



# CITY OF FULSHEAR

*"FIND YOUR FUTURE IN FULSHEAR"*

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

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

[WWW.FULSHEARTEXAS.GOV](http://WWW.FULSHEARTEXAS.GOV)

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

**PLANNING & ZONING:**  
MEMBER- CHRISTOPHER MALLETT  
MEMBER- GREGORY EHMAN

CO-CHAIR- DAR HAKIMZADEH  
MEMBER- JOHN DOWDALL

**STAFF:**

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

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## PLANNING AND ZONING COMMISSION MEETING AGENDA JULY 1, 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, JULY 1, 2022 AT 8:30 A.M. IN THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS.**

Incidental Meeting Notice: A quorum of the City of Fulshear City Council, Planning & Zoning Commission, City of Fulshear Development Corporation (Type A), Fulshear Development Corporation (Type B), Parks & Recreation Commission, Historic Preservation & Museum Commission, Zoning Board of Adjustment, Charter Review Commission, or any or all of these, may be in attendance at the meeting specified in the foregoing notice, which attendance may constitute a meeting of such governmental body or bodies as defined by the Texas Open Meetings Act, Chapter 551, Texas Government Code. Therefore, in addition to the foregoing notice, notice is hereby given of a meeting of each of the above-named governmental bodies, the date, hour, place, and subject of which is the same as specified in the foregoing notice."

Notice Pertaining to Social Distancing Requirements: In accordance with the Texas Open Meetings Act, Chapter 551, Government Code, this meeting shall be open to the public, except as provided by said Act. However, any members of the public who attend the meeting are individually responsible for complying with any applicable proclamation or order issued by the governor or any local official which may be in effect at the time of the meeting, including but not limited to any restrictions which may require such members of the public to implement social distancing, to minimize social gatherings, or to minimize in-person contact with people who are not in the same household.

**1. Call to Order**

**2. Quorum**

**3. Citizen's Comments**

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

**4. PUBLIC HEARING**

**In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold two Public Hearings regarding a proposed zoning map amendment for an approximately 13.121 acre tract of land located along Farm-to-Market 359 and immediately west of 6910 S. Mallard Drive Fulshear, Texas 77441. The tract of land, currently vacant, and in the City's Extra-territorial jurisdiction requests to be zoned into the "Semi-Urban Zoning District" upon annexation into the city limits. The first Public Hearing will be held by the Planning and Zoning Commission on July 1, 2022 at 8:30 a.m., the hearing will be held at the Irene Stern Community Center, 6920 Katy-Fulshear Road, Fulshear, Texas 77441. The second hearing will be held by the City Council on July 19, 2022 at 7:00 p.m., the hearing will be held at the Irene Stern Community Center, 6920 Katy-Fulshear Rd., Fulshear, Texas. Interested parties may appear at the public hearing and be heard with respect to the application. A copy of the zoning change is on file at the City of Fulshear Planning Department on Monday through Thursdays from 7:00 a.m. to 4:00 p.m. and Fridays from 7:00 a.m. to 3 p.m. for all interested parties prior to said hearing. If you have any questions regarding this request please call Zach Goodlander, City of Fulshear, 281-346-8852.**

**5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on June 3, 2022**

**6. Consideration and possible action to appoint a Chair and Co-Chair of the Planning and Zoning Commission.**

**7. Consideration and possible action to recommend approval of a zoning map amendment for an approximately 13.121-acre tract of land located Farm-to-Market 359 and west of 6910 S. Mallard Drive into the Semi-Urban Residential District upon annexation into the city limits**

**8. Consideration and possible action to recommend approval of the Canvas on Founders Hill Final Plat.**

**9. Consideration and possible action to recommend approval of the MEWS at Cross Creek Ranch Final Plat.**

**10. Consideration and possible action to recommend approval of an update to the Cross Creek Ranch Master Sign Plan.**

**11. 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, June 23, 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.*

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Mariela Rodriguez -Assistant City Secretary

In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold two Public Hearings regarding a proposed zoning map amendment for an approximately 13.121 acre tract of land located along Farm-to-Market 359 and immediately west of 6910 S. Mallard Drive Fulshear, Texas 77441. The tract of land, currently vacant, and in the City's Extra-territorial jurisdiction requests to be zoned into the "Semi-Urban Zoning District" upon annexation into the city limits. The first Public Hearing will be held by the Planning and Zoning Commission on July 1, 2022 at 8:30 a.m., the hearing will be held at the Irene Stern Community Center, 6920 Katy-Fulshear Road, Fulshear, Texas 77441. The second hearing will be held by the City Council on July 19, 2022 at 7:00 p.m., the hearing will be held at the Irene Stern Community Center, 6920 Katy-Fulshear Rd., Fulshear, Texas. Interested parties may appear at the public hearing and be heard with respect to the application. A copy of the zoning change is on file at the City of Fulshear Planning Department on Monday through Thursdays from 7:00 a.m. to 4:00 p.m. and Fridays from 7:00 a.m. to 3 p.m. for all interested parties prior to said hearing. If you have any questions regarding this request please call Zach Goodlander, City of Fulshear, 281-346-8852.



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**PLANNING & ZONING:**  
MEMBER- CHRISTOPHER MALLETT  
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MEMBER- JOHN DOWDALL

**STAFF:**

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

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## **PLANNING AND ZONING COMMISSION MEETING MINUTES JUNE 3, 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, JUNE 03, 2022, AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR TEXAS 77441*

### **2. Quorum**

*A QUORUM WAS PRESENT.*

**MEMBERS PRESENT**

*AMY PEARCE  
CHRISTOPHER MALLETT  
DAR HAKIMZADEH  
GREGORY EHMAN  
JOAN BERGER  
JOHN DOWDALL*

**MEMBERS ABSENT**

JOE WARDELL

**CITY STAFF PRESENT**

MARIELA RODRIGUEZ

ZACH GOODLANDER

BYRON BROWN

JESUS ESCOBAR

CLIFF BROUHARD

**OTHERS PRESENT**

KENNETH

GUY L. FULLER

JERRY UIKE

LEVI MORALES

JOHN HERZOA

GERARDO P.

CAITLIN KING

DAN VALDEZ

MAEGEN GRAHAM

TIM CLEARY

TREY DEVILLIER

GERALD GRISSOM

KAYE KAHLICH

AND APPROXIMATELY 2 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.*

*THERE WERE NO CITIZEN COMMENTS.*

**4. PUBLIC HEARING**

**In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold two Public Hearings regarding a proposed zoning map amendment for an approximately 21.092 acre tract of land located adjacent to 6903 Farm-to-Market 359 Fulshear, Texas 77441. The tract of land, currently vacant, and in the City's Extra-territorial jurisdiction requests to be zoned into the "Semi-Urban Zoning District"**

upon annexation into the city limits. The first Public Hearing will be held by the Planning and Zoning Commission on June 3, 2022 at 8:30 a.m., the hearing will be held at the Irene Stern Community Center, 6920 Katy-Fulshear Road, Fulshear, Texas 77441. The second hearing will be held by the City Council on June 21, 2022 at 7:00 p.m., the hearing will be held at the Irene Stern Community Center, 6920 Katy-Fulshear Rd., Fulshear, Texas. Interested parties may appear at the public hearing and be heard with respect to the application. A copy of the zoning change is on file at the City of Fulshear Planning Department located at 29255 FM 1093 Suite #12C Fulshear, Texas 77441 on Monday through Thursdays from 7:00 a.m. to 4:00 p.m. and Fridays from 7:00 a.m. to 3 p.m. for all interested parties prior to said hearing. If you have any questions regarding this request please call Zach Goodlander, City of Fulshear, 281-346-8852.

*CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:31 A.M.*

*NO ONE WISHED TO SPEAK.*

*CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:34 A.M.*

## **5. PUBLIC HEARING**

In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold two Public Hearings regarding a proposed zoning map amendment for an approximately 276.7 acre tract of land located west of the “Polo Ranch” community and generally south of 6903 FM 359 Fulshear, Texas 77441. The tract of land, currently platting in part as the “Fulshear Del Webb” community, and not formally zoned requests zoning into the Semi-Urban Zoning District for four separate tracts of approximately 14.268, 10.033, 34.368 and 218.062 acres in size. The first Public Hearing will be held by the Planning and Zoning Commission on June 3, 2022 at 8:30 a.m., the hearing will be held at the Irene Stern Community Center, 6920 Katy-Fulshear Road, Fulshear, Texas 77441. The second hearing will be held by the City Council on June 21, 2022 at 7:00 p.m., the hearing will be held at the Irene Stern Community Center, 6920 Katy-Fulshear Rd., Fulshear, Texas. Interested parties may appear at the public hearing and be heard with respect to the application. A copy of the zoning change is on file at the City of Fulshear Planning Department located at 29255 FM 1093 Suite #12C Fulshear, Texas 77441 on Monday through Thursdays from 7:00 a.m. to 4:00 p.m. and Fridays from 7:00 a.m. to 3 p.m. for all interested parties prior to said hearing. If you have any questions regarding this request please call Zach Goodlander, City of Fulshear, 281-346-8852.

*CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:34 A.M.*

*NO ONE WISHED TO SPEAK.*

*CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:39 A.M.*

## 6. PUBLIC HEARING

In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold two Public Hearings regarding a proposed zoning map amendment for an approximately 296 acre tract of land located adjacent to 32311 Rogers Road and generally southwest of the FM 359 and Rogers Road intersection. The tract of land, currently platting as the “Pecan Ridge” community, and not formally zoned requests zoning into the General Commercial District for an approximately 4.065 acre portion of the tract and into the Semi-Urban Zoning District for an approximately 292.02 acre portion of the tract. The first Public Hearing will be held by the Planning and Zoning Commission on June 3, 2022 at 8:30 a.m., the hearing will be held at the Irene Stern Community Center, 6920 Katy-Fulshear Road, Fulshear, Texas 77441. The second hearing will be held by the City Council on June 21, 2022 at 7:00 p.m., the hearing will be held at the Irene Stern Community Center, 6920 Katy-Fulshear Rd., Fulshear, Texas. Interested parties may appear at the public hearing and be heard with respect to the application. A copy of the zoning change is on file at the City of Fulshear Planning Department located at 29255 FM 1093 Suite #12C Fulshear, Texas 77441 on Monday through Thursdays from 7:00 a.m. to 4:00 p.m. and Fridays from 7:00 a.m. to 3 p.m. for all interested parties prior to said hearing. If you have any questions regarding this request please call Zach Goodlander, City of Fulshear, 281-346-8852.

*CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:39 A.M.*

*NO ONE WISHED TO SPEAK.*

*CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:43 A.M.*

## 7. PUBLIC HEARING

In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold two Public Hearings regarding a proposed zoning map amendment for an approximately 3.0866 acre tract of land and generally located at the northwest corner of FM 359 and Rogers Road. The tract of land, currently vacant, and not zoned requests to be zoned into the “General Commercial District”. The first Public Hearing will be held by the Planning and Zoning Commission on June 3, 2022 at 8:30 a.m., the hearing will be held at the Irene Stern Community Center, 6920 Katy-Fulshear Road, Fulshear, Texas 77441. The second hearing will be held by the City Council on June 21, 2022 at 7:00 p.m., the hearing will be held at the Irene Stern Community Center, 6920 Katy-Fulshear Rd., Fulshear, Texas. Interested parties may appear at the public hearing and be heard with respect to the application. A copy of the zoning change is on file at the City of Fulshear Planning Department located at 29255 FM 1093 Suite #12C Fulshear, Texas 77441 on Monday through Thursdays from 7:00 a.m. to 4:00 p.m. and Fridays from 7:00 a.m. to 3 p.m. for all interested parties prior to said hearing. If you have any questions regarding this request please call Zach Goodlander, City of Fulshear, 281-346-8852.



*CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:43 A.M.*

*NO ONE WISHED TO SPEAK.*

*CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:46 A.M.*

**8. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on May 6, 2022**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON MAY 06, 2022. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, EHMAN, BERGER, MALLETT, DOWDALL*

*NAYS:*

*ABSTAIN:*

*ABSENT: WARDELL*

**9. Consideration and possible action to recommend approval of the MEWS at Cross Creek Ranch Preliminary Plat**

*CLIFF BROUHARD EXPLAINED THERE WAS A SMALL MINOR COMMENT THAT HAS BEEN ADDRESS AND THIS PLAT IS RECOMMENDED FOR APPROVAL.*

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

*AYES: PEARCE, HAKIMZADEH, EHMAN, BERGER, MALLETT, DOWDALL*

*NAYS:*

*ABSTAIN:*

*ABSENT: WARDELL*

**10. Consideration and possible action to recommend approval of the Creek Rush at Cross Creek Ranch Section 7 Preliminary Plat**

*ZACH GOOD LANDER AND CLIFF BROUHARD ANSWERED QUESTIONS FROM THE MEMBERS.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE CREEK RUSH AT CROSS CREEK RANCH SECTION 7 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, EHMAN, BERGER, MALLETT, DOWDALL*

*NAYS:*

ABSTAIN:  
ABSENT: WARDELL

**11. Consideration and possible action to recommend approval of the Tamarron Multifamily II Preliminary Plat**

*CLIFF BROUHARD EXPLAINED THE THREE MINOR COMMENTS HAVE BEEN ADDRESSED AND THIS PLAT IS RECOMMENDED FOR APPROVAL.*

*CLIFF AND ZACH GOODLANDER ANSWERED QUESTIONS FROM THE MEMBERS.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE TAMARRON MULTIFAMILY II PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, EHMAN, BERGER, MALLETT, DOWDALL*

*NAYS:*

*ABSTAIN:*

*ABSENT: WARDELL*

*\*\*\*CHAIRMAN PEARCE ASKED TO TAKE ITEMS 12, 13, AND 14 TOGETHER. THERE WERE NO OBJECTIONS. \*\*\**

**12. Consideration and possible action to approve the Cross Creek West Section 6 Preliminary Plat**

**13. Consideration and possible action to approve the Cross Creek West Section 7 Preliminary Plat**

**14. Consideration and possible action to approve the Cross Creek West Section 9 Preliminary Plat**

*PER CLIFF ALL THREE PRELIMINARY PLATS ARE RECOMMENDED FOR APPROVAL AS SUBMITTED.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE CROSS CREEK WEST SECTIONS 6, 7, AND 9 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, EHMAN, BERGER, MALLETT, DOWDALL*

*NAYS:*

ABSTAIN:  
ABSENT: WARDELL

**15. Consideration and possible action to recommend approval of the Jordan Ranch Detention Basins 9 and 10 Preliminary Plat**

*PER CLIFF THIS PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE JORDAN RANCH DETENTION BASINS 9 AND 10 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, EHMAN, BERGER, MALLETT, DOWDALL  
NAYS:  
ABSTAIN:  
ABSENT: WARDELL*

**16. Consideration and possible action to recommend approval of the Lamar CISD Viola Randle Elementary School Final Plat**

*CLIFF EXPLAINED THERE WAS 1 MINOR COMMENTS THAT HAS BEEN ADDRESSED AND IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE LAMAR CISD VIOLA RANDLE ELEMENTARY SCHOOL FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, EHMAN, BERGER, MALLETT, DOWDALL  
NAYS:  
ABSTAIN:  
ABSENT: WARDELL*

**17. Consideration and possible action to recommend approval of the Jordan Ranch Section 42 Final Plat**

*PER CLIFF THERE WERE 3 MINOR COMMENTS THAT HAVE BEEN CLEARED AND IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE JORDAN RANCH SECTION 42 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, EHMAN, BERGER, MALLETT, DOWDALL*

*NAYS:*

*ABSTAIN:*

*ABSENT: WARDELL*

**18. Consideration and possible action to recommend approval of a zoning map amendment for an approximately 21.092 acre tract of land located adjacent to 6903 Farm-to-Market 359 into the Semi-Urban Residential District upon annexation into the city limits**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF THE ZONING MAP AMENDMENT FOR AN APPROXIMATELY 21.092 ACRE TRACT OF LAND LOCATED ADJACENT TO 6903 FARM-TO-MARKET 359 INTO THE SEMI-URBAN RESIDENTIAL DISTRICT UPON ANNEXATION INTO THE CITY LIMITS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, EHMAN, BERGER, MALLETT, DOWDALL*

*NAYS:*

*ABSTAIN:*

*ABSENT: WARDELL*

**19. Consideration and possible action to recommend approval of a zoning map amendment for an approximately 276.7 acre tract of land generally south of 6903 Farm-to-Market 359 into the Semi-Urban Residential District**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE ZONING MAP AMENDMENT FOR AN APPROXIMATELY 276.7 ACRE TRACT OF LAND GENERALLY SOUTH OF 6903 FARM-TO-MARKET 359 INTO THE SEMI-URBAN RESIDENTIAL DISTRICT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, EHMAN, BERGER, MALLETT, DOWDALL*

*NAYS:*

*ABSTAIN:*

*ABSENT: WARDELL*

**20. Consideration and possible action to recommend approval of a zoning map amendment for an approximately 296 acre tract of land located adjacent to the to 32311 Rogers Road and generally southwest of the Farm-to-Market 359 and Rogers Road intersection into the Semi-Urban Residential District (292.02 acre) and General Commercial District (4.065 acres)**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF THE ZONING MAP AMENDMENT FOR AN APPROXIMATELY 296 ACRE TRACT OF LAND LOCATED ADJACENT TO THE TO 32311 ROGERS ROAD AND GENERALLY SOUTHWEST OF THE FARM-TO-MARKET 359 AND ROGERS ROAD INTERSECTION INTO THE SEMI-URBAN RESIDENTIAL DISTRICT (292.02 ACRE) AND GENERAL COMMERCIAL DISTRICT (4.065 ACRES). IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, EHMAN, BERGER, MALLETT, DOWDALL*

*NAYS:*

*ABSTAIN:*

*ABSENT: WARDELL*

**21. Consideration and possible action to recommend approval of a zoning map amendment for an approximately 3.0866 tract of land generally located at the northwest corner of Farm-to-Market 359 and Rogers Road into the General Commercial District**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE ZONING MAP AMENDMENT FOR AN APPROXIMATELY 3.0866 TRACT OF LAND GENERALLY LOCATED AT THE NORTHWEST CORNER OF FARM-TO-MARKET 359 AND ROGERS ROAD INTO THE GENERAL COMMERCIAL DISTRICT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, EHMAN, BERGER, MALLETT, DOWDALL*

*NAYS:*

*ABSTAIN:*

*ABSENT: WARDELL*

**22. Adjournment**

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

*AYES: PEARCE, HAKIMZADEH, EHMAN, BERGER, MALLETT, DOWDALL*

*NAYS:*

*ABSTAIN:*

*ABSENT: WARDELL*

*CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:07 A.M.*



# APPLICATION TO AMEND THE ZONING ORDINANCE/SITE PLAN

(Must be a complete application for acceptance)

PROPERTY OWNER: L.A. Waters

Mailing Address 5909 West Loop South, Suite 200 City Bellaire State TX Zip 77401  
Telephone ( 713 ) 376 - 1801 Email lwaters@watersgroup.com

APPLICANT / AGENT: D'Agostino Multifamily, LLC

Mailing Address 2253 N. Loop 336W, Suite C City Conroe State TX Zip 77304  
Telephone (      )      Cell (970) 901-5147 Email jon@dagostinocompanies.com

OTHER CONTACT Name Greg Talbert Phone (713) 819-4545  
Greg@dagostinocompanies.com

### PURPOSE OF PROPOSAL:

Amend the ZONING MAP to change the zoning district boundaries on the following parcel(s):

Lot / Tract No. Lot / Tract No. Lot / Tract No. Lot / Tract No.

From N/A From      From      From       
To Semi Urban Residential (SU) To      To      To     

Location address or Legal lot and block range: See attached Exhibit A.

Present use of this property is: Real Land

Describe proposed *new* use and purpose for zoning change:

New use to consist of 3 story, 260 Class A apartments.  
Current zoning of Real Land does not allow for Multi-Family.  
Requesting annexation into City of Fulsher and zoning to Semi Urban Residential.

### PROPERTY DESCRIPTION

Total net land area 13.121 (acres) or square feet  
Sketch Drawing of Area to be Re-Zoned, including Location Map (8 1/2" x 11")

### Certified Legal Description:

NOT PLATTED: A Registered Texas Surveyor's certified metes and bounds legal description is required with case exhibit drawings of the entire area to be rezoned. The boundary description shall be furnished on 8 1/2" x 11" paper, bearing the surveyor's name, seal and date. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. An Electronic copy of survey may be provided by CD, email or other method within 2 days of application. Send to [bdreq@fulsheartexas.gov](mailto:bdreq@fulsheartexas.gov).

PLATTED: If it is within a recorded subdivision, provide a copy of the plat with the subdivision name and recording information. Any partial or non-surveyed parcel or tract, extracted from a recorded deed, will require a certified legal description as noted above.

Subdivision Name       
Block      Lot(s)     ; Block      Lot(s)     ; Block      Lot(s)

**Posting Requirements:**

Notice of required Public Hearings shall be provided by the applicant by way of a sign posted on the land that is the subject of the application. One sign shall be posted for each 200 feet of frontage along a public street, with a maximum of 2 signs required per frontage. Signs shall be located so that the lettering is visible from the street. Where the land does not have frontage on a public street, signs shall be posted on the nearest public street with an attached notation indicating the location of the land subject to the application. The sign shall state "The property has requested a Zoning Change, for information regarding this request contact the City of Fulshear at 30603 FM 1093, Fulshear, Texas 77441, 281-346-1796. Two Public Hearings will be held for this request." Include time(s), date(s) and location(s) of the Public Hearing.

**ACKNOWLEDGEMENTS:**

*I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.*

*I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the third Tuesday of the month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.*

*I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.*

*I reserve the right to withdraw this proposal at any time, upon written request filed with the City Secretary. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / We respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fulshear, as identified in this application.*

Signature of Owner/ Agent\*  Date 5-28-22  
(circle one)

Printed name Louis A. Waters Phone. No. 713-376-1801

\*Note: An Agent must furnish a signed Letter of Authorization from the owner when submitting this application.

## ZONING CHANGE APPLICATION CHECKLIST

Applicant must complete and submit this checklist when filing an application.

### ZONING CHANGE APPLICATION DATA:

- Applicant Name, Address, City, State, Zip Code, Area Code, Telephone Number
- Confirmed Ownership (Sources: Appraisal district records; recently recorded deed, etc.)
- Nature of request complete and understood

### Applicable Property Description:

- Address: Number & Street
- Subdivision: Name \_\_\_\_ Block(s) \_\_\_\_ Lot(s) -Provide copy of plat-
- Survey: Name \_\_\_\_ Abstract No. \_\_\_\_ Tract(s)
- Certified Metes & Bounds Legal Description
- If there is more than one rezoning category, a legal description / metes and bounds must describe each requested zoning district.
- Total land area to be rezoned
- Development information completed
- Existing land use-identified
- Proposed new land use – identified
- Reason supporting proposed change - completed
- Signatures of owner and /or applicant
- Signed Letter of Authorization -if applicable
- Zoning Change Fee made out to the City of Fulshear \$600.00 plus \$15.00 per acre



**LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION**

AUTHORITY IS HEREBY GRANTED TO: D'Agostino Multifamily LLC

ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FULSHEAR, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

(CERTIFIED See Exhibit A	LEGAL	DESCRIPTION]
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**ACKNOWLEDGEMENTS:**

*I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.*

*I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the third Tuesday of the month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.*

*I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.*

*I reserve the right to withdraw this proposal at any time, upon written request filed with the City Secretary. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / We respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fulshear, as identified in this application.*

**THIS AUTHORIZATION WILL REMAIN IN FORCE UNLESS REVOKED BY WRITTEN NOTICE.**

OWNER'S SIGNATURE of the above described property: 

OWNER'S NAME (printed) Louis A. Waters

ADDRESS: 5909 W. Loop South, Suite 200 Bellaire TX 77401

TELEPHONE: (713) 629-9172 EMAIL: lwaters@watersgroup.com

SV  
4  
JV

**EXHIBIT A**

**HENRY STEINKAMP, INC.**

Texas Licensed Surveying Firm No. 10005000  
Land Boundary & Topographic Surveying  
909 Fifth Street  
Rosenberg, Texas 77471  
Telephone/Fax 281.342.2241  
email: schodek@yahoo.com

Franklin R. Schodek  
Registered Professional Land Surveyor

James L. Syptak, Sr.  
Registered Professional Land Surveyor

December 16, 2020

A Field Note Description of 13.121 Acres of Land out of the Call L.A. Waters call 12.936 Acre Tract of Land recorded in FBC 2000029066 and being a portion of the call L.A. Waters Call 13.99 Acre Tract recorded in 2003016102 and being out of a 87.203 Acre Tract conveyed to the Resolution Trust Corporation in FBC 9360400 and being in the Churchill Fulshear League, Ab. 29, Fort Bend County, Texas.

Beginning at a point in the Northeast right-of-way line of State Farm Market Road No. 359 (100 feet wide) marking the South corner of said call 87.02 Acre Tract (Volume 580, Page 522; Deed Records); said corner also marking the South corner of and **place of beginning** for this tract;

THENCE, North 48deg.48'30" West (Base Bearing), along said Northeast right-of-way line of said State Farm Market Road No. 359, 1010.77 feet to the South corner of a 0.128 Acre Tract;

THENCE, North 41deg.11'30" East, 60.0 feet to a point marking a re-entrant corner of this tract;

THENCE, North 48deg.48'30" West, 85.7 feet to a point on the centerline of the Texas Illinois Natural Gas Pipeline Company 80 foot wide Easement marking the Northerly West corner of this tract;

THENCE, North 54deg.35'54" East, along the centerline of said 80 foot wide Pipeline Easement, 1002.48 feet to a point marking the North corner of this tract;

THENCE, South 00deg.52'06" West, 896.19 feet along the West line of the NORTH FULSHEAR ESTATES (Unrecorded) and TOM FULSHEAR SUBDIVISION (Volume 7, Page 77; Deed Records), to a point for corner;

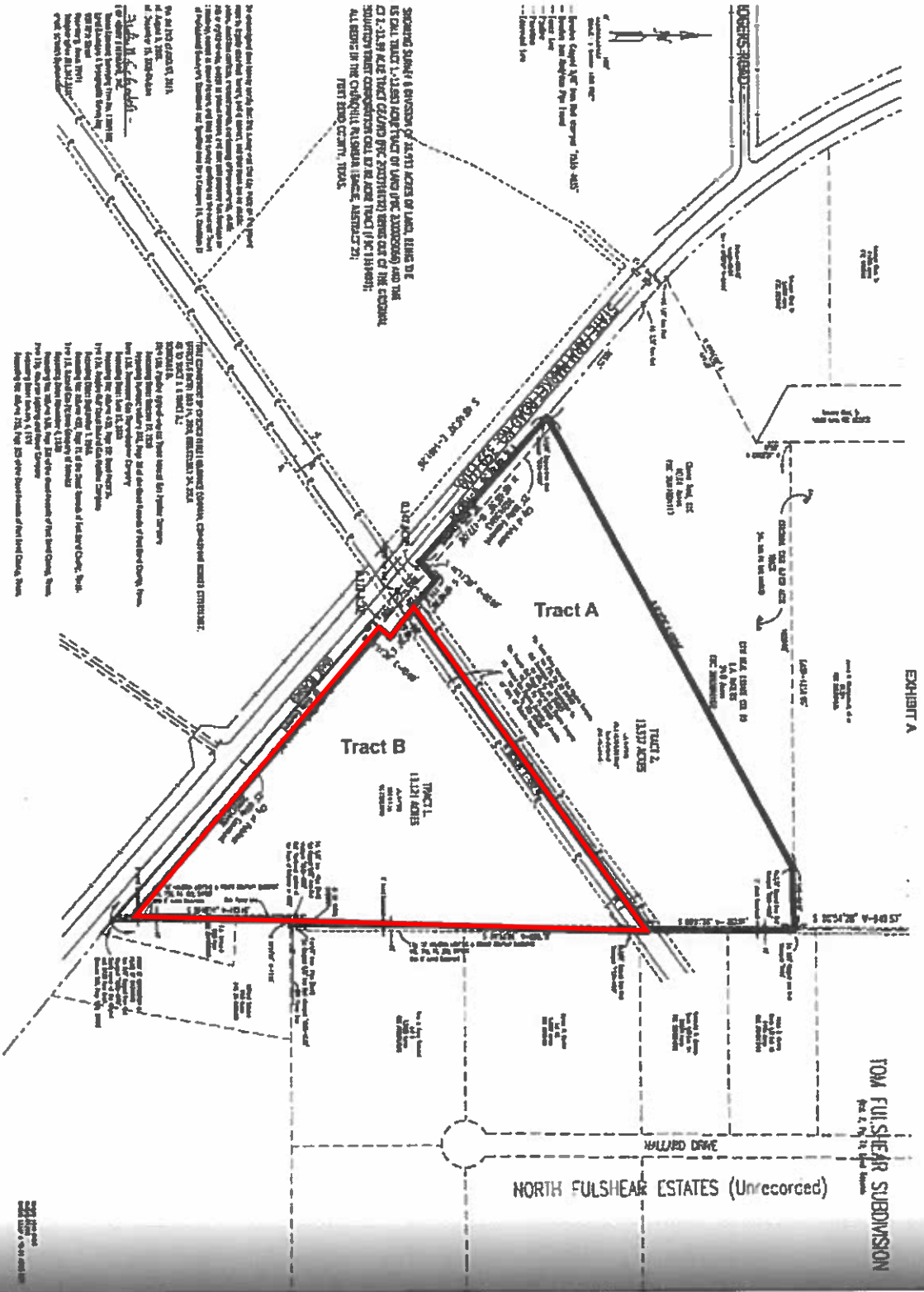
THENCE, North 89deg.01'12" West, 12.28 feet to a point for corner;

THENCE, South 00deg.43'11" West, 452.16 feet to the place of beginning and containing 13.121 Acres of Land.

Signed:   
Registered Professional Land Surveyor No. 1535

NOTE: Not a field survey this date, prepared from field survey by our Firm dated August 2, 2019.

EXHIBIT A



TOM FULSHEAR SUBDIVISION  
Part 2, to the Survey

NORTH FULSHEAR ESTATES (Unrecorded)

HULLARD DRIVE

SHOWING SURVAY & DIVISION OF 26.911 ACRES OF LAND, BEING THE  
1/2 CHAS. TRACT 1, 115.87 ACRES TRACT OF LAND (THE SUBDIVISION) AND THE  
1/2 CHAS. TRACT 2, 115.87 ACRES TRACT OF LAND (THE SUBDIVISION) BEING OUT OF THE ORIGINAL  
SUBDIVISION CONVEYED TO THE CHAS. TRACT (1/2 CHAS. TRACT)  
ALL BEING IN THE CHARLES MANSION TRACT, ALABAMA, BY THE  
FIRST DEED TO CHAS. TRACT.

THE COMPARISON OF OFFICIAL SURVEYING SYSTEMS, COMPUTED ANGLES ESTIMATED  
AS TO TRACT 1 & TRACT 2.  
BEING THE 1/2 CHAS. TRACT 1, 115.87 ACRES TRACT OF LAND (THE SUBDIVISION)  
AND THE 1/2 CHAS. TRACT 2, 115.87 ACRES TRACT OF LAND (THE SUBDIVISION)  
BEING OUT OF THE ORIGINAL SUBDIVISION CONVEYED TO THE CHAS. TRACT (1/2  
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AND THE 1/2 CHAS. TRACT 2, 115.87 ACRES TRACT OF LAND (THE SUBDIVISION)  
BEING OUT OF THE ORIGINAL SUBDIVISION CONVEYED TO THE CHAS. TRACT (1/2  
CHAS. TRACT).

2025  
11/18/2025  
10:00 AM



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 6-17-2022 Date Received by the City of Fulshear: \_\_\_\_\_

Subdivision: CANVAS ON FOUNDER'S HILL Development: \_\_\_\_\_

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: \_\_\_ City \_\_\_ ETJ (Extraterritorial Jurisdiction)

Legal Description: 15.855 AC., LOCATED IN THE C. FULSHEAR, SURVEY, A - NO. 29
CITY OF FULSHEAR, FORT BEND CO.

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

Total Acreage: 15.855 AC.

Number of Streets: 0

Number of Lots: 0

Number and Types of Reserves: 1 UNRESTRICTED RESERVE

Total Acres in Reserve: 15.855 AC.

Owner: CANVAS FULSHEAR OWNER, LLC

Address: 206 N. MAIN STREET

City/State: WHEATON, ILLINOIS, 60187

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Engineer/Planner: COSTELLO, INC.

Contact Person: ALEX KHOSHAKHLAGH, P.E.

Telephone: 713-783-7788

Fax Number: 713-783-3580

Email Address: AKHOSHAKHLAGH@COSTELLOINC.COM

Platting Fees

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

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

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

Amending or Minor Plat - \$200.00

Plat Vacation - \$500.00

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

TOTAL PLATTING FEE \$896.38

Park Fees (due at Final Plat Application) \_\_\_\_\_

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

[Signature]

JORGE L. DELA ROSA / PLAT COORDINATOR

6-17-2022

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, CANVAS FULSHEAR OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ITS VICE PRESIDENT, JENNINGS B. COOKSEY, IV, HEREBY REFERRED TO AS OWNERS OF THE 15.855 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF CANVAS ON FOUNDER'S HILL, DO HEREBY MAKE AND ESTABLISHED SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

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

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

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

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

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

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL THE PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF CANVAS ON FOUNDER'S HILL, WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION AND DO HERBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATED TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, CANVAS FULSHEAR OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, JENNINGS B. COOKSEY, IV,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CANVAS FULSHEAR OWNER, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
JENNINGS B. COOKSEY, IV,  
VICE PRESIDENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY JENNINGS B. COOKSEY, IV, VICE PRESIDENT OF CANVAS FULSHEAR OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE 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 LIABILITY COMPANY.

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

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

LIEN HOLDERS' ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, MIDLAND STATE BANK, AN ILLINOIS BANKING CORPORATION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS CANVAS ON FOUNDER'S HILL, SAID LIEN BEING EVIDENCE BY INSTRUMENT OF RECORD IN CLERK'S FILE NUMBER(S) 2021209843, 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.

MIDLAND STATE BANK  
AN ILLINOIS BANKING CORPORATION

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ OF MIDLAND STATE BANK, AN ILLINOIS BANKING 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, AND AS THE ACT AND DEED OF SAID BANKING CORPORATION.

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

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

LIEN HOLDERS' ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, SPIRIT OF TEXAS BANK, SSB, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS CANVAS ON FOUNDER'S HILL, SAID LIEN BEING EVIDENCE BY INSTRUMENT OF RECORD IN CLERK'S FILE NUMBER(S) 2019234842, 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.

SPIRIT OF TEXAS BANK, SSB

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ OF SPIRIT OF TEXAS BANK, SSB, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID BANKING CORPORATION.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

I, MARK D. ARMSTRONG AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

MARK D. ARMSTRONG  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5363

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

A. KHOSHAKHLAGH  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 101133

THIS PLAT OF CANVAS ON FOUNDER'S HILL IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS.  
THIS DAY \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

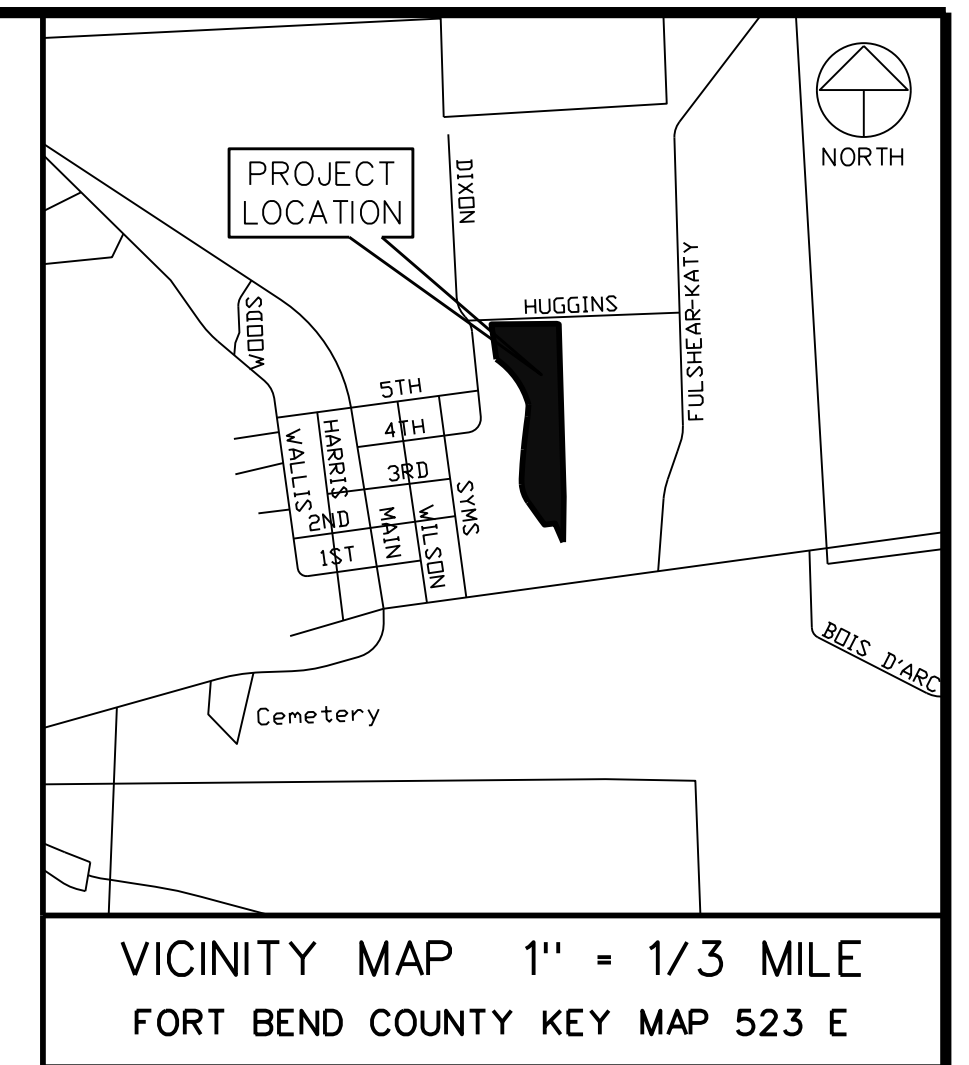
BY: \_\_\_\_\_  
AMY PEARCE, CHAIRMAN

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

THIS PLAT OF CANVAS ON FOUNDER'S HILL, WAS APPROVED ON \_\_\_\_\_, 2022, BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, PROVIDED HOWEVER THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX MONTHS THEREAFTER.

BY: \_\_\_\_\_  
AARON GROFF, MAYOR

BY: \_\_\_\_\_  
KIMBERLY KOPECKY, CITY SECRETARY



STATE OF TEXAS  
COUNTY OF FORT BEND

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2022, A.D., AT \_\_\_\_\_ O'CLOCK (A.M. OR P.M.), IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY. WITNESS MY HAND AND SEAL OF OFFICE AT RICHMOND, TEXAS, THE DAY, AND DATE LAST ABOVE WRITTEN.

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

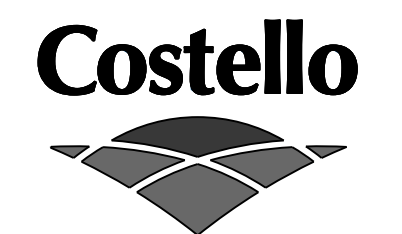
BY: \_\_\_\_\_  
DEPUTY

FINAL PLAT  
OF  
**CANVAS ON  
FOUNDER'S HILL**  
A SUBDIVISION OF 15.855 ACRES  
LOCATED IN  
THE C. FULSHEAR SURVEY, ABSTRACT NO. 29,  
CITY OF FULSHEAR  
FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE

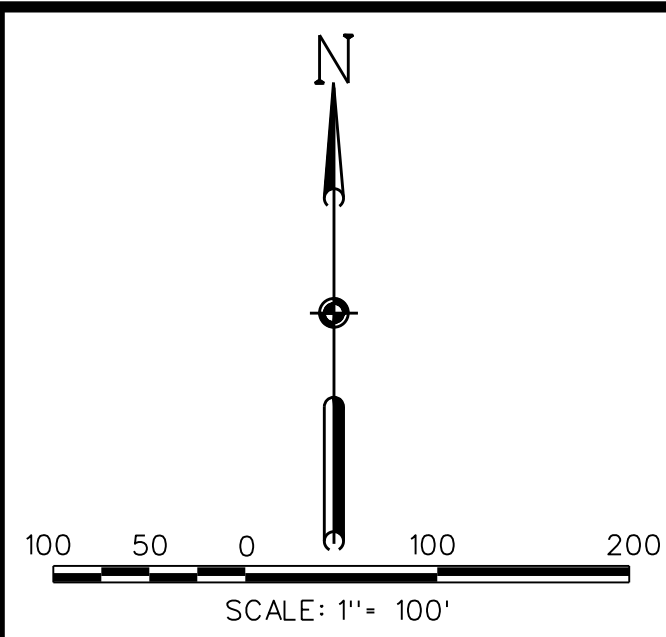
JUNE, 2022

**OWNER:**  
CANVAS FULSHEAR OWNER, LLC.  
A DELAWARE LIMITED LIABILITY COMPANY  
206 N. MAIN STREET  
WHEATON, ILLINOIS, 60187



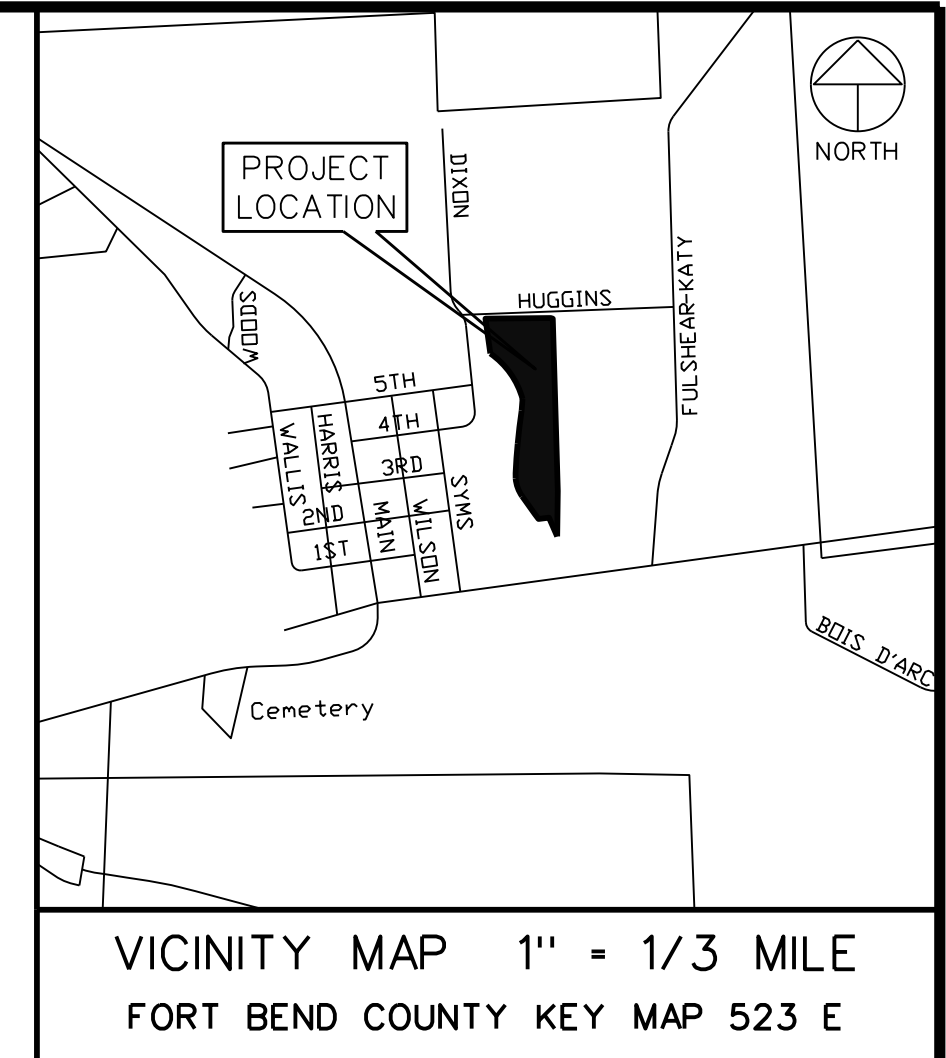
ENGINEER / SURVEYOR:

2107 CityWest Blvd., 3rd Floor  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3580  
TBPE FIRM REGISTRATION NO. 280  
TBPLS FIRM REGISTRATION NO. 100486

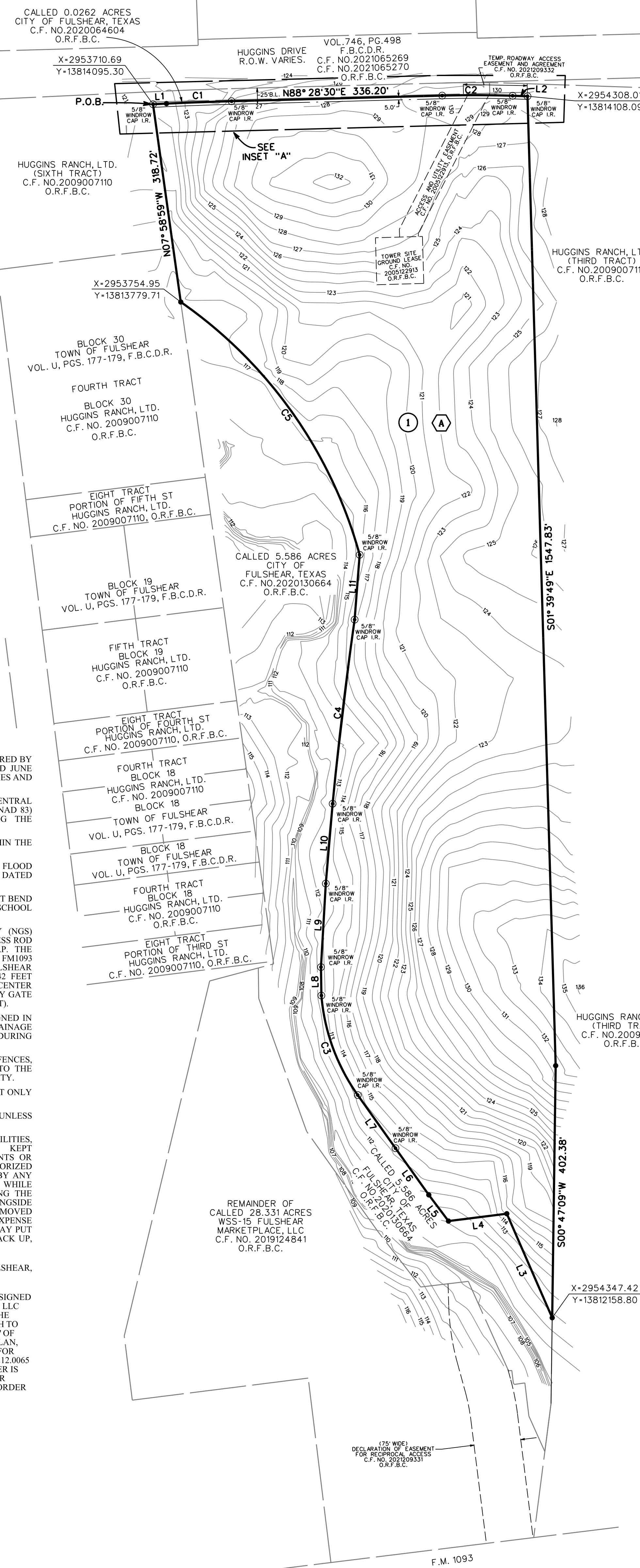


NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	103.82	5040.00	1° 10' 49"	N87° 53' 05" E	103.82
C2	112.38	1940.00	3° 19' 09"	S89° 51' 55" E	112.37
C3	171.17	320.00	30° 38' 55"	N20° 03' 15" W	169.14
C4	295.96	6605.90	2° 34' 11"	N06° 48' 43" E	295.94
C5	504.27	725.26	39° 50' 14"	N35° 16' 16" W	494.17

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N87° 17' 41" E	21.48
L2	S88° 12' 11" E	23.75
L3	N23° 33' 37" W	181.15
L4	S82° 49' 16" W	93.79
L5	N36° 56' 16" W	52.26
L6	N35° 29' 55" W	91.55
L7	N35° 22' 42" W	103.95
L8	N00° 50' 04" W	45.42
L9	N03° 18' 17" E	133.49
L10	N04° 53' 14" E	127.85
L11	N04° 25' 19" E	103.76



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



**METES AND BOUNDS DESCRIPTION FOR 15.855 ACRES**

Being a 15.855-acre tract of land located in the Churchill Fulshear League, Abstract Number 29, Fort Bend County, Texas; said 15.855-acre tract being a portion of a called 28.331 acre tract of land conveyed to W55-15 Fulshear Marketplace, L.L.C. in Clerk's File Number 2019124841 of the Official Records of Fort Bend County (O.R.F.B.C.); said 15.855-acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983, South Central Zone:

**Beginning** at a 5/8-inch iron rod with cap stamped "WINDROSE" found at the southwest corner of a called 0.0262 acre tract of land recorded in Clerk's File Number 2019124841 of the O.R.F.B.C., same being on the common line of said 28.331 acre tract and Tract Six as recorded in Clerk's File Number 2009007110 of the O.R.F.B.C.;

Thence, with the south line of 0.0262 acre tract, the following five (5) courses:

1. North 87 degrees 17 minutes 41 seconds East, a distance of 21.48 feet;
2. 103.82 feet along the arc of a curve to the right, said curve having a central angle of 01 degrees 10 minutes 49 seconds, a radius of 5,040.00 feet and a chord that bears North 87 degrees 53 minutes 05 seconds East, a distance of 103.82 feet;
3. North 88 degrees 28 minutes 30 seconds East, a distance of 336.20 feet;
4. 112.38 feet along the arc of a curve to the right, said curve having a central angle of 03 degrees 19 minutes 09 seconds, a radius of 1,940.00 feet and a chord that bears South 89 degrees 51 minutes 55 seconds East, a distance of 112.37 feet;
5. South 88 degrees 12 minutes 21 seconds East, a distance of 23.75 feet to the southeast corner of said 0.0262 acre tract, same being on the east line of said 28.331 acre tract;
6. Thence, with said east line, South 00 degrees 39 minutes 49 seconds East, a distance of 1,547.83 feet;
7. Thence, continuing with said east line, South 00 degrees 47 minutes 09 seconds West, a distance of 402.38 feet to a southeasterly corner of a called 5.586 acre tract of land recorded in Clerk's File Number 2020130664 of the O.R.F.B.C.;

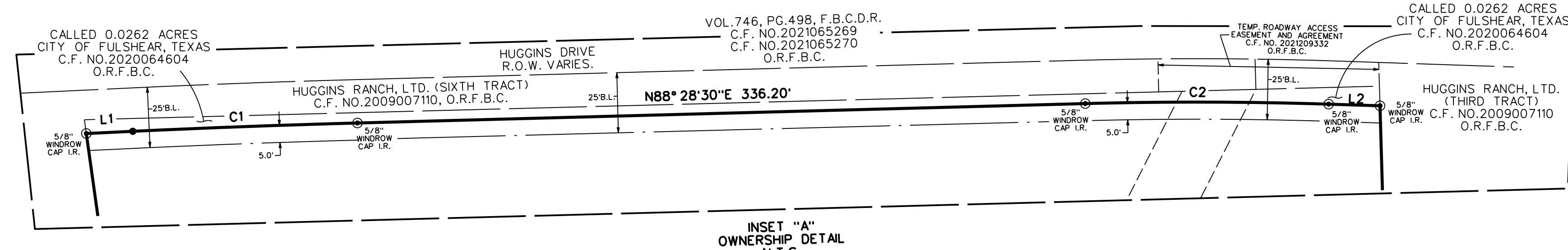
Thence, with the northeasterly line of said 5.586 acre tract, the following twelve (12) courses:

8. North 23 degrees 33 minutes 37 seconds West, a distance of 181.16 feet;
9. South 82 degrees 49 minutes 16 seconds West, a distance of 93.79 feet;
10. North 36 degrees 56 minutes 16 seconds West, a distance of 52.26 feet;
11. North 35 degrees 29 minutes 55 seconds West, a distance of 91.55 feet;
12. North 35 degrees 22 minutes 42 seconds West, a distance of 103.95 feet;
13. 171.17 feet along the arc of a curve to the right, said curve having a central angle of 30 degrees 38 minutes 55 seconds, a radius of 320.00 feet and a chord that bears North 20 degrees 03 minutes 15 seconds West, a distance of 169.14 feet;
14. North 00 degrees 50 minutes 04 seconds West, a distance of 45.42 feet;
15. North 03 degrees 18 minutes 17 seconds East, a distance of 133.49 feet;
16. North 04 degrees 53 minutes 14 seconds East, a distance of 127.85 feet;
17. 295.96 feet along the arc of a curve to the right, said curve having a central angle of 02 degrees 34 minutes 01 seconds, a radius of 6,605.90 feet and a chord that bears North 06 degrees 48 minutes 43 seconds East, a distance of 295.94 feet;
18. North 04 degrees 25 minutes 19 seconds East, a distance of 103.76 feet;
19. 504.27 feet along the arc of a curve to the left, said curve having a central angle of 39 degrees 50 minutes 14 seconds, a radius of 725.26 feet and a chord that bears North 35 degrees 16 minutes 16 seconds West, a distance of 494.17 feet to the west line of aforesaid 28.331 acre tract;
20. Thence, with said west line, North 07 degrees 58 minutes 59 seconds West, a distance of 318.72 feet to the Point of Beginning and containing 15.855 acres of land.

RESERVE "A"	UNRESTRICTED RESERVE	15.855 AC. / 690.652 S.F.

- NOTES:**
1. THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, ORDER NO. 20210613, DATED JUNE 10, 2022 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
  2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.0001945.
  3. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA.
  4. THIS PROPERTY LIES WITHIN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C0085M DATED JANUARY 29, 2021.
  5. THIS PROPERTY LIES WITHIN THE CITY OF FULSHEAR, FORT BEND COUNTY, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND FORT BEND ISD #4.
  6. CONTROL BENCHMARK: NATIONAL GEODETIC SURVEY (NGS) MARKER NO. N1505 X (PID NO. AW5483); TOP OF A STAINLESS ROD IN SLEEVE - ACCESSED THROUGH A 5-INCH LOGO CAP. THE MARKER IS LOCATED ON THE NORTH SIDE OF FM1093 APPROXIMATELY 1.34 MILES WEST OF THE CITY OF FULSHEAR (FM359), NORTH ON A DIRT DRIVE APPROXIMATELY 142 FEET FROM THE CENTERLINE OF FM1093, 13 FEET WEST OF THE CENTER OF THE DIRT DRIVE, AND 3 FEET SOUTH OF THE WESTERLY GATE POST. ELEVATION = 109.50 FEET (NAVD88, 1991 ADJUSTMENT).
  7. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
  8. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  9. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  10. ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
  11. 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 LOT 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.
  12. ALL PROPERTY LIES WITHIN THE CITY LIMITS OF FULSHEAR, TEXAS.
  13. UNDER SECTION 2.03 OF THE DEVELOPMENT AGREEMENT, SIGNED BETWEEN THE CITY OF FULSHEAR, AND HHS RESIDENTIAL, LLC AND ANY SUCCESSOR OR ASSIGN, IT WAS AGREED THAT THE DEVELOPER SHALL DEDICATE 32' OF RIGHT-OF-WAY WIDTH TO THE CITY OF FULSHEAR (LIMITS IDENTIFIED IN EXHIBIT "B" OF THE DEVELOPMENT AGREEMENT). BASED ON THE LAND PLAN, THIS 32' RIGHT-OF-WAY IS RESERVED BY THE DEVELOPER FOR FUTURE DEDICATION TO THE CITY. SUBJECT TO SECTION 212.0065 OF THE TEXAS LOCAL GOVERNMENT CODE, THE DEVELOPER IS PERMITTED TO FILE ONE OR MORE AMENDING PLAT. MINOR PLATS, OR REPLATS FOR ADMINISTRATIVE APPROVAL, IN ORDER TO COMPLETE THE AFOREMENTIONED DEDICATION.

**FINAL PLAT**  
 OF  
**CANVAS ON**  
**FOUNDER'S HILL**  
 A SUBDIVISION OF 15.855 ACRES  
 LOCATED IN  
**THE C. FULSHEAR SURVEY, ABSTRACT NO. 29,**  
**CITY OF FULSHEAR,**  
**FORT BEND COUNTY, TEXAS**  
 1 BLOCK 1 RESERVE  
 SCALE: 1"=100' JUNE, 2022  
**OWNER:**  
**CANVAS FULSHEAR OWNER, L.L.C.**  
 A DELAWARE LIMITED LIABILITY COMPANY  
 206 N. MAIN STREET  
 WHEATON, ILLINOIS, 60187



**Costello**  
 ENGINEER / SURVEYOR:  
 2107 CityWest Blvd., 3rd Floor  
 HOUSTON, TEXAS 77042  
 (713) 783-7788 FAX: 783-3580  
 TBPE FIRM REGISTRATION NO. 280  
 TBPLS FIRM REGISTRATION NO. 100486



June 17, 2022

City of Fulshear  
c/o Zach Goodlander, Director of Development Services  
29255 FM 1093 Road, # 12C  
Fulshear, Texas 77441

Re: MEWS AT CROSS CREEK RANCH - **FINAL PLAT SUBMISSION**

Dear Mr. Goodlander:

Enclosed is the City of Fulshear **Subdivision/Development Platting Application** form and additional enclosures listed below, submitted by BGE, Inc. on behalf of, the owner(s).

Please contact me if you have any questions or if any additional information is required.

Sincerely,



Trey DeVillier  
Sr. Platting Coordinator

*Enclosures:* **Plat Copies (8)**  
**City Platting Application**  
**Platting Fee Check No. 103427**  
**City Planning Letter (CPL)**  
**Owner's Ratification of Plat**  
**Utility Availability/No Objection Correspondence**  
**Drainage Impact Study (on file with City)**  
**Developer's Agreement (on file with City)**  
**Electronic copies sent via email**



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: 06/17/2022

Date Received by the City of Fulshear:

Subdivision: MEWS AT CROSS CREEK RANCH

Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary

Final

Short Form Final

Replat

Vacation Plat

Admin. (Minor) Plat

Amending Plat

TYPE OF PLAT: (Check Appropriate Selection)

Other: Waste Water Treatment Plant

Single-Family Residential

Zero Lot Line/ Patio Home

Multi-Family Residential

Planned Development

Commercial

Industrial

Plat Location: City

ETJ (Extraterritorial Jurisdiction)

Legal Description: 3.48 ACRES OF LAND LOCATED IN THE ENOCJ LATHAM SURVEY, A-50

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

Total Acreage: 3.48

Number of Streets: 0

Number of Lots: 0

Number and Types of Reserves: 2 UNRESTRICTED

Total Acres in Reserve: 3.48

Owner: CCR TEXAS HOLDINGS LP / ARVO-V LLC

Address: 5005 RIVERWAY, STE. 500 / 6414 ADDISON AVE

City/State: HOUSTON, TX 77056 / SUGAR LAND, TX 77479

Telephone: 713-960-9977

Email Address:

Engineer/Planner: BGE, INC.

Contact Person: TREY DEVILLIER

Telephone: 713-488-8204

Fax Number: 281-558-9701

Email Address: tdevillier@bgeinc.com

Platting Fees

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

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

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

Amending or Minor Plat - \$200.00

Plat Vacation - \$500.00

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

TOTAL PLATTING FEE \$587.00

Park Fees (due at Final Plat Application)

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

Handwritten signature of Trey DeVillier

Trey DeVillier

06/17/2022

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE



# *Charter Title Company*

609 Main Street, Suite 4325, Houston, Texas 77002  
(713) 222-6060

## **CITY PLANNING SEARCH REPORT**

May 6, 2022

City of Houston Planning Commission  
611 Walker Street, 6<sup>th</sup> Floor  
Houston, Tx 77002

We, Charter Title Company duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records FORT BEND County, Texas, as of May 1, 2022 insofar as they pertain to:

**BEING a 3.480 acres (151,586 square foot) tract of land situated in the Enoch Latham Jr. Survey, Abstract No. 50 of Fort Bend County, Texas and being all of a 1.600 acre tract of land described in a portion to ARVO-V LLC recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2022023894, and a portion of remainder of a called 33.40 acre tract of land as described as Tract 3 in an instrument to CCR Texas Holdings, LP recorded under F.B.C.C.F. No. 201203860, said 3.480 acre tract of land described by metes and bounds in Exhibit "A" attached hereto, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the North right-of-way line of F.M. 359 & F.M. 1093 as cited herein:**

And find the following:

### **RECORD TITLE APPEARS TO BE VESTED IN:**

**ARVO-V LLC, a Texas limited liability company and CCR TEXAS HOLDINGS LP, a Delaware limited partnership**

### **EASEMENTS AND OTHER ENCUMBRANCES:**

Temporary Access Easement granted to Fort Bend County Municipal Utility District No. 169 by instrument recorded under Clerk's File No. 2007083258 of the Official Records of Fort Bend County, Texas.

Pipeline Easement as set forth in instrument recorded under Fort Ben County Clerk's File No. 2015004161

Sanitary Sewer Easement granted to Fort Bend County Municipal Utility District No. 169, as recorded under Fort Bend County Clerk's File No. 2016023653.

Sanitary Sewer Easement granted to Fort Bend County Municipal Utility District No. 169, as recorded under Fort Bend County Clerk's File No. 2016076744.

Landscape Easement as set forth in instrument recorded under Fort Bend County Clerk's File No. 2019081135

Access Easement Agreement by and between CCR TEXAS HOLDINGS LP, a Delaware limited partnership and BRAZOS VALLEY SCHOOLS CREDIT UNION, as recorded under Fort Bend County Clerk's File No. 2019081138.

Storm Sewer and Water Line Easement granted to Fort Bend County Municipal Utility District No. 170, as recorded under Fort Bend County Clerk's File No. 2021027871.

Storm Sewer and Water Line Easement granted to Fort Bend County Municipal Utility District No. 170, as recorded under Fort Bend County Clerk's File No. 2021022568.

Electric Easement granted to CenterPoint Energy Houston Electric, LLC, as recorded under Fort Bend County Clerk's File No. 2021136690.

Reciprocal Access Easement by and between CCR TEXAS HOLDINGS LP, a Delaware limited partnership and ARVO-V LLC, a Texas limited liability company, as recorded under Fort Bend County Clerk's File No. 2022023895.

Reciprocal Option Agreement by and between CCR TEXAS HOLDINGS LP, a Delaware limited partnership and ARVO-V LLC, a Texas limited liability company, as recorded under Fort Bend County Clerk's File No. 2022023896.

Right of First Opportunity Agreement by and between CCR TEXAS HOLDINGS LP, a Delaware limited partnership and ARVO-V LLC, a Texas limited liability company, as recorded under Fort Bend County Clerk's File No. 2022023897.

Memorandum of Right of First Refusal by and between CCR TEXAS HOLDINGS LP, a Delaware limited partnership and ARVO-V LLC, a Texas limited liability company, as recorded under Fort Bend County Clerk's File No. 2022023898.

Building set back as shown on plat recorded under Plat No. 20200543 of Fort Bend County Plat Records.

All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in/under Volume 301, Page 78 of the Deed Records of Fort Bend County, Texas.

A non-participating royalty interest in and to all oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom as the same is set forth in instrument recorded in/under Volume 282, Page 240 of the Deed Records of Fort Bend County, Texas.

All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in/under Clerk's File No. 20051157542 of the County Clerk Records of Fort Bend County, Texas. Partial waiver of surface rights and Drillsite designated and Access Use Agreement under Clerk's File No. 2005003095 of the County Clerk Records of Fort Bend County, Texas.

Oil, gas and mineral lease, recorded in/under Volume 278, Page 341 of the Deed Records of Fort Bend County, Texas. (Title to said lease not checked subsequent to its date of execution.)  
Oil, gas and mineral lease, recorded in/under Volume 1510, Page 733 of the Deed Records of Fort Bend County, Texas. (Title to said lease not checked subsequent to its date of execution.)  
Memorandum of Oil, gas and mineral lease, recorded in/under Clerk's File No. 9856081 of the County Clerk Records of Fort Bend County, Texas in favor of Sonat Exploration Company. (Title to said lease not checked subsequent to its date of execution.)

Designation of Drill Sites Access easements as reflected by instrument recorded under Clerk's File No. 2005115746, 2005003095 of the County Clerk Records of Fort Bend County, Texas. Partial waiver of surface rights and drillsite and access easement use agreement as recorded under Clerk's File No. 2005003095, amended under 2006069769, 2008070479 of the County Clerk Records of Fort Bend County, Texas. Joinder agreements recorded under Clerk's File No. 2005040993, 2005040994, 2005040995, 2005040996, 2005040997 of the County Clerk Records of Fort Bend County, Texas. Assigned and assumed under Clerk's File No. 2015036794 of the Official Public Records of Fort Bend County, Texas.

All terms, conditions, and provisions of that certain Memorandum of Development Agreement, recorded in/under Clerk's File No. 2007001836 of the Official Public Records of Fort Bend County, Texas.

Rights of the Board of Water Engineers of the State of Texas to control the withdrawal of water from underground water reservoir beneath the subject property as reflected by instrument recorded in Volume 1, Page 85 of the Water Permit Records of Fort Bend County, Texas

#### **RESTRICTIONS:**

**Recorded under Fort Bend County Clerk's File No. 2021032496, 2022023893,**

**2005003096**

#### **LIENS:**

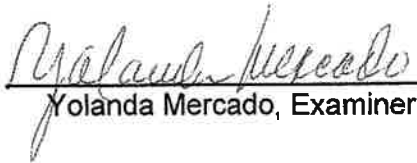
None of record.

No examination has been made as to Abstract of Judgments, state or federal tax liens, the status of taxes, tax suits, or paving assessments.

This certificate is issued for the use of and shall inure to the benefit of City of Houston; and liability of Charter Title Company hereunder for mistakes and/or errors in this certificate is limited to the cost of said certificate.

This company does not undertake to give or express any opinion as to the validity of the title to the property above described, nor the validity or effect of the instruments listed, and this certificate is neither a guaranty nor warranty of title.

Prepared by:  
Charter Title Company

BY:   
Yolanda Mercado, Examiner

May 6, 2022

**OWNER'S RATIFICATION OF PLAT**

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF FORT BEND

WHEREAS, ARVO-V LLC, a Texas limited liability company, and CCR TEXAS HOLDINGS LP, a Delaware limited partnership, owner(s) of that certain 3.480 acre tract of land out of the Enoch Latham Survey, A-50, City of Fulshear, Fort Bend County, Texas, said tract being further described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes; and

WHEREAS, ARVO-V LLC, a Texas limited liability company, has platted the herein above described tract of land into a subdivision known as MEWS AT CROSS CREEK RANCH, recorded at Plat No \_\_\_\_\_, in the Map Records of Fort Bend County, Texas; and

WHEREAS, the undersigned owner(s) did not join in the platting or sign the plat of said MEWS AT CROSS CREEK RANCH, but is willing to ratify and confirm said subdivision plat and consent to all its terms and conditions:

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That, CCR TEXAS HOLDINGS LP, a Delaware limited partnership is the owner of that certain tract of land containing 1.88 acres within the remainder of a called 33.40 acre tract of land described as Tract 3 in an instrument recorded under F.B.C.C.F. No. 2012038960, which is a portion of 3.480 acres described in Exhibit "A" attached hereto.

That the undersigned, by executing this Owner's Ratification of Plat:

- 1) Confirms that he is the owner of the respective tract described in the deed referred to above, and
- 2) Hereby ratifies, confirms, and consents to the subdivision plat of MEWS AT CROSS CREEK RANCH and all terms and conditions therein contained, as described and referred to herein and as described in as shown on the plat MEWS AT CROSS CREEK RANCH with the same force and effect as the undersigned had originally joined in the plat or signed the plat of MEWS AT CROSS CREEK RANCH.

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 2022.

CCR TEXAS HOLDINGS LP, a Delaware limited partnership

\_\_\_\_\_  
Robert J. Bamford, Senior Vice President

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Robert J. Bamford, Senior Vice President of CCR TEXAS HOLDINGS LP, a Delaware 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.

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

NOTARY PUBLIC in and for the State of TEXAS

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

EXHIBIT "A"

MEWS AT CROSS CREEK RANCH  
3.480 ACRES

MAY 5, 2022  
10305-00

DESCRIPTION OF A 3.480 ACRE TRACT OF LAND SITUATED  
IN THE ENOCH LATHAM JR. SURVEY, ABSTRACT NO. 50  
FORT BEND COUNTY, TEXAS

BEING a 3.480 acres (151,586 square foot) tract of land situated in the Enoch Latham Jr. Survey, Abstract No. 50 of Fort Bend County, Texas and being all of a 1.600 acre tract of land described in a portion to ARVO-V LLC recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2022023894, and a portion of remainder of a called 33.40 acre tract of land as described as Tract 3 in an instrument to CCR Texas Holdings, LP recorded under F.B.C.C.F. No. 201203860, said 3.480 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the North right-of-way line of F.M. 359 & F.M. 1093 as cited herein:

**BEGINNING** at a 1/2-inch iron pipe found for the common Southeast corner of said 1.600 acre tract and the herein described tract, same being the Southwest corner of Unrestricted Reserve "A", Block 1 of BVSCU CROSS CREEK RANCH, a subdivision per plat recorded under Plat Number 20200153 of the Fort Bend County Plat Records (F.B.C.P.R.), lying on the North right-of-way line of F.M. 359 & F.M. 1093 (120 feet wide) recorded under Volume 243, Page 169 of the Fort Bend County Deed Records (F.B.C.D.R), Volume 2479, Page 1664 of the F.B.C.D.R. and a called 0.3375 acre tract of land as described in an instrument to Fort Bend County, Texas recorded under F.B.C.C.F. No. 2017049959;

THENCE, S 82°58'56" W, along and with the South line of said 1.600 acre tract and the North right-of-way of said F.M. 359 & F.M. 1093, at a distance of 249.83 feet passing a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Southwest corner of said 1.600 acre tract, continuing along and with said North right-of-way line for a total distance of 553.80 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southwest corner of the herein described tract;

THENCE, N 02°37'40" W, over and across said 33.40 acre tract, a distance of 279.79 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for Northwest corner of the herein described tract;

THENCE, N 82°58'56" E, continuing over and across said 33.40 acre tract, at a distance of 105.40 feet passing a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Southwest corner of Unrestricted Reserve "A", Block 1 of ARGONNE, a subdivision per plat recorded under Plat Number 20200212 of the F.B.C.P.R., continuing along and with the South line of said Unrestricted Reserve "A" of said ARGONNE at a distance of 283.13 feet passing a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Northwest corner of said 1.600 acre tract, continuing along and with the South line of said ARGONNE, same being the North line of said 1.600 acre tract for a total distance of 532.96 feet to a 1/2-inch iron pipe found for the common Northeast corner of said 1.600 acre tract and the herein described tract, same being the Northwest corner of Unrestricted Reserve "A" of said BVSCU CROSS CREEK RANCH;

THENCE, S 06°53'58" E, along and with the West line of Unrestricted Reserve "A" of said BVSCU CROSS CREEK RANCH, same being the East line of said 1.600 acre tract a distance of 278.97 feet to the **POINT OF BEGINNING** and containing 3.480 acres (151,586 square feet) of land.



May 19, 2022

City of Fulshear  
30603 FM 1093  
Fulshear, TX 77441

**Re: PRELIMINARY PLAT MEWS AT CROSS CREEK RANCH**

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations (hereinafter referred to as "CenterPoint Energy"), has been asked to provide a Letter of No Objection for the above referenced plat dated May 20, 2022.

At this time, CenterPoint Energy has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, CenterPoint Energy will require exclusive easements.

Upon completion of CenterPoint Energy's facility designs, dedicated utility easements may be determined inadequate by CenterPoint Energy. In these cases, the developer, his successors or assigns, will be required to provide CenterPoint Energy with exclusive easements.

This letter does not give consent to any abandonment of pre-existing easements, roads, alleys or street right-of-ways. Abandonment of any of the above requires a formal review, consent and/or closure process.

If there are any questions, please contact Kathy Kane at 337-298.4917.

Sincerely,

*Kathy Kane*

Kathy Kane  
Senior Right of Way Agent  
Paragon Partners Consultants, Inc.  
Contractor Representing CenterPoint Energy Houston

C: Trey DeVillier <TDeVillier@bgeinc.com>

**Plat No.: PLR22.215**

## Trey DeVillier

---

**From:** Trey DeVillier  
**Sent:** Thursday, June 16, 2022 4:59 PM  
**To:** plat.review.tx@centerpointenergy.com  
**Subject:** MEWS AT CROSS CREEK RANCH - Final Plat NO OBJECT REQUEST (CPE)  
**Attachments:** 2022-6-17\_PLAT\_MEWS AT CCR\_Final Plat.pdf

Please provide us a letter of “**utility availability**”, “**will serve**” or “**no objection**” for the attached plat as required for final plats by the City of Fulshear.

If you have any questions or require any additional information, please feel free to call or email.

Respectfully,

**Trey DeVillier** | Sr. Platting Coordinator  
Planning + Landscape Architecture  
BGE, Inc.  
Direct: 713-488-8204



Serving. Leading. Solving.™

---

**From:** Trey DeVillier  
**Sent:** Friday, May 6, 2022 10:37 AM  
**To:** plat.review.tx@centerpointenergy.com  
**Subject:** MEWS AT CROSS CREEK RANCH - Preliminary Plat NO OBJECT REQUEST (CPE)

Please provide us a letter of “**utility availability**”, “**will serve**” or “**no objection**” for the attached plat as required for final plats by the City of Fulshear.

If you have any questions or require any additional information please feel free to call or email.

Respectfully,

**Trey DeVillier** | Platting Coordinator  
BGE, Inc.  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, TX 77494  
Tel: 281-579-0340  
Direct: 713-488-8204  
Fax: 281-579-8212  
[tdevillier@bgeinc.com](mailto:tdevillier@bgeinc.com)  
[www.bgeinc.com](http://www.bgeinc.com)





May 9, 2022

Trey DeVillier | Platting Coordinator  
BGE, Inc.  
23501 Cinco Ranch Blvd., Suite A-250  
Houston, Texas 77494

**Re: Mews at Cross Creek Ranch**

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced survey dated May 20, 2022.

At this time, Comcast Cable has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, Comcast Cable will require exclusive easements.

Upon completion of Comcast Cable's facility design, if so required, dedicated utility easements may be determined inadequate by Comcast Cable. In these cases, the developer, his successors or assigns, will be required to provide Comcast with exclusive easements.

This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys, or street rights-of-way. Abandonment of any of the above requires a formal review, consent and closure process.

Please feel free to contact me at 435-224-2356 with any questions that you may have.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jeff Houston".

Jeff Houston  
Authorized Representative



May 6, 2022

BGE, Inc.  
Attn: Trey DeVillier  
23501 Cinco Ranch Blvd., Suite A-250  
Houston, Texas 77494

Dear Trey DeVillier,

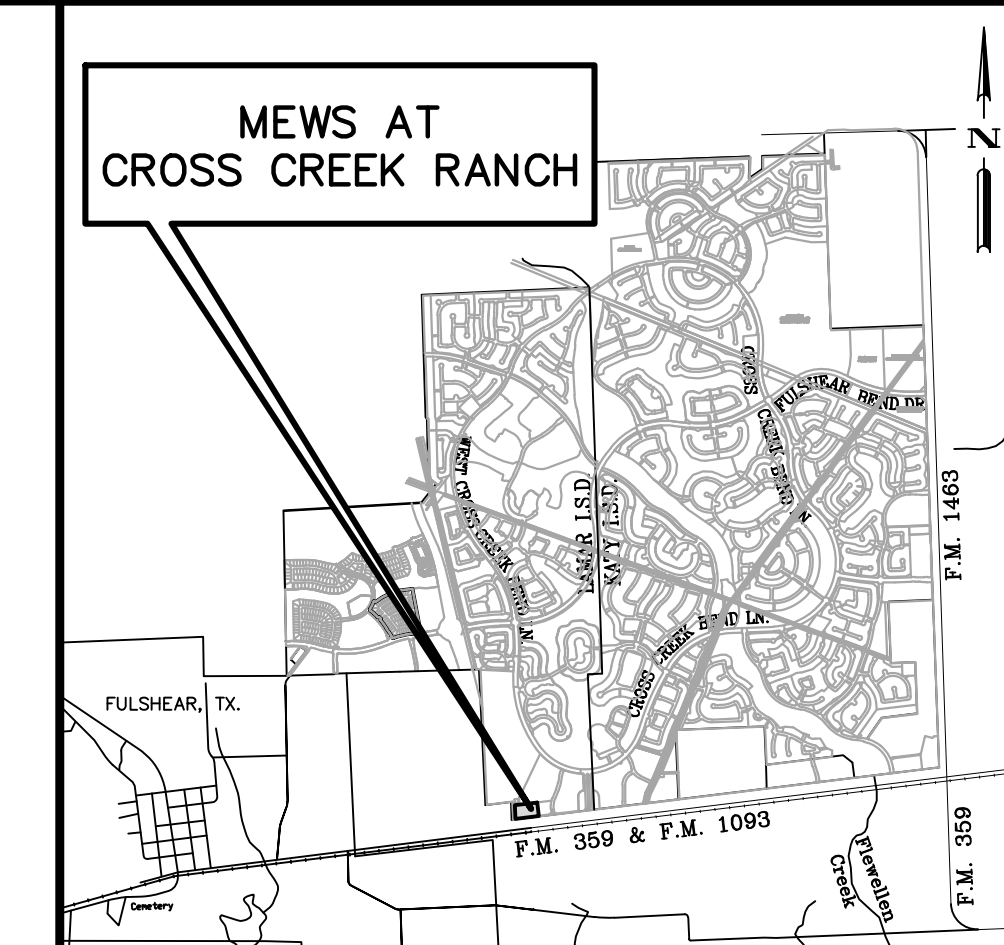
AT&T is pleased to respond to your request for no objection letter of plans received for the MEWS AT CROSS CREEK RANCH located west of Cross Creek Ranch Blvd, Fulshear, Texas. AT&T places facilities within easements and/or public right-of-way adjacent to property requiring service.

Please contact me as soon as this development is approved, or have your agent call me. I will need adequate time to place new facilities for service to this development. Thank you very much. If you have any questions or require additional information, please contact me at my office: 281-341-4312 or e-mail me at: [mb2759@att.com](mailto:mb2759@att.com).

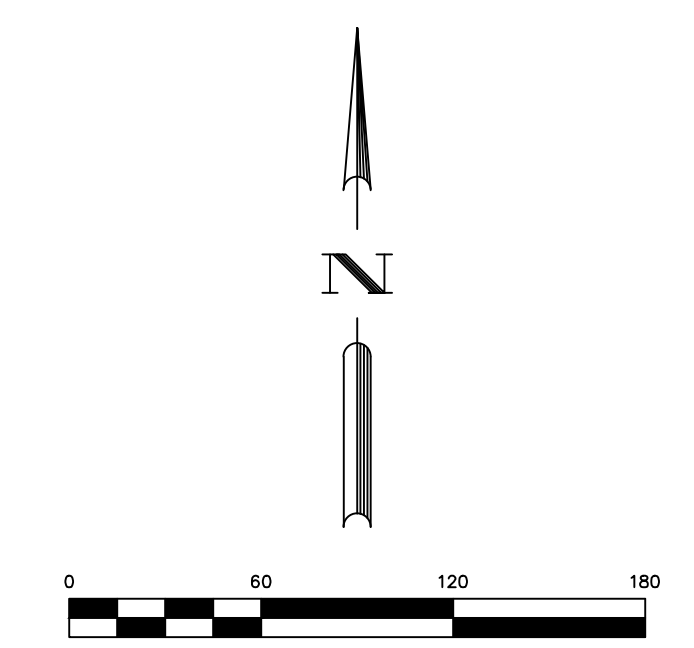
Sincerely,

*Mike Broussard*

Mike Broussard  
Manager OSP Planning and Engineering Design



VICINITY MAP  
SCALE: 1"=4,000'



DESCRIPTION OF A 3.480 ACRE TRACT OF LAND SITUATED IN THE ENOCH LATHAM JR. SURVEY, ABSTRACT NO. 50 FORT BEND COUNTY, TEXAS

BEING a 3.480 acres (151,586 square foot) tract of land situated in the Enoch Latham Jr. Survey, Abstract No. 50 of Fort Bend County, Texas and being all of a 1,600 acre tract of land described in a portion to ARVO-V LLC recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2022023894, and a portion of remainder of a called 33.40 acre tract of land as described as Tract 3 in an instrument to CCR Texas Holdings, LP recorded under F.B.C.C.F. No. 201203860, said 3.480 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the North right-of-way line of F.M. 359 & F.M. 1093 as cited herein:

BEGINNING at a 1/2-inch iron pipe found for the common Southeast corner of said 1,600 acre tract and the herein described tract, some being the Southwest corner of Unrestricted Reserve "A", Block 1 of BVSCU CROSS CREEK RANCH, a subdivision per plat recorded under Plat Number 20200153 of the Fort Bend County Plat Records (F.B.C.P.R.), lying on the North right-of-way line of F.M. 359 & F.M. 1093 (120 feet wide) recorded under Volume 243, Page 169 of the Fort Bend County Deed Records (F.B.C.D.R.), Volume 2479, Page 1664 of the F.B.C.D.R. and a called 0.3375 acre tract of land as described in an instrument to Fort Bend County, Texas recorded under F.B.C.C.F. No. 2017049959;

THENCE, S 82°58'56" W, along and with the South line of said 1,600 acre tract and the North right-of-way of said F.M. 359 & F.M. 1093, at a distance of 249.83 feet passing a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Southwest corner of said 1,600 acre tract, continuing along and with said North right-of-way line for a total distance of 553.80 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southwest corner of the herein described tract;

THENCE, N 02°37'40" W, over and across said 33.40 acre tract, a distance of 279.79 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for Northwest corner of the herein described tract;

THENCE, N 82°58'56" E, continuing over and across said 33.40 acre tract, at a distance of 105.40 feet passing a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Southwest corner of Unrestricted Reserve "A", Block 1 of ARGONNE, a subdivision per plat recorded under Plat Number 20200212 of the F.B.C.P.R., continuing along and with the South line of said Unrestricted Reserve "A" of said ARGONNE at a distance of 283.13 feet passing a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Northwest corner of said 1,600 acre tract, continuing along and with the South line of said ARGONNE, some being the North line of said 1,600 acre tract for a total distance of 532.96 feet to a 1/2-inch iron pipe found for the common Northeast corner of said 1,600 acre tract and the herein described tract, some being the Northwest corner of Unrestricted Reserve "A" of said BVSCU CROSS CREEK RANCH;

THENCE, S 06°53'58" E, along and with the West line of Unrestricted Reserve "A" of said BVSCU CROSS CREEK RANCH, some being the East line of said 1,600 acre tract a distance of 278.97 feet to the POINT OF BEGINNING and containing 3.480 acres (151,586 square feet) of land.

GENERAL NOTES

- "U.E." indicates "Utility Easement".
- "B.L." indicates "Building Line".
- "W.L.E." indicates "Water Line Easement".
- "SAN.S.E." indicates "Sanitary Sewer Easement".
- "STM.S.E." indicates "Storm Sewer Easement".
- "A.E." indicates "Aerial Easement".
- "I" indicates Iron.
- "FND." indicates Found.
- "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
- "F.B.C.P.R." indicates "Plat Records of Fort Bend County".
- "F.B.C.D.R." indicates "Deed Records of Fort Bend County".
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale 1.00011497.
- Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the North right-of-way line of F.M. 359 & F.M. 1093 (120 feet wide) recorded under Volume 243, Page 169 of the Fort Bend County Deed Records (F.B.C.D.R.), Volume 2479, Page 1664 of the F.B.C.D.R. and a called 0.3375 acre tract of land as described in an instrument to Fort Bend County, Texas recorded under F.B.C.C.F. No. 2017049959.
- There are pipeline easements within the boundaries of the subject tract based on the title research provided per City Planning Letter prepared by Charter Title Company, dated May 1, 2022, shown hereon.
- The property lies in the Unshaded Zone "X" (areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0105L, Revised April 2, 2014.
- All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.
- Any easements shown on this plat created by separate instrument continue to be governed by the terms of those instruments and are only dedicated to the public to extent set forth in said separate instrument.

# MEWS AT CROSS CREEK RANCH

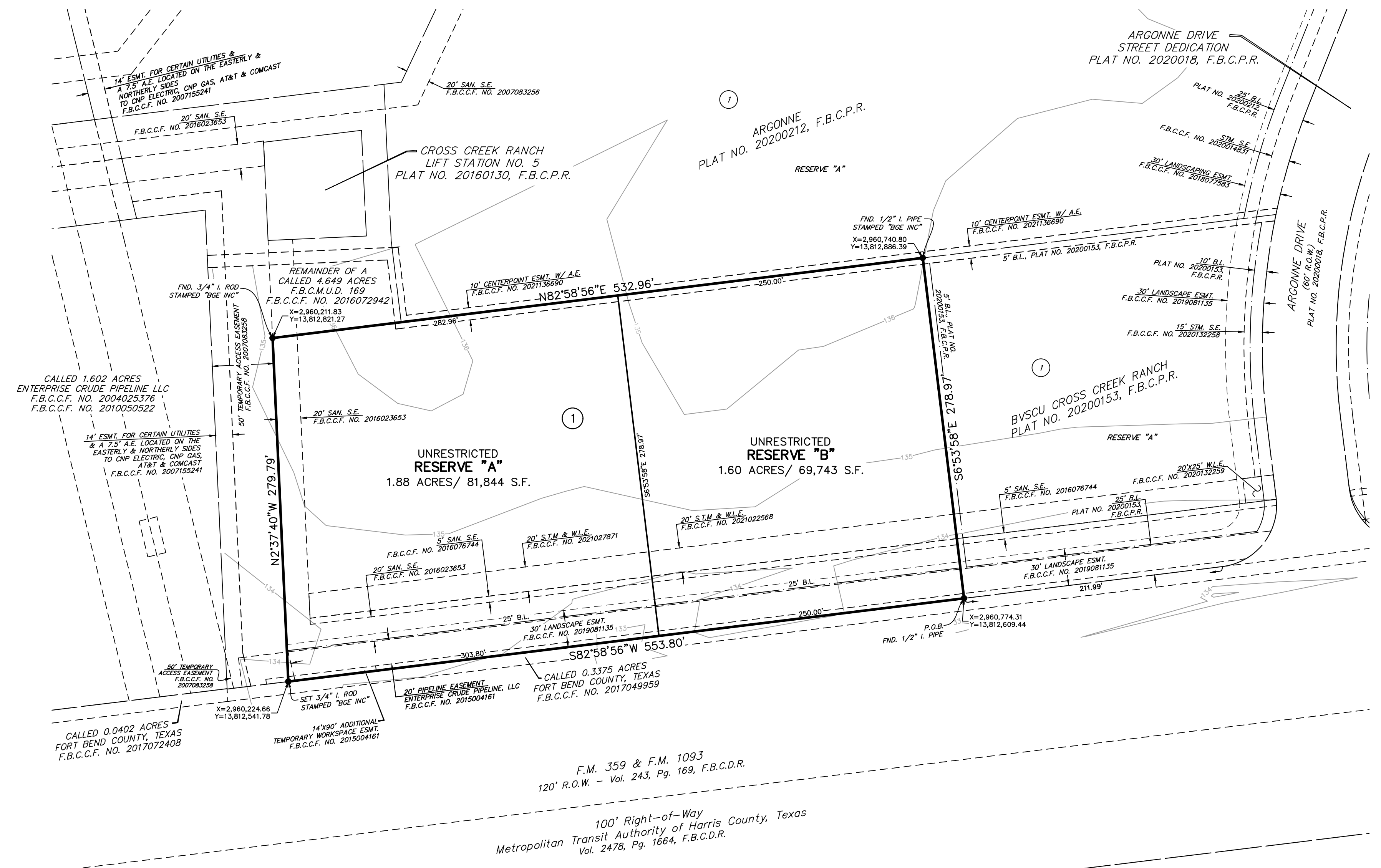
A SUBDIVISION OF 3.48 ACRES OF LAND LOCATED IN THE ENOCH LATHAM JR. SURVEY, ABSTRACT NO. 50 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVES: 2 BLOCKS: 1  
SCALE: 1"=60' DATE: JUNE 17, 2022

OWNER: CCR TEXAS HOLDINGS LP a Delaware limited partnership 5005 RIVERWAY, SUITE 500 HOUSTON, TEXAS 77056 (713) 960-9977 LARRY JOHNSON	OWNER: ARVO-V LLC, a Texas limited liability company 6414 ADDISON AVENUE SUGAR LAND, TEXAS 77479 (000) 000-0000 VIBHOR MEHROTA	LAND PLANNER: META PLANNING + DESIGN LLC 24275 KATY FREEWAY, SUITE 200 KATY, TEXAS 77494 (281) 810-1422 CAITLIN KING
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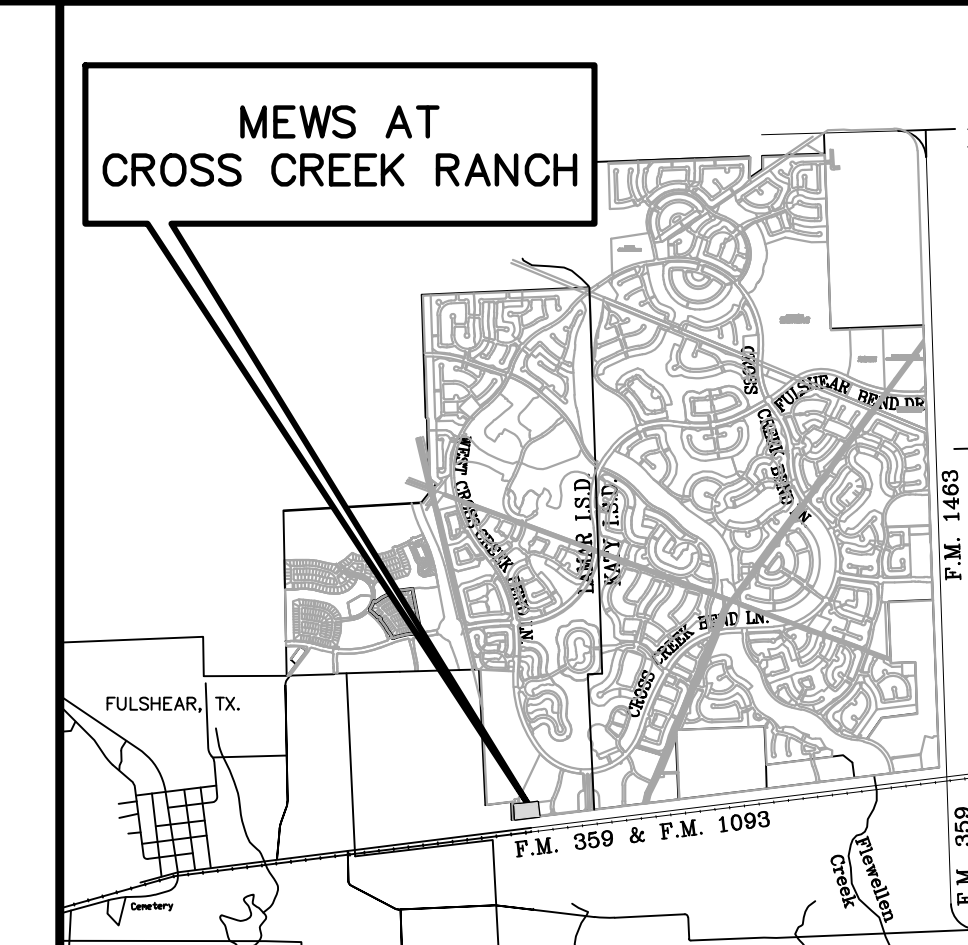


**BGE, Inc.**  
10777 Westheimer, Suite 400, Houston, TX 77042  
Tel: 281-558-8700 • www.bgeinc.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 101065-00  
JASON SVATEK



F.M. 359 & F.M. 1093  
120' R.O.W. - Vol. 243, Pg. 169, F.B.C.D.R.  
100' Right-of-Way  
Transit Authority of Harris County, Texas  
Metropolitan  
Vol. 2478, Pg. 1664, F.B.C.D.R.

C:\Users\jason.vatek\Documents\Projects\2022\MEWS AT CROSS CREEK RANCH\TRACT\_3\_48\_ACRS.dwg 6/17/2022 9:28 AM



VICINITY MAP  
SCALE: 1"=4,000'

STATE OF TEXAS  
COUNTY OF FORT BEND

We, ARVO-V LLC, a Texas limited liability company, acting by and through Vibhor Mehrota, Managing Member, hereinafter referred to as Owner of the 3.480 acre tract described in the above and foregoing map of MEWS AT CROSS CREEK RANCH, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

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

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

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

IN TESTIMONY WHEREOF, ARVO-V LLC, a Texas limited liability company, acting by and through its Managing Member, has caused these presents to be signed by Vibhor Mehrota, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

ARVO-V LLC, a Texas limited liability company

By: \_\_\_\_\_  
Vibhor Mehrota, Managing Member

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Vibhor Mehrota, Managing Member of ARVO-V LLC, a Texas limited liability company, 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, Chris Jordan, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

Chris Jordan, R.P.L.S.  
Texas Registration No. 6750

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

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

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

This plat of CREEK RUSH AT CROSS CREEK RANCH SECTION SIX 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.

\_\_\_\_\_  
Aaron Graff  
Mayor

\_\_\_\_\_  
Kimberly Kopecky  
City Secretary

I, Laura Richard, County Clerk in and for Fort Bend County, Hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2022, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in Plat Number \_\_\_\_\_ of the plat records of said county.

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

\_\_\_\_\_  
Laura Richard  
County Clerk  
Fort Bend County, Texas

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

# MEWS AT CROSS CREEK RANCH

A SUBDIVISION OF 3.48 ACRES OF LAND  
LOCATED IN THE ENOCH LATHAM JR.  
SURVEY, ABSTRACT NO. 50  
CITY OF FULSHEAR,  
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVES: 2 BLOCKS: 1  
SCALE: 1"=60' DATE: JUNE 17, 2022

OWNER: CCR TEXAS HOLDINGS LP a Delaware limited partnership 5005 RIVERWAY, SUITE 500 HOUSTON, TEXAS 77056 (713) 960-9977 LARRY JOHNSON	OWNER: ARVO-V LLC, a Texas limited liability company 6414 ADDISON AVENUE SUGAR LAND, TEXAS 77479 (000) 000-0000 VIBHOR MEHROTA	LAND PLANNER: META PLANNING + DESIGN LLC 24275 KATY FREEWAY, SUITE 200 KATY, TEXAS 77494 (281) 810-1422 CAITLIN KING
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**BGE**  
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 SVATEK

G:\Projects\ARVO\MEWS AT CROSS CREEK RANCH\TRACT\_3\_48\_ACRS.dwg 6/17/2022 8:14 AM



# CITY OF FULSHEAR

## BUILDING SERVICES

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

### Subdivision/Development Platting Application

Date: 6/16/22 Date Received by the City of Fulshear: \_\_\_\_\_  
Subdivision: Cross Creek Ranch Development: Cross Creek Ranch master plan sign plan - Revised

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

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

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

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

**Plat Location:**  City  ETJ (Extraterritorial Jurisdiction)

**Legal Description:** Cross Creek Ranch

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

Total Acreage: 3200  
Number of Streets: \_\_\_\_\_  
Number of Lots: \_\_\_\_\_  
Number and Types of Reserves: \_\_\_\_\_  
Total Acres in Reserve: \_\_\_\_\_

**Owner:** CCR Texas Holdings LP  
**Address:** 6450 Crosscreek Bend Lane  
**City/State:** Fulshear / Texas  
**Telephone:** 281-344-9882  
**Email Address:** toddh@johnsondev.com

**Engineer/Planner:** NIA

**Contact Person:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**Fax Number:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

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

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

Jed Hilt SIGNATURE Todd Hamilton / Sr. Dev. Mgr. TYPED OR PRINTED NAME/TITLE 6/17/22 DATE