

"FIND YOUR FUTURE IN FULSHEAR" 29255 FM 1093 ROAD #12B/ PO BOX 279 $^{\sim}$ 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 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 inperson 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 - City Secretary



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PLANNING & ZONING:

MEMBER- KEVIN WHITE MEMBER- GREGORY EHMAN

CO-CHAIR- DAR HAKIMZADEH MEMBER- JOHN DOWDALL

STAFF:

CITY MANAGER: Jack Harper

CHAIRMAN- AMY PEARCE

MEMBER- JOE WARDELL

MEMBER- JOAN BERGER

CITY SECRETARY: Kimberly Kopecky CITY ATTORNEY: J. Grady Randle

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. MCCANNS 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 OUESTIONS 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 EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, 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 EHMAN 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, EHMAN, 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: $2-2/-2022$ Date Received by the City of	Fulshear:	
Subdivision: FUL BROOK ON FULSHEAR Development: A	ULBROOK ON FUL	SHEAR CREEK
CREEK SECTION MINETEEN		
SUBMITTAL OF PLAT: (Check Appropriate Selection)	*	
Preliminary Final	C	haut Faun Final
Replat Vacation Plat		hort Form Final dmin. (Minor) Plat
Amending Plat	^	unini. (iviinor) Flat
TYPE OF PLAT: (Check Appropriate Selection)		
Single-Family Residential Zero Lot Line	Datie Herry	
	Patio Home1	Multi-Family Residential
Planned Development Commercial	!	Industrial
Plat Location: City ETJ (Extraterritorial Juriso	liction)	
Legal Description: 18.04 AC, CHURCHILL FULSHE Variance: Yes (Attach a Copy of Approval Letter)	ARLEAGUE A-	-29
Variance: Yes (Attach a Copy of Approval Letter) No	CITY OF FULSAE	IN FORT BEHDE
Total Acreage: 18.04		
Number of Streets: 4		
Number of Lots: 82	Platting	Fees
Number and Types of Reserves: 3-LANDSCAPE OPEN SPACE		
Total Acres in Reserve: 0.38 AC.	Preliminary Plat - \$500.00 plus 3 per acre	.50 per lot, plus \$12.50
Owner: FULSHEAR LAND PARTNERS, LTD	Final Plat - \$500.00 plus \$5.00 pe	er lot plus \$25.00 per acre
Address: 1600 WEST LOOP, SOUTH, # 2600	Replat - \$500.00 plus 5.00 per lo	
City/State: HOUSTOH, TEXAS 77027		
Telephone: 7/3 - 623 - 2466	Amending or Minor Plat - \$20	00.00
Email Address: DCAHNOH & TREHDOEV LOPMEN T. LOM	Plat Vacation - \$500.00	
Engineer/Planner: COSTEUO, INC.	2 nd Review of plats - \$100.00	(each additional review)
Contact Person: ALEX KOSH	TOTAL PLATTING FEE # /,	361.00
Telephone: 7/3-783-7788	Park Fees (due at Final Plat A	pplication)
Fax Number: 7/3 - 783 - 3580	,	
Email Address: AKHOSHAKHLAGH @ COSTELLOINC. COM		
This is to certify that the information on this form is complete the c	orrest and the conference 12	and a dead a sure to state
This is to certify that the information on this form is complete, true and capplication. Lunderstand that if all necessary information, required decided	monte and the undersigned is a	authorized to make this
application. I understand that if all necessary information, required docu	ments, and plat fees are requir	ed at time of submittal or the

City of Fulshear will not complete the review needed in order to submit to the P&Z board.

JORGE L. DE LAROSA, SA/ PLAT COORDINATOR

SIGNATURE

TYPED OR PRINTED NAME/TITLE

STATE OF TEXAS COUNTY OF FORT BEND

WE, FULSHEAR LAND PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH DUNCAN K. UNDERWOOD, IT'S 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 SIXTÉEN 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

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 PURPOSÉS. 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 ABUTTING 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 FORGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, FULSHEAR LAND PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DUNCAN K. UNDERWOOD, IT'S VICE PRESIDENT

FULSHEAR LAND PARTNERS, LTD.. A TEXAS LIMITED PARTNERSHIP

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_____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

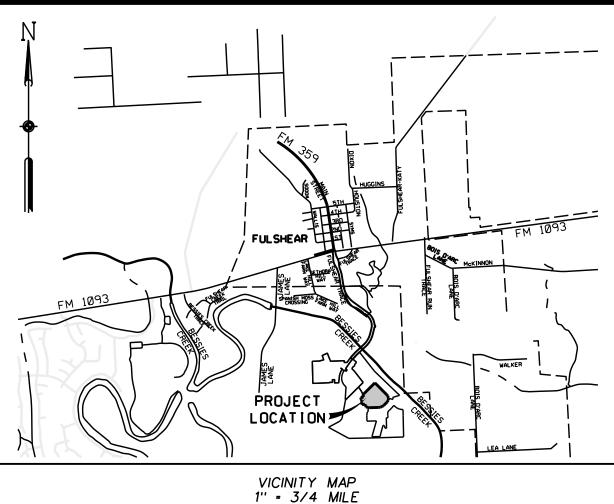
MY COMMISSION EXPIRES:

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:	<u>.</u>
TITLE:	_
STATE OF TEXAS COUNTY OF HARRIS	
SSB, KNOWN TO ME TO BE THE PERSON ACKNOWLEDGED TO ME THAT HE	HORITY, ON THIS DAY PERSONALLY APPEARED THIRD COAST BANK N WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS PACITY, THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF
GIVEN UNDER MY HAND AND SEAL OF	F OFFICE, THIS DAY OF, 2022.
NOTARY PUBLIC IN AND FOR THE STATEMY COMMISSION EXPIRES:	
PROFESSION OF SURVEYING AND HER WAS PREPARED FROM AN ACTUAL S GROUND AND THAT ALL BOUNDARY	UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE REBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE CORNERS, ANGLES POINTS OF CURVATURE AND OTHER POINTS OF THE IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPESTREE (3) FEET.
JOSEPH B. MAY REGISTERED PROFESSIONAL LAND SU TEXAS REGISTRATION NO. 5484	RVEYOR
I, A. KHOSHAKHLAGH, A PROFESSIONA THAT THIS PLAT MEETS ALL REQUIRED	AL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY MENTS OF THE CITY OF FULSHEAR.
A. KHOSHAKHLAGH LICENSED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 101133	
THIS PLAT OF FULBROOK ON FULSHE. COMMISSION OF THE CITY OF FULSHE. THIS DAYDAY OF	
BY: AMY PEARCE, CHAIRMAN	
BY: DAR HAKIMZADEH, CO-CHAIRMAN	N
ON	AR CREEK SECTION NINETEEN, WAS APPROVED CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS DAY OF D HOWEVER THIS APPROVAL SHALL BE INVALID AND NULL AND VOID COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX MONTHS
BY: AARON GROFF, MAYOR	

KIMBERLY KOPECKY, CITY SECRETARY



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.

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

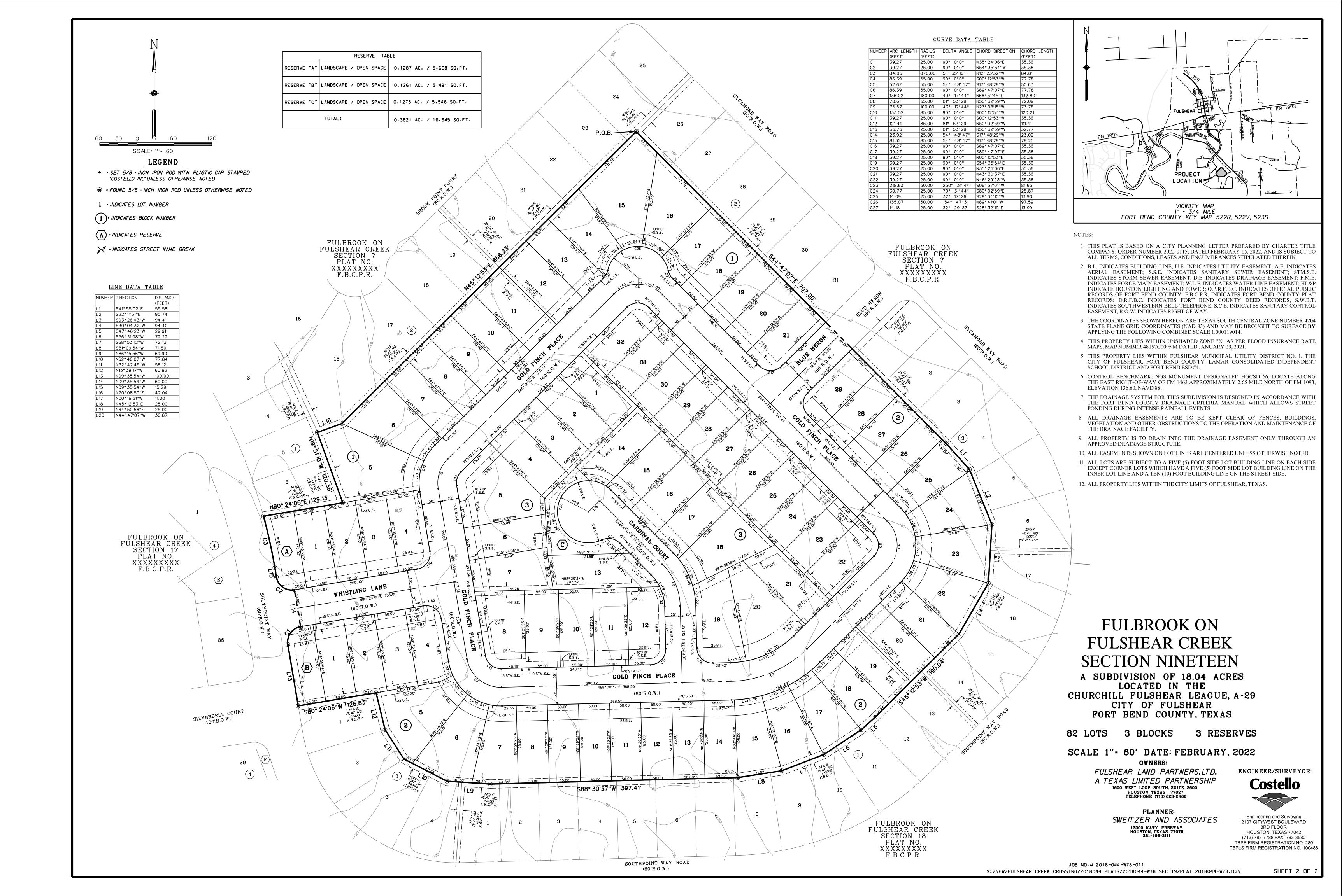
DATE: FEBRUARY, 2022

OWNERS: FULSHEAR LAND PARTNERS, LTD. A TEXAS LIMITED PARTNERSHIP 1600 WEST LOOP SOUTH, SUITE 2600 HOUSTON, TEXAS 77027 TELEPHONE (713) 623-2466

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



JOB NO.# 2018-044-W78-011 S:/NEW/FULSHEAR CREEK CROSSING/2018044 PLATS/2018044-W78 SEC 19/PLAT_2018044-W78.DGN SHEET 1 OF 2





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: Da	te Received by the City of Fulshear:	
Subdivision: BONTERRA AT CROSS CREEK RANCH SECTION	ELEVEN B Development: CROSS CREEK RA	ANCH
SUBMITTAL OF PLAT: (Check Appropriate Selec	tion)	\$
Preliminary	<u>✓</u> Final	Short Form Final
Replat Amending Plat	Vacation Plat	Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection)	Other: Waste Water Trea	atment Plant
✓ Single-Family Residential	Zero Lot Line/ Patio Home	Multi-Family Residential
Planned Development	Commercial	Industrial
Plat Location: City	ETJ (Extraterritorial Jurisdiction)	
Legal Description: 9.813 ACRES OF LAN	D LOCATED IN THE M. AUTRE	EY SURVEY, A-100
Variance: Yes (Attach a Copy of Appro	val Letter)No	
Total Acreage: 9.813		
Number of Streets: 4		
Number of Lots: 41		Platting Fees
Number and Types of Reserves: 1 (Landscape-Open	Space)	
Total Acres in Reserve: 0.7559	Preliminary Pla	at - \$500.00 plus 3.50 per lot, plus \$12.50
Owner: TAYLOR MORRISON OF TEXAS, INC.	1.	0.00 plus \$5.00 per lot plus \$25.00 per acre
Address: 2929 BRIARPARK DRIVE, SUITE 400		00 plus 5.00 per lot plus \$25.00 per acre
City/State: HOUTSON, TX 77042		
Telephone: _713-598-3000		Minor Plat - \$200.00
Email Address:	Plat Vacation	- \$500.00
Engineer/Planner: BGE, INC.	2 nd Review of	plats - \$100.00 (each additional review)
Contact Person: TREY DEVILLIER	TOTAL PLATT	ING FEE\$950.33
Telephone: _713-488-8204	Park Fees (du	e at Final Plat Application)
Fax Number: 281-558-9701	, and east (all	e at that tat Application)
Email Address: _tdevillier@bgeinc.com		
This is to certify that the information on this form application. I understand that if all necessary infocity of Fulshear will not complete the review near	ormation, required documents, and plan	t fees are required at time of submittal or the
Trey Dwille	Trey DeVillier	02/18/2022
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

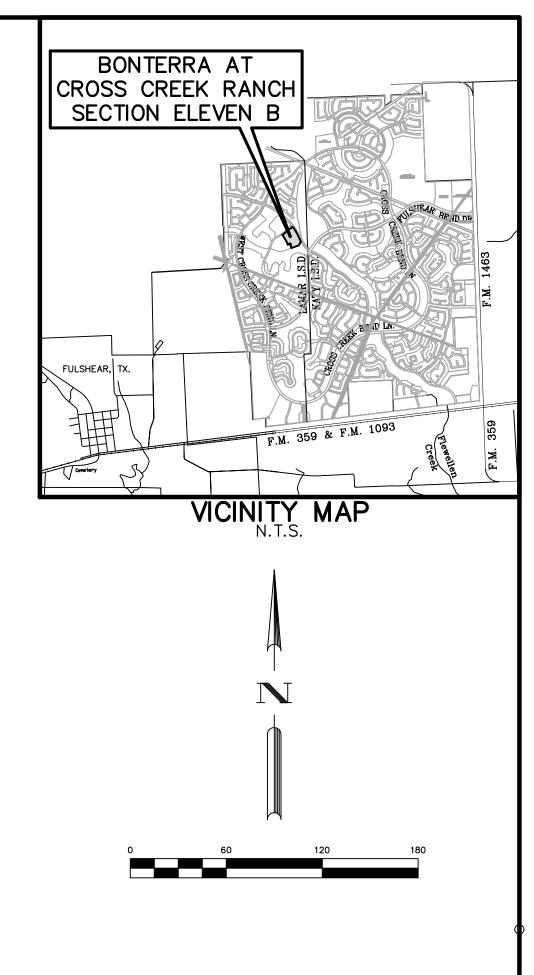


GENERAL NOTES

- 1. "U.E." indicates "Utility Easement".
- 3. "G.B.L." indicates "Garage Building Line".
- 4. "P.A.E. & P.U.E." indicates Permanent Access Easement and Public Utility
- 5. "W.L.E." indicates "Water Line Easement".
- 6. "SAN.S.E." indicates "Sanitary Sewer Easement".
- 7. "STM.S.E." indicates "Storm Sewer Easement".
- 8. "D.E." indicates "Drainage Easement"
- 9. "A.E." indicates "Aerial Easement".
- 10. "P.O.B." indicates "Point of Beginning".
- 11. "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
- 12. "F.B.C.P.R." indicates "Plat Records of Fort Bend County".
- Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale 1.00011497. 15. 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.). 16. 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,
- 17. 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.
- 18. 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
- 19. Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC" at all plat boundary corners unless otherwise noted.
- 20. 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.
- 21. All split 14 foot Utility Easements shown extend 7 feet on each side of a common lot line unless otherwise indicated
- 22. All of the property subdivided in the foregoing plat is within the incorporated boundaries of the Ćity of Fulshear, Texas.
- 23. 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

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

	OLIODO DIOTALIO	OLIODO DE ADIVIO	CURVE DATA	DELTA ANOLE	DARILIC	NUMBER
	CHORD DISTANC	CHORD BEARING	ARC DISTANCE	DELTA ANGLE	RADIUS	NUMBER
	200.5	N 52°23'23" E	201.04'	13°52'41"	830.00'	C1
	111.2	N 51°50'19" E	111.49'	12°46'32"	500.00'	C2
	73.4	N 54°00'51" E	73.51	8°25'27"	500.00'	C3
	35.9	S 84°09'21" E	40.18'	92°05'02"	25.00'	C4
	469.9	S 31°11'36" E	471.07	13°50'28"	1950.00'	C5
	42.1	S 25°26'18" E	42.11	2°19'52"	1035.00'	C6
	35.3	N 65°33'14" W	39.27	90°00'00"	25.00'	C7
36'	35.3	S 24°26'46" W	39.27	90°00'00"	25.00'	C8
49'	5.4	S 59°10'01" W	5.49'	0°19'15"	980.00'	C9
47'	168.4	N 54°13'26" E	168.67	9°34'06"	1010.00'	C10
98'	62.9	S 52*26'53" W	63.01'	6°01'00"	600.00'	C11
.30'	80.3	N 77°39'21" W	90.02	93°46'31"	55.00'	C12
36'	361.3	N 24*54'33" W	361.99	11°43'04"	1770.00'	C13
75'	76.7	N 25°11'52" E	84.95	88°29'47"	55.00'	C14
22'	183.2	N 28°04'26" W	183.75	15°02'24"	700.00'	C15
47'	163.4	N 54°13'26" E	163.66	9°34'06"	980.00'	C16
87'	61.8	N 52°15'15" E	61.89'	5°37'44"	630.00'	C17
33'	17.3	N 34°47'30" E	17.69'	40°33'14"	25.00'	C18
22'	98.2	S 86°18'41" E	138.18'	158°20'52"	50.00'	C19
59'	10.5	S 19°21'45" E	10.67	24°27'00"	25.00'	C20
49'	389.4	S 25°22'35" E	390.26	12°25'20"	1800.00'	C21
52'	15.5	S 37°14'38" E	15.78'	36°09'27"	25.00'	C22
53'	96.5	S 19°32'14" W	130.66	149°43'13"	50.00'	C23
80'	10.8	S 81°55'18" W	10.89	24°57'05"	25.00'	C24
.89'	34.8	N 25°11'52" E	38.61	88°29'47"	25.00'	C25
.23'	355.2	N 24*54'33" W	355.85	11°43'04"	1740.00'	C26
50'	36.5	N 77°39'21" W	40.92	93°46'31"	25.00'	C27
83'	59.8	S 52°26'53" W	59.86	6°01'00"	570.00	C28
55'	36.5	S 50°26'47" W	36.55	2°00'49"	1040.00	C29
.09'	34.0	S 8°28'10" W	37.51	85°58'03"	25.00'	C30
43'	177.4	S 27°32'03" E	177.87	13°57'38"	730.00'	C31
72'	160.7	N 27°26'34" W	161.11'	13°46'40"	670.00'	C32
.82'	34.8	N 78°28'42" W	38.53'	88°17'37"	25.00'	C33
64'	29.6	S 58°11'29" W	29.64	1°37'59"	1040.00	C34



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 SCALE: 1"=60'

RESERVES: 1

BLOCKS: 3 DATE: FEBRUARY 18, 2022

TAYLOR MORRISON OF TEXAS, INC. 2929 BRIARPARK 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



JASON M. SVATEK, P.E.



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

SHEET 1 OF 2

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

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

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

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.

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 plat 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

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 _____, 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 Groff

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

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 (0.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 plat, 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 plat, 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°22′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 plat, 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,

THENCE, along and with the Southwest right-of-way line of said Morgans Spur Drive and the Northeast line of

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 1,035.00 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 plat, recorded under Plat Number 202000233

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

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 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

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°59'37" 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;

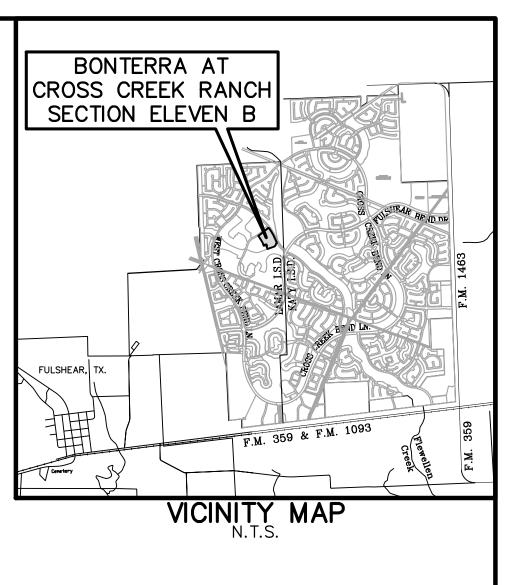
THENCE, along and with the Southeast right-of-way line of said Golden Manor Drive and the Northwest line of said 19.50 acre tract, the following courses and distances:

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 84°09'21" E, 35.99 feet to the POINT OF BEGINNING and containing 9.813 acres (427,465 square feet) of land.



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 SCALE: 1"=60' RESERVES: 1

DATE: FEBRUARY 18, 2022

OWNER: TAYLOR MORRISON OF TEXAS, INC. 2929 BRIARPARK 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

BLOCKS: 3





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.

SHEET 2 OF 2



SIGNATURE

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

Subdivision: Tamarron Section 54	Date Received by the City of Fulshear: 02/18/2022 Development: Tamarron					
SUBMITTAL OF PLAT: (Check Appropriate	Selection)					
Preliminary Replat Amending Plat	✓ Final Vacation Plat	Short Form Final Admin. (Minor) Plat				
TYPE OF PLAT: (Check Appropriate Selection	ion)					
✓ Single-Family Residential	Zero Lot Line/ Patio Home	Multi-Family Residentia				
Planned Development	Commercial	Industrial				
Plat Location: City	✓ ETJ (Extraterritorial Jurisdiction)					
Variance: Yes (Attach a Copy of A	Approval Letter) No	Texas				
Total Acreage: 21.174						
Number of Streets:8						
Number of Lots: 164		Platting Fees				
Number and Types of Reserves: 24 (lands) Total Acres in Reserve: 5.65	scape/open space/parking)	00.00 plus 3.50 per lot, plus \$12.50				
Owner: DR Horton-Texas, Ltd. (attn Daniel	per acre	70.00 pius 3.30 per 10t, pius 312.30				
Address: 6744 Horton Vista Drive, Suite 100	I FINAL PLAT - SSULLING N	lus \$5.00 per lot plus \$25.00 per acre				
City/State: Richmond, Texas 77407	Replat - \$500.00 plus	5.00 per lot plus \$25.00 per acre				
Telephone: (281) 556-2100	Amending or Mino	r Plat - \$200.00				
mail Address: drose@drhorton.com	Plat Vacation - \$50					
		- \$100.00 (each additional review)				
naineer (Diament L.IA Engineering Inc						
		1 010 0E				
ontact Person: Geoff Freeman	TOTAL PLATTING FI	EE 1,849.35				
Engineer/Planner: LJA Engineering, Inc. Contact Person: Geoff Freeman Telephone: (713) 480-8883 Tax Number: (713) 953-5026		EE 1,849.35 inal Plat Application)				

TYPED OR PRINTED NAME/TITLE

DATE

o") 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 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'

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 TAMARRON SECTION 54 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, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JONATHAN WOODRUFF, ITS ASSISTANT VICE PRESIDENT, THEREUNTO AUTHORIZED.

THIS ______, 2022.

D.R. HORTON-TEXAS, LTD. A TEXAS LIMITED PARTNERSHIP

BY:

JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT

STATE OF TEXAS COUNTY OF FORT BEND

BEFORE ME. THE UNDERSIGNED AUTHORITY. ON THIS DAY PERSONALLY APPEARED JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT OF D.R. HORTON-TEXAS, 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 ______, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, MELONY F. GAY, 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.

MELONY F. GAY, P.E. LICENSED PROFESSIONAL ENGINEER TEXAS LICENSE NO. 85459



I, GARY D. NUTTER, 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.

GARY D. NUTTER, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5659

Being 21.174 acres (922,330 square feet) of land located in the A. G. Sharpless Survey, Abstract 322, Fort Bend County, Texas, being a portion of that certain called 631.26 acre tract conveyed to D.R. Horton — Texas, LTD by an instrument of record under File Number 2013000056 of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.) and a portion of that certain called 29.4470 acre tract (described as Tract II) conveyed to D.R. Horton — Texas, LTD, by an instrument of record under File Number 2013000056, F.B.C.O.P.R., said 21.174 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA Survey" found for the northwest corner of the herein described tract, also being the northeast corner of Tamarron Lift Station No. 6 as recorded under Plat Number 20210193 of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.), lying on a southerly right of way line of Tamarron Parkway (width varies) as shown on Tamarron Sec 1, a subdivision recorded under Plat Number 20140153 of the

THENCE NORTH 87 degrees 54 minutes 06 seconds EAST, 2,557.12 feet, with and adjoining said southerly right of way line of said Tamarron Parkway, to a 5/8-inch iron rod stamped "LJA ENG" found for a southerly interior corner, also being a northerly corner of the herein

THENCE SOUTH 80 degrees 10 minutes 24 seconds EAST, 76.25 feet, with and adjoining a southerly interior line of said Tamarron Parkway, to a 5/8-inch iron rod to a found 5/8-inch iron rod stamped "LJA ENG" found for the northwest corner of Reserve "A", as shown on said Tamarron Sec 1., also being a northeasterly corner of the herein described

THENCE SOUTH 50 degrees 21 minutes 40 seconds EAST, 104.69 feet, departing the southerly right of way line of said Tamarron Parkway, with and adjoining a westerly line of said Reserve "A", to a 5/8-inch iron rod stamped "LJA ENG" found for an easterly corner of the herein described tract and angle point on the west line of said Reserve "A";

THENCE SOUTH 02 degrees 05 minutes 54 seconds EAST, 256.55 feet, with and adjoining a westerly line of said Reserve "A", to a 5/8—inch iron rod stamped "LJA ENG" found for the southwest corner of said Reserve "A", also being the southeast corner of the herein described tract, and lying on a north line of a 10.73 acre tract conveyed to Rehoboth Medical Clinics, PLLC as recorded under File Number 2020009440 of the F.B.O.P.R.;

THENCE SOUTH 87 degrees 54 minutes 06 seconds WEST, 2,710.45 feet, with and adjoining said northerly line of the 10.73 acre tract, at 2,012.18 feet pass a 5/8-inch iron rod with cap stamped "GBI PARTNERS" found the northwest corner of said 10.73 acre tract also being the most easterly northeast corner of Tamarron Section 60, as recorded under Plat Number 20210192 of the F.B.C.P.R., to a 5/8-inch iron rod stamped "LJA Survey" set for the southwest corner of the herein described tract, also being the southeast corner of "Reserve A" of said Tamarron Section 60;

THENCE NORTH 01 degree 59 minutes 49 seconds WEST, 342.00 feet, with and adjoining an easterly line of said Reserve "A", at 264.56 feet pass a found 5/8-inch for an easterly corner of said Reserve "A", also being the southeast corner of the aforementioned Tamarron Lift Station No. 6, and with and adjoining the easterly line of said Tamarron Lift Station 6, to the POINT OF BEGINNING, containing 21.174 acres (922,330 square feet) of land.

THIS PLAT OF TAMARRON SECTION 54 IS APPROVED BY THE CITY PLANNING COMMISSION OF

THIS PLAT OF TAMARRON SECTION 54 WAS APPROVED ON ______ BY THE CITY

FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF

AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND

_____, 2022, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID

THE CITY OF FULSHEAR, TEXAS

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIR

AARON GROFF, MAYOR

KIMBERLY KOPECKY, CITY SECRETARY

THIS ______, 2022.

COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

1. BENCHMARK: NGS MONUMENT HGCSD 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCSD 66 1986. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. KATY, TX. ELEV. = 136.21 FEET NAVD88

2. TBM INDICATES TEMPORARY BENCHMARK: TBM 13: A BRASS DISK ON A CONCRETE CURB INLET LOCATED ALONG THE EAST SIDE OF THE NORTH BOUND LANE OF TAMARRON TRACE. THE POINT IS LOCATED ±290 FEET SOUTH OF THE CENTERLINE OF THE INTERSECTION OF TAMARRON TRACE AND TAMARRON PARKWAY

ELEV. = 142.09 FEET NAVD88

TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.39 FEET.

- 3. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- 4. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- 5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE AGENCY, EFFECTIVE FEBRUARY 2, 2022 AND ISSUED FEBRUARY 9, 2022. THE SURVEYOR HAS NOT ABSTRACTED
- 6. THIS PLAT LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY ASSISTANCE DISTRICT #7, FORT BEND COUNTY EMERGENCY SERVICES DISTRICT #4, KATY INDEPENDENT SCHOOL DISTRICT, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND
- 7. THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C0105L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF
- 8. 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.
- 9. THERE ARE NO VISIBLE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE
- 10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 145.28 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN (24) INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN (24) INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND (12) INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- 11. ONE LOT LINE OF EACH LOT SHALL HAVE A MINIMUM FIVE FOOT (5') SIDE YARD SETBACK LINE AND THE OPPOSITE SIDE LOT LINE SHALL HAVE A ZERO FOOT (0') FOOT SIDE YARD
- 12. A MINIMUM DISTANCE OF FIVE FEET (5') SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 13. 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.
- 14. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 15. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 16. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- 17. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 (NAD 83), SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00011591065.
- 18. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WINTH 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 ADA REQUIREMENTS.
- 19. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE AND DETENTION FACILITY IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182.
- 20. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- 21. 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
- 22. THIS PLAT IS SUBJECT TO SHORT FORM BLANKET EASEMENT AS SET OUT UNDER CLERK'S FILE NO. 2014039155 OF OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
- 23. 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.
- 24. PERMANENT ACCESS EASEMENT SHALL MEAN A PRIVATELY MAINTAINED AND OWNED STREET EASEMENT THAT PROVIDES FOR VEHICULAR ACCESS TO THREE OR MORE SINGLE-FAMILY RESIDENTIAL UNITS AND WHICH SHALL BE AT LEAST 28 FEET IN WIDTH THAT IS DESIGNED AND CONSTRUCTED LIKE A PUBLIC STREET IN ACCORDANCE WITH THE DESIGN MANUAL AND CONTAINS ONE OR MORE PUBLIC UTILITIES WITHIN THE EASEMENT. THE RIGHT-OF-WAY WIDTH OF A PERMANENT ACCESS EASEMENT IS COTERMINOUS WITH THE PAVEMENT WIDTH AND THE TERMS ARE USED INTERCHANGEABLY. THE WIDTH SHALL BE MEASURED FROM EDGE TO EDGE ACROSS THE SURFACE OF THE PAVEMENT.
- 25. RIGHT OF WAY WIDTHS: THE MINIMUM REQUIRED FOR EACH OF THE FOLLOWING TYPES OF STREETS OR ALLEYS SHALL BE AS FOLLOWS: -PERMANENT ACCESS EASEMENT: 28 FEET -ALLEY: 20 FEET

26. INTERSECTIONS OF PERMANENT ACCESS EASEMENTS:

27. CURVES:

-INTERSECTIONS ALONG PERMANENT ACCESS EASEMENTS SHALL BE SPACED A MINIMUM OF 65 FEET APART AND SHALL NOT INTERSECT AT LESS THAN AN 80 DEGREE ANGLE. -WHEN A PERMANENT ACCESS EASEMENT INTERSECTS WITH ANOTHER PERMANENT ACCESS

EASEMENT AT A 90-DEGREE ANGLE, THE PERMANENT ACCESS EASEMENT SHALL PROVIDE A 25-FOOT RADIUS AT THE INTERSECTION.

-WHEN A PERMANENT ACCESS EASEMENT INTERSECTS WITH ANOTHER PERMANENT ACCESS EASEMENT AT AN ANGLE OF BETWEEN 80 AND 90 DEGREES EACH ACUTE ANGLE SHALL HAVE A 25-FOOT RADIUS AT THE INTERSECTION.

-A PERMANENT ACCESS EASEMENT MAY NOT BE A DIRECT STRAIGHT-LINE EXTENSION OF A PUBLIC STREET.

-CURVES ALONG A PERMANENT ACCESS EASEMENT OR A PRIVATE STREET MAY HAVE ANY CENTERLINE RADIUS EXCEPT THAT THE CENTERLINE RADIUS OF A REVERSE CURVE SHALL NOT BE LESS THAT 65 FEET. REVERSE CURVES SHALL BE SEPARATED BY A TANGENT OF NOT LESS THAN 25 FEET.

-AT THE REQUEST OF AN APPLICANT, THE COMMISSION SHALL APPROVE A LESSER CURVE RADIUS UPON CERTIFICATION BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING THAT THE LESSER RADIUS MEETS NATIONALLY ACCEPTED STANDARDS SET FORTH IN EITHER THE "GUIDELINES FOR URBAN MAJOR STREETS DESIGN" OF THE INSTITUTE OF TRANSPORTATION ENGINEERS OR "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS" OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS.

28. PRIVATE STREET AND PERMANENT ACCESS EASEMENT NAMES AND MARKERS. NAMES PROPOSED TO BE ASSIGNED TO PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS SHALL CONFORM TO THE STANDARDS STATED BELOW AND SHALL BE SUBJECT TO THE FOLLOWING CRITERIA:

-THE SUFFIX "PRIVATE" OR "PVT" SHALL BE A PART OF ALL NAMES ESTABLISHED FOR PRIVATE STREETS AND PERMANENT ACCESS EASEMENTS AND SHALL BE AN INTEGRAL PART OF ANY STREET NAME MARKER INSTALLED. (EXAMPLE OF SIGN LETTER: LOG JAM LN. PRIVATE OR LOG JAM LN. PVT.)

-THE STREET NAME MARKERS ERECTED ON PRIVATE STREETS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND

-A PRIVATE STREET OR PERMANENT ACCESS EASEMENT THAT IS A DIRECT EXTENSION OF A LOCAL PUBLIC STREET SHALL NOT HAVE THE SAME NAME AS THE LOCAL PUBLIC

29. PARKING FOR SINGLE-FAMILY RESIDENTIAL USES:

-EACH SUBDIVISION PLAT OR DEVELOPMENT PLAT PROVIDING FOR A SINGLE-FAMILY RESIDENTIAL USES SHALL PROVIDE AT LEAST TWO OFF-STREET PARKING SPACES PER DWELLING UNIT VIA DRIVEWAY OR GARAGE ON EACH LOT.

-EACH SUBDIVISION PLAT PROVIDING FOR A SINGLE-FAMILY RESIDENTIAL USE THAT INCLUDES A SHARED DRIVEWAY OR A PERMANENT ACCESS EASEMENT WITH SIX OR MORE DWELLING UNITS SHALL PROVIDE ONE ADDITIONAL PARKING SPACE FOR EVERY SIX DWELLING UNITS. EACH ADDITIONAL PARKING SPACE SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

-THE SIZE AND DIMENSIONS OF THE PARKING SPACE SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE FULSHEAR CODE;

-THE PARKING SPACE SHALL BE PLACED WITHIN THE BOUNDARIES OF THE SUBDIVISION PLAT. -FOR A SUBDIVISION PLAT WHERE THE LOTS ABUT A PERMANENT ACCESS EASEMENT

AND TAKE VEHICULAR ACCESS ONLY FROM A PRIVATE ALLEY, A PARKING SPACE MAY BE INCLUDED WITHIN THE PERMANENT ACCESS EASEMENT: -THE PARKING SPACE SHALL NOT BE PLACED WITHIN A SHARED DRIVEWAY OR WITHIN

-THE PARKING SPACE SHALL NOT BE PLACED WHERE PARKING IS PROHIBITED BY

-THE PARKING SPACE SHALL BE ACCESSIBLE TO ALL RESIDENTS OF EACH DWELLING UNIT OF THE SUBDIVISION PLAT.

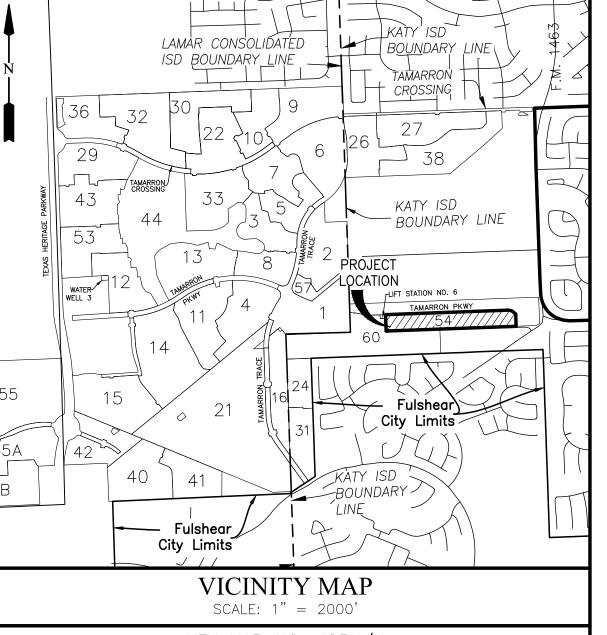
30. LOT ACCESS TO STREETS:

-EACH LOT SHALL HAVE ACCESS TO A PERMANENT ACCESS EASEMENT THAT MEETS THE REQUIREMENTS OF THESE GUIDELINES, SUBJECT TO THE LIMITATIONS OF THIS SECTION.

-LOTS THAT FRONT ON OR TAKE ACCESS FROM A PERMANENT ACCESS EASEMENT MUST BE A PART OF A UNIFIED DEVELOPMENT SCHEME WHERE THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION ARE LEGALLY BOUND TOGETHER BY DEED RESTRICTION, CONTRACT OR ANY OTHER CONSTITUTED AND BINDING HOMEOWNERS ASSOCIATION, CORPORATION, OR OTHER ORGANIZATION WITH, AS ONE OF ITS PURPOSES, THE CONTINUED CARE AND MAINTENANCE OF ALL COMMONLY OWNED PROPERTIES WITHIN THE SUBDIVISION. PARTICULARLY THE AREAS ESTABLISHED AS PERMANENT ACCESS EASEMENTS, AND THE AUTHORITY AND MEANS TO IMPOSE BINDING ASSESSMENTS UPON THE LOT OWNERS FOR THAT PURPOSE.

-THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC 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 GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS FASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.

31. THE RETAINING WALL LOCATED EAST OF LOTS 23-28. BLOCK 4 WILL BE OWNED AND MAINTAINED BY THE H.O.A.



KEY MAP NO. 483U/V

, 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,

_____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

THIS _____, 2022

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

GRADY PRESTAGE PRECINCT 2, COUNTY COMMISSIONER

KP GFORGE COUNTY JUDGE

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

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 ______, 2022 AT ______O'CLOCK ____.M. IN PLAT NUMBER

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

LAURA RICHARD, COUNTY CLERK

FORT BEND COUNTY, TEXAS

FINAL PLAT

TAMARRON SECTION 54

A SUBDIVISION OF 21.174 ACRES OF LAND LOCATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.

164 LOTS 24 RESERVES (5.647 ACRES) 8 BLOCKS FEBRUARY 17, 2022 JOB NO. 1931-6054C

OWNERS:

D.R. HORTON - TEXAS, LTD. A TEXAS LIMITED PARTNERSHIP

JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT 6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407 PH: 281-566-2100

ENGINEER

LJA Engineering, Inc. 1904 W. Grand Parkway North Phone 713.953.5200 Suite 100 Fax 713.953.5026 Katy, Texas 77449

SURVEYOR:

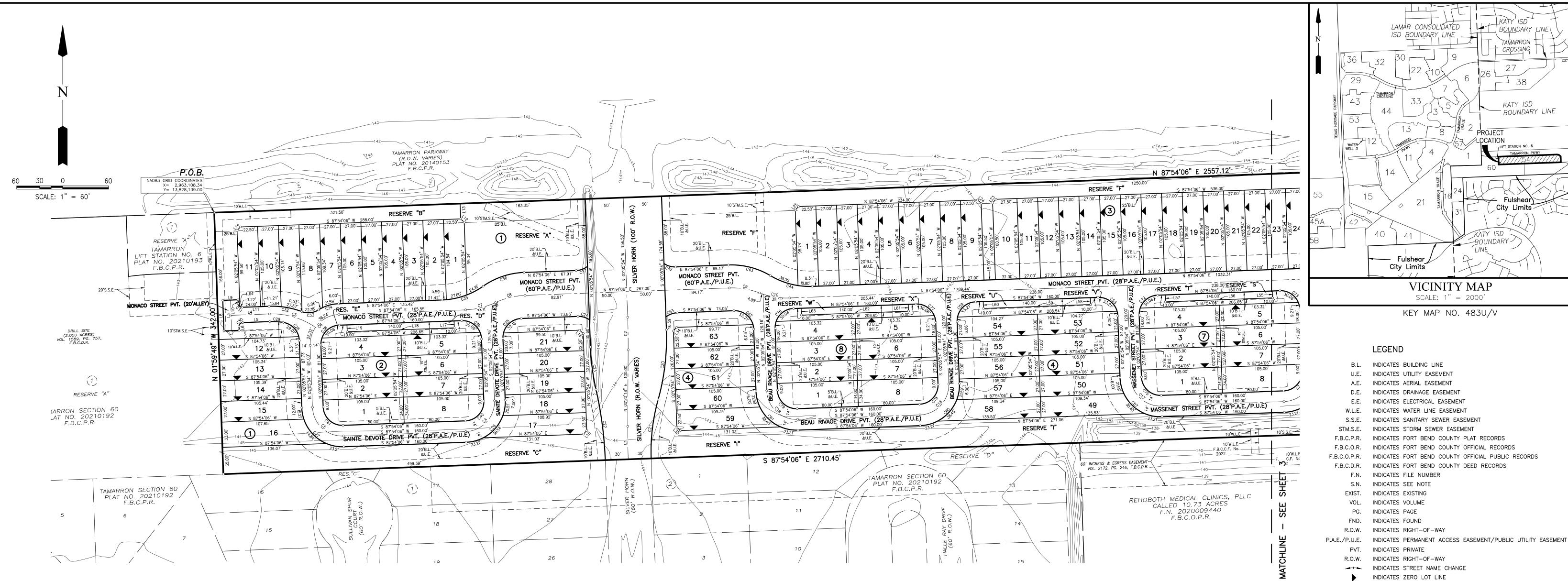
LJA Surveying, Inc. 3600 W. Sam Houston Parkway S.

Houston, Texas 77042

SHEET 1 OF 3

Phone 713,953,5200 Fax 713.953.5026 T.B.P.E.L.S. Firm No. 10194382

FRN-F-1386



		RF9	SERVE TABLE
RESERVE	ACREAGE	SQ.FT.	TYPE
А	0.358	15,601	RESTRICTED TO LANDSCAPE/OPEN SPACE
В	0.259	11,277	RESTRICTED TO LANDSCAPE/OPEN SPACE
С	0.465	20,274	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.029	1,260	RESTRICTED TO PARKING
E	0.042	1,842	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	0.987	42,978	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	0.345	15,013	RESTRICTED TO LANDSCAPE/OPEN SPACE
Н	0.369	16,058	RESTRICTED TO LANDSCAPE/OPEN SPACE
I	1.777	77,394	RESTRICTED TO LANDSCAPE/OPEN SPACE
J	0.029	1,260	RESTRICTED TO PARKING
K	0.049	2,152	RESTRICTED TO LANDSCAPE/OPEN SPACE
L	0.029	1,260	RESTRICTED TO PARKING
М	0.057	2,465	RESTRICTED TO LANDSCAPE/OPEN SPACE
N	0.056	2,430	RESTRICTED TO PARKING
0	0.426	18,565	RESTRICTED TO PARK/LANDSCAPE/OPEN SPACE
Р	0.056	2,430	RESTRICTED TO PARKING
Q	0.029	1,260	RESTRICTED TO PARKING
R	0.057	2,465	RESTRICTED TO LANDSCAPE/OPEN SPACE
S	0.029	1,260	RESTRICTED TO PARKING
Т	0.042	1,842	RESTRICTED TO LANDSCAPE/OPEN SPACE
U	0.029	1,260	RESTRICTED TO PARKING
V	0.057	2,465	RESTRICTED TO LANDSCAPE/OPEN SPACE
W	0.029	1,260	RESTRICTED TO PARKING

1,842 RESTRICTED TO LANDSCAPE/OPEN SPACE

0.042

5.647

	LINE TAB	LE		LINE TAB	LE
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 80°10'24" E	76.25'	L33	N 42°54'06" E	6.36'
L2	S 50°21'40" E	104.69'	L34	S 42°54'06" W	6.36'
L3	N 02°05'54" W	40.00'	L35	N 47°05'54" W	6.36'
L4	N 87°54'06" E	50.21'	L36	S 02°05'54" E	9.00'
L5	S 87°54'06" W	35.21'	L37	S 87°54'06" W	140.00'
L6	S 02°05'54" E	5.00'	L38	S 02°05'54" E	9.00'
L7	S 87°54'06" W	20.00'	L39	S 02°05'54" E	9.00'
L8	N 02°05'54" W	40.00'	L40	S 87°54'06" W	140.00'
L9	N 87°54'06" E	20.00'	L41	S 02°05'54" E	9.00'
L10	S 02°05'54" E	5.00'	L42	S 02°05'54" E	18.00'
L11	N 87°54'06" E	35.21'	L43	S 87°54'06" W	135.00'
L12	N 47°05'54" W	6.36'	L44	S 02°05'54" E	18.00'
L13	N 02°05'54" W	20.00'	L45	S 02°05'54" E	18.00'
L14	S 42°54'06" W	6.36'	L46	S 87°54'06" W	135.00'
L15	N 42°54'06" E	6.36'	L47	S 02°05'54" E	18.00'
L16	S 47°05'54" E	6.36'	L48	N 47°05'54" W	6.36'
L17	S 02°05'54" E	9.00'	L49	N 42°54'06" E	6.36'
L18	S 87°54'06" W	140.00'	L50	N 47°05'54" W	6.36'
L19	S 02°05'54" E	9.00'	L51	N 42°54'06" E	6.36'
L20	N 47°05'54" W	6.36'	L52	S 02°05'54" E	9.00'
L21	N 42°54'06" E	6.36'	L53	S 87°54'06" W	140.00'
L22	N 47°05'54" W	6.36'	L54	S 02°05'54" E	9.00'
L23	N 42°54'06" E	6.36'	L55	S 02°05'54" E	9.00'
L24	N 47°05'54" W	6.36'	L56	S 87°54'06" W	140.00'
L25	S 42°54'06" W	6.36'	L57	S 02°05'54" E	9.00'
L26	S 08°26'30" E	20.12'	L58	S 02°05'54" E	9.00'
L27	N 42°54'06" E	6.36'	L59	S 87°54'06" W	140.00'
L28	N 47°05'54" W	6.36'	L60	S 02°05'54" E	9.00'
L29	N 42°54'06" E	6.36'	L61	S 02°05'54" E	9.00'
L30	N 47°05'54" W	6.36'	L62	S 87°54'06" W	140.00'
L31	S 87°54'06" W	15.00'	L63	S 02°05'54" E	9.00'
L32	S 47°05'54" E	6.36'			

CURVE TABLE								CUR	VE TA	ABLE		
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD		CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1000.00'	2°28'08"	43.09	N 00°53'46" W	43.09'		C41	25.00'	90°00'00"	39.27'	N 47°05'54" W	35.36
C2	1000.00'	2°26'12"	42.53'	N 00°52'48" W	42.53'		C42	25.00'	36°52'12"	16.09	S 73°39'48" E	15.81
С3	100.00'	36°32'37"	63.78	S 73°49'36" E	62.71		C43	100.00'	32°51'36"	57.35'	S 75°40'06" E	56.57
C4	39.00'	90°00'00"	61.26	S 42°54'06" W	55.15		C44	100.00'	32°51'36"	57.35	S 75°40'06" E	56.57
C5	39.00'	90°00'00"	61.26	N 47°05'54" W	55.15		C45	25.00'	90°00'00"	39.27	N 42°54'06" E	35.36
C6	39.00'	90°00'00"	61.26	N 42°54'06" E	55.15'		C46	25.00'	90°00'00"	39.27	S 47°05'54" E	35.36
C7	100.00'	23°04'26"	40.27	N 76°21'53" E	40.00'		C47	53.00'	90°00'00"	83.25	S 47°05'54" E	74.95
C8	100.00'	23°04'26"	40.27	N 76°21'53" E	40.00'		C48	53.00'	90°00'00"	83.25	S 42°54'06" W	74.95
С9	100.00'	23°04'26"	40.27	S 80°33'41" E	40.00'		C49	53.00'	90°00'00"	83.25	N 47°05'54" W	74.95
C10	100.00'	23°04'26"	40.27	S 80°33'41" E	40.00'		C50	25.00'	90°00'00"	39.27	N 47°05'54" W	35.36
C11	39.00'	90°00'00"	61.26	S 47°05'54" E	55.15'		C51	25.00'	90°00'00"	39.27	S 42°54'06" W	35.36
C12	39.00'	90°00'00"	61.26	S 42°54'06" W	55.15'		C52	53.00'	90°00'00"	83.25	S 42°54'06" W	74.95
C13	39.00'	90°00'00"	61.26	N 47°05'54" W	55.15		C53	53.00'	90°00'00"	83.25	N 47°05'54" W	74.95
C14	39.00'	90°00'00"	61.26	S 42°54'06" W	55.15		C54	25.00'	90°00'00"	39.27	N 47°05'54" W	35.36
C15	39.00'	90°00'00"	61.26	N 47°05'54" W	55.15		C55	25.00'	90°00'00"	39.27	S 42°54'06" W	35.36
C16	39.00'	90°00'00"	61.26	S 42°54'06" W	55.15'		C56	53.00'	90°00'00"	83.25	S 42°54'06" W	74.95
C17	39.00'	90°00'00"	61.26	N 47°05'54" W	55.15'		C57	53.00'	90°00'00"	83.25	N 47°05'54" W	74.95
C18	39.00'	90°00'00"	61.26	S 42°54'06" W	55.15		C58	25.00'	90°00'00"	39.27	N 47°05'54" W	35.36
C19	39.00'	90°00'00"	61.26	N 47°05'54" W	55.15		C59	25.00'	90°00'00"	39.27	S 42°54'06" W	35.36
C20	300.00'	17°42'29"	92.72	S 06°45'20" W	92.35		C60	53.00'	90°00'00"	83.25	S 42°54'06" W	74.95
C21	250.00'	17°44'39"	77.42	S 06°44'16" W	77.11		C61	53.00'	90°00'00"	83.25	N 47°05'54" W	74.95
C22	500.00'	10°40'39"	93.18'	N 07°28'17" W	93.04		C62	25.00'	90°00'00"	39.27	N 47°05'54" W	35.36
C23	300.00'	10°42'42"	56.09	N 07°27'15" W	56.00'		C63	25.00'	36°43'52"	16.03	S 69°32'10" W	15.75
C24	25.00'	36°52'12"	16.09	N 73°39'48" W	15.81'		C64	25.00'	90°00'00"	39.27	N 42°54'06" E	35.36
C25	25.00'	90°00'00"	39.27	S 42°54'06" W	35.36'		C65	25.00'	90°00'00"	39.27	S 47°05'54" E	35.36
C26	53.00'	90°00'00"	83.25	S 42°54'06" W	74.95'		C66	25.00'	90°00'00"	39.27	S 42°54'06" W	35.36
C27	53.00'	90°00'00"	83.25	N 47°05'54" W	74.95'		C67	25.00'	90°00'00"	39.27'	N 47°05'54" W	35.36
C28	25.00'	78°39'13"	34.32	N 41°25'31" W	31.69'		C68	25.00'	90°00'00"	39.27'	N 42°54'06" E	35.36
C29	90.00'	11°20'47"	17.82	N 86°25'31" W	17.79		C69	25.00'	90°00'00"	39.27	S 47°05'54" E	35.36
C30	5.00'	90°00'00"	7.85'	S 42°54'06" W	7.07'		C70	25.00'	90°00'00"	39.27	S 42°54'06" W	35.36
C31	5.00'	90°00'00"	7.85	S 47°05'54" E	7.07'		C71	25.00'	90°00'00"	39.27	N 47°05'54" W	35.36
C32	110.00'	22°36'51"	43.42	S 80°47'29" E	43.13'		C72	25.00'	90°00'00"	39.27	N 42°54'06" E	35.36
C33	25.00'	52°30'37"	22.91'	N 84°15'38" E	22.12'		C73	25.00'	90°00'00"	39.27	S 47°05'54" E	35.36
C34	53.00'	29°53'46"	27.65	N 72°57'13" E	27.34'		C74	25.00'	90°00'00"	39.27	S 42°54'06" W	35.36
C35	100.00'	32°51'36"	57.35'	N 71°28'18" E	56.57'		C75	25.00'	90°00'00"	39.27	N 47°05'54" W	35.36
C36	100.00'	32°51'36"	57.35'	N 71°28'18" E	56.57		C76	25.00'	90°00'00"	39.27'	N 42°54'06" E	35.36
C37	25.00'	36°52'12"	16.09	N 69°28'00" E	15.81'		C77	25.00'	90°00'00"	39.27'	S 47°05'54" E	35.36
C38	25.00'	90°00'00"	39.27	N 42°54'06" E	35.36'		C78	25.00'	90°00'00"	39.27'	S 42°54'06" W	35.36
C39	25.00'	90°00'00"	39.27	S 47°05'54" E	35.36		C79	25.00'	90°00'00"	39.27	N 47°05'54" W	35.36
C40	25.00	90°00'00"	39.27	S 42°54'06" W	35.36	1 '						

23 24 27.00' 27.00	LAMAR CONSOLIDATED BOUNDARY LINE ISD BOUNDARY LINE TAMARRON CROSSING 43 43 43 43 44 43 44 45 45 40 41 Fulshear City Limits VICINITY MAP	
30.063	SCALE: 1" = 2000'	
9.21	KEY MAP NO. 483U/V	
20'B.L. &U.E.	LEGEND	
9.00	B.L. INDICATES BUILDING LINE U.E. INDICATES UTILITY EASEMENT	
	A.E. INDICATES AERIAL EASEMENT	
	D.E. INDICATES DRAINAGE EASEMENT	٠.
	E.E. INDICATES ELECTRICAL EASEMENT	CHECK:
23.21		
	S.S.E. INDICATES SANITARY SEWER EASEMENT STM.S.E. INDICATES STORM SEWER EASEMENT	MYLAR
10'S.S.E.—	F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS	Σ
	F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS	
- 0'W.L.E -F. C.F. No	F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS	
M ²	F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS	JAP
_ 	F.N. INDICATES FILE NUMBER	
⁻ '里	S.N. INDICATES SEE NOTE	CAD:
\overline{S}	EXIST. INDICATES EXISTING	-

VOL. INDICATES VOLUME PG. INDICATES PAGE FND. INDICATES FOUND

PVT. INDICATES PRIVATE

R.O.W. INDICATES RIGHT-OF-WAY

R.O.W. INDICATES RIGHT-OF-WAY

INDICATES STREET NAME CHANGE INDICATES ZERO LOT LINE

FINAL PLAT

TAMARRON SECTION 54

A SUBDIVISION OF 21.174 ACRES OF LAND LOCATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.

164 LOTS 24 RESERVES (5.647 ACRES) 8 BLOCKS FEBRUARY 17, 2022 JOB NO. 1931-6054C

OWNERS:

D.R. HORTON - TEXAS, LTD. A TEXAS LIMITED PARTNERSHIP

JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT 6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407 PH: 281-566-2100

ENGINEER:

LJA Engineering, Inc. 1904 W. Grand Parkway North Phone 713.953.5200 Suite 100 Fax 713.953.5026

Katy, Texas 77449

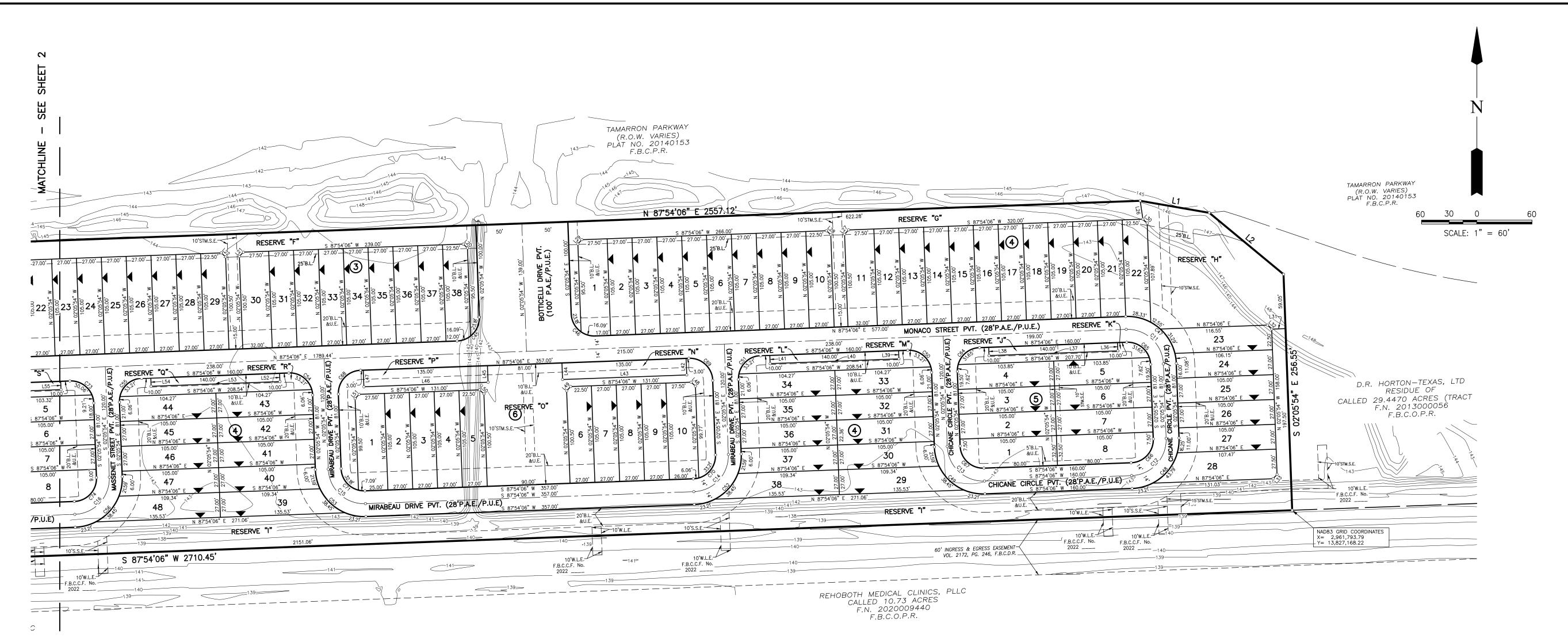
SURVEYOR:

LJA Surveying, Inc. 3600 W. Sam Houston Parkway S. Phone 713.953.5200

Fax 713.953.5026 Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

FRN-F-1386

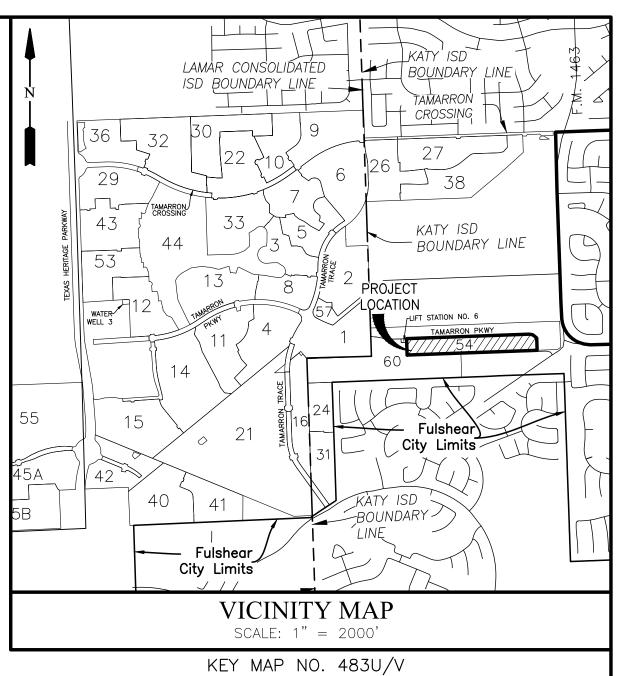
SHEET 2 OF 3



RESERVE TABLE								
RESERVE ACREAGE SQ.FT. TYPE								
A	0.358	15,601	RESTRICTED TO LANDSCAPE/OPEN SPACE					
		11,277	RESTRICTED TO LANDSCAPE/OPEN SPACE					
В	0.259		· · · · · · · · · · · · · · · · · · ·					
	0.465	20,274	RESTRICTED TO LANDSCAPE/OPEN SPACE					
D	0.029	1,260	RESTRICTED TO PARKING					
E	0.042	1,842	RESTRICTED TO LANDSCAPE/OPEN SPACE					
F	0.987	42,978	RESTRICTED TO LANDSCAPE/OPEN SPACE					
G	0.345	15,013	RESTRICTED TO LANDSCAPE/OPEN SPACE					
Н	0.369	16,058	RESTRICTED TO LANDSCAPE/OPEN SPACE					
1	1.777	77,394	RESTRICTED TO LANDSCAPE/OPEN SPACE					
J	0.029	1,260	RESTRICTED TO PARKING					
K	0.049	2,152	RESTRICTED TO LANDSCAPE/OPEN SPACE					
L	0.029	1,260	RESTRICTED TO PARKING					
М	0.057	2,465	RESTRICTED TO LANDSCAPE/OPEN SPACE					
N	0.056	2,430	RESTRICTED TO PARKING					
0	0.426	18,565	RESTRICTED TO PARK/LANDSCAPE/OPEN SPACE					
Р	0.056	2,430	RESTRICTED TO PARKING					
Q	0.029	1,260	RESTRICTED TO PARKING					
R	0.057	2,465	RESTRICTED TO LANDSCAPE/OPEN SPACE					
S	0.029	1,260	RESTRICTED TO PARKING					
Т	0.042	1,842	RESTRICTED TO LANDSCAPE/OPEN SPACE					
U	0.029	1,260	RESTRICTED TO PARKING					
V	0.057	2,465	RESTRICTED TO LANDSCAPE/OPEN SPACE					
W	0.029	1,260	RESTRICTED TO PARKING					
X	0.042	1,842	RESTRICTED TO LANDSCAPE/OPEN SPACE					
TOTAL	5.647	245,913						

LINE TABLE			LINE TABLE			
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	
L1	S 80°10'24" E	76.25'	L33	N 42°54'06" E	6.36'	
L2	S 50°21'40" E	104.69'	L34	S 42°54'06" W	6.36'	
L3	N 02°05'54" W	40.00'	L35	N 47°05'54" W	6.36'	
L4	N 87°54'06" E	50.21	L36	S 02°05'54" E	9.00'	
L5	S 87°54'06" W	35.21'	L37	S 87°54'06" W	140.00'	
L6	S 02°05'54" E	5.00'	L38	S 02°05'54" E	9.00'	
L7	S 87°54'06" W	20.00'	L39	S 02°05'54" E	9.00'	
L8	N 02°05'54" W	40.00'	L40	S 87°54'06" W	140.00'	
L9	N 87°54'06" E	20.00'	L41	S 02°05'54" E	9.00'	
L10	S 02°05'54" E	5.00'	L42	S 02°05'54" E	18.00'	
L11	N 87°54'06" E	35.21'	L43	S 87°54'06" W	135.00'	
L12	N 47°05'54" W	6.36'	L44	S 02°05'54" E	18.00'	
L13	N 02°05'54" W	20.00'	L45	S 02°05'54" E	18.00'	
L14	S 42°54'06" W	6.36'	L46	S 87°54'06" W	135.00'	
L15	N 42°54'06" E	6.36'	L47	S 02°05'54" E	18.00'	
L16	S 47°05'54" E	6.36'	L48	N 47°05'54" W	6.36'	
L17	S 02°05'54" E	9.00'	L49	N 42°54'06" E	6.36'	
L18	S 87°54'06" W	140.00'	L50	N 47°05'54" W	6.36'	
L19	S 02°05'54" E	9.00'	L51	N 42°54'06" E	6.36'	
L20	N 47°05'54" W	6.36'	L52	S 02°05'54" E	9.00'	
L21	N 42°54'06" E	6.36'	L53	S 87°54'06" W	140.00'	
L22	N 47°05'54" W	6.36'	L54	S 02°05'54" E	9.00'	
L23	N 42°54'06" E	6.36'	L55	S 02°05'54" E	9.00'	
L24	N 47°05'54" W	6.36'	L56	S 87°54'06" W	140.00'	
L25	S 42°54'06" W	6.36'	L57	S 02°05'54" E	9.00'	
L26	S 08°26'30" E	20.12'	L58	S 02°05'54" E	9.00'	
L27	N 42°54'06" E	6.36'	L59	S 87°54'06" W	140.00'	
L28	N 47°05'54" W	6.36'	L60	S 02°05'54" E	9.00'	
L29	N 42°54'06" E	6.36'	L61	S 02°05'54" E	9.00'	
L30	N 47°05'54" W	6.36'	L62	S 87°54'06" W	140.00'	
L31	S 87°54'06" W	15.00'	L63	S 02°05'54" E	9.00'	
L32	S 47°05'54" E	6.36'				

		CURV	/E TA	BLE	CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD	CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1000.00'	2°28'08"	43.09'	N 00°53'46" W	43.09'	C41	25.00'	90°00'00"	39.27	N 47°05'54" W	35.36'
C2	1000.00'	2°26'12"	42.53'	N 00°52'48" W	42.53'	C42	25.00'	36°52'12"	16.09'	S 73°39'48" E	15.81'
С3	100.00	36°32'37"	63.78	S 73°49'36" E	62.71	C43	100.00'	32°51'36"	57.35	S 75°40'06" E	56.57
C4	39.00'	90°00'00"	61.26	S 42°54'06" W	55.15	C44	100.00'	32°51'36"	57.35	S 75°40'06" E	56.57
C5	39.00'	90°00'00"	61.26	N 47°05'54" W	55.15	C45	25.00'	90°00'00"	39.27	N 42°54'06" E	35.36'
C6	39.00'	90°00'00"	61.26	N 42°54'06" E	55.15'	C46	25.00'	90°00'00"	39.27'	S 47°05'54" E	35.36'
C7	100.00'	23°04'26"	40.27	N 76°21'53" E	40.00'	C47	53.00'	90°00'00"	83.25	S 47°05'54" E	74.95'
C8	100.00'	23°04'26"	40.27	N 76°21'53" E	40.00'	C48	53.00'	90°00'00"	83.25	S 42°54'06" W	74.95'
C9	100.00	23°04'26"	40.27	S 80°33'41" E	40.00'	C49	53.00'	90°00'00"	83.25	N 47°05'54" W	74.95'
C10	100.00	23°04'26"	40.27	S 80°33'41" E	40.00'	C50	25.00'	90°00'00"	39.27	N 47°05'54" W	35.36'
C11	39.00'	90°00'00"	61.26	S 47°05'54" E	55.15	C51	25.00'	90°00'00"	39.27	S 42°54'06" W	35.36'
C12	39.00'	90°00'00"	61.26	S 42°54'06" W	55.15	C52	53.00'	90°00'00"	83.25	S 42°54'06" W	74.95'
C13	39.00'	90°00'00"	61.26	N 47°05'54" W	55.15	C53	53.00'	90°00'00"	83.25	N 47°05'54" W	74.95
C14	39.00'	90°00'00"	61.26	S 42°54'06" W	55.15	C54	25.00'	90°00'00"	39.27	N 47°05'54" W	35.36'
C15	39.00'	90°00'00"	61.26	N 47°05'54" W	55.15	C55	25.00'	90°00'00"	39.27	S 42°54'06" W	35.36'
C16	39.00'	90°00'00"	61.26	S 42°54'06" W	55.15	C56	53.00'	90°00'00"	83.25	S 42°54'06" W	74.95'
C17	39.00'	90°00'00"	61.26	N 47°05'54" W	55.15	C57	53.00'	90°00'00"	83.25	N 47°05'54" W	74.95'
C18	39.00'	90°00'00"	61.26	S 42°54'06" W	55.15	C58	25.00'	90°00'00"	39.27	N 47°05'54" W	35.36'
C19	39.00'	90°00'00"	61.26	N 47°05'54" W	55.15	C59	25.00'	90°00'00"	39.27	S 42°54'06" W	35.36'
C20	300.00	17°42'29"	92.72	S 06°45'20" W	92.35	C60	53.00'	90.00,00	83.25	S 42°54'06" W	74.95'
C21	250.00'	17°44'39"	77.42	S 06°44'16" W	77.11	C61	53.00'	90°00'00"	83.25	N 47°05'54" W	74.95'
C22	500.00'	10°40'39"	93.18'	N 07°28'17" W	93.04	C62	25.00'	90°00'00"	39.27	N 47°05'54" W	35.36'
C23	300.00'	10°42'42"	56.09'	N 07°27'15" W	56.00'	C63	25.00'	36°43'52"	16.03	S 69°32'10" W	15.75'
C24	25.00'	36°52'12"	16.09	N 73°39'48" W	15.81'	C64	25.00'	90°00'00"	39.27	N 42°54'06" E	35.36'
C25	25.00'	90°00'00"	39.27	S 42°54'06" W	35.36'	C65	25.00'	90°00'00"	39.27	S 47°05'54" E	35.36'
C26	53.00'	90°00'00"	83.25	S 42°54'06" W	74.95	C66	25.00'	90°00'00"	39.27	S 42°54'06" W	35.36'
C27	53.00'	90°00'00"	83.25	N 47°05'54" W	74.95'	C67	25.00'	90°00'00"	39.27	N 47°05'54" W	35.36'
C28	25.00'	78°39'13"	34.32'	N 41°25'31" W	31.69'	C68	25.00'	90°00'00"	39.27	N 42°54'06" E	35.36'
C29	90.00'	11°20'47"	17.82	N 86°25'31" W	17.79'	C69	25.00'	90°00'00"	39.27	S 47°05'54" E	35.36'
C30	5.00'	90°00'00"	7.85'	S 42°54'06" W	7.07'	C70	25.00'	90°00'00"	39.27	S 42°54'06" W	35.36'
C31	5.00'	90°00'00"	7.85'	S 47°05'54" E	7.07'	C71	25.00'	90°00'00"	39.27	N 47°05'54" W	35.36'
C32	110.00'	22°36'51"	43.42'	S 80°47'29" E	43.13'	C72	25.00'	90°00'00"	39.27	N 42°54'06" E	35.36'
C33	25.00'	52°30'37"	22.91	N 84°15'38" E	22.12'	C73	25.00'	90°00'00"	39.27	S 47°05'54" E	35.36'
C34	53.00'	29°53'46"	27.65	N 72°57'13" E	27.34'	C74	25.00'	90°00'00"	39.27	S 42°54'06" W	35.36'
C35	100.00'	32°51'36"	57.35	N 71°28'18" E	56.57	C75	25.00'	90°00'00"	39.27	N 47°05'54" W	35.36'
C36	100.00'	32°51'36"	57.35	N 71°28'18" E	56.57	C76	25.00'	90°00'00"	39.27	N 42°54'06" E	35.36'
C37	25.00'	36°52'12"	16.09	N 69°28'00" E	15.81'	C77	25.00'	90°00'00"	39.27	S 47°05'54" E	35.36'
C38	25.00'	90°00'00"	39.27	N 42°54'06" E	35.36	C78	25.00'	90°00'00"	39.27	S 42°54'06" W	35.36'
C39	25.00'	90°00'00"	39.27	S 47°05'54" E	35.36	C79	25.00'	90°00'00"	39.27	N 47°05'54" W	35.36'
C40	25.00'	90°00'00"	39.27	S 42°54'06" W	35.36					•	



LEGEND

B.L. INDICATES BUILDING LINEU.E. INDICATES UTILITY EASEMENT

A.E. INDICATES AERIAL EASEMENT
D.E. INDICATES DRAINAGE EASEMENT

E.E. INDICATES ELECTRICAL EASEMENT W.L.E. INDICATES WATER LINE EASEMENT

S.S.E. INDICATES SANITARY SEWER EASEMENT
STM.S.E. INDICATES STORM SEWER EASEMENT

F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS

F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS

F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
F.N. INDICATES FILE NUMBER

S.N. INDICATES SEE NOTE

5.N. INDICATES SEE N

EXIST. INDICATES EXISTING
VOL. INDICATES VOLUME

PG. INDICATES PAGE

FND. INDICATES FOUND

R.O.W. INDICATES RIGHT-OF-WAY

P.A.E./P.U.E. INDICATES PERMANENT ACCESS EASEMENT/PUBLIC UTILITY EASEMENT

PVT. INDICATES PRIVATE

R.O.W. INDICATES RIGHT—OF—WAY

INDICATES STREET NAME CHANGE

INDICATES ZERO LOT LINE

FINAL PLAT

TAMARRON SECTION 54

A SUBDIVISION OF 21.174 ACRES OF LAND LOCATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.

164 LOTS 24 RESERVES (5.647 ACRES) 8 BLOCKS FEBRUARY 17, 2022 JOB NO. 1931-6054C

OWNERS:

D.R. HORTON - TEXAS, LTD.

A TEXAS LIMITED PARTNERSHIP

JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH: 281-566-2100

ENGINEER:

LJA Engineering, Inc.

1904 W. Grand Parkway North
Suite 100

Phone 713.953.5200
Fax 713.953.5026

SURVEYOR:

LJA Surveying, Inc.
3600 W. Sam Houston Parkway S.
Phone 713.953.5200

Katy, Texas 77449

Suite 175 Fax 713.953.5026 Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

FRN-F-1386

SHEET 3 OF 3

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

AGENDA OF: March 4, 2022

DATE SUBMITTED: February 22, 2022 **DEPARTMENT:** Planning

Zach Goodlander.

Zach Goodlander, Director of Planning PREPARED BY: PRESENTER: Director of Planning

SUBJECT: Master Signage Plan for:

Cross Creek West

1. Proposed Master Signage Plan **ATTACHMENTS:**

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.



SIGNATURE

CITY OF FULSHEAR

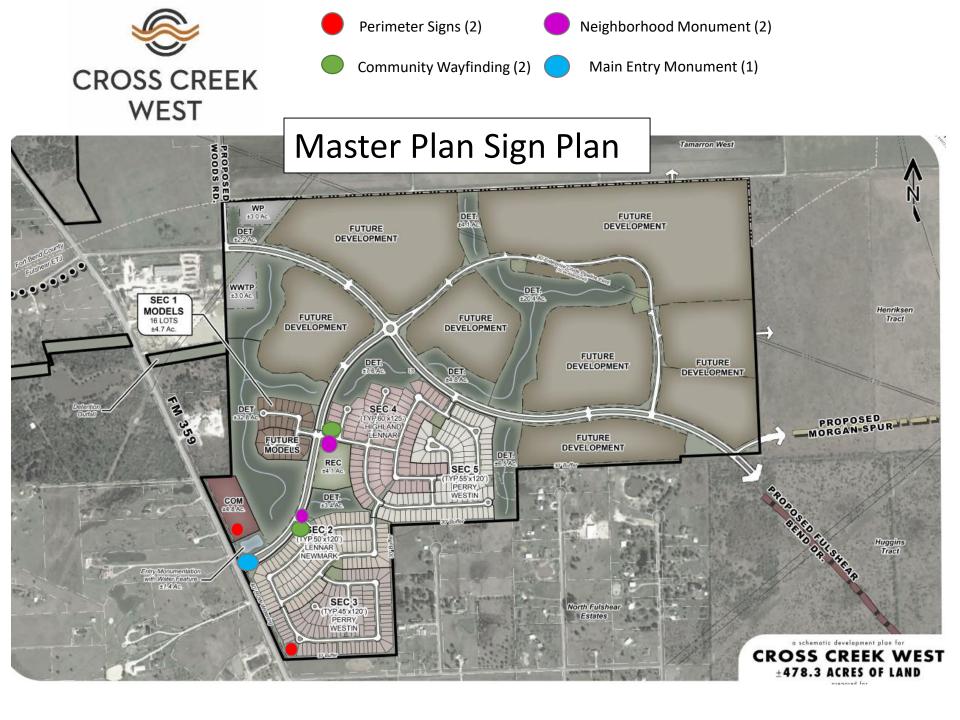
PO Box 279 / 30603 FM 1093 Fulshear, Texas 77441

Phone: 281-346-1796 ~ Fax: 281-346-2556 www.fulsheartexas.gov

Subdivision/Development Platting Application

Subdivision: Cross Creek West De SUBMITTAL OF PLAT: (Check Appropriate Selection)	<u> </u>	sign plan	
Preliminary Replat Amending Plat TYPE OF PLAT: (Check Appropriate Selection)	_ Final _ Vacation Plat	Short Form Final Admin. (Minor) Plat	
Single-Family Residential Planned Development Plat Location: City ETJ (Extra	_Zero Lot Line/ Patio Home _Commercial territorial Jurisdiction)	Multi-Family Residentia	
Variance:Yes (Attach a Copy of Approval Letter Total Acreage: 1248 Number of Streets:			
Number of Lots:		Platting Fees 00.00 plus 3.50 per lot, plus \$12.50	
Total Acres in Reserve: Owner: CCR West, Inc. Address: L450 (ross Creek Bene City/State: Fulshear/ Texas Telephone: 28-344-9882 Email Address: ROBBD johnsondev, C	per acre Final Plat - \$500.00 plu Replat - \$500.00 plu Amending or Mino Plat Vacation - \$50	olus \$5.00 per lot plus \$25.00 per acre s 5.00 per lot plus \$25.00 per acre or Plat - \$200.00	
Engineer/Planner: N / A Contact Person:	TOTAL PLATTING F	FEE	
ax Number:			
Fax Number: Email Address: This is to certify that the information on this form is comp application. I understand that if all necessary information, City of Fulshear will not complete the review needed in or	elete, true and correct and the unde required documents, and plat fees rder to submit to the P&Z board.	ersigned is authorized to make sare required at time of submit	

DATE





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 \pm 16' in width. Height to be \pm 50'.







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.

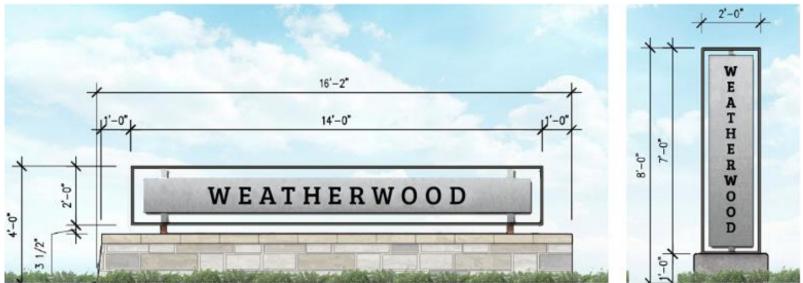
Concrete grade beam with piers for base.

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

Monument sign to be \pm 42' in length. Height to be \pm 8'.



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 \pm '- 5' in height. Length to be \pm '- 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.

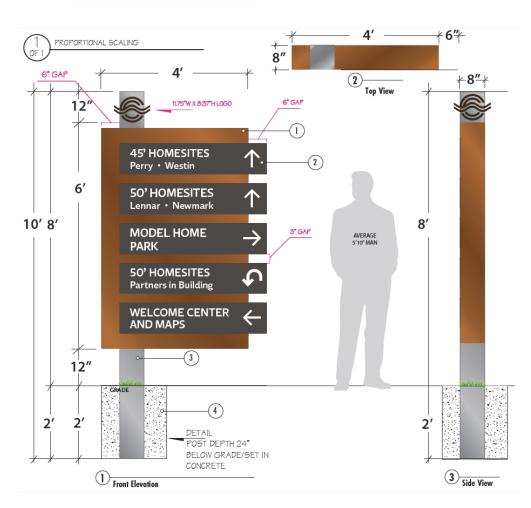
Monument sign to be \pm '- 2' in width. Height to be \pm '- 9'.





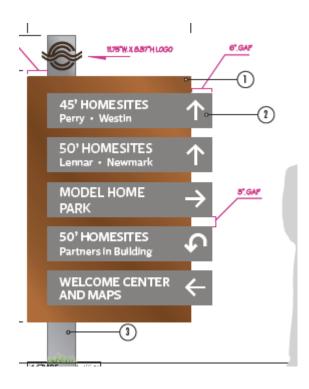
Community Wayfinding (x2)

(temporary signage)



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.



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





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

