyProjects\Projects\175040710\Bonds-Bonterra\_Sec-118.dwg 7/17/2022 10:27 AM



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

### Subdivision/Development Platting Application

Date: 02/17/2022 Date Received by the City of Fulshear: 02/18/2022  
 Subdivision: Tamarron Section 54 Development: Tamarron

**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:** 21.174 acres out of the A.G. Sharpless Survey, A-322, Fort Bend County, Texas

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

Total Acreage: 21.174  
 Number of Streets: 8  
 Number of Lots: 164  
 Number and Types of Reserves: 24 (landscape/open space/parking)  
 Total Acres in Reserve: 5.65

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 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b> <u>1,849.35</u>	
Park Fees (due at Final Plat Application)	<u>          </u>

**Owner:** DR Horton-Texas, Ltd. (attn Daniel Rose)  
**Address:** 6744 Horton Vista Drive, Suite 100  
**City/State:** Richmond, Texas 77407  
**Telephone:** (281) 556-2100  
**Email Address:** drose@drhorton.com

**Engineer/Planner:** LJA Engineering, Inc.  
**Contact Person:** Geoff Freeman  
**Telephone:** (713) 480-8883  
**Fax Number:** (713) 953-5026  
**Email Address:** gfreesman@lja.com

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

*GA Freeman* Signature          Geoff Freeman / Platting Manager          TYPED OR PRINTED NAME/TITLE          02/17/2022          DATE









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

<b>AGENDA OF:</b>	March 4, 2022		
<b>DATE SUBMITTED:</b>	February 22, 2022	<b>DEPARTMENT:</b>	Planning
<b>PREPARED BY:</b>	Zach Goodlander, Director of Planning	<b>PRESENTER:</b>	Zach Goodlander, Director of Planning
<b>SUBJECT:</b>	<b>Master Signage Plan for:</b>  - Cross Creek West		
<b>ATTACHMENTS:</b>	1. Proposed Master Signage Plan		

**EXECUTIVE SUMMARY**

**Cross Creek West**

Johnson Development and the City of Fulshear, Texas entered into a development agreement for “Cross Creek West” in July 2021. At that time a master signage plan was not included as an exhibit to the development agreement. However, under the provisions of the Consolidated Development Ordinance (CDO), a master signage plan may be submitted for approval separately. The Cross Creek West Master Signage Plan, as proposed, meets the CDO’s requirements of artistic representations of the proposed signage, a listing of the sign types, their size, and their location within the community.

The Signage Plan will be subject to City Council approval, with Planning & Zoning recommendation.

**RECOMMENDATION**

Staff recommends approval of the Master Signage Plan.



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

**Subdivision/Development Platting Application**

Date: 2/22/22 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: Cross Creek West Development: Cross Creek West master plan sign plan

**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: Cross Creek West

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

Total Acreage: 1248  
 Number of Streets: \_\_\_\_\_  
 Number of Lots: \_\_\_\_\_  
 Number and Types of Reserves: \_\_\_\_\_  
 Total Acres in Reserve: \_\_\_\_\_

Owner: CCR West, Inc.  
 Address: 6450 Cross Creek Bend Lane  
 City/State: Fulshear / Texas  
 Telephone: 281-344-9882  
 Email Address: RobB@johnsondev.com

Engineer/Planner: N/A  
 Contact Person: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Fax Number: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

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 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>N/A</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.

Cassie Bellamy Carrie Roehling, Marketing Director / 2/22/22  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE



# CROSS CREEK WEST

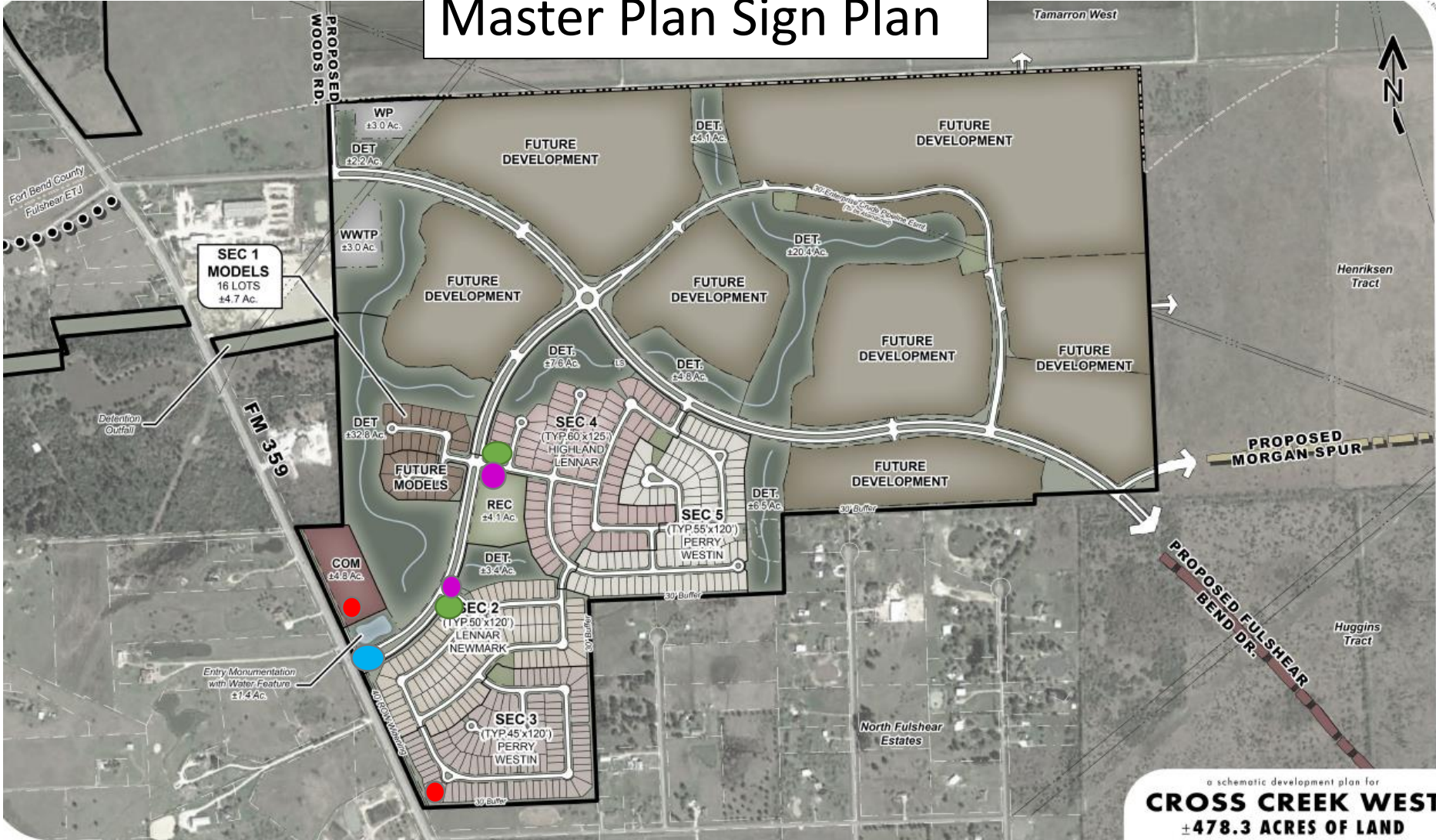
● Perimeter Signs (2)

● Neighborhood Monument (2)

● Community Wayfinding (2)

● Main Entry Monument (1)

## Master Plan Sign Plan



a schematic development plan for  
**CROSS CREEK WEST**  
 ±478.3 ACRES OF LAND  
 prepared for



# CROSS CREEK WEST



## Main Entry Monument (x1) *(permanent signage)*



### **Main Entry Tower**

Painted steel base, frame, cap and fins. Tower to be lit from within. Concrete foundation with piers for base. Materials could be subject to change based on market conditions and availability. Monument sign to be +/- 16' in width. Height to be +/- 50'.



# CROSS CREEK WEST



## Main Entry Monument *(permanent signage)*



### **Main Entry Median Monument**

Painted steel walls and fins. Fins to be lit from within.

Painted steel light box signs. Letters to be lasercut & lit from within.

Concrete grade beam with piers for base.

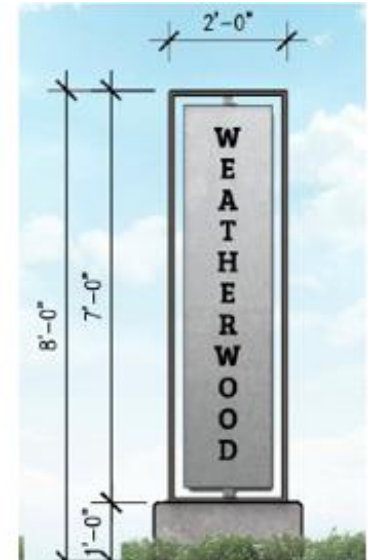
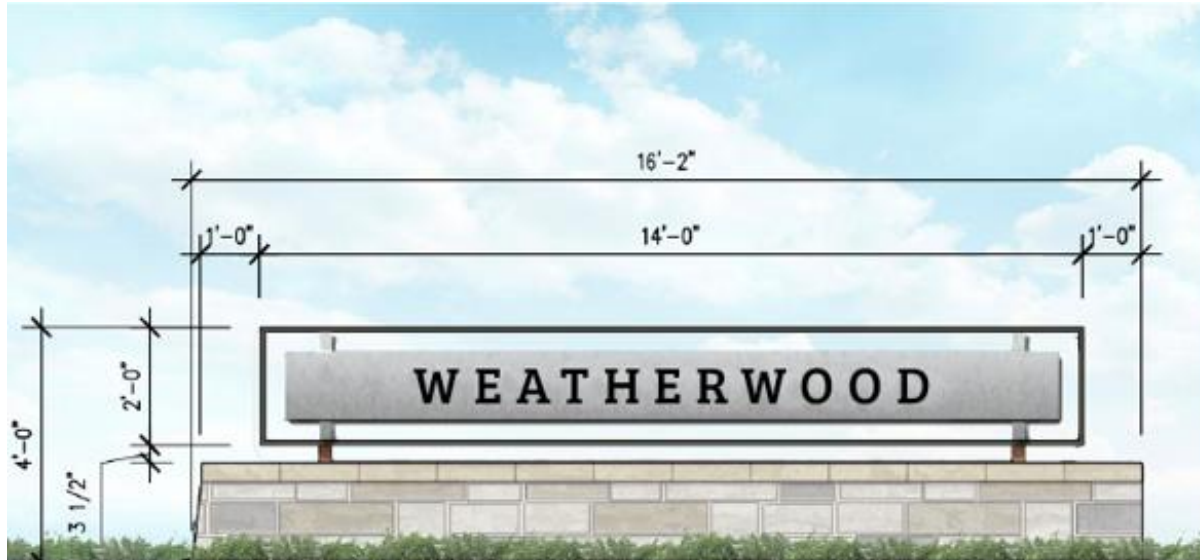
Materials could be subject to change based on market conditions and availability.

Monument sign to be +/- 42' in length. Height to be +/- 8'.



# CROSS CREEK WEST

## ● Neighborhood Entry Monument (x2) *(permanent signage)*



### **Option 01 (Horizontal Neighborhood Entry Monument Sign)**

Painted steel sign frame with central galvanized steel sign box, lit from within.  
Monument sign to be double sided. Letters to be lasercut.  
Masonry wall with cast stone cap. Concrete grade beam with piers for base.  
Materials could be subject to change based on market conditions and availability.  
Monument sign to be +/- 5' in height. Length to be +/- 25'.

### **Option 02 (Vertical Neighborhood Entry Monument Sign)**

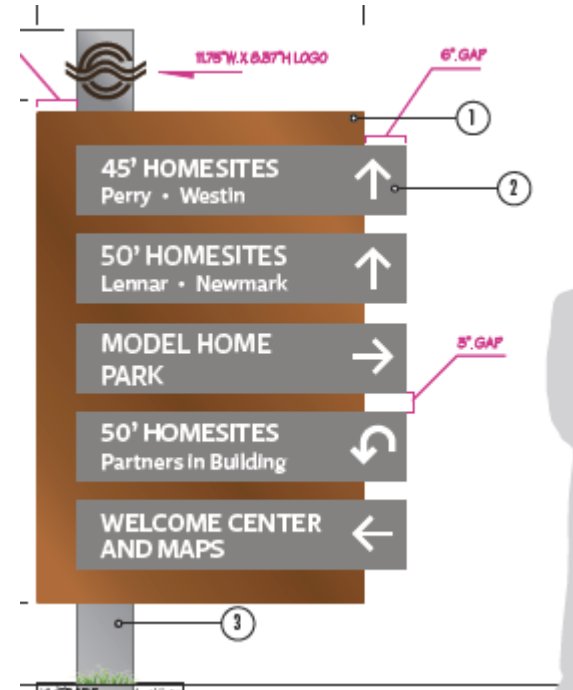
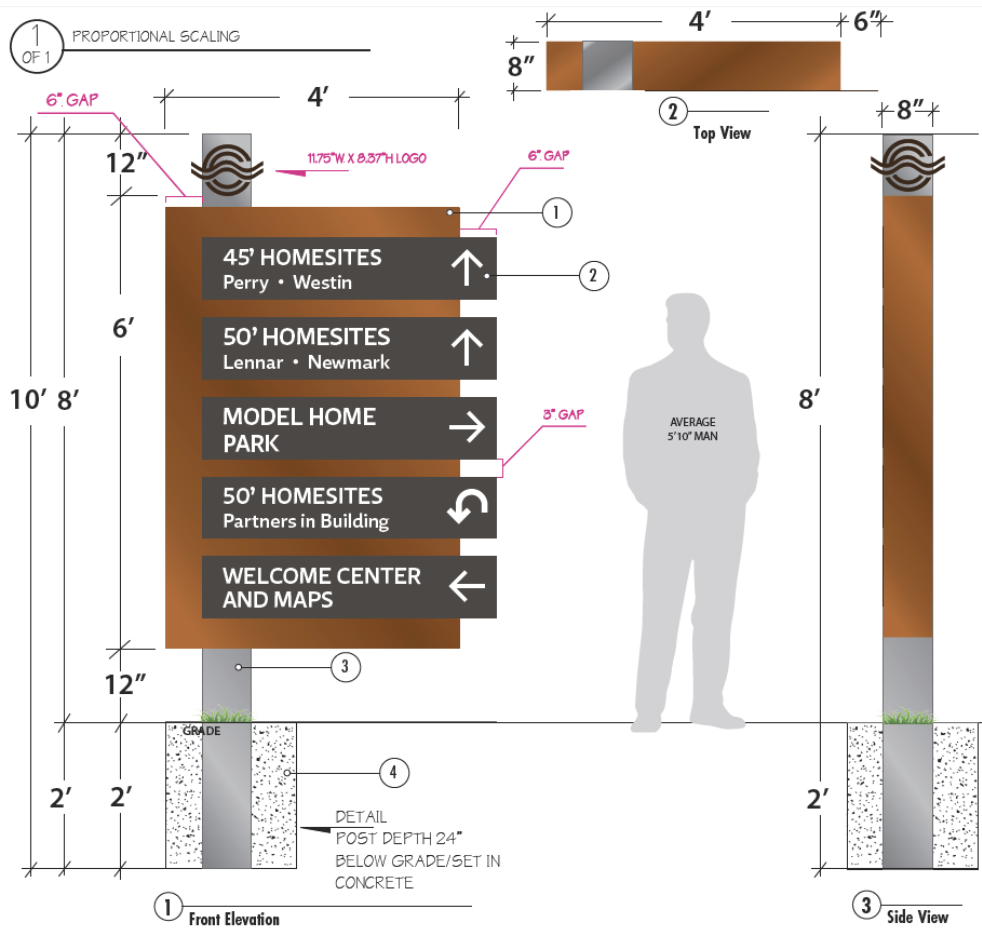
Painted steel sign frame with central galvanized steel sign box, lit from within. Concrete grade beam with piers for base.  
Monument sign to be double sided. Letters to be lasercut.  
Materials could be subject to change based on market conditions and availability.  
Monument sign to be +/- 2' in width. Height to be +/- 9'.



# CROSS CREEK WEST



## Community Wayfinding (x2) *(temporary signage)*



1. Sign Face to be .080 aluminum box; 4'W X 6'H X 8" DEEP,
2. Information Slats to be 3 Mil Dibond; 48"w x 11"h.
3. Post to be 8"x8" aluminum tube 10'h.
4. Sign assembly to be installed via direct burial into poured concrete footing flush with grade and set 2' below grade.

Sign sizes may vary based on messaging. Copper panel size may be 4x6, 4x4 or 4x8. Blades will either be galvanized silver in color or dark grey/brown.  
Signs to be relocated depending on model locations and directional needs.





# CROSS CREEK WEST

## ● Perimeter Signs (x2) *(temporary signage)*

### Perimeter Sign

8'x7' double sided MDO sign  
Installed on routed 4x4 posts, painted black with  
finials.

Note: Marketing signs shall be removed upon  
build-out of community. Sign faces subject to  
change

