

CONSENT AGENDA

CITY OF FULSHEAR

Registration & Permit Department

PH: (281) 346-1796 (281) 346-2556 (fax) 30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat

Pleasant Grove - 4.1828 acres

Preliminary Plat

City Engineer Review

Reviewed

See Attached Letter

BY:

DATE:

5-31-2016

Building Official Review

Reviewed

Returned for additional data

BY:

DATE: 5-4-2016

Planning Commission Review

Approved



Returned for additional data

Council Review

DATE:

6-10-2016

Approved

Returned for additional data

DATE:

May 31, 2016

Engineering Review

Preliminary Plat - Pleasant Grove
City of Fulshear, Fort Bend County, Texas

For Information only:

1. This plat covers an area of 4.1828 acres with a 25-foot Front Building Line.
2. Access to this tract will be from Country Lane off of Redbird Lane.

Recommendations:

I recommend that this Preliminary Plat of Pleasant Grove be approved with the following additions/corrections:

- A) The plat requires contour lines to be added to the face of the plat. These can be from the Fort Bend County LIDAR.
- B) A minimum Side Building Line of 7.5 foot is required; if the Deed Restriction requires a larger Side Building Line, they control.
- C) Note #1 needs to be corrected to read City of Fulshear and Fort Bend County.
- D) The Vicinity Map needs to show the City Limits of the City of Fulshear.
- E) The Mayor's signature block needs to be updated to reflect the current Mayor, Jeff W. Roberts.





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: 4/22/16 Date Received by the City of Fulshear: _____
 Subdivision: _____ Development: _____

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: X City _____ ETJ (Extraterritorial Jurisdiction)

Legal Description: A subdivision of 4.1828 acres located in the Randon & Pennington Survey, A-75

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

Total Acreage: 4.1828
 Number of Streets: 0
 Number of Lots: 1
 Number and Types of Reserves: 0
 Total Acres in Reserve: 0

Owner: Bryan F. Boshart
 Address: 1840 FM 359
 City/State: Richmond, TX
 Telephone: 281-744-6050
 Email Address: bryanbb44@yahoo.com

Engineer/Planner: Survey 1, Inc.
 Contact Person: Cathy Fontenot
 Telephone: 281-393-1382
 Fax Number: 281-393-1383
 Email Address: cathy.fontenot@survey1inc.com

\$ 500.00
 \$ 3.50
 \$ 50.00
 Total \$ 553.50

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	\$ 553.50
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 TYPED OR PRINTED NAME/TITLE Cathy Fontenot / Platting Coordinator 4/22/16
 REGISTRATION & PERMIT DEPT DATE

APR 22 RECD

CITY OF FULSHEAR
 FULSHEAR, TX 77441



Survey 1, Inc.
Your Land Survey Co.

P.O. Box 2543, Alvin, TX 77512
(281) 393-1383

Firm Registration No. 100758-00

March 20, 2016

Mr. Ricky Whittington
AT & T
510 Arkansas Street, Room 200 South
Houston, TX 77587-4089

Dear Mr. Ricky Whittington:

I am enclosing a copy of a proposed Pleasant Grove. We are preparing the plat for recordation in Brazoria County in order to create a single family residential lot. Per the City of Fulshear Platting and Subdivisions requirements, we are requesting a "No Objection" letter for the attached plat.

If you have any questions or comments please contact me at 281-393-1382.

Please send a copy of the report by email to Cathy.Fontenot@survey1inc.com or by mail to the above referenced address.

Thank you,

Sincerely,



Cathy Fontenot
Platting



P.O. Box 2543, Alvin, TX 77512
(281) 393-1383
Firm Registration No. 100758-00

March 20, 2016

Ms. Margie Blackwell
Comcast
Relocate and Permit Specialist
7033 Airport Blvd.
Houston, TX 77061

Dear Ms. Margie Blackwell:

I am enclosing a copy of a proposed Pleasant Grove. We are preparing the plat for recordation in Brazoria County in order to create a single family residential lot. Per the City of Flushear Platting and Subdivisions requirements, we are requesting a "No Objection" letter for the attached plat.

If you have any questions or comments please contact me at 281-393-1382.

Please send a copy of the report by email to Cathy.Fontenot@survey1inc.com or by mail to the above referenced address.

Thank you,

Sincerely,

A handwritten signature in black ink that reads "Cathy Fontenot". The signature is written in a cursive, flowing style.

Cathy Fontenot
Platting



P.O. Box 2543, Alvin, TX 77512
(281) 393-1383

Firm Registration No. 100758-00
Survey1@Survey1inc.com

March 20, 2016

Mrs. Jenay Cotterman
CenterPoint Energy
Right of Way Agent
1111 Louisiana St.
Houston, TX 77002

Dear: Ms. Jenay Cotterman

I am enclosing a copy of a proposed Pleasant Grove. We are preparing the plat for recordation in Brazoria County in order to create a single family residential lot. Per the City of Fulshear Platting and Subdivisions requirements, we are requesting a "No Objection" letter for the attached plat.

If you have any questions or comments please contact me at 281-393-1382.

Please send a copy of the report by email to Cathy.Fontenot@survey1inc.com or by mail to the above referenced address.

Thank you,

Sincerely,

Cathy Fontenot
Platting

StarTex Title Company

11200 Richmond Ave., Suite #100
Houston, Texas 77042
Fax 713-343-9702

CITY PLANNING LETTER

Effective Date: April 04, 2016
Certificate No.: 4757CPL (GF#0216760608)

Date: April 11, 2016

To:

City Of Fulshear
Diane Offord
PO Box 279
Fulshear, Tx 77441

Record Title In:

Bryan F. Boshart

(By virtue of Deed filed for record under Fort Bend County Clerk's File No. 2004098586)

Property Description:

A tract or parcel containing 4.183 acres of land, situated in the Randon and Pennington League Survey, Abstract No. 75, in Fort Bend County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

NOTE: This Company does not represent that the above square footage and/or acreage amounts are correct.

Restrictive Covenants:

Restrictive covenants recorded in Volume 546, Page 798, of the Dee Records of Fort Bend County, Texas, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.

Easements:

Road & Utility Easement thirty (30) feet wide along the west property line, as set out in instruments recorded in Volume 546, Page 804 and Volume 628, Page 565, of the Deed Records of Fort Bend County, Texas.

Easement and Right of Way to Houston Lighting & Power Company as set forth and defined in instruments, recorded in Volume 487, Page 273 and Volume 488, Page 533, of the Deed Records of Fort Bend County, Texas.

An unrecorded Easement and Right of Way from Mrs. Annie Huggins to Houston Lighting & Power Company, as referenced in Volume 665, Page 750, of the Deed records of Fort Bend County, Texas.

Easement and Right of Way to Houston Lighting & Power Company, in connection with power line across the north side of said subject property, as referenced in in Volume 665, Page 750, of the Deed Records of Fort Bend County, Texas.

Easement and Right of Way to Transcontinental Gas Pipe Line Corporation, recorded in Volume 404, Page 627, of the Deed Records of Fort Bend County, Texas.

All terms, conditions, covenants, easements, building lines and other provisions recorded in Volume 546, Page 798, of the Deed records of Fort Bend County, Texas.

Oil, gas, and mineral lease, filed for record under Fort Bend County Clerk's File No(s). 8631409 and 9777324. Title to said lease has not been examined subsequent to the date of its execution.

Existence of an on-site sewage facility (OSSF) requiring maintenance contract, together with the terms and conditions relative to the maintenance of same as evidenced by Affidavit to Public recorded under Fort Bend County Clerk's File No. 2004099064.

All terms, conditions, provisions and restrictions prohibiting the parties or their successors from taking actions that would cause additional drainage on to or across the others' property as set forth in that certain Final Judgment granted under Cause No.07-CV-157114 dated February 5, 2009, certified copy of which is filed for record under Fort Bend County Clerk's File No(s). 2010044324.

Any portion of subject property that lies within a road right-of-way, public or private.

Liens:

Deed of Trust executed by Bryan F. Boshart to G. Tommy Bastian, Trustee, dated April 16, 2010, filed for record on May 17, 2010 under Fort Bend County Clerk's File No(s). 2010044326, securing the payment of one promissory note of even date therewith in the original principal sum of \$228,800.00, payable to EverBank. This instrument discloses that it secures an extension of

credit made pursuant to Subsection (a)(6) of Section 50, Article XVI, Texas Constitution "(home equity lien)". This home equity lien must be released.


SEARCH DOES NOT INCLUDES Taxes, Boundary Conflicts, Subdivision Restrictions, or pending suits, EXCEPT where a Lis Pendens Notice has been filed for record. WE HAVE NOT SHOWN AND EXPRESSLY EXCEPT HEREFROM, ANY OIL, GAS, AND MINERAL LEASES AND INSTRUMENTS PERTAINING TO MINERALS AND ROYALTIES (other Than which has been shown above).

Our search of ABSTRACT OF JUDGMENT RECORDS and FEDERAL TAX LIEN RECORDS has been made ONLY FOR THE LAST TEN (10) YEARS under ONLY the above listed record owners.

Liability hereunder is limited to the amount paid for this certificate. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party. Title Company assumes no liability whatsoever for the accuracy either of this report or for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT.

This certificate is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

STARTEX TITLE COMPANY

BY: 
Sonya Aguilar - Customer Service

N. T. WOMACK, JR., ET AL

TO 195172

RESTRICTIONS AND COVENANTS

THE PUBLIC

THE STATE OF TEXAS)

COUNTY OF FORT BEND)

KNOW ALL MEN BY THESE PRESENTS: That whereas, N. T. Womack, Jr. and wife, Patricia Fay Womack, and Robert G. Husmann, are the legal owners of that certain 25.16 acre tract in the Randon and Pennington League, Abstract No. 75, Fort Bend County, Texas, more particularly described as the South 25.16 acres of that certain 50.32 acres of land described in Deed from J. S. Whitworth, Jr., dated the 26th of February, 1969, and recorded in Volume 512, page 762 of the Deed Records of Fort Bend County, Texas; and

WHEREAS, the said N. T. Womack, Jr., Patricia Fay Womack and Robert G. Husmann desire to place restrictions upon said South 25.16 acres out of said 50.32 acres in order to provide a uniform plan for the improvement of the entire 25.16 acre tract which it is contemplated will be sold to various persons in tracts of not less than two acres for residential use;

NOW, THEREFORE, the said N. T. Womack, Jr., and wife, Patricia Fay Womack, and Robert G. Husmann, joined by Carolyn R. Pickard as lienholder, do hereby covenant and agree that the following agreements, covenants and restrictions running with the land shall hereafter apply to, and restrict the use of, all portions of said 25.16 acre tract by any owner thereof, or any part thereof:

1. All of the agreements, covenants and restrictions in this instrument contained shall continue in force for a period of twenty (20) years from the date hereof after which time these agreements, covenants and restrictions shall be automatically extended for successive periods of twenty (20) years unless at any time within one year prior to the termination date of any such twenty (20) year period the then owners of the fee

simple title to a majority of the square feet contained in said 25.16 acre tract, exclusive of any roads contained in said tract, shall execute and file for record in the office of the County Clerk of Fort Bend County, Texas, an instrument in recordable form, agreeing to terminate or to change said agreements, covenants and restrictions. For the purpose of such termination or change of these agreements, covenants and restrictions, the then record owner shall be conclusively deemed to be the owner of the fee simple title to any lot or tract.

2. All of the agreements, covenants and restrictions herein contained shall be considered as covenants running with the land and shall bind the undersigned, their heirs, executors, administrators and assigns, and there is hereby granted to each owner, from time to time, of any portion of said 25.16 acre tract the easement and right to have each and all of the said agreements, covenants and restrictions faithfully carried out and performed with reference to each and every part and portion of said 25.16 acre tract, together with the right to bring any suit or take out any legal process that may be proper to enforce a performance thereof, it being the intention to hereby attach to each tract of land contained in said 25.16 acre tract, without reference to when any such smaller tract may have been sold, the right and easement to have such agreements, covenants and restrictions strictly complied with, and such right to exist in the owner of each separate tract or part of said 25.16 acre tract as to all other portions of said 25.16 acre tract, whether owned by the undersigned or their heirs, executors, administrators or assigns, the object of said agreements, covenants and conditions being to promote the peace, health and beauty of the community.

3. All tracts or portions of said 25.16 acre tract shall be used and occupied for single family residential purposes only, and no building whatsoever shall be erected or maintained on said premises except one to be used as a single family private dwelling house, together with such

garage, servants' quarters, barns and outbuildings which may be required for the private use of the owners or occupants of said premises; and no dwelling house or appurtenant buildings shall be erected or maintained on any tract of land containing less than two (2) acres of land owned by the owner of such dwelling and not more than one (1) such dwelling house with appurtenant buildings shall be erected or maintained on any such tract containing a minimum of two (2) acres and no tract smaller than two (2) acres in area shall be sold by anyone.

4. No residence shall be erected upon any tract within said 25.16 acre tract unless the same shall contain at least 2,000 square feet of enclosed living area exclusive of porches, garages, servants' quarters, separate from the main residence building and other outbuildings.

5. No structure of a temporary character, and no tent or trailer shall ever be erected or maintained upon any lot on said 25.16 acre tract, and no garage or other building or structure other than the main residence shall ever be occupied as a temporary or permanent residence or dwelling quarters, except that a garage apartment may be occupied by a servant of the occupant of the tract upon which such garage apartment is erected. Any structure contained on any tract shall be completed within one year after the date of its commencement, and no garage or other outbuilding, except a barn or a stable for the housing of animals, may be erected except simultaneously with or subsequent to the erection of the residence.

6. No privies or outside toilets shall be constructed or maintained on any lot or tract, and any sewage disposal system shall be of the type approved or recommended by the State or local health authorities, and shall be maintained by the owner of such tract at all times in a proper sanitary condition and in accordance with all applicable laws. All plumbing and drains must be connected with such approved sewage disposal system. No discharge of drains from a septic tank or other sewage disposal unit may be located within ten (10) feet of an adjoining tract, or within ten (10) feet of any street or road.

7. No animals, other than commonly accepted domestic pets, riding horses and cattle, shall be kept on any tract, and those only for the personal use of the owner of said tract, his family and guests, and no such pets or horses or cattle shall be kept on any tract for any commercial or business purposes conducted upon said tract.

8. The undersigned owners, their heirs, executors, administrators and assigns shall have, and do hereby reserve, the right to locate, erect, construct, maintain and use, or authorize the location, erection, construction, maintenance and use of drains, sanitary and storm sewers, water mains, electric and telephone lines and other utilities, and to give or grant a five (5) foot right-of-way or easement therefor bordering any tract line, except that in the case of electric and telephone lines such easement may be as much as ten (10) feet on the ground and as much as fifteen (15) feet from a plane twenty (20) feet above the ground and upward.

9. Each tract conveyed out of the 25.16 acre tract shall have an easement retained in favor of the grantors thirty (30) feet in width in an easterly and westerly direction and running north along the entire boundary line of said tract which fronts on a private road now in existence and which runs roughly through the center of said 25.16 acre tract. Any tract conveyed by the undersigned owners, their heirs, executors, administrators or assigns shall reserve or except the appropriate easement for such road purposes for the purpose of ingress and egress by owners of tracts within said entire 50.32 acre tract to and from their property. Each such owner shall take conveyance of such property subject to the agreement herein contained, as a covenant running with the land, that he will pay, from time to time, his proportionate part of the cost of repair and maintenance of said private road, such actual cost to be determined by the undersigned owners or any successor or successors nominated by them in writing recorded in Fort Bend County, Texas, and such sum as so determined

shall be due and payable to undersigned owners or their nominated successor, upon demand, such sums to be due from the record title owners on the date any such maintenance or repair work is commenced. The proportionate part due from the owner of each tract shall be that proportion of the total cost of repair or maintenance which the total number of square feet of land owned by such owner in said 25.16 acre tract bears to the total number of square feet in said 25.16 acres. Such amount shall be collectible by suit against such owner or owners, if necessary, such suit to be brought by the undersigned owners or their duly designated successor. The determination as to the necessity for, and as to the amount and actual cost of, such repairs and maintenance by the undersigned owners or their duly designated successor, shall be conclusive on all concerned. Provided, however, notwithstanding anything to the contrary contained herein, Carolyn R. Pickard, her heirs, administrators and assigns, as lienholder or as owner of any portion of said 25.16 acres, in the event of foreclosure of her lien, shall never be responsible or liable for the construction, repair, improvement or maintenance of such private road and shall never be responsible or liable for any of the costs of constructing, repairing, improving or maintaining such private road.

EXECUTED this 24 day of June, 1971.

N. T. Womack, Jr.
N. T. Womack, Jr.

Patricia Fay Womack
Patricia Fay Womack

Robert G. Husmann
Robert G. Husmann

Carolyn R. Pickard
Carolyn R. Pickard

THE STATE OF TEXAS)
)
COUNTY OF Fort Bend)

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Robert G. Rasmann, 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 consideration therein expressed.

GIVEN under my hand and seal of office, this 24 day of June, 1971.

Walter S. Robert
Notary Public in and for Fort Bend County, Texas.



THE STATE OF TEXAS)
)
COUNTY OF FORT BEND)

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Carolyn R. Pickard, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office, this 25th day of June, A.D. 1971.

John T. Nicholson
Notary Public in and for Fort Bend County, Texas.



THE STATE OF TEXAS)
)
COUNTY OF FORT BEND)

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared N. T. Womack, Jr. and wife, Patricia Fay Womack, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office, this 24 day of June, A.D. 1971.

Walter S. Robert
Notary Public in and for Fort Bend County, Texas.



FILED FOR RECORD
AT 4:30 O'CLOCK P.M.

JUL 1 - 1971

Ella Masek
County Clerk, Fort Bend, Co., Tex.

Duly Recorded this the 2 day of July A.D. 1971 at 4:30 O'clock P.M.
By Betty Engelhardt Deputy Ella Masek, County Clerk
Fort Bend County, Texas

CITY OF FULSHEAR

Registration & Permit Department

PH: (281) 346-1796 (281) 346-2556 (fax) 30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Platinum Estates - Final Plat

City Engineer Review

Reviewed

See Attached Letter

BY: _____

DATE: 5-31-2016

Building Official Review

Corrected plat need 6-1-2016

Reviewed

Returned for additional data

BY: _____

Date: 5-16-2016
(initials)

Zoning Commission Review

Approved

Returned for additional data

Council Review

DATE: 6-10-2016

Approved

Returned for additional data

DATE: _____

May 31, 2016

Engineering Review

Final Plat
Platinum Estates
City of Fulshear, Texas

For Information only:

1. This plat will incorporate four (4) of the existing City of Fulshear Townsite lots into two (2) new lots.
2. Lot 1 will have access to Wilson Street while Lot 2 will have access to FM 359 (Main Street). Both lots will have access to Second Street along their entire South boundary.

Recommendations:

I recommend that this Final Plat of Platinum Estates be approved with the signature blank for the Mayor being updated for the current Mayor, Jeff W. Roberts.



State of Texas
County of Fort Bend

I, H. Palmer Melton, Independent Geologist of the State of Texas, being duly sworn, depose and state that I am the author of the plat of PLATINUM ESTATES, in accordance with the laws of the State of Texas and the provisions of the Surveyors' Act, and that I have caused the same to be recorded in the public records of the County of Fort Bend, Texas, and that I have caused the same to be published in accordance with the provisions of the Surveyors' Act.

FURTHER, I do hereby certify that I am the owner of all property immediately adjacent to the boundaries of the aforesaid plat, and that I have caused the same to be published in accordance with the provisions of the Surveyors' Act.

FURTHER, I do hereby certify that I am the owner of all property immediately adjacent to the boundaries of the aforesaid plat, and that I have caused the same to be published in accordance with the provisions of the Surveyors' Act.

FURTHER, I do hereby certify that I am the owner of all property immediately adjacent to the boundaries of the aforesaid plat, and that I have caused the same to be published in accordance with the provisions of the Surveyors' Act.

Witness my hand and seal of office this _____ day of _____, 2016.

H. Palmer Melton, Independent Geologist, Owner

By _____
H. Palmer Melton, Owner

BEFORE ME, the undersigned authority, on this day personally appeared H. Palmer Melton, Independent Geologist, 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 consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

Notary Public in and for the State of Texas

This is to certify that the City Planning Commission of the City of Fulshear, Texas, has reviewed the plat and subdivision of PLATINUM ESTATES, in accordance with the laws of the State of Texas and the ordinances of the City of Fulshear as then in effect and authorized the recording of this plat this _____ day of _____, 2016.

David E. Enlow, Chairman

David C. Worley, Co-Chairman

This is to certify that the City Council of the City of Fulshear, Texas has approved this plat and subdivision of PLATINUM ESTATES in accordance with the laws of the State of Texas and the ordinances of the City of Fulshear as then in effect and authorized the recording of this plat this _____ day of _____, 2016.

Jim W. Roberts, Mayor

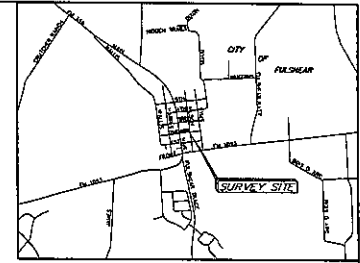
G. Gordon Chiles, Secretary

I, David W. Williams, a Professional Engineer Registered in the State of Texas, do hereby certify that the plat herein is in compliance with the laws of the State of Texas, and the City of Fulshear, Texas.

David W. Williams, Registered Professional Engineer
Texas Registration No. 12224
EPCE Registration No. F-128

I, David E. Williams, an architect under the laws of the State of Texas, do hereby certify that the plat herein is in compliance with the laws of the State of Texas, and the City of Fulshear, Texas.

David E. Williams, Registered Professional Land Surveyor
Texas Registration No. 28818
SPLS Registration No. 1004416



VICINITY MAP (SCALE: 1" = 2,000') KEY MAP: 522 (PANELS "A")

I, Lorne E. Enlow, County Clerk in and for Fort Bend County, Texas, hereby certify that the foregoing instrument was filed for recording in my office on _____, 2016 at _____ o'clock _____ p.m. in File No. _____ of the Public Records of Fort Bend County for said county.

Lorne E. Enlow, County Clerk
Fort Bend County, Texas

Deputy

FINAL PLAT OF
PLATINUM ESTATES
2 LOTS, 1 BLOCK, 0 RESERVE
BEING 0.69 ACRES IN THE
CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS
BEING A REPLAT OF LOTS 1 THROUGH 4, BLOCK 10
CITY OF FULSHEAR
JUNE 2016

THE PURPOSE OF THIS DECLARATION IS TO COMBINE
LOTS 1 THROUGH 4 INTO 2 LOTS

OWNER:
H. PALMER MELTON
INDEPENDENT GEOLOGIST OF
THE STATE OF TEXAS
2005 HOUSTON ROAD, SUITE 200
HOUSTON, TEXAS 77022

J|C JONES | CARTER

2005 HOUSTON ROAD, SUITE 200
HOUSTON, TEXAS 77022
TEL: 713.731.1100



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: 5/16/16 Date Received by the City of Fulshear: _____
 Subdivision: Platinum Estates 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: 2 Lots, 1 Block Being 0.69 acre in the Churchill Fulshear Lg, AB-29
 Variance: ___ Yes (Attach a Copy of Approval Letter) No City of Fulshear

Total Acreage: 0.69
 Number of Streets: 0
 Number of Lots: 2
 Number and Types of Reserves: 0
 Total Acres in Reserve: 0

Owner: Melton & Melton c/o Palmer Melton
 Address: 6002 Rogerdale Suite 200
 City/State: Houston TX 77072
 Telephone: (281) 759-1120
 Email Address: p.melton@melton-melton.com

Engineer/Planner: Jones/Carter
 Contact Person: Chris Kalkomey
 Telephone: (281) 342-2033
 Fax Number: (281) 232-9909
 Email Address: cdkalkomey@jonescarter.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	*510.⁰⁰ <u>\$517.25</u>
Park Fees (due at Final Plat Application)	_____

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

[Signature] Chris Kalkomey 5/16/16
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

PATSY SCHULTZ, PCC
Fort Bend County Tax Assessor/Collector

1317 Eugene Heimann Circle
Richmond, Texas 77469-3623

281-341-3710

REVIEW FORM

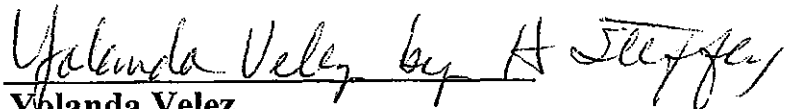
On May 16, 2016 the Fort Bend County Tax Research Department reviewed the:

1. Construction Plans _____
2. Plat Clearing For: April 2016 Plat "Platinum Estates" Being A 0.69 Acres In The Churchill Fulshear League, Abstract 29, City Of Fulshear Fort Bend County, Texas Being A Replat Of Lots 1 Through 4, Block 10 City Of Fulshear . This Subdivision Contains 2 Lots, 1 Blocks, And 0 Reserves
3. Permit _____

and agrees that this project meets with minimum requirements of this department or office.
The following comments may need to be addressed or observed.

Tax Certificate #230220179 & Tax Certificate #230220180, Issued To Jones / Carter to Clear This Plat

This Plat Is Not Subject To FA 1-D-1


Yolanda Velez
Department Coordinator – Research Dept.

TAX CERTIFICATE



PATSY SCHULTZ, PCC
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
1317 EUGENE HEIMANN CIRCLE
RICHMOND, TEXAS 77469-3623

Issued To:
JONES & CARTER
6415 READING ROAD
ROSENBERG, TX 77471

Legal Description
FULSHEAR, BLOCK 10, LOT 1,4

Parcel Address: 2 ND ST
Legal Acres: .0000

Additional Legal Description
2015 TAXES HAVE BEEN PAID ** CLEARING FOR: APRIL 2016 PLAT "PLATINUM ESTATES" BEING A 0.69 ACRES IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29, CITY OF FULSHEAR FORT BEND COUNTY, TEXAS BEING A REPLAT OF LOTS 1 THROUGH 4, BLOCK 10 CITY OF FULSHEAR, THIS SUBDIVISION CONTAINS 2 LOTS, 1 BLOCKS, AND 0 RESERVES **THIS PLAT IS SUBJECT TO FA 1-D-1

Account Number: 3380-00-010-0010-901
Certificate No: 230220179
Certificate Fee: \$10.00

Print Date: 05/16/2016
Paid Date: 05/16/2016
Issue Date: 05/16/2016
Operator ID: MANDYO

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2015. TAXES THRU 2015 ARE PAID IN FULL.

Exemptions:
HOMESTEAD OVER 65

Certified Owner:
MURPHREE TERENCE H ESTATE
C/O MELTON & MELTON LLP, H PALMER M
6002 ROGERDALE RD
STE 200
HOUSTON, TX 77072-1660

Table with 2 columns: Description and Amount. Rows include 2015 Value (334,620), 2015 Levy (\$2,409.03), 2015 Levy Balance (\$0.00), Prior Year Levy Balance (\$0.00), Total Levy Due (\$0.00), P&I + Attorney Fee (\$0.00), and Total Amount Due (\$0.00).

Certified Tax Unit(s):
36 LAMAR C I S D- OPERATING FUND
38 FORT BEND ESD#4
41 CITY OF FULSHEAR
78 FORT BEND CO DRAINAGE
79 FORT BEND CO GEN FND

Reference (GF) No: N/A

Issued By:
PATSY SCHULTZ, PCC
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
(281) 341-3710

Signature of Mandy Oyugi
MANDY OYUGI

TAX CERTIFICATE



PATSY SCHULTZ, PCC
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
1317 EUGENE HEIMANN CIRCLE
RICHMOND, TEXAS 77469-3623

Issued To:
JONES & CARTER
6415 READING ROAD
ROSENBERG, TX 77471

Legal Description
FULSHEAR, BLOCK 10, LOT 2,3,6,7

Parcel Address: 30422 2ND ST
Legal Acres: .0000

Additional Legal Description
2015 TAXES HAVE BEEN PAID ** CLEARING FOR: APRIL 2016 PLAT "PLATINUM ESTATES" BEING A 0.69 ACRES IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29, CITY OF FULSHEAR FORT BEND COUNTY, TEXAS BEING A REPLAT OF LOTS 1 THROUGH 4, BLOCK 10 CITY OF FULSHEAR, THIS SUBDIVISION CONTAINS 2 LOTS, 1 BLOCKS, AND 0 RESERVES **THIS PLAT IS SUBJECT TO FA 1-D-1

Account Number: 3380-00-010-0020-901
Certificate No: 230220180
Certificate Fee: \$10.00

Print Date: 05/16/2016
Paid Date: 05/16/2016
Issue Date: 05/16/2016
Operator ID: MANDYO

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2015. TAXES THRU 2015 ARE PAID IN FULL.

Exemptions:

Certified Owner:

MURPHREE TERENCE H ESTATE
C/O MELTON & MELTON LLP, H PALMER M
6002 ROGERDALE RD
STE 200
HOUSTON , TX 77072-1660

Table with 2 columns: Description and Amount. Rows include 2015 Value (\$168,520), 2015 Levy (\$3,602.42), 2015 Levy Balance (\$0.00), Prior Year Levy Balance (\$0.00), Total Levy Due (\$0.00), P&I + Attorney Fee (\$0.00), and Total Amount Due (\$0.00).

Certified Tax Unit(s):

- 36 LAMAR C I S D- OPERATING FUND
38 FORT BEND ESD#4
41 CITY OF FULSHEAR
78 FORT BEND CO DRAINAGE
79 FORT BEND CO GEN FND

Reference (GF) No: N/A

Issued By:
PATSY SCHULTZ, PCC
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
(281) 341-3710

Handwritten signature of Mandy Oyugi with printed name MANDY OYUGI below.

STARTEX TITLE COMPANY
617 Caroline Street
Houston, Texas 77002
CITY PLANNING LETTER

Date: May 13, 2016

To: City Planning Commission
City Hall Annex Building
2220 Fourth Street
Rosenberg, Texas 77471

To Whom It May Concern:

STARTEX TITLE COMPANY certifies that a diligent search of the real property records has been made, as to the herein described property, and as of 8:00 AM on the 9th day of May, 2016, we find the following:

The RECORD OWNER of this property as of the above date is: H. Palmer Melton, Independent Executor of the Estate of Terence Hamm Murphree, Deceased, Probated under Cause No. 15-CPR-028229, in the County Court At Law No. 2, Fort Bend County, Texas; and Ellis Mills, IV, individually

Terence Hamm Murphree acquired title to said property by virtue of Deeds filed for record under Fort Bend County Clerk's File No(s). 66199013, 2008075341 and 2013097561.

PROPERTY:

Lots One (1), Two (2), Three (3) and Four (4), in Block Ten (10), of the Town of Fulshear, Fort Bend County, Texas, according to the map or plat thereof recorded in Volume "U", Block 180 of the Deed Records of Fort Bend County, Texas.

Subject to:

RESTRICTIONS:

None of record.

EASEMENTS:

None of record.

MISCELLANEOUS:

Ordinances in force and effect of the City of Fulshear, Texas.

LIENS:

None of record.

ABSTRACTS OF JUDGMENTS AND/OR FEDERAL TAX LIENS:

None of record.

NOTICE: STARTEX TITLE COMPANY ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT OR FOR VERBAL STATEMENTS. THIS IS A COPY OF A PRELIMINARY REPORT MADE FOR STARTEX TITLE COMPANY ONLY, FOR SPECIFIC PURPOSES, AND IT MAY OR MAY NOT BE COMPLETE FOR THE PURPOSE OF OTHERS. If a copy is furnished to other parties, it is to facilitate preparation of the necessary instruments, to point out curative requirements, if any, and to show the result of the Company's title research (upon which only the Company may rely). None of the information contained herein, or the absence of other information, constitutes a representation to any party, other than the Company, as to the status of the title. If a title defect or encumbrance should exist which is not disclosed hereon, the Company shall not be liable by reason of furnishing this report or for any verbal statements related thereto. This shall in no way be construed as Commitment for Title Insurance.

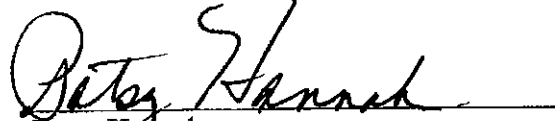
THIS CERTIFICATE SHALL NOT CONSTITUTE A COMMITMENT TO ISSUE
TITLE INSURANCE, AND THE LIABILITY HEREUNDER IS LIMITED TO THE
CONSIDERATION PAID HEREOF.

We trust this is the information you desire.

WITNESS Our Hand this 13th day of May, 2016.

STARTEX TITLE COMPANY

By:


Patsy Hannah
Examiner



6415 Reading Road
Rosenberg, Texas 77471-5655

TEL 281 342 2033
FAX 281 232 9909

To City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Date	5/17/16	Job No.	R8000-0592-00
Transmittal No.			
Re:	Final Plat of Platinum Estates		

We are sending you:

Attached Under separate cover via _____

The following items:

- Shop drawings Prints Plans Samples
 Copy of letter Change Order Specifications

Copies	Date	Description
1		Fort Bend County tax certificates with review form

These are transmitted as checked below:

- For approval No objections Resubmit _____ copies for approval
 For your use Objections noted Submit _____ copies for distribution
 For review and comment Returned for corrections Return _____ corrected prints
 As requested _____
 FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

Remarks _____

Signed Chris Kalkomey

CITY OF FULSHEAR

Registration & Permit Department

PH: (281) 346-1796 (281) 346-2556 (fax) 30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Willows at Cross Creek Ranch Section One
Final Plat

City Engineer Review

Reviewed

See Attached Letter

BY: _____

DATE: 5-31-2016

Building Official Review

Correction mid 4-1-2016

Reviewed

Returned for additional data

BY: _____

DATE: 5-16-2016

Planning Commission Review

[Signature]

Approved

Returned for additional data

BY: [Signature]

DATE: 6-10-2016

City Council Review

Approved

Returned for additional data

DATE: _____

May 31, 2016

Engineering Review

Final Plat
Willows at Cross Creek Ranch Section One
City of Fulshear, Fort Bend County, Texas

For Information only:

1. This plat will create 74 lots in two (2) Blocks with five (5) Reserves that cover a total acreage of 8.707 acres.
2. The lots being created are for Town Homes (two (2) family units) and have a typical size of 28-foot by 105-foot with a 25-foot Front Building Line.
3. Access to this section will be from Golden Willow Lane off of West Cross Creek Bend.

Recommendations:

I recommend that this Final Plat of Willows at Cross Creek Ranch Section One be approved with the following items being addressed:

- A) At the time of Final Platting the side lots with the zero lot line need to be delineated.
- B) I would recommend that the paving width be increased in this section because of the limited parking on a 28-foot width lot and the street R.O.W. is only 50-foot wide.
- C) The Mayor's Signature Certification needs to be updated to reflect the current mayor, Jeff W. Roberts.
- D) The City Planning Letter shows the ownership to be vested in CRR Texas Holding, L.P. while the plat reflects CCR Texas Holding, L.P. These need to be fixed.





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: 05-13-2016 Date Received by the City of Fulshear: _____
 Subdivision: WILLOWS AT CROSS CREEK RANCH SECTION ONE 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)

Legal Description: 8.707 ACRESS OF LAND IN THE M AUTREY SURVEY, A-100

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

Total Acreage: 8.707
 Number of Streets: 4
 Number of Lots: 74
 Number and Types of Reserves: 5
 Total Acres in Reserve: 1.123

Owner: CCR TEXAS HOLDINGS, L.P.
 Address: 5005 RIVERWAY, STE. 500
 City/State: HOUSTON, TX 77056
 Telephone: 713-960-9977
 Email Address: _____

Engineer/Planner: BROWN & GAY ENGINEERS, INC.
 Contact Person: TREY DEVILLIER
 Telephone: 713-488-8204
 Fax Number: 281-558-9701
 Email Address: tdevillier@browngay.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	\$1,087.68
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.

 TREY DEVILLIER 05/13/2016
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

STATE OF TEXAS
COUNTY OF FORT BEND

We, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Larry D. Johnson, Manager of Johnson/CCR LP, LLC, a Texas limited liability company, the sole general partner, owner, hereinafter referred to as Owners of the 6,707 acre tract described in the above and foregoing map of WILLOWS AT CROSS CREEK RANCH SECTION ONE, do hereby make and authorize said subdivision and development of lots of said property according to all lines, dimensions, feet, lines and distances on said map or plat and hereby dedicate to the use of the public (herein, all streets (except those streets designated as private streets, or easements) sidewalks, utility easements, drainage easements, drainage easements and drainage easements for the purpose and consideration therein expressed) and do hereby bind ourselves, our heirs, successors and assigns to construct and forever dedicate the lots 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 unencumbered aerial easements. The aerial easements shall extend horizontally an additional fifteen feet, six inches (15'06") for ten foot (10'00") overhead ground easements or seven feet, six inches (7'06") for four foot (4'00") overhead ground easements or five feet, six inches (5'06") for sixteen foot (16'00") perimeter ground easements, from a plane sixteen feet (16'00") 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 herein, whereby the aerial easement (a) to be twenty one feet, six inches (21'06") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unencumbered aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'00") for ten foot (10'00") overhead ground easements, or eight feet (8'00") for fourteen foot (14'00") overhead ground easements or seven feet (7'00") for sixteen foot (16'00") overhead ground easements, from a plane sixteen feet (16'00") 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 herein, whereby the aerial easement (a) to be twenty one feet, six inches (21'06") in width.

FURTHER, Owners do hereby consent and agree that all of the property within the boundaries of this plat is hereby subject to 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 houses, streets, utilities, fences, drains, and drainage ditches located on said subdivision, on easement for drainage purposes. Fort Bend County or any other governmental agency shall have the right to take upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, we do hereby consent and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, utility, ditch or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of houses, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that each existing property shall not be permitted to store 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 subdivision of WILLOWS AT CROSS CREEK RANCH SECTION ONE, where existing overhead lines or public utilities establish all existing overhead lines and facilities to the use of the public, all public utility easements shown on said subdivision and easements shown on said subdivision are hereby dedicated to the use of the public and that such easements will terminate and be automatically abandoned upon the adjoining parcel if it is subdivided in a recorded plat.

IN WITNESS WHEREOF, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Johnson/CCR LP, LLC, a Texas limited liability company, the sole general partner, has caused these presents to be signed by Larry D. Johnson, its Manager, hereunto authorized.

CCR TEXAS HOLDINGS LP, a Delaware limited partnership
By: Johnson/CCR LP, LLC, a Texas limited liability company, its sole general partner
Larry D. Johnson
Manager

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Larry D. Johnson, Manager of Johnson/CCR LP, LLC, a Texas limited liability company, the sole general partner 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 consideration therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2016.

Judy S. Hunt
Notary Public to and for the State of Texas
Commission Expires: _____

I, Michael Vann, 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, origin 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 eighths (3/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

Michael Vann, P.L.L.C.
Texas Registration No. 8383

I, Herman D. Hunter, 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.

Herman D. Hunter, P.E.
Texas Registration No. 100103

Brown & Gray Engineers, Inc.
TDEE Registration No. P-1264

This plat of WILLOWS AT CROSS CREEK RANCH SECTION ONE is approved by the City Planning Commission of the City of Fulshear, Texas.

This _____ day of _____ 2016.

Dawn E. Harlow
Chairperson

David G. Worley
Co-Chairperson

This plat of WILLOWS AT CROSS CREEK RANCH SECTION ONE was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____ 2016; provided, however, this approval shall be invalid and void unless the plat is filed with the County Clerk of Fort Bend County, Texas, within six (6) months hereafter.

Steve Gordon
City Secretary

I, Laura Richard, County Clerk in and for Fort Bend County, Texas, hereby certify that the foregoing instrument with the certificate of authentication was filed for recordation in my office on _____ 2016, at _____ o'clock _____ m. in Plot Number _____ of the plat records of said county.

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

Laura Richard
County Clerk
Fort Bend County, Texas

By _____
City Secretary

DESCRIPTION OF A 6,707 ACRE TRACT OF LAND SITUATED
IN THE N. MURPHY SURVEY, ADDITION NO. 100
FORT BEND COUNTY, TEXAS

BEING a 6,707 acre (378,285 square feet) tract of land situated in the N. Murphy Survey, Addition No. 100 of Fort Bend County, Texas and being a portion of a certain 6,812.31 acre tract of land as described in a deed to CCR Texas Holdings, LP recorded in the Public Records of Fort Bend County, Texas (P.L.L.C. No. 201203904, date 3/27/12) under the name of CCR Texas Holdings, LP. The 6,707 acre tract of land described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe with cap stamped "Brown & Gray" found for the recorded well Plot No. 22152323 of the Fort Bend County Plat Section;

THENCE, over and across said 1,613.21 acre tract, the following courses and distances:

S 24° 02' 37" E, a distance of 108.78 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gray" set for the POINT OF BEGINNING and the northeast corner of the herein described tract same being the beginning of a non-adjacent curve to the left, from N 72° 50' 10" E, 3,628.00 feet;

In a Southerly direction, along said curve to the left, a distance of 513.27 feet, having a radius of 3,328.00 feet, a central angle of 20° 47' 22" and a chord which bears S 21° 51' 20" E, 218.76 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gray" set for a point of reverse curvature to the right;

In a Southerly direction, along said curve to the right, a distance of 44.76 feet, having a radius of 33.00 feet, a central angle of 90° 27' 12" and a chord which bears N 24° 40' 22" E, 26.58 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gray" set for a point of reverse curvature to the right;

In an Easterly direction, along said curve to the left, a distance of 24.62 feet, having a radius of 330.00 feet, a central angle of 04° 17' 02" and a chord which bears N 24° 40' 22" E, 26.58 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gray" set for a point of reverse curvature to the right;

In an Easterly direction, along said curve to the right, a distance of 24.72 feet, having a radius of 330.00 feet, a central angle of 04° 17' 02" and a chord which bears S 21° 51' 20" E, 218.76 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gray" set for the southeast corner of the herein described tract;

In a Southerly direction, along said curve to the left, a distance of 81.71 feet, having a radius of 3,328.00 feet, a central angle of 21° 42' 20" and a chord which bears S 21° 51' 20" E, 218.76 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gray" set for the southeast corner of the herein described tract;

S 50° 25' 27" E, a distance of 55.70 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gray" set for corner;

S 51° 40' 45" E, a distance of 142.82 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gray" set for corner;

S 50° 25' 27" E, a distance of 86.38 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gray" set for corner;

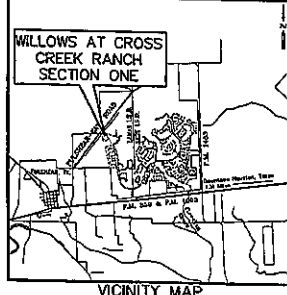
S 72° 22' 13" E, a distance of 47.04 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gray" set for corner;

S 72° 22' 13" E, a distance of 233.43 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gray" set for the southeast corner of the herein described tract, lying on the line of a 60-foot wide Sandy Pipeline easement as recorded under Volume 802, Page 812 and Volume 1814, Page 2174 of the Fort Bend County Plat Section, and under Fort Bend County Clerk's File No. 0822039;

N 72° 50' 10" E, along and with said east line, a distance of 815.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gray" set for the northeast corner of the herein described tract;

N 72° 50' 10" E, a distance of 428.94 feet to the POINT OF BEGINNING and containing 6,707 acres (378,285 square feet) of land.

Being oriented in based on the Texas Coordinate System, South Central Zone 4004, NAD-83 and to be referred to PORTIONS AT CROSS CREEK RANCH SECTION ONE.



WILLOWS AT CROSS CREEK RANCH SECTION ONE

A SUBDIVISION OF 6,707 ACRES OF LAND LOCATED IN THE M. MURPHY SURVEY, A-100 CITY OF FULSHEAR FORT BEND COUNTY, TEXAS

LOTS: 74 SCALE: 1"=50' RESERVE: 5 BLOCKS: 2 DATE: MAY, 2016

OWNER: CCR TEXAS HOLDINGS LP, 2300 EMERALD RANCH DRIVE, SUITE 300 HOUSTON, TEXAS 77058 (713) 850-9577 LARRY JOHNSON

LAND PLANNER: BSC | KERRY D. BURDIT & ASSOCIATES, INC. 2300 EMERALD RANCH DRIVE, SUITE 300 HOUSTON, TEXAS 77058 (713) 578-0040 KATHLEEN EDWARDS



Brown & Gray Engineers, Inc. 10777 Westheimer, Suite 400, Houston, TX 77042 Tel: 281-558-8700 • www.browncgray.com TDEE Registration No. F-1084 TDEE Licensed Surveying Firm No. 101655-06 KAREN HAUETER, P.L.E. SHEET 2 of 2



BROWN & GAY
ENGINEERS

June 1, 2016

Clay & Leyendecker, Inc.
Attn: Mr. David Leyendecker
1350 Avenue D
Katy, Texas 77493

Re: WILLOWS AT CROSS CREEK RANCH SECTION ONE – Response to Final Plat Comments

Dear Mr. Leyendecker:

Below is our itemized list of responses to the Engineering Review comments, dated May 31, 2016, regarding the above referenced plat. If you have any questions, or require any additional information, please do not hesitate to call.

- A. At the time of Final Platting the side lots with zero lot line need to be delineated.**
RESPONSE: Please find enclosed revised plat with zero lot line delineated and added General Note 24. See enclosed copy(s).
- B. I would recommend that the paving width be increased in this section because of the limited parking on a 28-foot width lot and the street R.O.W. is only 50-foot wide.**
RESPONSE: This comment was addressed in an email dated May 26, 2016 from Todd Hamilton. See enclosed copy of the email and exhibit.
- C. The Mayor's Signature Certification needs to be updated to reflect the current mayor, Jeff W. Roberts.**
RESPONSE: The Mayor's Signature Certification has been updated to reflect the current mayor, Jeff W. Roberts. See enclosed copy(s).
- D. The City Planning Letter shows the ownership to be vested in CRR Texas Holding, L.P. while the plat reflects CCR Texas Holding, L.P.**
RESPONSE: The City Planning Letter has been corrected as reflected on effective dated May 25, 2016. See enclosed copy.

Sincerely,

Trey DeVillier
Platting Tech

Enclosures: Original Plat (1 copy of revised Final Plat)
Updated CPL
Todd Hamilton email and exhibit dated 5/26/2016

cc: D. Offord, City Secretary (10 copies of revised Final Plat)

stewart title

Stewart Title Company
10720 West Sam Houston Pkwy N.,
Suite 200
Houston, TX 77064
(713) 892-8818 Phone
Fax

June 01, 2016

File No.: 1690152CPL

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 25th day of May, 2016, the last Deed that we find, of record, reflects the record owner to be:
CCR TEXAS HOLDINGS LP, a Delaware limited partnership (Deed dated April 12, 2012, recorded under Clerk's File No. 2012038964 of the Official Records of Fort Bend County, Texas.)

Legal Description:

DESCRIPTION OF A 8.707 ACRE TRACT OF LAND SITUATED
IN THE M. AUTREY SURVEY, ABSTRACT NO. 100
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

BEING a 8.707 acre (379,285 square feet) tract of land situated in the M. Autrey Survey, Abstract No. 100 of Fort Bend County, Texas and being a portion of a called 1,913.31 acre tract of land as described in a deed to CCR Texas Holdings, LP recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2012038964, said 8.707 acre tract of land described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northwest corner of BONTERRA AT CROSS CREEK RANCH SECTION FOUR, a subdivision plat recorded under Plat No. 20150285 of the Fort Bend County Plat Records;

THENCE, over and across said 1,913.31 acre tract, the following courses and distances:

S 24°02'37" W, a distance of 108.29 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the **POINT OF BEGINNING** and the northeast corner of the herein described tract same being the beginning of a non-tangent curve to the left, from which its center bears
N 72°59'10" E, 3,035.00 feet;

In a Southerly direction, along said curve to the left, a distance of 513.37 feet, having a radius of 3,035.00 feet, a central angle of 09°41'30" and a chord which bears S 21°51'35" E, 512.76 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for a point of reverse curvature to the right;

In a Southwesterly direction, along said curve to the right, a distance of 44.78 feet, having a radius of 25.00 feet, a central angle of 102°37'12" and a chord which bears S 24°36'16" W, 39.03 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for corner;

S 14°05'08" E, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set point for the beginning of a non-tangent curve to the left, from which its center bears
N 14°05'08" W, 330.00 feet;

In an Easterly direction, along said curve to the left, a distance of 24.67 feet, having a radius of 330.00 feet, a central angle of 04°17'00" and a chord which bears N 73°46'22" E, 24.86 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for a point of reverse curvature to the right;

In an Easterly direction, along said curve to the right, a distance of 34.72 feet, having a radius of 25.00 feet, a central angle of 79°33'45" and a chord which bears S 68°35'15" E, 31.99 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for a point of reverse curvature to the left;

In a Southeasterly direction, along said curve to the left, a distance of 93.71 feet, having a radius of 3,035.00 feet, a central angle of 01°46'09" and a chord which bears S 29°41'27" E, 93.71 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the southeast corner of the herein described tract;

S 59°25'27" W, a distance of 55.78 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for corner;

S 51°40'45" W, a distance of 142.82 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for corner;

S 58°32'29" W, a distance of 96.58 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for corner;

S 72°22'13" W, a distance of 47.84 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for corner;

S 76°35'16" W, a distance of 233.43 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the southwest corner of the herein described tract, lying on the east line of a called 60 feet wide Seaway Pipeline Easement as recorded under Volume 862, Page 672 and Volume 1914, Page 2104, both of the Fort Bend County Deed Records, and under Fort Bend County Clerk's File No. 9622059;

N 13°24'44" W, along and with said east line, a distance of 815.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the northwest corner of the herein described tract;

N 76°35'16" E, a distance of 426.64 feet to the **POINT OF BEGINNING** and containing 8.707 acres (379,285 square feet) of land.

Subject to the following:

1. Restrictions:

Restrictive Covenants as set forth under Clerk's File No. 2005003096 of the County Clerk Official Records of Fort Bend County, Texas; and

Restrictive Covenants as set forth under Clerk's File Nos. 2008039552, 2008054441, 2009026093, 2010105647, 2010127400, 2011070465, 2012016789, 2013012580, all of the County Clerk Official Records of Fort Bend County, Texas,

2. Easements/Other Exceptions:

None of record.

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

Memorandum of Development Agreement dated November 16, 2006, by and between the City of Fulshear, Texas, TMI, INC., and THE STODDARD GROUP, LTD, recorded under Clerk's File No. 2007001836 of the Official Records of Fort Bend County, Texas.

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 171 recorded under Clerk's File No. 2009035249 of the Official Records of Fort Bend County, Texas.

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 172 recorded under Clerk's File No. 2011008643 of the Official Records of Fort Bend County, Texas.

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 173 recorded under Clerk's File No. 2011008641 of the Official Records of Fort Bend County, Texas.

Rules and regulations by the Texas Commission on environmental Quality Rules for On-Site Sewage Facilities located on the subject property as reflected by that Affidavit To The Public Certification Of OSSF Requiring Maintenance recorded under Clerk's File Nos. 2007050326 and 2009075716 of the Official Records of Fort Bend County, Texas. (1214.16 acres A-321; 1214.62 acres A-100)

Partial Assignment And Assumption Of Founder's Rights dated effective as of April 12, 2012, by TRENDMAKER HOMES, INC., a Texas corporation as assignor to CCR TEXAS HOLDINGS LP, a Delaware limited partnership as assignee, and recorded under Clerk's File No. 2012038962 of the Official Records of Fort Bend County, Texas, and relating to the "Assigned Founder's Rights" described in that Community Charter For Cross Creek Ranch recorded under Clerk's File No. 2008039552 of the Official Records of Fort Bend County, Texas. Amendment to the Community Charter for Cross Creek Ranch recorded under Clerk's File No. 2008054441, 2012106541, 2012141785, 2012144757, 2013012580 of the Official Records of Fort Bend County, Texas.

Memorandum Of Fulshear Parkway Private Participation Agreement by and among CRR Texas Holdings LP, et al, and recorded under Clerk's File No. 2013119270 of the Official Records of Fort Bend County, Texas.

3. Liens/Misc:

Vendors Lien retained in Deed dated April 12, recorded in/under Clerk's File No. 2012038960 of the Official Records, securing the payment of one note in the principal amount of \$9,000,000.00, bearing interest and payable as therein provided to the order of ORR TEXAS LENDER, INC., and that certain promissory note in the principal amount of \$81,000,000.00, bearing interest and payable as therein provided to the order of PSPIB-CRR, INC., and additionally secured by Construction Deed of Trust And Security Agreement And Assignment Of Rents And Fixture Filing of even date therewith executed by CCR TEXAS HOLDINGS LP and recorded in/under Clerk's File No. 2012038977 of the Official Records of Fort Bend County, Texas. (Covers other property also) As to that portion out of 28.78 acres

Said lien additionally secured by a Collateral Assignment Of Notes And Liens (Fort Bend County Municipal Utility District No. 170) recorded under Clerk's File No. 2012054544 of the Official Records of Fort Bend County, Texas.

All the liens as described above are subject to that Intercreditor Agreement dated February 8, 2013, by and among COR LOAN SUBSIDIARY 1, L.P., TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, CCR TEXAS HOLDINGS LP, CCR TEXAS LENDER INC, PSPIB-CRR INC., and CCR TEXAS AGENT INC, as attached to the Memorandum Of Intercreditor Agreement recorded under Clerk's File No. 2013049982 of the Official Records of Fort Bend County, Texas, as amended and restated by that Amended And Restated Intercreditor Agreement dated March 414, 2014, recorded under Clerk's File No. 2014033471 of the Official Records of Fort Bend County, Texas.

We require a copy of the limited partnership agreement, and all amendments thereto, in order to determine who is authorized to execute documents in connection with the closing of this transaction. We require satisfactory evidence that said limited partnership is registered with the Secretary of State and is in good standing. The Company requires the joinder of all general partners and evidence of the consent of all of the limited partners to the closing of this transaction, where appropriate.

Subject property is located in the Fort Bend Municipal Utility District No. 170. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected.

Subject property is located in the Fort Bend Municipal Utility District No. 17. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected.

The Districts are located in whole or in part in the extraterritorial jurisdiction of the City of Fulshear, Texas. By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district or the voters of the district. When a district is annexed, the district is dissolved.

No examination has been made as to Abstracts of Judgments, State or Federal Tax Liens, the status of taxes, tax suits or paving assessments.

This letter is issued for platting purposes only. Liability of Stewart Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

The letter is issued with the express understanding, evidenced by the acceptance thereof, that Stewart Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty or warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Stewart Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. You agree to release, indemnify and hold harmless Stewart Title Company because of any negligence by Stewart Title Company (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,
Stewart Title Company



Anthony DeBorde/Nona Briscoe
Commercial Title Examiner

Trey DeVillier

From: Todd Hamilton <toddh@johnsondev.com>
Sent: Thursday, May 26, 2016 3:00 PM
To: Michael Ross; cjsnipes@fulsheartexas.gov
Cc: Rob Bamford; Karena Hauter; Kevin Gilligan; Gerald Grissom; Trey DeVillier
Subject: Willows at Cross Creek Ranch Sec. 1 - Paving Design and Parking
Attachments: Willows at CCR Sec. 1 Prelim Plat Comments.pdf; 04_W1_UTIL2.Layout1 (1).pdf; 2016-5-13_WILLOWS AT CCR SEC 1.pdf

Good afternoon Michael and CJ –

I just wanted to bring to your attention that we've designed the streets for Willows at Cross Creek Ranch Section 1 with a standard width of 28 feet within the 50 foot right-of-way in keeping with the applicable city ordinance and as we've done elsewhere in the Cross Creek Ranch.

There was a comment regarding street width on the preliminary plat comments. We're providing 31 visitor parking spaces within this section to address that concern. For reference see the attached PDFs of the paving overall sheet showing the parking spaces and the final plat, which has been submitted for approval.

As always, we appreciate your partnership in Fulshear!

Thanks,

TODD HAMILTON, P.E.
Development Manager
Cross Creek Ranch by Johnson Development Corp.

6450 Cross Creek Bend Lane | Fulshear, TX 77441
Main 281.344.9882 | Direct 281.341.8314 | Fax 281.344.9995 | Cell 281.732.7251
toddh@johnsondev.com
www.crosscreektexas.com www.johnsondevelopment.com



Summary of Benefit Provisions

The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS. Plan provisions for the City were as follows:

	Plan Year 2016	Plan Year 2015
Employee deposit rate	5%	5%
Matching ratio (city to employee)	2 to 1	2 to 1
Years required for vesting	5	5
Retirement Eligibility (Age /Service)	60/5, 0/20	60/5, 0/20
Updated Service Credit	0%	0%
Annuity Increase (to retirees)	0% of CPI	0% of CPI
Supplemental Death Benefit to Active Employees	Yes	Yes
Supplemental Death Benefit to Retirees	Yes	Yes

Amortization Bases and Payments

Year Established	Description	Years Remaining	Base	Payment
2012	2012 Ad Hoc Benefit Change	12	\$16,296	\$1,959
2013	2013 Valuation (Fresh Start)	28	114,147	6,548
2014	2014 Experience	24	32,561	2,051
2015	2015 Experience	28	(2,077)	(120)
2015	2015 Actuarial Changes	25	<u>29,914</u>	<u>1,837</u>
	Total		190,841	12,275



Southwest OSPE
1110 Louise St
Rosenberg, Texas 77471

T: 281-341-4130
F: 281-341-4289
mj524k.att.com

April 29, 2016

Trey DeVillier/ Platting Technician
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042

Re: WILLOWS AT CROSS CREEK RANCH SECTION 1- No Objection Letter

Dear Mr. DeVillier:

AT&T is pleased to respond to your request for approval of subdivision plans received for the above referenced project. AT&T places facilities within Utility Easements and/or public rights-of-way adjacent to property requiring service. The easements as shown on the plat provided are adequate for AT&T service requirements. If you have any questions or comments, please contact me.

Sincerely,

A handwritten signature in black ink that reads "Michael Jones".

Michael Jones
Manager Engineering - Design



May 4, 2016

Mr. Trey DeVillier
Platting Technician
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042

Re: Willows at Cross Creek Ranch Section One

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated April 2016.

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

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

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

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

Please feel free to contact me at 713-637-5025 with any questions that you may have.

Sincerely,

A handwritten signature in black ink that reads "Chris Grey". The signature is written in a cursive, flowing style.

Chris Grey
Construction Supervisor, Design and Serviceability



May 4, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Willows at Cross Creek Ranch Section One

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated April 2016.

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

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

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

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

If there are any questions, please contact Frankie Touchy at 713.207.5783.

Sincerely,

A handwritten signature in black ink that reads "Frankie Touchy".

Frankie Touchy
Associate Right of Way Agent

C: tdevillier@browngay.com
PLR16.177

CITY OF FULSHEAR

Registration & Permit Department

PH: (281) 346 -1796 (281) 346-2556 (fax) 30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat West Cross Creek Bend Lane Ext No. 3
Final Plat

City Engineer Review

Reviewed

See Attached Letter

BY: _____ DATE: 5-31-2016

Correction need 6/12016

Building Official Review

Reviewed

Returned for additional data

Y: _____ Date: 5-16-2016

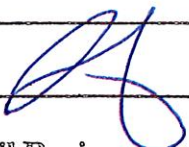
1750

Planning Commission Review

Approved

Returned for additional data

Z: _____ DATE: 6-10-2016



City Council Review

Approved

Returned for additional data

DATE: _____

May 31, 2016

Engineering Review

Final Plat
W. Cross Creek Bend Extension No. 3
City of Fulshear, Fort Bend County, Texas

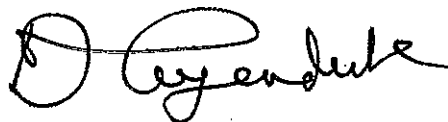
For Information only:

1. This plat will create approximately 950 foot of Right-of-Way for W. Cross Creek Bend (70-foot width).
2. The new R.O.W. dedication will begin at the intersection of W. Cross Creek Bend with Whispering Plains Drive and extend Northwest.

Recommendations:

I recommend that this Final Plat of W. Cross Creek Bend Extension No. 3 be approved with the following corrections/additions:

- A) The City Planning Letter shows ownership to be vested in CRR Texas Holdings, L.P. while the plat reflects CCR Texas Holdings, L. P.
- B) The Mayor's certification needs to reflect the new mayor's name, Jeff W. Roberts.





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: 05-13-2016 Date Received by the City of Fulshear: _____

Subdivision: WEST CROSS CREEK BEND LANE EXTENSION NO. 3 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)

Legal Description: 1.574 ACRESS OF LAND IN THE M AUTREY SURVEY, A-100

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

Total Acreage: 1.574
 Number of Streets: 1
 Number of Lots: 0
 Number and Types of Reserves: 0
 Total Acres in Reserve: 0

Owner: CCR TEXAS HOLDINGS, L.P.
 Address: 5005 RIVERWAY, STE. 500
 City/State: HOUSTON, TX 77056
 Telephone: 713-960-9977
 Email Address: _____

Engineer/Planner: BROWN & GAY ENGINEERS, INC.
 Contact Person: TREY DEVILLIER
 Telephone: 713-488-8204
 Fax Number: 281-558-9701
 Email Address: tdevillier@browngay.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	\$539.35
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

05/13/2016

DATE



BROWN & GAY
ENGINEERS

June 1, 2016

Clay & Leyendecker, Inc.
Attn: Mr. David Leyendecker
1350 Avenue D
Katy, Texas 77493

Re: WEST CROSS CREEK BEND LANE EXTENSION NO 3 – Response to Final Plat Comments

Dear Mr. Leyendecker:

Below is our itemized list of responses to the Engineering Review comments, dated May 31, 2016, regarding the above referenced plat. If you have any questions, or require any additional information, please do not hesitate to call.

A. The City Planning Letter shows the ownership to be vested in CRR Texas Holding, L.P. while the plat reflects CCR Texas Holding, L.P.

RESPONSE: The City Planning Letter has been corrected as reflected on effective dated May 25, 2016. See enclosed copy.

B. The Mayor's Signature Certification needs to be updated to reflect the current mayor's name, Jeff W. Roberts.

RESPONSE: The Mayor's Signature Certification has been updated to reflect the current mayor, Jeff W. Roberts. See enclosed copy(s).

Sincerely,

Trey DeVillier
Platting Tech.

*Enclosures: Original Plat (1 copy of revised Final Plat)
Updated CPL*

cc: D. Offord, City Secretary (10 copies of revised Final Plat)

stewart title

Stewart Title Company
10720 West Sam Houston Pkwy N.,
Suite 200
Houston, TX 77064
(713) 892-8818 Phone
Fax

June 01, 2016

File No.: 1690153CPL

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 25th day of May, 2016, the last Deed that we find, of record, reflects the record owner to be:
CCR TEXAS HOLDINGS LP, a Delaware limited partnership (Deed dated April 12, 2012, recorded under Clerk's File No. 2012038964 of the Official Records of Fort Bend County, Texas.)

Legal Description:

**DESCRIPTION OF A 1.574 ACRE TRACT OF LAND SITUATED
IN THE M. AUTREY SURVEY, ABSTRACT NO. 100
CITY OF FULSHEAR
HARRIS COUNTY, TEXAS**

BEING a 1.574 acre (68,576 square feet) tract of land situated in the M. Autrey Survey, Abstract No. 100 of Fort Bend County, Texas and being a portion of a called 1,913.31 acre tract of land as described in a deed to CCR Texas Holdings, LP recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2012038964, said 1.574 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northwest corner of WEST CROSS CREEK BEND LANE EXTENSION NO. 2, a subdivision plat recorded under Plat No. 20150234 of the Fort Bend County Plat Records (F.B.C.P.R.), said point lying on the east line of Restricted Reserve "B", THE BROOKS AT CROSS CREEK RANCH SECTION ONE, a subdivision plat recorded under Plat No. 20150309 of the F.B.C.P.R.;

THENCE, N 37°57'33" W, along and partially with said east line, at a distance of 113.46 feet passing a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northeast corner of said Restricted Reserve "B", and continuing over and across said 1,913.31 acre tract for a total distance of 353.50 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the beginning of a tangent curve to the right;

THENCE, continuing over and across said 1,913.31 acre tract the following courses and distances:

In a Northwesterly direction, along said curve to the right, a distance of 484.83 feet, having a radius of 3,035.00 feet, a central angle of 09°09'10" and a chord which bears N 33°22'58" W, 484.32 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the point of reverse curvature to the left;

In a Westerly direction, along said curve to the left, a distance of 34.72 feet, having a radius of 25.00 feet, a central angle of 79°33'45" and a chord which bears N 68°35'15" W, 31.99 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the point of reverse curvature to the right;

In a Westerly direction, along said curve to the right, a distance of 24.67 feet, having a radius of 330.00 feet, a central angle of 04°17'00" and a chord which bears S 73°46'22" W, 24.66 feet to a 1/2-

inch iron pipe with cap stamped "Brown & Gay" set for corner;

N 14°05'08" W, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the beginning of a non-tangent curve to the left, from which its center bears N 14°05'08" W, 25.00 feet;

In a Northeasterly direction, along said curve to the left, a distance of 44.78 feet, having a radius of 25.00 feet, a central angle of 102°37'12" and a chord which bears N 24°36'16" E, 39.03 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the northwest corner of the herein described tract;

N 63°17'40" E, a distance of 70.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the northeast corner of the herein described tract, lying on the west line of BONTERRAAT CROSS CREEK RANCH SECTION FOUR, a subdivision plat recorded under Plat No. 20150285 of the F.B.C.P.R., same being a non-tangent curve to the left, from which its center bears N 63°17'40" E, 2,965.00 feet;

THENCE, In a Southeasterly direction, along and with said west line and said curve to the left, a distance of 582.36 feet, having a radius of 2,965.00 feet, a central angle of 11°15'13" and a chord which bears S 32°19'57" E, 581.42 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

THENCE, S 37°57'33" E, continuing along and with said west line, a distance of 353.51 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the east corner of the herein described tract, same being the north corner of said WEST CROSS CREEK BEND LANE EXTENSION NO. 2, and the westerly south corner of said BONTERRAAT CROSS CREEK RANCH SECTION FOUR;

THENCE, S 52°02'27" W, along and with the north line of said WEST CROSS CREEK BEND LANE EXTENSION NO. 2, a distance of 70.00 feet to the POINT OF BEGINNING and containing 1.574 acres (68,578 square feet) of land.

Subject to the following:

1. Restrictions:

Restrictive Covenants as set forth under Clerk's File No. 2005003096 of the County Clerk Official Records of Fort Bend County, Texas; and

Restrictive Covenants as set forth under Clerk's File Nos. 2008039552, 2008054441, 2009026093, 2010105647, 2010127400, 2011070465, 2012016789, 2013012580, all of the County Clerk Official Records of Fort Bend County, Texas.

2. Easements/Other Exceptions:

Water line easement 10 feet by 15 feet as set forth in instrument recorded under Plat No. 20150234 of the Plat Records of Fort Bend County, Texas.

Sanitary sewer easement 30 feet by 20 feet as set forth in instrument recorded under Plat No. 20150234 of the Plat Records of Fort Bend County, Texas.

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

Memorandum of Development Agreement dated November 16, 2006, by and between the City of Fulshear, Texas, TMI, INC. and THE STODDARD GROUP, LTD, recorded under Clerk's File No. 2007001836 of the Official Records of Fort Bend County, Texas.

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 171 recorded under Clerk's File No. 2009035249 of the Official Records of Fort Bend County, Texas.

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 172 recorded under Clerk's File No. 2011008643 of the Official Records of Fort Bend County, Texas.

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 173 recorded under Clerk's File No. 2011008641 of the Official Records of Fort Bend County, Texas.

Rules and regulations by the Texas Commission on environmental Quality Rules for On-Site Sewage Facilities located on the subject property as reflected by that Affidavit To The Public Certification Of OSSF Requiring Maintenance recorded under Clerk's File Nos. 2007050326 and 2009075716 of the Official Records of Fort Bend County, Texas. (1214.16 acres A-321, 1214.62 acres A-100)

Partial Assignment And Assumption Of Founder's Rights dated effective as of April 12, 2012, by TRENDMAKER HOMES, INC., a Texas corporation as assignor to CCR TEXAS HOLDINGS LP, a Delaware limited partnership as assignee, and recorded under Clerk's File No. 2012038962 of the Official Records of Fort Bend County, Texas, and relating to the "Assigned Founder's Rights" described in that Community Charter For Cross Creek Ranch recorded under Clerk's File No. 2008039552 of the Official Records of Fort Bend County, Texas, Amendment to the Community Charter for Cross Creek Ranch recorded under Clerk's File No. 2008054441, 2012106541, 2012141785, 2012144757, 2013012580 of the Official Records of Fort Bend County, Texas.

Memorandum Of Fulshear Parkway Private Participation Agreement by and among CRR Texas Holdings LP, et al, and recorded under Clerk's File No. 2013119270 of the Official Records of Fort Bend County, Texas.

3. Liens/Misc:

Vendors Lien retained in Deed dated April 12, recorded in/under Clerk's File No. 2012038960 of the Official Records, securing the payment of one note in the principal amount of \$9,000,000.00, bearing interest and payable as therein provided to the order of CRR TEXAS LENDER, INC., and that certain promissory note in the principal amount of \$81,000,000.00, bearing interest and payable as therein provided to the order of PSPIB-CRR, INC., and additionally secured by Construction Deed of Trust And Security Agreement And Assignment Of Rents And Fixture Filing of even date therewith executed by CCR TEXAS HOLDINGS LP and recorded in/under Clerk's File No. 2012038977 of the Official Records of Fort Bend County, Texas. (Covers other property also) As to that portion out of 28.78 acres

Said lien additionally secured by a Collateral Assignment Of Notes And Liens (Fort Bend County Municipal Utility District No. 170) recorded under Clerk's File No. 2012054544 of the Official Records of Fort Bend County, Texas.

All the liens as described above are subject to that Intercreditor Agreement dated February 8, 2013, by and among CCR LOAN SUBSIDIARY 1, L.P., TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, CCR TEXAS HOLDINGS LP, CCR TEXAS LENDER INC, PSPIB-CRR INC., and CCR TEXAS AGENT INC, as attached to the Memorandum Of Intercreditor Agreement recorded under Clerk's File No. 2013049982 of the Official Records of Fort Bend County, Texas, as amended and restated by that Amended And Restated Intercreditor Agreement dated March 4/4, 2014, recorded under Clerk's File No. 2014033471 of the Official Records of Fort Bend County, Texas.

We require a copy of the limited partnership agreement, and all amendments thereto, in order to determine who is authorized to execute documents in connection with the closing of this transaction. We require satisfactory evidence that said limited partnership is registered with the Secretary of State and is in good standing. The Company requires the joinder of all general partners and evidence of the consent of all of the limited partners to the closing of this transaction, where appropriate.

Subject property is located in the Fort Bend Municipal Utility District No. 170. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected.

Subject property is located in the Fort Bend Municipal Utility District No. 17. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected.

The Districts are located in whole or in part in the extraterritorial jurisdiction of the City of Fulshear, Texas. By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district or the voters of the district. When a district is annexed, the district is dissolved.

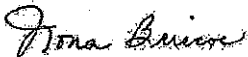
No examination has been made as to Abstracts of Judgments, State or Federal Tax Liens, the status of taxes, tax suits or paving assessments.

This letter is issued for platting purposes only. Liability of Stewart Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

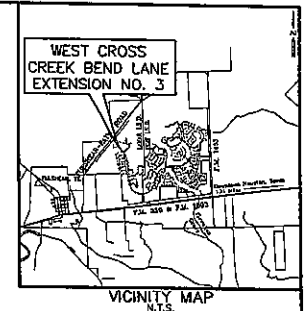
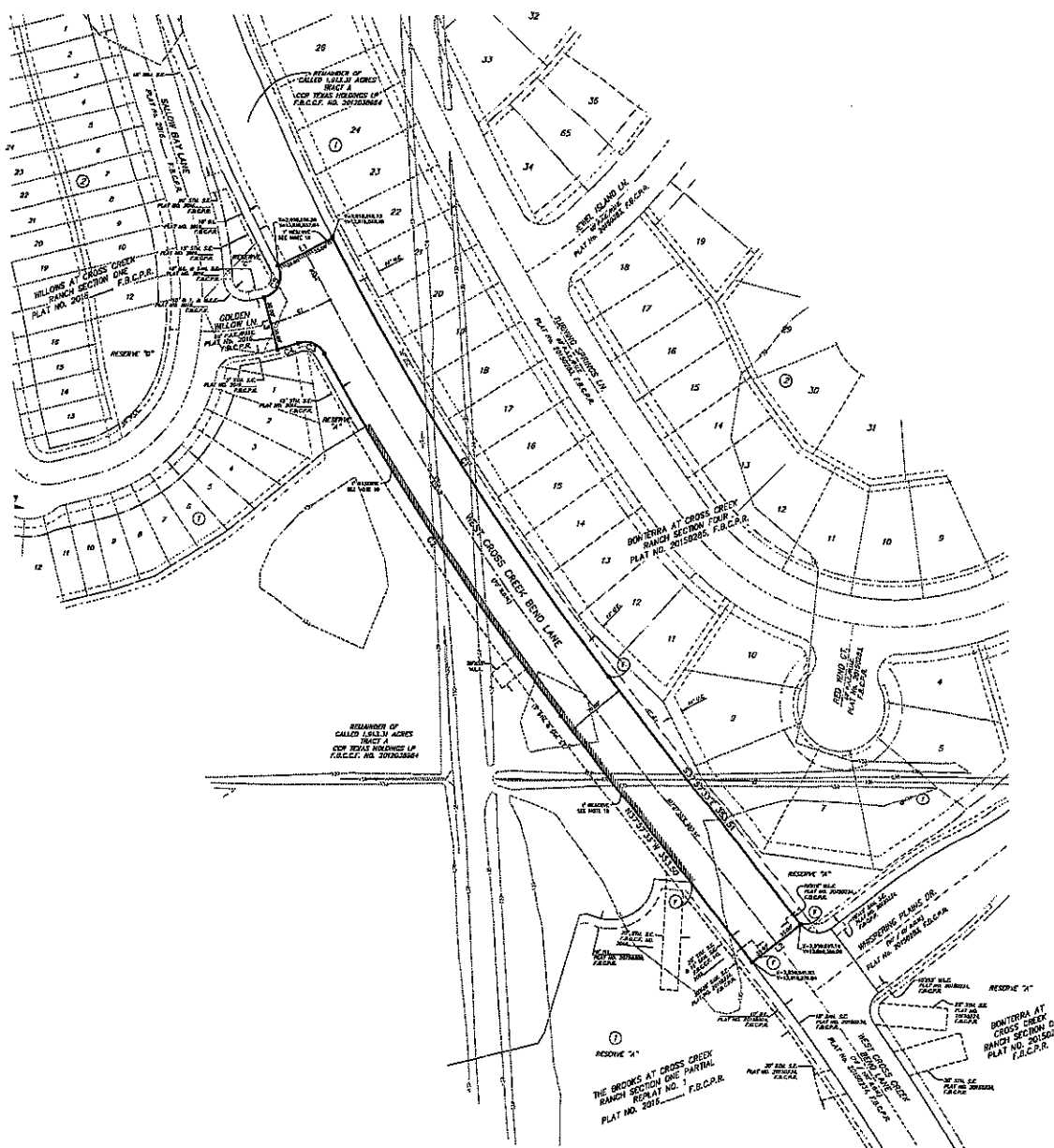
The letter is issued with the express understanding, evidenced by the acceptance thereof, that Stewart Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty or warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Stewart Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. You agree to release, indemnify and hold harmless Stewart Title Company because of any negligence by Stewart Title Company (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

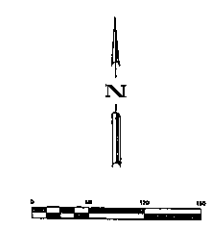
Sincerely,
Stewart Title Company



Anthony Deborde/Nona Briscoe
Commercial Title Examiner



- GENERAL NOTES
1. "U.E." indicates "Utility Easement".
 2. "B.L." indicates "Building Line".
 3. "W.L.E." indicates "Water Line Easement".
 4. "M.W.E." indicates "Meter Water Easement".
 5. "F.H.E." indicates "Fire Hydrant Easement".
 6. "S.S.E." indicates "Sanitary Sewer Easement".
 7. "S.S.E." indicates "Storm Sewer Easement".
 8. "D.E." indicates "Drainage Easement".
 9. "A.E." indicates "Aerial Easement".
 10. "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
 11. "F.B.C.C.R." indicates "Plat Record of Fort Bend County".
 12. "F.B.C.C.R." indicates "Deed Record of Fort Bend County".
 13. The coordinates shown herein are Texas State Central Zone No. 4204 State Plane Grid Coordinates (SDRS) and may be brought to surface by multiplying by the following conversion factor: 1.0001487.
 14. Bearing information is based on the Texas Coordinate System, South Central Zone 4204, SDRS and is referenced to WEST CROSS CREEK BEND LANE EXTENSION NO. 3.
 15. There is no observable evidence of any pipelines within the boundaries of the subject tract, and that based on the title research conducted per City Planning Letter prepared by Stanley Tillis Company, File No. 196018209, and dated May 5, 2016, that there are no pipeline easements of record within the boundaries of the subject tract except as shown herein.
 16. The property lies in the Unshaded Zone "X" (areas determined to be outside the 200 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 401370001A, revised April 2, 2014.
 17. Set 1/2-inch Iron Pipe (2" O.D.) w/ cap stamped "Brown & Gay" at all point boundary corners unless otherwise noted.
 18. (P) indicates Found 1/2-inch Iron Pipe (2" O.D.) w/ cap stamped "Brown & Gay".
 19. A one-foot easement dedicated to the city in fee as a buffer separation between the sidewalk and/or driveway where such streets meet adjacent acreage tracts. Use of easement area, including any utilities that abut adjacent property is prohibited in public for street, right-of-way purposes.
 20. All of the property maintained in the foregoing plat is within the unincorporated boundaries of the City of Fullshear, Texas.
 21. This plat is subject to restrictions recorded under Fort Bend County Clerk's File No. 201501853, 201501855, 201501854, 201501852, 201501854, 201512740, 201512742, 201512743 and 201501288 per City Planning Letter prepared by Stanley Tillis Company, File No. 196015500, and dated May 5, 2016.



CURVE DATA

CHAIN	STATION	BEGIN	END	CHORD BEARING	CHORD DISTANCE
CL 1	100+00	100+00	100+00	N 26°34'55" E	0.00
CL 2	100+00	100+00	100+00	N 26°34'55" E	0.00
CL 3	100+00	100+00	100+00	N 26°34'55" E	0.00
CL 4	100+00	100+00	100+00	N 26°34'55" E	0.00
CL 5	100+00	100+00	100+00	N 26°34'55" E	0.00
CL 6	100+00	100+00	100+00	N 26°34'55" E	0.00
CL 7	100+00	100+00	100+00	N 26°34'55" E	0.00
CL 8	100+00	100+00	100+00	N 26°34'55" E	0.00
CL 9	100+00	100+00	100+00	N 26°34'55" E	0.00

LINE DATA

CHAIN	STATION	BEARING	DISTANCE
CL 1	100+00	N 26°34'55" E	0.00
CL 2	100+00	N 26°34'55" E	0.00
CL 3	100+00	N 26°34'55" E	0.00

WEST CROSS CREEK BEND LANE EXTENSION NO. 3

A SUBDIVISION OF 1.574 ACRES OF LAND LOCATED IN THE M. AUTREY SURVEY, A-100 CITY OF FULSHEAR FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVE(S): 0 BLOCKS: 0
 SCALE: 1"=60' DATE: MAY, 2016
 PREPARED BY: LAND PLANNERS
 BROWN & GAY ENGINEERS, L.P.
 5025 RIVERWAY, SUITE 300
 HOUSTON, TEXAS 77056
 (713) 968-0677
 LARRY JONHON
 BGC I KERRY R. GEBERT & ASSOCIATES, P.C.
 23001 CROSS CREEK BLVD., #A-253
 KATY, TEXAS 77454
 (281) 370-6949
 KATHYAN EDWARDS



BROWN & GAY ENGINEERS, L.P.
 5027 Westheimer, Suite 400, Houston, TX 77024
 Tel: 281-558-8700 • www.brownandgay.com
 TSP# Registration No. F-1309
 TSP# License Surveying Firm No. 101025-00
 KAREN HAUPT, P.E.

STATE OF TEXAS
COUNTY OF FORT BEND

Re: CDR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Larry D. Johnson, Manager of Johnson/DCR OP, LLC, a Texas limited liability company, its sole general partner, hereinafter referred to as Owners of the 1.574-acre tract described in the above and foregoing map as WEST CROSS CREEK BEND LANE EXTENSION NO. 3. Do hereby make and establish said subdivision and development plan of said property according to all laws, regulations, restrictions and conditions on said map or plan and hereby dedicate to the use of the public forever, all streets (except those streets designated on private utility easements, easements, 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 seven feet, six inches (7'6") for ten feet (10'0") particular ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") particular ground easements or five feet, six inches (5'6") for sixteen feet (16'0") particular 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 (N.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") particular ground easements, or eight feet (8'0") for fourteen feet (14'0") particular ground easements or seven feet (7'0") for sixteen feet (16'0") particular 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 (N.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

FURTHER, Owners do hereby consent and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any public lands into any public or private street, personal 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 bridges, canals, gutters, culverts, drains, ditches, roads, and drainage ditches located in said subdivision, no 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 purpose of construction and maintenance of drainage facilities and structures.

FURTHER, we do hereby consent and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gutter, road or natural drainage way shall hereby be restricted to keep such drainage way and easement clear of trees, buildings, excessive vegetation and other obstructions in the operation and maintenance of the drainage facility and that such obstructions shall not be permitted to exist 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 subdivision of WEST CROSS CREEK BEND LANE EXTENSION NO. 3 where applicable, subject to any public utility easements in the neighborhood of the property. The above and foregoing subdivision of said property shall be subject to any public utility easements shown on said adjacent property and that the boundaries of such adjacent property shall be subject to any public utility easements which terminate on or automatically abandoned when the adjoining property is subdivided in a recorded plat.

IN TESTIMONY WHEREOF, CDR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Johnson/DCR OP, LLC, a Texas limited liability company, its sole general partner, has caused these presents to be signed by Larry D. Johnson, its Manager, thereunto duly authorized.

This _____ day of _____ 2016.

CDR TEXAS HOLDINGS LP, a Delaware limited partnership
By: Johnson/DCR OP, LLC, a Texas limited liability company, its sole general partner

By:
Larry D. Johnson
Manager

STATE OF TEXAS
COUNTY OF HARRIS

I, Stephen Vann, an undersigned authority, on this day personally appeared Larry D. Johnson, Manager of Johnson/DCR OP, LLC, a Texas limited liability company, its sole general partner of CDR 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 _____ 2016.

Judy S. Vann
Notary Public in and for the State of Texas
Commission Expires: _____

I, Stephen Vann, 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 upon which 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 eighths (3/8) inch and a length of not less than 18" (18") feet; and that the plat boundary corners have been tied to the nearest survey corner.

Stephen Vann, R.P.L.S.
Texas Registration No. 0235

I, Garret D. Hunter, a Professional Engineer registered in the State of Texas, we hereby certify that this plat meets all requirements of the City of Fulshear, in the below my knowledge.

Garret D. Hunter, P.E.
Texas Registration No. 182303
From a City Engineer's File
TSP# Registration No. F-1549

This plat of WEST CROSS CREEK BEND LANE EXTENSION NO. 3 is approved by the City Planning Commission of the City of Fulshear, Texas.

This _____ day of _____ 2016.

Derek Elmsdorf
Chairperson

David D. Worley
Co-Chairperson

This plat of WEST CROSS CREEK BEND LANE EXTENSION NO. 3 was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____ 2016; provided, however, that approval shall be inoperative and null and void unless the plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

Diana Gordon Oford
City Secretary

UPDATED NEW
MAYOR'S NAME

I, Laura Richner, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authenticity on file for recordation in my office on the _____ day of _____ 2016, at _____ o'clock _____ A. M. in Plat Number _____ of the plat records of said county.

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

Laura Richner
County Clerk
Fort Bend County, Texas

By:
Deputy

DESCRIPTION OF A 1.574 ACRE TRACT OF LAND SITUATED
IN THE M. AUSTREY SURVEY, ABSTRACT NO. 162
CITY OF FULSHEAR,
HARRIS COUNTY, TEXAS

BEING a 1.574 acre (66,376 square feet) tract of land situated in the M. Austrey Survey, Abstract No. 162 of Fort Bend County, Texas and being a portion of a 6.6112, 21 acre tract of land as described in a deed in CDR Texas Holdings, LP recorded under Fort Bend County Clerk's File Number (F.B.C.P.R.) 201003054, said 1.574 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Coy" found for the northern corner of WEST CROSS CREEK BEND LANE EXTENSION NO. 3, a subdivision plat recorded under Plat No. 2016023 of the Fort Bend County Plat Records (F.B.C.P.R.), said point being on the west line of Restricted Reserve "B", THE BEGINS AT CROSS CREEK BEND SECTION FIVE, a subdivision plat recorded under Plat No. 20100309 of the F.B.C.P.R.;

THENCE, N 37°42'32" E, along and partially with said west line, at a distance of 113.66 feet, passing a 1/2-inch iron pipe with cap stamped "Brown & Coy" found for the northern corner of said Restricted Reserve "B", and continuing over and across said 1,013.31 acre tract for a total distance of 753.50 feet to a 1/2-inch iron pipe with cap stamped "Brown & Coy" set for the beginning of a tangent curve to the right;

THENCE, continuing over and across said 1,013.31 acre tract the following courses and distances:
In a northerly direction, along said curve to the right, a distance of 484.83 feet, having a radius of 3,423.03 feet, a central angle of 80°50'18" and a chord which bears S 23°22'58" W, 498.25 feet to a 1/2-inch iron pipe with cap stamped "Brown & Coy" set for the point of reverse curvature to the left;

In a westerly direction, along said curve to the left, a distance of 24.07 feet, having a radius of 238.00 feet, a central angle of 79°33'18" and a chord which bears S 72°40'32" W, 24.66 feet to a 1/2-inch iron pipe with cap stamped "Brown & Coy" set for corner;

THENCE, S 27°52'32" E, a distance of 89.83 feet to a 1/2-inch iron pipe with cap stamped "Brown & Coy" set for the beginning of a non-tangent curve to the left, from which its center bears N 14°05'00" W, 25.00 feet;

In a northerly direction, along said curve to the left, a distance of 44.78 feet, having a radius of 28.25 feet, a central angle of 102°30'12" and a chord which bears S 60°38'00" E, 31.09 feet to a 1/2-inch iron pipe with cap stamped "Brown & Coy" set for the northern corner of the herein described tract;

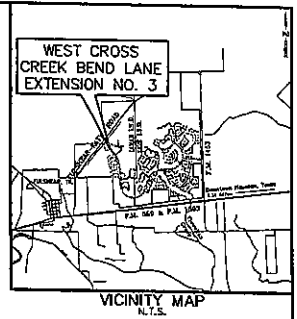
THENCE, S 62°17'40" E, a distance of 70.03 feet to a 1/2-inch iron pipe with cap stamped "Brown & Coy" set for the north corner of the herein described tract, lying on the west line of RESTRICTED RESERVE SECTION FIVE, a subdivision plat recorded under Plat No. 20100309 of the F.B.C.P.R., same being a non-tangent curve to the left, from which its center bears N 63°17'00" E, 2,565.00 feet to the point of tangency;

THENCE, in a southerly direction, along and with said west line and said curve to the left, a distance of 338.00 feet, a central angle of 2,965.00 feet, a central angle of 11°37'33" W, 31.09 feet to a 1/2-inch iron pipe with cap stamped "Brown & Coy" set for corner;

THENCE, S 27°52'32" E, continuing along and with said west line, a distance of 233.51 feet to a 1/2-inch iron pipe with cap stamped "Brown & Coy" found for the east corner of WEST CROSS CREEK BEND LANE EXTENSION NO. 2, and the westerly north corner of said DIVISION AT CROSS CREEK BEND SECTION FOUR;

THENCE, S 52°40'32" E, along and with the north line of said WEST CROSS CREEK BEND LANE EXTENSION NO. 2, a distance of 70.03 feet to the Point of BEGINNING of said 1.574 acre tract (66,376 square feet) as laid.

Bearing orientation is based on the Texas Coordinate System, South Central Zone 4204, NAD-83 and is referenced to WEST CROSS CREEK BEND LANE EXTENSION NO. 2.



WEST CROSS CREEK
BEND LANE
EXTENSION NO 3

A SUBDIVISION OF 1.574 ACRES OF LAND
LOCATED IN THE M. AUSTREY SURVEY, A-100
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVES: 0 BLOCKS: 0
SCALE: 1"=40' DATE: MAY, 2016

OWNER:
CDR TEXAS HOLDINGS, LP, 802 J KERRY R. GIBBY & ASSOCIATES, INC.
5016 WINDYBROOK DRIVE 200 23501 CHICO RAMON BLVD., #A-204
HOUSTON, TEXAS 77066 STATE, TEXAS 77061
(713) 966-8277 (281) 578-2540
LAUREY JACOBSON (281) 578-2540
KAREN H. EDWARDS



Brown & Gay Engineers, Inc.
10777 Houstonway, Suite 400, Houston, TX 77042
Tel: 281-558-6700 www.browngay.com
TSP# Registration No. F-1048
TSP# Licensed Geomatics Firm No. 101865-03
KAREN H. FAUTNER, P.E.

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, has platted that certain 1.574 acres of land out of the M Autrey Survey, Abstract 100, Fort Bend County, Texas, which property was surveyed and platted on _____ by, Brown & Gay Engineers, Inc. and known as WEST CROSS CREEK BEND LANE EXTENSION NO 3, recorded at Plat Number _____ in the Plat Records of Real Property of Fort Bend County, Texas; and

WHEREAS, CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent for the lenders, is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2012038960 and 2012038977 of the Real Property Records of Fort Bend County, Texas, and, in its capacity as the agent, is the agent for the holders of promissory notes secured by said lien, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of WEST CROSS CREEK BEND LANE EXTENSION NO 3.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by CCR TEXAS HOLDINGS LP, a Delaware limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of WEST CROSS CREEK BEND LANE EXTENSION NO 3 and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of WEST CROSS CREEK BEND LANE EXTENSION NO 3 and the dedications, terms, and provisions evidenced thereby.

The said lienholder does hereby WARRANT and REPRESENT that it is the agent for the present owners and holders of the notes and the lien given to secure the payment of the same and have not assigned the same nor any part thereof.

EXCEPT as expressly modified hereby, the lien shall remain in full force and effect.

EXECUTED this the _____ day of _____, 2016.

CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent

By:



Southwest OSPE
1110 Louise St
Rosenberg, Texas 77471

T: 281-341-4130
F: 281-341-4289
mj524k.att.com

April 29, 2016

Trey DeVillier/ Platting Technician
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042

Re: WEST CROSS CREEK BEND LANE EXT 3- No Objection Letter

Dear Mr. DeVillier:

AT&T is pleased to respond to your request for approval of subdivision plans received for the above referenced project. AT&T places facilities within Utility Easements and/or public rights-of-way adjacent to property requiring service. The easements as shown on the plat provided are adequate for AT&T service requirements. If you have any questions or comments, please contact me.

Sincerely,

A handwritten signature in cursive script that reads "Michael Jones".

Michael Jones
Manager Engineering - Design



May 4, 2016

Mr. Trey DeVillier
Platting Technician
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042

Re: West Cross Creek Bend Lane Extension No 3

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated April 2016.

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

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

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

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

Please feel free to contact me at 713-637-5025 with any questions that you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Grey", with a long, sweeping underline.

Chris Grey
Construction Supervisor, Design and Serviceability



May 4, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Willows at Cross Creek Bend Lane Extension NO 3

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated April 2016.

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

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

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

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

If there are any questions, please contact Frankie Touchy at 713.207.5783.

Sincerely,

A handwritten signature in black ink that reads "Frankie Touchy".

Frankie Touchy
Associate Right of Way Agent

C: tdevillier@browngay.com
PLR16.178

CITY OF FULSHEAR

Registration & Permit Department

PH: (281) 346-1796 (281) 346-2556 (fax) 30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Foster Crossing Partial Replat No. 7
Final Plat

City Engineer Review

Reviewed

See Attached Letter

BY: _____ DATE: 5-31-2016

Building Official Review

Correction need. 6/1/2016

Reviewed

Returned for additional data

Y: _____ Date: 5-16-2016

Planning Commission Review

ES

Approved

Returned for additional data

Z: _____ DATE: 6-10-2016

City Council Review

Approved

Returned for additional data

DATE: _____



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: 5/16/16 Date Received by the City of Fulshear: _____
 Subdivision: Foster Crossing Partial Replat No. 1 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: 2 Lots, 1 Block, 1 Reserve in the John Foster 2 1/2 Lg. AB-26

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


Total Acreage: 6.54
 Number of Streets: 0
 Number of Lots: 2
 Number and Types of Reserves: 1
 Total Acres in Reserve: 6.54

Owner: RH Foster, LTD.
 Address: 5959 West Loop South Ste. 195
 City/State: Bellaire TX 77401
 Telephone: _____
 Email Address: _____

Engineer/Planner: Jones/Carter
 Contact Person: Craig Kalkomey
 Telephone: (281) 342-2033
 Fax Number: (281) 232-9909
 Email Address: CWKalkomey@JonesCarter.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>673.⁵⁰</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.


Chris Kalkomey
5/16/16

 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

May 31, 2016

Engineering Review

Final Plat
Foster Crossing Partial Replat No. 1
City of Fulshear, Texas

For Information only:

1. This plat will create two (2) Lots and one (1) Reserve and will cover a total acreage of 6.54 acres of land.
2. Both Lots 1 & 2 have direct access to F.M. 359 while the Reserve "B" has access to F.M. 359 thru a 30 foot wide access easement.
3. These tracts are located in the ETJ of the City of Fulshear and as such will need approval of both the City and Fort Bend County.
4. These tracts will be served by private water wells and septic systems that will be approved by Fort Bend County.

Recommendations:

I recommend that this Final Plat of Foster Crossing Partial Replat No. 1 be approved with the following addition/corrections:

- A) A variance will be required since Restricted Reserve "B" will not have direct access to a Public Road. This was approved on the Preliminary Plat.
- B) The Mayor's name will need to be updated to Jeff W. Roberts.



PATSY SCHULTZ, RTA

Fort Bend County Tax Assessor/Collector

1317 Eugene Heimann Circle
Richmond, Texas 77469

281-341-3710

REVIEW FORM

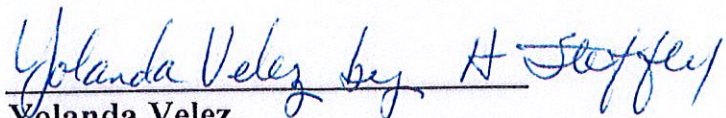
On April 27, 2016 the Fort Bend County Tax Research Department reviewed the:

1. Construction Plans _____
2. Plat CLEARING APRIL 2016 PRELIMINARY PLAT OF "FOSTER CROSSING PARTIAL REPLAT #1". BEING 6.54 ACRES IN THE JOHN FOSTER 2 1/2 LEAGUE, ABSTRACT 26, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS. BEING A REPLAT OF RESERVE A AND B IN CITY OF FULSHEAR. THIS SUBDIVISION HAS 1 LOT, 1 BLOCK AND 1 RESERVE.
3. Permit _____

and agrees that this project meets with minimum requirements of this department or office.
The following comments may need to be addressed or observed.

Tax Certificate #229992026 and #229992027 were issued to Jones & Carter -Charlie Kalkomey
Surveying Division to clear this plat.

This Plat is subject to FA 1-d-1.


Yolanda Velez
Department Coordinator – Research Dept.

TAX CERTIFICATE



PATSY SCHULTZ, PCC
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
1317 EUGENE HEIMANN CIRCLE
RICHMOND, TEXAS 77469-3623

Issued To:
JONES & CARTER
CHARLIE KALKOMEY SURVEYING DIVISION
6415 READING RD
ROSENBERG, TX 77471

Legal Description
FOSTER CROSSING SEC 1, ACRES 5.162,
RESERVE "A"

Parcel Address: 7715 FM 359 RD
Legal Acres: 5.1620

Additional Legal Description
**2015 TAXES HAVE BEEN PAID. ** CLEARING APRIL 2016 PRELIMINARY PLAT OF "FOSTER CROSSING PARTIAL REPLAT #1". BEING 6.54 ACRES
IN THE JOHN FOSTER 2 1/2 LEAGUE, ABSTRACT 26, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS. BEING A REPLAT OF RESERVE A AND B IN
CITY OF FULSHEAR. THIS SUBDIVISION HAS 1 LOT, 1 BLOCK AND 1 RESERVE. **THIS PLAT IS SUBJECT TO FA 1-D-1.**

Entire Description on Next Page...

Account Number: 3183-01-000-0010-901
Certificate No: 229992026
Certificate Fee: \$10.00

Print Date: 04/27/2016
Paid Date: 04/27/2016
Issue Date: 04/27/2016
Operator ID: LINDAW

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE
PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED
PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2015. TAXES THRU 2015 ARE PAID IN FULL.

Exemptions:

Certified Owner:
RH FOSTER LTD
5959 WEST LOOP S
STE 195
BELLAIRE, TX 77401-2406

2015 Value: 200,900
2015 Levy: \$3,969.89
2015 Levy Balance: \$0.00
Prior Year Levy Balance: \$0.00
Total Levy Due: \$0.00
P&I + Attorney Fee: \$0.00
Total Amount Due: \$0.00

Certified Tax Unit(s):
36 LAMAR C I S D- OPERATING FUND
38 FORT BEND ESD#4
78 FORT BEND CO DRAINAGE
79 FORT BEND CO GEN FND

Reference (GF) No: N/A

Issued By:
PATSY SCHULTZ, PCC
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
(281) 341-3710

Linda White signature
LINDA WHITE

TAX CERTIFICATE



PATSY SCHULTZ, PCC
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
1317 EUGENE HEIMANN CIRCLE
RICHMOND, TEXAS 77469-3623

Account Number: 3183-01-000-0010-901 Certificate No: 229992026

Additional Legal Description

****2015 TAXES HAVE BEEN PAID. ** CLEARING APRIL 2016 PRELIMINARY PLAT OF "FOSTER CROSSING PARTIAL REPLAT #1".
BEING 6.54 ACRES IN THE JOHN FOSTER 2 1/2 LEAGUE, ABSTRACT 26, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.
BEING A REPLAT OF RESERVE A AND B IN CITY OF FULSHEAR. THIS SUBDIVISION HAS 1 LOT, 1 BLOCK AND 1 RESERVE.
THIS PLAT IS SUBJECT TO FA 1-D-1.**

TAX CERTIFICATE



PATSY SCHULTZ, PCC
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
1317 EUGENE HEIMANN CIRCLE
RICHMOND, TEXAS 77469-3623

Issued To:
JONES & CARTER
CHARLIE KALKOMEY SURVEYING DIVISION
6415 READING RD
ROSENBERG, TX 77471

Legal Description
FOSTER CROSSING SEC 1, ACRES 1.384,
RESERVE "B" (DETENTION & RECREATION)

Parcel Address: FM 359 RD

Legal Acres: 1.3840

<--- **Additional Legal Description** --->
**2015 TAXES HAVE BEEN PAID. **CLEARING APRIL 2016 PRELIMINARY PLAT OF "FOSTER CROSSING PARTIAL REPLAT #1". BEING 6.54 ACRES
IN THE JOHN FOSTER 2 1/2 LEAGUE, ABSTRACT 26, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS. BEING A REPLAT OF RESERVE A AND B IN
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Entire Description on Next Page...

Account Number: 3183-01-000-0020-901

Print Date: 04/27/2016

Certificate No: 229992027

Paid Date: 04/27/2016

Certificate Fee: \$10.00

Issue Date: 04/27/2016

Operator ID: LINDAW

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2015. TAXES THRU 2015 ARE PAID IN FULL.

Exemptions:

Certified Owner:

RH FOSTER LTD
5959 WEST LOOP S
STE 195
BELLAIRE, TX 77401-2406

2015 Value: 6,920
2015 Levy: \$136.74
2015 Levy Balance: \$0.00
Prior Year Levy Balance: \$0.00
Total Levy Due: \$0.00
P&I + Attorney Fee: \$0.00
Total Amount Due: \$0.00

Certified Tax Unit(s):

36 LAMAR C I S D- OPERATING FUND
38 FORT BEND ESD#4
78 FORT BEND CO DRAINAGE
79 FORT BEND CO GEN FND

Reference (GF) No: N/A

Issued By:
PATSY SCHULTZ, PCC
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
(281) 341-3710

LINDA WHITE

TAX CERTIFICATE



PATSY SCHULTZ, PCC
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
1317 EUGENE HEIMANN CIRCLE
RICHMOND, TEXAS 77469-3623

Account Number: 3183-01-000-0020-901

Certificate No: 229992027

Additional Legal Description

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StarTex Title Agency, LLC
1110 N Post Oak Rd Suite 220
Houston, TX 77055
Phone 713-292-5888]

CITY PLANNING LETTER

GF No.: 5225001958

Effective Date: May 6, 2016
Prior GF# 0216760583

ATTN: City Planning Commission

PROPERTY

Legal Description:

Reserve A and B of Fosters Crossing, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Official Public Records in 20040183, Official Public Records of Fort Bend County, Texas.

Based on a search of the Public Records of the County of Fort Bend County, Texas the last instrument purporting to convey title to the land described above was:

JOE AND LARRY REAL ESTATE, LLC, by virtue of Deed recorded under Fort Bend County Clerk's File No. 2016048845.

This report hereby reports that the instruments listed below have been filed for record in the office of the County Clerk of FORT BEND, County, Texas, and are affecting title to the property above described during the time frame as set out above:

RESTRICTIONS:

Those recorded in/under Plat Records in 20040183 of the Plat Records, and under Clerk's File Nos. 2004139934, 2006083994, 2006113255, 2012031308, in the Official Records of Fort Bend County, Texas.

EASEMENTS:

Utility easement 16 feet wide along the front property line for the use of public utilities as set forth on the recorded plat thereof recorded in Official Public Records in 20040183, of the Fort Bend County, Texas.

Building set back line 25 feet in width along front property lines as set forth on the recorded plat thereof recorded in Official Public Records in 20040183, of the Fort Bend County, Texas.

Subject to the terms, conditions and stipulations of that certain Agreement for Underground Electric Service Foster Crossing and being set forth and defined in instrument recorded under

Fort Bend County Clerk's File No. 2006143905.

Subject to the terms, conditions and stipulations of that certain Right of Way Agreement set out and defined by instrument recorded in Volume 153, Page 536, Volume 161, Page 131 both of the Deed Records of Fort Bend County, Texas.

Drainage Easement 20 feet in width on each side of the center line of all natural drainage courses as shown by plat.

Subject to the land frontage or abuts State Farm Market Road # 359 which is controlled access highway.

MINERALS:

Interest in and to all coal, lignite, oil, gas and other minerals set forth by instruments recorded in Volume 264, Page 582, Volume 335, Page 16 of the Deed Records of Fort Bend County and by instrument recorded under Clerk's File No. 2004067476.

Leases Agreements set forth in instruments recorded under Fort Bend County Clerk's File Nos. 2002007661, 2005008591, 2005008592, 2005008594, 2005008595 and 2005003525.

Terms, conditions and stipulations of that certain lease recorded under Clerk's File No. 2006012577.

LIENS:

None of Record

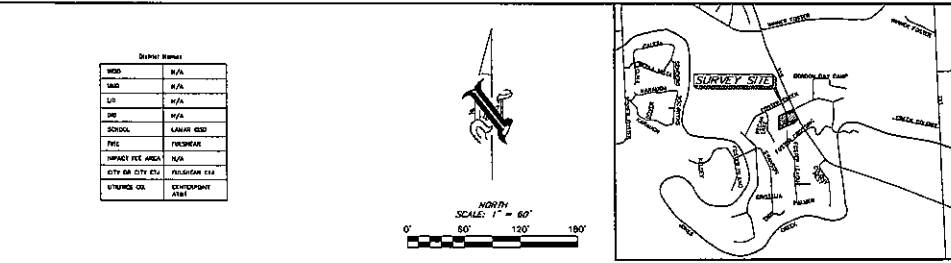
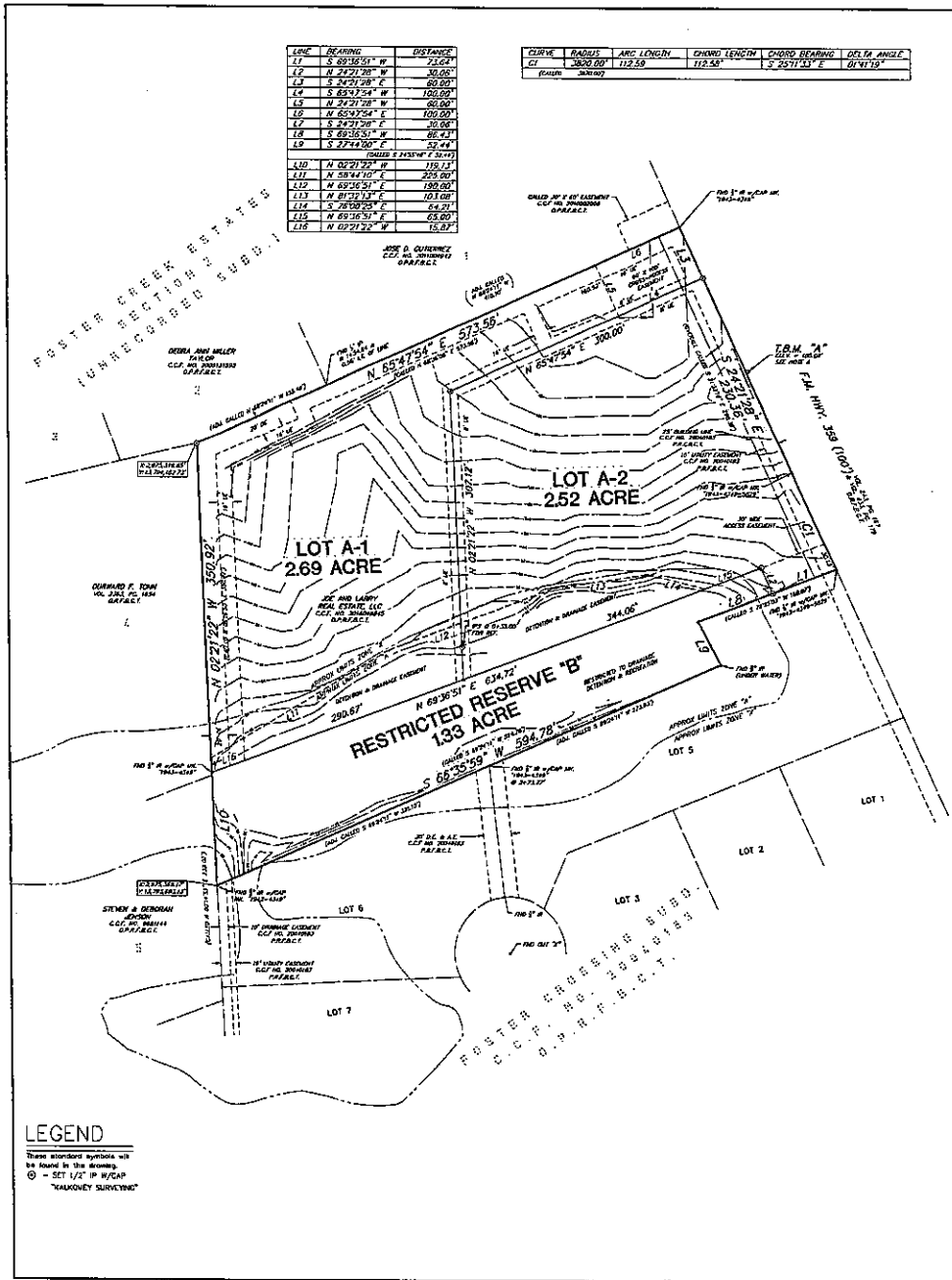
1. Prior approval from Regional Underwriting must be obtained if the subject transaction involves the proposed issuance of (i) an Owner's Policy to a person or entity who purchased the subject property at a foreclosure sale, or (ii) a Loan Policy insuring a lien granted by such person or entity on the subject property.

This report is issued for the use of and shall inure to the benefit of Jones / Carter and is issued in consideration of \$54.13 paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in



DEED NOTES

1. This plat is a partial replat of the Foster Crossing Subdivision, Community No. 43448, Map Number 48832201, Plat 9112, Block "I", dated April 2, 2014, for Fort Bend County, Texas and is subject to the terms and conditions of the original plat.

2. The land contained hereon is to be used for residential purposes only and shall be used for no other purpose than that intended by the original plat.

3. The location of the road shown herein is not to be construed as a dedication of the road to the public.

4. The plat is subject to the terms and conditions of the original plat.

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GENERAL NOTES

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100. The plat is subject to the terms and conditions of the original plat.

THE PURPOSE OF THIS REPLAT IS TO ADJUST THE BOUNDARY LINE BETWEEN RESERVE A & B AND TO DIVIDE A INTO TWO LOTS.

FINAL PLAT OF FOSTER CROSSING PARTIAL REPLAT NO. 1
 2 LOTS, 1 BLOCK, 1 RESERVE BEING 6.54 ACRES IN THE JOHN FOSTER 2 1/2 LEAGUE, ABSTRACT 26 FORT BEND COUNTY, TEXAS BEING A REPLAT OF RESERVES A AND B CITY OF FULSHEAR
 JUNE 2016

OWNER:
JOE AND LARRY REAL ESTATE, LLC
 1400 BRITNIDGE
 HOUSTON, TEXAS 77043
 713-429-6500

JIC JONES CARTER
 DONALD E. KALONEY SURVEYING DIVISION
 1411 BARKER ROAD - HOUSTON, TEXAS 77057
 713-429-6500

State of Texas
County of Fort Bend

I, the undersigned Surveyor, being duly sworn and through Larry Ruyban, President, and Jim Laughlin, Vice-President, Clerk of a meeting of the board of directors of FOSTER CROSSING PARTIAL REPLAT NO. 1, do hereby file and approve this subdivision in accordance with the provisions of said statute, and certify that the same conforms to all applicable laws, regulations and ordinances in full force and effect.

FURTHER, Owners do hereby declare for public utility purposes an individual named essential line (S) feet in width upon a three foot (3') foot across the ground that is shown hereon and authorize the same to be used for the purposes stated.

FURTHER, Owners do hereby warrant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement shown, shall remain as a public utility easement and shall be subject to any laws, regulations and ordinances of this county, including, but not limited to, the provisions of the Texas Water Code, which may be amended from time to time and shall be subject to the jurisdiction of the public utility commission by order of an approved drainage district.

FURTHER, Owners do hereby certify that it is the intent of all property immediately adjacent to the boundaries of the affected and unencumbered parcels to be situated outside the boundaries of the affected parcels and shall not be subject to any laws, regulations and ordinances of this county.

FURTHER, Owners do hereby acknowledge the receipt of the "Notice for Registration of Subdivided Land" in the Department of Public Safety, State of Texas, and do hereby warrant and agree that the same shall be subject to the jurisdiction of the Fort Bend County Commissioners' Court as provided in the Texas Water Code, and any amendments thereto.

Witness my hand this _____ day of _____, 2014.

And Larry Ruyban, President, and Jim Laughlin, Vice-President.

By _____
Larry Ruyban, President

By _____
Jim Laughlin, Vice-President

BEFORE ME, the undersigned authority, on this day personally appeared Larry Ruyban, President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2014.

Notary Public in and for the State of Texas

BEFORE ME, the undersigned authority, on this day personally appeared Jim Laughlin, Vice-President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2014.

Notary Public in and for the State of Texas

This is to certify that the City Planning Commission of the City of Fulshear, Texas, has approved this plan and subdivision of FOSTER CROSSING PARTIAL REPLAT NO. 1, in conformance with the laws of the State of Texas and the ordinance of the City of Fulshear as shown hereon and authorize the recording of this plat this _____ day of _____, 2014.

Denis Dubois, Chairman

David C. Harkley, Co-Chairman

This is to certify that the City Council of the City of Fulshear, Texas, has approved this plan and subdivision of FOSTER CROSSING PARTIAL REPLAT NO. 1, in conformance with the laws of the State of Texas and the ordinance of the City of Fulshear as shown hereon and authorize the recording of this plat this _____ day of _____, 2014.

Jeff W. Roberts, Mayor

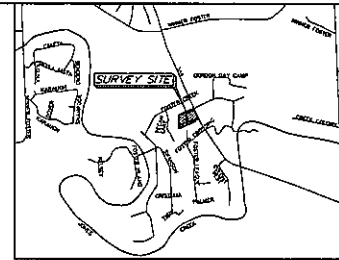
D. Gordon Grant, Secretary

I, Gary W. Robinson, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, and the City of Fulshear, Texas.

Gary W. Robinson, Registered Professional Engineer
Texas Registration No. 102047
T.S.B.C. License Registration No. 7-48

I, Devin D. Williams, an architect under the laws of the State of Texas to certify the protection of surveying and hereby certify that the same subdivision is shown and correct, and prepared from an actual survey of the property to which said subdivision is shown, that all boundary corners, angle, distance, and other data thereon have been correctly taken from the same having a minimum public utility of two-hundred (200) feet and length of not less than three (3) feet.

Devin D. Williams, Registered Professional Land Surveyor
Texas Registration No. 2008



VICINITY MAP
SCALE: 1" = 2,000'

KEY MAP: 564
(PANEL 7)

I, Richard W. Shields, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the applicable laws and regulations of this office as stated by the Fort Bend County Commissioners' Court. However, no certification is hereby given as to the effect of changes made to the applicable laws and regulations of the State of Texas, or any other law or ordinance within the jurisdiction.

Richard W. Shields, P.E.
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2014.

Richard Barker
Commissioner, District 1

Gregg Frazier
Commissioner, District 2

Robert C. Hubert
County Clerk

Andy Merritt
Commissioner, District 3

James Pittman
Commissioner, District 4

I, James Richard, County Clerk of and for Fort Bend County, hereby certify that the foregoing instrument with its attachments and exhibits are filed for recording in my office on _____, 2014 at _____ o'clock _____ P.M. in File No. _____ of the Public Records of Fort Bend County for said county. Please my hand and seal of office at Richmond, Texas, this day and date first above written.

James Richard, County Clerk
Fort Bend County, Texas

Notary

THE PURPOSE OF THIS REPLAT IS TO ADJUST THE BOUNDARY LINE BETWEEN RESERVES A & B AND TO SINK A INTO TWO LOTS.

FINAL PLAT OF
FOSTER CROSSING
PARTIAL REPLAT NO. 1
2 LOTS, 1 BLOCK, 1 RESERVE
BEING 6.54 ACRES IN THE
JOHN FOSTER 2 1/4 LEAGUE, ABSTRACT 26
FORT BEND COUNTY, TEXAS
BEING A REPLAT OF RESERVES A AND B
CITY OF FULSHEAR
JUNE 2014

OWNER:
JOE AND LARRY REBAL ESTATE, LLC
1409 BIRTHLOVE
HOUSTON, TEXAS 77043
713-429-6500

J/C JONES & CARTER
CHARLES RALPHENY SURVEYING DIVISION
Two South of International Energy Square, Suite 1000
Houston, Texas 77043
813-764-8888, Suite 1000 - 77043, TX

CITY OF FULSHEAR

Registration & Permit Department

PH: (281) 346 -1796 (281) 346-2556 (fax) 30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarroon Section 11 Partial Replat No. 1
Preliminary Plat/Replat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 5-31-2016

Building Official Review

Reviewed
 Returned for additional data

DATE: 5-16-2016

Planning Commission Review

Approved
 Returned for additional data

1/50

DATE: 6-10-2016

Council Review

Approved
 Returned for additional data

DATE: _____

May 31, 2016

Engineering Review

Preliminary Plat
Tamarron Section 11, Partial Replat No. 1
Fort Bend County, Texas

For Information only:

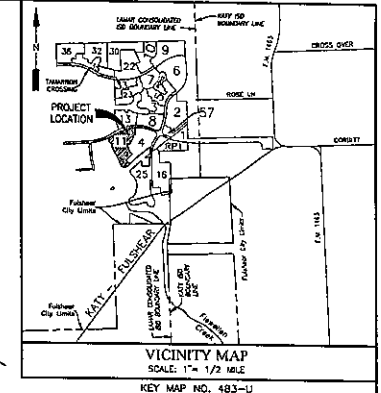
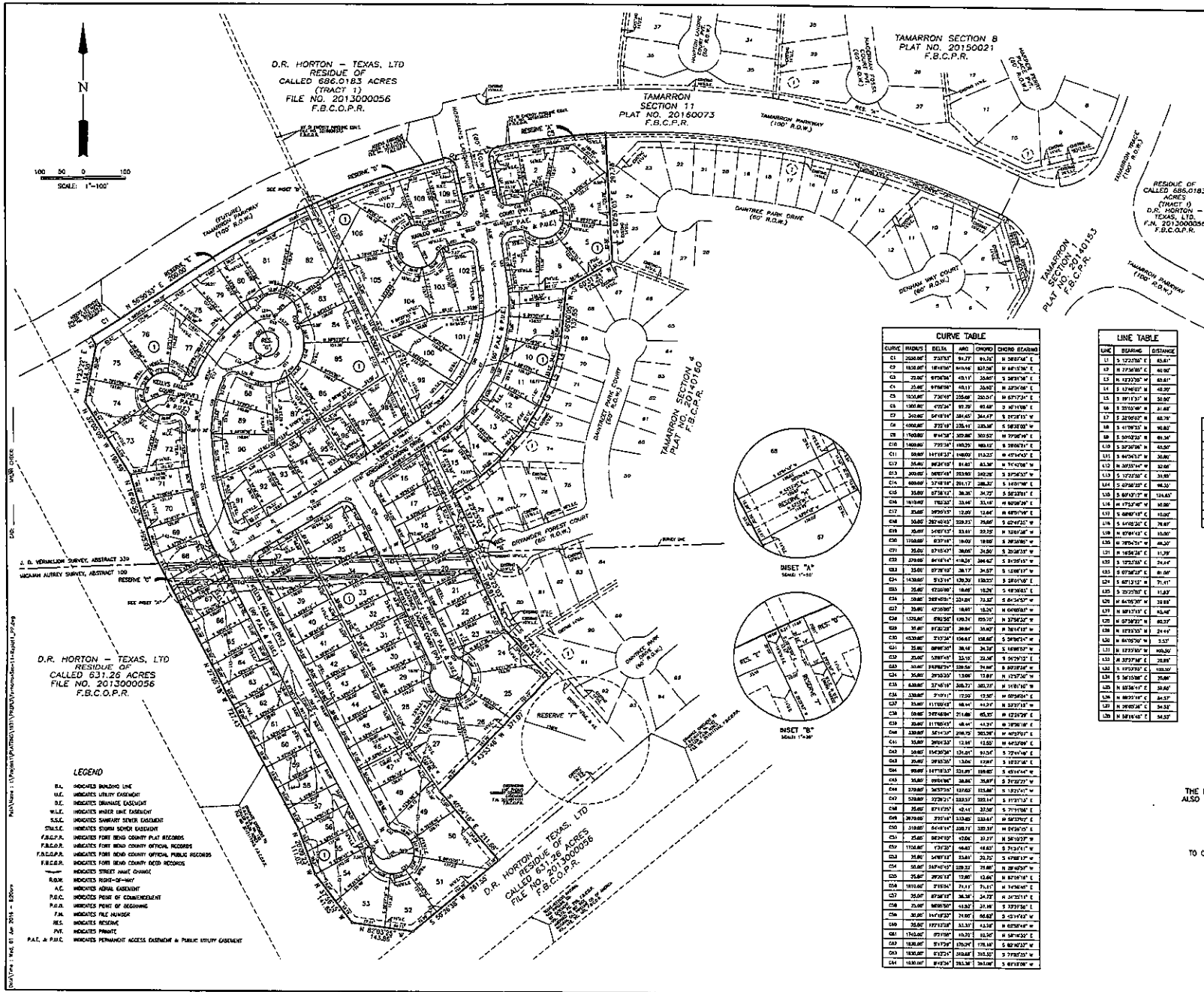
1. This plat will create 109 Lots and 7 Reserves that cover an area of 29.834 acres.
2. The average lot in this section is approximately 55-foot by 130-foot.
3. Access to this section will be from an extension of Tamarron Parkway (100-foot width).
4. This section will convert the previous public streets to private streets and will be gated.
5. This subdivision is located in the E.T.J. of the City of Fulshear and approval will be required by both the City and Fort Bend County.

Recommendations:

I recommend that this Preliminary Plat of Tamarron Section 11, Partial Replat No. 1 be approved with the following addition/corrections.

- A) Reserve "F" needs to reflect the word "Pipeline" in the title.
- B) The Mayor Signature Certification needs to be updated for the current mayor, Jeff W. Roberts.





D.R. HORTON - TEXAS, LTD
RESIDUE OF
CALLED 686.0183 ACRES
(TRACT 1)
FILE NO. 2013000056
F.B.C.O.P.R.

100 50 0 100
SCALE: 1"=100'

CURVE TABLE

CURVE	PIEDS	DELTA	ARC	CHORD	CHORD BEARING
C1	204.887	73.073	61.77	61.33	N 88.874° E
C2	183.887	104.873	66.16	63.54	N 48.153° E
C3	25.207	87.924	43.14	32.87	S 28.974° E
C4	22.02	87.924	43.14	32.87	N 27.924° E
C5	100.000	73.073	25.48	25.51	N 67.254° E
C6	100.000	87.924	31.29	31.48	S 47.150° E
C7	30.000	64.971	28.45	26.47	S 37.913° W
C8	100.000	73.073	25.14	25.48	S 56.902° W
C9	100.000	87.924	32.86	32.87	N 27.924° E
C10	100.000	73.073	49.25	48.12	S 78.924° E
C11	68.887	114.873	140.00	133.21	N 47.843° E
C12	35.000	87.924	41.87	41.34	N 74.924° W
C13	200.000	87.924	263.89	262.72	S 37.924° E
C14	400.000	37.924	381.32	386.37	S 47.924° E
C15	35.000	87.924	38.36	37.27	S 58.924° E
C16	10.000	100.000	33.14	33.14	N 87.924° E
C17	35.000	37.924	12.00	12.44	N 48.924° E
C18	30.000	28.924	22.21	22.67	S 42.924° W
C19	100.000	87.924	120.85	120.85	N 27.924° W
C20	100.000	87.924	18.00	18.00	S 38.924° W
C21	35.000	87.924	36.00	34.20	S 38.924° W
C22	270.000	87.924	142.24	146.67	S 37.924° W
C23	35.000	87.924	38.17	38.27	S 14.924° W
C24	100.000	87.924	120.20	120.20	S 37.924° W
C25	35.000	87.924	18.00	18.24	S 48.924° W
C26	35.000	87.924	22.84	22.87	S 53.924° W
C27	35.000	87.924	18.84	18.34	N 68.924° W
C28	150.000	87.924	85.34	85.34	N 37.924° W
C29	35.000	87.924	36.00	34.80	S 38.924° W
C30	100.000	87.924	104.14	104.14	S 37.924° W
C31	35.000	87.924	36.14	34.34	S 48.924° W
C32	35.000	87.924	33.14	28.84	S 57.924° E
C33	35.000	87.924	33.14	28.84	S 87.924° W
C34	35.000	87.924	33.14	28.84	S 87.924° W
C35	35.000	87.924	33.14	28.84	S 87.924° W
C36	35.000	87.924	33.14	28.84	S 87.924° W
C37	35.000	87.924	33.14	28.84	S 87.924° W
C38	35.000	87.924	33.14	28.84	S 87.924° W
C39	35.000	87.924	33.14	28.84	S 87.924° W
C40	35.000	87.924	33.14	28.84	S 87.924° W
C41	35.000	87.924	33.14	28.84	S 87.924° W
C42	35.000	87.924	33.14	28.84	S 87.924° W
C43	35.000	87.924	33.14	28.84	S 87.924° W
C44	35.000	87.924	33.14	28.84	S 87.924° W
C45	35.000	87.924	33.14	28.84	S 87.924° W
C46	35.000	87.924	33.14	28.84	S 87.924° W
C47	35.000	87.924	33.14	28.84	S 87.924° W
C48	35.000	87.924	33.14	28.84	S 87.924° W
C49	35.000	87.924	33.14	28.84	S 87.924° W
C50	35.000	87.924	33.14	28.84	S 87.924° W
C51	35.000	87.924	33.14	28.84	S 87.924° W
C52	35.000	87.924	33.14	28.84	S 87.924° W
C53	35.000	87.924	33.14	28.84	S 87.924° W
C54	35.000	87.924	33.14	28.84	S 87.924° W
C55	35.000	87.924	33.14	28.84	S 87.924° W
C56	35.000	87.924	33.14	28.84	S 87.924° W
C57	35.000	87.924	33.14	28.84	S 87.924° W
C58	35.000	87.924	33.14	28.84	S 87.924° W
C59	35.000	87.924	33.14	28.84	S 87.924° W
C60	35.000	87.924	33.14	28.84	S 87.924° W
C61	35.000	87.924	33.14	28.84	S 87.924° W
C62	35.000	87.924	33.14	28.84	S 87.924° W
C63	35.000	87.924	33.14	28.84	S 87.924° W
C64	35.000	87.924	33.14	28.84	S 87.924° W
C65	35.000	87.924	33.14	28.84	S 87.924° W
C66	35.000	87.924	33.14	28.84	S 87.924° W
C67	35.000	87.924	33.14	28.84	S 87.924° W
C68	35.000	87.924	33.14	28.84	S 87.924° W
C69	35.000	87.924	33.14	28.84	S 87.924° W
C70	35.000	87.924	33.14	28.84	S 87.924° W
C71	35.000	87.924	33.14	28.84	S 87.924° W
C72	35.000	87.924	33.14	28.84	S 87.924° W
C73	35.000	87.924	33.14	28.84	S 87.924° W
C74	35.000	87.924	33.14	28.84	S 87.924° W
C75	35.000	87.924	33.14	28.84	S 87.924° W
C76	35.000	87.924	33.14	28.84	S 87.924° W
C77	35.000	87.924	33.14	28.84	S 87.924° W
C78	35.000	87.924	33.14	28.84	S 87.924° W
C79	35.000	87.924	33.14	28.84	S 87.924° W
C80	35.000	87.924	33.14	28.84	S 87.924° W
C81	35.000	87.924	33.14	28.84	S 87.924° W
C82	35.000	87.924	33.14	28.84	S 87.924° W
C83	35.000	87.924	33.14	28.84	S 87.924° W
C84	35.000	87.924	33.14	28.84	S 87.924° W
C85	35.000	87.924	33.14	28.84	S 87.924° W
C86	35.000	87.924	33.14	28.84	S 87.924° W
C87	35.000	87.924	33.14	28.84	S 87.924° W
C88	35.000	87.924	33.14	28.84	S 87.924° W
C89	35.000	87.924	33.14	28.84	S 87.924° W
C90	35.000	87.924	33.14	28.84	S 87.924° W
C91	35.000	87.924	33.14	28.84	S 87.924° W
C92	35.000	87.924	33.14	28.84	S 87.924° W
C93	35.000	87.924	33.14	28.84	S 87.924° W
C94	35.000	87.924	33.14	28.84	S 87.924° W
C95	35.000	87.924	33.14	28.84	S 87.924° W
C96	35.000	87.924	33.14	28.84	S 87.924° W
C97	35.000	87.924	33.14	28.84	S 87.924° W
C98	35.000	87.924	33.14	28.84	S 87.924° W
C99	35.000	87.924	33.14	28.84	S 87.924° W
C100	35.000	87.924	33.14	28.84	S 87.924° W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 17.273° E	45.81
L2	N 77.567° E	46.97
L3	N 17.273° W	46.87
L4	S 17.273° W	46.97
L5	N 87.924° W	50.87
L6	S 30.000° W	41.88
L7	S 20.000° W	46.39
L8	S 47.924° W	46.87
L9	S 30.000° W	46.97
L10	S 30.000° W	46.97
L11	S 40.000° W	30.86
L12	N 30.000° W	30.86
L13	S 17.273° E	31.87
L14	S 37.924° E	46.87
L15	S 67.924° E	114.87
L16	N 47.924° E	46.87
L17	S 68.924° E	46.87
L18	S 67.924° E	46.87
L19	N 27.924° E	46.87
L20	S 27.924° E	46.87
L21	N 47.924° E	11.87
L22	S 17.273° E	24.47
L23	S 67.924° E	46.87
L24	S 67.924° E	46.87
L25	S 27.924° E	11.87
L26	N 67.924° E	23.87
L27	N 67.924° E	46.87
L28	N 67.924° E	46.87
L29	N 67.924° E	46.87
L30	N 67.924° E	46.87
L31	N 67.924° E	46.87
L32	N 67.924° E	46.87
L33	N 67.924° E	46.87
L34	N 67.924° E	46.87
L35	N 67.924° E	46.87
L36	N 67.924° E	46.87
L37	N 67.924° E	46.87
L38	N 67.924° E	46.87

RESERVE TABLE

RESERVE	ACREAGE	SO.C.T.	TYPE
A	0.318	8.143	RESTRICTED TO LANDSCAPE/OPEN SPACE/PIEPLINE
B	0.183	7.889	RESTRICTED TO OPEN SPACE
C	0.184	7.150	RESTRICTED TO LANDSCAPE/OPEN SPACE/PIEPLINE
D	0.186	7.824	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.371	11.803	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	0.386	16.810	RESTRICTED TO OPEN SPACE/PIEPLINE
G	0.250	3.833	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	1.452	82.875	

LEGEND

- BL. INDICATES BOUNDARY LINE
- NE. INDICATES NEIGHBOR
- D.E. INDICATES DRAINAGE DIRECTION
- W.L. INDICATES WATER LINE EASEMENT
- S.S. INDICATES SANITARY SEWER EASEMENT
- S.W. INDICATES STORM SEWER EASEMENT
- F.B.C.P. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.P. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.R. INDICATES FORT BEND COUNTY RECORDS
- S.W. INDICATES STREET NAME CHANGE
- R.O. INDICATES RIGHT-OF-WAY
- A.C. INDICATES ADJACENT
- P.A.C. INDICATES POINT OF COMMENCEMENT
- P.A. INDICATES POINT OF BEGINNING
- T.M. INDICATES TIE MEASURE
- RES. INDICATES RESERVE
- P.V. INDICATES PRIVATE
- P.A.C. & P.V. INDICATES PERMANENT ACCESS EASEMENT & PRIVATE UTILITY EASEMENT

**TAMARRON SECTION 11
PARTIAL REPLAT NO. 1**

A SUBDIVISION OF 29.814 ACRES OF LAND SITUATED IN THE J.D. VERMILLION SURVEY, ABSTRACT 338 AND THE MICAJAH AUREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF TAMARRON SECTION 11, AS RECORDED IN PLAT NO. 20180073, F.B.C.P.R.

108 LOTS 7 RESERVES (1.452 ACRES) 1 BLOCK
MAY 31, 2016 JOB NO. 1931-55030-310

REASON FOR REPLAT:
TO CONVERT PUBLIC STREETS TO PRIVATE, STREETS AND REMOVE TWO RESERVES.

CHINHS
D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHINHS LINDHORST, PRESIDENT
14100 SOUTHWEST FREDWAY, SUITE 500, SUGAR LAND, TEXAS 77478
(281) 566-2100

ENGINEER/SURVEYOR:
L.J.A. Engineering, Inc.
2201 Birchmont Drive Suite 600 Houston, Texas 77042 Phone 713.553.2380 Fax 713.553.5205 FIRM# 1396 T.A.P.L.S. PLAN NO. 1019651

May 31, 2016

Engineering Review

Preliminary Plat
Tamarron Section 11, Partial Replat No. 1
Fort Bend County, Texas

For Information only:

1. This plat will create 109 Lots and 7 Reserves that cover an area of 29.834 acres.
2. The average lot in this section is approximately 55-foot by 130-foot.
3. Access to this section will be from an extension of Tamarron Parkway (100-foot width).
4. This section will convert the previous public streets to private streets and will be gated.
5. This subdivision is located in the E.T.J. of the City of Fulshear and approval will be required by both the City and Fort Bend County.

Recommendations:

I recommend that this Preliminary Plat of Tamarron Section 11, Partial Replat No. 1 be approved with the following addition/corrections.

- A) Reserve "F" needs to reflect the word "Pipeline" in the title.
- B) The Mayor Signature Certification needs to be updated for the current mayor, Jeff W. Roberts.





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: April 15, 2016 Date Received by the City of Fulshear: April 15, 2016
 Subdivision: Tamarron Sec. 11 Development: Tamarron
Partial Replat No. 1

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: 29.834 Acres of land in the J.D. Vermillion Survey, A-339 & The Micajah Autrey Survey, A-100, Fort Bend County, Texas

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

Total Acreage: 29.834
 Number of Streets: 5
 Number of Lots: 109
 Number and Types of Reserves: 7 - Landscape/ Open space/ Drainage
 Total Acres in Reserve: 1.462

Owner: D.R. Horton-Texas, Ltd.
 Address: 14100 Southwest Freeway, Suite 500
 City/State: Sugar Land, Texas 77478
 Telephone: 281-566-2100
 Email Address: clindhorst@drhorton.com

Engineer/Planner: LJA Engineering, Inc.
 Contact Person: Geoff Freeman
 Telephone: 713-358-8830
 Fax Number: 713-953-5206
 Email Address: gfreesman@ljaengineering.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>\$1,790.85</u>
Park Fees (due at Final Plat Application)	<u>N/A</u>

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.

Geoffrey A. Freeman 05-12-2016
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

**DHI TITLE OF CENTRAL TEXAS
14100 Southwest Freeway, Suite 510
Sugar Land, Texas 77478**

CITY PLANNING LETTER

May 2, 2016

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 25th day of April, 2016, we find the following:

Record Owner:

D. R. Horton-Texas, Ltd., a Texas limited partnership

Recording Instrument:

Special Warranty Deed, executed by BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas.

Legal Description:

**TAMARRON SECTION 11
PARTIAL REPLAT NO. 1 (Proposed Plat)**

Being 29.834 acres of land, more or less, situated in the J.D. Vermillion Survey, Abstract No. 339, and the Micajah Autrey Survey, Abstract No. 100, Fort Bend County, Texas, being out of and a part of that certain 686.0183 acres described as Tract I in deed conveyed to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas, and out of and a part of that certain 631.26 acre tract described in deed conveyed to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas, and being a portion of TAMARRON

SECTION 11, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20160073 of the Plat Records of Fort Bend County, Texas, said 29.834 acres, more or less, being more particularly described by metes and bounds shown on Exhibit "A" attached hereto and made a part hereof.

1. Deed Restrictions:

None of record.

NOTE: Property is subject to inclusion into restriction documents recorded in Document Nos. 2014128516, 2014129256, and 2015009263, Official Public Records of Fort Bend County, Texas, but is not subject to said documents unless a Notice of Applicability to the subject property is recorded.

2. Easements and other encumbrances (Oil, Gas and other Minerals excluded):

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Texas Commission on Environmental Quality Notice of Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008063993, and Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008064844, both of the Official Public Records of Fort Bend County, Texas.

Grazing Lease by and between BFH Mining, Ltd., Lessor, and Bar M Cattle Company, Lessee, recorded in Document No. 2010127261, corrected in Document No. 2011001553, of the Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Grazing Lease, from BFH Mining, Ltd., to D.R. Horton – Texas, Ltd., recorded in Document No. 2013000062 of the Official Public Records of Fort Bend County, Texas.

Notice of Intention to Introduce a Bill in the Legislature of Texas, pertaining to the Fulshear Parkway Improvement District, recorded in Document No. 2013025598 of the Official Public Records of Fort Bend County, Texas.

Memorandum of Fulshear Parkway Private Participation Agreement, dated August 30, 2013, recorded in Document No. 2013119270 of the Official Public Records of Fort Bend County, Texas.

Short Form Blanket Easement 3-Phase Overhead and Underground recorded in Document No. 2014039155, Official Public Records of Fort Bend County, Texas.

Easement for Certain Utilities, together with all rights granted therein, conveyed to the CenterPoint Energy Houston Electric, LLC, Consolidated Communications of Fort Bend Company, and Comcast of Houston, LLC, as described in document recorded in Document No. 2015080041 of the Official Public Records of Fort Bend County, Texas.

Waiver of Special Appraisal for the Benefit of Fort Bend County Municipal Utility District No. 182, dated August 4, 2015, recorded in Document No. 2015088919 of the Official Public Records of Fort Bend County, Texas.

Agreement for Underground Electric Service, Tamarron 11, dated August 11, 2015, in favor of CenterPoint Energy Houston Electric, LLC, recorded in Document No. 2015092341 of the Official Public Records of Fort Bend County, Texas.

Drainage Easement to Fort Bend County Municipal Utility District No. 182 recorded in Document No. 2015117542, Official Public Records of Fort Bend County, Texas. (Said easement not depicted on proposed plat and examiner unable to determine without benefit of survey whether it affects any portion of the plat.)

Pipeline Easement and Right-of-Way Agreement conveyed to SiEnergy, L.P., a Texas limited partnership, together with all rights granted therein, as described in document recorded in Document No. 2016026573 of the Official Public Records of Fort Bend County, Texas.

All easements, building setback lines, restrictions and dedications as set out on the plat recorded in Plat No. 20160073 of the Plat Records of Fort Bend County, Texas.

Pipeline and Surface Site Easement and Right-of-Way Agreement, executed by and between D. R. Horton-Texas, Ltd., a Texas limited partnership, SiEnergy, L.P., a Texas limited partnership, and Natural Gas Pipeline Company of America LLC, a Delaware limited liability company, recorded in Document No. 2016030739 of the Official Public Records of Fort Bend County, Texas. (Said instrument fails to contain a metes and bounds description.)

The rights of Fort Bend County Municipal Utility District No. 182 to levy taxes and issue bonds.

The rights of Fort Bend County Municipal Utility District No. 188 to levy taxes and issue bonds.

Easements, and other matters, to be created by the proposed plat.

3. Lien Holders: None of record.

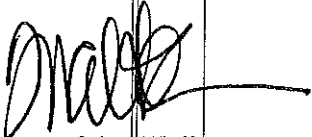
No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paying assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. Liability of Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party. Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT.** This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tatanisha Walker', with a long horizontal flourish extending to the right.

Tatanisha Walker
DHI Title of Central Texas

Exhibit "A"

April 19, 2016
Job No. 1931-5503C.304

DESCRIPTION OF 29.834 ACRES TAMARRON SECTION 11 PARTIAL REPLAT NO. 1

Being 29.834 acres of land located in the J. D. Vermillion Survey, Abstract 339, and the Micajah Autrey Survey, Abstract 100, Fort Bend County, Texas, more particularly being all of Lots 1 through 109, Block 1, all of Reserves "A", "B", "C", "D", "E", "F", "G", "H", and "I", all of Kelly Falls Lane (60' wide), Kellys Falls Court (60' wide), Keatings Lagoon Court (60' wide), Karloo Walk Court (60' wide), and a portion of Korsmans Landing Drive (width varies) as shown on Tamarron Section 11, a subdivision of record under Plat Number 20160073, F.B.C.P.R., said 29.834 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, North American Datum of 1983 (NAD83), South Central Zone);

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the common north corner of Reserve "A" of said Tamarron Section 11 and Tamarron Section 4, a subdivision of record under Plat Number 20140160, F.B.C.P.R., said point also being in a curve on the south right-of-way line of Tamarron Parkway (100' wide), as shown on said Tamarron Section 11;

Thence, along the common lines of said Tamarron Section 11 and said Tamarron Section 4, the following sixteen (16) courses:

1. South 02° 57' 03" East, 297.78 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for an angle point;
2. South 60° 31' 24" West, 125.20 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for an angle point;
3. South 06° 00' 05" West, 132.55 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for an angle point;

4. South 13° 40' 02" West, 49.20 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for an angle point;
5. South 19° 11' 27" West, 50.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for an angle point;
6. South 25° 05' 49" West, 51.62 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for an angle point;
7. South 32° 00' 02" West, 68.79 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for an angle point;
8. South 41° 09' 23" West, 90.83 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for an angle point;
9. South 50° 03' 25" West, 64.34 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for an angle point;
10. South 57° 30' 06" West, 65.50 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for an angle point;
11. South 25° 25' 03" East, 137.74 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for an angle point;
12. South 64° 34' 57" West, 30.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for an angle point;
13. South 25° 25' 03" East, 190.91 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for an angle point;
14. South 42° 22' 01" East, 161.31 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for an angle point;

15. South 43° 53' 46" West, 371.07 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for an angle point;
16. South 40° 54' 16" East, 211.68 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the common south corner of the aforementioned Tamarron Section 11 and the aforementioned Tamarron Section 4;

Thence, along the south and west lines of said Tamarron Section 11, the following nine (9) courses:

1. South 50° 26' 38" West, 261.55 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for an angle point;
2. North 82° 03' 25" West, 143.86 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for an angle point;
3. North 37° 56' 15" West, 141.65 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for an angle point;
4. North 20° 09' 23" West, 111.02 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for an angle point;
5. North 27° 55' 18" West, 727.43 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for an angle point;
6. North 16° 40' 50" West, 195.93 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for an angle point;
7. North 32° 05' 09" West, 199.59 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for an angle point;

29.834 Acres

April 19, 2016
Job No. 1931-5503C.304

8. North $11^{\circ} 23' 22''$ East, 134.30 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for an angle point;
9. North $30^{\circ} 35' 14''$ West, 22.08 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for an angle point, the beginning of a curve;

Thence, 91.77 feet along the arc of a non-tangent curve to the left, having a radius of 2050.00 feet, a central angle of $02^{\circ} 33' 53''$, and a chord which bears North $58^{\circ} 07' 49''$ East, 91.76 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for an angle point;

Thence, North $56^{\circ} 50' 53''$ East, 200.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for an angle point, the beginning of a curve;

Thence, 640.46 feet along the arc of a tangent curve to the right, having a radius of 1,950.00 feet, a central angle of $18^{\circ} 49' 06''$, and a chord which bears North $66^{\circ} 15' 26''$ East, 637.59 feet to a point for the west end of a radial cutback corner at the intersection of the aforementioned south right-of-way line of Tamarron Parkway and the west right-of-way line of Korsmans Landing Drive as shown on the aforementioned Tamarron Section 11, the beginning of a curve;

Thence, 40.11 feet along said cutback corner and along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of $91^{\circ} 56' 06''$, and a chord which bears South $58^{\circ} 21' 58''$ East, 35.95 feet to a point for the south end of said cutback corner on the west right-of-way line of said Korsmans Landing Drive;

Thence, South $12^{\circ} 23' 55''$ East, along the west right-of-way line of said Korsmans Landing Drive, 65.61 feet to a point for corner;

Thence, North $77^{\circ} 36' 05''$ East, 80.00 feet to a point on the east right-of-way line of said Korsmans Landing Drive;

29.834 Acres

April 19, 2016
Job No. 1931-5503C.304

Thence, North 12° 23' 55" West, along the east right-of-way line of said Korsmans Landing Drive, 65.61 feet to a point for the south end of a radial cutback corner at the intersection of the aforementioned south right-of-way line of Tamarron Parkway and the east right-of-way line of said Korsmans Landing Drive, the beginning of a curve;

Thence, 40.11 feet along said cutback corner and along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of 91° 56' 06", and a chord which bears North 33° 34' 08" East, 35.95 feet to a point for the east end of said cutback corner on the south right-of-way line of said Tamarron Parkway, the beginning of a compound curve;

Thence, 255.69 feet along the arc of a tangent curve to the right, having a radius of 1950.00 feet, a central angle of 07° 30' 46", and a chord which bears North 83° 17' 34" East, 255.51 feet to the POINT OF BEGINNING and containing 29.834 acres of land.



LJA Engineering, Inc.

CITY OF FULSHEAR

Registration & Permit Department

PH: (281) 346-1796 (281) 346-2556 (fax) 30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat

Christian Brother Fulshear - Automotive Shop
Preliminary Plat

City Engineer Review

Reviewed

See Attached Letter

Y:

DATE: 5-31-2016

Building Official Review

Reviewed

Returned for additional data

Date: 5-20-2016

[Signature]

Planning Commission Review

Approved

Returned for additional data

DATE: 6-10-2016

Council Review

Approved

Returned for additional data

DATE:

May 31, 2016

Engineering Review

Preliminary Plat
Christian Brothers Fulshear
City of Fulshear, Texas

For Information only:

1. This plat will create one (1) Reserve with an area of 1.1808 acres that fronts on F.M. 1463.
2. Besides the access on F.M. 1463 (Thru the Texas Department of Transportation Permit Process) the Reserve also has access thru a shared access easement from the South.

Recommendations:

I recommend that this Preliminary Plat of Christian Brothers Fulshear be approved with the following additions/corrections:

- A) A Metes and Bounds description is required on the face of the plat per the City's Subdivision Ordinance.
- B) Contour lines are required on the plat per the City's Subdivision Ordinance.
- C) The lines for Katy ISD and Lamar ISD need to be shown on the Vicinity Map. The City limits lines on the Vicinity Map are not correct.
- D) There appears to be spelling issues with Note #2 (Anil)?
- E) The Mayor's signature block needs to be updated to reflect the current Mayor, Jeff W. Roberts.





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: May 19, 2016 Date Received by the City of Fulshear:

Subdivision: Christian Brothers Fulshear Development: Automotive Shop

SUBMITTAL OF PLAT: (Check Appropriate Selection)

X 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 X Commercial Industrial

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description:

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

Total Acreage: 1.1808

Number of Streets: 0

Number of Lots: 0

Number and Types of Reserves: 1

Total Acres in Reserve: 1.1808

Owner: Christian Brothers Automotive Group

Address: 17725 Katy Freeway, Suite 200

City/State: Houston, Texas 77094

Telephone: 281-675-6100

Email Address:

Engineer/Planner: DAC Engineers Inc.

Contact Person: David Keel, P.E.

Telephone: 281-506-7119

Fax Number:

Email Address: david.keel@dacengineers.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 \$514.76

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] SIGNATURE

Laurie C. Riojas TYPED OR PRINTED NAME/TITLE

5/19/16 DATE



Integrity Title

CITY PLANNING LETTER

May 20, 2016
Effective Date: May 12, 2016

Job No. 1621358A
Ref: Landmark Industries

STATE OF TEXAS:
COUNTY OF FORT BEND:

THIS IS TO CERTIFY: That after a careful examination of the records in the offices of the Clerk of this County (excluding U. C. C. Records), as to the property described as follows:

Being a 1.1808 acre (51,434 square feet) tract of the T.W. Southerland, Abstract No. 421, City of Fulshear, Fort Bend County, Texas and being out of a called 41.78 acre tract of land, as described in a General Warranty Deed to Landmark Industries and recorded under Fort Bend County Clerk File No. 2013073162.

We find the record title to be apparently in:

LANDMARK INDUSTRIES

By virtue of that certain General Warranty Deed, from Landmark Industries Development, Ltd. and recorded under Fort Bend County Clerk File No. 2013073162.

Subject to the following liens:

None found of Record.

Subject to the following easements and encumbrances:

20' Pipeline Easement as dedicated in that Relocation, Consent and Easement Agreement dated March 31, 2016, granted to Landmark Industries and Xaris Properties and recorded under Fort Bend County Clerk's File No. 2016051492.

Drill Site Access Easement as dedicated in that Relocation, Consent and Easement Agreement dated March 31, 2016, granted to Landmark Industries and recorded under Fort Bend County Clerk's File No. 2016051492.

7' easement being the Easterly ½ of a 14' easement, together with an unobstructed aerial 8'



Integrity Title

easement, from a plane 16' above the ground upward, located easterly of and adjoining 7' easement and recorded under Fort Bend County Clerk's File No. 2010090494.

14' easement, together with an unobstructed aerial 7'6" easement, from a plane 16' above the ground upward, located southerly of and adjoining 449.69' said 14' easement and recorded under Fort Bend County Clerk's File No. 2010090494.

7' Public Utility Easement as set forth in that instrument recorded under Fort Bend County Clerk's File No. 20100065222.

7' Pubic Utility Easement as set forth in that instrument recorded under Fort Bend County Clerk's File No. 20102064849.

35' Building and Parking set back lines along FM 1463, 30' along the West property line, 15' along the North property line and 10' along the side property line as set forth in Fort Bend County Clerk's File No. 2006020011.

Declaration of Private Access Easement for the benefit of The Stoddard Group, Ltd. as set forth in that instrument recorded under Fort Bend County Clerk's File No. 2007089114.

Declaration of Private Access Easement for the benefit of The Stoddard Group, Ltd. as set forth in that instrument recorded under Fort Bend County Clerk's File No. 2010020750.

Subject to the following restrictions:

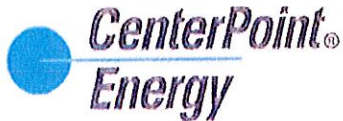
None found of Record.

We have made no examination as to special assessments or conflicts.

INTEGRITY TITLE COMPANY LLC

John Cones

LIMITATION OF LIABILITY: THE LIABILITY OF EITHER PARTY WITH RESPECT TO THIS INFORMATION OR ANY ACT IN CONNECTION HERewith WHETHER IN CONTRACT, TORT, OR OTHERWISE, SHALL NOT EXCEED THE PRICE OF THE SERVICES OR PRODUCTS SOLD HEREUNDER OR THE PRICE OF THAT PORTION OF SUCH SERVICES OR PRODUCTS ON WHICH LIABILITY IS ASSERTED. INTEGRITY TITLE COMPANY LLC MAKES NO WARRANTY WHATSOEVER, EXPRESS, IMPLIED OR STATUTORY, AS TO THE QUALITY, FITNESS, SUITABILITY, CONFORMITY, OR MERCHANTABILITY OF THE SERVICES OR PRODUCTS SOLD.



Katy/Sealy Service Center
P.O. Box 7
Katy, TX 77494-0146

March 5, 2015

Hope Gomia
Services on the Ball, LLC
PO Box 940236
Houston, TX 77094

Dear Mrs. Gomia:

This letter is in response to a request concerning availability of electric service for the property located north of FM 1093 on FM 1463 Rd in Fulshear, TX, 77441. CenterPoint Energy serves this area and electric service is available to this location. Electric service will be extended to this project in accordance with our standard line extension practices in effect at the time service is requested.

The point of service, voltage supplied and specific load requirements will be determined when detailed plans of the site (showing the building on the site, including proposed and existing utilities), an electrical one line diagram, and a load analysis are made available to us. The arrangement of the electric distribution facilities and any associated cost will be determined after we receive your request for service.

Sincerely,

A handwritten signature in cursive script that reads "N. Favre".

Nicholas Favre
Service Consultant

4/1/2015

Letter of Gas Availability

Project: CHRISTIAN BROTHERS
Address: FN 1463/1093
Contact: HOPE GOMIA
Telephone 832-671-0414
Fax: _____

To Whom It May Concern:

Based on the information you have provided, my preliminary investigation shows that CenterPoint Energy has gas mains in the vicinity of the above mentioned address adequate to supply your natural gas demands.

Cost (if applicable) of installation and location of service line will be determined after I have received the following information:

1. A copy of the "recorded" site plan (with scale, meets and bounds).
2. A copy of the site plan showing the meter location.
3. A copy of the plumbing plan or a detailed list of all gas equipment and BTU input rating of each appliance. Include estimated days and hours of operation.
4. Required delivery pressure.

Thank you for your interest in natural gas. I look forward to working with you. If you have any further questions, please give me a call.

Sincerely,

IGNACIO GUERRERO
Ignacio Guerrero
Sr. Gas Service Coordinator
4011 Ave H
Rosenberg Tx 77471

Fax 281.341.4943, Phone 281.341.4936



March 16, 2015

Services On the Ball, LLC
Attn: Hope Gomia
PO Box 940236
Houston, TX 77094

Dear Hope Gomia,

AT&T is pleased to respond to your request for no objection letter of plans received for the Commercial Property located in the NWC FM 1436 @ FM 1093, Fulshear, Texas. AT&T places facilities within easements and/or public right-of-way adjacent to property requiring service.

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

Sincerely,

Mike Broussard

Mike Broussard
Manager OSP Planning and Engineering Design

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NOS. 169 AND 173

c/o Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

April 6, 2015

Christian Brother's Automotive
c/o DAC Engineering
Attn: Mario Ipinia
15995 N. Barkers Landing Rd.
Suite 180
Houston, Texas 77079

Re: Potable Water/Sanitary Sewer Capacity Reserved by Fort Bend County Municipal Utility District No. 169 ("MUD 169") and Fort Bend County Municipal Utility District No. 173 ("MUD 173") for an approximately 1.08 acre tract of land owned or to be owned by Christian Brother's Automotive within MUD 173 located along FM 1463 near the northwest corner of FM 1093 and FM 1463, as shown generally on EXHIBIT A, (the "Tract").

Dear Christian Brother's Automotive:

Christian Brother's Automotive (referred to herein as "you" or "your") has requested that MUD 169 and MUD 173 (collectively, the "Districts") reserve potable water capacity and sanitary sewer capacity for the Tract.

This reservation will be equal to 1,200 gallons per day ("gpd") of potable water capacity and 311 gpd of sanitary sewer capacity (collectively, the "Capacity"), which amounts are sufficient according to you to develop the Tract for commercial purposes.

The Boards of Directors of the Districts hereby agree to reserve the Capacity for the Tract, subject to all of the following terms and conditions:

1. MUD 173 has or will: (i) construct water and sanitary sewer facilities serving land within its boundaries, (ii) convey them to the City of Fulshear (the "City") for ownership and operation, and (iii) reserve for itself all of the capacity in said facilities. MUD 169 has or will: (i) construct potable water and sanitary sewer facilities serving its approximate 3,271 acre service area, (ii) convey them to the City for ownership and operation, and (iii) reserve for itself all of the capacity in said facilities. Accordingly, MUD 169 agrees to reserve the Capacity in the facilities constructed by MUD 169 and MUD 173 agrees to reserve the Capacity in the facilities constructed by MUD 173. You

understand that the City (not the Districts) owns the potable water and sanitary sewer facilities that will serve the Tract. Accordingly, you understand and agree that this letter is only a reservation of capacity, and the City (not the Districts) is responsible for maintenance and operation of potable water and sanitary sewer facilities and for the provision of potable water and sanitary sewer service from said facilities.

2. This reservation of Capacity shall be valid only in amounts not exceeding those indicated above and is subject to Christian Brother's Automotive's purchase of the Tract within one year from the date hereof. Furthermore, this reservation shall be subject to all other terms and conditions of this reservation and shall be valid only for the Tract and not for any area outside of the Tract.
3. You represented that the land use for the Tract will be for commercial development. This reservation of Capacity shall be valid only for that land use, and for no other land use without the Districts' written approval.
4. You must commence design of the facilities to serve the Tract within one year from the date hereof or the Districts may, in their sole discretion, terminate this reservation.
5. You must commence construction of your development on the Tract within one year from the date hereof or the Districts may, in their sole discretion, terminate this reservation. You shall have the right to request from the Districts a one-year extension of this reservation immediately succeeding the expiration of the one-year term and the Districts shall determine in their sole discretion whether or not to grant such extension.
6. If not previously platted, you must prepare a plat of the acreage which you are developing within your Tract in accordance with City subdivision requirements and receive City approval of your plat and file and record said plat with Fort Bend County prior to receipt of potable water or sanitary sewer service from the City.
7. All plans and specifications for the potable water, sanitary sewer, and drainage facilities to serve the Tract must be reviewed and approved by the City, the Districts, and all other regulatory authorities having jurisdiction prior to commencement of construction of such facilities.
8. You will be responsible for providing and maintaining the private, internal utilities within the Tract.
9. All sanitary sewage discharges from your Tract must be solely domestic in nature and must comply with all of the City's (and Districts', if any) orders,

ordinances, rules, and regulations, and with any amendments hereafter to such orders, ordinances, rules, and regulations.

10. The Districts shall not be responsible for making any tap or connection to any facilities constructed by the Districts. You will be responsible for obtaining from the City a connection(s) to the City's water system and sanitary sewer system. You will be responsible for paying the City any fees or charges required by the City in accordance with the City's rules, regulations, orders and ordinances, which fees and charges can be adjusted by the City from time to time.
11. As a user of the City's water and sewer services, you shall pay the applicable rates provided in, and the terms of services shall be subject to, the City's orders, ordinances, rules, and regulations. The City may amend its orders, ordinances, rules, and regulations from time to time.
12. This reservation shall not be assignable by you to anyone or any entity without the prior written consent of the Boards of Directors of the Districts.
13. This represents the entire agreement between the parties regarding the reservation of capacity for the Tract, any prior discussion or agreements being displaced hereby. Any prior reservations issued by the District with respect to the Tract are hereby withdrawn and are replaced by this reservation.
14. You are aware and acknowledge that the Districts lie entirely within the corporate boundaries of the City, and you are further aware and acknowledge that the City has the legal authority to dissolve the Districts. The Districts make no representation regarding when such dissolution might occur or what the effect of such dissolution might be upon this reservation letter.
15. Any Capacity not needed for the Tract following its development, as determined by either of the Districts' Boards of Directors, as applicable, shall be freed of this reservation and shall automatically revert to the Districts, as applicable.
16. This reservation of capacity described herein shall not be effective until the Districts have received a fully executed copy of this reservation letter from you.

The Districts look forward to dealing with you in the development of the Tract.

[EXECUTION PAGES FOLLOW]

Very truly yours,

FORT BEND COUNTY MUNICIPAL UTILITY
DISTRICT NO. 169



President, Board of Directors

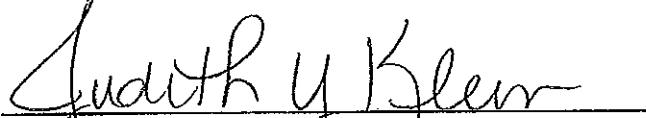
ATTEST:

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Secretary, Board of Directors

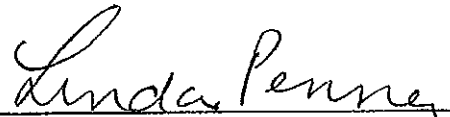


FORT BEND COUNTY MUNICIPAL UTILITY
DISTRICT NO. 173

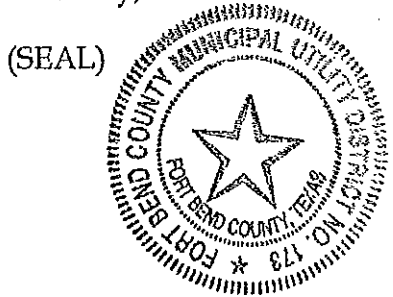


President, Board of Directors

ATTEST:



Secretary, Board of Directors



Christian Brother's Automotive ^{Corporation} agrees to all of the above terms and conditions.

EXECUTED this 5th day of May, 2015.

CHRISTIAN BROTHER'S
AUTOMOTIVE Corporation

By: _____

Name: Mark A. Carr

Title: President



CITY OF FULSHEAR

30603 FM 1093, P. O. BOX 279, FULSHEAR, TEXAS 77441
PHONE: 281-346-1796 FAX: 281-346-2556

CITY COUNCIL MINUTES APRIL 19, 2016

I. CALL TO ORDER

A Regular Meeting of the Fulshear City Council was called to order by Thomas C. Kuykendall, Jr., Mayor at 7:05 p.m. here at City Hall located at 30603 FM 1093, Fulshear Texas.

II. QUORUM

Mayor Kuykendall announced that a quorum was present.

Council Members Present:

*Thomas C. Kuykendall, Jr., Mayor
Jeff Roberts, Mayor Pro Tem
Tricia Krenek
Tajana Mesic
Ramona Ridge
Erin Tristan*

City Staff:

*D. (Diana) Gordon Offord, City Secretary
Michael Ross, Assistant City Administrator
Kristina Brashear, Finance Director
Angela Fritz, Economic Director
David Leyendecker, City Engineer
J. Grady Randle, City Attorney
Valerie Bryant, Court Clerk
Michael McCoy, Captain Police Dept.
Kenny Seymour, Chief of Police
Lynn Raymer, Executive Assistant
Toni Velie, Utility Billing Clerk
Lindsay Miller, Police Sergeant*

Others Present:

*Kim Stacey
Karen Van Halter
Shannon Purcell
Bill Heede*

CITY COUNCIL MINUTES
APRIL 19, 2016
PAGE 2

Continue- Others Present:

William Conlan

Laurie Szantay

James Murdoch

Viola Randle

Cherryl Finney

Stephen Gill

Jeffrey Duke

Ed Krenek

Mike Roller

Shannon Hofer

And 46 others who did not sign in

III. **INVOCATION- Dr. Charles Wisdom, Second Baptist Church, Katy, Texas**

Dr. Charles Wisdom led the audience in prayer.

IV. **PLEDGE OF ALLEGIANCE**

Mayor Kuykendall introduced four young recipients of the Ms. Fulshear pageant (Jacqueline McNulty, Maddison Parker, Zaida Gomez, and Cassi Newbill) to lead the audience in the Pledge of Allegiance to the flag.

V. **CITIZEN COMMENTS – NO ACTION CAN BE TAKEN**

Citizens who desire to address the City Council will be limited to three (3) minutes

Attorney Karen Van Holtan expressed her opinion where the citizens' comment should be appear on the agenda (request tape recording for all the comments). She stated general comments can be at the beginning and comments regarding agenda items should be heard at the time of that particular agenda item.

VI. **PUBLIC HEARINGS**

A. **The City Council of the City of Fulshear, Texas, ("CITY") has received a request from Waller County Road Improvement District #1 ("RID") to approve a Strategic Partnership Agreement ("SPA") between the CITY and the RID for land consisting of all that certain land within the RID owned by LOIS HOUSTON ASSOCIATES LLC, being more particularly described in the SPA.**

The purpose of the public hearing is to receive input from the public on the proposed SPA. Members of the public who wish to present testimony or evidence regarding the proposed SPA will be given the opportunity to do so.

For more information and to obtain copies of the SPA prior to the hearing, please contact D. (Diana) Gordon Offord, City Secretary, at Fulshear City Hall, 30603 FM 1093, Fulshear, Texas ("Fulshear City Hall").

Date: April 19, 2016

Time: 7:00 p.m.

Place: Fulshear City Hall

- B. The City Council of the City of Fulshear, Texas, ("CITY") has received a request from Waller County Road Improvement District #1 ("RID") to approve a Strategic Partnership Agreement ("SPA") between the CITY and the RID for land consisting of all that certain land within the RID owned by LOIS HOUSTON ASSOCIATES LLC, being more particularly described in the SPA.

The purpose of the public hearing is to receive input from the public on the proposed SPA. Members of the public who wish to present testimony or evidence regarding the proposed SPA will be given the opportunity to do so.

For more information and to obtain copies of the SPA prior to the hearing, please contact D. (Diana) Gordon Offord, City Secretary, at Fulshear City Hall, 30603 FM 1093, Fulshear, Texas ("Fulshear City Hall").

Date: April 19, 2016

Time: 7:15 p.m.

Place: Fulshear City Hall

Mayor Kuykendall announced that the Public Hearing was opened at 7:13 p.m. He also stated that the City annexed approximately 1000 acres close to Igloo Road which includes the "Rooms To Go Store".

There were no public comments from the audience. Mayor Kuykendall announced that the Public Hearing was now closed. At 7:14p.m.

VII. CONSENT AGENDA

Items listed under the consent agenda are considered routine and are generally enacted in one motion. The exception to this is rule is that a Council Members may request one or more items to be removed from the consent agenda for a separate discussion and action.

- A. Consent and approval of Fulshear Trace Crossing/ Preliminary Plat
- B. Consent and Approval of Creek Falls at Cross Creek Ranch Section8/Preliminary Plat
- C. Consent and Approval of Creek Falls Dr. Extension No. 1/ Preliminary Plat
- D. Consent and Approval of CCOC/LLC Final Plat
- E. Consent and Approval of Tamarron Parkway Phase 3/Street Dedication/Final Plat
- F. Consent and Approval of Tamarron Parkway Phase 4/ Street Dedication/Final Plat
- G. Consent and Approval of Tamarron Coles Canyon and Riley's Ridge (formerly Tamarron Park Drive and Riley's Ridge)Street Dedication/Final Plat
- H. Consent and Approval of Sugar Creek Montessori Fulshear/Final Plat
- I. Consent and Approval of The Commons at Fulshear/Preliminary Plat
- J. Consent and Approval of Master Signage Plan for Fulshear Run

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Council Member Krenek stated she would like to discuss items B,E, F, and I. Council Member Ridge stated she would like to add A. Council Member Tristan added J. Mayor Kuykendall stated we would take each item, one at a time.

Item A: Fulshear Trace Crossing/Preliminary Plat.

City Engineer, David Leyendecker, stated that the plat meets all requirement and he would recommend approval. There was discussion among the Council Members.

Council Member Ridge stated she received a couple of calls regarding this developer was cutting down trees and she assumed that the city wanted to maintain the small town charm and preserve our trees. Council Member Mesic also added a few comments (request tape recording for all the comments). Attorney Randle stated that since the city does not have a tree ordinance, we cannot compel another restrictions since all plat requirements have been met.

*A motion was made by Council Member Krenek to approve Fulshear Trace Crossing/Preliminary Plat as submitted. It was seconded by Mayor Pro Tem Roberts. The motion was carried by the following vote:
Ayes: Council Member Krenek, Mesic, Ridge, Roberts, and Tristan
Nays: None*

Item B: Creek Falls at Cross Creek Ranch Section 8/Preliminary Plat

Council Member Krenek addressed a question to the City Engineer regarding right of ways. David Leyendecker, City Engineer, responded. He stated that all the issues has been resolved with Center Point.

*A motion was made by Council Member Krenek to approve Creek Falls at Cross Creek Ranch Section 8/ Preliminary Plat as submitted. It was seconded by Council Member Tristan. The motion was carried by the following vote:
Ayes: Council Member Krenek, Mesic, Ridge, Roberts, and Tristan
Nays: None*

Item C: Creek Falls Dr. Extension No. 1/Preliminary Plat

*A motion was made by Council Member Krenek to approve Creek Falls Dr. Extension NO. 1/Preliminary Plat. It was seconded by Council Member Ridge. The motion was carried by the following vote:
Ayes: Council Member Krenek, Mesic, Ridge, Roberts, and Tristan
Nays: None*

Item D: CCOC/LLC Final Plat

Council Member Krenek asked if the changes have been made or does this plat have to return to PnZ? City Engineer, David Leyendecker, stated we were on a short time frame but now all changes have been made and he would recommend approval.

A motion was made by Mayor Pro Tem Roberts to approve CCOC/ LLC Final Plat. It was seconded by Council Member Tristan. The motion was carried by the following vote:

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Ayes: Council Member Krenek, Mesic, Ridge, Roberts, and Tristan
Nays: None

Item E: Tamarron Parkway Phase 3/Street Dedication/ Final Plat

Council Member Krenek had a question regarding name changes on the plat. City Engineer, David Leyendecker, provided a response.

Item F: Tamarron Parkway Phase 4/Street Dedication/Final Plat

A motion was made by Council Member Krenek to approve items E and F. It was seconded by Council Member Ridge. The motion was carried by Council Member Ridge. The motion was carried by the following vote:

Ayes: Council Member Krenek, Mesic, Ridge, Roberts, and Tristan
Nays: None

Item G: Tamarron Coles Canyon and Riley's Ridge (formerly Tamarron Park Drive and Riley's Ridge) Street Dedication Final Plat

Council Member Krenek stated the name keep changing and is it Riley or Riley's? City Engineer, David Leyendecker stated it should not be any Tamarron on the name and it should be "Coles Canyon and Riles Ridge" Street Dedication Final Plat. Mr. Leyendecker stated that the plat is called Tamarron. He stated he would check on that.

A motion was made Council Member Krenek to amend Item G and to approve Coles Canyon and Riles Ridge Street Dedication Final Plat (that was formerly Tamarron Coles Canyon and Riley's Ridge) Street Dedication Final Plat. It was seconded by Council Member Ridge. The motion was carried by the following vote:

Ayes: Council Member Krenek, Mesic, Ridge, Roberts, and Tristan
Nays: None

Item H: Sugar Creek Montessori Fulshear/ Final Plat

There was some discussion regarding whether an access driveway has been approved by TXDOT. Mayor Kuykendall asked if granting this approval would override and assist the developer in showing the city agrees with this option.

Mr. Leyendecker stated usually in these type of situations the developer would have to ask for a letter of sponsorship from the city and this has not happen as yet.

A motion was made by Council Member Krenek to approve Sugar Creek Montessori Fulshear Final Plat. It was seconded by Council Member Tristan. The motion was carried by the following vote:

Ayes: Council Member Krenek, Mesic, Ridge, Roberts, and Tristan
Nays: None

Item I: The Commons at Fulshear /Preliminary Plat

A motion was made by Mayor Pro Tem Roberts to approve The Commons at Fulshear/ Preliminary Plat. It was seconded by Council Member Tristan.

Council Member Krenek requested that the city staff facilitate the recommendations in Mr. Leyendecker's review regarding Huggins Road needs to be aligned with a reversed curve from one side of Katy-Fulshear to the other.

Mayor Kuykendall asked if there was any other discussion. He called for a vote. The motion was carried by the following vote:

*Ayes: Council Member Krenek, Mesic, Ridge, Roberts, and Tristan
Nays: None*

Item J: Master Signage Plan for Fulshear Run

Council Member Tristan stated that there has been some changes regarding signage. She asked the question if this needs be approved now. Council Member Ridge shared what had been done thus far regarding signs. Mayor Kuykendall stated that some of the recommendations has not been shared with Council as yet.

Doug Konopka, developer of Fulshear Run, stated that his current signage plan meets the current sign ordinance of the City. There was a few minutes of discussion between the developer and Council Members. Council Member Krenek had questions regarding the wayfinding signs. Mr. Konopka provided a response. (for entire conversation, request a copy of tape recording)

A motion was made by Council Member Mesic to approve the master signage plan for Fulshear Run. It was seconded by Council Member Krenek. The motion was carried by the following vote:

*Ayes: Council Member Krenek, Mesic, Roberts, and Tristan
Nays: Council Member Ridge*

Mayor Kuykendall announced that we are now back to Item 6: Second Public Hearing

Mayor Kuykendall read the Public Hearing regarding a SPA (Strategic Partnership Agreement) request from the Waller County Road Improvement District (RID) #1 consisting of all certain land within the RID owned by Lois Houston Associates LLC. Mayor Kuykendall announced that the Second Public Hearing will opened at 7:37 p.m. The audience was silent. Mayor Kuykendall closed the Public Hearing at 7:39 p.m.

Mayor Kuykendall acknowledged various City departments for all of their assistance and hard work during the Emergency Management operations here at City Hall on yesterday due to the flooding waters in the area.

VII. REPORTS

Reports are presented to Council for informational purposes only and no action may be taken on any item contained in a report with a specific actionable item listed under Business Items

A. Report from the Water Sewer Operator (Repairs, New Installations, and reports to TCEQ)

Jason Demel provided the report from Severn Trent Water Company. Water Plant No. 1 had repairs due to a lighting strike. Mr. Demel stated this was the last report they will be providing to Council. No action was taken.

B. Report from the Police Department (Traffic Citations, arrests, incidents, calls for service)

Chief Seymour provided the report to Council from the Police Department. No action was taken.

C. Report from the Municipal Court Clerk (Fees and Fines)

Valerie Bryant provided the report to Council from the Municipal Court. No action was taken.

D. Report from the Building Service Department (Permits issued, inspections)

Michael Ross, Assistant City Administrator, provided the Building Service Report to the Council. No action was taken.

VIII. BUSINESS

A. Presentation of proclamation recognizing Motorcycle Awareness Month for May of 2016

Mayor Kuykendall presented a proclamation to the "Steel Hill Motorcycle Club" and read the proclamation aloud to Council and audience.

B. Presentation of proclamation recognizing Autism Awareness Month for April of 2016

Mayor Kuykendall also read a proclamation regarding autism and recognized Hope for Three along with other autism groups.

C. Presentation of proclamation recognizing Child Abuse Prevention Month for April of 2016

Mayor Kuykendall also recognized Child Abuse Prevention and shared a proclamation with Council and audience.

D. Presentation and recognition of the Fulshear Police Department by the Texas Police Chiefs Association

Mayor Kuykendall introduced Chief of Texas Police Association. He presented a plaque to Chief Seymour recognizing the City of Fulshear Police department as one of the finest to receive the best practices award which was voted by the Texas Police Association Board of Directors 2-16-2016. The audience applauded.

Chief Seymour presented a short speech to the group regarding the best practices standards set for the City of Fulshear Police Department. He stated that Sgt. Lindsay Miller was the program manager designated to head the program. (request copy of tape recording for all comments).

E. Presentation and recognition of Sgt. Lindsey Miller and Sgt. Felix Vargas

Both Sgt. Miller and Sgt. Vargas was recognized for their outstanding accomplishments by the Chief Seymour. They both received plaques. The audience applauded.

F. Consideration and possible action to approve checks paid and payables from March 12, 2016 through April 14, 2016

Several of the Council Members had questions regarding the payables and checks paid. Kristina Brasher, Finance Director, provided a response. Council was satisfied with answers received.

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A motion was made by Mayor Pro Tem Roberts to approve checks paid and payables from March 12, 2016 through April 14, 2016. It was seconded by Council Member Krenek. The motion was carried by the following vote:

Ayes: Council Member Krenek, Mesic, Ridge, Roberts, and Tristan

Nays: None

G. Consideration and possible action to approve deferred lease agreement between the City of Fulshear and Stefano-Ratcliff for the expansion of leased space for the Fulshear Police Department

A motion was made by Mayor Pro Tem Roberts to approve deferred lease agreement between the City of Fulshear and Stefano-Ratcliff for the expansion of leased space for the Fulshear Police Department. It was seconded by Council Member Ridge. The motion was carried by the following vote:

Ayes: Council Member Krenek, Mesic, Ridge, Roberts, and Tristan

Nays: None

H. Consideration and possible action to approve amended and restated Utility Agreements between the City of Fulshear and Fulshear MUD's 3A and 3B

Council Member Krenek asked a question regarding the restated agreement and to make sure the agreement contains exhibit A which is a description of the property.

A motion was made by Council Member Krenek to approve amended and restated Utility Agreements between the City of Fulshear and Fulshear MUD's 3A and 3 B. It was seconded by Council Member Ridge. The motion was carried by the following vote:

Ayes: Council Member Krenek, Mesic, Ridge, Roberts, and Tristan

Nays: None

I. Consideration and possible action to approve Ordinance No. 2016-1213 an Ordinance of the City of Fulshear designating parking restrictions on roadways around Randolph Elementary School in certain area during certain times and days

Michael Ross, Assistant City Administrator, gave a synopsis concerning the requested proposed parking restrictions around Randolph school. He stated that this was brought to the attention of Mr. Snipes via Council Member Krenek. The drop off and pick up around the school is causing driveways to be blocked, traffic jams, delaying other vehicles that pick up trash or impeding emergency vehicle passage. Both the Police Department and City Engineer has observed the situation. He stated that Council Member Krenek shared comments she received from several residents. Mr. Ross stated there is a letter from the City Engineer that has both pros and cons. Mr. Ross stated no recommendation has been made and that it is open for discussion.

Lady from the audience stood up and requested that no parking be listed for certain hours and she is concerned for the safety of a small child. (request tape recording for all the comments) City Secretary asked her name and she stated Shannon Hooker.

Council Member Krenek suggested to have signage for the surrounding area as well.

William Conlan supports signage. (for all the comments, request a copy of the tape recording)

Chief Seymour provided comments to the Council regarding the parking situation regarding Randolph Elementary School.

Council Member Tristan, Mayor Pro Tem Roberts, and Council Member Mesic each provided their view on the parking issue. Council Member Krenek suggested we draft a proposed ordinance to be discussed at the next meeting. (request a copy of tape recording for all the comments).

A motion was made by Council Member Mesic to postpone until the May meeting proposed Ordinance No. 2016-1213 an ordinance of the City of Fulshear designating parking restrictions on roadways around Randolph Elementary School in certain areas during certain times and days. It was seconded by Council Member Tristan. The motion was carried by the following vote:

*Ayes: Council Member Krenek, Mesic, Ridge, Roberts, and Tristan
Nays: None*

J. Consideration and possible action to approve Resolution No. 2016-302 a Resolution of the City of Fulshear adding members and delineating the responsibilities of the Architectural Design Committee

Laurie Szantay stated she suggest no additional members be added to this the Architectural Design Committee. She provided Council with her reasons.

Council Member Krenek presented her reasoning for adding more members to the group. She suggested adding David Worley and William Conlan.

Mayor Kuykendall also gave his support for Mr. Worley and Mr. Conlan being added to the group.

A motion was made by Council Member Krenek to approve Resolution No. 2016-302 a resolution of the City of Fulshear adding members and delineating the responsibilities of the Architectural Design Committee. Mayor Kuykendall asked if there is a second. Council was silent. Mayor Kuykendall stated that motion dies for a lack of a second.

Mayor Kuykendall stated we will now take public comments and then we can heard from the Council.

Ed Krenek stated he would like to see the most qualified people on committees who gives recommendations to the Council. He stated that the people being considered are the most highly qualified and to deny the citizens of the most qualified people is outrageous. (for all comments request a copy of the tape recording)

Council Member Tristan stated she recognized that both potential committee members are highly qualified yet she has to take in consideration what the current members of the architectural design committee has accomplished with a staff of five. She indicated both gentlemen are working on other things and their expertise will not go to waste.

A debate continued among Council members regarding appointing more members to the architectural design committee. Council Member Krenek restated her motion to appoint two new committee members , Resolution No. 2016-302. Council was silent. Mayor Kuykendall states motion dies for lack of a second.

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Mayor Pro Tem Roberts shared some comments and his views for not adding more members to the Architectural design. (request tape recording for all comments)

Council Member Krenek expressed her views and reiterated her support for adding more members to the committee.

Council Member Ridge suggested hiring a consultant rather than adding more members.

Council Member Mesic supported not adding more members. The debate continued among the Council for another ten minutes. No agreement regarding this issue was reached. Another debate among the Council Members re-energize itself again. The debate took on another fifteen minutes.

Mayor Kuykendall also showed his support for adding more members (for all the comments, request a tape recording)

Council Member Krenek asked Mr. Conlan to share his credentials with Council. He stated he was a civil engineer and has experience with drainage issues, flood plain, drainage study on FM 1093 and served on MUD 172.

Council Member Mesic added her comments to the debate. Council Member Krenek made a motion to approve Resolution No. 2016-302 an resolution of the City of Fulshear adding members and delineating the responsibilities of the Architectural Design Committee. Mayor Kuykendall asked if we have a second. Council was silent. Mayor Kuykendall stated motion dies for lack of a second.

Council Member Mesic asked if she can make an amended. Council Member Tristan asked if Mr. Conlan will be willing to serve on any other committee. Mr. Conlan stated he has already spoken to Tommy (referring to the Mayor) and Michelle (referring to the Building Official, Michelle Killebrew) regarding the Board of Adjustments.

Mayor Kuykendall stated we are talking about the architectural design committee and brought the group back on track.

A motion was made by Council Member Tristan to approve Resolution No. 2016-302 a resolution of the City of Fulshear (this is my amended Grady- without adding new members) and delineating the responsibilities of the Architectural Design Committee. It was seconded by Council Member Mesic. The motion was carried by the following vote:

Ayes: Council Member Mesic, Ridge, Roberts, and Tristan

Nays: Council Member Krenek

Mayor Kuykendall announced that items K and L will be taken together.

- K. Consideration of and possible action on Resolution No. 2016-303 a Resolution of the City of Fulshear authorizing a project of the City of Fulshear Development Corporation (CDC), a type "A" economic development sales tax corporation**
- L. Consideration of and possible action on Resolution No. 2016-304 a Resolution of the City of Fulshear authorizing a project of the Fulshear Development Corporation (FDC), a type "B" economic development sales tax corporation**

Mayor Kuykendall recommends the Council go into Executive Session and announces that Council will enter into Executive Session at 9:08 p.m.

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A motion was made by Council Member Krenek to enter into Executive Session. It was seconded by Council Member Tristan. The motion was carried by the following vote:

Ayes: Council Member Krenek, Mesic, Ridge, Roberts, and Tristan

Nays: None

Entered Executive Session at 9:09 p.m.

Mayor Kuykendall stated we would re-enter into Regular Session at 9:58 p.m.

Mayor Kuykendall stated that items K and L were read prior and now we will move to item M.

M. Consideration and possible action to approve Memorandum of Understanding between the City of Fulshear and Arts Fulshear providing for the use of the Irene Stern Community Center during certain times and dates

Michael Ross, City Administrator, announced that city staff has been working with Arts Fulshear on an agreement and a copy is included in Council's packet. He stated that this has led to some back and forth communication but a few things have to be ironed out. He stated that looking at payment issue and Arts Fulshear is proposing to pay \$12 an hour and also notification when the facility will be used by the City will require a 72 hour notice versus a 15 day notice. These two items are still being discussed.

Council Member Krenek suggests that the agreement come back to Council in final form- May meeting.

A motion was made by Council Member Krenek to approve the Memorandum of Understanding between the City of Fulshear and Arts Fulshear for the use of the Irene Stern Community Center to be finalized at the next meeting. It was seconded by Council Member Tristan.

Council Member Mesic suggested that in the agreement also should be included something for the underprivileged.

Council Member Tristan had questions about the hours of operation for Arts Fulshear. Ms. Simmons, representative for Arts Fulshear, shared a proposed schedule with Council.

There was another five minute discussion among the Council and Ms. Simmons. (request tape recording for all the comments)

The motion was carried by the following vote:

Ayes: Council Member Krenek, Mesic, Ridge, Roberts, and Tristan

Nays: None

Mayor Kuykendall stated he would like to take Items N- Q all together if there are no objections from the Council.

N. Consideration of and possible action on Resolution No. 2016-303 a Resolution of the City of Fulshear authorizing a project of the City of Fulshear Development Corporation (CDC), a type "A" economic development sales tax corporation

- O. Consideration of and possible action on Resolution No. 2016-304 a Resolution of the City of Fulshear authorizing a project of the Fulshear Development Corporation (FDC), a type "B" economic development sales tax corporation
- P. Consideration of and possible action to approve on Resolution No. 2016-305 a Resolution of the City of Fulshear authorizing and approving a loan agreement between the City of Fulshear Development Corporation (CDC) and the Office of the Governor Economic Development and Tourism Division and related documents, authorizing the execution and delivery of the loan agreement, and other matters in connection therewith.
- Q. Consideration of and possible action to approve on Resolution No. 2016-306 a Resolution of the City of Fulshear authorizing and approving a loan agreement between the Fulshear Development Corporation (FDC) and the Office of the Governor Economic Development and Tourism Division and related documents, authorizing the execution and delivery of the loan agreement, and other matters in connection therewith.

A motion was made by Council Member Krenek to approve Resolutions No. 2016-303, Resolution No.2016- 304, Resolution No.2016- 305 and Resolution No.2016- 306 (Items N through Q). It was seconded by Council Member Mesic. The motion was carried by the following vote:

*Ayes: Council Member Krenek, Mesic, Ridge, Roberts, and Tristan
Nays: None*

A motion was made by Council Member Krenek to authorizing a non-binding letter with Jeffrey Duke as a result of Executive Session. It was seconded by Council Member Tristan. The motion was carried by the following vote:

*Ayes: Council Member Krenek, Mesic, Ridge, Roberts, and Tristan
Nays: None*

- R. Consideration and possible action to approve Ordinance No. 2016-1214 and ordinance of the City of Fulshear approving a Strategic Partnership Agreement between the City of Fulshear and Waller County RID No. 1

A motion was made by Council Member Krenek to approve Ordinance No. 2016-1214 and ordinance of the City of Fulshear approving a Strategic Partnership Agreement between the City of Fulshear and Waller County RID No. 1. It was seconded by Mayor Pro Tem Roberts. The motion was carried by the following vote:

*Ayes: Council Member Krenek, Mesic, Ridge, Roberts, and Tristan
Nays: None*

- S. Discussion and updates on the Employee Handbook, Requested by Councilmember Mesic

Michael Ross, Assistant City Administrator, provided an update to Council. (request a copy of tape recording for all comments.)

Council Member Mesic gave a charge to new incoming Council Members to work with new HR director and implement performance reviews. No action was taken.

T. Discussion and update on the Water and Waste Water Operator Request for Qualifications/Proposals, Requested by Councilmember Mesic

Michael Ross, Assistant City Administrator, provided an update to the Council. (request a copy of tape recording for all comments) Council Member Mesic provided some pros and cons to the Council. No action was taken.

U. Discussion of Council Ethics and Conflicts of Interest Policy, Requested by Councilmember Mesic

Council Member Mesic provided some comments to the Council. (request a copy of tape recording for all comments) Council Member Mesic also had a question for the City Attorney, J. Grady Randle. City Attorney Randle provided a response. No action was taken.

V. Discussion of Legal Fees, Requested by Councilmember Mesic

Council Member Mesic provided some comments to the Council. She suggested hiring an in-house attorney versus outsourcing and did some comparison of data regarding the legal fees. (for all the comments, request a copy of tape recording) No action was taken.

Mayor Kuykendall stated that the next Council will have to come together and set priorities early as it will definitely have challenges.

A motion was made by Council Member Krenek based on the Executive Session to authorize the City to move forward with a funding agreement drafted by the City Attorney and authorize a \$100,000.00 contribution toward our Legacy 3 project. It was seconded by Council Member Ridge. The motion was carried by the following vote:

*Ayes: Council Member Krenek, Mesic, Ridge, Roberts, and Tristan
Nays: None*

IX. EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE SECTION 551.071, CONSULTATION WITH ATTORNEY; SPECIFICALLY SUB-SECTIONS:

- 1) WHEN THE GOVERNMENTAL BODY SEEKS THE ADVICE OF ITS ATTORNEY ABOUT:**
 - (A) PENDING OR CONTEMPLATED LITIGATION; OR**
 - (B) A SETTLEMENT OFFER; OR**
- 2) ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THIS CHAPTER**

LEGACY SECTION 3 SETTLEMENT ISSUE

SECTION 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING.

A GOVERNMENTAL BODY MAY CONDUCT A CLOSED MEETING TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PERSON.

Executive Session was entered into at 9:09 p.m. See earlier documentation.

X. **RECONVENE AND TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION IF DEEMED APPROPRIATE**

Regular Session was entered into at 9:58 p.m. See earlier documentation.

XI. **ADJOURNMENT**

A motion was made by Council Member Mesic to adjourn. It was seconded by Council Member Tristan.

The motion was carried by the following vote:

Ayes: Council Member Krenek, Mesic, Ridge, Roberts, and Tristan

Nays: None

Mayor Kuykendall announced that we are adjourned at 10:21 p.m.

Approved by Council:

Jeff W. Roberts, Mayor

Attest:

D. (Diana) Gordon Offord, City Secretary



CITY OF FULSHEAR

30603 FM 1093, P. O. BOX 279, FULSHEAR, TEXAS 77441
PHONE: 281-346-1796 FAX: 281-346-2556

CITY COUNCIL MINUTES MAY 17, 2016

I. CALL TO ORDER

A Regular Meeting of the City Council was called to order by Mayor Thomas C. Kuykendall, Jr. on Tuesday, May 17, 2016 at 7:05 p.m. in the Irene Stern Community Center located at 6920 Katy Fulshear Road, Fulshear, Texas 77441.

II. QUORUM

Mayor Kuykendall announced that a quorum was present and that Council Member Ridge is unable to be here this evening.

Council Present:

Thomas C. Kuykendall, Jr., Mayor
Tricia Krenek
Tajana Mesic
Jeff Roberts, Mayor Pro Tem
Erin Tristan

Council Absent:

Ramona Ridge

City Staff Present:

D. (Diana) Gordon Offord, City Secretary
Michelle Killebrew, Building Official
Lynn Raymer, Administrative Assistant-Police Dept.
Valerie Bryant, Municipal Court
Angela Fritz, Economic Development Director
C. J. Snipes, City Administrator
Michael Ross, Assistant City Administrator
Kristina Brasher, Finance Director
Kenny Seymour, Police Chief
Mike McCoy, Captain-Police Dept.

Others Present:

Viola Randle

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Continue-Others Present:

Mary L. Smith
Alena Heede
Bill Heede
Toni Velie
Randy Stacey
Martha Roberts
Lorraine Henderson
Laurie Szantay
Melisa Roberts
Mark Yentzen
Todd Hamilton
Tracy Youngblood
Trey DeVillier
Lynn Raymer
Shannon Purcell
Kim Stacy
CJ McDaniel
Karen Oneill
Sheryl Dupree
Kelly Crow
Alyssa Kuykendall
Marcia Simmons
Lori Dunaway
Suzanne Stubbfield
William Conlan
And approximately 165 others who did not sign in

III. INVOCATION- REV. DALE OLSON, FAMILY WORSHIP, FULSHEAR, TEXAS

Reverend Dale Olson provided the prayer.

IV. PLEDGE OF ALLEGIANCE

Mayor Kuykendall led the audience in the Pledge of Allegiance to the flag.

V. CITIZEN COMMENTS – NO ACTION CAN BE TAKEN

Citizens who desire to address the City Council will be limited to three (3) minutes

Suzanne Stubbfield stated she lives on Red Bird Lane and she would like for an item to be placed on the agenda regarding “flooding”. Ms. Stubbfield stated that several elderly who have medical conditions and it is a dangerous risk. (for all the comments, request a copy of the tape recording)

Marcia Simmons of Arts Fulshear thanked the city for its support. (for all comments, request a copy of tape recording.

Alyssa Kuykendall commend Mayor Kuykendall (her father) for a job well done and teaching family bonding. (for all the specific comments, request a copy of the tape recording)

VI. **ORGANIZATIONAL MATTERS**

A. **Conduct Official Canvass of May 7, 2016 City of Fulshear General Election and consider acceptance of Election Results**

Mayor Kuykendall shared the results from the May 7, 2016 General Election Canvass Report from the Fort Bend County Election Administrator, John Oldham. He announced that Tommy Kuykendall received 399 votes and Jeff Roberts received 408 votes. Jeff Roberts has the Mayor position. Mayor Kuykendall read off the votes of those running for Council Members. He stated based on the plurality vote, we have the following new Council Members: Tricia Krenek, Stephen Gill, and James Murdoch.

Mayor Kuykendall announced that there were 460 votes for the Home Rule Charter and 326 against. He stated that the Home Rule Charter passes.

B. **Consideration and possible action to approve Ordinance 2016-1215 an Ordinance of the City of Fulshear canvassing the returns and declaring the results of the General Election held on May 7, 2016 for the purposes of electing a Mayor and three (3) Council Members and also for adopting a Home Rule Charter**

Motion to approve Ordinance 2016-1215: Council Member Krenek
Second: Council Member Tristan

The motion was carried by the following vote:

Ayes: Council Member Krenek, Mesic, Roberts, and Tristan

Nays: None

Absent: Council Member Ridge

Mayor Kuykendall announced motion passes

C. **Consideration of presentation and appreciation for outgoing Council Members and Mayor**

C. J. Snipes, City Administrator, presented Council Member Mesic with a plaque for her service. The audience applauded.

C.J. Snipes, City Administrator, presented Mayor Thomas C. Kuykendall, Jr. with a plaque for his service. The audience applauded.

D. **Comments from outgoing Council Members**

Council Member Mesic expressed her appreciation and welcomed the new members of Council. (for all comments, request copy of tape recording)

E. Comments from outgoing Mayor

Mayor Kuykendall provided a 30 minute departing speech and stated his motto was that "Fulshear deserves the best." (for all the comments, request a copy of the tape recording).

F. Conduct the Oath of Office for Elected City Council Members and Mayor

Judge Crow administered the oath to the Mayor Elect, Jeff W. Roberts and Council Member elect, Stephen Gill, James Murdoch, and Tricia Krenek. Appropriate paperwork was signed by each.

G. Comments from incoming Council Members

Council Member Murdock thanked everyone who came out and voted. (for all the comments, request copy of tape recording).

Council Member Krenek thanked everyone for their support. (for all the comments, request a copy of tape recording).

Council Member Gill thanked everyone for voting and voting for the home rule charter. (for all comments, request a copy of tape recording).

H. Comments from incoming Mayor

Mayor Roberts stated that he was very humble and he knows he did not get here alone and thanked everyone for their support. (for all the comments, request a copy of the tape recording).

Next a reorganizing of the Council took place with the newly elected members taking their position on the Council. The reorganizing of the Council as follows:

Jeff W. Roberts, Mayor

Stephen Gill, Council Member

Tricia Krenek, Council Member

James Murdoch, Council Member

Erin Tristan, Council Member

Ramona Ridge, Council Member, absent from this meeting.

A quorum was present. Mayor Roberts took charge of the meeting. He read Item "I".

I. Consideration and possible action to accept and adopt Ordinance No. 2016-1216 making the City of Fulshear a "Home Rule" and governed by rules outlined in the Charter adopted by voters in a General Election held on May 7, 2016 and as canvassed under Ordinance No. 2016-1215

Motion to accept and adopt Ordinance No. 2016-1216 by Council Member Krenek.

Second: Council Member Gill

The motion was carried by the following vote:

Ayes: Council Member Gill, Krenek, Murdoch, and Tristan

Nays: None

Absent: Council Member Ridge

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Mayor Roberts announced that the motion passes and we are now a home rule city. The audience applauded.

J. Consideration and possible action to elect a Mayor Pro-Tempore

Mayor Roberts suggested that Council Member Tristan as Mayor Pro-Tem elect.

A motion was made by Council Member Murdoch to elect Council Member Tristan as Mayor Pro Tem. It was seconded by Council Member Tristan.

Mayor Roberts asked if there are any discussion.

Council Member Gill stated about a year ago was a similar situation and Ms. Mesic stated that role should be filled by someone with the most experience. Council Member Gill stated he would like to amend that motion and make a motion to have Council Member Krenek as Mayor Pro Tem. It was seconded by Council Member Krenek. Mayor Roberts stated we will handled the amended motion first. The amended motion was carried by the following vote:

Ayes: Council Member Krenek and Gill

Nays: Council Member Murdoch and Tristan

Mayor Roberts stated to break the tie vote; his vote is nay. Motion to elect Council Member Krenek as Mayor Pro Tem fails.

Motion was made by Council Member Murdoch to elect Council Member Tristan as Mayor Pro Tem. Mayor Roberts stated this motion is already on the floor and called for a vote:

Ayes: Council Member Murdoch and Tristan

Nays: Council Member Gill and Krenek

Mayor Roberts stated to break the tie vote; his vote is "aye" for Council Member Tristan to be Mayor Pro Tem.

Motion Passes: Mayor Roberts announced that Council Member Tristan is the Mayor Pro Tem.

K. Recess to Honor Elected Officials

Mayor Roberts announces that we will now take 15 minute break.

Mayor Roberts announced that Council is reconvening back into Regular Session at 8:35 p.m. and all Council Members are present.

VII. CONSENT AGENDA

Items listed under the consent agenda are considered routine and are generally enacted in one motion. The exception to this is rule is that a Council Members may request one or more items to be removed from the consent agenda for a separate discussion and action.

A. Consent and approval of Fulshear Trace Crossing Final Plat

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- B. Consent and Approval of Foster Crossing Partial Replat No. 1/ Preliminary Plat**
- C. Consent and Approval of Creek Falls at Cross Creek Ranch Section 9/ Preliminary Plat**
- D. Consent and Approval of Cross Creek Bend Lane Ext. 10/Street Dedication/ Preliminary Plat**
- E. Consent and Approval of Platinum Estates/ Preliminary Plat**
- F. Consent and Approval of Minutes from the March 1, March 15, and April 19, 2016 meetings**
- G. Consent and Approval of Quarterly Investment Report**

Council Member Krenek requested that items B, F, and G be considered separately. D. Offord, City Secretary, stated that the April 19, 2016 was not included in the packet and needs to be removed.

A motion was made by Council Member Krenek to approve Consent Agenda items, A, C,D, and E. It was seconded by Council Member Gill. The motion was carried by the following vote:

Ayes: Council Member Gill, Krenek, Murdoch, and Tristan
Nays: None
Absent: Council Member Ridge

Motion Passes

Council Member Krenek questioned whether item B regarding a recommendation for the north line of Reserve "B" be extended to meet FM 359 on Foster Crossing Partial Replat No. 1/Preliminary Plat. Building Official, Michelle Killebrew, stated this issue would be resolved before final platting. A motion was made by Council Member Krenek to approve Consent Agenda item B. It was seconded by Council Member Gill. The motion was carried by the following vote:

Ayes: Council Member Gill, Krenek, Murdoch, and Tristan
Nays: None
Absent: Council Member Ridge

Motion Passes

Council Member Krenek stated that her vote was recorded incorrectly and she wants to ensure the correct Minutes for March 15, 2016 are recorded and not the ones included in Council Packet. City Secretary, D. Offord, stated the corrections were made late and did not make it into the Council Packet but was sent separately to each Council Member.

A motion was made by Council Member Krenek to approve March 1 and March 15, 2016 minutes. It was seconded by Council Member Gill. The motion was carried by the following vote:

Ayes: Council Member Gill, Krenek, Murdoch, and Tristan
Nays: None
Absent: Council Member Ridge

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Motion Passes

Council Member Krenek asked if these Investment Reports are in line with the goals. Ms. Brashear, Finance Director, responded to questions from Council Member Krenek. Council Member Krenek was satisfied with the responses received.

A motion was made by Council Member Krenek to approve Consent Agenda Item G. It was seconded by Council Member Gill. The motion was carried by the following vote:

Ayes: Council Member Gill, Krenek, Murdoch, and Tristan

Nays: None

Absent: Council Member Ridge

Motion Passes

VIII. REPORTS

Reports are presented to Council for informational purposes only and no action may be taken on any item contained in a report with a specific actionable item listed under Business Items

A. Report from Severn Trent Water Company (Repairs, New Installations, and reports to TCEQ)

Mark Yentzen provided the report from Severn Trent Water Company. He stated that this will be his last quality report regarding the water (from TCEQ) as these will be done by the City staff. Mr. Snipes, City Administrator, states these reports will be posted to our website. No action was taken.

B. Report from the Police Department (Traffic Citations, arrests, incidents, calls for service)

Chief Seymour provided the report from the Police Department to Council. No action was taken.

C. Report from the Municipal Court Clerk (Fees and Fines)

Valerie Bryant provided the report from the Municipal Court to the Council. No action was taken.

D. Report from the Building Service Department (Permits issued, inspections)

Michelle Killebrew provided the report from Building Service Department to the Council. No action was taken.

IX. BUSINESS

A. Presentation of Proclamation for Older Americans Month

Mayor Roberts presented the Older American Proclamation to Fort Bend Seniors and was received by Lori Dunaway the Director of Development and Public Relations and Lorraine Henderson, Site Manager for the Fulshear Fort Bend Seniors. The audience applauded.

Ms. Dunaway greeted the audience and provided an overview regarding the Fort Bend Seniors Program.

B. Consideration and possible action to approve checks paid and payables from April 15, 2016 through May 13, 2016

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Council Member Krenek asked if she could ask a question, before getting to this item whether two readings are required according to the constitution of the Home Rule Charter regarding the Ordinance 2016 or 1215. City Attorney, J. Grady Randle, stated that under the local government code, it is only one.

Mayor Roberts re-read item B.

Council Member Krenek had several questions. After review and discussion, Council Member Krenek made a motion to approve checks paid and payables from April 15, 2016 through May 13, 2016. It was seconded by Council Member Gill. The motion was carried by the following vote:

Ayes: Council Member Gill, Krenek, Murdoch, and Tristan

Nays: None

Absent: Council Member Ridge

Motion Passes.

C. Consideration and possible action to approve 2016 Tax Year Interlocal Renewal for Tax collection Services with Fort Bend County

A motion was made by Council Member Krenek to approve 2016 Tax Year Interlocal Renewal for Tax collection Services with Fort Bend County. It was seconded by Council Member Gill. The motion was carried by the following vote:

Ayes: Council Member Gill, Krenek, Murdoch, and Tristan

Nays: None

Absent: Council Member Ridge

Motion Passes.

D. Consideration and possible action to approve and adopt Resolution No. 2016-307: A resolution of the City of Fulshear, Texas that CenterPoint Energy Houston Electric, LLC's application for approval to amend its distribution cost recovery factor pursuant to 16 Tex. Admin. Code 25.243 and to reconcile docket No. 44572 revenues to increase distribution rates within the city should be denied; finding that the city's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the Public as required by law; requiring notice of this resolution to the company and legal counsel

A motion was made by Council Member Tristan to approve and adopt Resolution No. 2016-307: A resolution of the City of Fulshear, Texas that CenterPoint Energy Houston Electric, LLC's application for approval to amend its distribution cost recovery factor pursuant to 16 Tex. Admin. Code 25.243 and to reconcile docket No. 44572 revenues to increase distribution rates within the city should be denied; finding that the city's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the Public as required by law; requiring notice of this resolution to the company and legal counsel. It was seconded by Council Member Murdoch.

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Council Member Krenek asked if we need to reference we have engaged the GCCC (Gulf Coast Coalition of Cities) to act as our representative as we are a part of the coalition. Council Member Krenek stated this usually refer to the GCCC making recommendations on behalf of the cities and not sure why the paragraph was left out this time. C. J. Snipes, City Administrator, stated he did not draft this document and not sure why it was left out either. Council Member Krenek and city attorney debated this issue for about five minutes. Attorney J. Grady Randle provided an explanation. Mayor Roberts called for a vote.

The motion was carried by the following vote:

Ayes: Council Member Gill, Krenek, Murdoch, and Tristan

Nays: None

Absent: Council Member Ridge

Motion Passes

E. Consideration and possible action to approve Memorandum of Understanding with Arts Fulshear

Michael Ross, Assistant City Administrator, provided an overview to the Council. He stated this memorandum allows Arts Fulshear to use the Irene Stern Facility starting June'2016. He staff recommends approval. Council Member Krenek asked if this was the revised agreement and Mr. Ross stated "yes".

Marcia Simmons representative for Arts Fulshear stated they have 12 camps scheduled. She also stated starting once a month an art activity will be provided for the seniors. (For all comments, request a copy of tape recording)

A motion was made by Council Member Krenek to approve Memorandum of Understanding with Arts Fulshear. It was seconded by Council Member Murdoch.

Council Member Tristan asked if the group is a nonprofit and how did we arrive a \$12.00 rate. C. J. Snipes, City Administrator, explained to Council how we arrived at that rate. Council was satisfied with response.

Mayor Roberts called for a vote. The motion was carried by the following vote:

Ayes: Council Member Gill, Krenek, Murdoch, and Tristan

Nays: None

Absent: Council Member Ridge

Motion Passes

F. Consideration and possible action to approve Ordinance No. 2016-1217 an Ordinance of the City of Fulshear implementing Parking Restrictions in the vicinity of Randolph Elementary School during school hours on school days

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Michael Ross, City Administrator, gave an overview to the Council. He stated that a request from homeowners that live in the Randolph Elementary School area came to create "No Parking" zones during active school hours on streets within walking distance from the school for safety and unwanted drivers blocking driveways.

Council Member Tristan asked when would the signs go into effect. Mr. Snipes stated at the beginning of the next school term (August, 2016). (for all the comments, request a copy of the tape)

Council Member Krenek requested that Council be given an idea of where the signs will be placed. Michael Ross, City Administrator, provided a response.

A motion was made by Council Member Krenek to approve Ordinance No. 2016-1217 an Ordinance of the City of Fulshear implementing Parking Restrictions in the vicinity of Randolph Elementary School during school hours on school days. It was seconded by Council Member Tristan. The motion was carried by the following vote:

Ayes: Council Member Gill, Krenek, Murdoch, and Tristan

Nays: None

Absent: Council Member Ridge

Motion Passes

G. Consideration and possible action to authorize changes to the provision of professional services related to Information Technology

Mayor Roberts states that staff has requested that this item be postponed.

A motion was made by Council Member Krenek to postpone Item G (professional services related to Information Technology). It was seconded by Council Member Tristan.

Council Member Krenek made some suggestions to consider when negotiating the contract.

The motion was carried by the following vote:

Ayes: Council Member Gill, Krenek, Murdoch, and Tristan

Nays: None

Absent: Council Member Ridge

Motion to postpone passes.

H. Consideration and possible interest to grant amendment request on masonry requirements listed in the Development Agreement between Johnson Development and the City for Fulshear Polo Ranch

Michael Cox, representative for Polo Ranch and Lou Waters, presented to the Council. He asked Council to modify the agreement to allow for only 51% basis standard on masonry instead of the 75%. Mr. Cox presented the pros and cons regarding his request.

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There was a short discussion among the Council Members. Council Member Krenek states she understands his request to be amended to the agreement and he needs to come back with the revised language. City Attorney Randle agreed.

Council agreed that Mr. Cox needs to bring the revised language regarding the agreement so Council will be able to review.

A motion was made by Council Member Krenek to postpone item H. It was seconded by Council Member Tristan. The motion was carried by the following vote:

Ayes: Council Member Gill, Krenek, Murdoch, and Tristan

Nays: None

Absent: Council Member Ridge

Motion to postpone passes.

I. Consideration and possible action to approve appeal of Texas Attorney General Opinion pertaining to Open Records Request findings

Mayor Roberts stated that if no objections, he would like to take Item J first. Council was silent.

J. Consideration and possible action to approve Resolution No. 2016-308 a Resolution of the City of Fulshear removing previous Mayor as signatory from all bank accounts

A motion was made by Council Member Krenek to approve Resolution No. 2016-308 a resolution of the City of Fulshear removing previous Mayor as signatory from all bank accounts. It was seconded by Council Member Tristan. The motion was carried by the following vote:

Ayes: Council Member Gill, Krenek, Murdoch, and Tristan

Nays: None

Absent: Council Member Ridge

Motion Passes

Mayor Roberts read Item I and then announced that Council will move into Executive Session at 9:37 p.m. A quorum was present.

A motion was made by Council Member Tristan enter Executive Session. It was seconded by Council Member Gill. The motion was carried by the following vote:

Ayes: Council Member Gill, Krenek, Murdoch, and Tristan

Nays: None

Absent: Council Member Ridge

X. EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE SECTION 551.071, CONSULTATION WITH ATTORNEY; SPECIFICALLY SUB-SECTIONS:

WHEN THE GOVERNMENTAL BODY SEEKS THE ADVICE OF ITS ATTORNEY ABOUT:

(A) PENDING OR CONTEMPLATED LITIGATION; OR

(B) A SETTLEMENT OFFER; OR

- 2) ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THIS CHAPTER

POTENTIAL APPEAL OF ATTORNEY GENERAL OPINION ON OPEN RECORDS REQUESTS

See information above.

XI. RECONVENE AND TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION IF DEEMED APPROPRIATE

Mayor Roberts announced that Council would reconvene back into Regular Session at 9:58 p.m. A quorum was present.

Mayor Roberts asked if any action need to be taken from Executive Session.

A motion was made by Council Member Krenek not to appeal the Texas Attorney General Opinion pertaining to Open Records Request findings and that we comply with the pending agreement. It was seconded by Council Member Gill. The motion was carried by the following vote:

Ayes: Council Member Gill, Krenek, Murdoch, and Tristan

Nays: None

Absent: Council Member Ridge

Motion Passes.

XII. ADJOURNMENT

A motion was made by Council Member Murdoch to adjourn. It was seconded by Council Member Krenek. The motion was carried by the following vote:

Ayes: Council Member Gill, Krenek, Murdoch, and Tristan

Nays: None

Absent: Council Member Ridge

Motion Passes.

Jeff W. Roberts, Mayor

Attest:

D. (Diana) Gordon Offord, City Secretary