



“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

MEMBER- AMY PEARCE
MEMBER- JOAN BERGER
MEMBER-GRACE MALVEAUX

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

MEMBER- BILL CLIFFORD
MEMBER- JOHN DOWDALL

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Mariela Rodriguez

CITY ATTORNEY: Byron Brown

PLANNING AND ZONING COMMISSION MEETING AGENDA JUNE 2, 2023

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD ON FRIDAY, JUNE 2, 2023, AT 8:30 A.M. IN THE CITY OF FULSHEAR MUNICIPAL COMPLEX, 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 select a chair and co-chair for the Planning and Zoning Commission

5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on May 5, 2023

6. Consideration and possible action to approve the Legacy Ridge at Cross Creek Ranch Preliminary Plat

7. Consideration and possible action to approve the Fulshear Marketplace Preliminary Plat

8. Consideration and possible action to recommend approval of the Sourceone Fulshear Final Plat

9. Consideration and possible action to recommend approval of the Tamarron Parkway Phase 5 Street Dedication Final Plat

10. 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, Katie Lewis, Assistant 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, May 26, 2023, 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.

Katie Lewis

Katie Lewis, Assistant City Secretary



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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: Mariela Rodriguez

CITY ATTORNEY: Byron Brown

PLANNING AND ZONING COMMISSION MEETING MINUTES MAY 05, 2023

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, MAY 5, 2023, AT THE CITY OF FULSHEAR MUNICIPAL COMPLEX, 6611 W CROSS CREEK BEND LANE, FULSHEAR TEXAS 77441

2. Quorum

A QUORUM WAS PRESENT.

MEMBERS PRESENT

AMY PEARCE

JOAN BERGER

DAR HAKIMZADEH

GREGORY EHMAN

JOHN DOWDALL

CHRISTOPHER MALLET

JOE WARDELL

STAFF PRESENT

KATIE LEWIS
ZACH GOOLANDER
CLIFF BROUHARD
BYRON BROWN
KIM KOPECKY
JENSEN ANGELLOZ

OTHERS PRESENT

GEOFF FREEMAN
CHANTELLE JAMNIK
HALA ELMACHTOUB
TREY DEVILLIER
3 OTHERS THAT DID NOT SIGN IN

3. Citizen's Comments

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

NO CITIZEN COMMENTS

4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on April 6, 2023

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON APRIL 6, 2023. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: EHMAN, BERGER, DOWDALL, MALLET, HAKIMZADEH, PEARCE, WARDELL

NAYS:

ABSTAIN:

ABSENT:

5. Consideration and possible action to approve the Tamarron Parkway Section 3 Street Dedication in Tamarron West Preliminary Plat

CLIFF BROUHARD STATED THERE WERE NO COMMENTS AND THIS PLAT WAS RECOMMENDED FOR APPROVAL.

NO FURTHER DISCUSSION.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALLET TO APPROVE THE TAMARRON PARKWAY SECTION 3 STREET DEDICATION IN TAMARRON WEST PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: EHMAN, BERGER, DOWDALL, MALLET, HAKIMZADEH, PEARCE, WARDELL

NAYS:

ABSTAIN:

ABSENT:

*** CHAIRMAN PEARCE ASKED TO TAKE ITEMS 6-13 TOGETHER. THERE WERE NO OBJECTIONS***

6. Consideration and possible action to approve the Tamarron West Section 6 Preliminary Plat

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

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

9. Consideration and possible action to approve the Tamarron West Section 14 Preliminary Plat

10. Consideration and possible action to approve the Tamarron West Section 17 Preliminary Plat

11. Consideration and possible action to approve the Tamarron West Section 18 Preliminary Plat

12. Consideration and possible action to approve the Tamarron West Section 19 Preliminary Plat

13. Consideration and possible action to approve the Tamarron West Section 20 Preliminary Plat

CLIFF BROUHARD STATED THERE WERE MINOR CORRECTIONS THAT HAVE SINCE BEEN CORRECTED. ALL THE PLATS WERE RECOMMENDED FOR APPROVAL.

ZACH GOODLANDER ANSWERED QUESTIONS FROM THE COMMISSION.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE TAMARRON WEST SECTION 6,7,10,14,17-20 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

14. Consideration and possible action to recommend approval of the Tamarron Parkway Phase 5 Street Dedication Preliminary Plat

CLIFF BROUHARD RECOMMENDED THIS PLAT FOR APPROVAL.

CITY STAFF ANSWERED QUESTIONS FROM THE COMMISSION.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE TAMARRON PARKWAY PHASE 5 STREET DEDICATION PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

15. Consideration and possible action to recommend approval of the Jordan Ranch Boulevard Street Dedication Section 2 in Tamarron West Final Plat

CLIFF BROUHARD STATED THERE WAS A MINOR COMMENT THAT HAS BEEN CORRECTED. THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE JORDAN RANCH BOULEVARD STREET DEDICATION SECTION 2 IN TAMARRON WEST FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

16. Consideration and possible action to recommend approval of the Tamarron Parkway Street Dedication Section 2 in Tamarron West Final Plat

CLIFF MENTIONED THERE WERE TWO MINOR COMMENTS AND HAVE SINCE BEEN CORRECTED. THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO APPROVE THE TAMARRON PARKWAY STREET DEDICATION SECTION 2 IN TAMARRON WEST FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

*** CHAIRMAN PEARCE ASKED TO TAKE ITEMS 17 & 18 TOGETHER. THERE WERE NO OBJECTIONS***

17. Consideration and possible action to recommend approval of the Tamarron West Section 12 Final Plat

18. Consideration and possible action to recommend approval of the Tamarron West Section 13 Final Plat

CLIFF BROUHARD STATED TAMARRON WEST SECTION 12 AND 13 FINAL PLATS HAD MINOR COMMENTS. THE CORRECTIONS HAVE BEEN MADE AND BOTH PLATS ARE RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALLETT TO APPROVE THE TAMARRON WEST SECTION 12 AND 13 FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:
ABSTAIN:
ABSENT:

**** CHAIRMAN PEARCE ASKED TO TAKE ITEMS 19 & 20 TOGETHER. THERE WERE NO OBJECTIONS****

19. Consideration and possible action to recommend approval of the Cross Creek West Section 6 Final Plat

20. Consideration and possible action to recommend approval of the Cross Creek West Section 9 Final Plat

CLIFF BROUHARD STATED CROSS CREEK WEST SECTION 6 AND 9 FINAL PLATS HAD NO COMMENTS AND ARE RECOMMENDED FOR APPROVAL.

CITY STAFF ANSWERED QUESTIONS FROM THE COMMISSION.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE CROSS CREEK WEST SECTION 6 AND 9 FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

21. Consideration and possible action to recommend approval of the Fulshear Lakes Hillside Section 1 Final Plat

CLIFF BROUHARD MENTIONED ANDREW CASEY HAS MOVED ON FROM LJA ENGINEERING.

THE ENGINEER HAS BEEN CORRECTED ON THE PLAT AND IS RECOMMEND FOR APPROVAL.

CITY STAFF ANSWERED QUESTIONS FROM THE COMMISSION.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE FULSHEAR LAKES HILLSIDE SECTION 1 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

22. Consideration and possible action to approve an extension of approval for the Jordan Ranch Section 43 Preliminary Plat

ZACH GOODLANDER MENTIONED THIS PLAT WAS PREVIOUSLY APPROVED AND IS ABOUT TO EXPIRE. THE DEVELOPER IS WANTING TO EXTEND THE APPROVAL FOR ONE YEAR.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO APPROVE THE EXTENSION OF APPROVAL FOR JORDAN RANCH SECTION 43 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

23. Consideration and possible action to recommend approval of a Master Sign Plan for Summerview

ZACH GOODLANDER STATED SUMMERVIEW IS A PLANNED COMMUNITY IS IN THE EXTRA TERRITORIAL JURISDICTION (ETJ) ALONG FM 359 NORTH.

THE MASTER SIGN PLAN CONSISTS OF ONE MAIN ENTRY MONUMENT SIGN ALONG FM 359 AND MARKETING SIGNS THROUGHOUT THE COMMUNITY.

CITY STAFF REQUESTED A TIME LIMIT FOR THE MARKETING SIGNS.

CITY STAFF ANSWERED QUESTIONS FROM THE COMMISSION.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE MASTER SIGN PLAN FOR SUMMERVIEW WITH THE CONDITION ALL MARKETING SIGNS MUST BE REMOVED UPON BUILD OUT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

24. Adjournment

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

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

NAYS:

ABSTAIN:

ABSENT:

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 8:53 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: 05-17-2023 Date Received by the City of Fulshear: _____
 Subdivision: Legacy Ridge at Cross Creek Ranch Development: Cross Creek West

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 8.81 acres of land out of the M. Autrey Survey, A-100

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

Total Acreage: 8.81
 Number of Streets: 3
 Number of Lots: 39
 Number and Types of Reserves: 4
 Total Acres in Reserve: 2.3

Owner: CCR Texas Holdings, LP
 Address: 6450 Cross Creek Bend Lane,
 City/State: Fulshear, Texas, 77441
 Telephone: 281-810-1422
 Email Address: cking@meta-pd.com

Engineer/Planner: META Planning + Design
 Contact Person: Caitlin King
 Telephone: 281-810-1422
 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	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>746.63</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.

Caitlin King Caitlin King 05-17-2023
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

DESCRIPTION OF A 8.810 ACRE TRACT OF LAND SITUATED
IN THE M. AUTREY SURVEY, ABSTRACT NO.100
FORT BEND COUNTY, TEXAS

BEING a 8.810 acre (383,772 square foot) tract of land situated in the M. Autrey Survey, Abstract No. 100 of Fort Bend County, Texas and being a portion of a called 286.3 acre tract of land as described in an instrument to CCR Loan Subsidiary 1, L.P. recorded under File Number (F.N.) 2019136872 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), said 8.810 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 West line of a called 124.479 acre tract as cited herein:

BEGINNING at a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Southeast corner of the herein said 8.810 acre tract, lying on the West line of a called 124.479 acre tract of land as described in an instrument to Lamar C.I.S.D. recorded under Fort Bend County Clerk's File Number 2008129534 and of LAMAR C.I.S.D. HIGH SCHOOL NO. 5 COMPLEX, a subdivision per plat recorded under Plat Number (P.N.) 20110054 of the Fort Bend County Plat Records (F.B.C.P.R.) and being the Northeast corner of a called 4.18 acre tract of land as described in an instrument to Diogu K. Diogu II, Diogu K. Diogu II, L.L.M., and Advance Technology Transfer and Intellectual Property Group (ATT&IP group), L.L.C. recorded under F.N. 2021208523 of the O.P.R.F.B.C.

THENCE, S 88°02'20" W, a distance of 949.21 feet along and with the line common to said 286.3 acre tract and of said 4.18 acre tract to a 3/4-inch iron rod set for the East end of the South terminus of Katy-Fulshear Road (70 foot width) as shown on FULSHEAR BEND DRIVE EXTENSION NO. 6, a subdivision per plat under P.N. 20220030 of the F.B.C.P.R. and the Southwest corner of the herein described tract;

THENCE, N 37°25'27" E, a distance of 742.04 feet along and with the Southeast right-of-way line of said Katy-Fulshear Road to a 3/4-inch iron rod set for the Southwest end of a radial cut-back at the radial intersection of said Katy-Fulshear Road and Fulshear Bend Drive (100 foot width) as shown on said FULSHEAR BEND DRIVE EXTENSION NO. 6 and the beginning of a tangent curve to the right;

THENCE, in a Northeasterly direction, along and with said radial cut-back and along said curve to the right, an arc distance of 28.91 feet, having a radius of 25.00 feet, a central angle of 66°15'37" and chord which bears N 70°33'16" E, 27.33 feet to a 3/4-inch iron rod set for the Northeast end of said radial cut-back and a point of compound curvature to the right;

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

In a Southeasterly direction, along and with said curve to the right, an arc distance of 62.91 feet, having a radius of 1,950.00 feet, a central angle of 01°50'55" and chord which bears S 75°23'28" E, 62.91 feet to a 3/4-inch iron rod set for the point of tangency;

S 74°28'01" E, a distance of 165.25 feet to a 3/4-inch iron rod set for the beginning of a tangent curve to the left;

In a Southeasterly direction, along and with said curve to the left, an arc distance of 234.16 feet, having a radius of 2050.00 feet, a central angle of 06°32'40" and chord which bears S 77°44'21" E, 234.03 feet to a 3/4-inch iron rod set for the Northwest end of a radial cut-back at the Southwest intersection of said Fulshear Bend Drive and Charger Way (width varies) as shown on FULSHEAR BEND DRIVE EXTENSION NO. 5, a subdivision per plat recorded under P.N. 20210145 of the F.B.C.P.R. and a point of reverse curvature to the right;

THENCE, in a Southeasterly direction, along and with said cut-back and along said curve to the right, an arc distance of 37.71 feet, having a radius of 25.00 feet, a central angle of 86°25'48" and chord which bears S 37°47'47" E, 34.24 feet to a 3/4-inch iron rod set for the Southeast end of said cut-back and a point of reverse curvature to the left;

THENCE, along and with the West right-of-way line of said Charger Way, the following courses and distances:

In a Southwesterly direction, along and with said curve to the left, an arc distance of 215.00 feet, having a radius of 1,540.00 feet, a central angle of 07°59'57" and chord which bears S 01°25'08" W, 214.82 feet to a 3/4-inch iron rod set for the point of tangency;

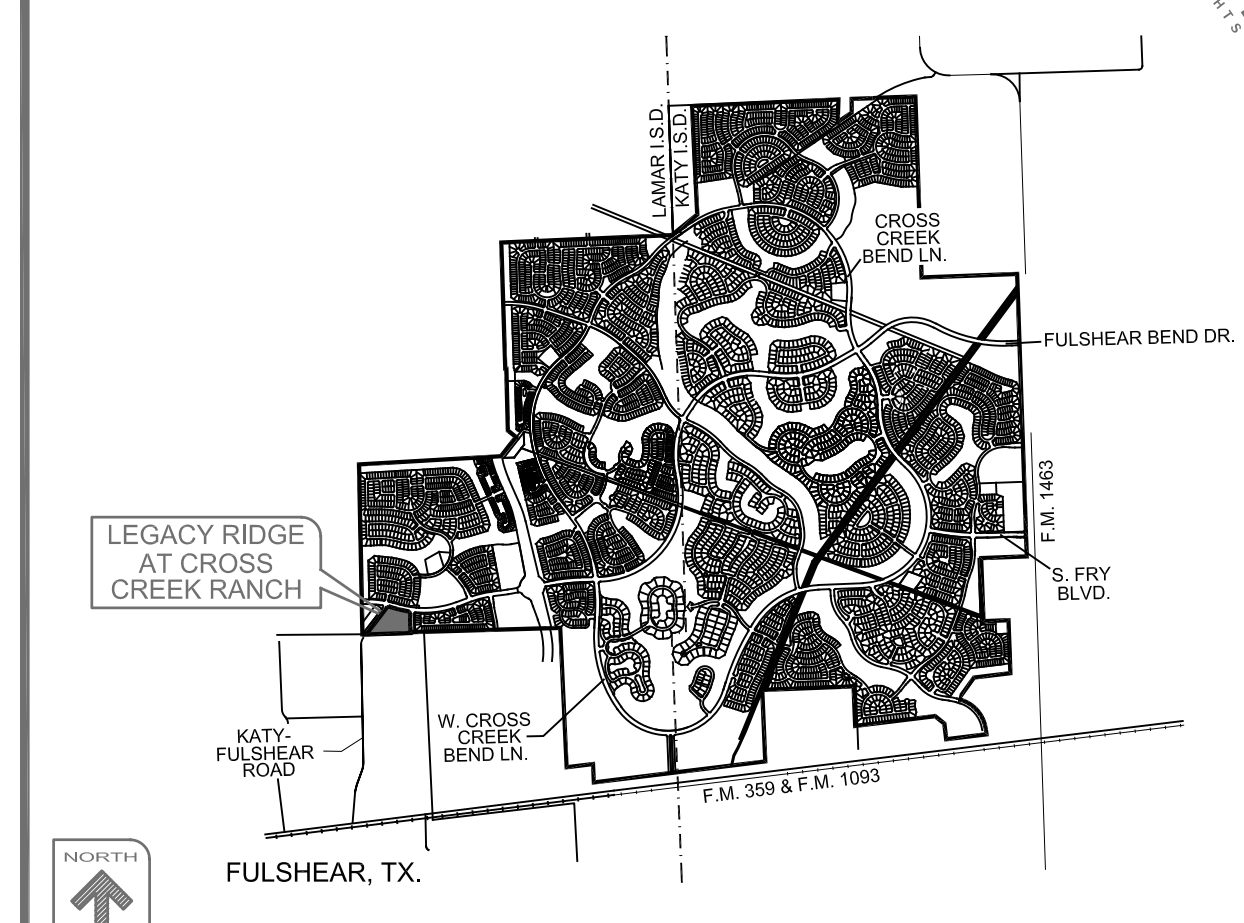
S 02°34'50" E, a distance of 76.82 feet to a 3/4-inch iron rod set for the beginning of a tangent curve to the right;

In a Southeasterly direction, along and with said curve to the right, an arc distance of 33.31 feet, having a radius of 1,958.00 feet, a central angle of 00°58'29" and chord which bears S 02°05'35" E, 33.31 feet to a 3/4-inch iron rod set for the point of tangency;

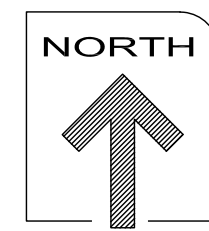
S 01°36'21" E, a distance of 92.67 feet to a railroad spike found for the Northwest corner of said 124.479 acre tract and the West end of the south terminus of said Charger Way;

THENCE, S 01°05'54" E, a distance of 11.61 feet along and with the common line to said 286.3 acre tract and of said 124.479 acre tract to the **POINT OF BEGINNING** and containing 8.810 acres (383,772 square feet) of land.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document description.



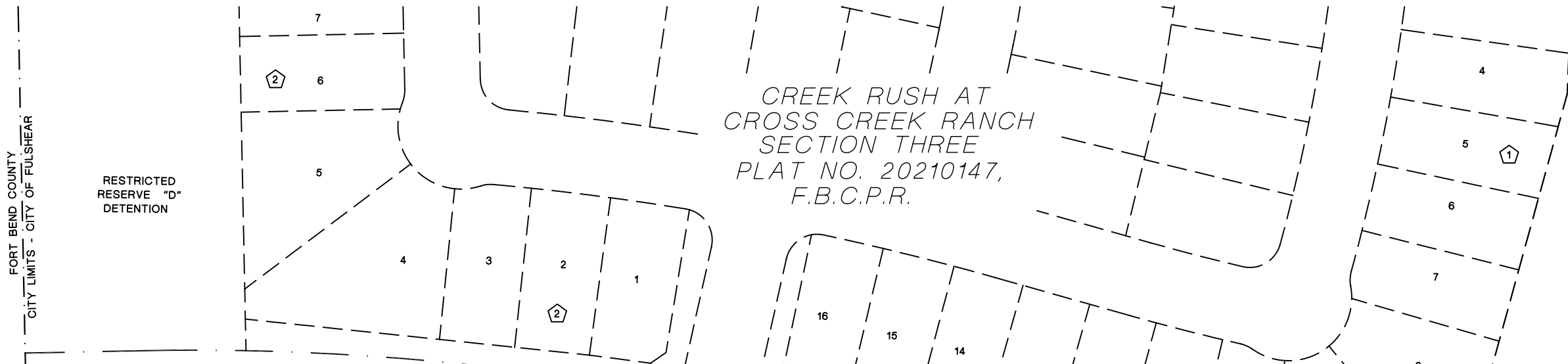
Vicinity Map (SCALE: 1" = 1 MILE)



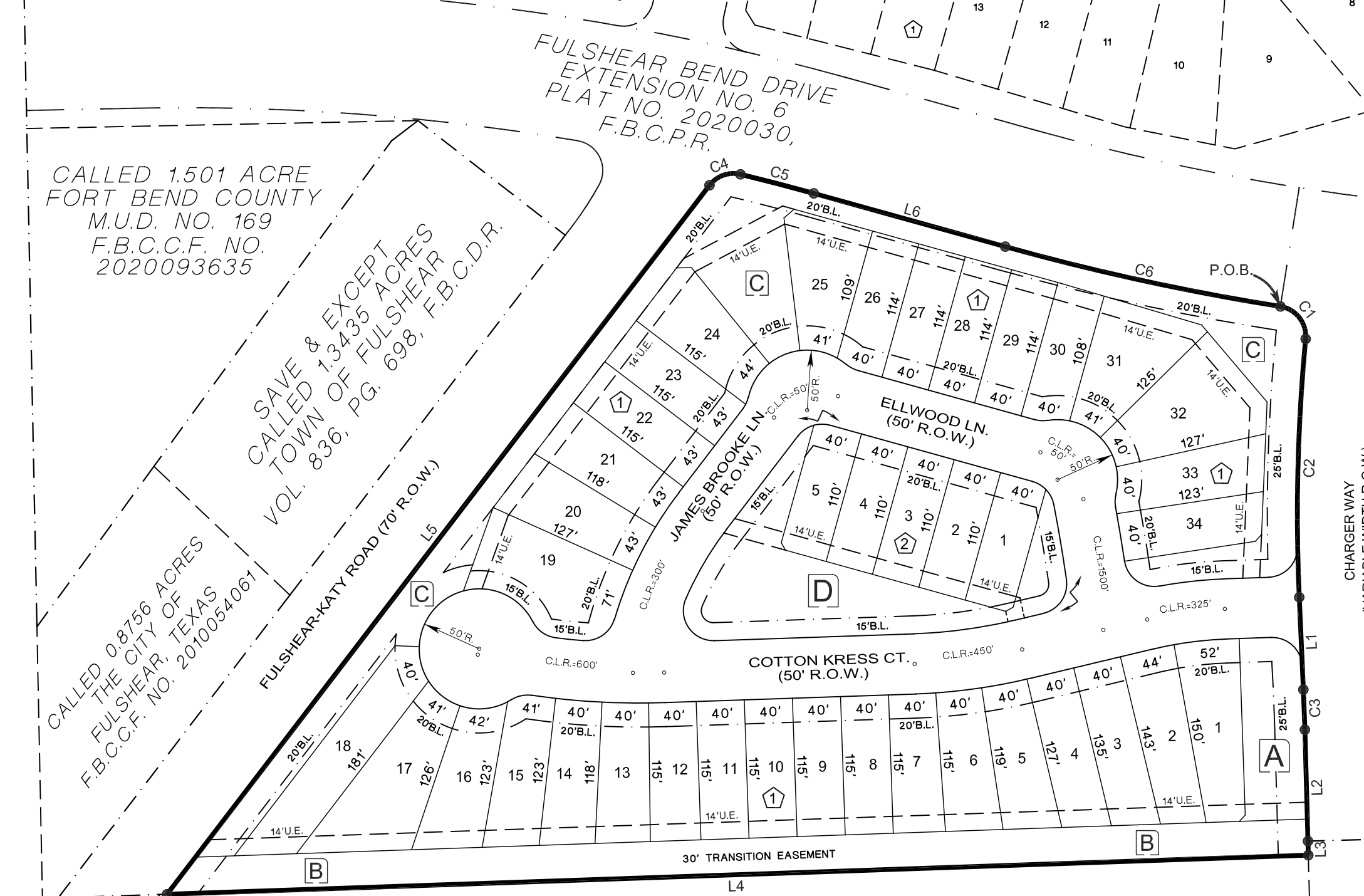
GENERAL NOTES

- 1) "BL" INDICATES BUILDING LINE
 - 2) "UE" INDICATES UTILITY EASEMENT
 - 3) "1 RES" INDICATES ONE FOOT RESERVE
- dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revert in the dedicator, his heirs, assigns or successors
- 4) "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS
 - 5) "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS
 - 6) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE
 - 7) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND/OR THE REAR BUILDING PAD LINE.
 - 8) ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE.
 - 9) THE PROPERTY LIES IN THE UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 4887C01018, REVISED APRIL 2, 2014)
 - 10) THE ENTIRE PLAT FOR CREEK RUSH AT CROSS CREEK RANCH SECTION TWO, LIES WITHIN THE CITY LIMITS OF THE CITY OF FULSHEAR.

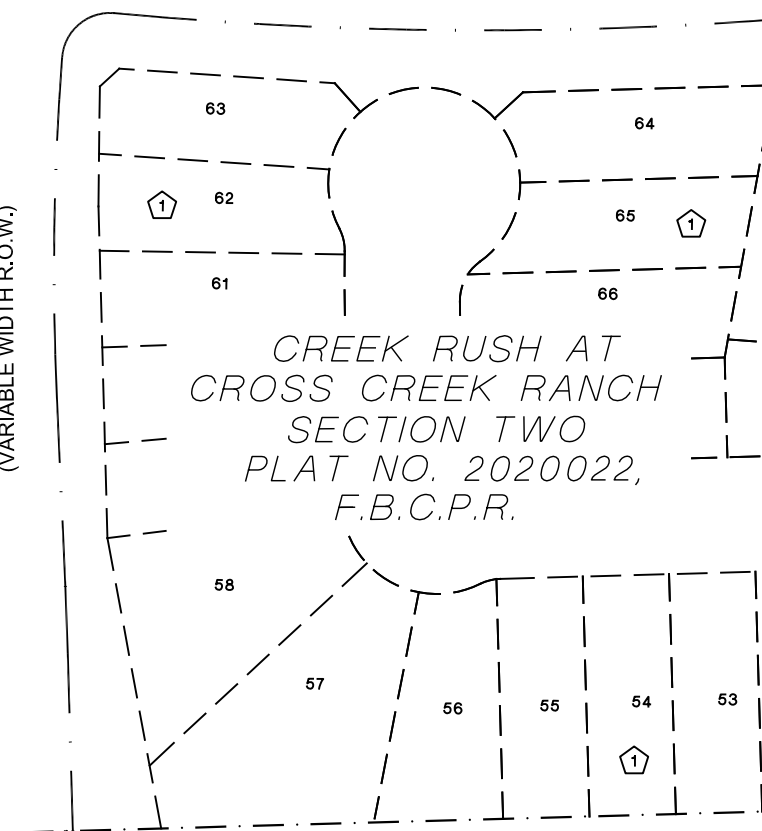
CALLED 452,272 ACRES
HUGGINS RANCH, LTD.
F.B.C.C.F. NO. 2009007109



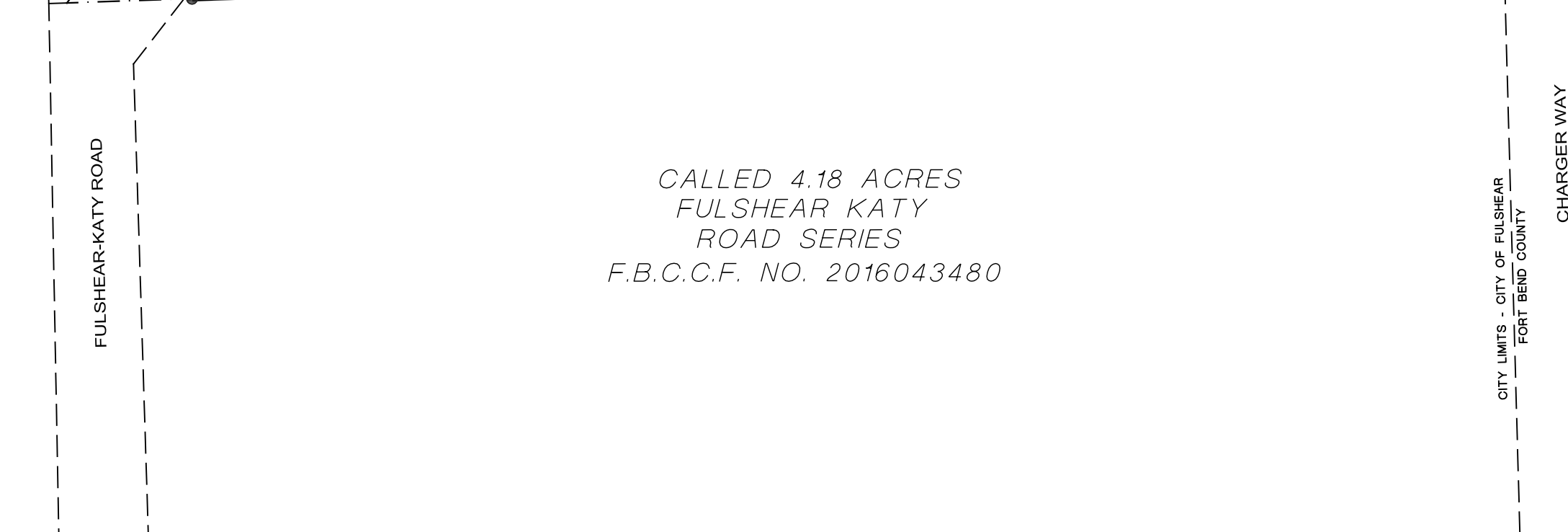
Future Development
Remainder of
1936.17 acres of land
CCR Texas Holdings LP
FBCCF No.2012038964



FULSHEAR BEND DRIVE
EXTENSION NO. 5
PLAT NO. 20210145,
F.B.C.P.R.



LAMAR C.I.S.D.
HIGH SCHOOL NO. 5 COMPLEX
PLAT NO. 20110054, F.B.C.P.R.



CALLED 4.18 ACRES
FULSHEAR KATY
ROAD SERIES
F.B.C.C.F. NO. 2016043480

NOTE:

- | | |
|---|--|
| A RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±0.18 ACRE | C RESTRICTED RESERVE "C"
LANDSCAPE/OPEN SPACE
±1.03 ACRES |
| B RESTRICTED RESERVE "B"
TRANSITION EASEMENT
±0.64 ACRE | D RESTRICTED RESERVE "D"
LANDSCAPE/OPEN SPACE
±0.45 ACRE |

LINE	DISTANCE	BEARING
L1	77'	S 02°34'50" E
L2	93'	S 01°36'21" E
L3	12'	N 01°05'54" W
L4	949'	S 88°02'20" W
L5	742'	S 37°25'27" W
L6	165'	S 74°28'01" E

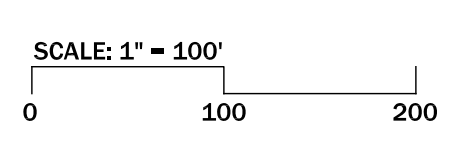
CURVE	ARC RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25'	86°25'48"	38'	N 37°47'47" W	34'
C2	1540'	07°59'57"	215'	S 01°25'08" W	215'
C3	1958'	00°58'29"	33'	N 02°05'35" W	33'
C4	25'	66°15'37"	29'	N 70°33'16" E	27'
C5	1950'	01°50'55"	63'	S 75°23'28" E	63'
C6	2050'	06°32'40"	234'	S 77°44'21" E	234'

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 + DESIGN 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.

A PRELIMINARY PLAT OF
**LEGACY RIDGE
AT CROSS
CREEK RANCH**
BEING 8.81± ACRES OF LAND
CONTAINING 39 LOTS AND
FOUR RESERVES IN TWO BLOCKS.

OUT OF THE
M. AUTREY SURVEY, A-100
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

OWNER:
CCR TEXAS HOLDINGS, LP
ATTN: ROB BAMFORD
6450 CROSS CREEK BEND LANE
FULSHEAR, TEXAS 77441



MAY 19, 2023

MTA-1350A



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: 05/17/2023 Date Received by the City of Fulshear: _____
 Subdivision: Fulshear Marketplace Development: _____

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: _____

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

Total Acreage: 4.990 AC.
 Number of Streets: N/A
 Number of Lots: N/A
 Number and Types of Reserves: 1 Unrestricted Reserve
 Total Acres in Reserve: 4.990 AC.

Owner: WSS-14 Fulshear Marketplace, LLC
 Address: 520 Post Oak Blvd #380
 City/State: Houston, TX
 Telephone: 713-283-4478
 Email Address: N/A

Engineer/Planner: Windrose Land Services
 Contact Person: Lucy Magana
 Telephone: 713-458-2281
 Fax Number: N/A
 Email Address: lucy.magana@windroseservices.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	\$562.38
Park Fees (due at Final Plat Application)	_____

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

Lucero Magana 05/17/2023
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

STATE OF TEXAS
COUNTY OF FORT BEND

We, WSS-14 Fulshear Marketplace, LLC, acting by and through Anderson Smith, its Manager, and Joel M Scott II, its Manager, owners of the property directly affected by this plat, being FULSHEAR MARKETPLACE as indicated hereon, do hereby consent to this plat for the purposes herein expressed.

IN TESTIMONY WHEREOF, the WSS-14 Fulshear Marketplace, LLC, has caused these presents to be signed by Anderson Smith, its Manager, and Joel M Scott II, its Manager, and its common seal hereunto affixed this _____ day of _____, 20____.

WSS-14 Fulshear Marketplace, LLC

By: _____
Anderson Smith
Manager

By: _____
Joel M Scott II
Manager

STATE OF TEXAS
COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared Anderson Smith, its Manager, and Joel M Scott II, its Manager of WSS-14 Fulshear Marketplace, LLC, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this the _____ day of _____, 20____.

Notary Public in and for the
State of Texas

My Commission Expires:

I, LUCAS G. DAVIS, 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.

LUCAS G. DAVIS
Registered Professional Land Surveyor
Texas Registration No. 6599

This is to certify that the City Manager and City Engineer of the City of Fulshear, Texas, has approved this plat and subdivision of FULSHEAR MARKETPLACE in conformance with the laws of the State of Texas and Ordinance No. 2013-1091 - Section 12 of the City of Fulshear is shown hereon and authorized the recording of this plat this _____ day of _____, 20____.

By: _____
Jack Harper
City Manager

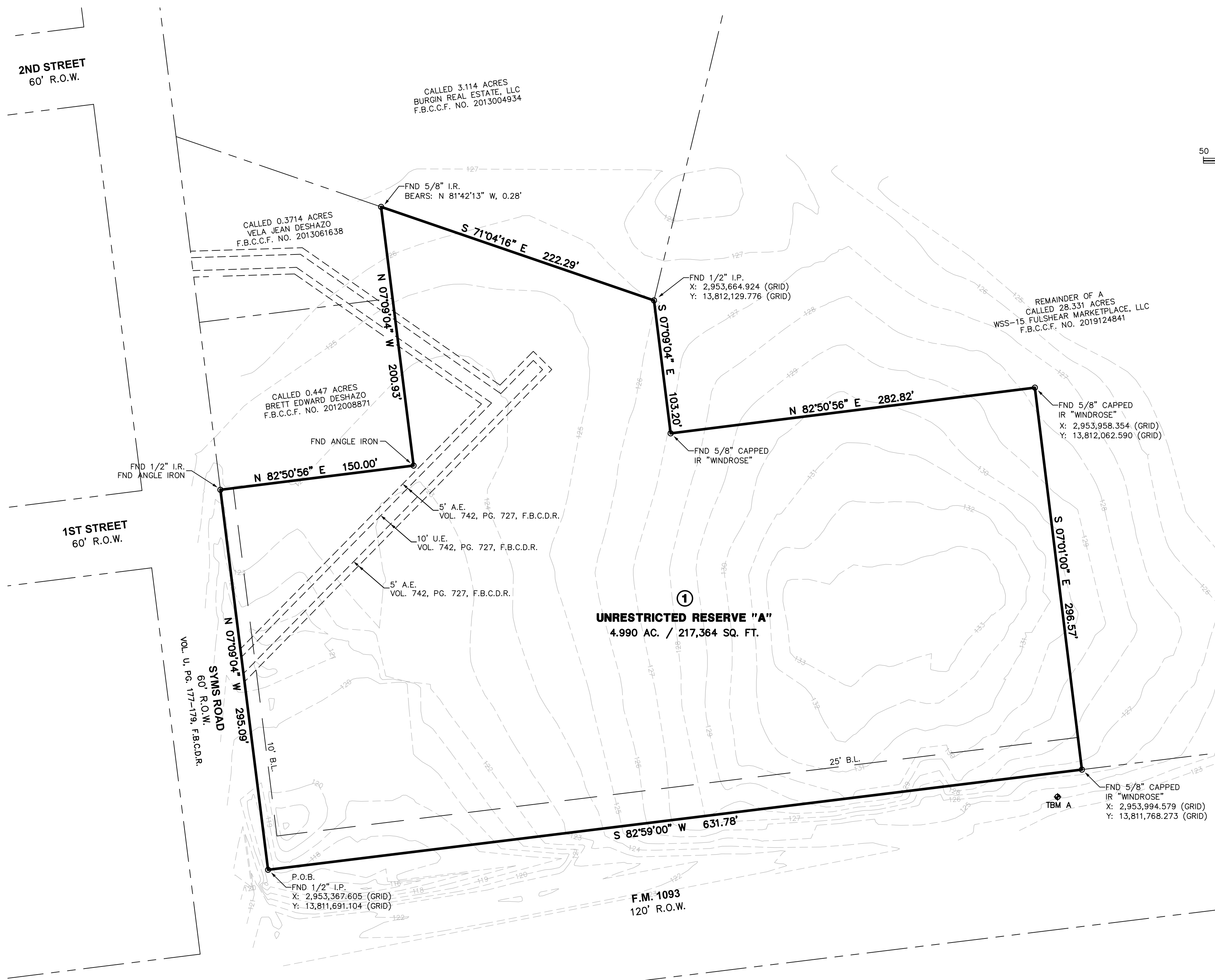
By: _____
David Leyendecker
City Engineer

I, Laura Richard, County Clerk in and for Fort Bend County, do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 20____, at _____ o'clock _____ m., and duly recorded on _____, 20____, in Plat No. _____ of the Map Records of Fort Bend County, for said county.

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

Laura Richard
Clerk of the County Court
of Fort Bend County, Texas

By: _____ Deputy



GENERAL NOTES

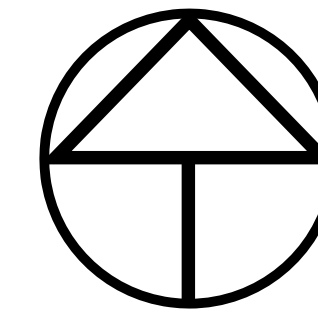
- 1. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- 2. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.99999935.
- 3. ALL OF THE PROPERTY LOCATED IN THIS PLAT IS WITHIN FORT BEND COUNTY, AND THE CITY OF FULSHEAR, TEXAS.
- 4. ALL VISIBLE OR APPARENT PIPELINES WITHIN THE LIMITS OF THIS SUBDIVISION HAVE BEEN SHOWN.
- 5. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL.
- 6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 48157C0085L, REVISED/DATED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- 7. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 128.00 FEET ABOVE MEAN SEA LEVEL (NAVD 83 DATUM). HOWEVER, THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS THE HIGHER OF TWENTY-FOUR (24) INCHES ABOVE THE LOWEST ADJACENT TOP OF CURB, OR IN THE ABSENCE OF A CURB, TWENTY-FOUR (24) INCHES ABOVE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION, OR TWELVE (12) INCHES ABOVE THE DOWN GRADIENT ROADWAY OR ANY DOWN GRADIENT DRAINAGE RESTRAINT.

BENCHMARK PUBLISHED ELEVATION - 109.50'

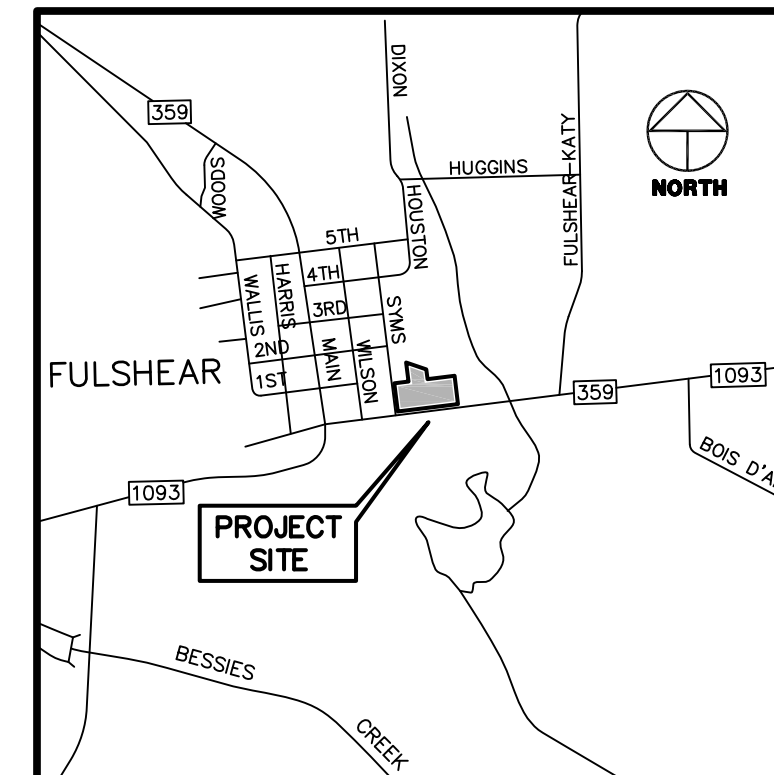
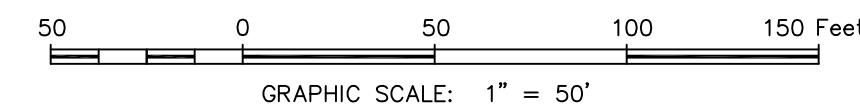
NGS BENCHMARK N 1505, BEING A STAINLESS STEEL ROD WITH A BENCHMARK DISK STAMPED "N 1505 X 1987 +/- 0.1 MILES SOUTH ALONG F.M. ROAD 359 FROM THE POST OFFICE IN FULSHEAR, THENCE +/- 1.34 MILES WEST ALONG FM ROAD 1093, IN THE NORTHWEST CORNER OF THE T-JUNCTION OF A DIRT ROAD, +/- 142 FEET NORTH OF THE CENTERLINE OF FM ROAD 1093, +/- 50 FEET NORTH OF THE NORTH RAIL OF THE SOUTHERN PACIFIC COMPANY RAILROAD, +/- 13 FEET WEST OF THE CENTER OF THE DIRT ROAD, +/- 3 FEET SOUTH OF THE WEST POST OF A GATE. (NAVD88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "A" ELEVATION - 124.08'

THE LETTERS "LL" IN "MULLER" ON FIRE HYDRANT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF F.M. 1093. (SHOWN HEREON)



NORTH



CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'

DESCRIPTION

A TRACT OR PARCEL CONTAINING 4.990 ACRES OR 217,364 SQUARE FEET OF LAND, SITUATED IN THE C. FULSHEAR LEAGUE, ABSTRACT NO. 29, FORT BEND COUNTY, TEXAS, BEING ALL OF A CALLED 4.990 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WSS-14 FULSHEAR MARKETPLACE, LLC, AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2018115546, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83):

BEGINNING AT A 1/2 INCH IRON PIPE FOUND MARKING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF FARM-TO-MARKET (F.M.) ROAD NO. 1093 (120' WIDE) AND THE EAST R.O.W. LINE OF SYMS ROAD (CALLED 60' WDE) AS RECORDED UNDER VOL. U, PGS. 177-179, F.B.C.D.R. AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EAST R.O.W. LINE OF SAID SYMS ROAD, NORTH 07 DEG. 09 MIN. 04 SEC. WEST, A DISTANCE OF 295.09 FEET A 1/2 INCH IRON ROD AND AN ANGLE IRON FOUND MARKING THE SOUTHWEST CORNER OF A CALLED 0.447 ACRE TRACT CONVEYED TO BRETT EDWARD DESHAZO AS RECORDED UNDER F.B.C.C.F. NO. 2012008871 AND THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE EAST R.O.W. LINE OF SAID SYMS ROAD, NORTH 82 DEG. 50 MIN. 56 SEC. EAST, A DISTANCE OF 150.00 FEET TO AN ANGLE IRON FOUND MARKING THE SOUTHEAST CORNER OF SAID CALLED 0.447 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EAST LINE OF SAID CALLED 0.447 ACRE TRACT AND THE EAST LINE OF A CALLED 0.3714 ACRE TRACT OF LAND CONVEYED TO VELA JEAN DESHAZO AS RECORDED UNDER F.B.C.C.F. NO. 2013061638, NORTH 07 DEG. 09 MIN. 04 SEC. WEST, PASSING AT A DISTANCE OF 130.00 FEET A 5/8 INCH IRON ROD FOUND MARKING THE COMMON EAST CORNER OF SAID CALLED 0.447 ACRE TRACT AND SAID CALLED 0.3714 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 200.93 FEET TO A POINT ON THE SOUTH LINE OF A CALLED 3.114 ACRE TRACT OF LAND CONVEYED TO BURGIN REAL ESTATE, LLC AS RECORDED UNDER F.B.C.C.F. NO. 2013004934, SAME BEING A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS FOR REFERENCE, NORTH 81 DEG. 42 MIN. 13 SEC. WEST - 0.28 FEET;

THENCE, SOUTH 71 DEG. 04 MIN. 16 SEC. EAST, A DISTANCE OF 222.29 FEET TO A 1/2 INCH IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF SAID CALLED 3.114 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 07 DEG. 09 MIN. 04 SEC. EAST A DISTANCE OF 103.20 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 82 DEG. 50 MIN. 56 SEC. EAST A DISTANCE OF 282.82 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 07 DEG. 01 MIN. 00 SEC. EAST A DISTANCE OF 296.57 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET ON THE NORTH R.O.W. LINE OF SAID F.M. 1093, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTH R.O.W. LINE OF SAID F.M. 1093, SOUTH 82 DEG. 59 MIN. 00 SEC. WEST, A DISTANCE OF 631.78 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 4.990 ACRES OR 217,364 SQUARE FEET OF LAND.

PRELIMINARY PLAT

FULSHEAR MARKETPLACE

A SUBDIVISION OF
4.990 AC. / 217,364 SQ. FT.

SITUATED IN THE

C. FULCHER SURVEY

ABSTRACT NO. 29

CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE

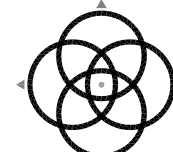
MAY 2023

Owner

WSS-14 Fulshear Marketplace, LLC

520 Post Oak Blvd #380
Houston, TX 77027
713-283-4478

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

ABBREVIATIONS

- FND - FOUND
- F.C. - FILM CODE
- F.B.C.C.F. - FORT BEND COUNTY CLERKS FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- A.E. - AERIAL EASEMENT
- BL. - BUILDING LINE
- S.S.E. - SANITARY SEWER EASEMENT
- ST.S.E. - STORM SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- W.L.E. - WATER LINE EASEMENT
- (S) - SET 5/8" CAPPED IR "WINDROSE"



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: 05/15/2023 Date Received by the City of Fulshear:
Subdivision: SOURCEONE FULSHEAR Development:

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: Being a replat of unrestricted reserve "A", Landmark sales fract, Plat No. 20190157, F.B.C.P.R

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

Total Acreage: 1.354 Number of Streets: N/A Number of Lots: N/A Number and Types of Reserves: 1 UNRESTRICTED RESERVE Total Acres in Reserve: 1.354

Owner: Sourceone Carwash Advisors LLC Address: 3308 Preston Road, Suite 350-103 City/State: Plano, TX, 75093 Telephone: 479-651-7239 Email Address: N/A

Engineer/Planner: Windrose Land Services Contact Person: Lucy Magana Telephone: 713-458-2281 Fax Number: N/A Email Address: lucy.magana@windroseservices.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 (\$533.85), and Park Fees.

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

Signature lines for SIGNATURE, TYPED OR PRINTED NAME/TITLE (Lucero Magana), and DATE (05/15/2023)



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: _____

Date Received by the City of Fulshear: _____

Subdivision: _____ Development: _____

SUBMITTAL OF PLAT: (Check Appropriate Selection)

___ Preliminary

___ Final

___ Short Form Final

___ Replat

___ Vacation Plat

___ Admin. (Minor) Plat

___ Amending Plat

TYPE OF PLAT: (Check Appropriate Selection)

___ Single-Family Residential

___ Zero Lot Line/ Patio Home

___ Multi-Family Residential

___ Planned Development

___ Commercial

___ Industrial

Plat Location: ___ City ___ ETJ (Extraterritorial Jurisdiction)

Legal Description: _____

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

Total Acreage: _____

Number of Streets: _____

Number of Lots: _____

Number and Types of Reserves: _____

Total Acres in Reserve: _____

Owner: _____

Address: _____

City/State: _____

Telephone: _____

Email Address: _____

Engineer/Planner: _____

Contact Person: _____

Telephone: _____

Fax Number: _____

Email Address: _____

Platting Fees

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

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

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

Amending or Minor Plat - \$200.00

Plat Vacation - \$500.00

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

TOTAL PLATTING FEE _____

Park Fees (due at Final Plat Application) _____

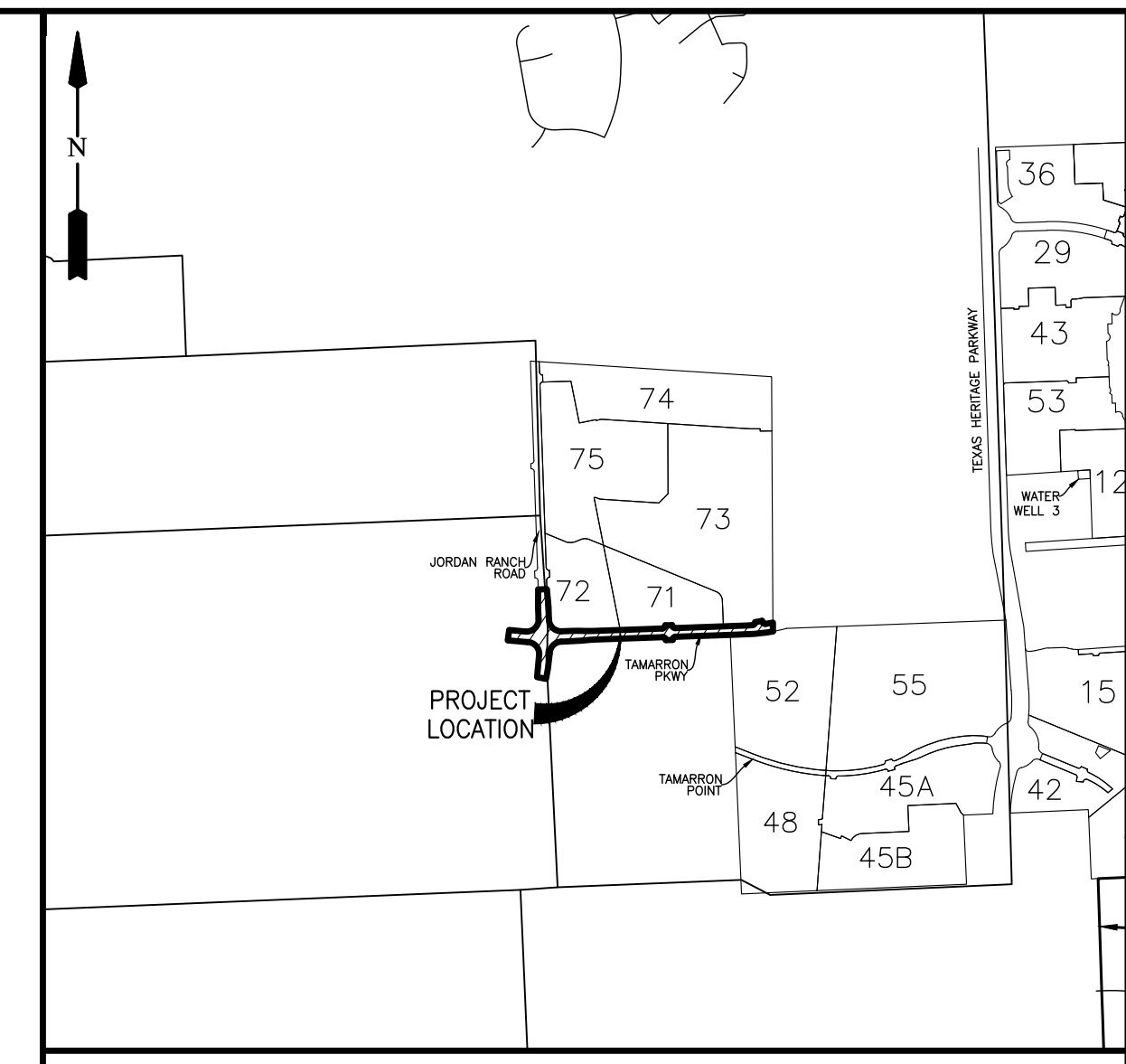
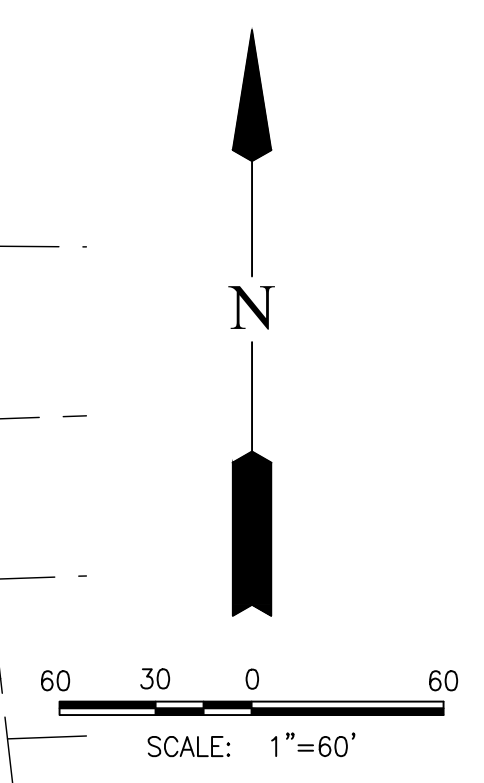
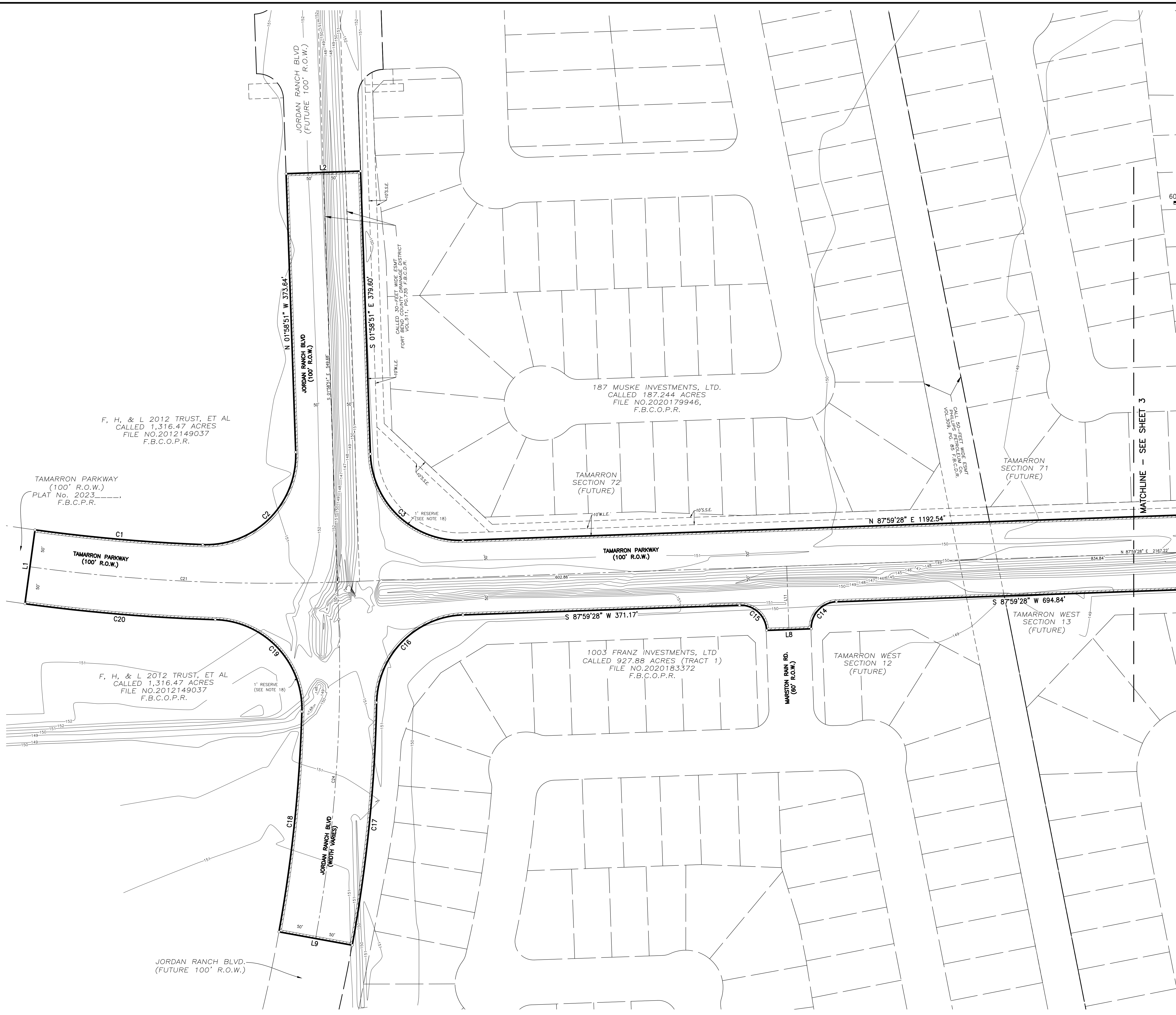
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G A Freeman

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE



VICINITY MAP
SCALE: 1" = 2000'
KEY MAP NO. 483U

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - A.E. INDICATES AERIAL EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - F.N. INDICATES FILE NUMBER
 - S.N. INDICATES SEE NOTE
 - EXIST. INDICATES EXISTING
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - FND. INDICATES FOUND
 - R.O.W. INDICATES RIGHT-OF-WAY

TAMARRON PARKWAY PHASE 5 STREET DEDICATION

A SUBDIVISION OF 9.721 ACRES OF LAND LOCATED IN
THE H. & T.C.R.R.CO. SURVEY, ABSTRACT 261 AND THE MICAJAH
AUTREY SURVEY, ABSTRACT 100
FORT BEND COUNTY, TEXAS.

MAY 19, 2023 JOB NO. 1931-6070C

OWNERS:
D.R. HORTON - TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
ERNIE LOEB, DIVISION VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH: 281-566-2100

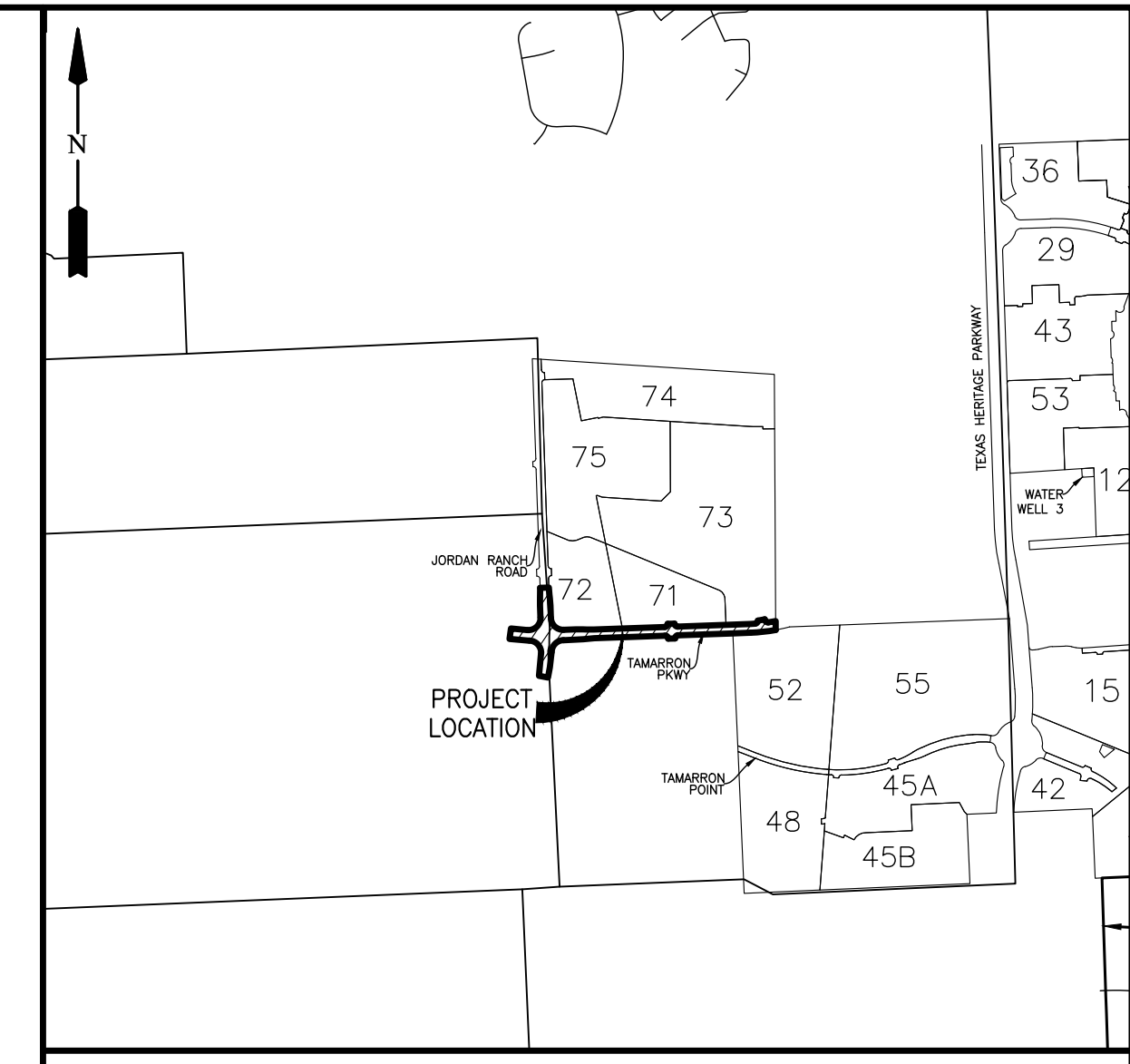
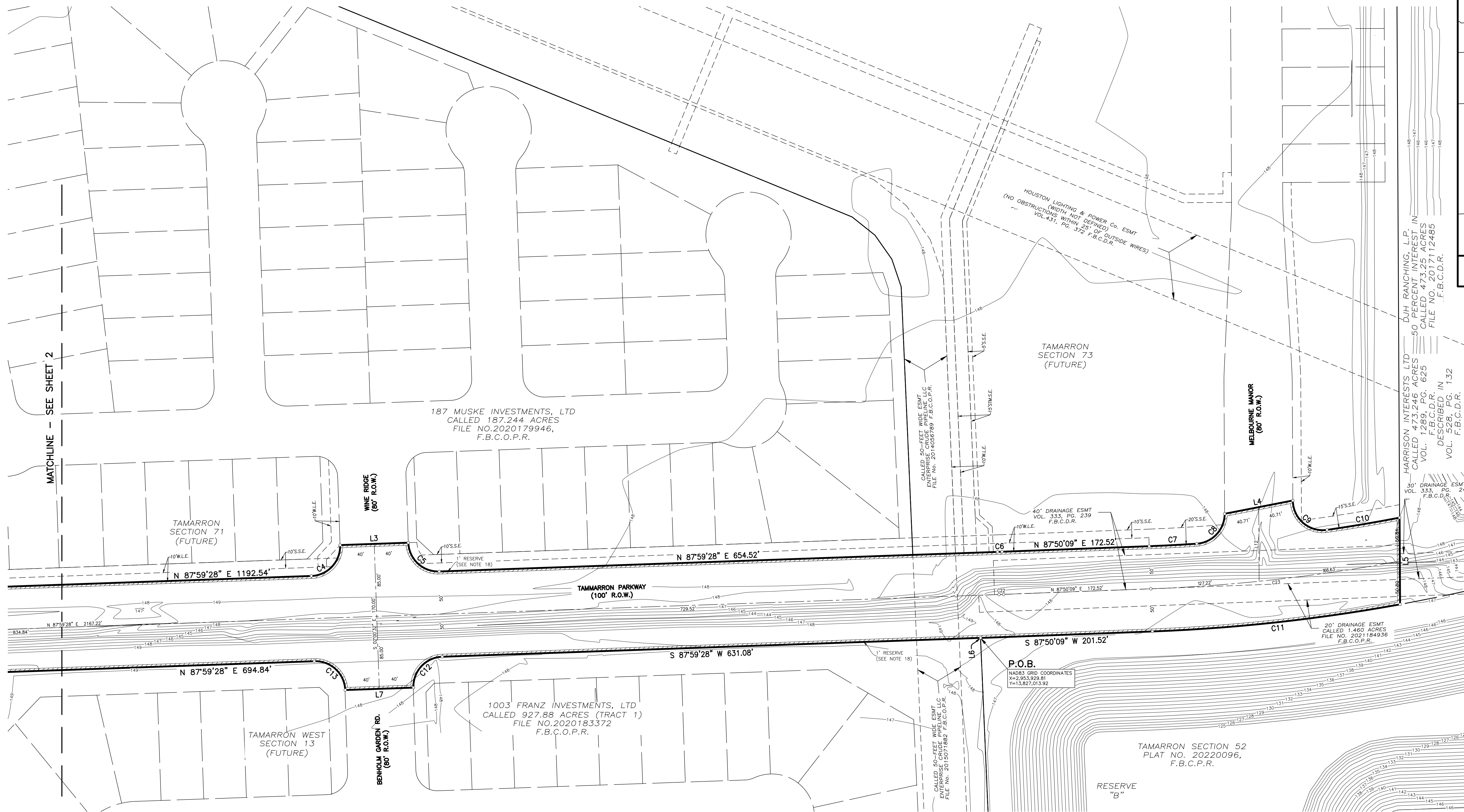
SURVEYOR:
LJA Surveying, Inc.
3600 W. Sam Houston Parkway S., Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382



ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North, Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386



Date/Time : Fri, 19 May 2023 10:38am Path/Name : I:\Project\PLATTING\1931\03_PLATS\Tammoron_Parkway\PH5.DWG CAD: JAP MYLAR CHECK:



VICINITY MAP
SCALE: 1" = 2000'
KEY MAP NO. 483U

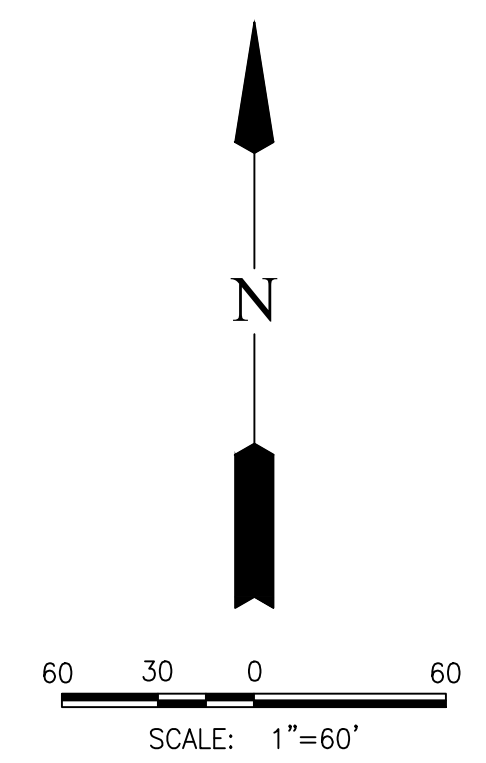
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 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
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 - PG. INDICATES PAGE
 - FND. INDICATES FOUND
 - R.O.W. INDICATES RIGHT-OF-WAY

TAMARRON PARKWAY PHASE 5 STREET DEDICATION

A SUBDIVISION OF 9.721 ACRES OF LAND LOCATED IN
THE H. & T.C.R.R.CO. SURVEY, ABSTRACT 261 AND THE MICAHAH
AUTREY SURVEY, ABSTRACT 100
FORT BEND COUNTY, TEXAS.

MAY 19, 2023 JOB NO. 1931-6070C

OWNERS:
D.R. HORTON - TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
ERNIE LOEB, DIVISION VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH: 281-566-2100



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

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1904 W. Grand Parkway North, Suite 100, Katy, Texas 77449
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