



"FIND YOUR FUTURE IN FULSHEAR"

6611 WEST CROSS CREEK BEND LANE/ PO BOX 279 ~ FULSHEAR, TEXAS 77441

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

WWW.FULSHEARTEXAS.GOV

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

PLANNING & ZONING:
MEMBER- CHRISTOPHER MALLET
MEMBER- GREGORY EHMAN

CO-CHAIR- DAR HAKIMZADEH
MEMBER- JOHN DOWDALL

CITY MANAGER: Jack Harper

STAFF:
CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: Byron Brown

PLANNING AND ZONING COMMISSION MEETING AGENDA NOVEMBER 4, 2022

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD ON FRIDAY, NOVEMBER 4, 2022 AT 8:30 A.M. AT FULSHEAR CITY HALL, 6611 WEST CROSS CREEK BEND LANE, FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS.

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

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

1. Call to Order

2. Quorum

3. Citizen's Comments

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

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

5. Consideration and possible action to recommend approval of an update to the Cross Creek Ranch General Plan

6. Consideration and possible action to recommend approval of the Ventera Cross Creek Ranch Final Plat

7. Consideration and possible action to recommend approval of the Petsuites Cross Creek Ranch Final Plat

8. Consideration and possible action to recommend approval of the Lamar CISD Elementary School No. 33 Final Plat

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

10. Consideration and possible action to recommend approval of the Fulshear Lakes Way and Lou Waters Parkway Street Dedication Final Plat

11. Consideration and possible action to recommend approval of an update to the Tamarron West Master Sign Plan

12. Discussion and possible action to recommend standards for signs within roundabout intersections

13. Adjournment

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

Note: In compliance with the American Disabilities Act, and to the extent applicable, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must

be made at least 48 business hours prior to this meeting. Please contact the City Secretary's office at 281-346-1796 for further information.

I, Kimberly Kopecky, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Planning and Zoning Commission of the City of Fulshear, Texas was posted on Friday, October 28, 2022 by 5:00 p.m., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

Kimberly Kopecky

Kimberly Kopecky, City Secretary



CITY OF FULSHEAR

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

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

CO-CHAIR- DAR HAKIMZADEH
MEMBER- JOHN DOWDALL

CITY MANAGER: Jack Harper

STAFF:
CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING MINUTES OCTOBER 7, 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, OCTOBER 07, 2022, AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR TEXAS 77441

2. Quorum

A QUORUM WAS PRESENT.

MEMBERS PRESENT

*AMY PEARCE
JOAN BERGER
DAR HAKIMZADEH
GREGORY EHMAN
JOE WARDELL*

MEMBERS ABSENT

*JOHN DOWDALL
CHRISTOPHER MALLETT*

CITY STAFF PRESENT

KIMBERLY KOPECKY
MARIELA RODRIGUEZ
ZACH GOODLANDER
CLIFF BROUHARD

OTHERS PRESENT

PTAH HARDING
AARON COULTOR
JOHN PROFFITT
KIM STACY
JOE PORTO
GERALD GRISSOM
CAITLIN KING
LARKIN HEAD
SYBIL HEAD
KATHY WARD
TREY DEVILLIER
SUZANNE BOX
H.P. KOLLURU
TERNE WARDU
AND 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.

KIM STACY, RESIDENT OF TERRI LANE, SPOKE REGARDING ITEM 9 ON THE AGENDA AND HER CONCERNS WITH DRAINAGE, TRAFFIC, AND DEVELOPMENT.

JOE PORTO, RESIDENT OF OAK LANE, WANTED TO ECHO OFF OF MS. STACYS COMMENTS AND EXPRESSED HIS CONCERNS REGARDING FLOODING AND DRAINAGE.

KATHY WARD, RESIDENT OF LEA LANE, SPOKE REGARDING THE DRAINAGE ISSUES IN AND AROUND HER AREA.

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 6.138 acre tract of land located at 7355 Farm-to-Market 359 S Fulshear, Texas 77441. The tract of land,

currently vacant, and currently zoned General Commercial requests to be zoned into the “Industrial” (3.716 acres) and “Downtown District” (2.422 acres) zoning districts. The first Public Hearing will be held by the Planning and Zoning Commission on October 7, 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 October 18, 2022 at 7:00 p.m., the hearing will be held at the Irene Stern Community Center, 6920 Katy-Fulshear Road, Fulshear, Texas 77441. 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 Secretary’s office located at 6611 W. Cross Creek Bend Ln., Fulshear, Texas 77441 on Monday through Thursdays from 8:00 a.m. to 5:00 p.m. and Fridays from 8:00 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 8:38 A.M.

NO ONE WISHED TO SPEAK.

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:40 A.M.

5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on September 2, 2022

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON SEPTEMBER 2, 2022. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, HAKIMZADEH, EHMAN, WARDELL

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MALLETT

6. Consideration and possible action to recommend approval of the Lamar CISD Willie Melton Sr. Elementary School Preliminary Plat

CLIFF BROUHARD RECOMMENDED THIS PLAT FOR APPROVAL AS SUBMITTED.

ZACH GOODLANDER AND CLIFF BOTH ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE LAMAR CISD WILLIE MELTON SR. ELEMENTARY SCHOOL PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WARDELL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MALLETT

7. Consideration and possible action to recommend approval of the PetSuites Cross Creek Ranch Preliminary Plat

PER CLIFF THIS PLAT IS RECOMMENDED FOR APPROVAL AS SUBMITTED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO APPROVE THE PETSUITES CROSS CREEK RANCH PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MALLETT

8. Consideration and possible action to recommend approval of the Venterra Cross Creek Ranch Preliminary Plat

PER CLIFF THIS PLAT IS RECOMMENDED FOR APPROVAL AS SUBMITTED.

TODD HAMILTON WITH JOHNSON DEVELOPMENT ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE VENTERRA CROSS CREEK RANCH PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WARDELL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MALLETT

9. Consideration and possible action to approve the Belmont Estates Preliminary Plat

PER CLIFF THIS PLAT IS RECOMMENDED FOR APPROVAL.

ZACH GOODLANDER AND CLIFF BROUHARD ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE BELMONT ESTATES PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN

NAYS: WARDELL

ABSTAIN:

ABSENT: DOWDALL, MALLETT

10. Consideration and possible action to approve the Fulshear Bend in Cross Creek West Street Dedication No. 1 Preliminary Plat

PER CLIFF THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE FULSHEAR BEND DR IN CROSS CREEK WEST STREET DEDICATION NO. 1 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MALLETT

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

11. Consideration and possible action to recommend approval of the Del Webb Fulshear Section 4 Final Plat

12. Consideration and possible action to recommend approval of the Del Webb Fulshear Section 5 Final Plat

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

PER CLIFF DEL WEBB FULSHEAR SECTIONS 4, 5, AND 7 FINAL PLATS ARE RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE DEL WEBB FULSHEAR SECTION 4, SECTION 5, AND SECTION 7 FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL

NAYS:

ABSTAIN:
ABSENT: DOWDALL, MALLETT

***CHAIRMAN PEARCE ASKED TO TAKE ITEMS 14-15 TOGETHER. THERE WERE NO OBJECTIONS.

14. Consideration and possible action to recommend approval of the Bonterra at Cross Creek Ranch Section 10A Final Plat

15. Consideration and possible action to recommend approval of the Bonterra at Cross Creek Ranch Section 10B Final Plat

PER CLIFF BOTH PLATS ARE RECOMMENDED FOR APPROVAL AS SUBMITTED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE BONTERRA AT CROSS CREEK RANCH SECTION 10A AND SECTION 10B FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WARDELL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MALLETT

16. Consideration and possible action to recommend approval of the Tamarron Parkway in Tamarron West Street Dedication Section 1 Final Plat

CLIFF STATED THE NAME WAS UPDATED AND ALL COMMENTS WERE ADDRESSED. PER CLIFF THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE TAMARRON PARKWAY IN TAMARRON WEST STREET DEDICATION SECTION 1 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WARDELL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MALLETT

17. Consideration and possible action to recommend approval of the Jordan Ranch Boulevard in Tamarron West Street Dedication Section 1 Final Plat

PER CLIFF THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMANN TO RECOMMEND APPROVAL OF THE JORDAN RANCH BOULEVARD IN TAMARRON WEST STREET DEDICATION SECTION 1 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMANN, WARDELL

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MALLETT

****CHAIRMAN PEARCE ASKED TO TAKE ITEMS 18-22 TOGETHER. THERE WERE NO OBJECTIONS.*

- 18. Consideration and possible action to recommend approval of the Fulshear Lakes Lakeside Village Section 1 Final Plat**
- 19. Consideration and possible action to recommend approval of the Fulshear Lakes Lakeside Village Section 2 Final Plat**
- 20. Consideration and possible action to recommend approval of the Fulshear Lakes Lakeside Village Section 3 Final Plat**
- 21. Consideration and possible action to recommend approval of the Fulshear Lakes Lakeside Village Section 4 Final Plat**
- 22. Consideration and possible action to recommend approval of the Fulshear Lakes Lakeside Village Section 6 Final Plat**

PER CLIFF ALL MINOR COMMENTS HAVE BEEN ADDRESSED. CLIFF EXPLAINED THAT ITEM 22 IS ACTUALLY FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 6 FINAL PLAT INSTEAD OF FULSHEAR LAKES LAKESIDE VILLAGE.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMANN TO RECOMMEND APPROVAL OF THE FULSHEAR LAKES LAKESIDE VILLAGE SECTION 1, SECTION 2, SECTION 3, SECTION 4 FINAL PLATS, AND FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 6 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMANN, WARDELL

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MALLETT

- 23. Consideration and possible action to recommend approval of the McKinnon Storage Facility Final Plat**

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

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE MCKINNON STORAGE FACILITY FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WARDELL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MALLETT

24. Consideration and possible action to recommend approval of a zoning change for the 6.138 acre tract located at 7355 FM 359 S. from the General Commercial to the Industrial (3.716 acres) and Downtown (2.422 acres) zoning districts

PER ZACH THIS PROPERTY IS LOCATED ACROSS THE STREET FROM TEXANA NORTH OF WALLIS AND MAIN ST. THE BACK PORTION OF THE PROPERTY (3.716 ACRES) ARE ZONED AS INDUSTRIAL FOR A STORAGE FACILITY AND THE FRONT OF THE PROPERTY (2.422 ACRES) IS ZONED FOR DOWNTOWN DISTRICT RETAIL.

HEMACHANDRA KOLLURU SPOKE TO THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHAMN TO RECOMMEND APPROVAL OF A ZONING CHANGE FOR THE 6.138 ACRE TRACT LOCATED AT 7355 FM 359 S. FROM THE GENERAL COMMERCIAL TO THE INDUSTRIAL 3.716 ACRES AND DOWNTOWN 2.422 ACRES ZONING DISTRICTS WITH THE CONDITION THAT THE DOWNTOWN ZONING DISTRICT WILL BE CONSTRUCTED PRIOR OR CONCURRENT WITH THE INDUSTRIAL PORTION OF THE PROPERTY. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MALLETT

25. Adjournment

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

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MALLETT

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:39 A.M.



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 10/21/2022

Date Received by the City of Fulshear: _____

Subdivision: Cross Creek Ranch GP

Development: Cross Creek Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary

Final

Short Form Final

Replat

Vacation Plat

Admin. (Minor) Plat

Amending Plat

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential

Zero Lot Line/ Patio Home

Multi-Family Residential

Planned Development

Commercial

Industrial

Plat Location: City

ETJ (Extraterritorial Jurisdiction)

Being 3,199 acres of land out of the Morris Cummings Survey (A-294), TW Southerland Survey (A-421), E. Leatham Survey (A-50), M.

Legal Description: Autrey Survey (A-100), JW Scott Survey (A-321), AG Sharpless Survey (A-322)

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

Total Acreage: 3,199

Number of Streets: _____

Number of Lots: _____

Number and Types of Reserves: _____

Total Acres in Reserve: _____

Owner: CCR Texas Holdings, LP

Address: 6450 Cross Creek Bend Lane

City/State: Fulshear, Texas, 77441

Telephone: 281-810-7228

Email Address: cking@meta-pd.com

Engineer/Planner: META Planning + Design

Contact Person: Caitlin King

Telephone: 281-810-7228

Fax Number: _____

Email Address: cking@meta-pd.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 N/A- GP

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.

Caitlin King

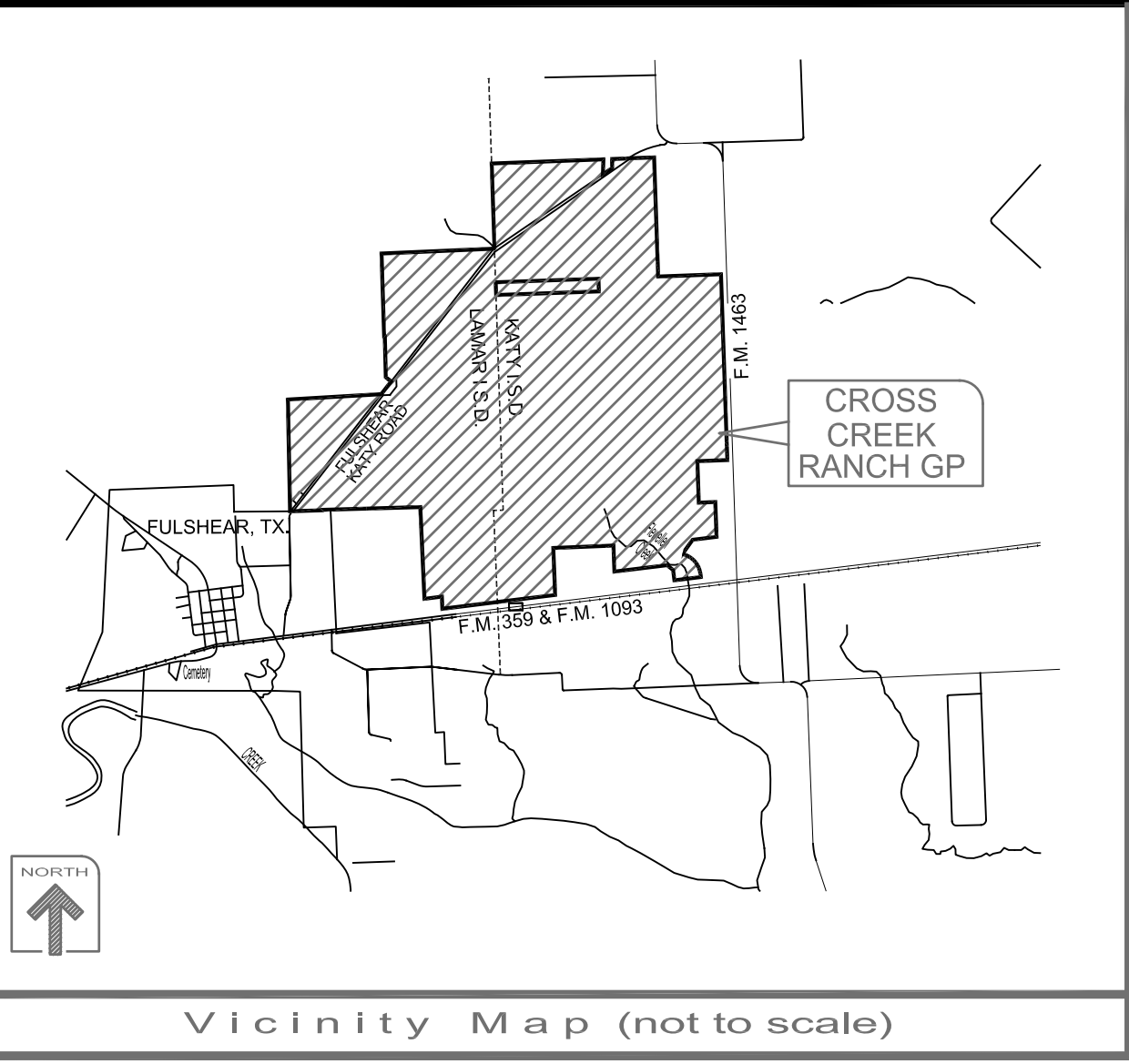
Caitlin King- Planner

10/20/2022

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE



A GENERAL PLAN OF
CROSS CREEK RANCH
 BEING 3,199.0± ACRES OF LAND
 OUT OF THE
 MORRIS CUMMINGS SURVEY, A-294
 TW SOUTHERLAND SURVEY, A-421
 E. LEATHAM SURVEY, A-50
 M. LAUTREY SURVEY, A-100
 JW SCOTT SURVEY, A-321
 AG SHARPLESS SURVEY, A-322
 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

OWNER:
 JOHNSON DEVELOPMENT CORP.

PLANNER:
META
 PLANNING + DESIGN
 META PLANNING + DESIGN LLC
 24275 KATY FREEWAY, SUITE 200
 KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 600'
 0 600 1200

OCTOBER 21, 2022 MTA# 1350A

DISCLAIMER AND LIMITED WARRANTY
 THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF FULSHEAR SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE FULSHEAR PLANNING & ZONING COMMISSION AND/OR CITY-COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



CITY OF FULSHEAR

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

www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 10/21/2022

Date Received by the City of Fulshear: _____

Subdivision: VENTERRA 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: Unrestricted Reserve

Single-Family Residential

Zero Lot Line/ Patio Home

Multi-Family Residential

Planned Development

Commercial

Industrial

Plat Location: City

ETJ (Extraterritorial Jurisdiction)

Legal Description: 12.48 ACRES OF LAND LOCATED IN THE M. AUTREY SURVEY, A-100

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

Total Acreage: 12.48

Number of Streets: 0

Number of Lots: 0

Number and Types of Reserves: 1 / UNRESTRICTED

Total Acres in Reserve: 12.48

Owner: CCR LOAN SUBSIDIARY 1, L.P.

Address: 5005 RIVERWAY, STE. 500

City/State: HOUTSON, TX 77056

Telephone: 713-960-9977

Email Address: _____

Engineer/Planner: BGE, INC.

Contact Person: TREY DEVILLIER

Telephone: 713-488-8204

Fax Number: 281-558-9701

Email Address: tdevillier@bgeinc.com

Platting Fees

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

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

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

Amending or Minor Plat - \$200.00

Plat Vacation - \$500.00

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

TOTAL PLATTING FEE \$812.00

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.

SIGNATURE

Trey DeVillier
TYPED OR PRINTED NAME/TITLE

10/21/2022
DATE

1105070
10552-00-REXP

STATE OF TEXAS
COUNTY OF FORT BEND

We, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited liability partnership, acting by and through Robert J. Bamford, Vice President of CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner, owner of the 12.48 acre tract described in the above and foregoing map of VENTERRA 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 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 plot 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, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited liability partnership, acting by and through CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner, has caused these presents to be signed by Robert J. Bamford, its Vice President, thereunto authorized, this _____ day of _____ 2022.

CCR LOAN SUBSIDIARY 1, L.P., a Texas limited liability partnership
By: CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner

By: Robert J. Bamford
Vice President

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Robert J. Bamford, Vice President of CCR Loan Sub 1, LLC, a Texas limited liability company, the General Partner of CCR LOAN SUBSIDIARY 1, L.P., a Texas limited liability 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.

Name: Diana Nevels
Notary Public in and for the State of Texas
Commission Expires: _____

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

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

I, Astrid Y. Castano, A Professional Engineer registered in the State of Texas do hereby certify that this plot meets all requirements of the City of Fulshear, to the best of my knowledge.

Astrid Y. Castano, P.E.
Texas Registration No. 113983
BGE, Inc.
TBPE Registration No. F-1046

This plat of VENTERRA CROSS CREEK RANCH 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 VENTERRA CROSS CREEK RANCH 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 Groff
Mayor

Kimberly Koepcke
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 plot records of said county.

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

Laura Richard
County Clerk
Fort Bend County, Texas

By: Deputy

DESCRIPTION OF A 12.48 ACRE TRACT OF LAND SITUATED
IN THE M. AUTREY SURVEY, ABSTRACT NO. 100
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

BEING a 12.48 acre (543,602 square foot) tract of land situated in the M. Autrey Survey, Abstract No. 100, City of Fulshear, Fort Bend County, Texas and being a portion of the remainder of a called 286.3 acre tract of land as described in an instrument to CCR Loan Subsidiary 1, L.P. recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2019136872, said 12.48 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 South line of CREEK RUSH AT CROSS CREEK RANCH SECTION FIVE as cited herein:

BEGINNING at a 3/4-inch iron rod with cap stamped "BGE INC" found for the Northeast corner of Lot 19, Block 1, of CREEK RUSH AT CROSS CREEK RANCH SECTION ONE, a subdivision per plat recorded under Plat Number 20210148 of the Fort Bend County Plat Records (F.B.C.P.R.) and an angle point in the South line of Restricted Reserve "D" of CREEK RUSH AT CROSS CREEK RANCH SECTION FIVE, a subdivision per plat recorded under Plat Number 20210156 of the F.B.C.P.R., same point being the Northwest corner of the herein described tract and the beginning of a curve to the right, from which its center bears S 14°41'42" E, 615.00 feet;

THENCE, along and with the South line of said Restricted Reserve "D", the following courses and distances:

In an Easterly direction, along said curve to the right, an arc distance of 235.15 feet, having a radius of 615.00 feet, a central angle of 21°54'28" and chord which bears N 86°15'31" E, 233.72 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for a point of reverse curvature;

In an Easterly direction, along a curve to the left, an arc distance of 180.46 feet, having a radius of 600.00 feet, a central angle of 17°13'57" and chord which bears N 88°35'47" E, 179.78 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for the point of tangency;

N 79°58'48" E, a distance of 174.93 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for the Southeast corner of said Restricted Reserve "D" and the Northeast corner of the herein described tract, lying on the East line of said 286.3 acre tract and the West line of a called 23.53 acre tract (Parcel 5) as described in an instrument to Fort Bend County, Texas, recorded under F.B.C.C.F. No. 2020082915 and being the West right-of-way line of Texas Heritage Parkway (width varies);

THENCE, along and with the East line of said 286.3 acre tract and the West right-of-way line of said Texas Heritage Parkway, the following courses and distances:

S 10°49'48" E, a distance of 688.31 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In a Southwesterly direction, along said curve to the right, an arc distance of 77.91 feet, having a radius of 75.00 feet, a central angle of 59°31'10" and chord which bears S 18°55'47" W, 74.45 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature;

In a Southwesterly direction, along a curve to the left, an arc distance of 192.82 feet, having a radius of 270.00 feet, a central angle of 40°55'04" and chord which bears S 28°13'49" W, 188.75 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature;

In a Southwesterly direction, along a curve to the right, an arc distance of 90.00 feet, having a radius of 75.00 feet, a central angle of 68°45'26" and chord which bears S 42°09'00" W, 84.70 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of compound curvature and the North end of the East terminus of Fulshear Bend Drive (100 feet wide) as shown per plat recorded under Plat Number 20210145 of the F.B.C.P.R.;

THENCE, along and with the North right-of-way line of said Fulshear Bend Drive, the following courses and distances:

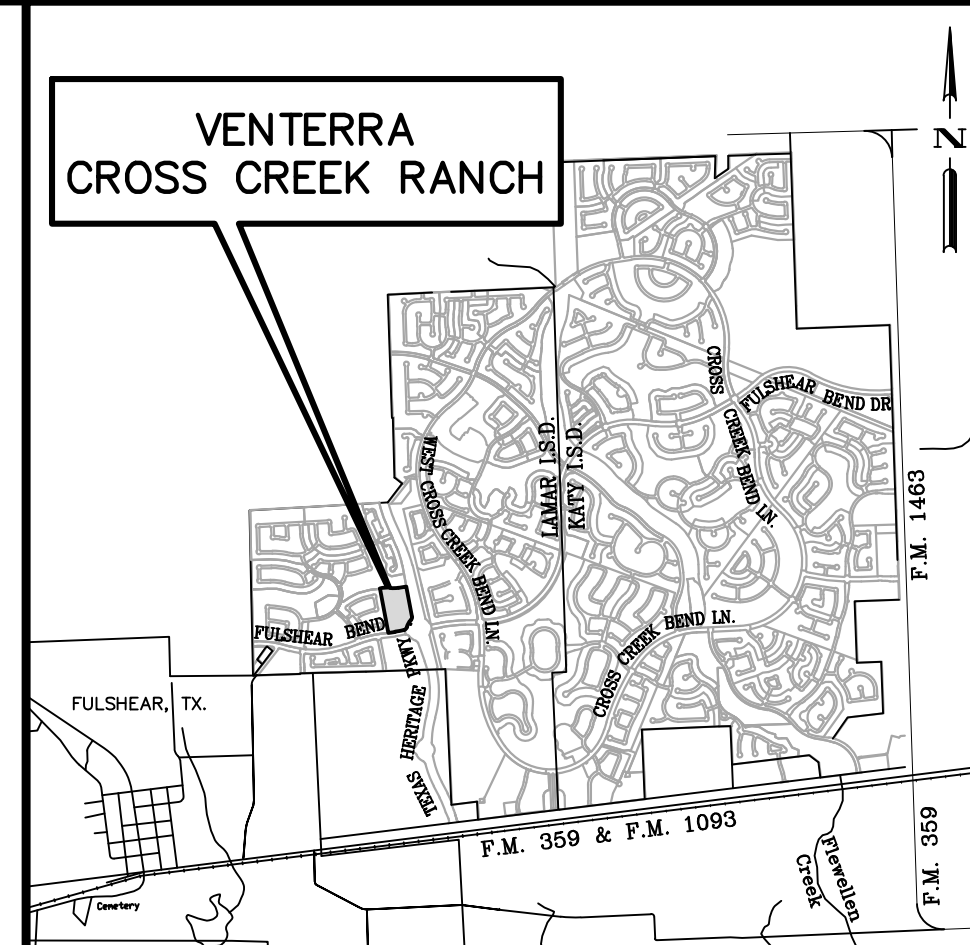
In a Westerly direction, along a curve to the right, an arc distance of 211.37 feet, having a radius of 1,950.00 feet, a central angle of 06°12'38" and chord which bears S 79°38'03" W, 211.27 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

S 82°44'22" W, a distance of 149.71 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for the Southeast corner of Restricted Reserve "C" of said Block 1 of said CREEK RUSH AT CROSS CREEK RANCH SECTION ONE and the Southwest corner of the herein described tract;

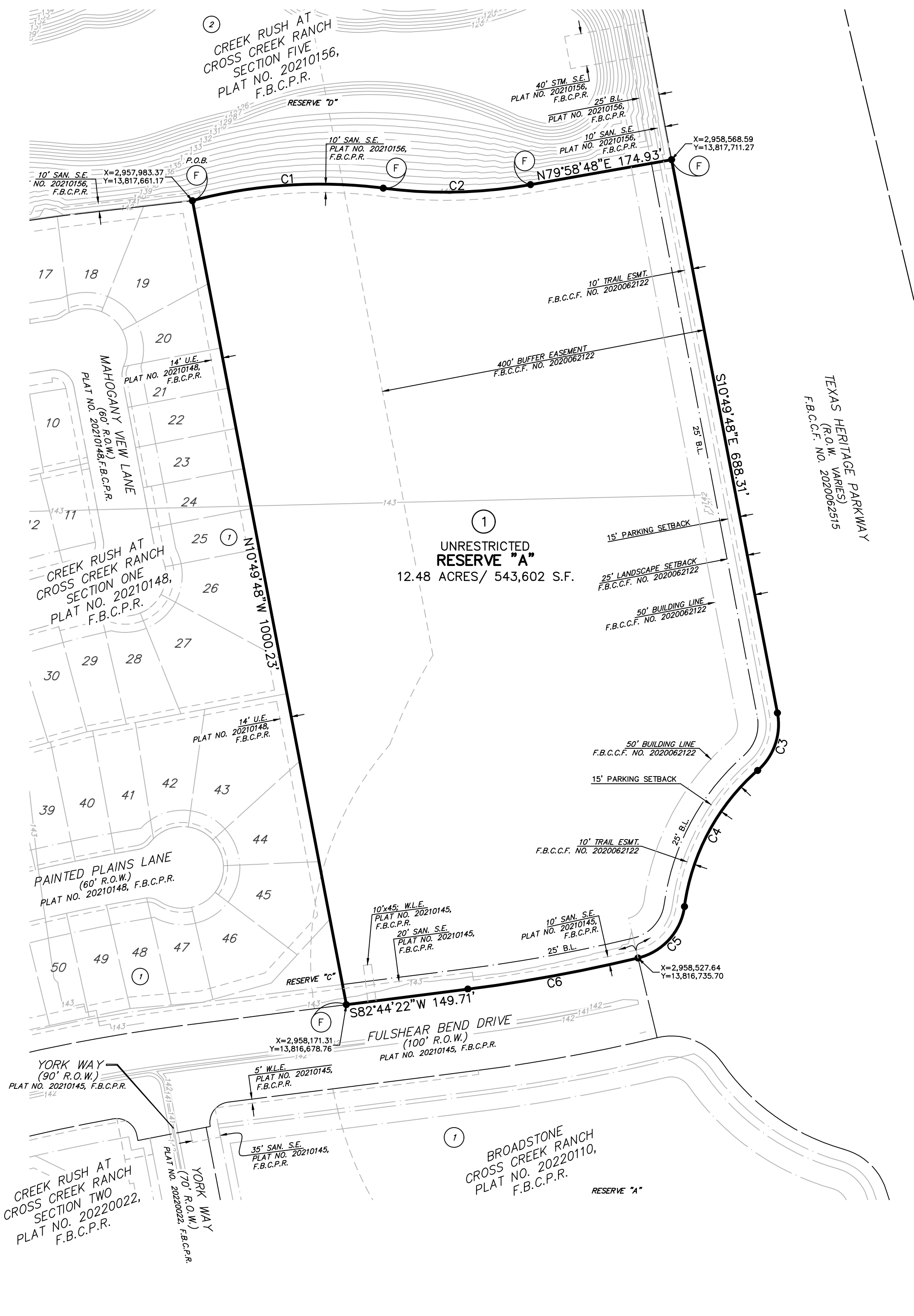
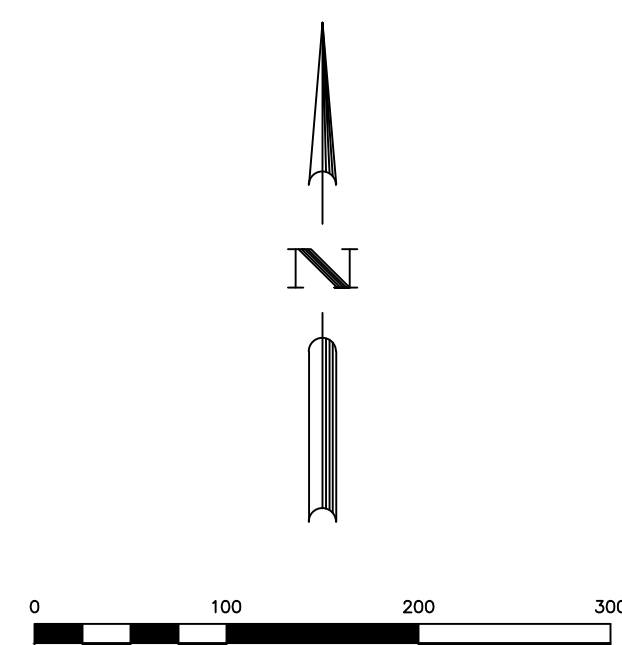
THENCE, N 10°49'48" W, along and with the East line of said Block 1, a distance of 1,000.23 feet to the POINT OF BEGINNING and containing 12.48 acres (543,602 square feet) of land.

GENERAL NOTES

- 1. "U.E." indicates "Utility Easement".
- 2. "B.L." indicates "Building Line".
- 3. "W.L.E." indicates "Water Line Easement".
- 4. "SAN.S.E." indicates "Sanitary Sewer Easement".
- 5. "STM.S.E." indicates "Storm Sewer Easement".
- 6. "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
- 7. "F.B.C.P.R." indicates "Plat Records of Fort Bend County".
- 8. "F.B.C.D.R." indicates "Deed Records of Fort Bend County".
- 9. "R.O.W." indicates Right-of-Way.
- 10. "Pg." indicates Page.
- 11. "VOL." indicates Volume.
- 12. "A.E." indicates Aerial Easement.
- 13. "ESMT." indicates Easement.
- 14. "P.O.B." indicates Point of Beginning.
- 15. 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.
- 16. Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and is referenced to monuments found along the South line of CREEK RUSH AT CROSS CREEK RANCH SECTION FIVE, a subdivision per plat recorded under Plat Number 20210156 of the Fort Bend County Plat Records (F.B.C.P.R.).
- 17. There are no pipeline easements within the boundaries of the subject tract based on the title research provided per City Planning Letter, dated September 30, 2022 prepared by Charter Title Company.
- 18. The property lies in the Unshaded Zone "X" (areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0085M, Revised January 29, 2021.
- 19. Set 3/4-inch iron rod w/ cap stamped "BGE INC" at all plat boundary corners unless otherwise noted.
- 20. "F" indicates Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC" at all plat boundary corners unless otherwise noted.
- 21. All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.



VICINITY MAP
SCALE: 1"=4,000'



CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	615.00'	21°54'28"	235.15'	N 86°15'31" E	233.72'
C2	600.00'	17°13'57"	180.46'	N 88°35'47" E	179.78'
C3	75.00'	59°31'10"	77.91'	S 18°55'47" W	74.45'
C4	270.00'	40°55'04"	192.82'	S 28°13'49" W	188.75'
C5	75.00'	68°45'26"	90.00'	S 42°09'00" W	84.70'
C6	1950.00'	6°12'38"	211.37'	S 79°38'03" W	211.27'

VENTERRA CROSS CREEK RANCH

A SUBDIVISION OF 12.48 ACRES OF LAND
LOCATED IN THE
M. AUTREY SURVEY, A-100
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVES: 1 BLOCKS: 1
SCALE: 1"=100' DATE: OCTOBER 21, 2022

OWNER:
CCR LOAN SUBSIDIARY 1, L.P.
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(713) 960-9977
ROBERT J. BAMFORD

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



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
ASTRID CASTANO, P.E.

C:\Users\venterra\Documents\10555-00-Cross-Creek-Ranch-Plat-Venterra_AT_CCR.dwg 10/19/2022 10:33 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: 10/21/2022

Date Received by the City of Fulshear: _____

Subdivision: PETSUITES 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: Unrestricted Reserve

Single-Family Residential

Zero Lot Line/ Patio Home

Multi-Family Residential

Planned Development

Commercial

Industrial

Plat Location: City

ETJ (Extraterritorial Jurisdiction)

Legal Description: 1.376 ACRES OF LAND LOCATED IN THE MORRIS AND CUMMINGS SURVEY, A-294

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

Total Acreage: 1.376

Number of Streets: 0

Number of Lots: 0

Number and Types of Reserves: 1 / UNRESTRICTED

Total Acres in Reserve: 1.376

Owner: CCR TEXAS HOLDINGS, LP

Address: 5005 RIVERWAY, STE. 500

City/State: HOUTSON, TX 77056

Telephone: 713-960-9977

Email Address: _____

Engineer/Planner: BGE, INC.

Contact Person: TREY DEVILLIER

Telephone: 713-488-8204

Fax Number: 281-558-9701

Email Address: tdevillier@bgeinc.com

Platting Fees

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

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

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

Amending or Minor Plat - \$200.00

Plat Vacation - \$500.00

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

TOTAL PLATTING FEE \$534.40

Park Fees (due at Final Plat Application) _____

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

SIGNATURE

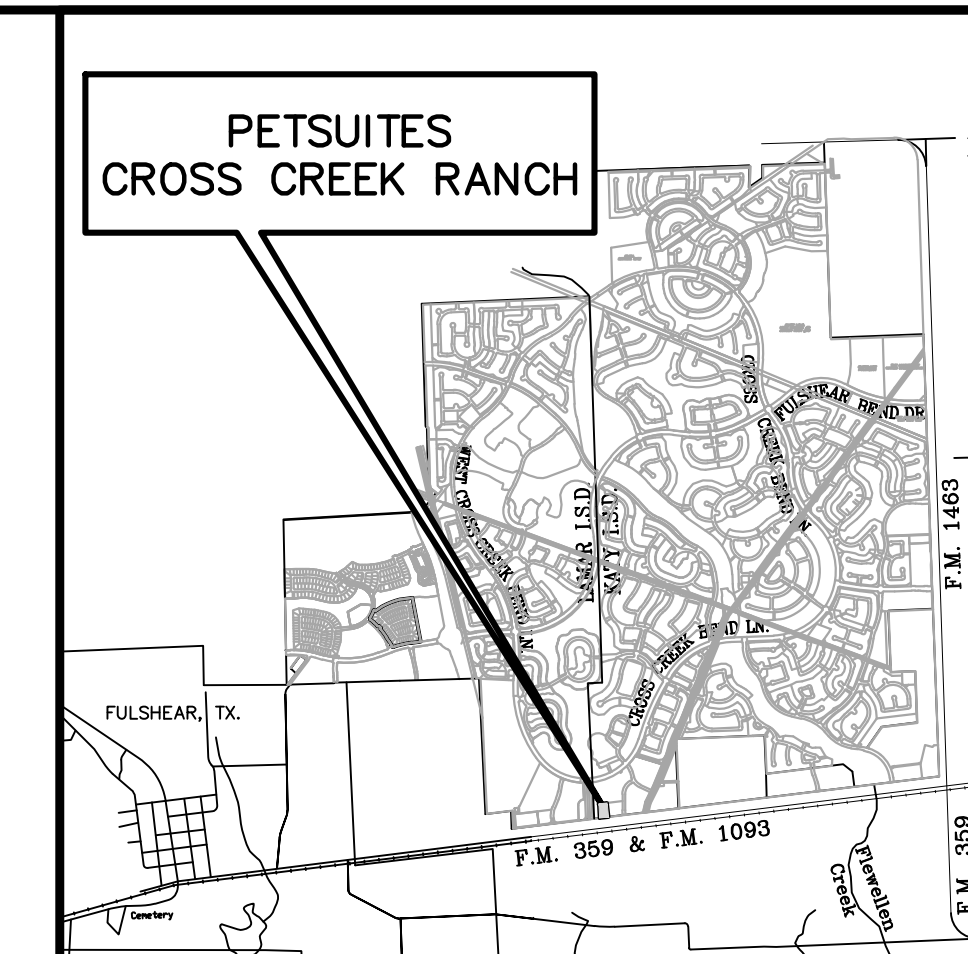
Trey DeVillier

TYPED OR PRINTED NAME/TITLE

10/21/2022

DATE

105011
10880-00-100XP



VICINITY MAP
SCALE: 1"=4,000'

STATE OF TEXAS
COUNTY OF FORT BEND

We, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Robert J. Bamford, Vice President, owner of the 1.376 acre tract described in the above and foregoing map of PETSUITES 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, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner, has caused these presents to be signed by Robert J. Bamford, its Vice President, therunto authorized, this _____ day of _____, 2022.

CCR TEXAS HOLDINGS LP, a Delaware limited partnership

By: _____
Robert J. Bamford
Vice President

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Robert J. Bamford, 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.

Name: Diana Nevels
Notary Public in and for the State of Texas
Commission Expires: _____

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

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

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

Jason M. Svatek, P.E.
Texas Registration No. 100192
BGE, Inc.
TBPE Registration No. F-1046

This plat of PETSUITES CROSS CREEK RANCH 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 PETSUITES CROSS CREEK RANCH 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 Groff
Mayor

Kimberly Kopecky
City Secretary

I, Laura Richard, County Clerk in and for Fort Bend County, Hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2022, at _____ o'clock _____ m. in Plot 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

PETSUITES CROSS CREEK RANCH

A SUBDIVISION OF 1.376 ACRES OF LAND
LOCATED IN THE MORRIS AND CUMMINGS
SURVEY, A-294
CITY OF FULSHEAR,
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVES: 1 BLOCKS: 1
SCALE: 1"=40' DATE: OCTOBER 21, 2022

OWNER: CCR TEXAS HOLDINGS LP 5005 RIVERWAY, SUITE 500 HOUSTON, TEXAS 77056 (713) 960-9977 LARRY JOHNSON	LAND PLANNER: META PLANNING + DESIGN LLC 24275 KATY FREEWAY, SUITE 200 KATY, TEXAS 77494 (281) 810-1422 CAITLUN 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 M. SVATEK, P.E.

C:\Users\jmsvatek\Documents\10880-00-Cross-Creek-Ranch_Petsuites_Platting\PLAT_CADD\03_Plat_Plat_PETSUITES_CCR.dwg Tsveller 10/20/2022 10:15 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: 10/19/2022

Date Received by the City of Fulshear: _____

Subdivision: Lamar CISD Elementary School
No. 33 (was Willie Melton Sr.)

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: A Subdivision of 14.876 Acres of Land being the M. Autrey Survey, Abstract No. 100, City of Fulshear, Fort Bend County, Texas

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

Total Acreage: 14.876

Number of Streets: 0

Number of Lots: 0

Number and Types of Reserves: 1; Restricted (to School Purposes)

Total Acres in Reserve: 14.876

Owner: Lamar Consolidated Independent School District

Address: 3911 Avenue I

City/State: Rosenberg, Texas 77471

Telephone: 281-341-3100

Email Address: mckeever@lcisd.org

Engineer/Planner: Kaluza, Inc.

Contact Person: Brad Schodek

Telephone: 281-341-0808

Fax Number: 281-341-6333

Email Address: bschodek@kaluzainc.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 **\$871.90**

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.

Brad L. Schodek, RPLS / Project Surveyor

10/19/2022

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

STATE OF TEXAS
COUNTY OF FORT BEND

We, ALEX HUNT, PRESIDENT, and ZACH LAMBERT, SECRETARY, being officers of LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, Owners of the 14.876 acre tract of Land described in the above and foregoing map of LAMAR CISD ELEMENTARY SCHOOL No. 33 do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

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

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining all 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 shall be 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 covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

IN TESTIMONY WHEREOF, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, has caused these presents to be signed by ALEX HUNT, its President hereunto authorized,

attested by ZACH LAMBERT, its Secretary, this ___ day of _____, 2022.

LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

By: ALEX HUNT, PRESIDENT

Attest: ZACH LAMBERT, SECRETARY

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Alex Hunt, as President, Lamar Consolidated Independent School District Board of Trustees, 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 set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ day of _____, 2022.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Zach Lambert, as Secretary, Lamar Consolidated Independent School District Board of Trustees, 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 set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ day of _____, 2022.

Notary Public in and for the State of Texas

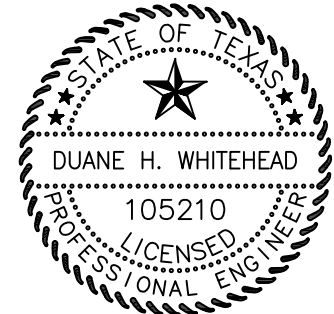
PUBLIC FACILITIES	DISTRICT NAMES
COUNTY ASSISTANCE DISTRICT	NONE
WCID	NONE
MUD	FORT BEND COUNTY MUD No. 169
LID	NONE
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CONSOLIDATED
FIRE	ESD No. 4
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	CITY OF FULSHEAR
UTILITIES CO.	CENTERPOINT ENERGY CONSOLIDATED COMMUNICATIONS COMCAST

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"
- "F.B.C.C.F." indicates "Fort Bend County Clerk's File"
- "F.B.C.P." indicates "Fort Bend County Plat"
- "D.R." indicates "Deed Records of Fort Bend County"
- All bearings and coordinates depicted hereon are referenced to the Texas Coordinates System of 1983 (South Central Zone) and were determined by Global Positioning System methods. All coordinates listed are grid and can be brought to surface by applying a combined scale factor: 1.00011497.
- No visible evidence of pipelines or pipeline facilities was found within the limits of the subdivision.
- As per the Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map for Fort Bend County, Texas, and Incorporated Areas (Map No. 481570085M, Map Revised January 29, 2021), it appears that LAMAR CISD ELEMENTARY SCHOOL No. 33 lies within Zone X (No Screen) - Area of Minimal Flood Hazard.
- All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.
- This plat was prepared relying on a City Planning Letter prepared by Old Republic National Title Insurance Company, File No. HT077584, dated June 29, 2022. The surveyor has not abstracted the subject tract.
- LAMAR CISD ELEMENTARY SCHOOL No. 33 is subject to restrictions as per instruments recorded in: (Fort Bend County Clerk's File No. 2005003096); & (Fort Bend County Clerk's File No. 2021186653).
- The right-of-way granted to Seminole Pipeline Company by instrument recorded in Fort Bend County Clerk's File No. 2004054733 appears to have been released (Fort Bend County Clerk's File No. 2005011737).
- Right of First Opportunity Agreement: (Fort Bend County Clerk's File No. 2021186655).

I, Duane H. Whitehead, P.E., a professional engineer registered in the State of Texas, do hereby state that this plat meets all requirements of the City of Fulshear to the best of my knowledge.

Duane H. Whitehead, P.E.
Texas Registration No. 105210



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

Brad L. Schodek
Registered Professional Land Surveyor
Texas Registration No. 6430



This plat of LAMAR CISD ELEMENTARY SCHOOL No. 33 was approved by the City of Fulshear, Texas, this ___ day of _____, 2022.

By: Jack Harper
City Manager

By: Cliff Brouhard, P.E., PTOE
City Engineer

A FIELD NOTE DESCRIPTION OF 14.876 ACRES OF LAND (THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT CALL 14.88 ACRE TRACT - FORT BEND COUNTY CLERK'S FILE No. 2021186654) being out of the CCR Loan Subsidiary 1, L.P., original call 286.3 acre tract (Fort Bend County Clerk's File No. 2019136872) in the M. Autrey Survey, Abstract No. 100, City of Fulshear, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983 (South Central Zone) and was determined by Global Positioning System methods

BEGINNING at a three-quarter inch diameter iron rod with plastic cap (BGE INC) found for the Northwest corner of Restricted Reserve "H" in the East line of Restricted Reserve "B" of CREEK RUSH AT CROSS CREEK RANCH SECTION THREE subdivision (Fort Bend County Plat No. 20210147); Said beginning corner being the most Westerly Southwest corner of this tract;

THENCE: North 15 degrees, 23 minutes, 22 Seconds East - 332.93 feet along an East line of said CREEK RUSH AT CROSS CREEK RANCH SECTION THREE to a three-quarter inch diameter iron rod with plastic cap (BGE INC) found for angle point corner of this tract;

THENCE: North 2 degrees, 20 minutes, 1 second East - 241.39 feet continuing along an East line of said CREEK RUSH AT CROSS CREEK RANCH SECTION THREE to a 5/8 inch diameter iron rod with plastic cap (labelled "1943 4349 5829", typical) set for the most Westerly Northwest corner of this tract; Said corner being the Northeast corner of Restricted Reserve "A", Block 1 of said CREEK RUSH AT CROSS CREEK RANCH SECTION THREE and being on a Southerly right-of-way line of Turning Creek Lane (60 feet wide - Fort Bend County Plat No. 20210146 and No. 20210147)

THENCE: North 82 degrees, 53 minutes, 33 seconds East - 254.34 feet along a Southerly right-of-way line of said Turning Creek Lane to a three-quarter inch diameter iron rod with plastic cap (BGE INC) found for the beginning of a tangent curve to the left;

THENCE: Northeasterly, continuing along the Southeasterly right-of-way line of said Turning Creek Lane along said curve to the left with the following curve data:

Radius: 580.00 feet
Delta: 37 degrees, 15 minutes, 8 seconds
Length: 377.10 feet
Tangent: 195.49 feet

Chord: North 64 degrees, 15 minutes, 59 seconds East - 370.49 feet to a three-quarter inch diameter iron rod with plastic cap (BGE INC) found for the most Northerly Northeast corner of this tract; Said corner being the point of a tangent reverse curve to the right and being the Westerly end of a cut-back with Sycamore Ranch Lane (width varies - Fort Bend County Plat No. 20210145 and No. 20210146);

THENCE: Northeasterly, continuing along said cut-back along said curve to the right with the following curve data:

Radius: 25.00 feet
Delta: 84 degrees, 47 minutes, 3 seconds
Length: 36.99 feet
Tangent: 22.82 feet

Chord: North 88 degrees, 1 minute, 56 seconds East - 33.71 feet to a three-quarter inch inside diameter iron pipe with plastic cap (BGE INC) found for the most Easterly Northeast corner of this tract; Said corner being the Easterly end of said cut-back on a "Southwest right-of-way line of said Sycamore Ranch Lane;

THENCE: Southeasterly, along the Southwesterly right-of-way line of said Sycamore Ranch Lane with the following courses and distances:

South 49 degrees, 34 minutes, 33 seconds East - 100.81 feet to a 5/8 inch diameter iron rod with plastic cap set for the beginning of a tangent curve to the right;

Southeasterly, along said curve to the right with the following curve data:

Radius: 1370.00 feet
Delta: 16 degrees, 21 minutes, 38 seconds
Length: 391.20 feet
Tangent: 196.94 feet
Chord: South 41 degrees, 23 minutes, 43 seconds East - 389.87 feet to a 5/8 inch diameter iron rod with plastic cap set for the point of a tangent compound curve to the right;

Southeasterly, along said curve to the right with the following curve data:

Radius: 500.00 feet
Delta: 11 degrees, 2 minutes, 34 seconds
Length: 86.37 feet
Tangent: 48.33 feet

Chord: South 27 degrees, 41 minutes, 37 seconds East - 96.22 feet to a 5/8 inch diameter iron rod with plastic cap set for the point of a tangent compound curve to the right;

Southeasterly, along said curve to the right with the following curve data:

Radius: 775.52 feet
Delta: 3 degrees, 26 minutes, 34 seconds
Length: 46.60 feet
Tangent: 23.31 feet

Chord: South 20 degrees, 27 minutes, 4 seconds East - 46.59 feet to a 5/8 inch diameter iron rod with plastic cap set for the point of a tangent reverse curve to the left;

Southeasterly, along said curve to the left with the following curve data:

Radius: 300.00 feet
Delta: 6 degrees, 51 minutes, 55 seconds
Length: 35.95 feet
Tangent: 17.99 feet

Chord: South 22 degrees, 9 minutes, 44 seconds East - 35.92 feet to a 5/8 inch diameter iron rod with plastic cap set for the point of a tangent reverse curve to the right;

Southeasterly, along said curve to the right with the following curve data:

Radius: 1355.00 feet
Delta: 1 degrees, 42 minutes, 31 seconds
Length: 40.34 feet
Tangent: 20.21 feet

Chord: South 24 degrees, 44 minutes, 26 seconds East - 40.40 feet to a three-quarter inch inside diameter iron (disturbed) found for the point of tangency;

South 23 degrees, 53 minutes, 11 seconds East - 29.79 feet to a 5/8 inch diameter iron rod with plastic cap set for the most Easterly Southeast corner of this tract; Said corner being the beginning of a tangent curve to the right in the Northeasterly end of a cut-back with Fulshear Bend Drive (100 feet wide - Fort Bend County Plat No. 20210145);

THENCE: Southwesterly, continuing along said cut-back along said curve to the right with the following curve data:

Radius: 25.00 feet
Delta: 93 degrees, 0 minutes, 0 seconds
Length: 40.58 feet
Tangent: 26.34 feet

Chord: South 22 degrees, 36 minutes, 49 seconds West - 36.27 feet to a three-quarter inch inside diameter iron pipe with plastic cap (BGE INC) found for the most Southerly Southeast corner of this tract; Said corner being the point of tangency on the Northwesterly right-of-way line of said Fulshear Bend Drive;

THENCE: South 69 degrees, 6 minutes, 49 seconds West - 231.13 feet along a Northwesterly right-of-way line of said Fulshear Bend Drive to a three-quarter inch inside diameter iron pipe (disturbed) found for the beginning of a tangent curve to the right;

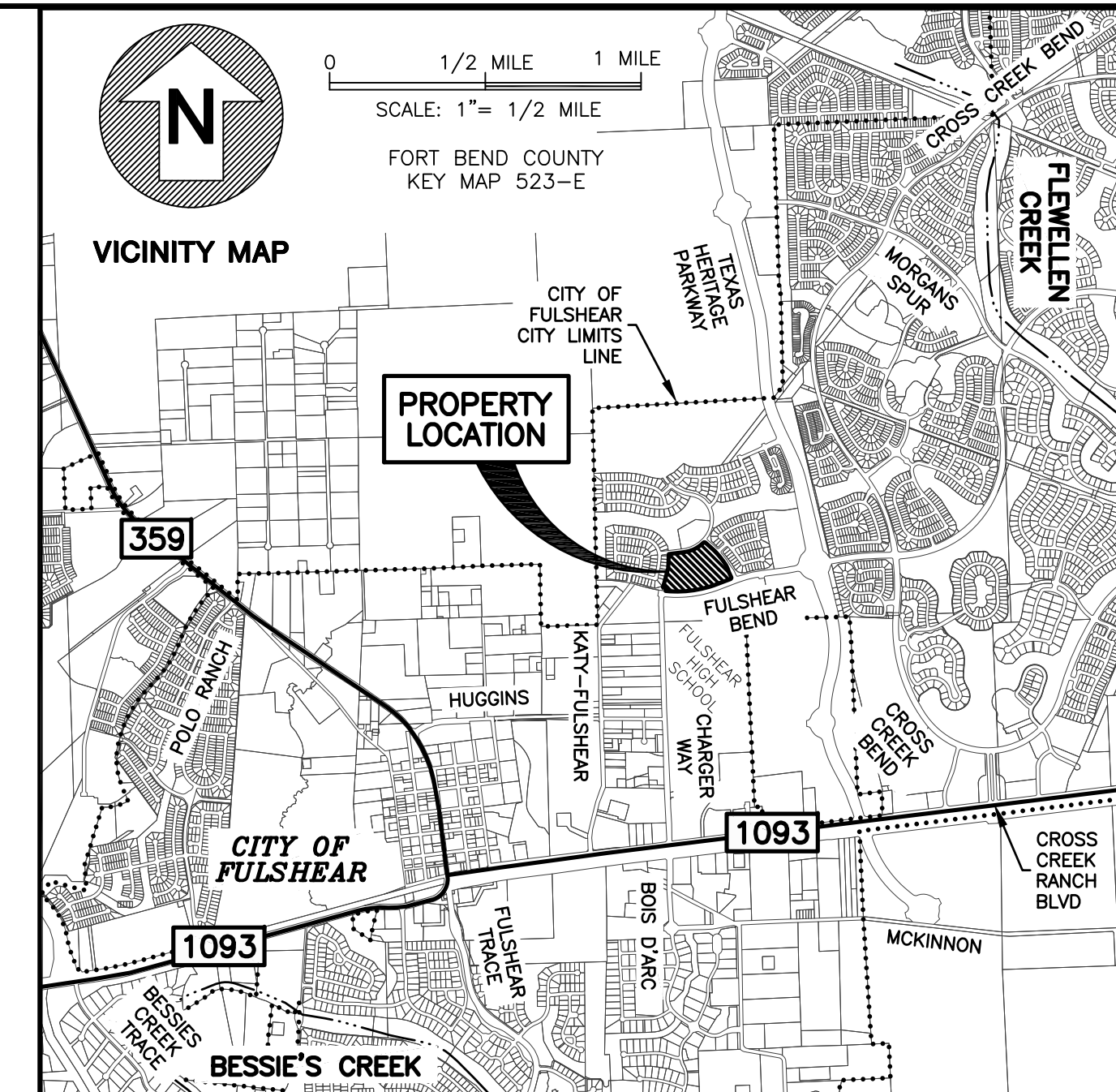
THENCE: Southwesterly, continuing along a Northwesterly right-of-way line of said Fulshear Bend Drive along said curve to the right with the following curve data:

Radius: 1950.00 feet
Delta: 26 degrees, 24 minutes, 25 seconds
Length: 898.74 feet
Tangent: 457.50 feet

Chord: South 82 degrees, 19 minutes, 2 seconds West - 890.80 feet to a three-quarter inch diameter iron rod with plastic cap (BGE INC) found for the most Southerly Southwest corner of this tract; Said corner being the Southeast corner of said Restricted Reserve "H";

THENCE: North 5 degrees, 31 minutes, 14 seconds East - 50.16 feet to a three quarter inch diameter iron rod with plastic cap (BGE INC) found for interior corner of this tract; Said corner being the Northeast corner of said Restricted Reserve "H";

THENCE: North 74 degrees, 36 minutes, 38 seconds West - 50.00 feet to the POINT OF BEGINNING and containing 14.876 acres of Land.



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 FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

By: DEPUTY

LAMAR CISD ELEMENTARY SCHOOL No. 33

A SUBDIVISION OF 14.876 ACRES OF LAND (CALL 14.88 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2021186654) BEING A PORTION OF THE CCR LOAN SUBSIDIARY 1, L.P., ORIGINAL CALL 286.3 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2019136872) IN THE M. AUTREY SURVEY, ABSTRACT No. 100, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

0 LOTS 1 RESERVE 1 BLOCK
OWNERS SURVEYOR AND ENGINEER

LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
3911 AVENUE I
ROSENBERG, TEXAS 77471
PHONE (281) 341-3100

KALUZA, INC.
CONSULTING ENGINEERS AND SURVEYORS
ENGINEERING FIRM No. E-1339
TEXAS LICENSED SURVEYING FIRM No. 10010000
3014 AVENUE I
ROSENBERG, TEXAS 77471
(281) 341-0808
bschodek@kaluzainc.com

- U.E. - UTILITY EASEMENT
- B.L. - BUILDING LINE
- W.L.E. - WATER LINE EASEMENT
- SAN.S.E. - SANITARY SEWER EASEMENT
- STM.S.E. - STORM SEWER EASEMENT
- A.E. - AERIAL EASEMENT
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.P. - FORT BEND COUNTY PLAT
- D.R. - DEED RECORDS OF FORT BEND COUNTY
- VOL. - VOLUME
- P.G. - PAGE
- R.O.W. - RIGHT-OF-WAY
- MUD - MUNICIPAL UTILITY DISTRICT
- (S) - SET 5/8" IRON ROD WITH CAP
- (F) - FOUND 3/4" IRON ROD WITH CAP (BGE INC)
- (-)- ORIGINAL NATURAL GROUND ELEVATION CONTOUR

**CREEK RUSH AT
CROSS CREEK RANCH
SECTION THREE
(F.B.C.P. No. 20210147)**

**SYCAMORE RANCH LANE
AND RESERVES
(F.B.C.P. No. 20210146)**

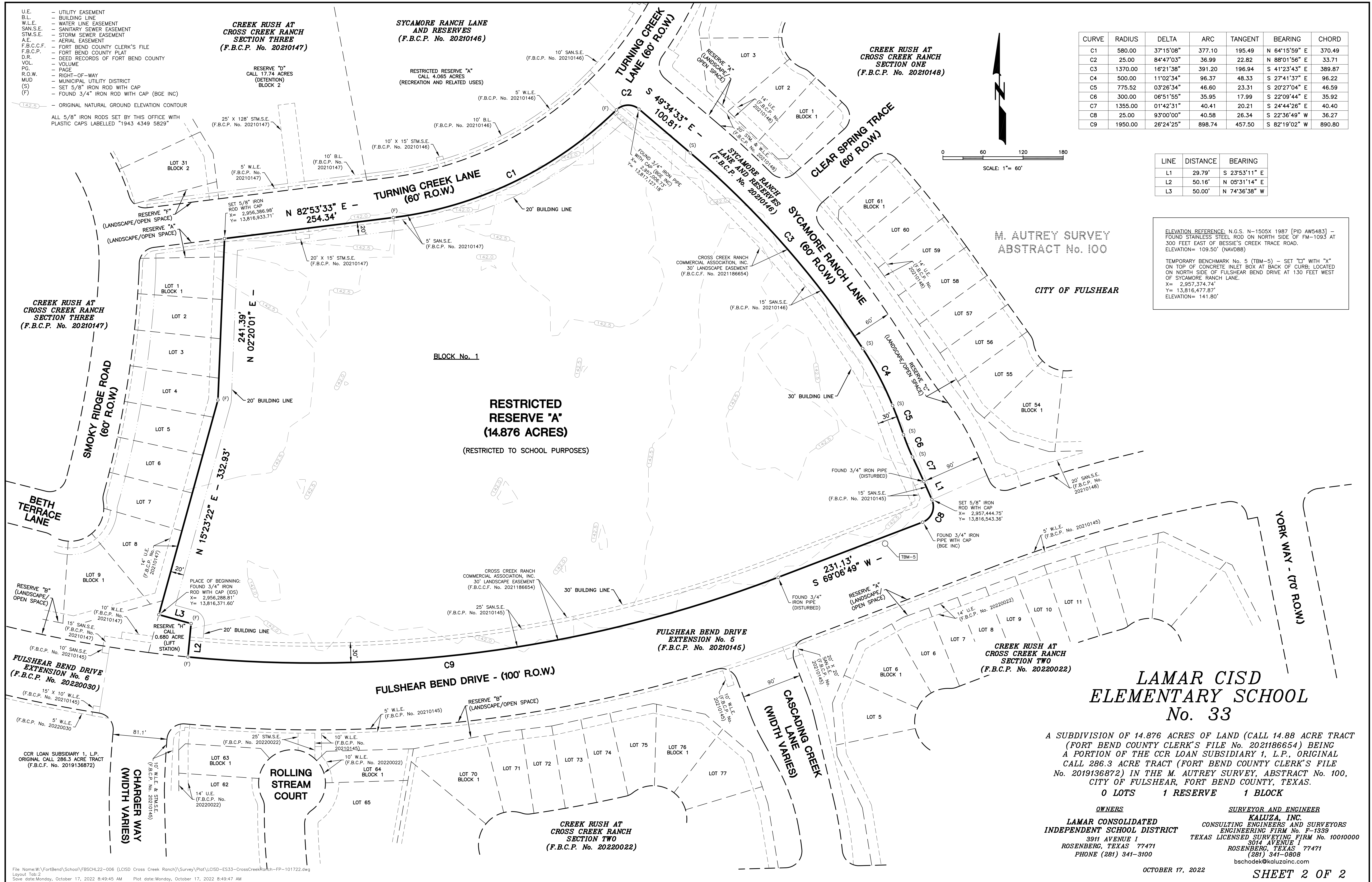
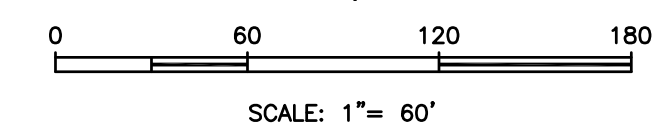
**CREEK RUSH AT
CROSS CREEK RANCH
SECTION ONE
(F.B.C.P. No. 20210148)**

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	580.00	37°15'08"	377.10	195.49	N 64°15'59" E	370.49
C2	25.00	84°47'03"	36.99	22.82	N 88°01'56" E	33.71
C3	1370.00	16°21'38"	391.20	196.94	S 41°23'43" E	389.87
C4	500.00	11°02'34"	96.37	48.33	S 27°41'37" E	96.22
C5	775.52	03°26'34"	46.60	23.31	S 20°27'04" E	46.59
C6	300.00	06°51'55"	35.95	17.99	S 22°09'44" E	35.92
C7	1355.00	01°42'31"	40.41	20.21	S 24°44'26" E	40.40
C8	25.00	93°00'00"	40.58	26.34	S 22°36'49" W	36.27
C9	1950.00	26°24'25"	898.74	457.50	S 82°19'02" W	890.80

LINE	DISTANCE	BEARING
L1	29.79'	S 23°53'11" E
L2	50.16'	N 05°31'14" E
L3	50.00'	N 74°36'38" W

ELEVATION REFERENCE: N.G.S. N-1505X 1987 [PID AW5483] - FOUND STAINLESS STEEL ROD ON NORTH SIDE OF FM-1093 AT 300 FEET EAST OF BESSIE'S CREEK TRACE ROAD. ELEVATION= 109.50' (NAVD88)

TEMPORARY BENCHMARK No. 5 (TBM-5) - SET "D" WITH "X" ON TOP OF CONCRETE INLET BOX AT BACK OF CURB; LOCATED ON NORTH SIDE OF FULSHEAR BEND DRIVE AT 130 FEET WEST OF SYCAMORE RANCH LANE. X= 2,957,374.74' Y= 13,816,477.87' ELEVATION= 141.80'



**LAMAR CISD
ELEMENTARY SCHOOL
No. 33**

A SUBDIVISION OF 14.876 ACRES OF LAND (CALL 14.88 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2021186654) BEING A PORTION OF THE CCR LOAN SUBSIDIARY 1, L.P., ORIGINAL CALL 286.3 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2019136872) IN THE M. AUTREY SURVEY, ABSTRACT No. 100, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.
0 LOTS 1 RESERVE 1 BLOCK

OWNERS
LAMAR CONSOLIDATED
INDEPENDENT SCHOOL DISTRICT
3911 AVENUE I
ROSENBERG, TEXAS 77471
PHONE (281) 341-3100

SURVEYOR AND ENGINEER
KALUZA, INC.
CONSULTING ENGINEERS AND SURVEYORS
ENGINEERING FIRM No. F-1339
TEXAS LICENSED SURVEYING FIRM No. 10010000
3014 AVENUE I
ROSENBERG, TEXAS 77471
(281) 341-0808
bschodek@kaluzainc.com



October 11, 2022

Zach Goodlander
City of Fulshear - Development Services
6611 W Cross Creek Bend Lane
Fulshear, Texas 77441

Reference: Jordan Ranch Detention Basins 9-10
IDS Project No. 2141-008-13

Dear Mr. Goodlander:

Enclosed are the following items for your review and comment on the above-mentioned projects:

1. Eight (8) Copies of the Final Plat
2. One (1) Copy of the City of Fulshear Subdivision/Development Platting Application
3. One (1) Copy of the City of Fulshear Final Plat Application Checklist
4. One (1) No Objection Letter from CenterPoint Energy
5. One (1) No Objection Letter from SiEnergy
6. One (1) No Objection Letter from Consolidated Communications
7. One (1) Check in the amount of \$1068.35

A copy of the title report will be provided before the planning and zoning meeting.

We are requesting this project be placed on the City of Fulshear Planning and Zoning agenda for November 4, 2022. Please let us know when your review is complete so we can address any recommendations.

If you have questions or require further information, please contact me at (832) 590-7248 or by email at agarza@idseg.com.

Sincerely,

A handwritten signature in blue ink that reads "Andrea R. Garza".

Andrea R. Garza
Design Engineer

Enclosures

\\fs3\Projects\2100\214100813 JR Det 9-10 Plat\Plat Submittal\Final\COF\Plat Submittal to COF 2022-10-06.docx

STATE OF TEXAS

COUNTY OF FORT BEND

I, JERRY ULKE, Vice President of JOHNSON JORDAN RANCH GP LLC, a Texas limited liability company, the general partner of FORT BEND JORDAN RANCH LP, a Texas limited partnership, hereinafter referred to as owners of the 22.734 acre tract described in the above and foregoing map of JORDAN RANCH DETENTION BASINS 9 AND 10, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title to the land so dedicated.

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

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above 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 declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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

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

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

FURTHER, We do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of JORDAN RANCH DETENTION BASINS 9 AND 10, where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

IN TESTIMONY WHEREOF, JOHNSON JORDAN RANCH GP LLC, a Texas limited liability company, as general partner of FORT BEND JORDAN RANCH LP, a Texas limited partnership, has caused these presents to be signed by Jerry Ulke, Vice President, this ____ day of _____, 2022.

By: FORT BEND JORDAN RANCH LP, a Texas Limited Partnership

By: JOHNSON JORDAN RANCH GP, LLC a Texas Limited Liability Company Its General Partner

By: Jerry Ulke, Vice President

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jerry Ulke, Vice President, 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 set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2022.

Notary Public in and for the State Of Texas

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

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

Michael L. Swan, R.P.L.S. Registered Professional Land Surveyor Texas Registration No. 5551

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JOHN R. HERZOG, P.E. 126468 ON 10/11/22, IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

John R. Herzog, P.E. Licensed Professional Engineer, No. 126468

This plat of JORDAN RANCH DETENTION BASINS 9 AND 10 is approved by the City Planning Commission of the City of Fulshear, Texas this ____ day of _____, 2022.

Amy Pearce, Chair Dar Hakimzadeh, Co-Chair

The plat of JORDAN RANCH DETENTION BASINS 9 AND 10 was approved by the City of Fulshear Council on the ____ day of _____, 2022, and signed on this ____ day of _____, 2022, provided; however, this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk of Fort Bend, Texas within one (1) year hereafter.

Aaron Groff, Mayor Kimberly Kopecky, City Secretary

NOTES

- 1. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the combined scale factor of 1.00013.
2. B.L. indicates a building line
A.E. indicates an aerial easement
L.S.E. indicates landscape setback easement
U.E. indicates a utility easement
W.S.E. indicates a water and sewer easement
P.R.F.B.C. indicates Public Records of Fort Bend County
VOL., PG. indicates Volume, Page
F.B.C.P.R. indicates Fort Bend County Public Records
O.P.R.F.B.C. indicates Official Public Records of Fort Bend County
ESMT. indicates Easement
HL & P indicates Houston Lighting and Power
SQ. FT. indicates square feet
AC. indicates acre
R.O.W. indicates right-of-way
O.R.F.B.C. indicates Original Records of Fort Bend County
F.B.C.O.P.R.R.P. indicates Fort Bend County Official Public Records of Real Property
● indicates found 5/8" iron rod (unless otherwise noted)
○ indicates set 5/8" iron rod (unless otherwise noted)
— indicates street name change
3. All building lines along street rights-of-way are as shown on the plat.
4. All non-perimeter easements on property lines are centered unless otherwise noted.
5. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revert in the dedicator, his heirs, assigns, or successors.
6. The platted area is located within unshaded Zone X, defined as areas determined to be outside the 500 year floodplain, per FEMA Flood Insurance Rate Map Panel No. 48157C0085M, effective January 29, 2021.
7. Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
8. The drainage system for this subdivision is designed in accordance with the "Fort Bend County Drainage Criteria Manual" which allows street ponding with intense rainfall events.
9. The Lighting Zone is LZ3.
10. To the best of the engineer's knowledge, all existing pipeline easements within the subdivision are shown on the plat.
11. Absent written authorization by the affected utilities, all utility easements must be kept unobstructed from any non-utility improvements or obstruction by property owner. Any unauthorized improvements or obstructions may be removed by the utility at the property owner's expense.
12. Benchmark: Elevations are based on Harris County Floodplain RM 190055, located on the east side of FM 1463, approximately 550' south of Corbitt Road, 15'± east of the power lines and 2'± off curb line of a driveway leading to a shopping center. Top of a stainless-steel rod inside an 8" PVC sleeve.
Note: The RM is now 3'± below ground level
NAVD88, 2001 Adj. Elevation = 136.32
13. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity.
14. All property to drain into the drainage easement only through an approved drainage structure.
15. Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval to obtain a Development Permit, Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.

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

BEING 22.734 acres of land in the H. & T.C.R.R. CO. Survey, Section 105, Abstract Number 261, Fort Bend County, Texas and being a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust and The Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 in the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.T.), and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a 1-inch iron pipe with cap stamped "Cotton" found for the northwest corner of Restricted Reserve "B" of FIRETHORNE WEST SEC. 12, according to the plat thereof recorded as Plat Number 20140269 in the O.P.R.F.B.C.T., and on the common line between Reserve "B" of YOUNG RANCH SEC 4, according to the plat thereof recorded as Plat Number 20160017 of the O.P.R.F.B.C.T. and said 1352.43 acre tract;

THENCE South 02° 10' 31" West - 600.21 feet, with the common line between FIRETHORNE WEST SEC. 12 and said 1352.43 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for the POINT OF BEGINNING of the herein described tract;

THENCE South 02° 10' 31" East - 1,424.40 feet, continuing with the common line between FIRETHORNE WEST SEC. 12 and said 1352.43 acre tract, to a found 3/4-inch iron pipe for an angle corner of the herein described tract;

THENCE North 87° 53' 40" East - 894.07 feet, continuing with the common line between FIRETHORNE WEST SEC. 12 and said 1352.43 acre tract, to a found 3/4-inch iron pipe for the most southerly southeast corner of FIRETHORNE WEST SEC. 12 and the most easterly northeast corner of the herein described tract, being on the westerly line of Restricted Reserve "A" of FIRETHORNE WEST SEC. 14, according to the plat thereof recorded as Plat Number 20140268 of the O.P.R.F.B.C.T.;

THENCE South 01° 56' 41" East, with the common line between FIRETHORNE WEST SEC. 14 and said 1352.43 acre tract for 81.59 feet, and thence continuing along the same common line between said 1352.43 acre tract and the westerly line of Restricted Reserve "D" of FIRETHORNE WEST SEC. 11, according to the plat thereof recorded as Plat Number 20140273 of the O.P.R.F.B.C.T., in all a distance of 194.92 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the most easterly southeast corner of the herein described tract and being the northeast corner of Restricted Reserve "D" of JORDAN RANCH SEC 31, according to the plat thereof recorded as Plat Number 20210167 of the O.P.R.F.B.C.T.;

THENCE South 87° 53' 34" West - 933.64 feet, with the north line of JORDAN RANCH SEC 31, to a 5/8-inch iron rod with cap stamped "IDS" found for the beginning of a curve to the right;

THENCE in a northwesterly direction, continuing with the north line of JORDAN RANCH SEC 31 and with said curve to the right, having a radius of 220.00 feet, a central angle of 90° 52' 32", a chord bearing and distance of North 47° 42' 27" West - 313.50 feet, and an arc distance of 348.94 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for the end of said curve and being an angle corner of JORDAN RANCH SEC 31;

THENCE, across said 1352.43 acre tract and with northerly lines of Broadstone Jordan Ranch, according to the plat thereof recorded as Plat Number 20220078 of the O.P.R.F.B.C.T., the following courses and distances:

North 02° 16' 26" West - 600.39 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 02° 10' 37" West - 534.35 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

South 87° 50' 09" West - 308.48 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;

In a southwesterly direction, with said curve to the left, having a radius of 165.00 feet, a central angle of 49° 04' 49", a chord bearing and distance of South 63° 17' 45" West - 137.06 feet, and an arc distance of 141.34 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

South 38° 45' 21" West - 121.88 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the right;

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

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

In a southwesterly direction, with said curve to the left, having a radius of 135.00 feet, a central angle of 85° 25' 28", a chord bearing and distance of South 74° 42' 18" West - 183.15 feet, and an arc distance of 201.28 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;

In a southwesterly direction, with said curve to the right, having a radius of 80.00 feet, a central angle of 83° 33' 30", a chord bearing and distance of South 73° 46' 20" West - 106.60 feet, and an arc distance of 116.67 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 64° 26' 55" West - 122.17 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the most westerly southwest corner of the herein described tract and the beginning of a non-tangent curve to the right, and being on the easterly right-of-way line of Texas Heritage Parkway described in a deed from Fort Bend Jordan Ranch, L.P. to Fort Bend County, Texas recorded under File Number 2020062689 of the O.P.R.F.B.C.T.;

THENCE in a northeasterly direction, with the easterly right-of-way line of Texas Heritage Parkway, and with said curve to the right, having a radius of 1,900.00 feet, a central angle of 10° 55' 32", a chord bearing and distance of North 29° 46' 11" East - 361.75 feet, and an arc distance of 362.30 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

THENCE North 35° 13' 57" East - 135.20 feet, continuing with the easterly right-of-way line of Texas Heritage Parkway, to a 5/8-inch iron rod with cap stamped "IDS" set for the most westerly northwest corner of the herein described tract;

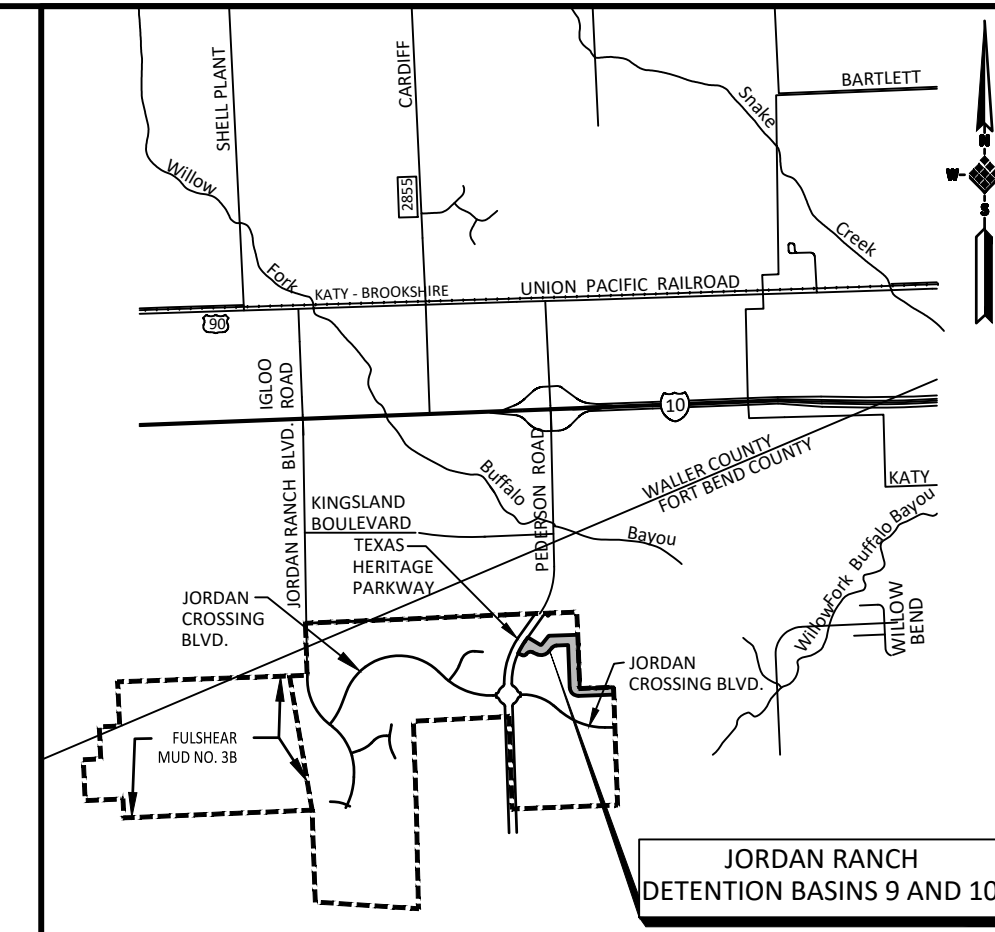
THENCE, across said 1352.43 acre tract the following courses and distances:

South 58° 58' 23" East - 394.58 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

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

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

North 87° 50' 09" East - 769.88 feet, to the POINT OF BEGINNING of the herein described tract and containing 22.734 acres of land.



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

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

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this ____ day of _____, 2022.

Vincent M. Morales, Jr. Precinct 1, County Commissioner

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

KP George County Judge

Grady Prestage Precinct 2, County Commissioner

Ken R. DeMerchant Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2022, at _____ o'clock _____ M. Filed in plat number(s) _____ of the plat records of Fort Bend County, Texas.

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

Laura Richard, County Clerk Fort Bend County, Texas

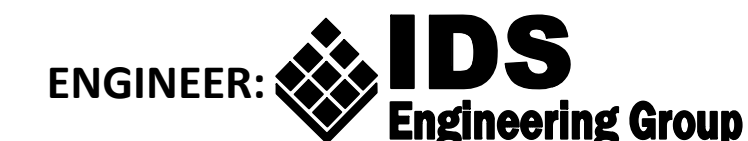
By: Deputy

JORDAN RANCH DETENTION BASINS 9 AND 10

A SUBDIVISION OF 22.734 ACRES

LOCATED IN H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261 FORT BEND COUNTY, TEXAS 0 LOTS 1 BLOCK 1 RESERVE

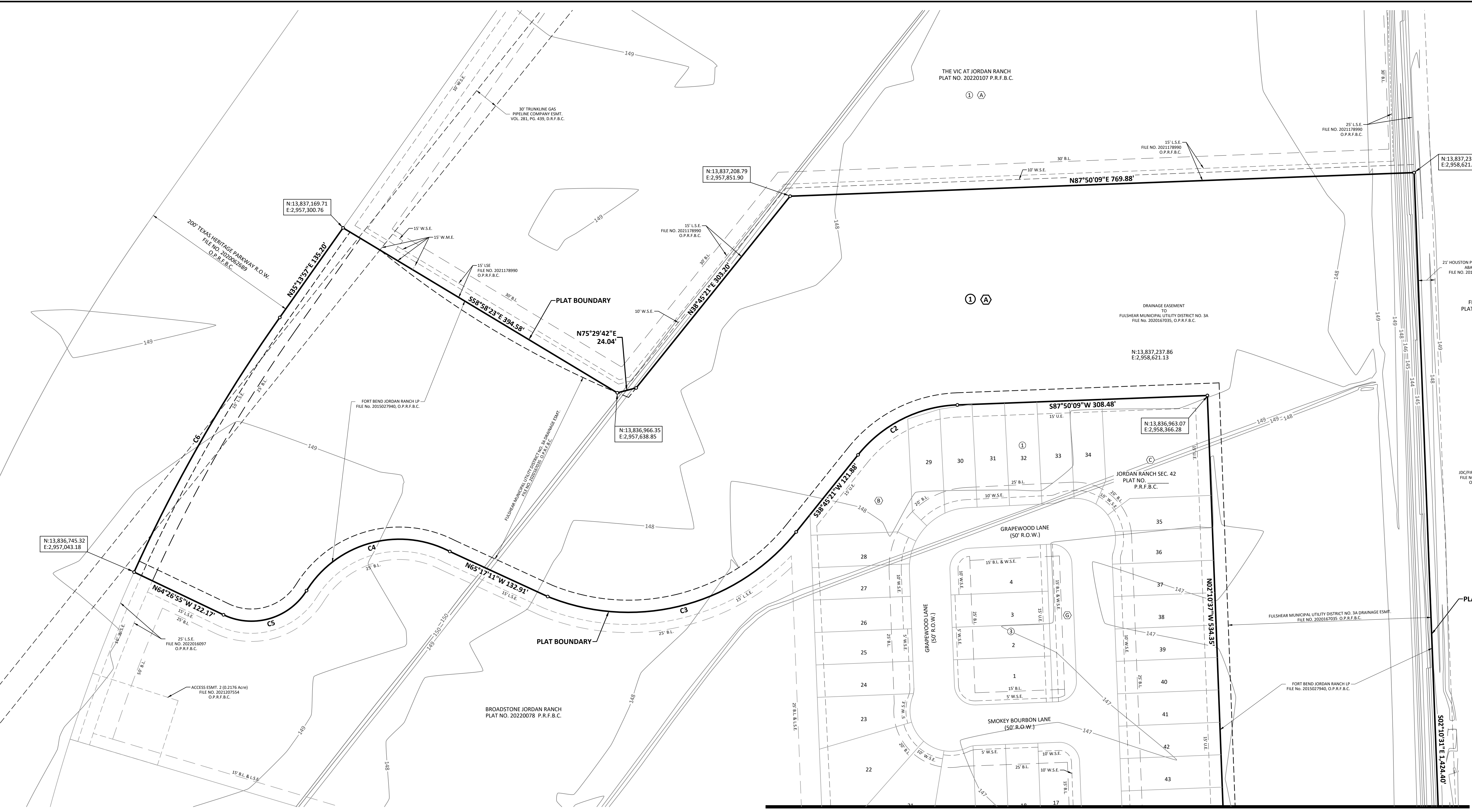
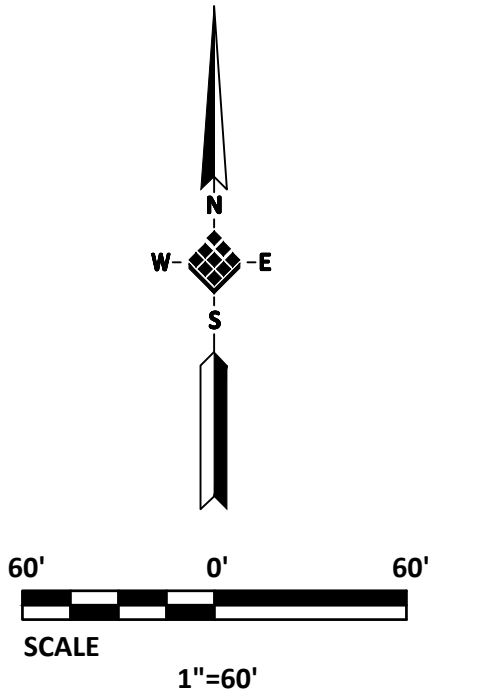
OWNER: FORT BEND JORDAN RANCH LP a Texas limited partnership 5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977



13430 NW. Freeway Suite 700 Houston, Tx. 77040 713.462.3178 Teleg Firm 2726 Txsuv Firm 10110700

JORDAN RANCH DETENTION BASINS 9 AND 10

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MATCH LINE A SEE SHEET 3

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	90°52'32"	220.00'	348.94'	223.39'	N47°42'27"W	313.50'
C2	49°04'50"	165.00'	141.34'	75.33'	S63°17'45"W	137.06'
C3	73°19'58"	265.00'	339.17'	197.28'	S75°25'20"W	316.49'
C4	85°25'28"	135.00'	201.28'	124.63'	S74°42'18"W	183.15'
C5	83°33'30"	80.00'	116.67'	71.48'	S73°46'20"W	106.60'
C6	10°55'32"	4,900.00'	362.30'	181.70'	N29°46'11"E	361.75'

RESERVE TABLE				
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES	
(A)	A	LANDSCAPE/OPEN SPACE/UTILITIES/DETENTION	990,278	22.734

JORDAN RANCH DETENTION BASINS 9 AND 10

A SUBDIVISION OF
22.734 ACRES
LOCATED IN
H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
FORT BEND COUNTY, TEXAS
0 LOTS 1 BLOCK 1 RESERVE

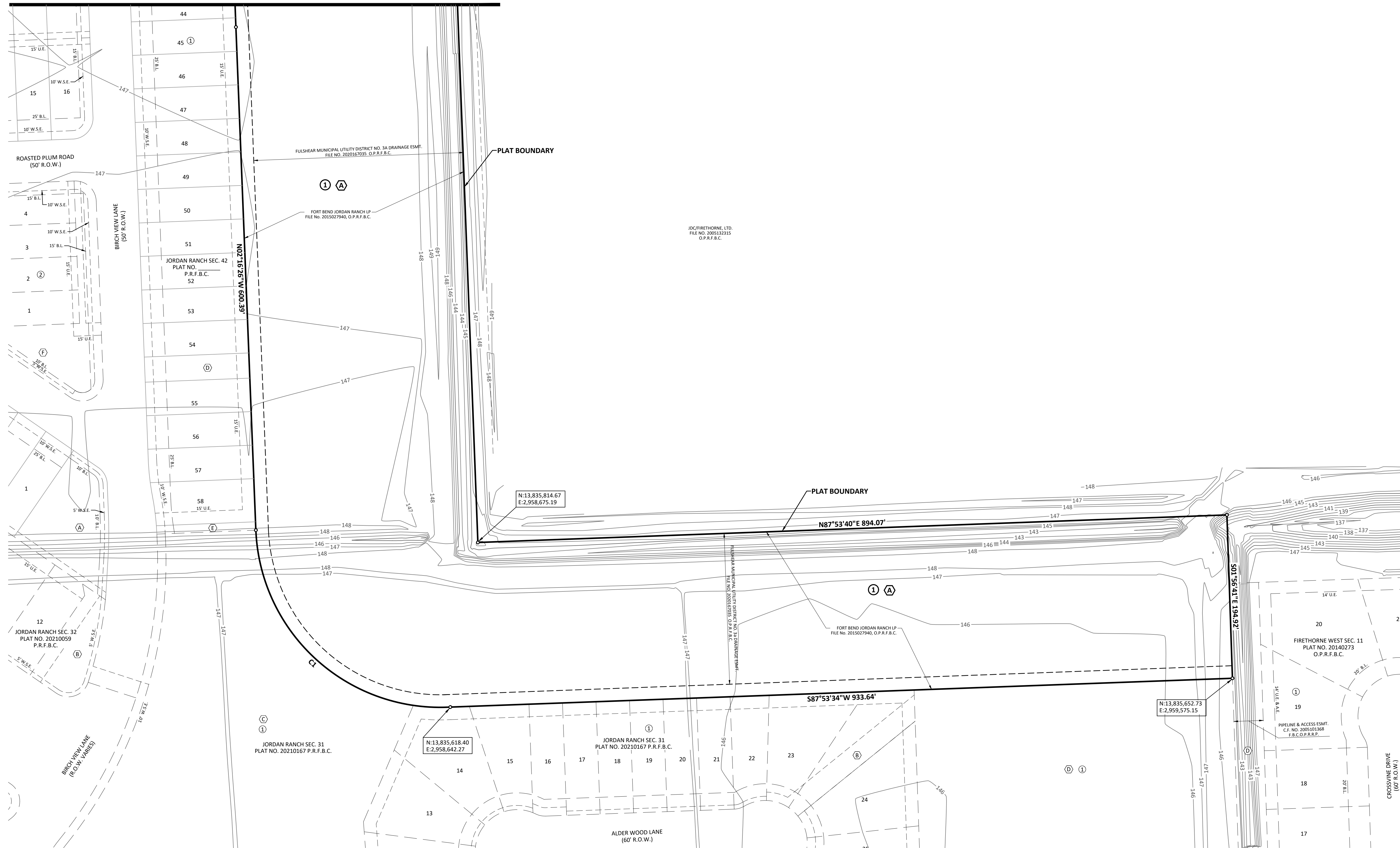
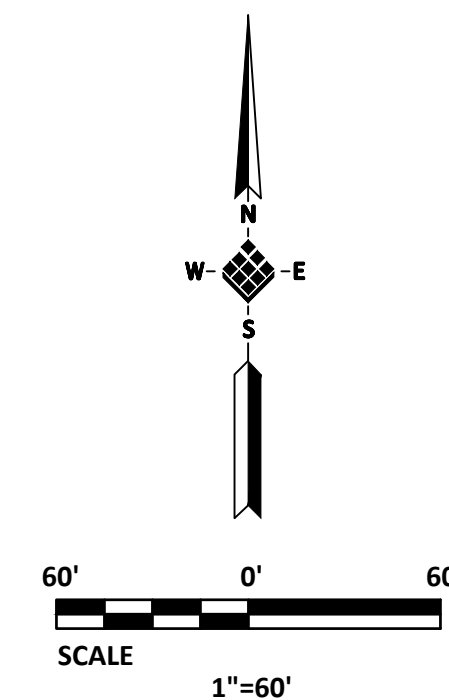
OWNER: **FORT BEND JORDAN RANCH LP**
a Texas limited partnership
5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977

ENGINEER: **IDS Engineering Group**
13430 NW Freenway
Suite 700
Houston, Tx 77040
713.462.3178
Tel: 713.462.3178
Fax: 713.462.3178
TxSurv Firm 10110700

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JORDAN RANCH DETENTION BASINS 9 AND 10

MATCH LINE A SEE SHEET 2



RESERVE TABLE			
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
A	LANDSCAPE/OPEN SPACE/UTILITIES/DETENTION	990,278	22.734

JORDAN RANCH
DETENTION BASINS 9 AND 10
 A SUBDIVISION OF
22.734 ACRES
 LOCATED IN
H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
FORT BEND COUNTY, TEXAS
0 LOTS 1 BLOCK 1 RESERVE

OWNER: FORT BEND JORDAN RANCH LP
a Texas limited partnership
 5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977

ENGINEER: IDS Engineering Group
13430 NW. Freeway
 Suite 700
 Houston, Tx. 77040
 713.462.3178
 Tds@idsfirm.com
 Tds@idsfirm.com

X:\2020\21010813_18_Plat_9-10_Plat(CAD) (DWG)_SET_9-10_Plat.dwg [Layout1] Plotted Oct 11, 2022 at 10:58am by rjwells (Last Saved by rjwells)

JORDAN RANCH DETENTION BASINS 9 AND 10



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: 10/7/2022 Date Received by the City of Fulshear:

Subdivision: Detention Basins 9 And 10 Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential (detention), Zero Lot Line/ Patio Home, Multi-Family Residential, Planned Development, Commercial, Industrial

Plat Location: City, ETJ (Extraterritorial Jurisdiction)

Legal Description: See Attached Plat for Metes and Bounds Description

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

Total Acreage: 22.734, Number of Streets: 0, Number of Lots: 0, Number and Types of Reserves: 1 (Unrestricted), Total Acres in Reserve: 22.734

Owner: Fort Bend Jordan Ranch, LP, Address: 22316 Grand Corner Dr. Ste 270, City/State: Katy, TX, Telephone: (713) 960-9977, Email Address: N/A

Engineer/Planner: IDS Engineering Group, Contact Person: John R. Herzog, P.E., Telephone: (713)-590-7145, Fax Number: N/A, Email Address: jherzog@idseg.com

Table with 1 column: Platting Fees. Rows include Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, 2nd Review of plats, TOTAL PLATTING FEE \$1068.35, Park Fees (due at Final Plat Application) \$0.00

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

Signature line with name John Herzog / Project Manager, date 10/7/22, and labels SIGNATURE, TYPED OR PRINTED NAME/TITLE, DATE

STATE OF TEXAS

COUNTY OF FORT BEND

I, JERRY ULKE, Vice President of JOHNSON JORDAN RANCH GP LLC, a Texas limited liability company, the general partner of FORT BEND JORDAN RANCH LP, a Texas limited partnership, hereinafter referred to as owners of the 22.734 acre tract described in the above and foregoing map of JORDAN RANCH DETENTION BASINS 9 AND 10, do hereby make and establish said subdivision and development plat of said property according to all laws, dedications, restrictions and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title to the land so dedicated.

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

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above 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 declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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

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

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

FURTHER, We do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of JORDAN RANCH DETENTION BASINS 9 AND 10, where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

IN TESTIMONY WHEREOF, JOHNSON JORDAN RANCH GP LLC, a Texas limited liability company, as general partner of FORT BEND JORDAN RANCH LP, a Texas limited partnership, has caused these presents to be signed by Jerry Ulke, Vice President, this ____ day of _____, 2022.

BY: FORT BEND JORDAN RANCH LP, a Texas Limited Partnership

By: JOHNSON JORDAN RANCH GP, LLC a Texas Limited Liability Company Its General Partner

By: Jerry Ulke, Vice President

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jerry Ulke, Vice President, 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 set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2022.

Notary Public in and for the State Of Texas

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

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

Michael L. Swan, R.P.L.S. Registered Professional Land Surveyor Texas Registration No. 5551

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JOHN R. HERZOG, P.E. 126468 ON 04/29/22, IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

John R. Herzog, P.E. Licensed Professional Engineer, No. 126468

This plat of JORDAN RANCH DETENTION BASINS 9 AND 10 is approved by the City Planning Commission of the City of Fulshear, Texas this ____ day of _____, 2022.

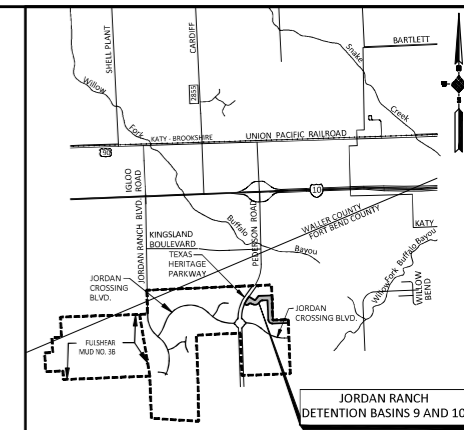
Amy Pearce, Chair Dar Hakimzadeh, Co-Chair

The plat of JORDAN RANCH DETENTION BASINS 9 AND 10 was approved by the City of Fulshear Council on the ____ day of _____, 2022, and signed on this ____ day of _____, 2022; provided; however, this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk of Fort Bend, Texas within one (1) year hereafter.

Aaron Groff, Mayor Kimberly Kopecky, City Secretary

NOTES

- 1. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the combined scale factor of 1.00013.
2. B.L. indicates a building line
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● indicates found 5/8" iron rod (unless otherwise noted)
○ indicates set 5/8" iron rod (unless otherwise noted)
↔ indicates street name change
3. All building lines along street rights-of-way are as shown on the plat.
4. All non-perimeter easements on property lines are centered unless otherwise noted.
5. All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
6. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicant, his heirs, assigns, or successors.
7. The platted area is located within unshaded Zone X, defined as areas determined to be outside the 500 year floodplain, per FEMA Flood Insurance Rate Map Panel No. 48157C0085M, effective January 29, 2021.
8. Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
9. The drainage system for this subdivision is designed in accordance with the "Fort Bend County Drainage Criteria Manual" which allows street ponding with intense rainfall events.
10. The Lighting Zone Code is L23.
11. To the best of the engineer's knowledge, all existing pipeline easements within the subdivision are shown on the plat.
12. Absent written authorization by the affected utilities, all utility easements must be kept unobstructed from any non-utility improvements or obstruction by property owner. Any unauthorized improvements or obstructions may be removed by the utility at the property owner's expense.
13. Benchmark: Elevations are based on Harris County Floodplain RM 190055, located on the east side of FM 1463, approximately 550' south of Corbit Road, 15'± east of the power lines and 2'± off curb line of a driveway leading to a shopping center. Top of a stainless-steel rod inside an 8" PVC sleeve. Note: The RM is now 3'± below ground level NAVD88, 2001 Adj. Elevation = 136.32
14. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity.
15. All property to drain into the drainage easement only through an approved drainage structure.
16. Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval to obtain a Development Permit. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.



FORT BEND COUNTY KEY MAP NO. 482R AND 483N VICINITY MAP SCALE 1" = 5,000'

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

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

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this ____ day of _____, 2022.

Vincent M. Morales, Jr. Precinct 1, County Commissioner

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

KP George County Judge

Grady Prestage Precinct 2, County Commissioner

Ken R. DeMerchant Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2022, at _____ o'clock ____ M. Filed in plat number(s) _____ of the plat records of Fort Bend County, Texas.

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

Laura Richard, County Clerk Fort Bend County, Texas

By: Deputy

Table with 2 columns: DISTRICT NAMES and NO. 7. Rows include WCID, MUD, LID, DID, SCHOOL, FIRE, IMPACT FEE AREA, CITY OR CITY ETJ, UTILITIES CO.

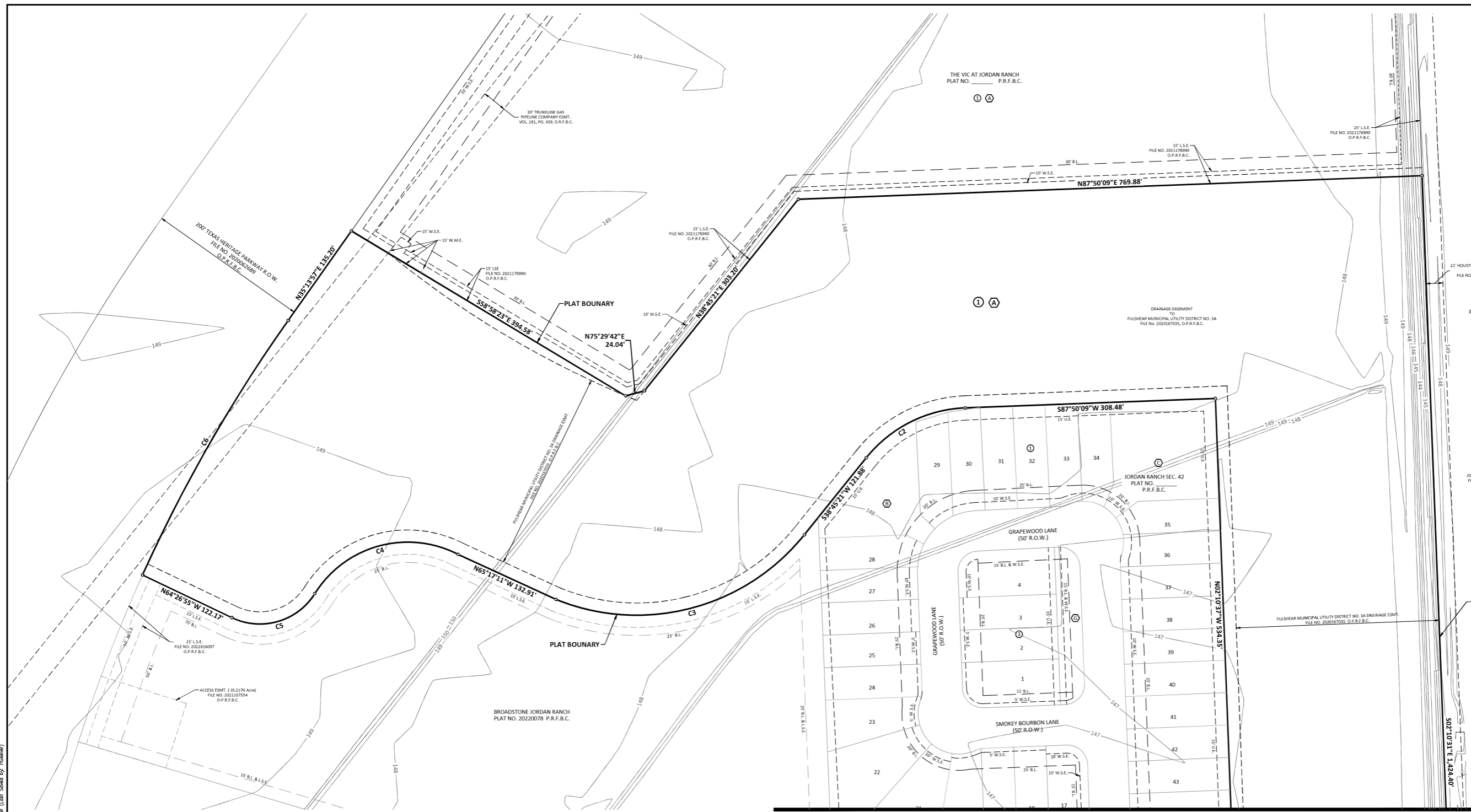
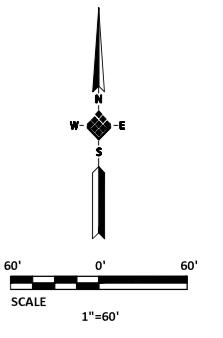
JORDAN RANCH DETENTION BASINS 9 AND 10 A SUBDIVISION OF 22.734 ACRES LOCATED IN H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261 FORT BEND COUNTY, TEXAS 0 LOTS 1 BLOCK 1 RESERVE

OWNER: FORT BEND JORDAN RANCH LP 4 Texas limited partnership 5205 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977

ENGINEER: IDS Engineering Group 13430 N.W. Freeway Suite 703 Houston, TX 77040 713.462.3178 TxEng Firm 2726 TxDsur Firm 10130700

JORDAN RANCH DETENTION BASINS 9 AND 10

X:\2100\214100813_B Plat 9-10 Plot(240)DWG.dwg [LDP] 9-10 Plot.dwg [LDP] Printed Apr 29, 2022 at 9:20am by hussain (User Saved by hussain)



MATCH LINE A SEE SHEET 3

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	90°52'32"	220.00'	348.94'	223.39'	N47°42'27"W	313.50'
C2	49°04'50"	165.00'	141.34'	75.34'	S63°17'44"W	137.06'
C3	73°19'58"	265.00'	339.17'	197.28'	S75°25'20"W	316.49'
C4	85°25'28"	135.00'	201.28'	124.63'	S74°42'18"W	183.15'
C5	83°33'30"	80.00'	116.67'	71.48'	S73°46'20"W	106.60'
C6	10°55'32"	1,900.00'	362.30'	181.70'	N29°46'11"E	361.75'

RESERVE TABLE				
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES	
(A)	A	LANDSCAPE/OPEN SPACE/UTILITIES/DETENTION	990,278	22.734

**JORDAN RANCH
DETENTION BASINS 9 AND 10**
A SUBDIVISION OF
22.734 ACRES
LOCATED IN
H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
FORT BEND COUNTY, TEXAS
0 LOTS 1 BLOCK 1 RESERVE

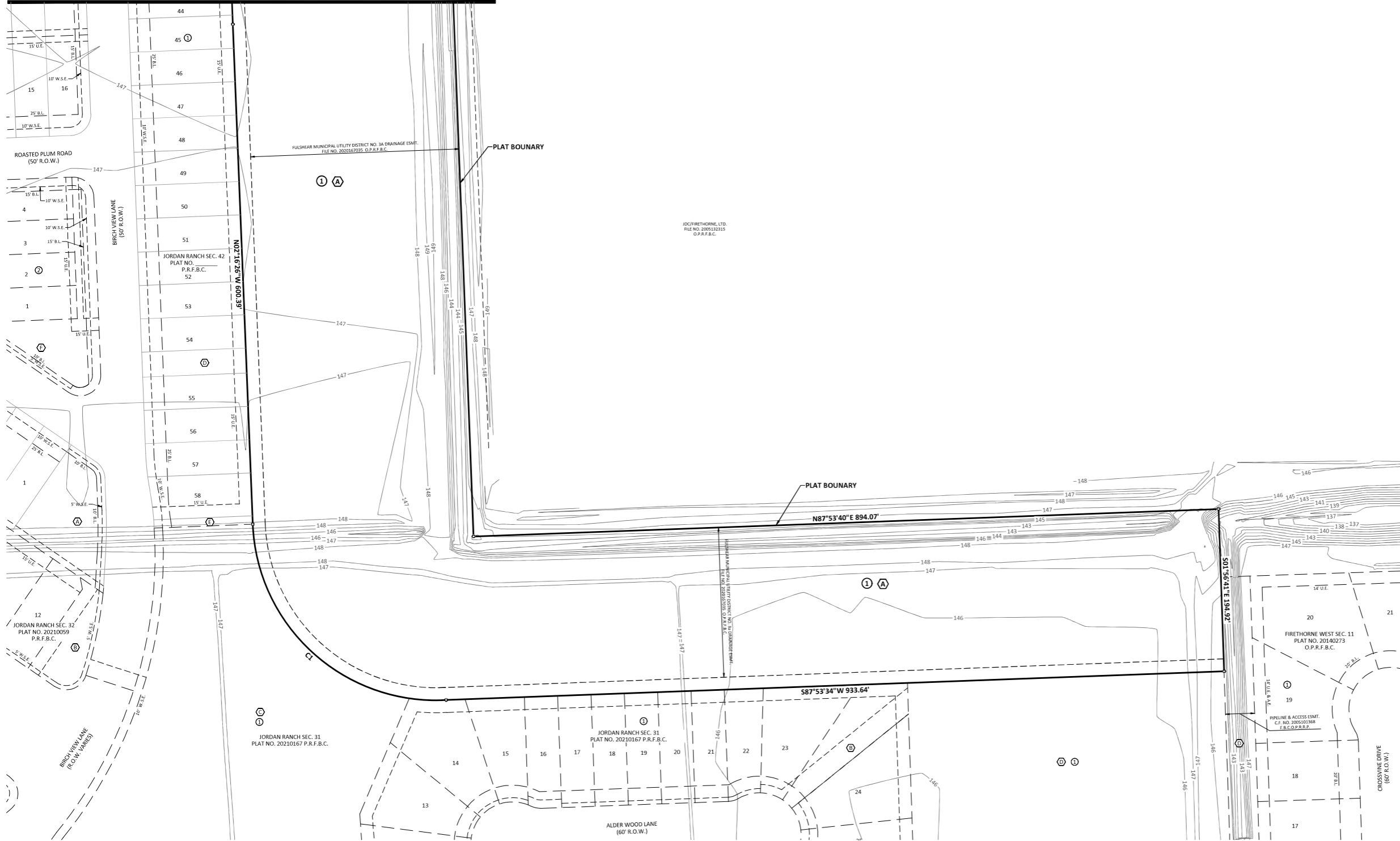
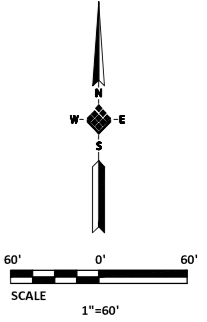
OWNER: FORT BEND JORDAN RANCH LP
* Texas limited partnership
5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977

ENGINEER: IDS Engineering Group
13430 NW Freeway, Suite 703
Houston, TX 77040
713.462.3178
TxEng Firm 2726
TxSurvey Firm 10310700

X:\2100\214100813_01_Plot_1-10_Plot_1.dwg [Landscape] Printed: Apr 28, 2022 at 9:20am by hussain (User: hussain) (Plot Scale: 1"=60')

JORDAN RANCH DETENTION BASINS 9 AND 10

MATCH LINE A SEE SHEET 2



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	90°52'32"	220.00'	348.94'	223.39'	N47°42'27"W	313.50'
C2	49°04'50"	165.00'	141.34'	75.34'	S63°17'44"W	137.06'
C3	73°19'58"	265.00'	339.17'	197.28'	S75°25'20"W	316.49'
C4	85°25'28"	135.00'	201.28'	124.63'	S74°42'18"W	183.15'
C5	83°33'30"	80.00'	116.67'	71.48'	S73°46'20"W	106.60'
C6	10°55'32"	1,900.00'	362.30'	181.70'	N29°46'11"E	361.75'

RESERVE TABLE				
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES	
(A)	A	LANDSCAPE/OPEN SPACE/UTILITIES/DETENTION	990,278	22.734

**JORDAN RANCH
DETENTION BASINS 9 AND 10**
A SUBDIVISION OF
22.734 ACRES
LOCATED IN
H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
FORT BEND COUNTY, TEXAS
0 LOTS 1 BLOCK 1 RESERVE

OWNER: FORT BEND JORDAN RANCH LP
4 TRAK LIMITED PARTNERSHIP
5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977

ENGINEER: IDS Engineering Group
13430 NW Freeway Suite 703
Houston, TX 77040
713.462.3178
TX Reg Firm 2726
TX Sure Firm 10310700

X:\2100\2141008-13_Plot 9-10_Plan(CAD)\DWG_PLOT_9-10_PLOT.dwg [Landscape] Printed Apr 28, 2022 at 2:20pm by hussleir (Plot Scale by: hussleir)

JORDAN RANCH DETENTION BASINS 9 AND 10



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: 10/21/2022 Date Received by the City of Fulshear: _____

Subdivision: Fulshear Lakes Way and Lou Waters Parkway Development: Fulshear Lakes
Street Dedication _____

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: A SUBDIVISION OF 9.496 ACRES OF LAND SITUATED IN THE JOHN RANDON LEAGUE, ABSTRACT 76, FORT BEND COUNTY, TEXAS.

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

Total Acreage: 9.496
Number of Streets: 2
Number of Lots: 0
Number and Types of Reserves: 3 - Landscape/Open Space
Total Acres in Reserve: 1.468

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE <u>737.40</u>	
Park Fees (due at Final Plat Application)	_____

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

Zach Zarse

10/21/2022

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

STATE OF TEXAS
COUNTY OF FORT BEND

WE, FULSHEAR LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH SAMUEL H. YAGER III, VICE PRESIDENT, BEING AN OFFICER OF FULSHEAR LAKES GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF FULSHEAR LAKES LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF THE 9.496 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FULSHEAR LAKES WAY AND LOU WATERS PARKWAY STREET DEDICATION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

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

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

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

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

IN TESTIMONY WHEREOF, THE FULSHEAR LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY FULSHEAR LAKES GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, BY ITS VICE PRESIDENT SAMUEL H. YAGER III, THIS _____ DAY OF _____, 2022.

FULSHEAR LAKES, LTD.
A TEXAS LIMITED PARTNERSHIP

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

BY: SAMUEL H. YAGER III, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BEING 9.474 ACRES, BEING 9.496 ACRES OF LAND LOCATED IN THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76, FORT BEND COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 411.052 ACRE TRACT DESCRIBED IN THE DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007854, IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), BEING 9.496 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT):

COMMENCING FOR REFERENCE AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE SOUTHEAST CORNER OF SAID 411.052 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 58.139 ACRE TRACT DESCRIBED IN THE DEED TO K. R. ARNOLD, AND WIFE, E. C. ESSER-ARNOLD, BY AN INSTRUMENT OF RECORD IN FILE NUMBER 1990908959, F.B.C.O.P.R., AND ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO FORT BEND COUNTY TOLL ROAD AUTHORITY BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2015058468, F.B.C.O.P.R., FROM WHICH A 1/2-INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 70.1425 ACRE TRACT DESCRIBED AS TRACT I IN THE DEED TO FULSHEAR LAKES, LTD., BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007853, F.B.C.O.P.R., SAME BEING THE SOUTHWEST CORNER OF SAID 411.052 ACRE TRACT, BEARS SOUTH 81° 25' 02" WEST, 1,532.69 FEET, AND FROM WHICH A 1/2-INCH IRON PIPE FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID 411.052 ACRE TRACT, IN THE SOUTH LINE OF THAT CERTAIN CALLED 58.96 ACRE TRACT DESCRIBED IN THE DEED TO NIGEL STUART PATTERSON AND WIFE, JO-ANNE PATTERSON, BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2009110810, F.B.C.O.P.R., BEARS NORTH 02° 18' 57" WEST, 4,646.53 FEET;

THENCE, NORTH 34° 34' 38" WEST, 2,485.01 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 75° 24' 17" WEST, 60.29 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 72° 59' 39" WEST, 2.02 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 31.95 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 01° 53' 13", AND A CHORD WHICH BEARS NORTH 30° 05' 33" WEST, 31.95 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 31° 02' 10" WEST, 492.95 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 825.13 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 47° 45' 13", AND A CHORD WHICH BEARS NORTH 07° 09' 28" WEST, 607.19 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 16° 43' 14" EAST, 75.11 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 545.06 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3,330.00 FEET, A CENTRAL ANGLE OF 09° 22' 42", AND A CHORD WHICH BEARS NORTH 12° 01' 53" EAST, 544.45 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 371.56 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 35° 28' 51", AND A CHORD WHICH BEARS NORTH 10° 23' 54" WEST, 365.65 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 28° 08' 19" WEST, 165.40 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 374.66 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 26° 49' 58", AND A CHORD WHICH BEARS NORTH 14° 43' 20" WEST, 371.24 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 01° 18' 21" WEST, 101.21 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 26.80 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 61° 25' 41", AND A CHORD WHICH BEARS NORTH 32° 01' 12" WEST, 25.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 53.89 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 34° 18' 17", AND A CHORD WHICH BEARS NORTH 45° 34' 54" WEST, 53.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 26.80 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 61° 25' 41", AND A CHORD WHICH BEARS NORTH 09° 08' 36" WEST, 25.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

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

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

THIS PLAT OF FULSHEAR LAKES WAY AND LOU WATERS PARKWAY STREET DEDICATION IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2022.

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIR

THIS PLAT OF FULSHEAR LAKES WAY AND LOU WATERS PARKWAY STREET DEDICATION WAS APPROVED ON _____ DAY OF _____, 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 (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

KIMBERLY KOPECKY, CITY SECRETARY

THENCE, SOUTH 89° 51' 27" EAST, 136.73 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 26.80 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 61° 25' 41", AND A CHORD WHICH BEARS NORTH 59° 25' 43" EAST, 25.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 49.34 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 31° 24' 28", AND A CHORD WHICH BEARS NORTH 44° 25' 06" EAST, 48.72 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 26.80 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 61° 25' 41", AND A CHORD WHICH BEARS NORTH 29° 24' 30" EAST, 25.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 88° 41' 39" EAST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 26.80 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 61° 25' 41", AND A CHORD WHICH BEARS SOUTH 32° 01' 12" EAST, 25.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 53.40 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 33° 59' 54", AND A CHORD WHICH BEARS SOUTH 45° 44' 05" EAST, 52.62 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 27.26 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 62° 28' 53", AND A CHORD WHICH BEARS SOUTH 59° 58' 35" EAST, 25.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 00° 41' 56" WEST, 60.03 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 26.36 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 60° 25' 20", AND A CHORD WHICH BEARS SOUTH 58° 37' 45" WEST, 25.16 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 48.79 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 31° 03' 32", AND A CHORD WHICH BEARS SOUTH 43° 56' 51" WEST, 48.19 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 27.75 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 63° 35' 24", AND A CHORD WHICH BEARS SOUTH 27° 40' 55" WEST, 26.34 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 449.86 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 26° 34' 20", AND A CHORD WHICH BEARS SOUTH 17° 23' 57" EAST, 445.84 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 30° 41' 07" EAST, 149.22 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 524.15 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 765.00 FEET, A CENTRAL ANGLE OF 39° 15' 26", AND A CHORD WHICH BEARS SOUTH 11° 03' 24" EAST, 513.96 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 373.02 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3,470.00 FEET, A CENTRAL ANGLE OF 06° 09' 33", AND A CHORD WHICH BEARS SOUTH 11° 39' 08" WEST, 372.84 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 14° 43' 52" WEST, 131.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 721.44 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 41° 20' 08", AND A CHORD WHICH BEARS SOUTH 05° 56' 12" EAST, 705.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 26° 36' 15" EAST, 397.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.496 ACRES OF LAND.

CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.

THENCE, NORTH 89° 51' 27" WEST, 136.73 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 264.10 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 15° 07' 54", AND A CHORD WHICH BEARS NORTH 82° 17' 30" WEST, 263.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 74° 43' 33" WEST, 154.07 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 299.42 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 17° 41' 11", AND A CHORD WHICH BEARS NORTH 83° 34' 08" WEST, 298.24 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 87° 35' 17" WEST, 215.19 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE MOST SOUTHERLY WEST CORNER OF THE HEREIN DESCRIBED TRACT, IN A WEST LINE OF AFORESAID 411.052 ACRE TRACT, IN THE EAST LINE OF THAT CERTAIN CALLED 71.56 ACRE TRACT REFERENCED IN THE DEED TO LAVETTA LAZZARA BY AN INSTRUMENT OF RECORD IN VOLUME 2320, PAGE 1231, IN THE DEED RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.D.R.), AND DESCRIBED UNDER VOLUME 1182, PAGE 349, F.B.C.D.R.;

THENCE, NORTH 01° 49' 07" WEST, 30.00 FEET, ALONG SAID COMMON LINE, TO A PK NAIL IN ASPHALT PREVIOUSLY SET FOR THE NORTHEAST CORNER OF SAID 71.56 ACRE TRACT;

THENCE, NORTH 01° 47' 54" WEST, CONTINUING ALONG THE WEST LINE OF SAID 411.052 ACRE TRACT, 55.59 FEET TO A PK NAIL SET FOR THE MOST NORTHERLY WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88° 12' 06" EAST, DEPARTING SAID COMMON LINE, 30.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

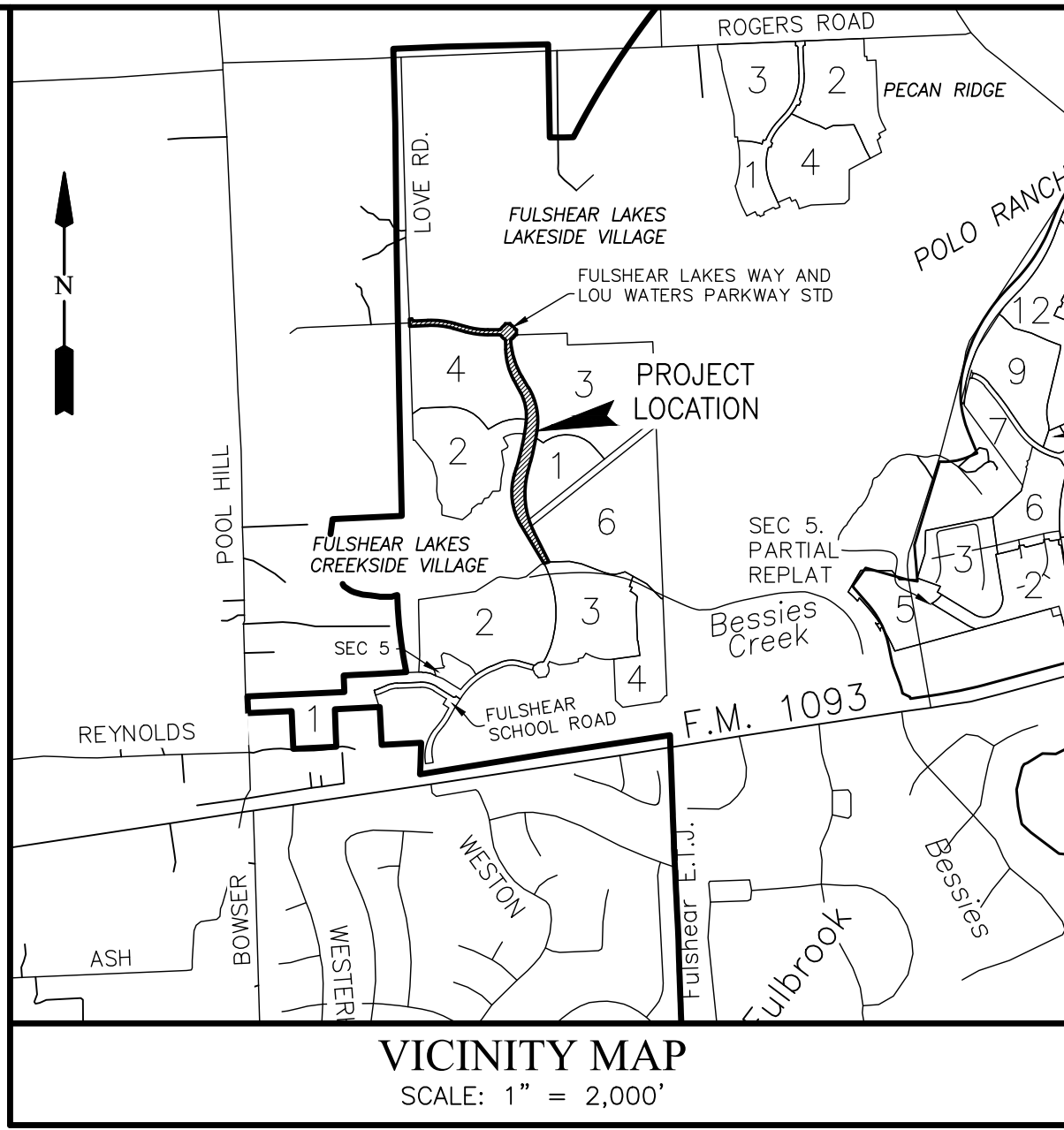
THENCE, 39.54 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 36' 50", AND A CHORD WHICH BEARS SOUTH 07° 04' 19" EAST, 35.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 87° 35' 17" EAST, 159.28 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 317.95 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 17° 41' 11", AND A CHORD WHICH BEARS SOUTH 83° 34' 08" EAST, 316.68 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 74° 43' 33" EAST, 154.07 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 248.25 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 15° 07' 54", AND A CHORD WHICH BEARS SOUTH 82° 17' 30" EAST, 247.53 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;



VICINITY MAP

SCALE: 1" = 2,000'

KEY MAP NO. 522J/522E

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

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

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

THIS _____ DAY OF _____, 2022.

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

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

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

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2022 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: DEPUTY

FINAL PLAT OF FULSHEAR LAKES WAY AND LOU WATERS PARKWAY STREET DEDICATION

A SUBDIVISION OF 9.496 ACRES OF LAND SITUATED IN
THE JOHN RANDON LEAGUE, ABSTRACT 76,
FORT BEND COUNTY, TEXAS.

0 LOTS 3 RESERVES (1.468 ACRES) 0 BLOCKS

OCTOBER 21, 2022 JOB NO. 2493-0126.310

OWNER:

FULSHEAR LAKES, LTD.

A TEXAS LIMITED PARTNERSHIP

BY: FULSHEAR LAKES GP, LLC

A TEXAS LIMITED LIABILITY COMPANY

ITS GENERAL PARTNER

SAMUEL H. YAGER III, VICE PRESIDENT

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

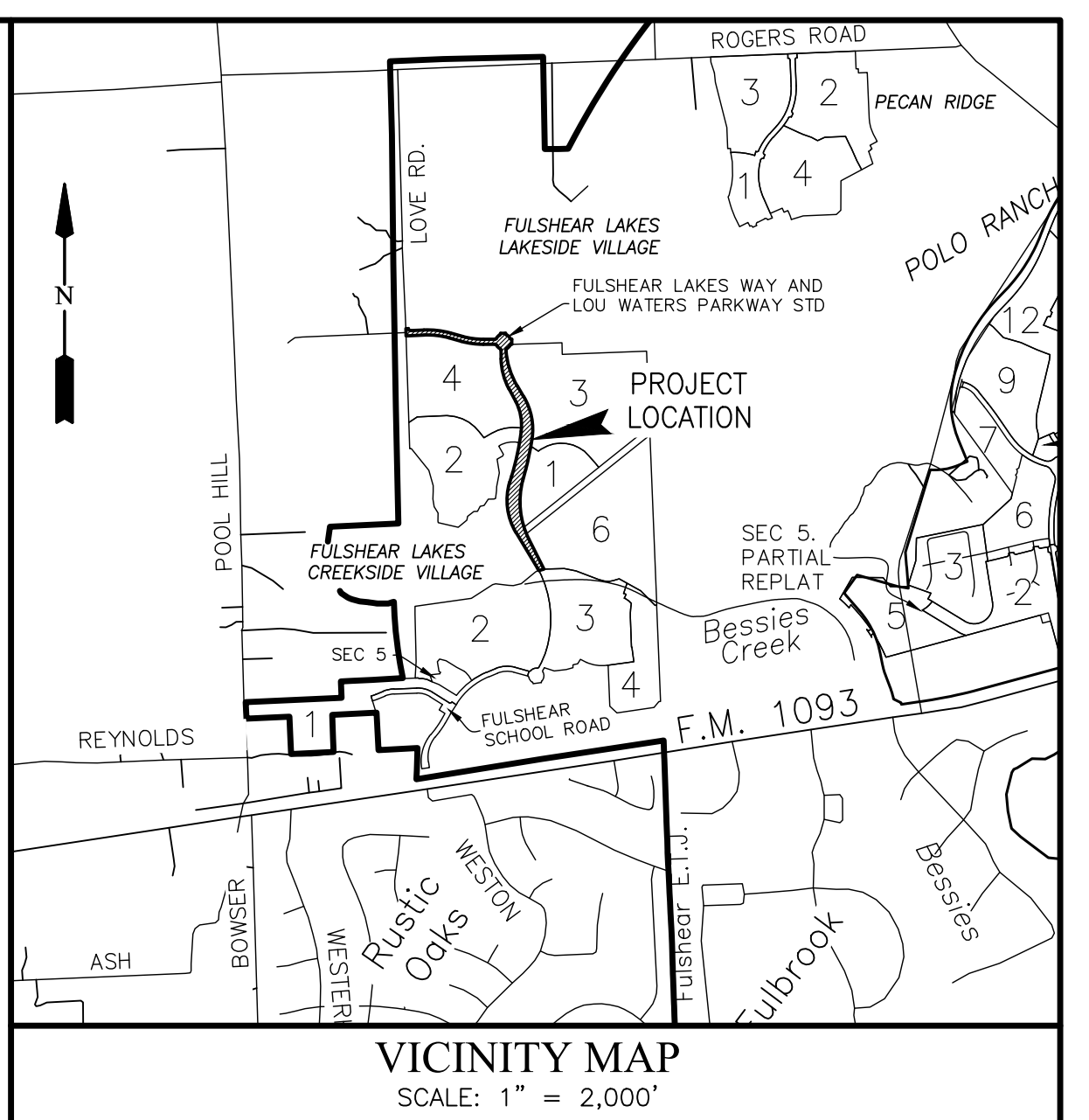
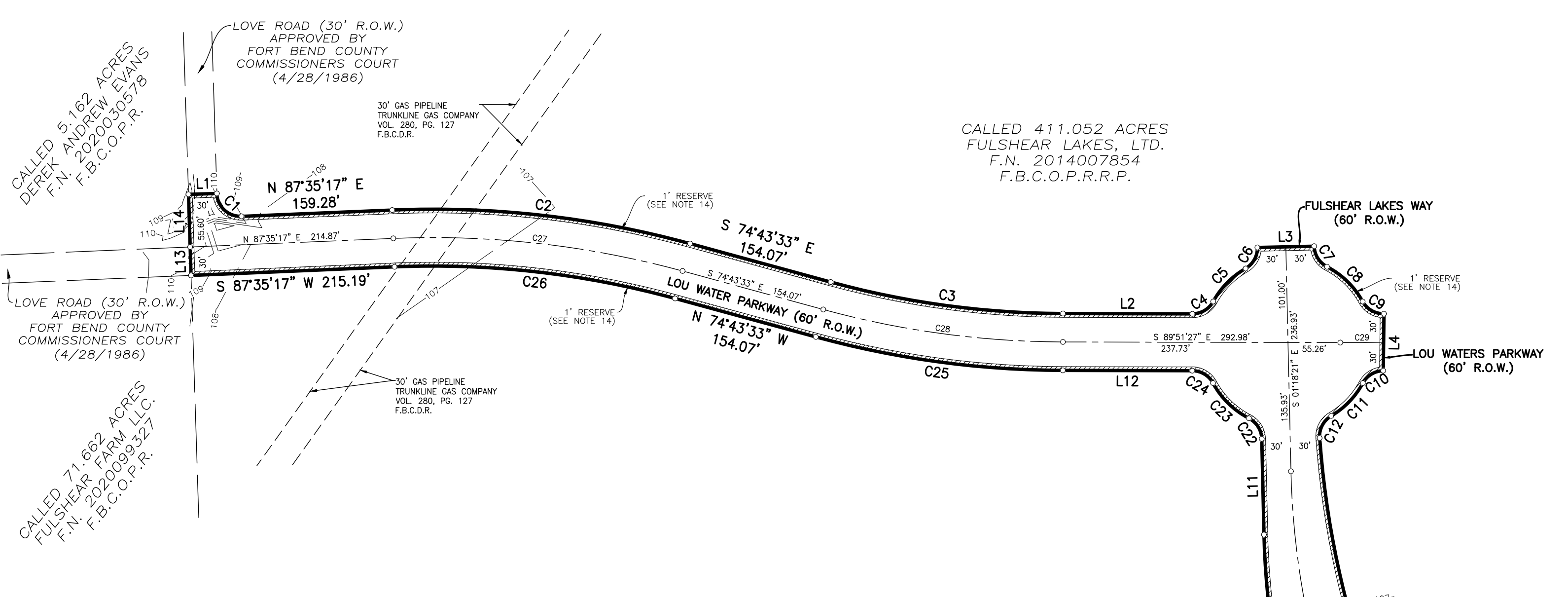
SURVEYOR:

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

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

ENGINEER:

SHEET 1 OF 2



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	90°36'50"	39.54'	S 47°06'19" E	35.54'
C2	1030.00'	17°41'11"	317.95'	S 83°34'08" E	316.68'
C3	940.00'	15°07'54"	248.25'	S 82°17'30" E	247.53'
C4	25.00'	61°25'41"	26.80'	N 59°25'43" E	25.54'
C5	90.00'	31°24'28"	49.34'	N 44°25'06" E	48.72'
C6	25.00'	61°25'41"	26.80'	N 29°24'30" E	25.54'
C7	25.00'	61°25'41"	26.80'	S 32°01'12" E	25.54'
C8	90.00'	33°59'54"	53.40'	S 45°44'05" E	52.62'
C9	25.00'	62°28'53"	27.26'	S 59°58'35" E	25.93'
C10	25.00'	60°25'20"	26.36'	S 58°37'45" W	25.16'
C11	90.00'	31°03'32"	48.79'	S 43°56'51" W	48.19'
C12	25.00'	63°35'24"	27.75'	S 27°40'55" W	26.34'
C13	970.00'	26°34'20"	449.86'	S 17°23'57" E	445.84'
C14	765.00'	39°15'26"	524.15'	S 11°03'24" E	513.96'
C15	3470.00'	6°09'33"	373.02'	S 11°39'06" W	372.84'
C16	1000.00'	41°29'58"	724.30'	S 06°01'07" E	708.58'
C17	970.00'	1°53'13"	31.95'	N 30°05'33" W	31.95'
C18	750.00'	47°45'23"	625.13'	N 07°09'28" W	607.19'
C19	3330.00'	9°22'42"	545.06'	N 12°01'53" E	544.45'
C20	600.00'	35°28'51"	371.56'	N 10°23'54" W	365.65'
C21	800.00'	26°49'58"	374.66'	N 14°43'20" W	371.24'
C22	25.00'	61°25'41"	26.80'	N 32°01'12" W	25.54'
C23	90.00'	34°18'17"	53.89'	N 45°34'54" W	53.08'
C24	25.00'	61°25'41"	26.80'	N 59°08'36" W	25.54'
C25	1000.00'	15°07'54"	264.10'	N 82°17'30" W	263.33'
C26	970.00'	17°41'11"	299.42'	N 83°34'08" W	298.24'
C27	1000.00'	17°41'11"	308.69'	S 83°34'08" E	307.46'
C28	970.00'	15°07'54"	256.18'	S 82°17'30" E	255.43'
C29	1970.00'	1°19'50"	45.75'	N 89°28'38" E	45.75'
C30	850.00'	27°54'10"	413.95'	S 15°15'26" E	409.87'
C31	700.00'	37°18'16"	455.76'	S 10°33'23" E	447.75'
C32	3400.00'	8°53'09"	527.29'	S 12°32'20" W	526.76'
C33	875.00'	45°41'24"	697.76'	S 05°51'48" E	679.42'
C34	15.00'	176°25'06"	46.19'	N 73°23'58" E	29.99'
C35	721.00'	25°33'23"	321.60'	S 05°36'48" E	318.94'
C36	15.00'	92°05'55"	24.11'	S 53°12'51" W	21.60'
C37	15.00'	89°00'39"	23.30'	N 36°13'52" W	21.03'
C38	3374.00'	0°55'56"	54.89'	N 07°48'30" E	54.89'
C39	644.00'	22°09'07"	248.99'	N 03°44'01" W	247.44'
C40	15.00'	89°00'39"	23.30'	N 54°45'29" E	21.03'
C41	15.00'	90°58'58"	23.82'	S 35°14'43" E	21.39'
C42	3426.00'	4°29'06"	268.18'	S 12°29'19" W	268.11'
C43	1044.00'	15°27'29"	281.66'	S 07°00'08" W	280.81'
C44	15.00'	86°23'12"	22.62'	S 42°28'00" W	20.53'
C45	15.00'	91°32'45"	23.97'	N 48°34'01" W	21.50'
C46	706.00'	19°30'52"	240.46'	N 06°57'48" E	239.30'
C47	3374.00'	6°28'04"	380.88'	N 13°29'11" E	380.67'
C48	15.00'	98°11'00"	25.70'	N 36°34'06" E	22.67'
C49	15.00'	87°16'47"	22.85'	S 50°42'01" E	20.70'
C50	1044.00'	9°52'53"	180.05'	S 12°00'04" E	179.83'
C51	15.00'	168°46'31"	44.19'	S 67°26'45" W	29.86'
C52	706.00'	15°38'36"	192.76'	N 20°20'42" W	192.16'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°12'06" E	30.00'
L2	S 89°51'27" E	136.73'
L3	N 88°41'39" E	60.00'
L4	S 00°41'56" W	60.03'
L5	S 30°41'07" E	149.22'
L6	S 14°43'52" W	131.00'
L7	S 75°24'17" W	60.29'
L8	S 72°59'39" W	2.02'
L9	N 16°43'14" E	75.11'
L10	N 28°08'19" W	165.40'
L11	N 01°18'21" W	101.21'
L12	N 89°51'27" W	136.73'
L13	N 01°49'07" W	30.00'
L14	N 01°47'54" W	55.59'
L15	N 80°44'11" W	21.83'
L16	S 80°44'11" E	22.00'
L17	S 85°39'36" W	35.23'
L18	N 16°43'14" E	75.11'
L19	N 85°39'36" E	27.54'

RESERVE TABLE

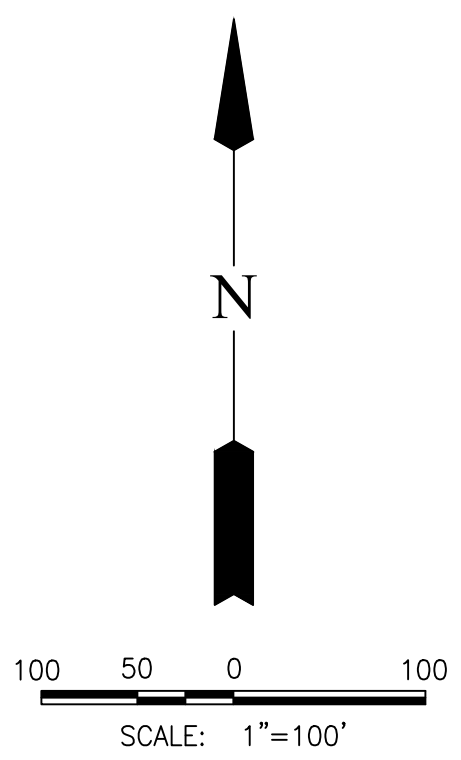
RESERVE	ACREAGE	SQ. FT.	TYPE
A	0.319	13,875	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.931	40,540	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.218	9,507	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	1.468	63,922	

NOTES:

- BENCHMARK: NGS MONUMENT HGSD 66; A STAINLESS STEEL ROD IN SLEEVE THROUGH LOGO CAP STAMPED HGSD 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHEAST OF THE INTERSECTION OF 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463. ELEV. = 136.60 FEET NAVD88 (2001) FBC LIDAR DATUM
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY OF TEXAS, ORDER NO. 2022-0496, DATED OCTOBER 19, 2022. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 216, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND ESD 4, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- BY GRAPHICAL PLOTTING AND AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NOS. 48157C0095M, 48157C0090M, 48157C0085M, AND 48157C0080M, WITH REVISED DATES OF JANUARY 29, 2021, THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), AND ZONE AE DESCRIBED AS 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AND ZONE AE (SHADED BLUE), DESCRIBED AS SPECIAL FLOOD HAZARD AREAS, WITH BE OR DEPTH. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THE PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE ADA.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.999877178
- FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA SURVEY" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- P.O.B. INDICATES POINT OF BEGINNING
- F.N. INDICATES FILE NUMBER
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE
- RES. INDICATES RESERVE
- EXIST. INDICATES EXISTING
- (S) INDICATES SET 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET
- (PS) INDICATES FOUND 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET



**FINAL PLAT OF
FULSHEAR LAKES WAY AND
LOU WATERS PARKWAY
STREET DEDICATION**

A SUBDIVISION OF 9.496 ACRES OF LAND SITUATED IN THE JOHN RANDON LEAGUE, ABSTRACT 76, FORT BEND COUNTY, TEXAS.

0 LOTS 3 RESERVES (1.468 ACRES) 0 BLOCKS
OCTOBER 21, 2022 JOB NO. 2493-0126.310

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

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

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

CALLLED 411.052 ACRES
FULSHEAR LAKES, LTD.
F.N. 2014007854
F.B.C.O.P.R.R.P.

CALLLED 411.052 ACRES
FULSHEAR LAKES, LTD.
F.N. 2014007854
F.B.C.O.P.R.R.P.



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: 10/21/22 Date Received by the City of Fulshear: 10/21/22
 Subdivision: TAMARRON WEST Development: TAMARRON

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: TAMARRON WEST MASTER SIGN PLAN

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

UPDATE

Total Acreage: _____
 Number of Streets: _____
 Number of Lots: _____
 Number and Types of Reserves: _____
 Total Acres in Reserve: _____

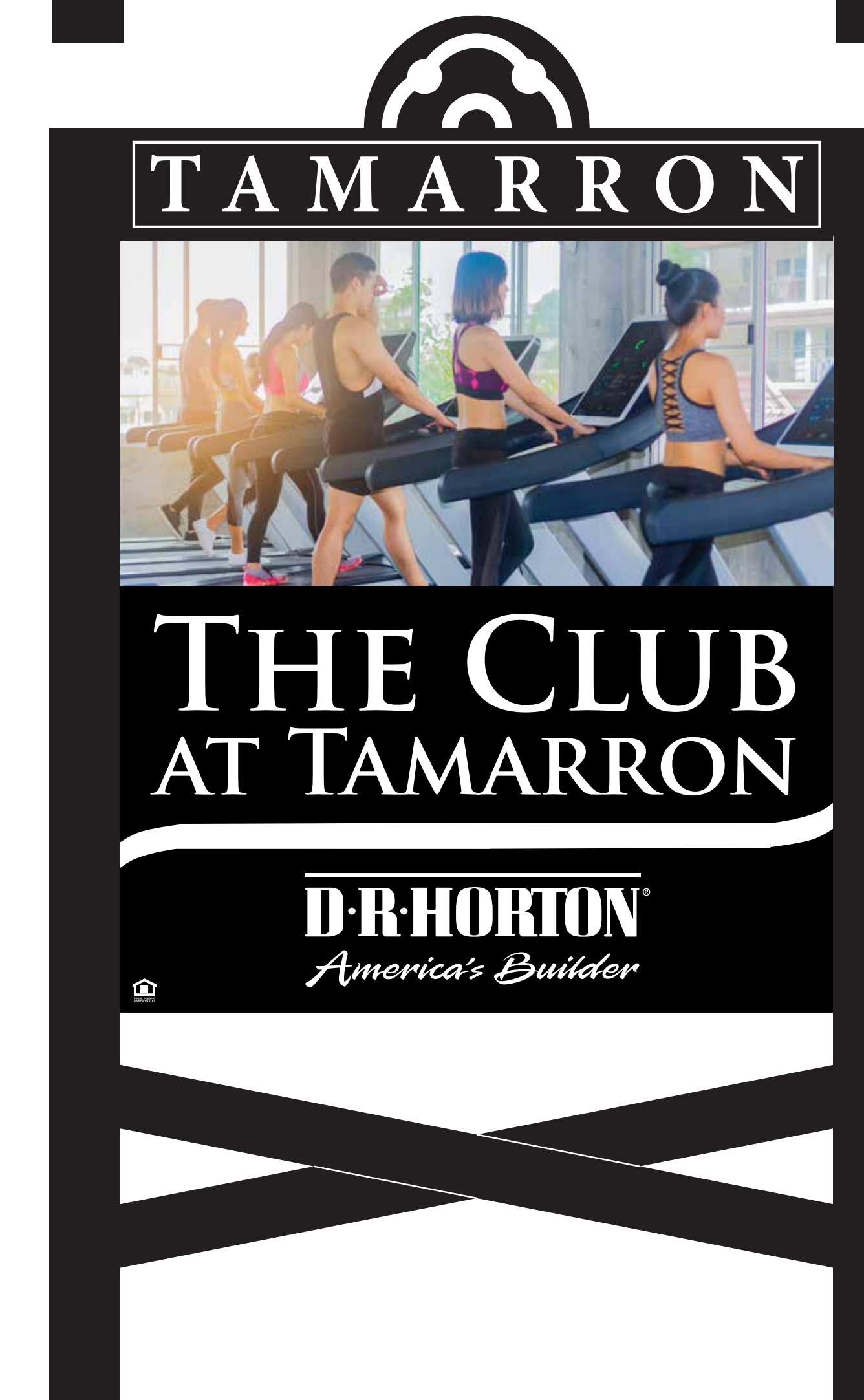
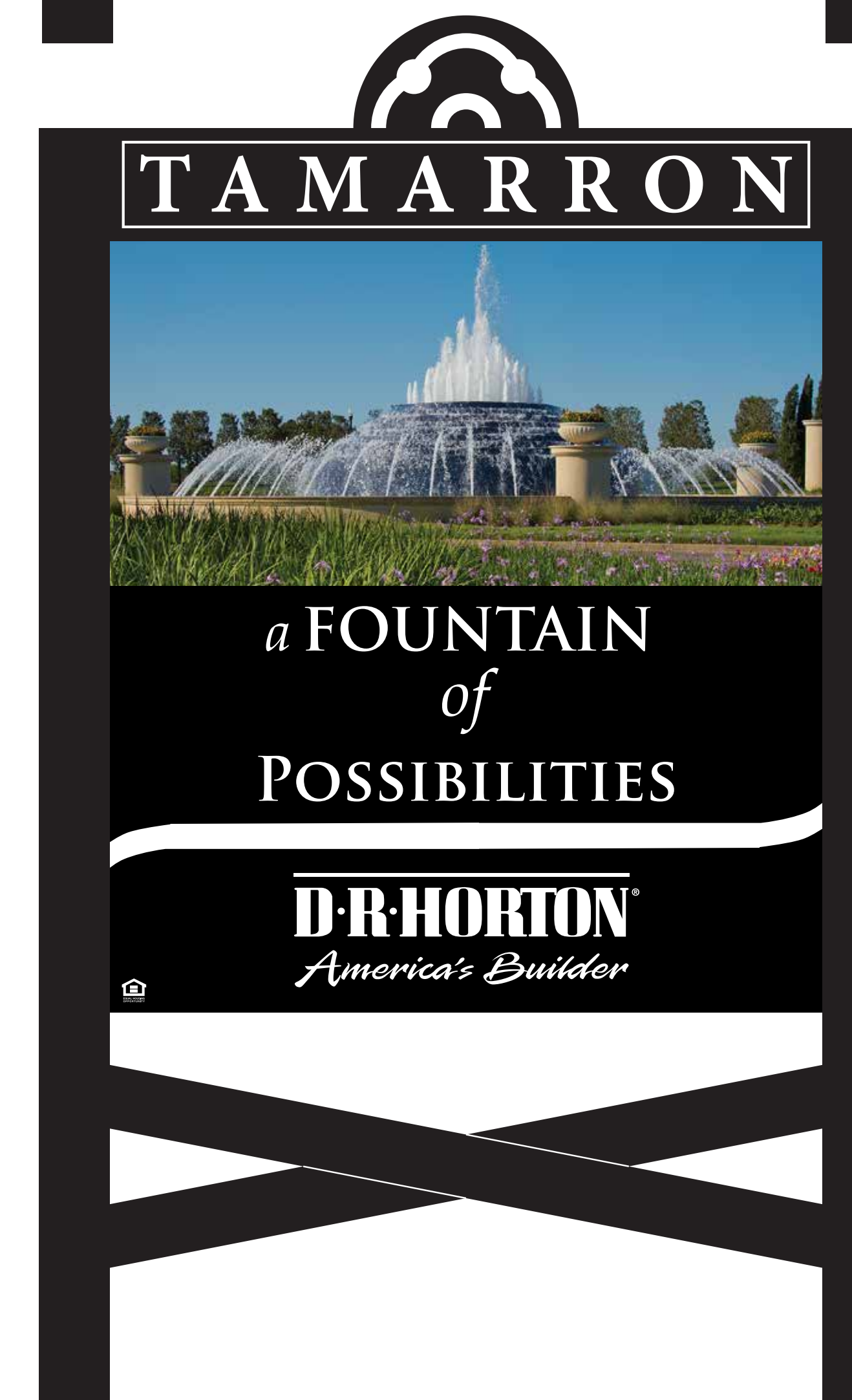
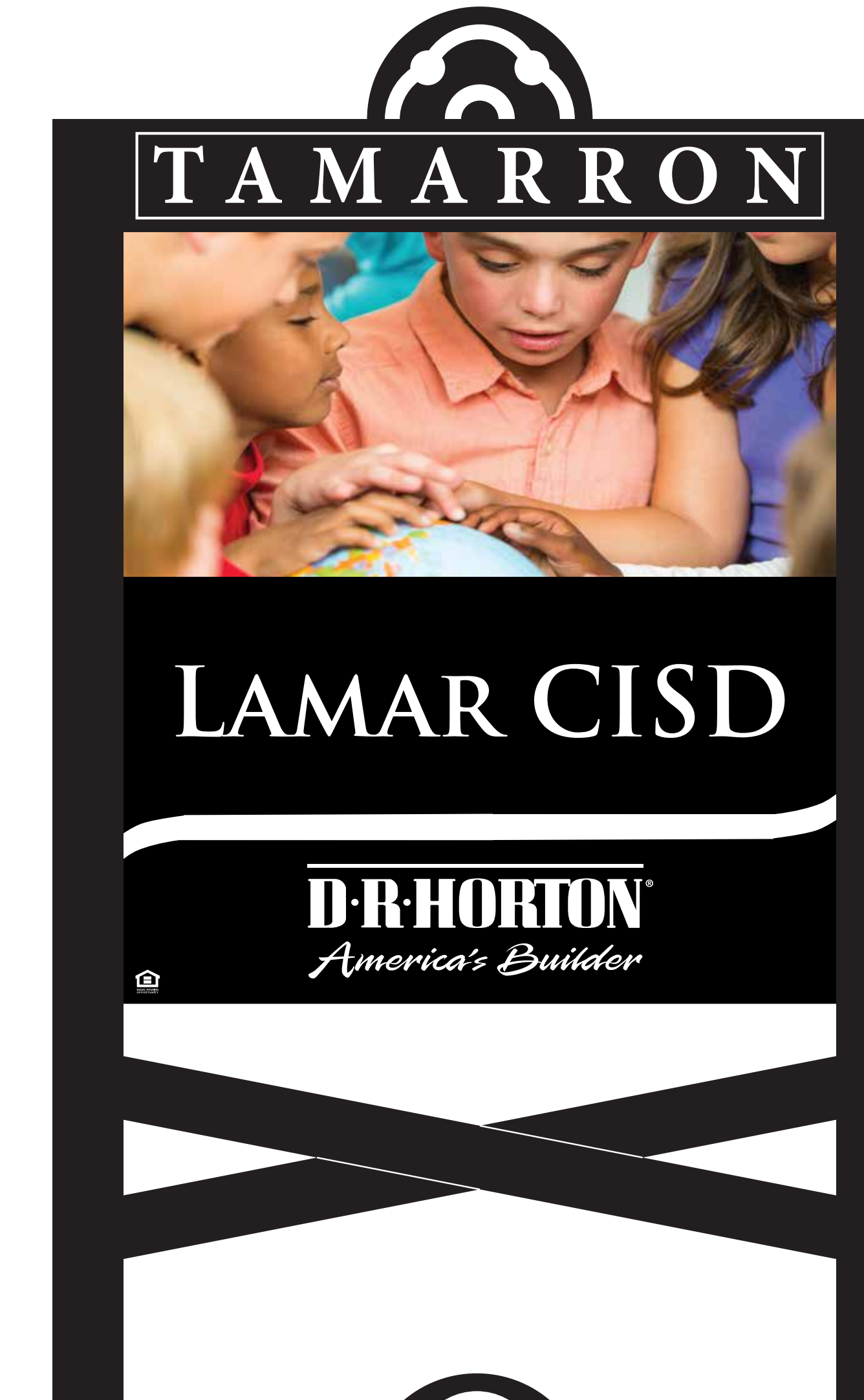
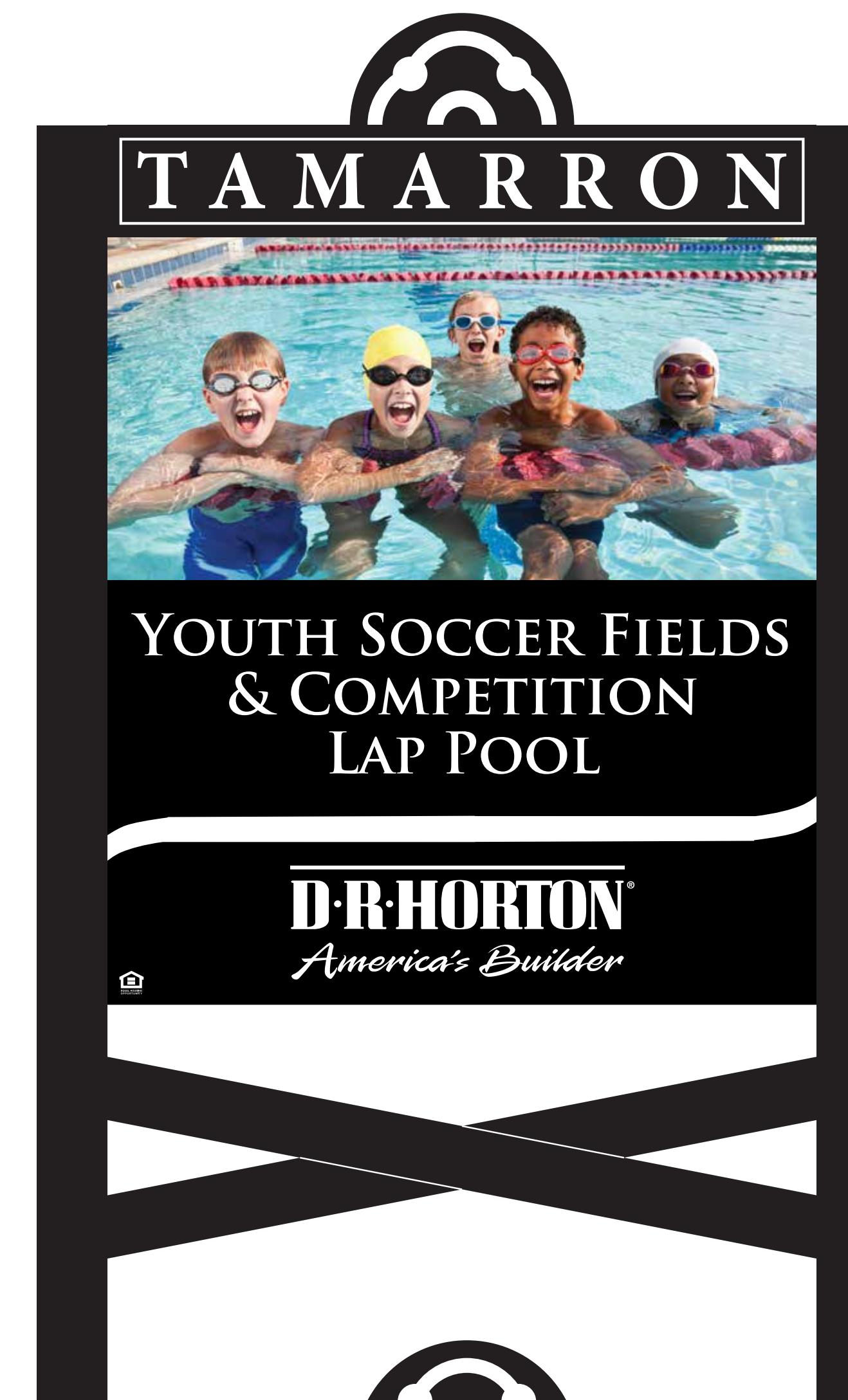
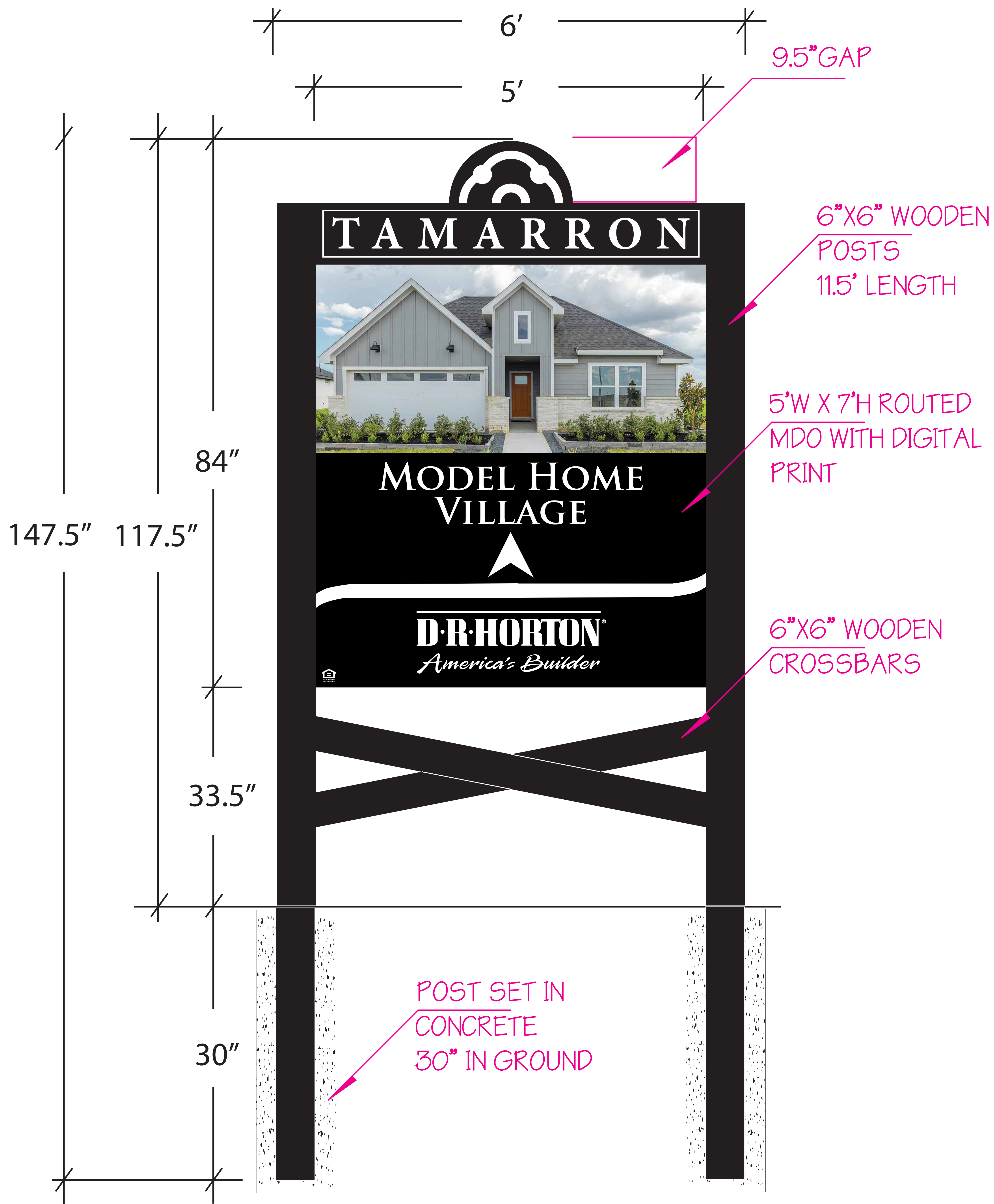
Owner: DR HORTON
 Address: 6744 HORTON VISTA DR #100
 City/State: RICHMOND, TX. 77407
 Telephone: 281.947.3306
 Email Address: soskarez@drhorton.com

Engineer/Planner: PERFECT IMAGE SIGNS
 Contact Person: MIKE CONNELL
 Telephone: 713 301 7359
 Fax Number: 281 807 4501
 Email Address: mconnell@perfectimagesigns.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	_____
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.

Mike Connell MIKE CONNELL 10.21.22
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE



DRAWING PREPARED FOR

D·R·HORTON
America's Builder

TAMARRON WEST

SCOPE OF WORK

- NEW SS ROUTED MDO 5'X7' FACE
- 6"X6" PAINTED BLACK POSTS 11.5' IN LENGTH
- 6"X6" PAINTED BLACK CROSSBARS
- 33.5" HAGGLE
- SET DIRECTLY INTO THE GROUND 30" SURROUNDED BY CONCRETE
- TOTAL OF SIX (X6) SIGNS

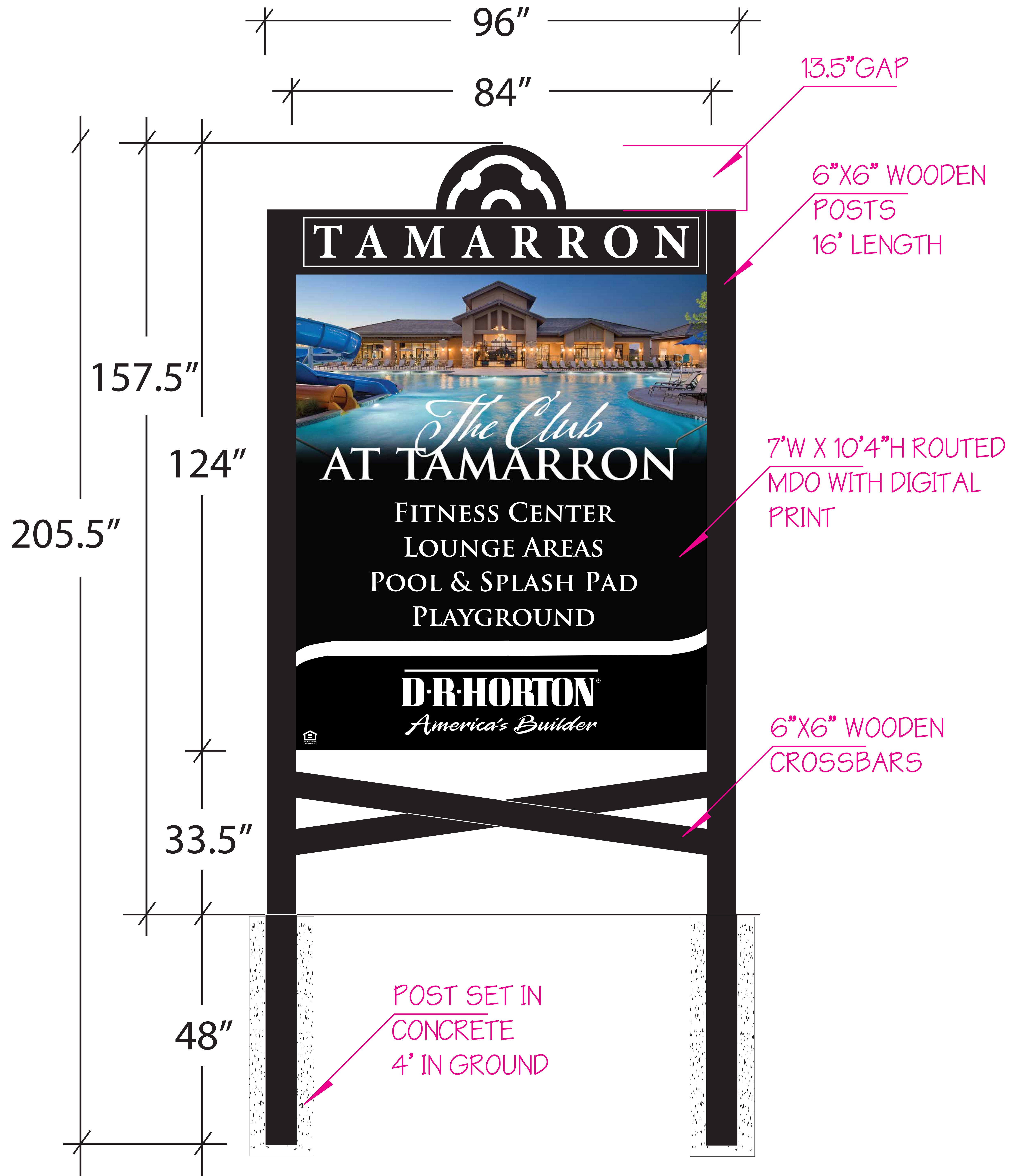
WORK ORDER #:
32213

PROOF DATE:
10/21/22

DESIGNER: JH



6211 W. 34TH ST.
HOUSTON, TX 77092
281-807-4500



DRAWING PREPARED FOR

D·R·HORTON

America's Builder

**TAMARRON
WEST**

SCOPE OF WORK

- NEW SS ROUTED MDO 7'W X 10'4'H FACE
- 6"X6" PAINTED BLACK POSTS 16' IN LENGTH
- 6"X6" PAINTED BLACK CROSSBARS
- 33.5" HAGGLE
- SET DIRECTLY INTO THE GROUND 4' SURROUNDED BY CONCRETE

WORK ORDER #:

32213

PROOF DATE:

10/21/22

DESIGNER: JH



6211 W. 34TH ST.
HOUSTON, TX 77092
281-807-4500

Mike Connell

