CONSENT AGENDA

CITY OF FULSHEAR

Registration & Permit Department Ph: (281) 346- 1796 fax: (281) 346-2556 30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Creek Falls at Cross Creek Ranch Unrestricted Reserve/Final
City Engineer Review
BY:
<u>City Secretary</u>
ProcessedReturned for additional data
BY: X- Kopl DATE: 11-10-2016
Planning Commission Review
ApprovedReturned for additional data
PER STAFF, THIS RESERVE IS ZONED AS SINGLEGAMICY REGIDENT CPARY BECREATION AREA WITHIN SINGLE- FAMILY DEVELOPMENT BY: DATE: 12.2.16
City Council Review
Approved Returned for additional data
BY: 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:11/10/2016	Date Received by the City of Ful	shear:
Subdivision: CREEK FALLS AT CROSS CREEK RANCH UNRE		
SUBMITTAL OF PLAT: (Check Appropriate	e Selection)	
Preliminary Replat Amending Plat	✓ Final Vacation Plat	Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selecti	ion)	
✓ Single-Family Residential	Zero Lot Line/ Pat	io Home Multi-Family Residen
Planned Development	Commercial	Industrial
Plat Location: ✓ City	ETJ (Extraterritorial Jurisdiction	n)
egal Description: 2.588 ACRES C	OUT OF THE A.G. SHARI	PLESS SURVEY, A-322
/ariance: Yes (Attach a Copy of	Approval Letter)No	
otal Acreage: 2.588		
lumber of Streets: 0		
		Platting Fees
lumber and Types of Reserves: 1		
otal Acres in Reserve: 2.588		liminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 acre
wner: CCR LOAN SUBSIDIARY1, L.P.		al Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per ac
ddress: 5005 RIVERWAY, STE. 500	Pos	
ty/State: HOUSTON, TX 77056		plat - \$500.00 plus 5.00 per lot plus \$25.00 per acre
elephone: 713-960-9977	Am	ending or Minor Plat - \$200.00
mail Address:	nl-	t Vacation - \$500.00
ngineer/Planner: BROWN & GAY EN	IGINEERS, INC. 2nd	Review of plats - \$100.00 (each additional review)
ontact Person: TREY DEVILLIER	TO'	TAL PLATTING FEE \$564.70
elephone: 713-488-8204	Par	k Fees (due at Final Plat Application)
ax Number: 281-558-9701	L	
mail Address: tdevillier@browngay.com		
		ct and the undersigned is authorized to make th
		ts, and plat fees are required at time of submitta
ty of Fulshear will not complete the revie	ew needed in order to submit to the	P&Z board.
Sun Du Alle	TREY DEVILLIE	ER 11/10/2016
CIGNATURE	TYPED OR PRINTED NAME	TITLE DATE

November 29, 2016

Engineering Review

Final Plat
Creek Falls at Cross Creek Ranch
Unrestricted Reserve
City of Fulshear; Texas

For Information only:

- This plat will create one (1) Reserve that covers a total area of 2.588 acres of land.
- Access to this Reserve will be from Cross Creek Bend Lane and Creek Falls
 Drive.
- 3. This Reserve has a 25-foot Front Building Line.
- This Reserve is shown to be across the street from a future Elementary School site.

Recommendations:

I recommend that this Final Plat of Creek Falls at Cross Creek Ranch Reserve be approved as submitted

yenderte

stewart title

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

November 10, 2016

File No.: 1690440CPL

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 27th day of October, 2016, the last Deed that we find, of record, reflects the record owner to be: CCR Loan Subsidiary 1, L.P., a Texas limited partnership

Legal Description:

DESCRIPTION OF A 2.588 ACRE TRACT OF LAND SITUATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT NO. 322 CITY OF FULSHEAR FORT BEND COUNTY, TEXAS

BEING a 2.588 acre (112,745 square foot) tract of land situated in the A.G. Sharpless Survey, Abstract No. 322, City of Fulshear of Fort Bend County, Texas and being a portion of a called 117.6 acre tract of land as described in a deed to CCR Loan Subsidiary 1, L.P. recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2016059209, said 2.588 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 northerly northeast corner of the intersection of Cross Creek Bend Lane (70 feet wide) and Creek Falls Drive (60 feet wide) as shown on CROSS CREEK BEND LANE EXTENSION NO. 10, a subdivision plat recorded under Plat No. 20160238 of the Fort Bend County Plat Records, and being a northerly southwest corner of said 117.6 acre tract and the herein described tract;

THENCE, along and with the common line of the east right-of-way line of said Creek Falls Drive and said 117.6 acre tract the following courses and distances:

N 08°46'25" W, a distance of 70.36 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a northerly direction, along said curve to the left, a distance of 222.90 feet, having a radius of 1,830.00 feet, a central angle of 06°58'44" and a chord which bears N 12°15'47" W, 222.76 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 15°45'10" W, a distance of 77.61 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the northwest corner of the herein described tract;

THENCE, over and across said 117.6 acre tract the following courses and distances:

N 84°41'14" E, a distance of 186.15 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an angle point in the north line of the herein described tract;

N 55°33'28" E, a distance of 136.22 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the northerly northeast corner of the herein described tract;

S 34°26'32" E, a distance of 38.36 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the easterly northeast corner of the herein described tract;

S 01°31'59" E, a distance of 412.76 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the southeast corner of the herein described tract and the beginning of a non-tangent curve to the left of the north right-of-way line of said Cross Creek Bend Lane, from which its center bears S 06°28'33" E, 1,900.00 feet, same being the south line of said 117.6 acre tract;

THENCE, along and with the common line of said north right-of-way line and the south line of said 117.6 acre tract the following courses and distances:

In a westerly direction, along said curve to the left, a distance of 76.20 feet, having a radius of 1,900.00 feet, a central angle of 02°17'52" and a chord which bears S 82°22'31" W, 76.19 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

S 81°13'35" W, a distance of 149.01 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right, and being the southerly northeast corner of the intersection of said Cross Creek Bend Lane and said Creek Falls Drive;

In a northwesterly direction, along said curve to the right, a distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears N 53°46'25" W, 35.36 feet to the **POINT OF BEGINNING** and containing 2.588 acres (112,745 square feet) of land.

Subject to the following:

1. Restrictions:

Restrictive Covenants as set forth under Clerk's File No. 2005003096, 2009026093, 2010127400, 2011070465 and 2012016789 of the County Clerk Official Records of Fort Bend County, Texas.

Restrictive Covenants as set forth in that Community Charter For Cross Creek Ranch recorded under Clerk's File Nos. <u>2008039552</u>, and <u>2008054441</u>, of the Official Records of Fort Bend County, Texas. **(Encumbered only by filing a Supplement)**

2. Easements/Other Exceptions:

Storm sewer easement 20 feet wide along the westerly portion of subject property, as recorded in/under Plat No. 20160238 of the Plat Records of Fort Bend County, Texas.

sanitary sewer easement 10 feet wide along the southerly property line, as recorded in/under Plat No. 20160238 of the Plat Records of Fort Bend County, Texas.

Storm sewer easement 15 feet wide along the westerly portion of subject property, as recorded in/under Plat No. 20160238 of the Plat Records of Fort Bend County, Texas.

An easement granted to Houston Lighting and Power Company as set forth and described in <u>Volume 514</u>, <u>Page 189</u> of the Deed 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.

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)

All charges, liens, and assessments payable to Cross Creek Ranch Community Association Inc., including that lien to secure the payment thereof, recorded under Clerk's File No. 2008039552 of the Official Records of County, Texas. This lien being subordinate to any recorded mortgage liens. (Applies only when annexed by filing a supplement)

Cross Creek Ranch Foundation Fee as set forth and created in that Foundation Supplemental Amendment To The Community Charter For Cross Creek Ranch recorded under Clerk's File No. 2008054441 of the Official Records of Fort Bend County, Texas. This lien is subordinate to any first mortgage of record. (Applies only when annexed by filing a supplement)

Certificate Of Formation Of Cross Cross Creek Ranch Community Association, Inc., as attached to that Management Certificate For Cross Creek Ranch recorded under Clerk's File No. 2008054615 of the Official Records of Fort Bend County, Texas. (For Information Purposes Only)

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.

Cross Creek Ranch Community Association, Inc., Document Retention, Access, Production And Copy Policy, recorded under Clerk's File No. <u>2012006437</u> of the Official Records of Fort Bend County, Texas. **(Applies only when annexed by filing a supplement)**

Cross Creek Ranch Community Association, Inc. Solar Energy devices And Roofing Materials Policy recorded under Clerk's File No. <u>2012006438</u> of the Official Records of Fort Bend County, Texas. **(Applies only when annexed by filing a supplement)**

Cross Creek Ranch Community Association, Inc., display Of Religious Items Policy, recorded under Clerk's File No. <u>2012006439</u> of the Official Records of Fort Bend County, Texas. (Applies only when annexed by filing a supplement)

Cross Creek Ranch Community Association, Inc., Flag Display Policy, recorded under Clerk's File No. <u>2012006443</u> of the Official Records of Fort Bend County, Texas. (Applies only when annexed by filing a supplement)

Cross Creek Ranch Community Association, Inc., Rain Barrel Policy, recorded under Clerk's File No. 2012006444 of the Official Records of Fort Bend County Texas. (Applies only when annexed by filing a supplement)

Cross Creek Ranch community Association, Inc., Collection Policy And Payment Plan Guidelines, recorded under Clerk's File No. 2012016697 of the Official Records of Fort Bend County, Texas. (Applies only when annexed by filing a supplement)

Memorandum Of Preferential Purchase Right Agreement dated April 12, 2012, by and between CCR TEXAS HOLDINGS, LP, a Delaware limited liability company ("Grantor"), and TRENDMAKER HOMES, INC., a Texas corporation ("Grantee"), and recorded under Clerk's File No. 2012038961 of the Official Records of Fort Bend County, Texas, and subject to the terms, conditions and provisions contained therein.

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. <u>2008039552</u> of the Official Records of Fort Bend County, Texas.

An easement fourteen (14) feet wide, for electric distribution and communication facilities, the location of which is shown by the dot-dash symbol on Sketch No. 15-0918, attached thereto and made a part thereof, together with unobstructed aerial easements eight (8) feet wide, beginning at a plane sixteen (16) feet above the ground and extending upward, located on both sides of and adjoining said fourteen (14) foot wide easement, granted to CenterPoint Energy Houston Electric, LLC, by instrument recorded under Clerk's File No. 2016004533 of the Official Records of Fort Bend County, Texas.

3. Liens/Misc:

Vendors Lien retained in Deed dated April 12, 2012, recorded in/under Clerk's File No. 2012038964 and recorded in/under Clerk's File No. 2012038960 of the Official Public 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 CCR Texas Lender, Inc., and one note in the principal amount of \$81,000,000.00, bearing interest and payable as therein provided to the order of PSPIB_CCR, Inc., and additionally secured by Deed of Trust of even date therewith executed by CCR Texas Holdings LP, and recorded in/under Clerk's File No. 2012038977 of the Official Public Records of Fort Bend County, Texas, for the benefit of CCR Texas Agent Inc., as Agent. (Covers other property also)

Said lien additionally secured by a Collateral Assignment Of Notes And Liens recorded in/under Clerk's File No. 2012054544 of the Official Records of County, Texas.

Said lien subject to the terms, conditions and provisions of that Amended And Restated Intercreditor Agreement recorded under Clerk's File No. <u>2014033471</u> of the Official Public Records of Fort Bend County, Texas.

Construction Deed of Trust (with Assignment of Leases and Rents, Security Agreement and Fixture Filing) dated June 2, 2016, recorded in/under Clerk's File No. 2016059211 of the Official Records of Fort Bend County, Texas, executed by CCR Loan Subsidiary 1, L.P., a Texas limited partnership, securing the payment of one note in the principal amount of \$25,000,000.00, bearing interest and payable as therein provided to the order of U.S. Bank National Association d/b/a Housing Capital Company. Said lien being given in renewal and extension of that certain lien recorded in/under Clerk's File No. 2014024651, 2013019470, 2013019471, 2013019472, 2014024652, 2014024653 of the Official Records of Fort Bend County, Texas.

Said lien additionally secured by Collateral Assignment of Construction Documents, Design Contracts, Plans, Licenses, Builder Lot Contracts and Permits recorded in/under Clerk's File No. 2016059212 of the Official Records of Fort Bend County, Texas.

Intercreditor Agreement dated June 2, 2016 by and among CCR Loan Subsidiary 1, L.P., a Texas limited partnership, U.S. Bank National Association d/b/a Housing Capital Company, a national banking association, CCR Texas Holdings LP, a Delaware limited partnership, CCR Texas Lender Inc., an Ontario corporation, PSPIB-CCR Inc., a Canadian corporation and CCR Texas Agent, Inc., an Ontario corporation, as set forth and described in instrument recorded under Clerk's File No. 2016059210 of the Official Records of Fort Bend County, Texas.

Collateral Assignment of MUD Proceeds to U.S. Bank National Association, D/B/A Housing Capital Company, as set forth and described in instrument recorded under Clerk's File No. 2016059213 of the Official Records of Fort Bend County, Texas.

Subject properties are located in the Fort Bend County Municipal Utilities Districts No(s). 173. 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. Prior to the issuance of any policy, Seller is to furnish a properly executed and acknowledged Notice in compliance with the provisions set forth in Section 49.452 of the Texas Water Code, which Notice must be signed and acknowledged by the Purchaser and subsequently filed in the property records.

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

Tona Brisco

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

My commission expires: Commission For Life

WHEREAS, CCR Texas Holdings LP, a Delaware limited partnership, has platted that certain 2.588 acres of land out of the A.G. Sherpless Survey, Abstract 322, Fort Bend County, Texas, which property was surveyed and platted on
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, 2012038964, 2012038977, 2012054544, and 2013019471 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 CREEK FALLS AT CROSS CREEK RANCH UNRESTRICTED RESERVE.
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 CREEK FALLS AT CROSS CREEK RANCH UNRESTRICTED RESERVE and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of CREEK FALLS AT CROSS CREEK RANCH UNRESTRICTED RESERVE 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
Ву:
Printed Name:
Γitle:
PROVINCE OF ONTARIO COUNTRY OF CANADA
, a Notary Public in and for said
Province, DO HEREBY CERTIFY, that, personally known to ne to he the of CCR TEXAS AGENT INC.,
of CCR TEXAS AGENT INC., an Ontario corporation, in its capacity as agent of CCR Texas Lender Inc. and PSPIB-CCR Inc., whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument thereto as such
GIVEN under my hand and Notary Seal, this day of, 2016
, 2010
Notary Public
110101/ 1 40110

AFTER RECORDING RETURN TO: Trey DeVillier BGB, Inc. 10777 Westheimer, Suite 400 Houston, TX 77042

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

CONTI OF TOKE BEAU
WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 2.588 acres of land out of the A.G. Sherpless Survey, Abstract 322, Fort Bend County, Texas, which property was surveyed and platted on
WHEREAS, U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, a national banking association 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. 2014024651, 2013019470, 2013019471, 2013019472, 2014024652, 2014024653, 2016059210, 2016059211, 2016059212 and 2016059213 of the Real Property Records of Fort Bend County, Texas, and, 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 CREEK FALLS AT CROSS CREEK RANCH UNRESTRICTED RESERVE.
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 LOAN SUBSIDIARY 1, L.P., a Texas 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 CREEK FALLS AT CROSS CREEK RANCH UNRESTRICTED RESERVE and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of CREEK FALLS AT CROSS CREEK RANCH UNRESTRICTED RESERVE 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.
U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, a national banking association
Ву:
Printed Name: Title:
STATE OF TEXAS
COUNTY OF
BEFORE ME, the undersigned authority, on this day, personally appeared
D/B/A Houston Capital Company, a national banking association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of, 2016.
Notary Public in and for the State of Texas
My commission expires:
*

AFTER RECORDING RETURN TO: Tray DeVillier BGE, Inc. 10777 Westheimer, Suite 400 Houston, TX 77042



November 7, 2016

City of Fulshear 30603 FM 1093 Fulshear, TX 77441

Re: Creek Falls At Cross Creek Ranch Unrestricted Reserve

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 November, 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 Samantha Richards at 713.207.6362.

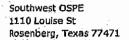
Sincerely,

Samantha Richards Right of Way Agent

C: Trey DeVillier<tDeVillier@bgeinc.com

mundly Robers

PLR16.434A







November 9, 2016

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

Re: CREEK FALLS AT CROSS CREEK RANCH UNRESTRICTED RESERVE

Dear Mr. DeVillier:

NOTE: This "No Objection Letter" does not represent facilities controlled by AT&T-Legacy/T. A separate "No Objection Letter" will be provided by AT&T-Legacy/T.

AT&T is pleased to respond to your request for approval of plans received for the above referenced project. AT&T places facilities within Utility Easements and/or public rights-ofway 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,

Michael Jones Michael Jones

Manager Engineering - Design

STATE OF TEXAS DOS LENG RESIDENT L. P., Tomes limited performing entirely by me through kery D. Johnson, President of CRI. tom Do 1. M. P. of Tomes institute limited lay cought in the served performs ament, persident performed reported to the over the 2.05 mer. For the contract cases lates in the stores and forecoming one of DENT LLL of CREEN COURT AMOUNT MENDING CRITE RESOURCE, as browly make a state of the country of t FAUNCE. Owners have specioused and by these presents on contains to the set of the public for public utility perposes (if if it is not to be set of the public for public utility perposes to the set of the public for public utility perposes to the set of the public for public utility perposes to the set of the public for public utility perposes to the set of the public for public utility perposes to the set of the public for persons to the set of the public for persons to the set of the public for persons to the public for public for public for public public persons to the public for public for public public persons to the public for public for public p FRINGE, down toose dedicate and by these presents of deficute to the use of the public for public utility purposes forewer contributed order consents. The serious remembers should estate herbinistly on softicional ten feet (if "7") for local tenter of the public design and seasonst, or eight (and "0") for foreign feet (vid) back-being order seasonst, or eight feet (of the foreign feet (vid) back-being order of the seasonst order of the foreign feet (vid) back-being order of the seasonst order of the foreign feet (vid) back-being order PRITCE. Concer do hereby newment and upon that oil of the property within the heundaries of this plot in hereby restricted to prevent the drainage of my spatic tenks into any public or private street, personant access assembly, feed or other or day followes title, either directly or indirectly PROPER, we do hereby dedicate to the public o eitig of lood twenty (20) fest wide an each side of the contarties of any one oil bypace, creaks, collier, review, eroom, and crisinage allowes lactuate in said seems them to be a contarties of any of the contarties of any of the collision of the contarties of any one of the collision of the contarties of any one of the collision of the contarties of any one of the collision of the PACTORS, as do herely covered and open that all of the property united the knoduries of this underivine and adjusted up actives examine, disc, quily, creak or natural architect way shall hereby to restricted to have much drollings are naturally active of excess, tellings, examine squarties and their extractions of the open properties of architect and the open properties of architect and the open properties of a fundamental case of execution and open properties and open properties and open properties are only open and open properties and open properties are only open and or open and of open properties. PRINTED, we see breight systems. PRINTE IN TESTIMENT TORRIGHT, CCR LOAN SUBSIDIARY 1, L.P., o Texas Limited pertnership, acting by and through Johnsen/CCR CP, LLC, a Texas limited liability company, its sole deserted pertner, has counsed these presents to be algored by Larry C. Johnson, its President, thereands extending the content of the second state of the second state of the second state. CCR LOAN SUBSTOLARY 1, L.R., e Texas limited periasruhis By: CCR Loan Sub 1, LLC, o Years limited (Lobility company, its Ceneral Portner Cerry O. Johnson STATE OF TEXAS COUNTY OF HARRIS SCYCEC Mt. the underelayed outbortly, on this day personally dynames tarry G. Johnson, President of Johnson (Edit of Linkellity company, the main general personal of the LAN SECTION 1, p. a feast initiate period and the section of the LAN SECTION 1, p. a feast initiate period to the foregoing instrument and cannot adopt the section of GIVEN INDER MY HAVE AND SEAL OF GEFICE, IND. Jody S. Tomo Halory Public in and for the Slate of Texas Commitmetes Expires: ____ Alon C. Sentley, R.P.L.S. f, Enreno B. Howler, A Professional Engineer registered in the State of Tenne as hereby earlify that this plat meets all quirements of the City of Pulphder, to the best of an heard-dos. Korano S. Houter, P.E. Orem & Cay Engineers, Jos. 1895 Reclatration No. F-1846 This plot of CHEDX FALLS AT CRUSS CREEN RANCH UMBESTRICTED RESERVE is approved by the City Planning Coumission of the City of Fulshows, Tanas, Austin Mesal planer City Chamult and signed on this ______ day of ______ 2010; provided, become, this percent shall be invalid and null and value unless the plat in filled with the County Clerk of Fort Sand County. Texas within

Witness or hous and seel of office, or Sichmond, Torne. The day and dots lost show witten.

Dieng Gorden Offerd

COLLED TITS CORTS CULTO SLUT AND CULTO SLUT AND AND SAN & COLLEGE COLLEGE SLUT AND COLLEGE SLUT AND CULTO SLUT AND CULT	
1 - Edition	Coulty life and
Figure 20 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2	Cattle in a court And in a co
THE PROOF PLACE IN A PROOF OF THE PROOF OF T	No.
THE STATE OF THE S	VANCTURED TERROLET CA.
ALTO 6.00 ACMS LOTS 1- FA LOGG 2 CONT ACMS LOTS 1- FA LOGG 2 CONT ACMS RESIDENT A CAN HOLY OF STATE ONE A CHOOL OF STATE ONE LOT LOGG 3050-347 L.U. FALLER, NA, 2006-2506	
DESCRIPTION OF A 2, 388 ACRE THAT OF LAND SITUATED	GDC AV

DESCRIPTION OF A 2, 388 ACRE TRACE OF LAND SETURATED AN THE A.C. SOURCEASS SAFET, ASSTRACT HE 322 CETT OF PASSESS FORT MENS COUNTY, MEANS

deciman, fields arm (1927 for appart cost) breat or insend elbested in the A.C. Deciman Europe, Ambient for the control of the cost of th

excitation at a 1/2-leads team place with may adjusted Terma is drop found for the machine's providing manager of the interpretation of Press Count State Lane (29 feet visit) and Creak Faith Prives [68] seek adjusted them as Courts Count Lane La Companies as it, a season injury place recover over Plat in. The Country of the Country

open level man the normal exercises trace:

Description of the set will be control line of the east rightness-may line of sold Greak falls Drive and
eagls link dark fright the following entered and deblocks:

Single-Control

Single-Contro

for the substitution of a temporary survenil on letter in the letter is distincted of \$22.00 feet, senter a realization of the substitution of the substitution of the substitution of the letter is the substitution of the substitution of the letter is the substitution of the letter is the substitution of t

MODES, are the device and this area than the limited process and rittenance as a deferring to a children of the first five to a 17-limb to show that this course 100 Modes and the probability of the art five house for the state of the course track; and the probability of the art five house for the course track; and the course of the cour

00'30'gr C d discours of oil.'No feet to a 150'clot from pige with the description of the management of the contract of the co

MONCE, divine and with the cumme like of each north right-wives like and the same like of our same like of same like of the latter and the same like of the latter and the latter and the latter and l

CURNE DATA					
MANGER	RADIUS	BELTA ANGLE	ARC DISTANCE	CHERO BEARING	CHURS DISTANCE
ci	1900,00	21762	71,20	2 93,33,31, A	75,19
CZ	25.00	63,000,000,	39.27	H 53'46'25" W	35.30
¢3	1830,00	656'44"	222,00	8 121547" W	222,74

LINE DATA		
HULLDER	HUMBER BEARING	
Li	28173'35'7	149.01
L3	N8'46'25"W	70.36
_13	H15'45'00'W	77.61
u	1435.32,34,E	139,72
1.5	\$3476'32'E	35.36



CREEK FALLS AT

.....

- 1. "U.C." Indicates "Ottility Comment".
- 2. "C.L." Indiretes "Beliding Line".

N

- 3. "M.L.C." Indicates "Water Line Comment".
- 4 "SAN S.E." Indicates "Soultery Semir Engagent".
- 5. "STM.S.E." Indicates "Sterm Sever Economit".
- 6. "F.B.C.C.F. Na." Indicates "Fort Base County Clerk" = File Number",
- 7. "F. S. C. P. S." Indicates "Plat Records of Fort Bend County".
- 8. "F.O.C.D.S." Indicates "Good Records of Fort Dand County".
- The courdinates shown harden are Texas South Central Zene Ho, 4204 Stote Flore Grid Coordinates (198003) and may be brought to surface by swittiglying by the following small lend scale is 0001145%.
- Beering orientation is based on the Years Coordinate System. South Central Zene 1204, 182-33 and is referenced to moments from olong the east one morth right-end-may lines of Core Creak Band Lane and Creak Folia Drive.
- Yere Ir as cherruple evidence of any pipulines within the bundaries of the
 subject lengt, and that house as the little research previded per City Pluncing
 taltur expensed by Sisser's Title Company, File No. 150ect(F). and State
 27, 2016, that there are as pipuline seasonate of record within the bundaries
 of the subject tract except as shown tercon.
- The property lies in the Unshood Zene "X" (erves determined to be mutatin the SDD year flowd Join) as delinated on the Flood learneds Note Map for Fort and the Part of the P
- Set 1/2-inch Iren Pips (3/4" 0.0.) w/ cop atemped "OCC IRC" et oil plat boundary corners unices otherwise noted.
- 14. O Indicates Found L/2-inch Iros Pipe (3/4" C.B.) s/ mp simped "Brown &
- All of the property subdivided in the foregoing plat to within the incorporated boundaries of the City of Pulphers, Tanks.
- This plot is subject to restrictions recorded under fort Bood County Clork's File No. 2005/20098, 200835952, 2008054441, 2008025053, 2010127400, 2010127406, and 2012/30789 per City Pleaning Letter graphed by Standet Title Communey, File No. 1000440074, and dotted October 27, 2016.
- This plot is subject to Bood Without Worronty, Sole, Termination, Release and Abandonment of Encoment recorded under F. O. C. L.Y. No. 2010006195.

CREEK FALLS AT CROSS CREEK RANCH UNRESTRICTED RESERVE

A SUBDIVISION OF 2.588 ACRES OF LAND LOCATED IN THE A.G. SHARPLESS SURVEY, A-322 CITY OF FULSHEAR FORT BEND COUNTY, TEXAS

LOTS: 0 SCALE: 1"-100" RESERVES T BLOCKS: 1

DATE NOVEMBER, 2016

CHARTE CR LEAN SUBSQUARY 1, 1 5005 RIVERWAY, SAITE 5 HOWEIGH, TOUS 77031 (713) 900-9977 DATE: NOVEMBLE, 2016
UND FLAMPED
DEL | NORTH R. CHECK & ASSOCIATES, INC.
2300 CHACK RAING, SVID., JAN-230
RAIY, IDAS 77494
(28) 3/8-03-0
SARRIYE EMORES





IGE, fino. 0777 Washindrer, Sulin 420, Neuslad, TX 77042 et 261-555-5700 e www.bgolm.com 18PR Royslander No. P-1048 18PR S Lleanard Sarvoyleg Firm No. 101055-00 ARPEAN HAUTER, P. G.

CITY OF FULSHEAR

Registration & Permit Department Ph: (281) 346- 1796 fax: (281) 346-2556 30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Parklane Ful	Ishear / Preli	minary Plat	_
City Engineer Review			
Reviewed See Attached Letter			
BY:	DATE:	11-29-2016	_
City Secretary			
Processed Returned for additional data			
BY: Ki Kaf	DATE:	11-10-2016	_
Planning Commission Review			
Approved Returned for additional data			
MULTI- FAMILY WITHIN C AS PART OF DEVELOPME BY:	NOSS CREEK DATE:	PANCH-PREVIOU 12-2-16	BLY PLANNED
City Council Review			
Approved Returned for additional data			
BY:	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: 11/10/20106	Date Received by the City of Fulshear:	
Subdivision: PARKLANE FULSHEAR	Development: CROSS CREEK RANCH	
SUBMITTAL OF PLAT: (Check Appropria	ite Selection)	
✓ Preliminary	Final	Short Form Final
Replat	Vacation Plat	Admin. (Minor) Plat
Amending Plat		
TYPE OF PLAT: (Check Appropriate Sele	ction)	
Single-Family Residential	Zero Lot Line/ Patio Home	✓ Multi-Family Residentia
Planned Development	Commercial	Industrial
Plat Location: _✓_ City	ETJ (Extraterritorial Jurisdiction)	
		stract No. 321
Legal Description: 21.54 ACTES 10	cated in the J.W. Scott Survey, Abs	Stract No. 321
Variance: Yes (Attach a Copy o	of Approval Letter) No	
Total Acreage: 21.54		
Number of Streets: 0		Diatting Food
Number of Lots: 0 Number and Types of Reserves: 1		Platting Fees
Total Acres in Reserve: 21.54	D. U. I. D. D.	\$500.00 plus 3.50 per lot, plus \$12.50
	per acre	
Owner: JUDWIN REALTY GROUP	Final Plat - \$500.0	00 plus \$5.00 per lot plus \$25.00 per acre
Address: 4295 SAN FELIPE, STE. 370	Replat - \$500.00	plus 5.00 per lot plus \$25.00 per acre
City/State: HOUSTON, TX 77027	Amending or M	linor Plat - \$200.00
elephone: 713-297-4400		
mail Address:		
ngineer/Planner: BROWN & GAY E	NGINELIO, INC.	lats - \$100.00 (each additional review)
Contact Person: TREY DEVILLIER	TOTAL PLATTIN	G FEE \$769.25
elephone: 713-488-8204	Park Fees (due	at Final Plat Application)
ax Number: 281-558-9701		
an italibei.		

November 29, 2016

Engineering Review

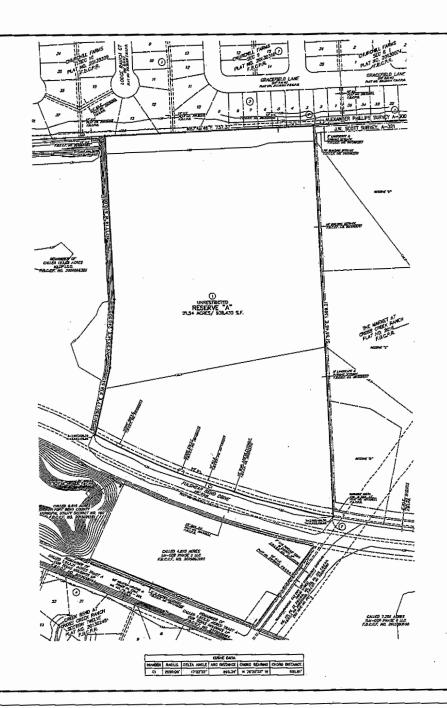
Preliminary Plat Parklane Fulshear City of Fulshear; Texas

For Information only:

- This plat will create one (1) Reserve that covers a total area of 21.54 acres of land that is scheduled to be used for Multi-family residential.
- 2. Access to this Reserve will be from Fulshear Bend Drive along the South boundary line of the Reserve.
- 3. This Reserve has a 25-foot Front Building Line.

Recommendations:

I recommend that this Preliminary Plat of Parklane Fulshear be approved as submitted.







VICINITY MAP

HIPTION OF A 21.54 ACRE TRUCT OF LAND SITUATED IN THE J. W. SCOTT SURVEY, ASSTACT NO. 321 CITY OF PRISHERS

MEING 2 LLSs core (250,426 squee feet) troot of lead situated in the LR Scott Spray, Meinret He. 21. City or Faisherp. Feet deer Course. Tenos and being oil of a collect SLSS erre treat of lead described in on instrument to COR 21. LLC preserved where Fert door Court Clerk's STOR Nation (F. R. C. F. No.) 203146894, said 21.54 erre trutt of lead described by once and phessive as fellows.

SCHIMING 01 a 1/2-mode lives pige with day thomas from A low faced on exclusive pixel-mode lives of Prabase Res Lives 100 feet and the lives of the lives and the lives of the lives and the lives of th

NEXCE clong the cormon lines of paid 21.54 ours treet and sole 123.00

15'56'17' E. a distance of ZZB,54 feet to a 1/2-inch iron pipe wit op stamped Green 4 day' out for an engle point;

N 64"35"14" E. a distance of 240,00 feet to a 1/2-inch tron pipe with cop element Brank & Cop" set for on angle point;

All 22:11 Let v. c distance of 500,00 feet to c,1/2-inch lens pige all equipment from A Euge and to the northerly line of said 4.6 Soo Survey and the equipment of the Alexander Philips Correlated Annual Control Con

PROME. N 87-46'-65' E along the common sold servey line, the annulary lines of each common sold servey line, the annulary lines of each common line of each common sold servey line. A servey sold of each common servey line at each 2.54 over the cut of estates of 737,37 fact to a J.K.-lock iron pile with cap atomated from a few front for the common servey line at the common servey line and the common servey line and the common servey line and the common servey line at the common servey line and the common servey line

TORMEL 5 0'161 of E. mismo the sames line of anid 22.00 are trust and said 21.54 even tract a distance of 1.302.21 feet to the PORT OF BEOLYMING and containing 23.34 ners (\$15,430 square [set] of land. Secting orientation is based on the Trace Coordinate System, South Central

CONTRACT MATERIA

- i. "V.C." lodinates "Villity Easement".
- 2. "B.L." Indicates "Building Line",
- 4. "EAN.S.C." Indicator "Southern Sower Consecut".
- . "BAM.S.C." Indicator "Sanitury Sower Economical
-). "STM.S.C." Indicates "Storm Sever Cozamunt".
- 6. "F.O.C.C.F. He." Indicates "Fort Dand County Clark's File Number"
- 7. "C-B.C.P.R." Indicates "Plot Records of Fort Bend County".
- 8. "F.B.C.D.R." Indicates "Deed Records of Fart Sand County".
- 9. The courdinates shown hereon are Taxes South Control Tone No. 4204 State Plane Grid Courdinates (NADES) and may be brought to surface
- Broring origination is house on the Taxon Coordinate System, South Emercial Zahn 4204, NOD-53 and in referenced to generate found close the west field-of-more line of F.M. 1403 and the cost line of
- 11. There is no observable evidence of any pipelions within it basederies of the subject treat, and book based on the till reservable propriet by Stone Little Shapeyor, File No.

 1110 Shapeyor, Fi
- 12. The property fire in the Unaheded Zene "X" (urous determined to be extended the 500 year flood picin) as delimated on the Floor insurance Sole Map for Port Bend Cumby, Texas and Incorporate.
- Set 1/2-inch iron Pipe (3/4" C.D.) w/ cup stemped "Gramm & Goy" at all stot boundary normers unless otherwise noted.
- 14. " " indicates Franci 1/2-leck from Pips (3/4" g.D.) w/ co windows "Srown & Gay" of all plot bundary torners unlabs otherwis colons.
- All of the property subdivided in the forequing pint in within the interperates assendaries at the City of futuhour, leads.

PARKLANE FULSHEAR

A SUBDIMISION OF 21.54 ACRES OF LAND LOCATED IN THE J.W. SCOTT SURVEY, ABSTRACT 321 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

LOTS: 0 SCALE: 1"-10 RESERVES:

BLOCKS: 1 DATE: MOMENBER, 2016

GW/Dr 430WH REALTY CROI 1215 SAN FOLSE, STE HOUSTON, TX 77027 (713) 297—1400

E | HERRY R. GLEET & ASSOCIATES, by 2250; CHOO RANCK BLND., AA-250 KATY, TEXAS 77404 (281) 579-0340



-BGE, Inc., 10777 Westholmar, Suito 400, Houston, TX 77042 Tet 281-290-0700 v www.bgshc.com TBPE Rogiston No. F-1048 TBPLS Licensed Surveying Ren No. 101085-00

CITY OF FULSHEAR

Registration & Permit Department Ph: (281) 346- 1796 fax: (281) 346-2556 30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Christian Brothers Fulshear/Final Plat (2nd Review)
City Engineer Review
BY:DATE:
City Secretary
Processed Returned for additional data
BY: Z- Zaff DATE: 11-14-2016
Planning Commission Review ApprovedReturned for additional data
FINAL UPDATED PLAT (WITH COMPECTIONS) RECEIVED 12/2/16
BY: Spenn DATE: 12-2-16
<u>City Council Review</u>
Approved Returned for additional data
BY: DATE:



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093 Fulshear, Texas 77441 Phone: 281-346-1796 ~ Fax: 281-346-2556 www.fulsheartexas.gov

REC'D NOV 1 4 2016

Subdivision/Development Platting Application

Date: November 10, 2016 Date Received by the Ci	ty of Fulshear:
Subdivision: Christian Brothers Fulshear Development	
SUBMITTAL OF PLAT: (Check Appropriate Selection)	
Preliminary X Final Replat Vacation i Amending Plat	Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection)	
Single-Family Residential Zero Lot L	ine/ Patio Home Multi-Famīly Residenti
Planned Development X Commercia	ial Industrial
Plat Location: City ETJ (Extraterritorial Ju	urisdiction)
Legal Description: 1.1808 acres in the T.W. Southerland Surve	y, A-421, City of Fulshear, FBC, Texas
Variance: Yes (Attach a Copy of Approval Letter) XX Total Acreage: 1.1808 Number of Streets: 0	para de la constanta de la con
Jumber of Lots: 0	Platting Fees
Number and Types of Reserves: 1 Commercial Reserve Otal Acres in Reserve: 1.808	Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre
ddress: Xaris Properties, LLC	Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre
ity/State: Houston, Texas 77094	Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre Amending or Minor Plat - \$200.00
elephone: 281-675-6100	
mail Address:	Plat Vacation - \$500.00
ngineer/Planner: DAC Engineers	2 nd Review of plats - \$100.00 (each additional review)
ontact Person: David Keel	TOTAL PLATTING FEE \$100.00
elephone: 281-506-7119	Park Fees (due at Final Plat Application)
ax Number:	
mail Address: david.keel@dacenglneers.com	
his is to certify that the information on this form is complete, true ar	nd correct and the undersigned is authorized to make this
pplication. I understand that if all necessary information, required de	
ity of Fulshear will not complete the review needed in order to subm	nit to the P&Z board.
Laurie C. Riojas/Pl	lat Coordinator
SIGNATURE TYPED OR PRINTE	

November 29, 2016

Engineering Review

Final 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 Final Plat of Christian Brothers Fulshear be approved with the following additions/corrections:

- A) The date for Note #5 needs to be updated to reflect the current City Planning Letter date.
- B) Note #9 needs to be removed as there does appear to be a pipeline easement shown on the plat.

Kimberly Kopecky

From:

Laurie < l.riojas@agsconsultantsllc.com> Tuesday, November 29, 2016 4:03 PM

Sent: To:

Kimberly Kopecky

Subject:

Christian Brothers Fulshear Plat

Attachments:

CB FULSHEAR REVISED PLAT 112916.pdf

Good Afternoon Kimberly,

I have attached the revised plat per the engineering review recommendations. I will have 8 bond copies delivered to you as well. Please let me know if you have any questions or concerns. I truly appreciate your help with this matter.

Thank you,

Laurie A. Chapa, Survey Plat Coordinator/Public Relations

AGS Consultants, LLC
TBPLS Firm No. 10193810
WBE/MBE/SBE/DBE/HUB
16800 Greenspoint Park Dr. Suite 180N
Houston, Texas 77060
(O) 832.301.3815
(C) 281.460.1454

(F) 832.413.5210



www.agsconsultantsllc.com

NOTICE - This communication may contain confidential and privileged information that is for the sole use of the intended recipient. Any viewing, copying or distribution of, or reliance on this message by unintended recipients is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer.

Please consider the environment before printing this email Join the campaign at http://thinkBeforePrinting.org

From: David Keel [mailto:david.keel@dacengineers.com]

Sent: Tuesday, November 29, 2016 2:58 PM

To: l.riojas@agsconsultantsllc.com

Subject: Fwd: Send data from MFP11391318 11/29/2016 15:38

You probably received this too

Sent from my iPhone

Begin forwarded message:

From: Kimberly Kopecky < kkopecky@fulsheartexas.gov>

Date: November 29, 2016 at 2:46:07 PM CST

To: Trey DeVillier < TDeVillier@bgeinc.com >, "david.keel@dacengineers.com"

<a href="mailto: , Geoff Freeman , moeckel@team-civil.com , smpleam-civil.com

Subject: FW: Send data from MFP11391318 11/29/2016 15:38

See attachment for Engineer Reviews.

Best Regards,

Kimberly Kopecky
Deputy City Secretary
City of Fulshear
281-346-1796 ext. 251
kkopecky@fulsheartexas.gov

----Original Message----

From: Scanner@Fulsheartexas.gov [mailto:Scanner@Fulsheartexas.gov]

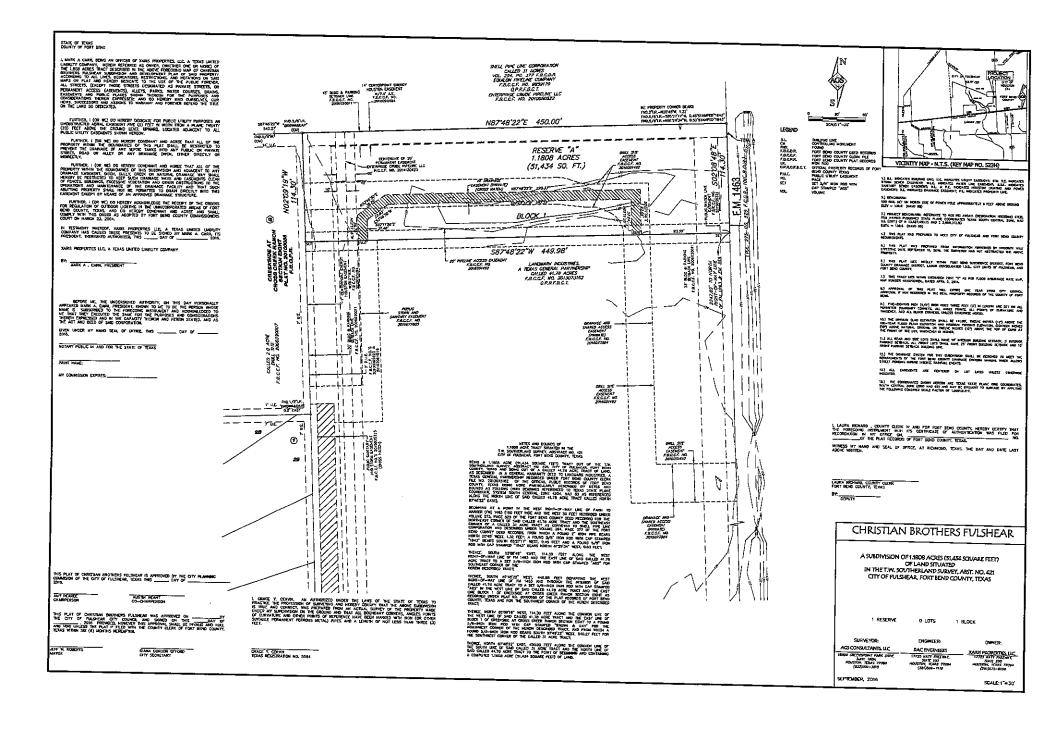
Sent: Tuesday, November 29, 2016 3:38 PM

To: Kimberly Kopecky < kkopecky@fulsheartexas.gov > Subject: Send data from MFP11391318 11/29/2016 15:38

Scanned from MFP11391318 Date:11/29/2016 15:38

Pages:8

Resolution:200x200 DPI



LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF FORT BEND

WHEREAS, Xaris Properties, LLC, a Texas Limited Liability Company has platted that certain 1.1808 acres of land out of the T.W. Southerland Survey, Abstract No. 421, Fort Bend County, Texas, which property was surveyed and platted on by, AGS Consultants LLC, and known as CHRISTIAN BROTHERS FULSHEAR and Filed in Slide No. of the plat Records of Fort Bend County, Texas; and

WHEREAS, Third Coast Bank SSB is the present owner and holder of liens against the above described property, said liens being evidenced as recorded in Fort Bend County Clerk's File Numbers 2016078292 and 2016078293 of the Real Property of Fort Bend County, Texas, and is the holder of promissory notes secured by said lien, desire to subordinate said lien to the dedication of all streets, rights-ofway and easements as well as all other terms and conditions referred to on the subdivision of CHRISTIAN BROTHERS FULSHEAR;

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. Xaris Properties, LLC, a Texas Limited Liability Company, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the present owner and holder of the note and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of CHRISTIAN BROTHERS FULSHEAR And the dedication evidenced thereby and does hereby RATIFY. CONFIRM, AND APPROVE in all respects the subdivision of CHRISTIAN BROTHERS FULSHEAR and the dedication, terms and provisions evidenced thereby.

The said lienholder does hereby WARRANT AND REPRESENT that it is the present owner and holder of the note and the lien given to secure the payment of the same and that it is the owner and holder of the note and the lien.

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

EXECUTED This

day of November 2016.

THIRD COAST BANK, SSB

RETURN TO: AGS CONSULTANTS LLC

ATTN: LAURIE CHAPA

16800 GREENSPOINT PARK DRIVE, STE. 180N

HOUSTON, TEXAS 77060

Continued on Page 2

NOTARY PUBLIC ACKNOWLEDGEMENT FOR ALL SIGNATURES

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared how to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3 day of \ , 2010

JEANNA K. DECKER

Hotary Public, State of Texas

Motary ID 833496-2

Notary ID 833496-2

Notary Public in and for the State of Texas

My Commission expires: 6 - 2020

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF FORT BEND

WHEREAS, Xaris Properties, LLC, a Texas Limited Liability Company has platted that certain 1.1808 acres of land out of the T.W. Southerland Survey, Abstract No. 421, Fort Bend County, Texas, which property was surveyed and platted on _______by, AGS Consultants LLC, and known as CHRISTIAN BROTHERS FULSHEAR and Filed in Slide No. ______of the plat Records of Fort Bend County, Texas; and

WHEREAS, CBH Properties Investments, LLC is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded in Fort Bend County Clerk's File Numbers 201607829 of the Real Property of Fort Bend County, Texas, and is the holder of a promissory note secured by said lien and 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 subdivision of CHRISTIAN BROTHERS FULSHEAR;

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, Xaris Properties, LLC, a Texas Limited Liability Company, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the present owner and holder of the note and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of CHRISTIAN BROTHERS FULSHEAR and the dedication evidenced thereby.

The said lienholder does hereby WARRANT AND REPRESENT that it is the present owner and holder of the note and the lien given to secure the payment of the same and that it is the owner and holder of the note and the lien.

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

EXECUTED this 14h day of November, 2016.

NAME: Jacques Craig

CBH Properties Investments, LLC

RETURN TO: AGS CONSULTANTS LLC
ATTN: LAURIE CHAPA

16800 GREENSPOINT PARK DRIVE, STE. 180N

HOUSTON, TEXAS 77060

Continued on Page 2

NOTARY PUBLIC ACKNOWLEDGEMENT FOR ALL SIGNATURES

STATE OF TEXAS

COUNTY OF HARRIS

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of Women luc 2016.

Notary Public in and for the State of Texas

My Commission expires: 1017 (2017

DEBRA FAYE SMART

Notary Public, State of Texas

Comm. Expires 10-07-2017

Notary ID 129585643



CITY PLANNING LETTER

September 22, 2016

Effective Date: September 15, 2016

Job No. 1621358A Ref: XARIS PROPERTIES LLC

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 that certain Special Warranty Deed with Vendor's Lien dated July 19, 2016, from Landmark Industries and recorded in Fort Bend County Clerk's File No. 2016077883.

We find the record title to be apparently in:

XARIS PROPERTIES, LLC, a Texas Limited Liability Company

By virtue of that certain Special Warranty Deed with Vendor's Lien dated July 19, 2016, from Landmark Industries and recorded in Fort Bend County Clerk's File No. 2016077883.

Subject to the following liens:

Deed of Trust and Security Agreement dated July 19, 2016, payable to Third Coast Bank SSB and recorded under Fort Bend County Clerk's File No. 2016078292 and that Assignment of Leases and Rents dated July 19, 2016, from Xaris Properties, LLC to Third Coast Bank SSB and recorded under Fort Bend County Clerk's File No. 2016078293.

Deed of Trust, Assignment of Rents and Security Agreement Second Lien dated July 19,



2016, payable to CBH Properties Investments, LLC and recorded under Fort Bend County Clerk's File No. 2016078924.

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 LLC 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' 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.

Easement Agreement dated July 19, 2016, by and between Landmark Industries Development, Ltd. and Xaris Properties, LLC and recorded under Fort Bend County Clerk's File No. 2016077884.



Subject to the following restrictions:

Restrictive Covenants as set forth in those instruments recorded in Fort Bend County Clerk's File No. 9526750, 2006020011 and 2016077789.

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 Gomla 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,

Nicholas Favre

Service Consultant

Letter of Gas Availability

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

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 Ipina 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.
- 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.
- 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.
- 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,

1 Jan 2 19 1

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:

Secretary, Board of Directors in the Secretary of Sec

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 173

ATTEST;

(SEAL)

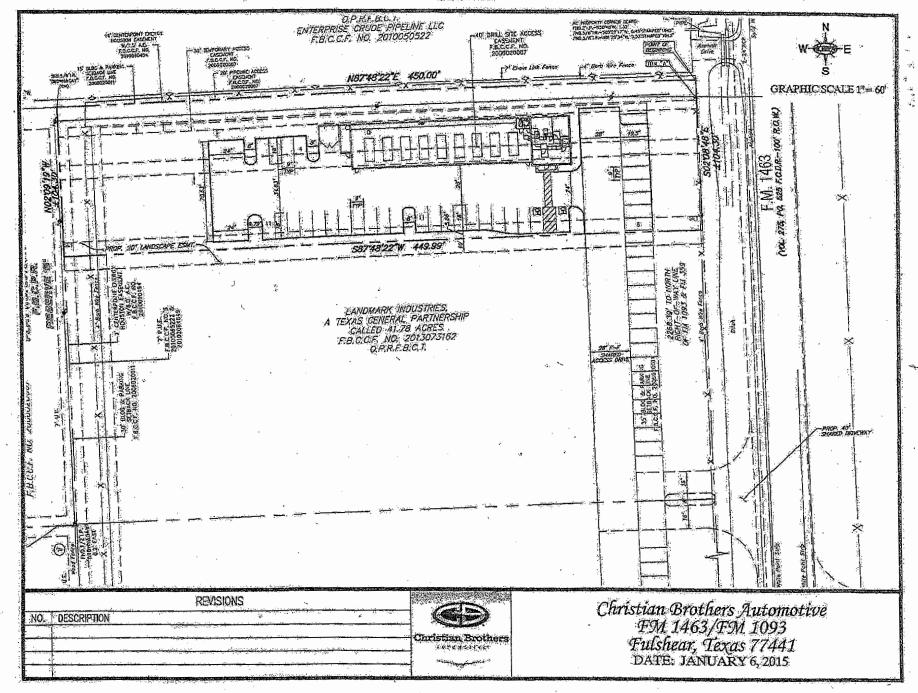
Christian Brother's Automotive agrees to all of the above terms and conditions.

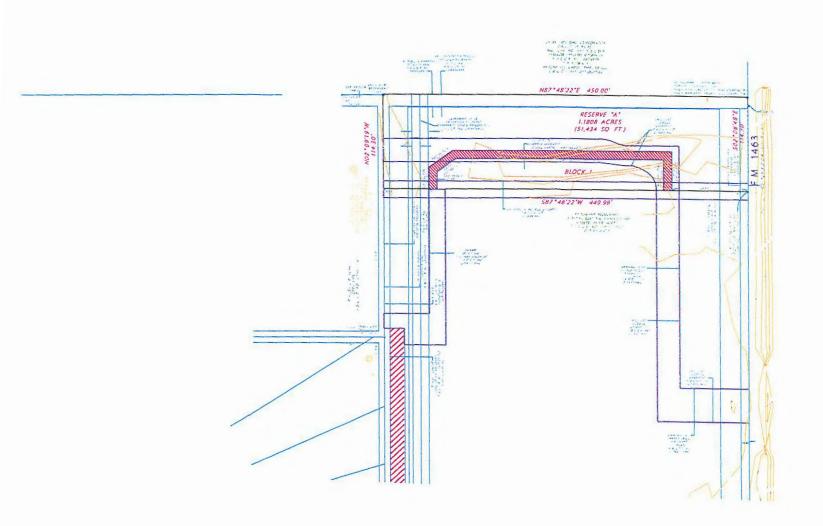
EXECUTED this 5th day of May 2015.

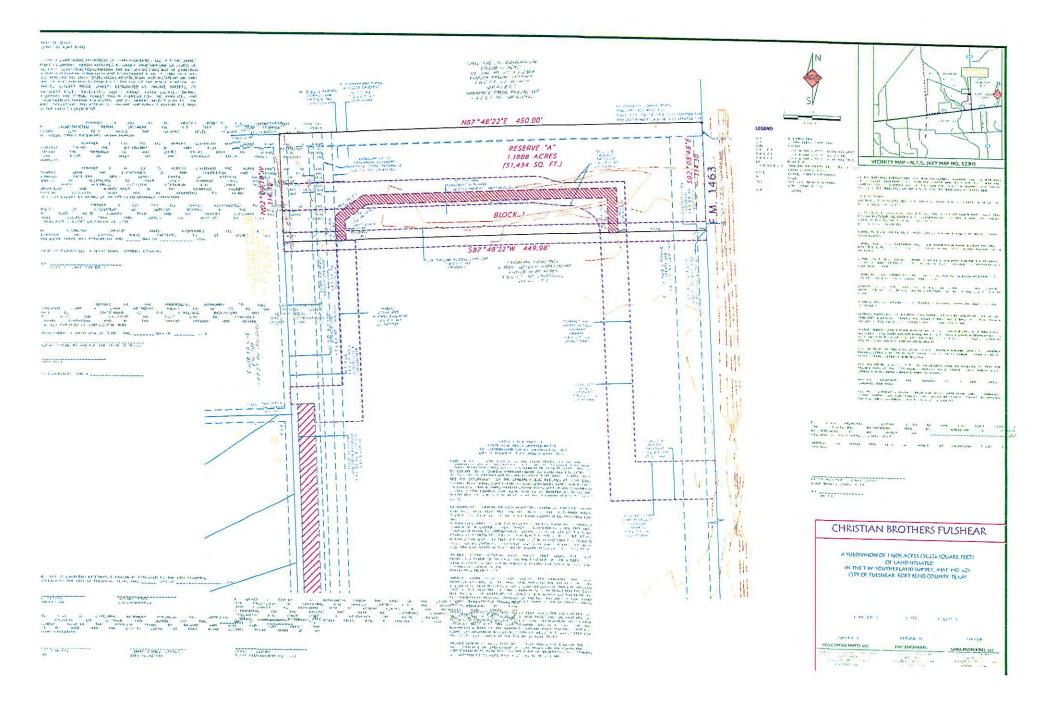
CHRISTIAN BROTHER'S AUTOMOTIVE Corporation

By Mark A. Carr

Title: President







CITY OF FULSHEAR BUILDING INSPECTIONS

COMMERCIAL BUILDING PERMIT

20160861 PERMIT #: DATE ISSUED: 5/11/2016 PROJECT ADDRESS 6150 FM 1463 RD SUBDIVISION: BLK#: CONTRACTOR: ISSUED TO: EBCO GENERAL EBCO GENERAL CONTRACTOR LTD CONTRACTOR LTD 305 W. GILLIS ADDRESS: 305 W. GILLIS CAMERON TX 76520 CAMERON TX 76520 CITY STATE ZIP: CITY STATE ZIP: 254-697-8516 PHONE: PHONE: NEW COMMERCIAL WORK: BUILDING \$ 354,387.74 VALUATION: BUILDING US PROJECT CONDITIONS IF ANY FEE CODE DESCRIPTION . AMOUNT BL-01 BUILDING PERMIT FEE \$ 35.00 PLAN REVIEW FEE-VALUATION BL-02. \$ 946.25 OMMERCIAL BUILDING PERMIT VALUATION BL-04 \$1,892.50 \$2,873.75 NOTES:

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

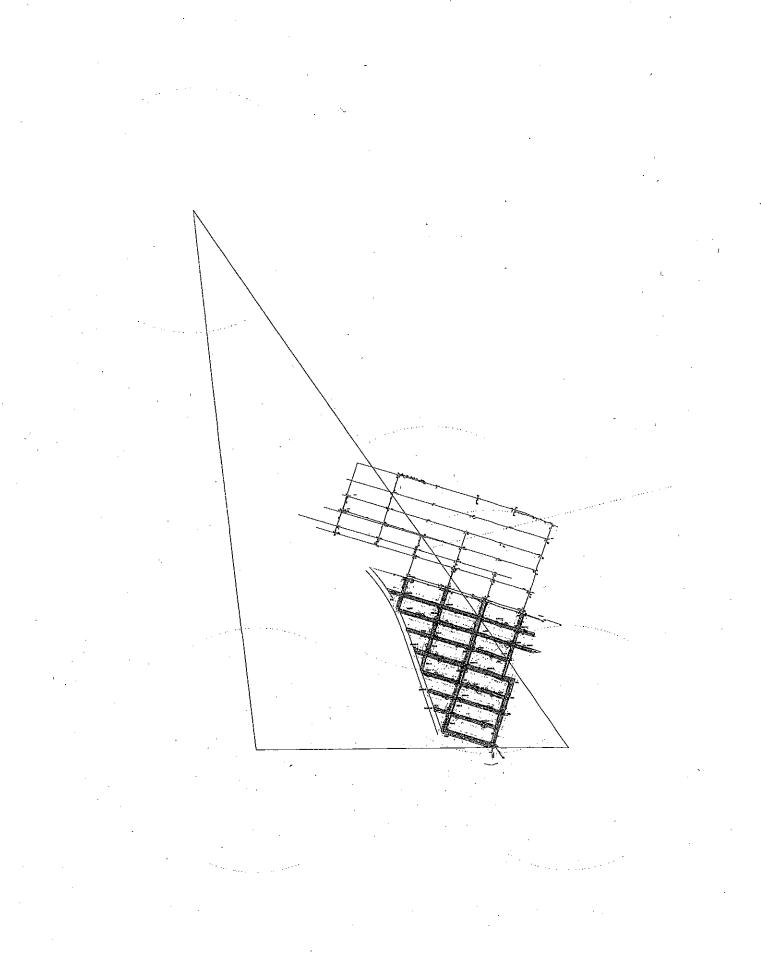
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. PERMIT MUST BE POSTED ON THE SITE AND VISIBLE FROM THE STREET. TO SCHEDULE AN INSPECTION EMAIL INSPECTIONS@FULSHEARTEXAS.GOV

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

7 16 116 DATE

115716

PROVED BY)



CITY OF FULSHEAR

Registration & Permit Department Ph: (281) 346- 1796 fax: (281) 346-2556 30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Cros	sing Section 1 - Street Dedication/Final Pla
City Engineer Review Reviewed See Attached Letter	
BY:	DATE: 11-29-2016
City Secretary	
Processed Returned for additional data	
BY: X- Zapl	DATE: 11-14-2016
Planning Commission Review	
Approved Returned for additional data	
BY: APeni	DATE: 12.2.16
City Council Review	
Approved Returned for additional data	
BY:	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: 11/11/2016 Subdivision: TAMARRON CROSSING SEC	Date Received by the City TION 1 STD. Development:		
SUBMITTAL OF PLAT: (Check Appropri	ate Selection)		
Preliminary Replat Amending Plat	X Final Vacation Pl	at	Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Sele	ection)		
Single-Family Residential Planned Development Plat Location: City	Zero Lot Lir Commercia ETJ (Extraterritorial Jur		Multi-Family Residential Industrial
Legal Description: 3.919 ACRES IN THE A.	G. SHARPLESS SURVEY, A-322		
Variance: Yes (Attach a Copy	of Approval Letter)XN	10	
Total Acreage: _3.919 Number of Streets: _1			
November of Labor 10	100		Platting Fees
Number and Types of Reserves: _0			
Total Acres in Reserve:		Preliminary Plat - \$50 per acre	0.00 plus 3.50 per lot, plus \$12.50
Owner: D.R. HORTON-TEXAS, LTD.			us \$5.00 per lot plus \$25.00 per acre
Address: 14100 SOUTHWEST FREEWAY, S	UITE 500		
City/State: SUGAR LAND, TEXAS 77478			5.00 per lot plus \$25.00 per acre
Telephone: 281-566-2100		Amending or Minor	Plat - \$200.00
Email Address:		Plat Vacation - \$500	0.00
Engineer/Planner: LJA ENGINEERING, IN			- \$100.00 (each additional review)
Contact Person: GEOFF FREEMAN		TOTAL PLATTING FE	E \$597.98
Telephone: 713-358-8830		Park Fees (due at Fi	nal Plat Application)
Fax Number:		L	
Email Address: gfreeman@ljaengineering.co	m		
This is to certify that the information or application. I understand that if all nece City of Fulshear will not complete the re	essary information, required do	cuments, and plat fees	
UAZ	Geoffrey A. Freeman / F	Platting Manager	11-11-2016
SIGNATURE	TYPED OR PRINTED		DATE

Clay & Leyendecker, Inc.

Texas Engineer Registration Number - F-2309

Consulting Engineers and Surveyors

November 29, 2016

Engineering Review

Final Plat - Tamarron Crossing Section 1
Street Dedication
City of Fulshear, Texas

For Information only:

- 1. This plat will create approximately 1600-foot of new street right-of-way (100-foot width) for Tamarron Crossing.
- The new street right-of-way will extend from Jarvis Bay Pass on the West to Kobuk Valley Way on the East.
- 3. This tract is located in the E.T.J. of the City of Fulshear and will need the approval of both Fort Bend County and the City of Fulshear.

Recommendations:

I recommend that this Final Plat of Tamarron Crossing Section 1 Street Dedication be approved as submitted.

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

CITY PLANNING LETTER

November 4, 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 31st day of October, 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 CROSSING STREET DEDICATION SECTION 1 (Proposed Plat)

Being 3.919 acres of land located in the J. D. Vermillion Survey, Abstract 339, Fort Bend County, Texas, more particularly being a portion of that certain called 686.0183 acre tract (Tract I), conveyed to D. R. Horton – Texas, LTD by an instrument of record under File Number 2013000056, of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 3.919 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83, Epoch 2010.00);

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the southerly end of a radial cut back corner of the intersection of the north right-of-way line of Tamarron Crossing (100 feet wide) and Kobuk Valley Way (width varies at this point) both shown

on Tamarron Section 22, a subdivision of record under Plat Number 20150211, same being on the south line of Reserve "B" of said Tamarron Section 22;

Thence, South 03° 51' 25" West, along the west end of Tamarron Crossing as shown on said Tamarron Section 22, 100.00 feet to 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the southwest corner of said Tamarron Crossing, the beginning of a curve;

Thence, 1,078.56 feet along the arc of a non-tangent curve to the right, having a radius of 2,450.00 feet, a central angle of 25° 13′ 24″, and a chord which bears North 73° 31′ 53″ West, 1,069.87 feet to a point for corner;

Thence, North 60° 55' 12" West, 200.00 feet to a point for corner, the beginning of a curve;

Thence, 170.72 feet along the arc of a tangent curve to the left, having a radius of 1,950.00 feet, a central angle of 05° 00' 59", and a chord which bears North 63° 25' 41" West, 170.67 feet to a point for corner, the beginning of a compound curve;

Thence, 48.22 feet along the arc of a tangent curve to the left, having a radius of 30.00 feet, a central angle of 92° 05' 22", and a chord which bears South 68° 01' 09" West, 43.19 feet to a point for corner;

Thence, North 68° 01' 32" West, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 48.22 feet along the arc of a non-tangent curve to the left, having a radius of 30.00 feet, a central angle of 92° 05' 22", and a chord which bears North 24° 04' 13" West, 43.19 feet to a point for corner, the beginning of a compound curve;

Thence, 72.08 feet along the arc of a tangent curve to the left, having a radius of 1,950.00 feet, a central angle of 02° 07' 04", and a chord which bears North 71° 10' 26" West, 72.07 feet to a point for corner;

Thence, North 17° 46' 02" East, 100.00 feet to a point for corner, the beginning of a curve;

Thence, 81.53 feet along the arc of a non-tangent curve to the right, having a radius of 2,050.00 feet, a central angle of 02° 16' 43", and a chord which bears South 71° 05' 36" East, 81.52 feet to a point for corner, the beginning of a reverse curve;

Thence, 46.11 feet along the arc of a tangent curve to the left, having a radius of 30.00 feet, a central angle of 88° 04' 17", and a chord which bears North 66° 00' 37" East, 41.71 feet to a point for corner;

Thence, South 68° 01' 32" East, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 46.11 feet along the arc of a non-tangent curve to the left, having a radius of 30.00 feet, a central angle of 88° 04' 17", and a chord which bears South 22° 03' 41" East, 41.71 feet to a point for corner, the beginning of a reverse curve;

Thence, 185.23 feet along the arc of a tangent curve to the right, having a radius of 2,050.00 feet, a central angle of 05° 10' 37", and a chord which bears South 63° 30' 30" East, 185.17 feet to a point for corner;

Thence, South 60° 55' 12" East, 200.00 feet to a point for corner, the beginning of a curve;

Thence, 1,034.54 feet along the arc of a tangent curve to the left, having a radius of 2,350.00 feet, a central angle of 25° 13' 24", and a chord which bears South 73° 31' 53" East, 1,026.20 feet to the POINT OF BEGINNING and containing 3.919 acres of land.

1. Deed Restrictions:

None of record.

NOTE; Property is subject to inclusion into restriction documents recorded in Document Nos. 2014128516 and 2014129256, 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.

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, to CenterPoint Energy Houston Electric, LLC, recorded in Document No. 2014039155, of the Official Public Records of Fort Bend County, Texas.

Pipeline Easement and Right of Way Agreement recorded in Document No. 2016026573, Official Public Records of Fort Bend County, Texas.

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 paving 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, JOTNT 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,

Tatanisha Walker

DHI Title of Central Texas



September 16, 2016

City of Fulshear 30603 FM 1093 Fulshear, TX 77441

Re: Preliminary Plat of Tamarron Crossing Section 1 STD - PLR16.409

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 September 16, 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 Lisa Adams at 713.207.6351 or Ken Vacek at 713.207.6308.

Sincerely,

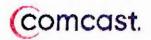
Lisa Adams

Lead Agent - Property Rights

C: Ashley Fuller < Afuller@ljaengineering.com>

Adams

PLR16.409



May 25, 2015

Ms. Ashley Fuller LJA Engineering, Inc. 2929 Briarpark Drive, Suite 600 Houston, TX 77042-3703

Re: Preliminary Plat of Tamarron Crossing Street Dedication Section 1

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 20, 2015

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, Comeast 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,

Chris Grey

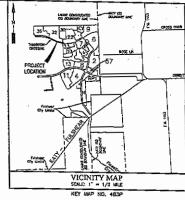
Construction Supervisor, Design and Serviceability

1 Kenz

HOVARY PUBLIC OF AND FOR THE STATE OF TEXAS

L. CANT D. MITTER, A GOSTITUTO PROTECTIONAL LAND SUBJECTS AND ACCOUNTY THE SAME SCANDISCOND TO THE SAM

SEND CASTS CASTS OF USED CONCRIDE TO THE C. B. WISSELDS SERVICE, ARRIVED TO A PROPERTY OF THE COSTS OF THE CONCRIDENT OF THE COSTS OF T



1, BORRING N. STRULDS, FORT BODG COMENT DECISION ON HEIGHT CORPET PAPE AND OF THIS SUMMANCIAN. COMMENCE WITH ALL, OF THE DESIGNED MEASUREMENT CONTROL OF THE STRUCK EARLY COMMENCE AND A STRUCK AND COMMENCE AND COMMENCE AND A STRUCK AND COMMENCE AND A STRUCK AND COMMENCE AND COMMENCE AND A STRUCK AND COMMENCE AND COMM

	·
RESIDENCE COUNTY ENGINEER	_
APPROVED BY THE COMMISSIONERS COURT (
THIS DAY OF	2016,
PRODUCT I, COUNTY COMMISSIONER	PRECION 2, COUNTY COUNTS STONES
ADDICAT E. NEDERT COUNTY JUDGE	
	•
N. A. (MOY) MOYERS PRECINCY 3, COUNTY COMMISSIONOR	PRICING 4, COUNTY CONNESSONER
MEDIUMBAL AND HE COCKRONE OF	NO TEX FORT BOYS COUNTY, MODERY CORREY THAT THE FORD AUTHORITICATION WAS PILED FOR RECORDING IN MY OFFICE O'CLOCK
	RICHMOND, TEXAS. THE DAY AND DATE LAST ARRY WRITTEN
DAURA, RICHARD, COUNTY CLERK FORT BUND COUNTY, TOMS	-
opur -	_

FINAL PLAT OF TAMARRON CROSSING SECTION 1 STREET DEDICATION A SUBDIVISION OF 3,919 ACRES OF LAND STRUKTED IN THE

A SUBDIVISION OF 3.919 ACRES OF LAND STUATED IN THE J.D. VERMILLION SURVEY, ABSTRACT 239, FORT BEND COUNTY, TEXAS,

O LOTS O RESERVES O BLOCKS

JOB NO. 1931-1532

2016 JOB NO. 1931-1532 CWNERS:

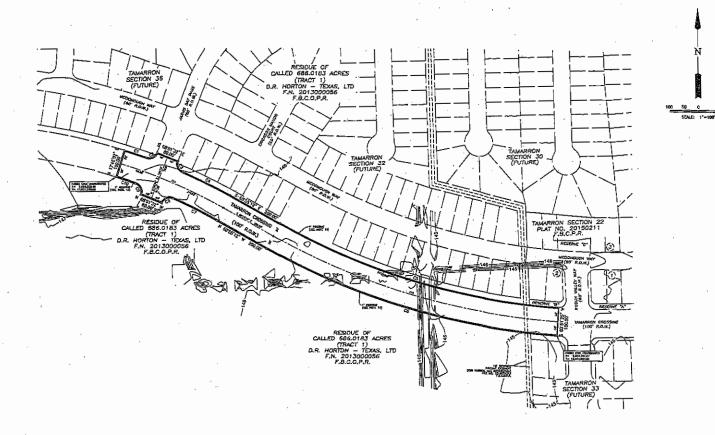
OWNERS:
D.R. HORTON, LTD.
A TEXAS LIMITED PARTMERSHIP
CHRIS UNDHORST, PRESIDENT
14100 SOURHEST FREIGHT, SUITE SOL, SUGAR LAND, TEXAS 77478
(201) 566-2100

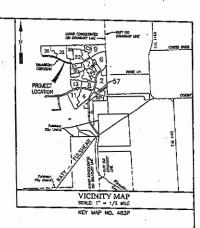
(281) 586-2100 ENGINEER/SURVEYOR:

LJA Engineezing, Inc. 2929 Dispate Orive Sale 000 Housier, Teas 770s2

Flow 713,953,5200 Fox 713,953,5205 FRN -F-1385 T.B.P.L.S. Firm No. 10110501

SHEET 1 OF





	CURVE TABLE				
CUÉNT	RADIUS	OCLTA	ARC	04040	CHICAG BENING
cı	2022.00	216,42,	B1.53°	41,57	1 DESPIT 2
CI	30.00	B50477	46.11"	41.75	N SECOND' E
8	20.00	MOLTE	46.13"	41.75	S EFECTOR C
-	3010.00	2100	183,25	145.17	5 573736° E
O	2350.05	\$31754,	163-04"	1074,25	E 753/52 C
C#	3156.00	351334	1078251	HOLEST.	₩ 3231,27, A
_C7	18 2000	2,00,71,	17673	170.65	H 6333/61" W
	3600	1285331	61.17	43.19	d erertes' w
. 0	3900)	1230,35	14.77	43.16	N 3644,19, A
CIO	(8:200)	220,04	77,00	72.07	N SEJESS W
E1)	2000.00	ITH'S	38150.	14CD,	N 843432 A
CIR	3402.00	25 13714	1064.55	(Sthot)	4 22 1 h1 F

LEGEND

- LECEND

 12. PRODUCT SUMP EXCIDIT

 02. PRODUCTS SWEARCH SMEARCH,

 13.6. BROADS SWEARCH SMEARCH,

 13.6. BROADS SWEARCH SWEARCH SACROPE

 13.6. BROADS SWEARCH SWEARCH SACROPE

 13.6. BROADS SWEARCH SACROPE

 13.6. BROADS SWEARCH SACROPE

 13.6. BROADS SWEARCH SWEARCH SACROPE

 13.6. BROADS SWEARCH SWEARCH SACROPE

 13.6. SWEARCH SWEARCH SWEARCH SWEARCH SWEARCH

 14. BROADS SWEARCH SWEARCH SWEARCH SWEARCH

 14. BROADS SWEARCH SWEARCH SWEARCH

 15. BROADS SWEARCH SWEARCH SWEARCH

 16. BROADS SWEARCH

 16. BRO

- OLEVATIONS FOR DELIMINATING CONTINUE UNITS ARE BASES WHEN
- 4. THE PLAT THE PROPRIED TO MEET THE CITY OF PULLSHAR AND TORS COMO BUILD
- THE PLAT HIS PREPARED FROM PETGRANDON PLATFORM BY DISTINCT OF CONTROL TEXAS, STYLETING ONE OF AND ISSUED ON HONOLOGIC DV. STRING THE SUPPLICION HAS NOT ADSTRUCTED THE ABOVE PROPERTY.

- NO. THE CHARGES SYSTEM FOR THEI SUBSEMENTS SHALL BE DESCRIBE TO MOST THE REGULARIZENTS OF THE DRAINGE CHIEFER MANUAL WHICH ALLERS STREET PORTING CHIEFIC WITHOUT RUBBALL DUSTYS.

- 13. Yes FUT US WHICH FOR BING COUNTY LIGHTED GROCOMOC ZONE NO. 3.

FINAL PLAT OF TAMARRON CROSSING

SECTION 1 STREET DEDICATION A SUBDIMSION OF 1919 ACRES OF LAND STUATED IN THE 1.0. VERHILLION SURVEY, ABSTRACT 339, FORT BEND COUNTY, TOOS.

O LOTS O RESERVES O BLOCKS

NOVEMBER 11, 2016

JOB NO. 1931-15321 OWNERS: D.R. HORTON, LTD.

A TEXAS LIMITED PARTNERSHIP CHRIS UNDHORST, PRESIDENT 14100 SOUTHWEST FREEINGY, SUITE 500, SUGAR LAND, TEXAS 77478
(281) 586-2100 ENGINEER/SURVEYOR:

LAA Engineering, Inc. 2925 Mapes Day Sub; 530 Houston, Tosts 77042

C. Phone 71253,5000 For 71353,5000 FRIV-F-1225 T.B.P.L.S. Riverko, 10170001

SHEET 2 OF 2

CITY OF FULSHEAR

Registration & Permit Department Ph: (281) 346- 1796 fax: (281) 346-2556 30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamacron Crossing	Section 2 - Street Dedication/Final Plat
City Engineer Review	
Reviewed See Attached Letter	
BY:	DATE: 11-29-2016
City Secretary	
Processed Returned for additional data	
BY: X Zonf	DATE: 11-14-2016
Planning Commission Review Approved Returned for additional data	
BY: APonu City Council Review	DATE: 12.2.16
Approved Returned for additional data	
BY:	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: 11/11/2016	Date Received by the City of Fulshear:	
Subdivision: TAMARRON CROSSING SECTION	Development muummuu	
SUBMITTAL OF PLAT: (Check Appropriat	te Selection)	
Preliminary Replat Amending Plat	∑ Final Vacation Plat	Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Select	tion)	
Single-Family Residential Planned Development Plat Location: City	Zero Lot Line/ Patio Home Commercial ETJ (Extraterritorial Jurisdiction)	Multi-Family Residential Industrial
Legal Description: 2.565 ACRES IN THE A.G.	SHARPLESS SURVEY, A-322	
Variance:Yes (Attach a Copy of	Approval Letter) X No	
Total Acreage: 2.565		
Number of Streets: 1		
Number of Lots: 0		Platting Fees
Number and Types of Reserves: 0		
Total Acres in Reserve:		500.00 plus 3.50 per lot, plus \$12.50
D B HORTON TEYAS ITO	per acre	
Owner: D.R. HORTON-TEXAS, LTD. Address: 14100 SOUTHWEST FREEWAY, SUI	ITE 500	plus \$5.00 per lot plus \$25.00 per acre
City/State: SUGAR LAND, TEXAS 77478	Replat - \$500.00 plu	us 5.00 per lot plus \$25.00 per acre
	Amending or Min	or Plat - \$200.00
Telephone: 281-566-2100	D -11/11 Ac	00.00
Email Address:		s - \$100.00 (each additional review)
Engineer/Planner: LJA ENGINEERING, INC.		
Contact Person: GEOFF FREEMAN	TOTAL DI ATTING	FEE \$564.13
Telephone: 713-358-8830	Park Fees (due at	Final Plat Application)
ax Number:	The state of the s	
Email Address: gfreeman@ljaengineering.com		
	his form is complete, true and correct and the undeary information, required documents, and plat fee	
	iew needed in order to submit to the P&Z board.	
0142		44.400.0
MITTE	Geoffrey A. Freeman / Platting Manager	11-11-2016
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

Clay & Leyendecker, Inc.

Texas Engineer Registration Number - F-2309

Consulting Engineers and Surveyors

November 29, 2016

Engineering Review

Final Plat - Tamarron Crossing Section 2 Street Dedication City of Fulshear, Texas

For Information only:

- 1. This plat will create approximately 1130-foot of new street right-of-way (100-foot width) for Tamarron Crossing.
- The new street right-of-way will extend from Jarvis Bay Pass on the West for approximately 1130-foot.
- Since this tract is located in the E.T.J. of the City of Fulshear approval will be required from Fort Bend County and the City of Fulshear.

Recommendations:

I recommend that this Final Plat of Tamarron Crossing Section 2 Street Dedication be approved as submitted.

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

CITY PLANNING LETTER

November 4, 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 31st day of October, 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 CROSSING STREET DEDICATION SECTION 2 (Proposed Plat)

Being 2.565 acres of land located in the J. D. Vermillion Survey, Abstract 339, Fort Bend County, Texas, more particularly being a portion of that certain called 686.0183 acre tract (Tract I), conveyed to D. R. Horton – Texas, LTD by an instrument of record under File Number 2013000056, of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 2.565 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83, Epoch 2010.00);

COMMENCING for reference at a 1-inch iron pipe found for the northwest corner of said 686.0183 acre tract, same being an angle corner on the south line of that certain called 1,352.43 acre tract conveyed to Fort Bend Jordan Ranch LP by an instrument of record under File Number 2015027940, F.B.C.O.P.R., also being on the easterly line of that certain called 473.246 acre tract conveyed to Harrison Interests LTD by an instrument of record in Volume 1289, Page 625 in the Deed Records of Fort Bend County, Texas (F.B.C.D.R.) and described in Volume 528, Page

132, F.B.C.D.R., and said point being on the common survey line of said J. D. Vermillion Survey and the J. G. Bennett Survey, Abstract 611, Fort Bend County, Texas, from which a 1-inch pinched top pipe found for the southwest corner of said 686.0183 acre tract and on the common line of said J. D. Vermillion Survey, and the Micajah Autrey Survey, Abstract 100, bears South 01° 55′ 13″ East, 4,920.00 feet;

Thence, North 87° 51' 41" East, along the north line of said 686.0183 acre tract and a south line of said 1,352.43 acre tract, 100.00 feet to a point;

Thence, South 01° 55' 13" East, departing the north line of said 686.0183 acre tract and a south line of said 1,352.43 acre tract, 746.94 feet to a point;

Thence, South 46° 55' 13" East, 184.23 feet to the northwest corner and the POINT OF BEGINNING of the herein described tract;

Thence, North 88° 04' 47" East, 429.91 feet to a point for corner, the beginning of a curve;

Thence, 704.41 feet along the arc of a tangent curve to the right, having a radius of 2,050.00 feet, a central angle of 19° 41' 15", and a chord which bears South 82° 04' 36" East, 700.95 feet to a point for corner;

Thence, South 17° 46' 02" West, 100.00 feet to a point for corner, the beginning of a curve;

Thence, 670.05 feet along the arc of a non-tangent curve to the left, having a radius of 1,950.00 feet, a central angle of 19° 41' 15", and a chord which bears North 82° 04' 36" West, 666.75 feet to a point for corner;

Thence, South 88° 04' 47" West, 429.91 feet to a point for corner;

Thence, North 01° 55' 13" West, 100.00 feet to the POINT OF BEGINNING and containing 2.565 acres of land.

Deed Restrictions:

None of record.

NOTE; Property is subject to inclusion into restriction documents recorded in Document Nos. 2014128516 and 2014129256, 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.

1. 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.

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, to CenterPoint Energy Houston Electric, LLC, recorded in Document No. 2014039155, of the Official Public Records of Fort Bend County, Texas.

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 paving 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, JOTNT 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,

Tatanisha Walker DHI Title of Central Texas



September 16, 2016

City of Fulshear 30603 FM 1093 Fulshear, TX 77441

Re: Preliminary Plat of Tamarron Crossing Section 2 STD - PLR16.408

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 September 16, 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 Lisa Adams at 713.207.6351 or Ken Vacek at 713.207.6308.

Sincerely,

Lisa Adams

Lead Agent - Property Rights

Ersa Adams

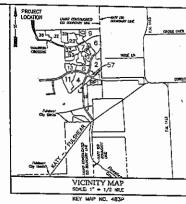
C: Ashley Fuller < Afuller@ljaengineering.com>

PLR16.408

AND EXPLAINTS SAID SUBMISSION FOR SHE SHE AND MORNAY ACCORDING TO AND, MICK, SECURITION, SERVICINES ON SHE AND AUGUST ACCORDING TO THE SECURITION OF SHE AND AUGUST ADDRESS OF THE SECURITIES OF A PAYLOGISM, ALLEE, MARIS, WITT COURSE, DIVERS, SCORED AND AND AND PRINCE SHE AND THE SECURITIES OF A PAYLOG SHE AND AUGUST SHE AUGUST SHE AND AUGUST SHE AUGUST SHE AND AUGUST SHE AUGUST AUGUST SHE AUGUST AUGUST SHE AUGUST AUGUST SHE AUGUST AUGUST SHE AUGUST SHE AUGUST AUGUST SHE AUGUST AUGUS
THE WILL TO THE UND IN INDICATES. WHICH PRICE THE DISTRICT TO THE CITY OF PRICE AND ADDRESS OF A CENTRAL THE PRICE OF THE CITY
THE SECRET PROPERTY OF THE PRO
MARTINER, CHICATES CO HERRIEF CONTINUES AND ACREET THEM ALL OF THE DESCRIPTION THAT DESCRIPTION OF THE ACRES OF THE HEART IS BRAINERS INSERTING TO SPORALLY THE GROWNING OF ANY SPORAL OF THE ACRES OF THE OWNER, AND ANY SPORAL OF THE ACRES OF THE OWNER, AND ANY SPORAL OF THE ACRES OF THE OWNER, AND ANY SPORAL OF THE ACRES OF
PURSOL, OWNERS DO VISUAL CIDIOUS, DO THE PUBLIC A SIZE OF LINES TREPS OF DISTRICT, ORD THE OWNERS OF COLOR SIZE OF THE COURSE UNE OF OWN AND ALL SHOPPING, OWNERS, CARRING, AND
TRAINER, ONTITO DO VERTER CONTOURT AND ARREST THAT JALL OF THE PROPERTY WITHIN THE CONTINUES OF THE SERVICE HAS AN ALMOST THE ORIGINATE ORIGINATION, COSTA, COSTA AND ARREST COLLIN OF THOSE, BRUINDER, DOCTORS OF DESIRED AND OTHER SHOWN AND ARREST COLLIN OF THOSE, BRUINDER, DOCTORS OF ORIGINAL AND SHOWN AND ARREST COLLIN OF THE PROPERTY DESIRED TO SHOW EXPECTED AND SHOWN ART THE PROPERTY SHALL HER SEE PROPERTY OF SHAME SHOULD AND ARREST SHAPE OF AN APPROXIMENT DROVERS SHAPE SHAPE OF AN APPROXIMENT DROVERS SHAPE SHAPE OF AN APPROXIMENT DROVERS SHAPE OF A APPROXIMENT DROVERS APPROXIMENT DROVERS APPROXIMENT DROVERS APPROXIMENT
FURDOR OWNERS OF REGION COUNTY THE THE PARK TO BROWNERS AS ALL REGIONS THAN THE PARK THE THE PARK THE
FURTHER, OWNERS DO MERCEN' ACMININAZIONE THE RECESSO OF THE TORRESS FOR RECOVATION OF CHITCHOS HAS THE WINDOWS PROPRIES AND AS FORT BONG COMMY, TRANS, AND DO MERCEN COMMININA PAREET AND SHALL CHARLY WITH THE GROCK AS ADDRESS BY FORT BONG COMMINI COMMISSIONERS' CONNT ON MARCH 21, 120M, AND ANY SUSSECIATION AMERICANTS.
IN TESTRICKY PHERICOF, D.R. HORFON-TEXAS, LTD., A 72545 LAGRED PARTNERSHIP; NAS CAUSED THESE PRESENTS TO BK. SIGHED BY CHRIS LINGHCAST, RS PRESENTE, THEFICIANTO APPROPRIES.
THES ONY OF 2010.
D.R. HORTON-FICKS, LTD. A TEMS CANTED PATTHEAST
CHRS UNDHORST, PACKADON
SDIE OF TEXAS CREATY OF POINT BOND
EDITION, LE. THE UNEXTRANSED AUTHORITY, ON THIS DAY FERSONALLY APPEARED CHIES LINGUISTS, PRESIDENT OF U.R. (INSTRUM-TRIVAS, LTD., A TEXAS LINTED PARTHERSSEP, RESISTA TO LET DE THE PERSON HOUSE, MALE IS SURREPRIED TO THE CRESSIONS RETURNALISTATION ACCORDANGEMENT OF MALE THAT HE DESCRIPT THE PROPERTY AND ACCORDANGEMENT THE REPORT OF THE PROPERTY OF THE PURPOSES AND CONSTRUMNING THEREO REMISSION.
GIVEN CHOSEN MY HAND AND SEAL OF COPPER,
THES DAY OF 2016.
ROCKET PUBLIC IN AND FOR THE STATE OF TOYAS

LOW IS, MARTINE, A RECORDED PROFESSION, LINE RESERVANT, AN EXECUTION SHOOL NEC. OF THE COST OF THE COST PROCESSION OF THE COST OF SHOREMON AN HOLICUIS CERTIFY THAT THE CASES, SHOREMON IN THE AREA CHROSTON, WE PROPRED THEM AN HOLICUIS CERTIFY THAT THE CASES, AND A PROSESS. FOR CHROSTON OF THE COST OF TH
DOS IL MINTES, RAZA. RECEDIO HENTESCHE LANS SUMMITTIN TOUR RECEDIOLE NO. SALE SUMMITTIN
I. MOLOWY F. COY, A PROTESSOUR. DICHETS RECORDED IN THE STATE OF TOMS DO HERBEY COURTY THAT THAT MAIN MOTTH AND, PROMISENSING OF FORE DEAD COUNTY TO THE DEST OF ANY PROPERLISON.
Littles F. Coff, P.E. UDDSED PROFESSIONE. DISCHOOL TRUCK LICENSE, D. 80-619
had that of taureous consists of States a States allowand in Affiliation of the City Avenue consists of the City of Falsaka, State Inc. Our of City of Falsaka, States 3914,
ANY FEARES, QUAR
ALGER WENT, VCE-DIA
THIS PLAT OF TAMANSON' CHOOSING SCRICK IS STREET RESPONDED WIS JAPADONED ON THE TOTAL CHILD ACCOUNT CITY CORNICE, AND SOURCE ON THE SECOND CONTROL CON
JEFF W. RESERVES, MAYER
BUMA CORDON GITTONO, CITY STEENCHART

THENCE, NORTH 61" 58" 13" HEST, 160.00 FEXT TO THE POWE OF BETHNESIC AND CONTAINING 2.565 ACRES OF LAND.



CHARD W, STOLLES, P.C. ON BEND COUNTY EXEMPENT
PARAMED OF THE COMMESSIONERS' COURT OF FORE GOING ESSUREY, TEXAS,
MY OF 2015,
CAME MORROW CAMET OF PRESIDENCE PRODUCT 2, COUNTY COMMISSIONER PRODUCT 2, COUNTY COMMISSIONER
GOCKT E. MIDDET OWNTY JUDGE
. A. (NHTP) NEDERS MORET 3, GOUNTY COUNTSSONDE PRODECT 4, COUNTY COUNTSSONDE
LURIA ROWAR, COUNTY CLURK OF MAD FOR FORE EIRO COUNTY, HORIZOY CEPTION THAT THE FORESCHICK OF MATHEMATIC OF MATHEMATICAL OF MA
HE PLAT RECORDS OF FORT BEHN COUNTY, TEACS,
THREES MY MORD AND SCAL OF CAPACIE, AT HISMANDA, TYSIAS, THE DAY AND DATE LAST ADDRESS WRITTER.
AUIA BITANER, COUNTY CLERK ORT BEIJO CORNTT, IDAG
m

FINAL PLAT OF TAMARRON CROSSING

SECTION 2 STREET DEDICATION

A SUBDIVISION OF 2.565 AGES OF LIMB STRATE IN THE

ADD. VERMALION SURVEY, ASSTRACT 339,
FOR EACH COUNTY, INSTRACT 339.

O LOTS O RESERVES O BLOCKS

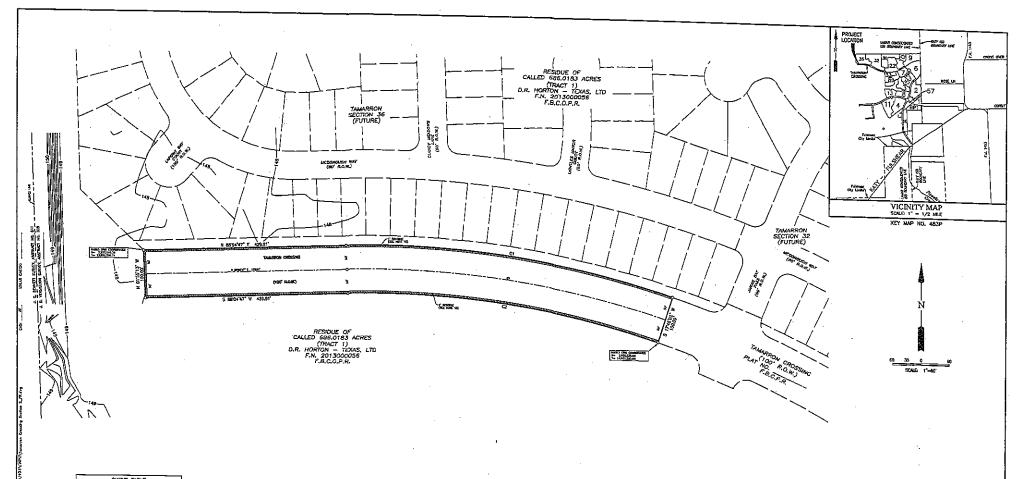
NOVEMBER 11, 2016

JOB NO. 1931-15321

OWNERS:
D.R. HORTON, LTD,
A TEXAS LIMITED PARTNERSHIP
CHRIS LIMONORST, PRESIDENT
14100 SDJIMMEST PRESMY, SMELE SOL, SIGUAL LND. TEXAS 77478
(281) 560-2100

ENGINEER/SURVEYOR:

LJA Engineering, Inc., 2020 Shapak Gree Sule 600 Housea, Texas 77042



CURVE TABLE					
CURNO					CHORD BEARING
ē					B ADDITION C
ď	1350,007	1949'85"	RINGS'	604.75	H ETEKSH'S
0	3040'00,	(841,10)	MO,ZI	DE3.85*	# 62'04'36" N

LEGENO

- LEGSWO

 JE. SOCKES SIMPLY ROSDOY

 E.C. NIGHTES SHARED CHARLOT

 R.L. NIGHTES SHARED CHARLOT

 NALL NIGHTES SIMPLES CHARLOT

 NALL NIGHTES SIMPLES SIMPLES CHARLOT

 NALL NIGHTES SIMPLES SIMPLES CHARLOT

 FALL NIGHT SIMPLES SIMPLES SIMPLES

 FALLON, NIGHT SIMPLES SIMPLES

 AND CHARLOT SIMPLES SIMPLES

 AND CHARLOT SIMPLES SIMPLES

 AND CHARLOT SIMPLES SIMPLES

 AND CHARLOT SI

- 3. BLEVATIONS FOR DELINEATING CONTOUR LINES ARE BRISED LIFON NAVO-RE.
- A. THES PLAT YOU PREPARED TO WEET THE CITY OF PELSHERA AND FORT OCHO BOAD ROUNTY REQUIREMENTS.
- THE PLOT WAS PREPARED FROM INTERNATION PURPERSOND BY ONLTHILE OF COURSE, INSIGN, EXPECTING DATE OF OCCURRENT MAY.

- A. APPROAN, OF THE PLAY WILL EMPIRE ONE YEAR FROM PLANENC AND ZONONIC APPROVAL IF NOT RECORDED IN PROPERTY MECORDS OF THE COMMET OF ADM SENS.
- S. THERE ARE NO PUPELINES NOR PAPELINE ENGINEERS WIRM THE UNITS OF THE SUBONISMS.
- 18. THE ORDERALE THERE FOR THES STITEMEND SHALL BE DESCRIED TO MEET THE PLEASEFULING OF THE FORE EDING COUNTY DRIVINGE CRETING, MANUAL WHICH ALLING STREET PROBLEM OWNERS REPORTED FOREIGNE CARRYES.
- 11, ALL DIVIDUAL EXCENDED TO BE HAPT CLEAR OF FRICES, DIVLOMOS, VERZORICH AND OTHER COSTRUCTIONS TO THE GREATER FACULTY.

- 13, THE PLAY LIES WEREN FORT MIND COUNTY LIGHTER GRANLINGS ZONE NO. 3.

- IS, LOTS BUCKING AND/OR SIGNO ON VALUEBOOK CROSSING ARE HEREOT DEVELO DIRECT.
- IN THE PLAT IS SUBJECT TO A SHORE FURNI BLANKET EXCENDED, 3—PROCE CONTRIBUTION DISTRICT HICKORY. LLC. AS RECORDED IN THE NO. 19:520713, FLLC.O.F.F.

FINAL PLAT OF TAMARRON CROSSING

SECTION 2 STREET DEDICATION

A SUBDIVISION OF 2565 ACRES OF LAND STUATED IN THE LD. VERMILION SURVEY, ABSTRACT 339, FORT BEND COUNTY, TEXAS.

O LOTS O RESERVES O BLOCKS

NOVEMBER 11 2016

JOB NO. 1931-15321

OWNERS:

D.R. HORTON, LTD.
A TEXAS LIMITED PARTMERSHIP
CHRIS LUNDHORST, PRESIDENT
14100 SOUTHMEST FREDWY, SUICE SOO, SUGAR LAND, TOMS 27478
(281) 556-2100 ENGINEER/SURVEYOR:

Phono 713,853,5000 For 712,932,5000 FRM - F-1380 T.B.P.L.S. Fire No. 101,0001

SHEET 2 OF 2

CITY OF FULSHEAR

Registration & Permit Department Ph: (281) 346- 1796 fax: (281) 346-2556 30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Bonterra at Cross Creek Ranch Section 2/Final Plat
City Engineer Review ReviewedSee Attached Letter
BY:
City Secretary
BY: Kork DATE: 11-18-2016 Planning Commission Review
Approved Returned for additional data
LOT SIZES AND 20' BUILDING LINES PER DEVELOPMENT BY: DATE: 12.2-16 DATE: 12.2-16
City Council Review
ApprovedReturned for additional data
BY: 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

	ate Received by the City of Fuls	
Subdivision: BONTERRA AT CROSS CREEK RANCH SEC	TION TWO Development: CROSS	CREEK RANCH
CURANTTAL OF DIATA/Charle Appropriate Solo	ation)	
SUBMITTAL OF PLAT: (Check Appropriate Sele	ction)	
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 Residentia
Planned Development	Commercial	Industrial
Plat Location: City	ETJ (Extraterritorial Jurisdiction	n)
egal Description: 13.02 ACRES OUT	OF THE M. AUTREY	SURVEY, A-100
	/	
/ariance: Yes (Attach a Copy of Appro	oval Letter) No	
otal Acreage:13.02		
umber of Streets: 4		
umber of Lots: 54		Platting Fees
lumber and Types of Reserves: 3		
otal Acres in Reserve: 0.2838	Preii	minary Plat - \$500.00 plus 3.50 per lot, plus \$12.50
wner: _CCR LOAN SUBSIDIARY1, L.P. & CCR TE	EXAS HOLDINGS L.P.	Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre
ddress: 5005 RIVERWAY, STE. 500	Ponl	at - \$500.00 plus 5.00 per lot plus \$25.00 per acre
ity/State: HOUSTON, TX 77056		
elephone: 713-960-9977	Ams	nding or Minor Plat - \$200.00
mail Address:	51	Vacation - \$500.00
ngineer/Planner: BROWN & GAY ENGIN	EERS, INC. 2 nd F	eview of plats - \$100.00 (each additional review)
ontact Person: TREY DEVILLIER	тот	AL PLATTING FEE \$1,095.50
elephone: 713-488-8204	Park	Fees (due at Final Plat Application)
x Number: 281-558-9701		
elephone: 713-488-8204 Eax Number: 281-558-9701 Email Address: tdevillier@bgeinc.com	Park	Fees (due at Final Plat Application)
his is to certify that the information on this for	m is complete, true and correc	and the undersigned is authorized to make this
• 10-12		, and plat fees are required at time of submittal
ty of Fulshear will not complete the review ne		
Million Alter	TREY DEVILLIE	
SIGNATURE	TYPED OR PRINTED NAME/	TITLE DATE

Texas Engineer Registration Number - F-2309

November 29, 2016

Engineering Review

Final Plat
Bonterra at Cross Creek Ranch Section 2
City of Fulshear, Texas

For Information only:

- 1. This plat will create 54 lots in three (3) Blocks with three (3) Reserves that covers a total area of 13.02 acres.
- 2. The typical lot for this section are 50-foot by 130-foot with a 20-foot Front Building
- Access to this Section is provided by an extension of Winding Terrace Lane
- The streets in this section are shown to be private along with the storm sewer system.

Recommendations:

I recommend approval of this Final Plat of Bonterra at Cross Creek Ranch Section 2 be approved as submitted.



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

November 17, 2016

File No.: 15157031015

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 6th day of November, 2016, the last Deed that we find, of record, reflects the record owner to be: CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership by virtue of Deed recorded under Clerk's File No. 2014024650 of the Official Records of Fort Bend County, Texas.

CCR Texas Holdings LP, a Delaware limited partnership by virtue of Deed recorded in/under Clerk's File No. 2012038960 and 2012038964 of the Official Records of Fort Bend County, Texas.

Legal Description:

DESCRIPTION OF A 13.02 ACRE TRACT OF LAND SITUATED IN THE M. AUTREY SURVEY, ABSTRACT NO. 100 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 13.02 acre tract of land situated in the M. Autrey Survey, Abstract No. 100, City of Fulshear of Fort Bend County, Texas and being a portion of a called 25.30 acre tract of land as described in an instrument to CCR Loan Subsidiary 1, L.P. recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2014024650 and a portion of the remainder of a called 1,913.31 acre tract of land described as Tract A in an instrument to CCR Texas Holdings, L.P. recorded under F.B.C.C.F. No. 2012038964, said 13.02 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 common most Westerly corner of said 25.30 acre tract and the herein described tract, same being the most Southerly corner of Restricted Reserve "A" as shown on BONTERRAAT CROSS CREEK RANCH SECTION ONE, a subdivision per plat recorded under Plat No. 20150283 of the Fort Bend County
Plat Records (F.B.C.P.R.), lying on the East right-of-way line of West Cross Creek Bend Lane (70 feet wide)

as shown on WEST CROSS CREEK BEND LANE EXTENSION NO. 2, a subdivision per plat recorded under Plat No. 20150234 of the F.B.C.P.R.;

THENCE, along and with the North line of said 25.30 acre tract and the Southeast line of said Restricted Reserve "A" the following courses and distances:

N 62° 27' 19" E, a distance of 100.70 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" found for corner:

N 10° 20′ 49" E, a distance of 98.49 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" found for corner:

N 34° 30′ 59" E, a distance of 196.98 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" found for corner;

N 58° 41' 10" E, a distance of 144.38 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" found for corner:

THENCE, N 70° 04′ 46" E, a distance of 172.52 feet continuing along and with the Southeast line of said Restricted Reserve "A" and partially along and with the North line of said 25.30 acre tract to a 1/2-inch pipe with cap stamped "Brown & Gay" found for the most Easterly Southeast corner of said Restricted Reserve "A", same being the beginning of a non-tangent curve to the right from which its center bears N 88° 58′ 59″ E, 155.00 feet;

THENCE, In a Northerly direction, along said curve to the right and along and with the East line of said Restricted Reserve "A", a distance of 51.85 feet, having a radius of 155.00 feet, a central angle of 19° 09' 55" and a chord which bears N 08° 33' 57" E, 51.61 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" found for the most Westerly Southwest terminus of Winding Terrance Lane (60 feet wide) as shown on BONTERRA AT CROSS CREEK RANCH SECTION THREE, a subdivision per plat recorded under Plat No. 20150284 of the F.B.C.P.R., same being the most Northerly Northwest corner of the herein described tract; THENCE, S 71° 51' 05" E, a distance of 60.00 feet along and with the most Westerly South terminus line of said Winding Terrace Lane (60 feet wide) to a 1/2-inch pipe with cap stamped "Brown & Gay" found for the most Northerly Northeast corner of the herein described tract, same being the beginning of a non-tangent curve to the left from which its center bears S 71° 51' 05" E, 95.00 feet;

THENCE, over and across said 25.30 acre tract and said 1,913.31 acre tract the following courses and distances:

In a Southerly direction, along said curve to the left, a distance of 53.40 feet, having a radius of 95.00 feet, a central angle of 32° 12' 19" and a chord which bears S 02° 02' 45" W, 52.70 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for the point of tangency;

S 14° 03' 24" E, a distance of 41.04 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for the beginning of a curve to the left;

In a Southeasterly direction, along said curve to the left, a distance of 361.97 feet, having a radius of 770.00 feet, a central angle of 26° 56' 02" and a chord which bears S 27° 31' 25" E, 358.64 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for an interior corner of the herein described tract;

N 49° 00' 36" E, a distance of 120.50 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

S 86° 35' 50" E, a distance of 14.29 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

S 42° 12' 16" E, a distance of 49.97 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner:

S 43° 06' 17" E, a distance of 218.84 feet to a 1/2-inch pipe with cap stamped "Brown' & Gay" set for corner:

S 32° 17' 47" E, a distance of 242.67 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for the most Easterly corner of the herein described tract;

S 12° 42' 13" W, a distance of 14.14 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

S 57° 42' 13" W, a distance of 119.99 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for an interior corner of the herein described tract;

S 32° 17' 50" E, a distance of 31.63 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

S 57° 42' 13" W, a distance of 60.00 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for

corner:

S 60° 56' 05" W, a distance of 93.37 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

S 64° 39' 15" W, a distance of 88.77 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner:

S 67° 11' 41" W, a distance of 133.39 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

S 73° 10' 40" W, a distance of 43.43 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for the most Southerly corner of the herein described tract;

N 86° 02' 50" W, a distance of 81.26 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

N 53° 24' 52" W, a distance of 81.69 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner:

N 28° 52' 26" W, a distance of 41.26 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner:

N 17° 15' 44" W, a distance of 44.99 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

N 16° 50' 46" W, a distance of 45.00 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

N 15°:28′ 01" W, a distance of 77.27 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

N 20° 04' 28" W, a distance of 193.77 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner;

N 17° 11' 16" W, a distance of 48.71 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for an interior corner of the herein described tract;

S 32° 58' 59" W, a distance of 15.19 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for corner:

S 73° 32' 34" W, a distance of 115.00 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for the beginning of a non-tangent curve to the left from which its center bears N 73° 32' 26" E, 270.00 feet;

In a Southerly direction, along said curve to the left, a distance of 17.04 feet, having a radius of 270.00 feet, a central angle of 03°36'59" and a chord which bears S 18°16'04" E, 17.04 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for corner;

S 69°55'27" 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 right, from which its center bears N 69°55'27" E, 330.00 feet;

In a Northerly direction, along said curve to the right, a distance of 40.07 feet, having a radius of 330.00 feet, a central angle of 06°57'27" and a chord which bears N 16°35'50" W, 40.05 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an interior corner of the herein described tract;

S 76°53'00" W, a distance of 120.03 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for corner;

N 58°28'11" W, a distance of 14.23 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set

for corner;

S 65° 59' 49" W, a distance of 25.46 feet to a 1/2-inch pipe with cap stamped "Brown & Gay" set for the most Westerly Southwest corner of the herein described tract, lying on the East right-of-way line of said West Cross Creek Bend Lane (70 feet wide), same being the beginning of a non-tangent curve to the left from which its center bears S 65° 59' 50" W, 2,535.00 feet;

THENCE, In a Northwesterly direction, along said curve to the left and along and with the East right-of-way line of said West Cross Creek Bend Lane (70 feet wide), a distance of 156.72 feet, having a radius of 2,535.00 feet, a central angle of 03° 32' 31" and a chord which bears N 25° 46' 25" W, 156.69 feet to the **POINT OF BEGINNING** and containing 13.02 acres of land.

Bearing orientation and coordinates are based on the Texas Coordinate System, South Central Zone 4204, NAD-83 and is referenced to BONTERRAAT CROSS CREEK RANCH SECTION ONE as cited herein.

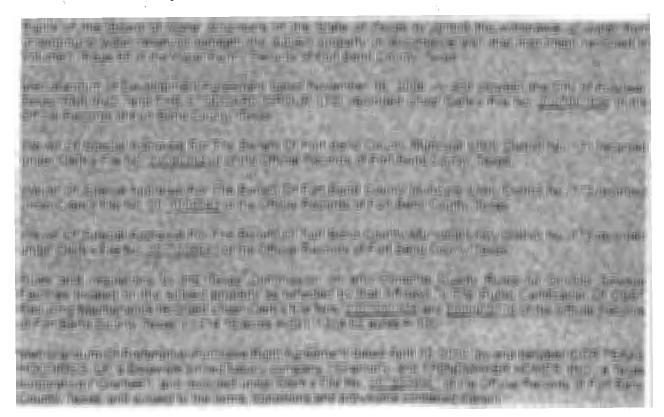
Subject to the following:

1. Restrictions:

Restrictive Covenants as set forth under Clerk's File No. <u>2005003096</u>, <u>2009026093</u> and <u>2010127400</u> of the County Clerk Official Records of Fort Bend County, Texas.

Easements/Other Exceptions:

Designation of Drill Sites Access easements, as set forth and described under Clerk's File Nos. 2005115746 and 2005003095 of the County Clerk Official Records of Fort Bend County, Texas. Partial waiver of surface rights and drillsite and access easement use agreement, dated January 5, 2005, executed by Steven E. Stern, Joyce C. Herlands, Roy Howard Stern, and Judith I. Stern, recorded under Clerk's File No. 2005003095, as amended by instrument(s) recorded under Clerk's File No. 2006069769 and 2008070479 of the County Clerk Official Records of Fort Bend County, Texas. Joinder agreement recorded under Clerk's File Nos. 2005040993, 2005040994, 2005040995, 2005040996 and 2005040997 of the County Clerk Official Records of Fort Bend County, Texas.



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.

Temporary Access Easement with CCR Loan Subsidiary 1, LP, as Grantor and Texas Capital Bank, National Association, as Grantee dated March 6, 2014 and recorded March 14, 2014 at Clerk's File No. 2014024654, of the Official Public Records of Fort Bend County, Texas.

Building lines and utility easements as set forth by Plat recorded under Plat No. 20150283 of the Plat Records of Fort Bend County, Texas.

Memorandum of Contract between CCR Texas Holdings LP, a Delaware limited partnership and CCR Loan Subsidiary 1, L.P., a Texas limited partnership and Taylor Morrison of Texas, Inc., a Texas corporation recorded under Clerk's File No. 2016029560 of the Official Records of Fort Bend County, Texas.

Fence Easement granted to Bonterra at Cross Creek Ranch Community Association, Inc., a Texas non-profit corporation, as set forth and described in instrument recorded under Clerk's File No. 2016081169 of the Official Records of Fort Bend County, Texas.

3. Liens/Misc:

Construction Deed of Trust and Security Agreement and Assignment of Rents and Fixture Filing dated April 12, 2012, recorded in/under Clerk's File No. 2012038977 of the Official Records of Fort Bend County, Texas, executed by CCR Texas Holdings LP., a Delaware limited partnership, securing the payment of one note in the principal amount of \$90,000,000.00, (which Loan is evidenced and secured by (i) that certain Promissory Note, dated as of the date hereof, in the maximum principal amount of \$9,000,000 made by Grantor in favor of CCR TEXAS LENDER INC. ("Note A"), (ii) that certain Promissory Note, dated as of the date hereof, in the maximum principal amount of \$81,000,000 made by Grantor in favor of PSPIB-CCR INC. ("Note B")) bearing interest and payable as therein provided to the order of CCR Texas Agent, Inc., an Ontario corporation, in its capacity as agent for lenders.

Said lien additionally secured by Collateral Assignment of Note and Liens recorded in/under Clerk's File No. 2012054544 of the Official Records of Fort Bend County, Texas.

Intercreditor Agreement dated June 2, 2016 and recorded under Clerk's File No. 2016059210 of the Official Records of Fort Bend County, Texas.

Construction Deed of Trust (with Assignment of Leases and Rents, Security Agreement Fixture Filing) dated June 2, 2016, recorded in/under Clerk's File No. 2016059211 of the Official Records of Fort Bend County, Texas, executed by CCR Loan Subsidiary 1, L.P., a Texas limited partnership, securing the payment of one note in the principal amount of \$25,000,000.00, bearing interest and payable as therein provided to the order of U.S. Bank National Association d/b/a Housing Capital Company.

Collateral Assignment of Construction Documents, Design Contracts, Plans, Licenses, Building Lot Contracts and Permits recorded under Clerk's File No. 2016059212 of the Official Records of Fort Bend County, Texas.

Collateral Assignment of MUD Proceeds recorded under Clerk's File No. 2016059213 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 properties are located in the Fort Bend County Municipal Utilities Districts No(s), 169, 170, 171, and 172

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

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHBREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platt 13.02 acres of land out of the M. Autrey Survey, A-100, Fort Bend County, Texas, which surveyed and platted on	h property wa eers, Inc., DBA ecorded at Pla
WHEREAS, U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capita national banking association is the present owner and holder of a lien against the abproperty, said lien being evidenced as recorded at Clerk's File No. 2016059210, 2016059212 and 2016059213 of the Real Property Records of Fort Bend County, Texas, subordinate said lien to the dedication of all streets, rights-of-way, and easements as we terms and conditions referred to on the plat of BONTERRA AT CROSS CREEK RANG TWO.	pove described 2016059211, and, desires to ell as all other
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 consideration this day paid by CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partner lienholder, the receipt and sufficiency of which is hereby acknowledged and confess lienholder as the agent for the present owners and holders of the notes and the lien given payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of AT CROSS CREEK RANCH SECTION TWO and the dedication evidenced thereby and RATIFY, CONFIRM AND APPROVE in all respects the subdivision of BONTERRA CREEK RANCH SECTION TWO and the dedications, terms, and provisions evidenced the	ership, to said ssed, the said to secure the FBONTERRA d does hereby A AT CROSS
The said lienholder does hereby WARRANT and REPRESENT that it is the agent f owners and holders of the notes and the lien given to secure the payment of the same assigned the same nor any part thereof.	
EXCEPT as expressly modified hereby, the lien shall remain in full force and effect	i.
EXECUTED this the day of, 2016.	
U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, a national bar association	nking
By:	
Printed Name:	
Title:	
STATE OF TEXAS	
COUNTY OF	
BEFORE ME, the undersigned authority, on this day, personall of U.S. BANK NATIONAL ASS	
D/B/A Houston Capital Company, a national banking association, known to me to be the parme is subscribed to the foregoing instrument and acknowledged to me that they executed the purposes and considerations therein expressed and in the capacity therein and herein states.	person whose the same for
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of	, 2016.
Notary Public in and for the State of	f Texas
My commission expires:	

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

My commission expires: Commission For Life

COUNTY OF FORT BEND
WHEREAS, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, has platted that certain 13.02 acres of land out of the M. Autrey Survey, A-100, Fort Bend County, Texas, which property was surveyed and platted on
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. 2012038977, 2012054544, and 2016059210 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 BONTERRA AT CROSS CREEK RANCH SECTION TWO.
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 bolders 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 BONTERRA AT CROSS CREEK RANCH SECTION TWO and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of BONTERRA AT CROSS CREEK RANCH SECTION TWO 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
Ву:
Printed Name:
Title:
PROVINCE OF ONTARIO COUNTRY OF CANADA
I,
an Ontario corporation, in its capacity as agent of CCR Texas Lender Inc. and PSPIB-CCR Inc., whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument thereto as such of said corporation, as his free and voluntary act and as the free and voluntary act and deed of said corporation as agent on behalf of said entities, for the uses and purposes therein set forth.
GIVEN under my hand and Notary Seal, this day of, 2016
Notary Public



December 16, 2015

City of Fulshear 30603 FM 1093 Fulshear, TX 77441

Re: Bonterra At Cross Creek Ranch Sec. 2

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 December, 2015.

At this time, CenterPoint Energy has no objection associated with the general layour 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 Samantha Richards at 713,207,6362 or Sandra Goodall at 713,207,6347.

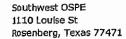
Sincerely,

Samantha Richards Right of Way Agent

MALE MANNE

C: Trey DeVillier < tdevillier @browngay.com >

PLR15.453



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



December 9, 2015

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

Re: BONTERRA AT CROSS CREEK RANCH SECTION 2- 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,

Michael Jones

Manager Engineering - Design



December 13, 2015

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

Re: Bonterra at Cross Creek Ranch Section Two

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 December 2015

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.

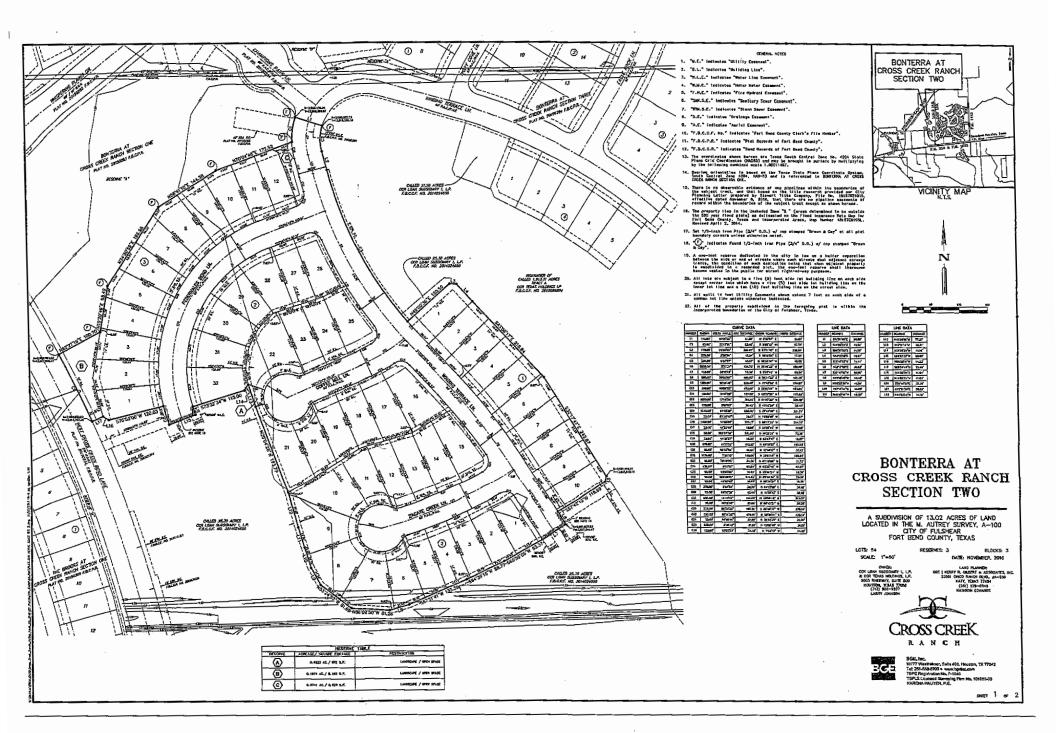
Please feel free to contact me at 713-637-5025 with any questions that you may have.

Sincerely,

9

Chris Grey

Construction Supervisor, Design and Serviceability



STATE OF TEXAS CRUINT' OF FORT BEING	•
The control of the co	donner, Fresident of CCB been the t. LLC. o Te limited por hearths, exting my met birmy herry perters, comes hereingifur referred to on Genera CT SCCTION TYO, do hearty make and metallism o tions must notatione on unid note or plat and her can streeth, or partnered science elements, all emiliarations therein expressed; and on marchy t an opticization.
PRINCH, Courts have deficited and by these occasing on deficient in the sum of the such invested amounts, recognized the sum of the such invested amounts of the sum	is for multic utility purposes ferour ambition attainment (17°C) for ten fost (10°C) perion because or five fost, siz inches (0°C) for six areal upsech located signoses to and sigistaling a pd and depicted hereon, whereby the carial escen-
Company of the control of the contro	is for public utility purposes toward instance (20 °C) der two fast (10 °C) betie-tweek pro- es fast (7 °C) for sistems fast (10 °C) beck-tw- cent to math sides and officially and public util 6 baroom, whereby the derim) accommont totals this
fraction, Owners do hereby covenant and agree that all of the preparty within the humaferi drainage of any amplic tanks into any public or private atract, personant access unseems, rec	me of this plet is hereby contricted to prevent d or elley or any droiness ditch, either directly
processes; and a strong deficie to the public of and twenty (20) fact take and public of the public	och wide of the center time of ony and all bey for drainings purposes. Fort Gend Caunty or any a for the purposes of memotrantian and mointenance
FASTROR. On the bridge consent out agree that all of the properly within the benederts of the consent of the co	e of this substitioism and adjacent to any drain such drainege ways and saptement clear of fan he skulings feathing and that shah shulling prop mage structure.
formers, as the service survive survive to the course of all property. Insectative of the survive surv	east to the beendaries of the shows and fareg , utility economits give to be established outside Iding mathesis lines and dedicate to the size of
IN TESTINGHY MACROS. CCS TOUS HOLDINGS LP Delawaye Limited partnership, enting by	end through Johnson/CCR GP, LLC, a Tourn 16s
tisbility company, its cale general periors, has counse these presents to be migned by Carry	D. Johnson, Its Honoger, Inerechia estherized,
	ov and specials COS Lasts Sai L. LLC. a Terms lie
The TESTINGET MESTEDS, CCR LEAST SUBSIDIZET I, L.P., a Taxes I had not pertnership, unlies i liability campony, its General Pertner, has comed those presents to be signed by Lorry D. John	near, its President, toursents authorized,
th(s day of	
COT LOWN SUBSIDIRAT t, L.P., a Years Ifailed partnership By: CCR Load Sub 1, LLC, a Testa Izaqidaf Izability company, ito Cameral Fortner	
Ey: Adhese President	
STATE OF TELAS COUNTY OF HAPRIS	
STREE SE. the undersigned emtherity, on this day parametry superred terry S. Asbester, Instituty (smooth), for the control of	Providust of CCR Loon Sub 1, LLC, a Yeads lie neredly, know to be to be the parken where not the purposes and considerations therein expresses
GIVEN WIGHT AT HAND AND SEAL OF OFFICE, this day of	2016.
	Jody S. Wong Makery Public in and for ian State of Tempa Commission Expires:
IN TESTIONY WESTERN, COR TOURS HELDINGS UP, a Delever- United partnership, acting tidelity coppeny. Its sale general partner, has commed these presents in he signed by Larry &	ty and through Johnson/COR 69, LLC, a Trues 11 1. Johnson, 11s Stadger, Charmonic authorized,
this	
CCR TEXAS HILDINGS UP, a Columns limited portnership By: JohnsempCCR CP, LLC, a fees limited limitify company, its sole general portder	
By: Larry Q. Johnson Newsgar	
STATE OF TEXAS COUNTY OF HARRIS	
species of the undersigned extensity, on this day parametry opened terry b. June 1 territy property. But a parametry of the property of the pr	on, Manager of Johnson, CCR CP, LLC, a Tesas bi Finerable, blown to me to be the permon where of the purposess and considerations therein appropria
Namerised to the foreigning factoresis and advantaged to me that his opecuted the uses for in the aspectly therein and Retain added. OTHER UMBER AT HOME AND SEAL OF OFFICE, their	2016.
	Judy S. Wong Helary Public in and for the State of Terms
100	Heliry Public Sa and for the State of Taxon Commission Engines:
f. http://ex. am /mgteteres under the less of the Bitato of Years to precise the pro- meditation to less and correct was prepared free on extent servey of the preparing most general, anche points, points of currently and other paints of respectively.	under my supervision on the graund; that all be dib Iron (or other pultable personnent solal) pla

i, Hermo B. Heuter, A Prefensional Engineer registered in the State of Taxon so hardby Dity of faithmen, to the best of my knowledge. Hicetes York, R.P.L.S. Temps Registration No. 8383

Horana D. Hauter, P.C. Tesas Registration No. 102103

Brown A Gay Engineers, Inc. TOPE Registration No. F-1048

Austin Kaunt
G-Chairperan
by the City of Fulshear City Council and signed o
ref, this approval shall be insalled and meth and wald unless the plat :
harmofter,
Clinio Cardes Offerd
City Secretary
ify that the farmoning instrument with the certificate of methebilati Sainch as in Plat Member of the sist recor
Fulleck at to Flat Member of the plat fener
to leat obers written.
The state of the s

ENIFTIM OF A 13,02 ACRE TRACT OF LAND SITUATES IN THE M. ANTREY SLRYET, ASSERBLET NO. 100

CECNG on 13.00 over unset of last attacked in the M. Auther Servey, Aprived Nn. 100, City and forthister of Fort Deed Centry, Tenes and being in pricing of a cellid 25%. Over two city of an attack the first in text present to CEC (see Scholdiery I, L.P. Femerded under Part Read Demail Central 5 files benefit (P.L.C.C.P. No. 2012/2016) are portion of the accumulation of called celling or pricing the celling of the celling of the celling of the celling of the celling received or other F.B.C.C.P. No. 2012/201604, soild 13.00 cells brook at fined observing by matter and brooks as follows:

OCCIMENTS at a 1/m-lack from play with one playand Warns A Cop' found for the cammon most relately corner of set of 1.00 at 20.00 are executed to the normal magnetic ferrit, some being the most deplayed yearser of needvision playand with a new or the country of the country of

THENCE along and with the Morth line of said 25.20 acre tract and the Scuthesel Lies of said Assirioted Reserve %" the following courses and distances:

H of 27 10° E. a distance of 100.70 feet to a 1/2-inch pips with cop storped firom 2 Gay found the cornect; H 10° 20° eff E. a distance of 81.48 feet to 0.1/2-inch pips with cap storped Grown 1 Cay found for Cornect.

 20° 30° 30° E, a distance of 186.90 feet to a 1/2-face pipe with cop storped "Brown ty" found for corner;

any reason for corner; (REZ. N 70 of 40 L. a sixtense of 172.55 feet continuing stong and with the Smitheau as at soils flastricised Reserve W man peritolly states and with the Morth Link of said 22, rea Legal to a LP2-inch size with your almost Cifered & Gair Front for the man Character reas Legal to a LP2-inch size with your almost Cifered & Gair Front for the man Character

NOMES. In anterior's direction, then make or in the right and along are also, the first or man financial distances or, as in interior or and financial distances or an interior and financial distances or an interio

MORZ, down and screen said 25.30 core treat and said 1,913.32 ears treat the fallowing series and distinctes:

rise own claimsteat

on a Southerly direction, along weld curve to the left, a distance of 51.40 feet, hering a
codion of 50.00 feet, a control conju of 32° 12° 10° and a their which bears \$ 0; 02° 43°

K 31.70 feet to a 1/2-ince pipe with any attempts Throm A Cay's at for the point of
imagency;

14. O. 74° C. a distinct of 43.64 feat to 0.72-left pipe with cop stamped Throws a Coynifer Database of a more to the left. for the Residence of a more to the left, a distinct of 23.07 feat, a Small part of 25.00 feat, a control used to 12.00 feat, and the pipe of 25.00 feat, and 25.00 feat, a control used to 12.00 feat, and 25.00 feat, and 25.0

Accorder commer of the benefit exercises created to a 1/2-inch sips with cap attempt of the commerce of 120,50 feet to a 1/2-inch sips with cap attempt of the commerce of 120,50 feet to a 1/2-inch sips with cap attempt of the commerce of

\$ 45° 35° 55° 6, o-distance of is. 20 feet to a 3/2-inch pipe with cop sizepes Throw & Goy" set for corner;

6 45° 15° 16° 6, o distance of 40,97 fact to a 1/2-inch pipe with cap storped Throw & Goy" and for corner;

5 43' Off 17' E. a distance of 215.64 feet to a 1/2-inch pipe with our element Tyraus & Gay" set for corner; 5 32' IT 7' E. a distance of 242.67 feet to a 1.5-inch pipe with our stanced Tyraus 1

Coy sat for the most Kasterly corner of the special describes tract; 5 12' 42' 13' 8, a distance of 1% 16 feet to a L/2-inch plan with sep steeped "Green a Cay" sat for corner; 5 57 68" 53" K. a distance of 118.99 fort to a 1/2-inch pipe with cep standard 'Brown & Soy" in Industria sales of the herein described tract;

5 27 61" or in Industria sales of the herein described tract;

5 27 61" or in Industria sales of 31, 53 feet to a 1/2-inch pipe with cap atomped 'Grass & Cap' set for carrier;

2 27 (2° 13° K) = dialocte of 80.03 feet to a 1/2-inch pipe with cap edabad Three & Cay seat (or arrest) = dialocte of 92.27 feet to o 2/2-inch pipe with cap missped Three & Cay sat (or cornel; or dialocte of 92.27 feet to a 1/2-inch pipe with cap missped Three & Cay 5 6° 3° 15° K, o dialocte of 82.77 feet to a 1/2-inch pipe with cap bleeped Three & Cay

6 07" 11" 45" M, a distance of 123,30 feet to 0 1/8-feet sign with cap storped Trans & Gay- eat for conder; 5 75' 10" 40" M; a distance of 43,43 feet to 8 1/2-feet pipe with rep steeped Trans & Gay-61. 6" 10" and Seeting to great of the heart & seeting with rep steeped Trans & Gay-

H ST 60" 50" N. c. distance of \$1.35 feet to c 1/2-lest hips with cap stopped 'Brane 1 Gay' set for earthy!

H 32' 50 30 %, a distance of \$1.00 feet to u 1/2-lest hips with can atomat 'Brane 1 Gar'.

N 2F 27 24 %, a distance of 41.28 feet to a 1/2-insh pips with cap stanged 'Green & Cap' sat for carrier; N: JT 35 44 % a statement of 44.00 feet to a 1/2-insh pips with one stanged 'Green & Cap'

eat or server; N 22° of '40° K, a distance of 193,77 feet to a 1/2-inch plps with sap slamped "Brown & Goy" oat for Gener; N 17° 11° 12° K, a sistance of 48.73 feet to a 1/2-inch plps with cap starged "Brown & Goy" net for an intelligent concer of the heyesin cases the forest;

H DOT ME for M. a distance of 12.10 feet to a 1/2-leak pips with cap stamped thresh & Caybel for Corefic 2.27 -32 -37 M. of Settence of 113.00 feet to a 1/2-leak pips with man attacked thresh of Coreficial for the non-feet core of 12.00 feet to a 1/2-leak pips with man attacked thresh

Copy and for the mentanting of a continuous towns to the left read with the state down a N 72 22 20 E 278.00 feet.

In 28 Section 19 direction, close sold curve to the left a distance of 17,04 feet, marked

recises of 270,00 feet, a central engle of 07 20 50° and a cloud which have 2 10 to 00° E. 17.06 feet to a 1/2-lich bree play with one stopes from a Cop* met for connect 5 de 30° 20° x, a distance of 05.00 feet to a 1/2-link from play with one stopes from 2 Cop* and for the beginning of a membergate corne to the right, from which teacher bases of 30° 50° 20° 10.00 feet;

In a Section of the S

of STATES & a distance of 14.23 feet to a 1/2-inch from pipe with cap etemped Traws a Day" and for defront

may mak for coroner. See Sections of 22.46 feet to a 1/2-death pipe with cop attaigned "Erenn à Cop" on the main Matter/y Southeast corner of the Martin charging treet, lying on the Section of Section of the Section of Section of

MEMOC, As a Newthersterly direction, along said covers to the left and along and with the triplet of the property line of said frest from Crass Base Lane (70 feet wide), a distance of 2.72 feet, before Crass Base Lane (70 feet), and the control of 2.72 feet as the Polant of account and a consolating 15, 62 sec. of 100s.

Bearing orientation and coordinates are beand on the Temos Coordinate System. South Control Zone 4204, Juli-83 and to referenced to ECHILINA AT CIOSS CHEEK MARKS SECTION ONE or elted

BONTERRA AT CROSS CREEK RANCH SECTION TWO

BONTERRA AT CROSS CREEK RANCH SECTION TWO

A SUBDIVISION OF 13.02 ACRES OF LAND LOCATED IN THE M. AUTREY SURVEY, A-100 CITY OF FULSHEAR FORT BEND COUNTY, TEXAS

LOTS: 54 SCALE: 1"=50" ESERVES: 3

DATE: NOVEMBER, 2016

COMERCON SAUSSMANY 1, L. A. COR TOXAS HOLDWOOL, L. SOUS REMERWAY, SAITE GO HOLDSTON, TOXAS 77056
(713) 980-1977

EANS PLANETS:
23501 CANDO RANGO 5130, pa-230
KATY, TOXAS 77404
(201) 575-0240
KARRINE EDWARDS



RANCH



IGE, Izu; 9777 Westhelmer, Suite 490, Houston, TX 77642 eb: 261-555-6700 v www.bpplincom BPS Registration No. F-1046 BPS Licensed Surroging Plan No. 101085-00 (ASSNA MARCO DE

CITY OF FULSHEAR

Registration & Permit Department Ph: (281) 346- 1796 fax: (281) 346-2556 30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat	Fulbrook on	Fulshear Creek	Section 8 / Pre	liminary Plat
City Engineer R	eview	(Alreado	y approved but did	not record in time
Reviewe	ed ched Letter			
BY:		DATE:	11-29-2016	
City Secretary				
Processe Returned	d I for additional data	· ·		
BY: X	1 ()	DATE:	11-21-2016	
ApprovedReturned	l for additional data			
50' R.D.W DEVELOP BY:	1. VARIANCE MENT AGRE	WAS PLENOUS EEMENT. DATE:	12 2.16	-OK PER
City Council Revi	<u>ew</u>			
Approved Returned	for additional data			
RV-		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

		0.41	
Date: 11-21-2016 Date	Received by the City o	f Fulshear:	
Subdivision: FULBROOK ON FULSHEAD	2 Development:		
CREEK SECTION EIGHT			
SUBMITTAL OF PLAT: (Check Appropriate Selection	on)		•
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 Residentia
		Tutio Home	
Planned Development	Commercial		Industrial
Plat Location: City E1	TJ (Extraterritorial Jurisc	diction)	
Legal Description: METES & BOUNDS	ON FACE OI	= PLAT	
	/		
Variance: Yes (Attach a Copy of Approva	al Letter)No		•
Total Acreage: 18.3333 AC.			
Number of Streets: 4			
Number of Lots: 50		P	latting Fees
Number and Types of Reserves: Z LANDSCAF			
Total Acres in Reserve:		per acre	0.00 plus 3.50 per lot, plus \$12.50
OWNER: FULSHEAR LAND PARTNER	S. LTD.	Final Plat - \$500.00 plu	s \$5.00 per lot plus \$25.00 per acre
Address: THREE RIVERNIAY SUITE			.00 per lot plus \$25.00 per acre
City/State: HOUSTON, TEXAS 77056			
Telephone: 7/3-623-2466		Amending or Minor	
Email Address:		Plat Vacation - \$500	.00
- COSTOLO TO			\$100.00 (each additional review)
Engineer/Planner: COSTELLO, THC. Contact Person: RALPH WISSEL / MAR	V APANETARNET	TOTAL PLATTING FE	\$ 1,208.33 708
Telephone: 7/3-783-7788	K Pagrismong		nal Plat Application)
Fax Number: 7/3-783-3580			
Email Address: RWISSELE COSTELLOIN	c com /	* faid timal flat	fees on this submitted but
M ARMSTRONG COSTEL		actually Prelim	elim fees at time of Fire
This is to certify that the information on this form		orrect and the under	igned is authorized to make this
application. I understand that if all necessary info			
City of Fulshear will not complete the review need			

11/29/14 Spoke w/ Kristi Brashear. The OK to have then pay Preliminary Fees at time of final instead of refunding

TORGE L. DELA ROS A PLAT LOOR DINATOR 11-21-16 TYPED OR PRINTED NAME/TITLE DATE

Clay & Leyendecker, Inc.

Texas Engineer Registration Number - F-2309

Consulting Engineers and Surveyors

November 29, 2016

Engineering Review

Preliminary Plat
Fulbrook on Fulshear Creek Section 8
City of Fulshear, Texas

For Information only:

- 1. This plat will create a total of 50 lots and two (2) Reserves that cover a total acreage of 18.3333 acres.
- 2. The lot sizes for this section average about 80 foot by 130 foot.
- Access to this section will be from Farm Hill Way off of Fulshear Trace.
- 4. This is a resubmission of a plat approved in November 17, 2015 but was not recorded in the 12 month deadline. The plat will need to start back over as a Preliminary Plat.

Recommendations:

I recommend that this Preliminary Plat of Fulbrook on Fulshear Creek Section 8 be approved once Note #1 is updated to reflect the current City Planning Letter. A variance will be needed to allow a 50-foot street right-of-way width for Garden Ridge Court, Garden Glenn Court and Wild Garden Way Court. This variance was original granted with the previously approved plat.

Charter Title Company

Charter Title Company Fort Bend 15958 City Walk, Ste 200 Sugar Land, TX 77479 Phone 281-242-1700]

CITY PLANNING LETTER

GF No.: 1045002646CS

Time frame covered by this report:

Effective Date: 11/14/2016

PROPERTY

Legal Description:

County:

Fort Bend

Project:

Fulbrook on Fulshear Creek - Section Eight Boundary

C.I. No.:

1056-15R5 (Plat prepared)

Job Number:

2014-371-011

Being an 18.3333 acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas; said 18.3333 acre tract being a part of a called 74.1858 acre tract of land (Tract 2) recorded in the name of Fulshear Land Partners, LTD. in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2016032015 of the Official Public Records of Fort Bend County (O,P.R.F.B.C.) and a part of a called 96.1496 acre tract of land recorded in the name of Fulshear Land Partners, LTD. in F.B.C.C.F. No. 2006163186 of the O.P.R.F.B.C.; said 18.3333 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone):

Commencing at a 1-inch iron pipe found at the northeast corner of a called 200,7181 acre tract of land recorded in the name of Fulshear Land Investment Partners, LTD. in F.B.C.C.F. No. 2006137093 of the O.P.R.F.B.C. and the southeast corner of a called 59.93 acre tract of land recorded in the name of Robert Judson Pickard, Tr. in F.B.C.C.F. No. 2011067776 of the O.P.R.F.B.C., and being on the westerly line of a called 39.98 acre tract of land recorded in the name of DHK Fulshear, LP. in F.B.C.C.F. No. 2013000442 of the O.P.R.F.B.C.;

Thence, with the northerly line of said 200.7181 acre tract, the southerly line of said 59.93 acre tract, and the northerly line of said 74,1858 acre tract. South 88 degrees 30 minutes 31 seconds West, a distance of 1,709.53 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the **Point of Beginning** of the herein described tract;

Thence, across said 74.1858 acre tract, the following eighteen (18) courses:

- South 01 degrees 29 minutes 29 seconds East, a distance of 15.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- South 57 degrees 36 minutes 14 seconds East, a distance of 122.58 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

- South 51 degrees 36 minutes 24 seconds East, a distance of 105,87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- South 37 degrees 07 minutes 32 seconds East, a distance of 105.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- South 22 degrees 38 minutes 40 seconds East, a distance of 105,87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- South 08 degrees 00 minutes 06 seconds East, a distance of 109.13 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 7. South 00 degrees 52 minutes 49 seconds West, a distance of 324.25 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 8. South 16 degrees 32 minutes 07 seconds East, a distance of 79.99 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- South 25 degrees 50 minutes 41 seconds East, a distance of 72,78 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 10. South 38 degrees 08 minutes 33 seconds East, a distance of 74.53 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 11. South 32 degrees 57 minutes 59 seconds East, a distance of 40.19 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 46.88 feet along the arc of a curve to the right, said curve having a central angle of 05 degrees 04 minutes 05 seconds, a radius of 530.00 feet and a chord that bears North 63 degrees 15 minutes 15 seconds East, a distance of 46.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 13. North 65 degrees 47 minutes 18 seconds East, a distance of 51.81 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- South 24 degrees 12 minutes 42 seconds East, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- South 65 degrees 47 minutes 18 seconds West, a distance of 51.81 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 16. 201.13 feet along the arc of a curve to the left, said curve having a central angle of 24 degrees 31 minutes 08 seconds, a radius of 470.00 feet and a chord that bears South 53 degrees 31 minutes 44 seconds West, a distance of 199.60 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 17. South 41 degrees 16 minutes 10 seconds West, a distance of 81.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 18. 41.58 feet along the arc of a curve to the left, said curve having a central angle of 95 degrees 17 minutes 19 seconds, a radius of 25.00 feet and a chord that bears South 06 degrees 22 minutes 29 seconds East, a distance of 36.95 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set on the easterly right-of-way line of Fulshear Trace (width varies) as established by Fulshear Trace Street Dedication Plat recorded under Plat No. 20140163 of the Plat Records of Fort Bend County;

Thence, with said easterly right-of-way line of Fulshear Trace, the following three (3) courses:

19, North 54 degrees 01 minutes 09 seconds West, a distance of 613.78 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

- 20. 733.59 feet along the arc of a curve to the right, said curve having a central angle of 45 degrees 11 minutes 44 seconds, a radius of 930.00 feet and a chord that bears North 31 degrees 25 minutes 17 seconds West, a distance of 714.72 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- 21. North 08 degrees 49 minutes 25 seconds West, a distance of 262.07 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 22. Thence, with the northerly line of said 74.1858 acre tract and aforesaid southerly line of the 59.93 acre tract. North 88 degrees 30 minutes 31 seconds East, a distance of 629.52 feet to the **Point of Beginning** and containing 18.3333 acres of land.

Note: Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes

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

Fulshear Land Partners, Ltd., a Texas limited partnership by virtue of Deed recorded under FBCCF# 2006163186 & 2016032015

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:

None of record

EASEMENTS:

- Easement Agreement by and between Fulshear Muncipal Utility District No. 1 of Fort Bend County, Fulshear Land Investments Partners, Ltd., a Texas limited partnership and Fulshear Land Partners, Ltd., a Texas limited partnership, recorded April 30, 2014 under Fort Bend County Clerk's File No. 2014043620.
- Easement Agreement by and between Fulshear Muncipal Utility District No. 1 of Fort Bend County, Fulshear Land Investments Partners, Ltd., a Texas limited partnership and Fulshear Land Partners, Ltd., a Texas limited partnership, recorded April 30, 2014 under Fort Bend County Clerk's File No. 2014043622.
- 3. Easement Agreement by and between Fulshear Muncipal Utility District No. 1 of Fort Bend County, Fulshear Land Investments Partners, Ltd., a Texas limited partnership and Fulshear Land Partners, Ltd., a Texas limited partnership, recorded April 30, 2014 under Fort Bend County Clerk's File No. 2014043619.
- Failure of the subject property to have a means of ingress and egress to a dedicated public roadway pursuant pursuant to existing One foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or resubdivided in a recorded plat the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title there to shall revert to and revest in the dedicator, his heirs, assigns, or successors, as shown on plat of Fulshear Trace Street Dedication recorded

under Plat No. 20140163 of the Plat Records of Fort Bend County, Texas. . (THIS WILL NO LONGER APPLY UPON RECORDATION OF PROPOSED PLAT)

- Subject property lies within the boundaries of FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1 FORT BEND COUNTY.
- 1/2 of all oil, gas and other minerals in, on, under or that may be produced are reserved in instrument recorded in Volume 593, Page 369 of the deed records of Fort Bend County, Texas. Title to said interest has not been investigated subsequent to date of aforesaid instrument.
- 7. 1/2 of all oil, gas and other minerals in, on, under or that may be produced reserved as set forth in instrument recorded in Volume 593, Page 365, Deed Records, Fort Bend County, Texas. Title to said interest has not been investigated subsequent to date of aforesaid instrument.
- All of the remaining mineral interest reserved in instrument from Carolyn Ann Huggins Michnoff 8. f/k/a Carolyn Ann Huggins to Fulshear Land Investment Partners, Ltd., dated October 30, 2006 and recorded on October 31, 2006, filed under Clerk's File No. 2006137093 in the Official Public Records of Real Property of Fort Bend County, Texas. Surface rights walved therein except for an approximately 2.00 acre drill site located on the subject property and access easement thereto, said instrument stating therein: "Grantor hereby excepts and reserves all of the interest currently owned by Grantor in the oil, gas and other minerals (the "Minerals") in and under or that may be produced from the Property; however, Grantor, on behalf of itself, its successors and assigns, hereby forever releases, waives and relinquishes all rights to use the surface of the Property for seismic activities and for any and all other mineral exploration or production purposes including, without limitation, exploring, drilling for, developing, producing, storing, and processing Minerals from the Property ("Mineral Operations") with the exception of the two (2) acre tract of land described on Exhibit "C" attached hereto (the "Drill Site"). Such release, waiver and relinquishment shall not be construed as a release, walver or relinquishment by Grantor of the right to explore, drill for, develop or produce Minerals from the Land (and to have access to and control of underground mineral formations) without the use of any portion of the surface of the Land other than the Drill Site, including production through wells at surface locations situated on the Drill Site or outside the Land, including, without limitation, directional wells drilled under or through or bottomed beneath the Land."

Subject to Waiver of Surface Rights and Designation of Drill Site recorded on May 16, 2014 under Fort Bend County Clerk's File No. 2014050220.

Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in 9. instrument dated August 31, 2005, recorded September 1, 2005 at Fort Bend County Clerk's File No. 2005107659 of the Official Records of FORT BEND County, Texas, which document contains the following language "Grantor hereby excepts and reserves all of the interest currently owned by Grantor, if any, in the oil, gas and other hydrocarbon minerals (the "Minerals") in and under or that may be produced from the Property; however, Grantor, on behalf of itself, its successors and assigns, hereby forever releases, waives and relinquishes all rights to use the surface of the Property for seismic activities and for any and all other mineral exploration or production purposes including, without limitation, exploring, drilling for, developing, producing, storing, and processing Minerals from the Property with the exception of that certain approximately two (2) acre drill site (the "Drill Site") the location of which shall be agreed to between Grantor and Grantee, as hereafter With respect to the Drill Site, Grantee shall designate the proposed location of the Drill Site and the location of an easement granting access to such Drill Site (the "Access Easement"). At such time as Grantee designates the location of the Drill Site and the Access Easement, it shall notify Grantor who shall have the right to approve such location of the Drill Site and the Access Easement, which such approval shall not be unreasonably withheld, conditioned or delayed. At such time as the location of the Drill Site and Access Easement is agreed upon, Grantor and Grantee shall execute and instrument in the property records confirming the location of the Drill Site and Access Easement and Grantor, its successors and assigns agree that any mineral operations with respect to the Property shall be limited to such Drill Site and Access Easement. In

addition to operations that may be conducted upon the Drill Site, Grantor shall also have and retain the right to operations, development and production of oil, gas, and associated hydrocarbons produced therewith, and other minerals in and under the Property by pooling or by off-site directional drilling below the surface of the Property." Reference to which instrument is here made for full particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

Said interest subject to Walver of Surface Rights and Designation of Drill Site recorded on October 31, 2006 under Fort Bend County Clerk's File No. 2006137086, same designating access easements, drill sites and pipeline easements located offsite of subject property.

LIENS:

1. Deed of Trust executed by FULSHEAR LAND PARTNERS, LTD., a Texas limited partnership to John D. Hudgens, Trustee, dated March 29, 2016, filed March 30, 2016, recorded in/under Fort Bend County Clerk's File No. 2016032016 of the Real Property Records of FORT BEND County, Texas, securing TEXAS CAPITAL BANK, National Association in the payment of one note in the principal sum of Twelve Million (\$12,000,000,00), due and payable and bearing interest as therein provided; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument.

Additionally secured by ASSIGNMENT OF REIMBURSEMENT CONTRACT AND PROCEEDS dated March 29, 2016, filed March 30, 2016, recorded in/under Fort Bend County Clerk's File No. 2016032017 of the Real Property Records of FORT BEND County, Texas.

This report is issued for the use of and shall inure to the benefit of and is issued in consideration of amount 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 connection with repairs or new improvements; unpaid taxes; change in marital status or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

Charter Title Company Fort Bend

Katherine Ann Burghard Commercial Title Officer

Exhibit Page 1 of 3 Pages

County:

Fort Bend

Project:

Fulbrook on Fulshear Creek - Section Eight Boundary

C.I. No.:

1056-15R5 (Plat prepared)

Job Number:

2014-371-011

METES AND BOUNDS DESCRIPTION 18.3333 ACRES

Being an 18.3333 acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas; said 18.3333 acre tract being a part of a called 74.1858 acre tract of land (Tract 2) recorded in the name of Fulshear Land Partners, LTD. in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2016032015 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.) and a part of a called 96.1496 acre tract of land recorded in the name of Fulshear Land Partners, LTD. in F.B.C.C.F. No. 2006163186 of the O.P.R.F.B.C.; said 18.3333 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone):

Commencing at a 1-inch iron pipe found at the northeast corner of a called 200.7181 acre tract of land recorded in the name of Fulshear Land Investment Partners, LTD. in F.B.C.C.F. No. 2006137093 of the O.P.R.F.B.C. and the southeast corner of a called 59.93 acre tract of land recorded in the name of Robert Judson Pickard, Tr. in F.B.C.C.F. No. 2011067776 of the O.P.R.F.B.C., and being on the westerly line of a called 39.98 acre tract of land recorded in the name of DHK Fulshear, LP. in F.B.C.C.F. No. 2013000442 of the O.P.R.F.B.C.;

Thence, with the northerly line of said 200.7181 acre tract, the southerly line of said 59.93 acre tract, and the northerly line of said 74.1858 acre tract, South 88 degrees 30 minutes 31 seconds West, a distance of 1,709.53 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the **Point of Beginning** of the herein described tract;

Thence, across said 74.1858 acre tract, the following eighteen (18) courses:

- 1. South 01 degrees 29 minutes 29 seconds East, a distance of 15.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 2. South 57 degrees 36 minutes 14 seconds East, a distance of 122.58 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 3. South 51 degrees 36 minutes 24 seconds East, a distance of 105.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 4. South 37 degrees 07 minutes 32 seconds East, a distance of 105.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

Exhibit Page 2 of 3 Pages

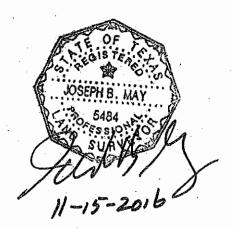
- 5. South 22 degrees 38 minutes 40 seconds East, a distance of 105.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 6. South 08 degrees 00 minutes 06 seconds East, a distance of 109.13 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 7. South 00 degrees 52 minutes 49 seconds West, a distance of 324.25 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 8. South 16 degrees 32 minutes 07 seconds East, a distance of 79.99 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 9. South 25 degrees 50 minutes 41 seconds East, a distance of 72.78 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 10. South 38 degrees 08 minutes 33 seconds East, a distance of 74.53 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 11. South 32 degrees 57 minutes 59 seconds East, a distance of 40.19 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 12. 46.88 feet along the arc of a curve to the right, said curve having a central angle of 05 degrees 04 minutes 05 seconds, a radius of 530.00 feet and a chord that bears North 63 degrees 15 minutes 15 seconds East, a distance of 46.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 13. North 65 degrees 47 minutes 18 seconds East, a distance of 51.81 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 14. South 24 degrees 12 minutes 42 seconds East, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 15. South 65 degrees 47 minutes 18 seconds West, a distance of 51.81 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 16. 201.13 feet along the arc of a curve to the left, said curve having a central angle of 24 degrees 31 minutes 08 seconds, a radius of 470.00 feet and a chord that bears South 53 degrees 31 minutes 44 seconds West, a distance of 199.60 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 17. South 41 degrees 16 minutes 10 seconds West, a distance of 81.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

Exhibit Page 3 of 3 Pages

18. 41.58 feet along the arc of a curve to the left, said curve having a central angle of 95 degrees 17 minutes 19 seconds, a radius of 25.00 feet and a chord that bears South 06 degrees 22 minutes 29 seconds East, a distance of 36.95 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set on the easterly right-of-way line of Fulshear Trace (width varies) as established by Fulshear Trace Street Dedication Plat recorded under Plat No. 20140163 of the Plat Records of Fort Bend County;

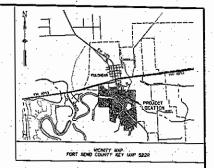
Thence, with said easterly right-of-way line of Fulshear Trace, the following three (3) courses:

- 19. North 54 degrees 01 minutes 09 seconds West, a distance of 613.78 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- 20. 733.59 feet along the arc of a curve to the right, said curve having a central angle of 45 degrees 11 minutes 44 seconds, a radius of 930.00 feet and a chord that bears North 31 degrees 25 minutes 17 seconds West, a distance of 714.72 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- 21. North 08 degrees 49 minutes 25 seconds West, a distance of 262.07 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 22. Thence, with the northerly line of said 74.1858 acre tract and aforesaid southerly line of the 59.93 acre tract, North 88 degrees 30 minutes 31 seconds East, a distance of 629.52 feet to the **Point of Beginning** and containing 18.3333 acres of land.



	STATE OF THE MEAN
	COUNTY OF THE REAL PROPERTY OF THE PROPERTY OF
	PRINTED DOORS NOT RESIDENT BO BY THESE POSITIONS OF THE PRINTED BY
	SCHOOLS DOWNS THE CLEARLY AS A THE PROPERTY OF THE CONTROL OF THE
	PRINTED AND THE PRINTED TO AN ART THAT ALL OF THE PRINTED TO AND THE PRINTED TO THE PRINTED THE PRINTED TO THE PRINTED THE PRI
	THE PROPERTY OF THE PROPERTY O
	the property of the control of the c
	THE WINDS ME DO MERCE A RECEIPT THE THE PROPERTY OF THE DESCRIPTION OF THE PROPERTY OF THE PRO
	THE TESTINGS WESTERN MESS OF MUNICIPARTS. LLC. AS COMES, MAS CAUSED THESE PRESENTS TO SECURE BY DAMPIN S. CONSTRUCTOR. PRESIDENT. THESE PRESENTS ADVANTABLE. THIS
	A TEXAS LIMITED PARTICIDADES
	BUICAN R. BUICEYSOO. PRESIDENT
	STATE OF MERKS
. :	BY ONE ME. THE INSCRIPTION OF METHOD IN THIS DAY PRESENCE; THOW TO ME TO SCHOOL THE PROPERTY OF THE PROPERTY O
	GEVEN UNDER MY HIND AND SERE OF DEFICE. THIS. DAY OF
	a <u>lla a a l</u> i a constitui a agrico de
	SOTTARY SHOP OF TEAMS OF TEAMS STORE OF TEAMS STORE OF TEAMS STORE OF TEAMS OF TEAMS STORE OF
	at camping Extract
: '	THESE PRESENTS TO BE SENED OF "GREAT A LOSS HOMESTROMS PARTIESTS ATO. AS CHARGE HIS CLUMCE PRESENTS TO BE SENED OF "GREAT A LOSS AND ACTION OF THE PRESENT AND ACTION OF THE P
	FM SMEAR LAND INVESTMENTS PARTAGRS. LTD A TEAMS LIMITED PRATERIERS.
	BUSCAN E. IDUDENYDOD. PRESIDENT
	STATE OF TELES.
. :	THE CHARGE OF THE ENGINEERS AND THE PARTY OF THE SAY PERSONALLY AND FACILITY OF THE CHARGE OF THE CH
	CIVEN UNDER NY HEND AND SEAL OF STYLES. 1915GET OF 2516.
	NOTARY BURLLS IN AND FOR THE STATE OF REACH FOR

TIEN HOUSE							
TE. TEN LICH AGAIN CHEEK SECT OF RECORD OF THE COPY ALL THINKS AND TYPEST TO SAID FL AND PANE W	NS CAPTYAL ST THE PARTY IDM EIGHT. IN CLERK'S ICIAL RECOR SUDOMO IMAT S DP SAID I AT ARD WE	SAID LIES SAID LIES FILE HUMB MAS OF THE E CURT INT MAI AND T	A DEC IN EDE ING E ITRS ZONE IT BEND C EREST IN ENE DECIS	THE ME.	H. DING TENDEN BY INSTR MD 20160 ENAS. DO OPENTY TO NO RESTR PRESENT	P AND MY AS FULDA UNDAT 92017 HEREST OTHERS ORACH T	COCK ON FO
AND RANE N EXES CAPITA NATIONAL ASS		THE SIA	C NOR AND	PART IN	cur.		
·			<u> </u>	<u>:</u>		٠.	
MARE 4							
mt					- 1		
STATE OF TEX COUNTY OF							
GEFORE SPECIALD WHOSE WARE ACKNOWN COST CONSTRUCTION CONS						POSES AL POSES AL POSES AL ALSOCIA	10W-
	MOTER MY NA		w o a	FICELTH	150	4 O.	_
TOR THE SIA							
m comissi	DI EXPIRES			_			
1. JOHEN G TO PARTICLE SHOULD AND SHOULD AND THAT ALL BO DIMER POWER SUITABLE FE ROT LESS TH THREE (S) P	THE PARTY OF THE P	MEDISHERES MEIDH OF HIRE AND C WINDE LINE WERS- MINE (HCL HAVE L) PIPES I	SUBJECT THE SUBJECT TO	ME LAWS LAWD MEE WAS PRES PERMITTING L. POINT L. POINT MEE WITE MEYIMG AS LAWD A LEP	CF TONE S LESY COMPA ANGED FROM N COM PAGE 1 HOW FO 1 HOW	TAYL DE IFY THAT IF AN ACT GHUMB ATOME: A DIAMETE DIAMETE DI LESS	TEXAS SHE UNIO HID THEN THEN
<u>.</u>							
	AY SALTIGN NO. WALL SALDS		CSS10MIL IFT 1KAT	ENGINEE THIS PLA	n Lighes	00 je te Al B[OJ	C IPCHCHTS
STATE OF THE	METE SALDAN SASS GO HET OF FUESHER	MA, A PROF ICOY SCRTI	CSS1DHU IFT 1KAT	ENCIPEE THIS PL	n Lictus T MECTS	00 JW TH	t incucum
	METE SALDAN SASS GO HET OF FUESHER	MA, A PROF ICOY SCRTI	CSSTEMA FT THAT	ENCIPEE THIS PLA	T LICES	CO IN THE	t Incucum
STATE OF THE	METE SALDAN SASS GO HET OF FUESHER	MA, A PROF ICOY SCRTI	CSSIIMU FT HAT	ENCINEE THIS PLA	R LICENS	CO je te	i i i i i i i i i i
STATE OF THE	MATE SALDEN NAS. 60 HO OF FURSILI DANA TRAFFICH NO.	MA. A PROS				. ; 	incum.
STATE OF THE CITY RAPAGE, SA, TEXAS REGIS THUS ! IS APPROXE!	MATE SALDEN NAS. 60 HO OF FURSILI DANA TRAFFICH NO.	HA, A PROPERTY SCREEN	FOR SWEAR			ort.	T IPENCHTS
STATE OF THE CITY THE	MART. SALDAM XAS. BO MIS OF FUR. SHE THAT IDH MO.	HA, A PROPERTY SCREEN	FOR SWEAR		CETTION S	ort.	incucum.
STATE OF THE CITY THE	MART. SALDAM XAS. BO MIS OF FUR. SHE THAT IDH MO.	HA, A PROPERTY SCREEN	FOR SWEAR		CETTION S	ort.	TAEMONTS.
STATE OF THE PERSON OF T	MART. SALDAM XAS. BO MIS OF FUR. SHE THAT IDH MO.	HA, A PROPERTY SCREEN	FOR SWEAR		CETTION S	ort.	TACHCHTS.
STATE OF THE PERSON OF T	MART. SALEM MART. GO ME OF FORSES STRAFF COM MO.	HA, A PROPERTY SCREEN	FOR SWEAR		CETTION S	ort.	TALMENTS.
STATE OF THE COLUMN TH	DAME LAT OF FULL TOTAL THAT ICH HO. TEXAS THIS TOTAL	BAY	Francisco	CBPTE S SSION OF	201 N EIGHT.	OFT.	
STATE OF TE DE THE COLLEGE OF TE DE THE COLLEGE OF TE DE THE COLLEGE OF THE COLLE	DANA OF FULDACON	BANGE DAY	FOLSE ENGLAND OF	CBFTK SSTON DF	CETTION STATE CITY TO SELECTION STATE CITY NOT SELECTION STATE CITY OF FIRE	DET DE L	IV 600-
STATE OF THE COLUMN TH	DANA OF FULDACON	BANGE DAY	FOLSE ENGLAND OF	CBFTK SSTON DF	201 N EIGHT.	DET DE L	IV 600-
STATE OF TE DE THE COLLEGE OF TE DE THE COLLEGE OF TE DE THE COLLEGE OF THE COLLE	DANA OF FULDACON	BANGE DAY	FOLSE ENGLAND OF	CBFTK SSTON DF	CETTION STATE CITY TO SECRET. N EIGHT. TY OF FU	DET DE L	IV 600-
STATE OF TE DE THE COLLEGE OF TE DE THE COLLEGE OF TE DE THE COLLEGE OF THE COLLE	CAMA THAT ICM NO.	BANGE DAY	FOLSE ENGLAND OF	CBFTK SSTON DF	CETTION STATE CITY TO SECRET. N EIGHT. TY OF FU	DET DE L	IV 600-
STATE OF THE CITY	DATE OF THE STATE	BANGE DAY	FOLSE ENGLAND OF	CBFTK SSTON DF	CETTION STATE CITY TO SECRET. N EIGHT. TY OF FU	DET DE L	IV 600-
STATE OF THE CITY	DATE OF THE STATE	BANGE DAY	FOLSE ENGLAND OF	CBFTK SSTON DF	CETTION STATE CITY TO SELECTION STATE CITY NOT SELECTION STATE CITY OF FIRE	DET DE L	IV 600-



TITLE OF TRACE SEDD

THE CONTROL SEDD

THE LEGG STORAGE. COUNT CLUB. IN JOB FOR SIZE COUNTY, WORDER

LETTERY THE MAY PROSECUE. INSTRUCED STORAGE SET IN SCENIFICANCE OF THE COUNTY SERVING FOR SECONDARY IN THE SET IN SCENIFICANCE OF THE PLANT AND SERVING S

FULBROOK ON FULSHEAR CREEK SECTION EIGHT

A SUBDIVISION OF 18.3333 ACRES LOCATED IN THE CHURCHILL FULSHEAR LEAGUE, A-29 CHURCHILL FULSHEAR FORT BEND COUNTY, TEXAS

50 LOTS 1 BLOCK 2 RESERVES

DATE: NOVEMBER, 2016

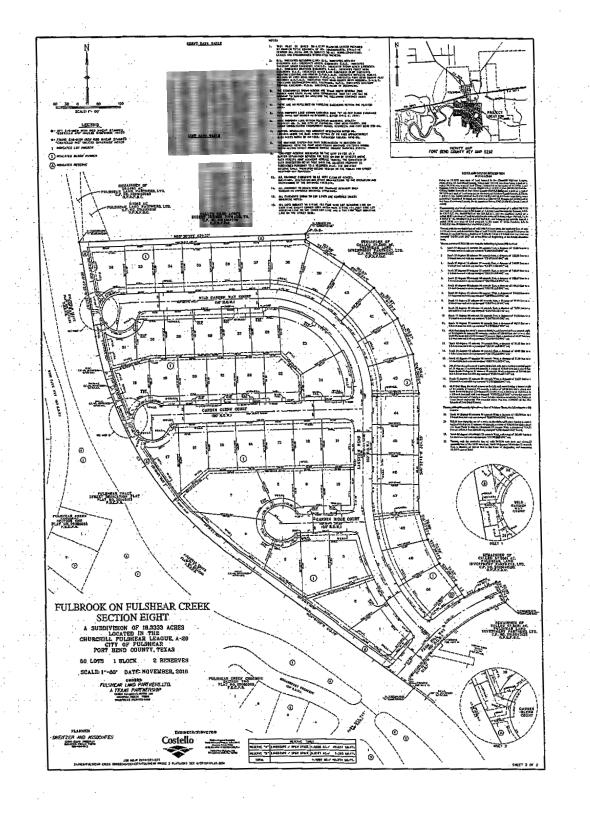
OWNERS OWNERS TO SHEET OF THE S

PLANNER: SWEITZER AND ASSOCIATES

Costello

JOB NO. D 2014-371-011 SIANEWATULSSEAR CREEK CHOSSING/2014371/AIASMAR PHASE 3 PLATS/091 SEC 12/311071PLAT-DON

SHEET 1 OF



CITY OF FULSHEAR

Registration & Permit Department Ph: (281) 346- 1796 fax: (281) 346-2556 30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Fulbrook on Fulshear Creek Section 12/ Preliminary Plat
City Engineer Review (Already approved but did not record in time)
BY: DATE: 11-29-2016
City Secretary
Processed Returned for additional data
BY: DATE: 11-21-2016
Planning Commission Review
ApprovedReturned for additional data
50 R.D.W. VARIANCE WAS PREVIOUSLY GRANTED - OK FER DEVELOPMENT AGREEMENT. DATE: 12.8.16
City Council Review
Approved Returned for additional data
BY: 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: 11-21-16 Date Received by	the City of Fulshear:
Subdivision: FULBROOK ON FULSHEAR Develo	opment:
CLEEK SECTION TWELVE	
SUBMITTAL OF PLAT: (Check Appropriate Selection)	
Preliminary	Short Form Final
	cation Plat Admin. (Minor) Plat
Amending Plat	
TYPE OF PLAT: (Check Appropriate Selection)	
/	
Single-Family Residential Zero	o Lot Line/ Patio Home Multi-Family Residential
Planned Development Cor	mmercialIndustrial
Plat Location: City ETJ (Extraterrit	torial Jurisdiction)
Legal Description: METES & Bounds On	1 FACE OF PLAT
Variance:Yes (Attach a Copy of Approval Letter)	✓ No
Total Acreage: 35.885.0 AC.,	<u>-</u>
Number of Streets: 10	
Number of Lots: 84	Platting Fees
Number and Types of Reserves: 6 LANDSCAPE / DRAIN	Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50
Total Acres in Reserve: 10.6974 AC.	per acre
OWNER: FULSHEAR LAND PARTHERS, LTD	Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre
Address: THREE RIVERLYAY, SUITE 120	Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre
City/State: HOUSTON, TEXAS 77056	Amending or Minor Plat - \$200.00
Telephone: 713 - 623 - 2466	
Email Address:	Plat Vacation - \$500.00
Engineer/Planner: COSTELLO, Fric.	2 nd Review of plats - \$100.00 (each additional review)
Contact Person: RALPH WISS CL / MARK ARM	KETTOPICS TOTAL PLATTING FEE \$1,817.13
Telephone: 7/3-783-7788	Park Fees (due at Final Plat Application)
Fax Number: 713 - 783 - 3580	
Email Address: RWISSEL & COSTELLOING. C	om * Paid Final Plat fees instead of Pielim.
MARNSTNOW GC COSTOLO INC.CC	om - weed to pay Prelim fees when submit Fir
	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

JONGE L. DELA ROSA PLAT GOORDINATOR 11-21-16

TYPED OR PRINTED NAME/TITLE DATE

* 11/29/16 Spoke w/ Kristi Brashear She ok to charge Prelim Fees at time of Final Submission instead of refunding overrage

Clay & Leyendecker, Inc.

Texas Engineer Registration Number - F-2309

Consulting Engineers and Surveyors

November 29, 2016

Engineering Review

Preliminary Plat
Fulbrook on Fulshear Creek Section 12
City of Fulshear, Texas

For Information Only:

- This plat will create 84 Lots in 5 Blocks with 6 Restricted Reserves that cover a total acreage of 35.8850 acres.
- Access to this section will be from Meadow Wood Drive which will extend from James Lane.
- 3. The typical lot sizes in this section are 62-foot by 125-foot along with 70-foot by 120 foot.
- 4. This plat was approved in October 20, 2015 but has not been recorded so it needs approval again as it has expired. The plat will need to start over as a Preliminary Plat

Recommendations:

I recommend that this Preliminary Plat of Fulbrook on Fulshear Creek Section 12 be approved with the following items being addressed. I also recommend a variance be allowed for the Street Right-of-Way for Streamside Trail, Field Creek Court and Long Branch Court being 50-foot in width. This variance was approved previously.

Charter Title Company

Charter Title Company 11 Greenway Plaza, Suite 120 Houston, TX 77046 Phone 713-850-9543]

CITY PLANNING LETTER

GF No.: 1045002628CS

Time frame covered by this report:

Effective Date: 11/14/2016

PROPERTY

Legal Description:

County:

Fort Bend

Project:

Fulbrook on Fulshear Creek - Section Twelve Boundary

C.I. No.:

1172-15R4 (Boundary Map prepared)

Job Number:

2014-371-071

Being a 35.8850 acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas; said 35.8850 acre tract being all of a called 26.6532 acre tract (Tract 1) of land recorded in the name of Fulshear Land Partners, LTD. In Fort Bend County Clerk's File (F.B.C.C.F.) No. 2016032015 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), a part of a called 11.1500 acre tract of land recorded in the name of Fulshear Land Partners, Ltd. in F.B.C.C.F. No. 2013133948 of the O.P.R.F.B.C., and all of a called 6.8294 acre tract of land recorded in the name of Fulshear Municipal Utility District No. 1 of Fort Bend County in F.B.C.C.F. No. 2016120216 of the O.P.R.F.B.C.; said 35.8850 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone):

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the southeast corner of said 26.6532 acre tract and being on the northerly line of a called 80.00 acre tract of land recorded in the name of Canaan Ranch Corporation in F.B.C.C.F. No. 1999103046 of the O.P.R.F.B.C;

 Thence, with the southerly line of said 26,6532 acre tract and the northerly line of said 80,00 acre tract, South 88 degrees 28 minutes 15 seconds West, a distance of 605,00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

Thence, across said 26.6532 acre tract the following three (3) courses:

- North 01 degrees 31 minutes 45 seconds West, a distance of 482.03 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- North 83 degrees 59 minutes 33 seconds West, a distance of 106.37 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- South 88 degrees 28 minutes 15 seconds West, a distance of 162,26 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set in James Lane (width varies) and being on the westerly line of said 26.6532 acre tract;

MB

- 5. Thence, with said westerly line of the 26.6532 acre tract, North 22 degrees 04 minutes 41 seconds East, a distance of 346.36 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- Thence, continuing with said westerly line of the 26.6532 acre tract, North 03 degrees 34 minutes 43 seconds East, a distance of 569.09 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the southwest corner of a called 0.5994 acre tract of land recorded in the name of Fort Bend County, Texas in F.B.C.C.F. No. 2012125881 of the O.P.R.F.B.C.;
- 7. Thence, with the southerly line of said 0.5994 acre tract, South 83 degrees 43 minutes 01 seconds East, a distance of 26.28 feet to a 3/8-inch iron rod with "Landtech" cap found at the southeast corner of said 0.5994 acre tract;
- 8. Thence, with the easterly line of said 0.5994 acre tract and the westerly line of aforesaid 11.1500 acre tract, North 20 degrees 01 minutes 16 seconds East, a distance of 124.82 feet to a 3/8-inch iron rod with "Landtech" cap found;
- 9. Thence, continuing with said easterly line of the 0.5994 acre tract and said westerly line of the 11.1500 acre tract, North 0.4 degrees 46 minutes 27 seconds East, a distance of 182.57 feet to a 3/8-inch iron rod with "Landtech" cap found;
- 10. Thence, continuing with said easterly line of the 0.5994 acre tract and said westerly line of the 11.1500 acre tract, North 04 degrees 33 minutes 40 seconds West, a distance of 63.27 feet to a 1/2-inch iron rod with "Landtech" cap found at the northwest corner of said 11.1500 acre tract and the southwest corner of Restricted Reserve "B" of Fulbrook on Fulshear Creek Section Three, a 37.0961 acre subdivision recorded in Plat No. 20140072 of the Plat records of Fort Bend County, and being on the northerly line of Fulshear Creek (width varies);
- 11. Thence, with the northerly lines of said 11.1500 acre tract and said Fulshear Creek and the southerly line of said Fulbrook on Fulshear Creek Section Three, South 78 degrees 21 minutes 08 seconds East, a distance of 604.08 feet to a 5/8-inch fron rod with cap stamped "COSTELLO INC" found;
- 12. Thence, continuing with said northerly lines of the 11.1500 acre tract and Fulshear Creek and said southerly line of Fulbrook on Fulshear Creek Section Three, South 86 degrees 42 minutes 40 seconds East, a distance of 609.71 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

Thence, across said 11.1500 acre tract and with the easterly lines of aforesaid 26.6532 acre tract, the following fifteen (15) courses:

- South 04 degrees 56 minutes 26 seconds West, a distance of 485.31 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 14. South 85 degrees 03 minutes 34 seconds East, a distance of 36.35 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 15. South 04 degrees 56 minutes 26 seconds West, a distance of 170.00 feet to a 5/8-inch fron rod with cap stamped "COSTELLO INC" set;
- North 85 degrees 03 minutes 34 seconds West, a distance of 70.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- South 81 degrees 59 minutes 17 seconds West, a distance of 41.08 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 18. South 34 degrees 07 minutes 23 seconds West, a distance of 56.25 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 19. North 55 degrees 52 minutes 37 seconds West, a distance of 95.00 feet to a 5/8-Inch iron rod with cap

stamped "COSTELLO INC" set;

- 20. South 34 degrees 07 minutes 23 seconds West, a distance of 188.97 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 21. North 80 degrees 25 minutes 31 seconds West, a distance of 276.27 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 22. South 35 degrees 40 minutes 13 seconds West, a distance of 29.98 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 23. South 54 degrees 19 minutes 47 seconds East, a distance of 158.69 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 24. South 35 degrees 40 minutes 13 seconds West, a distance of 180,00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 25. South 54 degrees 19 minutes 47 seconds East, a distance of 93.35 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 26. South 36 degrees 54 minutes 55 seconds West, a distance of 57.04 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 27. South 01 degrees 31 minutes 45 seconds East, a distance of 441.47 feet to the **Point of Beginning** and containing 35.8850 acres of land.

Note: Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes a.

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

FULSHEAR LAND PARTNERS, LTD., a Texas partnership by virtue of Deed recorded under Fort Bend County Clerk's File No. 2013133948 & 2016032015

FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1 OF FORT BEND COUNTY by virtue of Deed recorded under Fort Bend County Clerk's File No. 2016120216

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:

Item 1, Schedule B is hereby deleted.

EASEMENTS:

- Storm sewer easement 25 feet in width easement affecting proposed Reserve "B", granted to Fulshear Municipal Utility District No. 1 of Fort Bend County in instrument recorded March 14, 2014 under ort Bend County Clerk's File No. 2014024296, shown on plat recorded in Plat No. 20140072 of the Flat Records of Fort Bend County, Texas.
- 2. Reservation by Grantor of the entire mineral estate of the property owned by Grantor, if any, including all oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same as set out in Deeds filed under Clerk's File Nos. 2008000215 of the Official Public Records of

Real Property of Fort Bend County, Texas. Said instruments containing the following language: "Reserved Minerals. Grantors reserve all of the oil, gas and other minerals which may be produced in and under the Property ("Reserved Minerals") on behalf of Grantors and on behalf of all future oil, gas and mineral owners, mineral lessees and others acting by, through or under Grantors, but not otherwise ("Mineral Owners"), but waiving for themselves and all Mineral Owners any and all right of ingress and egress to and from the surface of the Property. Nothing in this waiver will restrict or prohibit the pooling or unitization of the Reserved Minerals with land other than the Property; or the exploration or production of the Reserved Minerals or other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property Surface Waiver. Grantors waive the right to explore, develop, drill, produce, mine, treat or store the Reserved Minerals from the surface of the Property."

- Easement Agreement by and between Fulshear Land Partners, Ltd., a Texas limited partnership and Fulshear Creek Crossing Homeowners Association, Inc., a Texas non-profit corporation, recorded under Fort Bend County Clerk's File No. 2013134157.
- Walver of Special Appraisal for the Benefit of Fulshear Municipal Utility District No. 1 of Fort Bend County recorded under Fort Bend County Clerk's File No. 2014068483.
- 5. Rights of parties in possession.

LIENS:

Deed of Trust executed by FULSHEAR LAND PARTNERS, LTD., a Texas limited partnership to John D. Hudgens, Trustee, dated March 29, 2016, filed March 30, 2016, recorded in/under Fort Bend County Clerk's File No. 2016032016 of the Real Property Records of FORT BEND County, Texas, securing TEXAS CAPITAL BANK, National Association in the payment of one note in the principal sum of Twelve Million (\$12,000,000.00), due and payable and bearing interest as therein provided; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument.

Additionally secured by ASSIGNMENT OF REIMBURSEMENT CONTRACT AND PROCEEDS dated March 29, 2016, filed March 30, 2016, recorded in/under Fort Bend County Clerk's File No. 2016032017 of the Real Property Records of FORT BEND County, Texas.

This report is issued for the use of and shall inure to the benefit of and is issued in consideration of amount 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 connection with repairs or new improvements; unpaid taxes; change in marital status or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

Charter Title Company

3Y: ___

Katherine Ann Burghard Commercial Title Officer

Exhibit Page 1 of 3 Pages

County:

Fort Bend

Project:

Fulbrook on Fulshear Creek - Section Twelve Boundary

C.I. No.:

1172-15R4 (Boundary Map prepared)

Job Number:

2014-371-071

METES AND BOUNDS DESCRIPTION 35.8850 ACRES

Being a 35.8850 acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas; said 35.8850 acre tract being all of a called 26.6532 acre tract (Tract 1) of land recorded in the name of Fulshear Land Partners, LTD. in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2016032015 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), a part of a called 11.1500 acre tract of land recorded in the name of Fulshear Land Partners, Ltd. in F.B.C.C.F. No. 2013133948 of the O.P.R.F.B.C., and all of a called 6.8294 acre tract of land recorded in the name of Fulshear Municipal Utility District No. 1 of Fort Bend County in F.B.C.C.F. No. 2016120216 of the O.P.R.F.B.C.; said 35.8850 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone):

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the southeast corner of said 26.6532 acre tract and being on the northerly line of a called 80.00 acre tract of land recorded in the name of Canaan Ranch Corporation in F.B.C.C.F. No. 1999103046 of the O.P.R.F.B.C;

1. Thence, with the southerly line of said 26.6532 acre tract and the northerly line of said 80.00 acre tract, South 88 degrees 28 minutes 15 seconds West, a distance of 605.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

Thence, across said 26.6532 acre tract the following three (3) courses:

- 2. North 01 degrees 31 minutes 45 seconds West, a distance of 482.03 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 3. North 83 degrees 59 minutes 33 seconds West, a distance of 106.37 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 4. South 88 degrees 28 minutes 15 seconds West, a distance of 162.26 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set in James Lane (width varies) and being on the westerly line of said 26.6532 acre tract;
- 5. Thence, with said westerly line of the 26.6532 acre tract, North 22 degrees 04 minutes 41 seconds East, a distance of 346.36 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

Exhibit Page 2 of 3 Pages

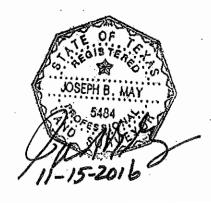
- 6. Thence, continuing with said westerly line of the 26.6532 acre tract, North 03 degrees 34 minutes 43 seconds East, a distance of 569.09 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the southwest corner of a called 0.5994 acre tract of land recorded in the name of Fort Bend County, Texas in F.B.C.C.F. No. 2012125881 of the O.P.R.F.B.C.;
- 7. Thence, with the southerly line of said 0.5994 acre tract, South 83 degrees 43 minutes 01 seconds East, a distance of 26.28 feet to a 3/8-inch iron rod with "Landtech" cap found at the southeast corner of said 0.5994 acre tract;
- 8. Thence, with the easterly line of said 0.5994 acre tract and the westerly line of aforesaid 11.1500 acre tract, North 20 degrees 01 minutes 16 seconds East, a distance of 124.82 feet to a 3/8-inch iron rod with "Landtech" cap found;
- 9. Thence, continuing with said easterly line of the 0.5994 acre tract and said westerly line of the 11.1500 acre tract, North 04 degrees 46 minutes 27 seconds East, a distance of 182.57 feet to a 3/8-inch iron rod with "Landtech" cap found;
- 10. Thence, continuing with said easterly line of the 0.5994 acre tract and said westerly line of the 11.1500 acre tract, North 04 degrees 33 minutes 40 seconds West, a distance of 63.27 feet to a 1/2-inch iron rod with "Landtech" cap found at the northwest corner of said 11.1500 acre tract and the southwest corner of Restricted Reserve "B" of Fulbrook on Fulshear Creek Section Three, a 37.0961 acre subdivision recorded in Plat No. 20140072 of the Plat records of Fort Bend County, and being on the northerly line of Fulshear Creek (width varies);
- 11. Thence, with the northerly lines of said 11.1500 acre tract and said Fulshear Creek and the southerly line of said Fulbrook on Fulshear Creek Section Three, South 78 degrees 21 minutes 08 seconds East, a distance of 604.08 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- 12. Thence, continuing with said northerly lines of the 11.1500 acre tract and Fulshear Creek and said southerly line of Fulbrook on Fulshear Creek Section Three, South 86 degrees 42 minutes 40 seconds East, a distance of 609.71 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

Thence, across said 11.1500 acre tract and with the easterly lines of aforesaid 26.6532 acre tract, the following fifteen (15) courses:

- 13. South 04 degrees 56 minutes 26 seconds West, a distance of 485.31 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 14. South 85 degrees 03 minutes 34 seconds East, a distance of 36.35 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

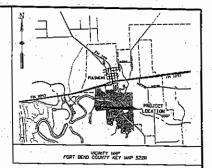
Exhibit__ Page 3_ of 3_ Pages

- 15. South 04 degrees 56 minutes 26 seconds West, a distance of 170.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 16. North 85 degrees 03 minutes 34 seconds West, a distance of 70.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 17. South 81 degrees 59 minutes 17 seconds West, a distance of 41.08 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 18. South 34 degrees 07 minutes 23 seconds West, a distance of 56.25 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 19. North 55 degrees 52 minutes 37 seconds West, a distance of 95.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 20. South 34 degrees 07 minutes 23 seconds West, a distance of 188.97 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 21. North 80 degrees 25 minutes 31 seconds West, a distance of 276.27 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 22. South 35 degrees 40 minutes 13 seconds West, a distance of 29.98 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 23. South 54 degrees 19 initiates 47 seconds East, a distance of 158.69 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 24. South 35 degrees 40 minutes 13 seconds West, a distance of 180.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 25. South 54 degrees 19 minutes 47 seconds East, a distance of 93.35 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 26. South 36 degrees 54 minutes 55 seconds West, a distance of 57.04 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
- 27. South 01 degrees 31 minutes 45 seconds East, a distance of 441.47 feet to the **Point of Beginning** and containing 35.8850 acres of land.



	STATE OF TEXAS			
		Pot. 135 4 75745 L	INTER PURINCASHIP.	
	ACTING BY AND INFODER MEN FARTHER BY AND INFODER MEN FOR BEING MEN FARTHER AND FOR SHEAR MENICIPAL UTILISM.	AL PARTATA BUNCAN K	UNDERWOOD IT PRESIDE	r.
	erffor by the fuency life of	miss or preference	· .	
	ENG. 35, BEOD ACRC TRACT OCICE. FULSHIAM ON FULSHEAM CREEK. SAID SUMMINISTION AND OUTLOOK ALL LINES, DEBLEATIONS, BEST PLAT AND REPER VOLCANE TO SHOWN THE HOUSE OF THE CREEK	HERE HALTER RIVER	NED TO AS OWNERS OF	
	PULSHEAR ON FULSHEAR CREEK S	ECTION TYCEVE. DO HE	HERT MIET AND ESTABLISH OFERTY ACCOMING TO	
	ALL LINES. DEBICATIONS. HEST PLAT AND NEWERY DEDICATE TO	ALCTIONS AND NOTATION THE USE OF THE PUBLI	AS ON SAID HAPS OR C FOREVER. ALL STREETS.	
	MO DO HEREN BIND CORSELVES	ES AND CONSTOLERATION . OUR NEIRS. SUCCESS SEE TITLE ON THE LAND	S INDELN EXPRESSEDS RS AND ASSIGNS TO SD DEDICATED.	
	EMINUM MID POPERED DEPEND O	WE INCHES OF THE CAMP		
	FURTHER, DERICK SAME BEDI- SCHOOLSE IN THE MET OF THE PR CONTRACT HE SENSE PROBLEMS OF SCHOOLSE PROBLEMS OF SCHOOLSE SCHOOLSE PROBLEMS OF SCHOOLSE COMMENT AND SCHOOLSE OF SCHOOLSE COMMENT AND SCHOOLSE SCHOOLSE COMMENT OF SCHOOLSE SC	EARLY AND ST 1825E FA SELECTION FUNDER STREET AMERICANS. THE ACRES.	TY PURPOSE EASCHERTS	
	SHAP CRICKS AND INCH THE THE	SELLINE CHEST	MARY CO. 25, ARM	
	CHORDE EASEMENTS OR 5 FEET, 5	IX INCRES TO 6" POR	SINGEN PEET	
	ADJUSTED THE STREET BY	CASCHOURS THAT JAC	TELEMITE MILM	1.
	DESCRIPTING ACRUST CASEMENT TO	OTALS THENTY ONE FEET	SIX INCHES	
*	DEDICATE TO THE USE OF THE P	HEATED AND BY THESE M MILLS FOR PUBLIC UTIL CASEMENT. THE APP M ASO IT IDMM THE MEET NAME EASTMENTS. ON EL- DOMES CANDED CASEMENT D'SAMES TO THESE CADDS	KSCHTS OD ITY PURPOSE	
	MALL EXIZED MORIZONTALLY AM	MOUTH IDEAL TEN PERT	TOTO TEOR YOU AT FORT IS O'L FOR	
	PERSYTEEN PERT 114 D') BACK TO	DACE TO DACE CARD	ITT MERPOSE MEMITS TO THE HIS PET IS TO I FOR S OR SEMENTS D LABOR TO I LIKE UPSAD. ITT LASSMENTS EASEMENT TOTALS LASSMENT TOTALS	
	COUNTED NO AND	RING SAID PUBLIC UTIL	TY EASEMENTS	• '
	FURTHER GRACES THAT BE CONTROLLED TO THE PROPERTY OF THE PROPE	. WELLET THE HEALTH	EASEMENT TOTALS	
	TWO HEAD ME TO MERCHY CO	THE SOUTH ON THEMSEN	- ML V. TH	
	PRODUCTOR OF ALLEY OF ANY PRODUCTOR OF ALLEY OF ANY STREET WAS OF ALLEY OF ANY STREET OF ALLEY OF ANY	CETTE TAKE SHEEL AND AND	PUBLIC DE PRIVATE LE DIRECTLY DE	
	INDIACOLLY.			
	THENTY 120) FEET WISE ON CAS	SOLO DE LE CONTE	LIS STATE AS AS	
	SAID SUBSTITUTE AS LASEN IN	HEY SHALL MAYE THE A	MES. FREE MEND COUNTY	
	FURTHER OF DE MERTEY OF THE OWN LAST SERVICE COLLEGE OF LAST SALED SUBMIT SERVICE COLLEGE OF LAST OWN LAST SALED SUBMIT AND LAST SALED SAL	LIVIES AND STRUCTURES	CDESTRUCTION AND	
	ANT DEATHER THE BOUNDAR	COLT ELLE OF CHAI	THE WAYS AND DRAINAGE.	
	DOST THE TOTAL TO THE OPERATE	MILOTOCIA EXELUSIVE	THE BRAIDER	
	PROPERTY OF THE PROPERTY OF TH	SOMORT CHEET I BY WERE	S OF IN APPROXICE	
	AS LOTS ON THIS PLAT AND IN HIS DENTIAL ONCL IND UNITS UNDER THE TENS AND COME?	THE PER AND SHALL BE	ETION OF SINCE TANILY	
	CHOCK INC TOMO AND COMMITS	ONS OF SUCH RESTREET	ON'S PILLED SCHARATELY.	
	THESE MESCHES TO BE STONED	ULSICAR LANG PARTNERS	LTD. AS GOODS, MAS CARS	10
	THE DAY OF	E7 DOMESH K. (MOCKAD	ON PARTITION OF THE PARTY OF TH	-0.1210
	FULTHERS LAND PARTIES LYD			
	THE THE REAL PROPERTY OF A PERSON OF THE PER			
	FULTHERS LAND PARTIES LYD			
	TATING A LAND PARTICLES, LTD A TEXAS LIMITED PARTICLES AS P DTX GARRIER E. UNDERVIOUS PAR			
	TALTHER LAND PARTICLES L'INTERNATION DE L'INTERNATION DE L'INTERNATION PÀ	ESIGENT	IS bet MENSONALLY APPEAR	
	TALTHER LAND PARTICLES L'INTERNATION DE L'INTERNATION DE L'INTERNATION PÀ	ESIGENT	19 bet Personally appear Palmare LTD. Tellon 11 mg solg solg instend	CO CMT. 1000
	TALTHER LAND PARTICLES L'INTERNATION DE L'INTERNATION DE L'INTERNATION PÀ	ESIGENT	THE DESCRIPTION OF THE PROPERTY OF THE PROPERT	CO ENT. 1980 IDCRATIONS THE ACT
	OF THE STATE OF TH	CALC MUNICIPITY, OF THE CONTROL TO THE CONTROL TO THE CONTROL TH	13, bet Personally appears To mel sche coine indirect con me Punesses and cois O MERCH STATES.	EO ENT. 1010 105925 1095 THE ACT
	TALTHER LAND PARTICLES L'INTERNATION DE L'INTERNATION DE L'INTERNATION PÀ	CALC MUNICIPITY, OF THE CONTROL TO THE CONTROL TO THE CONTROL TH	to the foreign the first t	CO (MT. 100) 105521 1045 114, AC) 1 2015.
	OF THE STATE OF TH	CALC MUNICIPITY, OF THE CONTROL TO THE CONTROL TO THE CONTROL TH	15, ber Pricessell, erfless to met concesse indress on met romodice and con- putation and con- putation and con- putation and con-	CO (MT. 100) (UCSS) 1005 (UCSS) 1005 (M. AC)
	FIG. 2000 A MATERIAL TO A METERIAL CONTROL OF THE SERVICE OF THE S	CALC MUNICIPITY, OF THE CONTROL TO THE CONTROL TO THE CONTROL TH	15 ber Pendamuly abyent Mannen to the Constitution of the Constitution of the Constitution on the Remodels and constitution of the Optical States. May 85	CO CAT. 2010 IUCRATIONS THE ACT _ * 2015
	OT CONTROL OF THE PARTY OF THE	CALC MUNICIPITY, OF THE CONTROL TO THE CONTROL TO THE CONTROL TH	to bet personally documents and the seasons of the	ED DOG INC. STATE THE STATE
	FIG. 2000 A MATERIAL TO A METERIAL CONTROL OF THE SERVICE OF THE S	CALC MUNICIPITY, OF THE CONTROL TO THE CONTROL TO THE CONTROL TH	THE PROPERTY OF STATE	EO BHT. SPE BECKET (OPS THE ACT
	OT CONTROL OF THE PARTY OF THE	ASSESSED FOR THE CONTROL OF THE CONT	115 per Presidenti y despuis 116 mai recipios inference 116 mai recipios inference 116 mai recipios inference 117 mai recipios inference 5 per de	LOT 1000 LIST 1005 LIST 1005 LIST 1005 LIST 1005 LIST 1005
	OF COMMISSION PROPERTY.	ASSESSED FOR THE CONTROL OF THE CONT	Section 115 Souto of other	LOUI. 1000 1005207 [095: 1005. ACT 1005. 1006.
	ON THE PARTY OF TH	ESIGNET COME SUPERINT OF THE COME SERVICE SER	Perto de LIZ 2000 O, GLI	LO SIGNATION TO SIGNATURE ACT OF SIGNATU
	OF COMMISSION PROPERTY.	ASSESSED FOR THE CONTROL OF THE CONT	ANCE OF 113 SOUND OF ORT	100 100 100 100 100 100 100 100 100 100
	OF COMMISSION DESIGNATION OF COMMISSION OF C	ASSESSMENT OF THE PROPERTY OF	in the service of the	LO LIGHT. MAG DE LIGHTS THE MET AT THE MET A
	ON THE PARTY OF TH	ASSESSMENT OF THE PROPERTY OF	14, ber Prognetty errent to mai feltgiste novemen und novemen errent under statio, and as a pay or	CO MP.
	OF COMMISSION DESIGNATION OF COMMISSION OF C	ASSESSMENT OF THE PROPERTY OF	DATE OF THE SOUND OF OR	CO 2016.
	THE COUNTY OF TH	ASSESSMENT OF THE PROPERTY OF	in the expense of the second o	LO LOURS TOPS THE ACT OF STREET
	OF COMMISSION DESIGNATION OF COMMISSION OF C	ASSESSMENT OF THE PROPERTY OF	19 per perspect, dell'among dell'	LO LOS LOS LOS LOS LOS LOS LOS LOS LOS L
	THE TOTAL THE TO	ASSESSMENT OF THE PROPERTY OF	or or syspectry of the control of th	LO MO MO MINERAL MANAGEMENT AND MANA
	TABLES HAVE DESIGNATION OF THE STATE OF THE	ASSESSMENT OF THE PROPERTY OF	The property entitled to the control of the control	LOUIS 1999 STATE 1990 STATE 1990 STATE 1990 STATE 1990
	THE STATE OF THE S	ASSESSMENT OF THE PROPERTY OF	DATE OF THE SOUND OF OR	COLUMN TO THE TOTAL THE TO
	THE CONTROL OF THE CO	ASSESSMENT OF THE PROPERTY OF	5047 or	CO TO THE STATE OF THE STA
	TO SEE LONG TO PARTICIPATE OF THE SEE LONG TO SEE LONG	ASSESSMENT OF THE CONTROL OF THE CON	SOAY OF	COLORS
	THE CONTROL OF THE CO	SSIGNAT STATE OF THE STATE OF	S DAY OF THE SOUND OF DEE	1 2016.
	THE CONTROL OF THE CO	SSIGNAT STATE OF THE STATE OF	S DAY OF THE SOUND OF DEE	1 2016.
	THE STATE OF THE S	SSIGNAT STATE OF THE COLUMN TO THE COLUMN T	S DAY OF STATE OF THE STATE OF	1 2016.

THE SERVICE CONTINUES AND AN APPROXIMATE AND APPROXIMATE OF THE SERVICE OF THE SE		N HOLDERS ACENTUALED AND HOD STORE PART OF STATEMENT
CONSTRUCTION CONTROL OF FACTORS AND A CONTROL OF PROJECT AND A CONTROL OF THE CON		NG. TEXAS CAPITAL DAMA. MATIGMAL ASSOCATION. DINER AND HELDER OF ILLY AGAINST THE PROPERTY DESCRICED IN THE PLAT ANDMA AS FREEDOCK ON
CONSTRUCTION CONTROL OF FACTORS AND A CONTROL OF PROJECT AND A CONTROL OF THE CON	O.	SHEAR CREEK SECTION THELVE, SAID LIEN DEING EVIDENCE OF INSTAUMENT RECORD IN CLERK'S FILE MONDERS 2016032016 AND 2016032017
CONSTRUCTION CONTROL OF FACTORS AND A CONTROL OF PROJECT AND A CONTROL OF THE CON	AL.	THE OFFICIAL RECORDS OF FORT DEMO EQUATY, TEXAS, DO HERREY IN THINGS SUPERBOHNING OUR INTEREST IN SAID PROPERTY TO THE PURPOSES CEPECTS OF SAID PLAY AND THE DEDICATIONS AND RESTRICTIONS KNOWN WHOM
THE STORE SET OF THE DESCRIPTION OF THIS DAY PROSPECT AND THE STORE SET OF THE DESCRIPTION OF THIS DAY PROSPECT AND THE STORE SET OF THE DESCRIPTION OF THIS DAY PROSPECT AND THE STORE SET OF TH	E	SAID PLAT MED ME BEREN ETER MEN THAT OF MET PRESENT BANKE OF SAID LIEN MANY NOT ASSIGNED THE SAME NOR MAY PART THEREOF.
STATE OF PURSO STATE OF PURSO	E	AS CEPITAL BACK IDNAL ASSOCIATION.
HART OF TICKS ANTON OF CICKS ANTON CAS. THE DECRESSIONS ANTONION. DO THIS DAY PRESENTALY ANTONION. THE CHARACTERS OF THE THE THE PRESENTALY CHARACTERS OF THE THE THE THE THE THE PRESENTALY CHARACTERS OF THE	,,,,	
THE CONTROL OF THE PRESENCE ANTAINST TO THIS PAY PRESENCE YEAR OF THE STATE OF THE	μı	
THE OF TEAS STORE IS, THE DECEMBER AND PROPERTY. DO THIS OF FREIGNALY STORE IS, THE DECEMBER AND PROPERTY. DO THIS OF FREIGNALY STORE IS, THE DECEMBER AND THE PROPERTY OF THE OFF FREIGNALY STORE IS THE CONTROL OF THE PROPERTY OF THE OFF THE		
COLUMN COMMON WAS AND SIZE, OF SPITCH, THIS	17,	OF OF ICEAS
COLUMN COMMON WAS AND SIZE, OF SPITCH, THIS		REFORE ME. THE EMERICACO METHODITY, DO THIS DAY PERSONALLY
CONTROL OF TRANSPORT OF TRANSPO	1337	EARD TO THE PROSENT OF THE PROSECTION OF THE PERSON OF THE PARK TO THE PROSECTION OF THE PROSECTION OF THE PARK
W COMMISSION ENPIRES. AND THE PROPERTY OF THE		CHEN COORS OF MAND AND SEAL OF DEFICE. THIS
W COMMISSION ENPIRES. AND THE PROPERTY OF THE	NO	ARY PUBLIC IN AND
SAME CONTROL OF TAXABLE CONTROL		
COLORS OF THE PROPERTY NO. SALES THE SALE SECRETARY NO. SALES THE SALES SECRETARY NO. SALES TO SALES THE SALES SECRETARY NO. SALES TO SALES		
COLORS OF THE PROPERTY NO. SALES THE SALE SECRETARY NO. SALES THE SALES SECRETARY NO. SALES TO SALES THE SALES SECRETARY NO. SALES TO SALES	b	JOSEPH B. MUT, AN ACCUSTOMED UNCON THE LANG OF THE STATE OF TEXAS
COLORS OF THE PROPERTY NO. SALES THE SALE SECRETARY NO. SALES THE SALES SECRETARY NO. SALES TO SALES THE SALES SECRETARY NO. SALES TO SALES	Ų	PRACTICE THE PROPERTY MADE SOMEWING AND MERCHY CERTIFY THAT THE MET SUBDIVISION IS THE CAMP COMMECT. WAS PREPARED FORM AN ACTION MET OF THE PROPERTY MADE CHOICE BY SUPPLYING DO SO THE CAMPAN AND
THE PLAN OF TREBROOK ON PLANSAGE OVER SCIENT VALUE OF TRESPORT OF TREBROOK ON PLANSAGE SCIENTS OF TRESPORT OF TREBROOK ON PLANSAGE SCIENTS OF TRESPORT	1	IT ALL STUMPLES CONSTRUCT MAKE FORMERS POINTS OF CONSTRUCT AND EN POINTS OF REFERENCE MAKE RETH MAKED WITH INCH CON STHEET THANK FERRING METAL PRINTS ON ROOM MAYING AN OUTSING ON MATERIA OF
THE PROPERTY OF THE PROPERTY O	TH	LESS THAN FARE CITATION TOOM AND A LENGTH OF NOT LESS THAN
THE PROPERTY OF THE PROPERTY O	10	CIFE A. MAY
MANUAL DELICAN MEANS RECITION ON MANUAL PRINCIPLE OF THE CITY OF THE CONTROL OF THE CITY OF THE CONTROL OF THE CITY OF THE CONTROL OF THE CITY OF THE	12	AS ACCISTRATION NO.545A
IS ADMITS OF THE PROPERTY OF PROPERTY OF THE P	ò	ANG CITY DE PROPERTY.
IS ADMITS OF THE PROPERTY OF PROPERTY OF THE P	7.4	NUCL SECONA
FOLDERS TOUS THIS		
FOLDER TOTAL TOTAL TOTAL TOTAL TOTAL CONTROL OF THE	-	AS REGISTRATION NO. 84805
FOLDER TOTAL TOTAL TOTAL TOTAL TOTAL CONTROL OF THE		AS RECIZIRATION NO. 84805
MAIN PRINCE CONSISTANT AND		KUS REGISIDATION MO. 8-405
PROTING ACCOUNTS THE PROTOCOL OF FRANCISCO COMES SECTION NELVE, WAS AFRICADED ON FRANCISCO COMES SECTION NELVE, WAS AFRICADED ON FRANCISCO COMES OF THE CITY OF FRANCISCO COMES OF THE COME		
PROTING ACCOUNTS THE PROTOCOL OF FRANCISCO COMES SECTION NELVE, WAS AFRICADED ON FRANCISCO COMES SECTION NELVE, WAS AFRICADED ON FRANCISCO COMES OF THE CITY OF FRANCISCO COMES OF THE COME	15	THIS PLAT OF THE BOOK OF THE HEAD COMES FOR SETTION TO LESS CITY OF THE CITY O
THIS FLAT OF TABROOK ON FRANCIS ORTS SCHOOL VOLVE, WAS AMMOSTED TO THE STATE OF THE SCHOOL OF THE SC	15	THIS E AT OF JUNETION OF PALISIES CHEEK SETTION TO DE. APPROXED OF THE CITY FLAMING CHAMISTON OF THE CITY DE. ADMILIAN. TOTAL THIS BOT OF
THIS FLAT OF TABROOK ON FRANCIS ORTS SCHOOL VOLVE, WAS AMMOSTED TO THE STATE OF THE SCHOOL OF THE SC	15	THIS E AT OF JUNETION OF PALISIES CHEEK SETTION TO DE. APPROXED OF THE CITY FLAMING CHAMISTON OF THE CITY DE. ADMILIAN. TOTAL THIS BOT OF
THIS FLAT OF TABROOK ON FRANCIS ORTS SCHOOL VOLVE, WAS AMMOSTED TO THE STATE OF THE SCHOOL OF THE SC	15	THIS E AT OF JUNETION OF PALISIES CHEEK SETTION TO DE. APPROXED OF THE CITY FLAMING CHAMISTON OF THE CITY DE. ADMILIAN. TOTAL THIS BOT OF
APPROACH DE	15 ,	Short of a graph of the second
CONTRACTOR MANAGEMENT OF THE THREE T	15 ,	Short of a graph of the second
•	12 / Jag 15 F 4	THIS CAN OF AN EXPOSE OF PARTIES OF THE CANADA CONTRACT SCRIPT OF
•	12 / Jag 15 F 4	THIS CAN OF AN EXPOSE OF PARTIES OF THE CANADA CONTRACT SCRIPT OF
•	12 / Jag 15 F 4	THIS CAN OF AN EXPOSE OF PARTIES OF THE CANADA CONTRACT SCRIPT OF
Signification of the Manager of the	12 v 120 120 P 4 4549	Think that or furthers as particle of the strate to the strate of the st
SCORTINA.	12 v 120 120 P 4 4549	Think that or furthers as particle of the strate to the strate of the st
	12 / 120 NA P 12 12 12 12 12 12 12 12 12 12 12 12 12	THE PLAN OF THE STORM OF THE STATE OF THE ST
	15 / 100 NA P. A. S. P. P.	THE PLAN OF THE STORM OF THE STATE OF THE ST
	15 / 100 NA P. A. S. P. P.	THE PLAN OF THE STORM OF THE STATE OF THE ST
	12 / 140 140 140 140 140	THE PLAN OF THE STORM OF THE STATE OF THE ST



FULBROOK ON FULSHEAR CREEK SECTION TWELVE

A SUBDIVISION OF 35.8850 ACRES
LOCATED IN THE
CHURCHILL FULSHEAR LEAGUE, A-29
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

84 LOTS 5 BLOCKS 6 RESERVES

DATE: NOVEMBER, 2016

UNNERS:
FULSHEAR LAND PARTNERS, LTD.
A TEXAS PARTNERSHIP
TRIME ROSPERS, VIDES 200
HEUSTEN, YARLE 1700
TEXTERNER CIPIED-2000

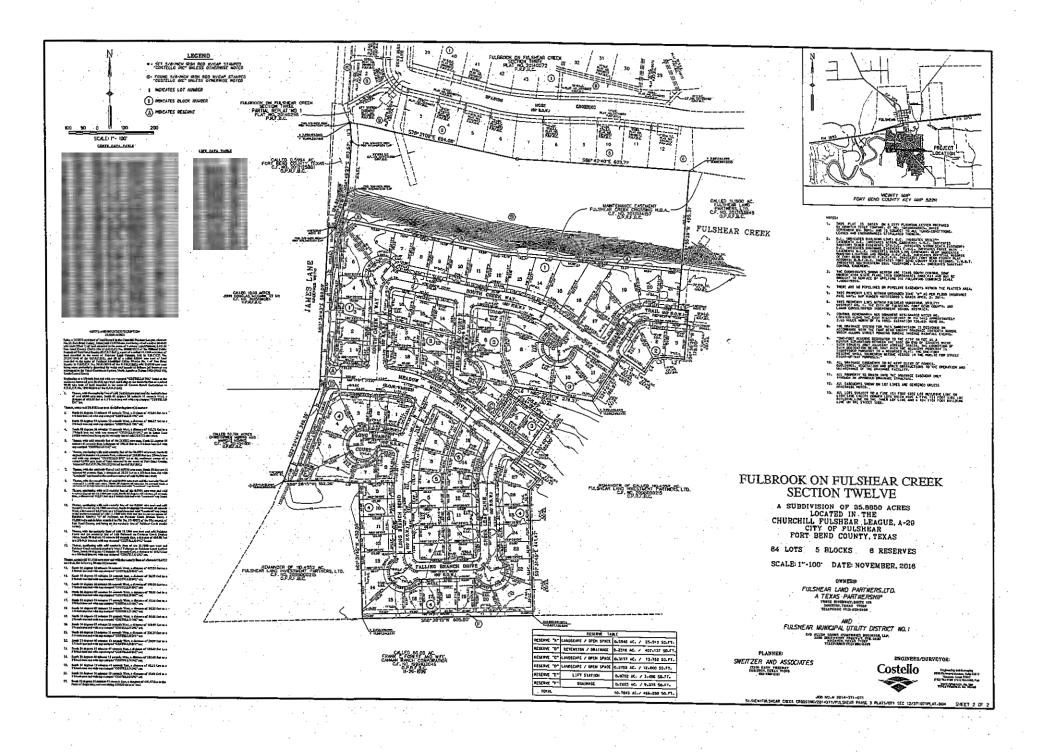
FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1

Oral ALLES BOOME Hydrolines bellinging, Lab.

WINDERSTON DISTRICT NO. 1

WINDERSTON DISTRICT NO. 1

PLANNER SWEITZER AND ASSOCIATES Costello



CITY OF FULSHEAR

Registration & Permit Department Ph: (281) 346- 1796 fax: (281) 346-2556 30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Shops at Cross	Creek / Fir	nal Plat	(Re-submittal)	
City Engineer Review	* Changed	name to: Cross	Creek Commercia	al
Reviewed See Attached Letter			•	
BY:	DATE:	11-29-20	016	
City Secretary				
Processed Returned for additional data				
BY: X- Kopl	DATE:	11-99-9016		
Planning Commission Review				
Approved Returned for additional data				
NAME CHANGED TO "CROSS RECOMMEDIDATION. ACI	S CREEK (OTHER COR DATE:	DMNERCIAL RECTIONS M 122.16	"PERSTAPE PLDE: (PER U BYLIN	Ty EER
City Council Review				
Approved Returned for additional data				
BY:	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

	Received by the City o		
Subdivision: Sheps at Cross Cree	L Development:	Commercia	. 1
SUBMITTAL OF PLAT: (Check Appropriate Selection	on)		
Preliminary Replat Amending Plat	Final Vacation Plat		Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection)			
Single-Family Residential Planned Development	Zero Lot Line/	Patio Home	Multi-Family Residentia
Plat Location: X City ET.	J (Extraterritorial Jurisd	liction)	
Legal Description: 4.1278 in the T.W	. Southerland S	orrey, Abstrac	+ 1/0 421
Variance:Yes (Attach a Copy of Approva Total Acreage: ね.1ま7色 Number of Streets:	ILetter)No		
Number of Lots: O		Pla	itting Fees
Number and Types of Reserves: 2 Total Acres in Reserve: 4, 1378		Preliminary Plat - \$500.0 per acre	0 plus 3.50 per lot, plus \$12.50
Owner: Yordy, LLC and Texas Petroleu Address: 15301 Dallas Parkway, City/State: Addison, Texas 750	Soite 1100		\$5.00 per lot plus \$25.00 per acre 0 per lot plus \$25.00 per acre
Telephone: 713-623-6944		Plat Vacation - \$500.0	
Email Address: <u>N/R</u> Engineer/Planner: <u>Texas Engineering di</u> Contact Person: <u>Ryan Moeckel</u> Telephone: <u>281-49-8525</u>	I Marpine Co.	2 nd Review of plats - \$: TOTAL PLATTING FEE	100.00 (each additional review) (4/00, 00
Fax Number: 281-491-2535 Email Address: MOEC/Zel Q tegm	- civil. com		

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

Manager 11-81-10

Clay & Leyendecker, Inc.

Texas Engineer Registration Number - F-2309

Consulting Engineers and Surveyors

November 29, 2016

Engineering Review

Final – Shops at Cross Creek City of Fulshear, Fort Bend County, Texas

For Information only:

- 1. This plat will create two (2) Reserves that cover a total area of 4.1278 acres. Reserve "A" (3.8752 acres) is unrestricted while Reserve "B" (0.2526 acres) is restricted to Access.
- Reserve "A" appears to be owned by the Yurdy, LLC and Reserve "B" is owned by Texas Petroleum Group LLC.
- Access to both the Reserves will be off of F.M. 1463 thru the Texas Department of Transportation Permitting process

Recommendations:

I recommend that this Final Plat of the Shops at Cross Creek be approved once the following items are addressed:

- A) In the dedication language, the ownership of each reserve needs to be called out. For example, Yurdy, LLC, owners of the 3.8752 acre tract (Reserve A) and Texas Petroleum Group, owners of the 0.2526 acre tract (Reserve B).
- B) Plat already exist in Fulshear with similar names. The plat name needs to be changed

Kimberly Kopecky

From: Sent: Ryan Moeckel <rmoeckel@team-civil.com> Tuesday, November 29, 2016 3:43 PM

To:

Kimberly Kopecky

Subject:

RE: Send data from MFP11391318 11/29/2016 15:38

Attachments:

Cross Creek Commercial.pdf; Cross Creek Commercial II.pdf

Please see attached revised plats per comments from David Leyendecker. I will have 8 copies of each plat delivered hopefully tomorrow.

Thanks Kim

----Original Message----

From: Kimberly Kopecky [mailto:kkopecky@fulsheartexas.gov]

Sent: Tuesday, November 29, 2016 2:46 PM

To: Trey DeVillier <TDeVillier@bgeinc.com>; david.keel@dacengineers.com; Geoff Freeman

<gfreeman@ljaengineering.com>; rmoeckel@team-civil.com
Subject: FW: Send data from MFP11391318 11/29/2016 15:38

See attachment for Engineer Reviews.

Best Regards,

Kimberly Kopecky
Deputy City 5ecretary
City of Fulshear
281-346-1796 ext. 251
kkopecky@fulsheartexas.gov

----Original Message----

From: Scanner@Fulsheartexas.gov [mailto:Scanner@Fulsheartexas.gov]

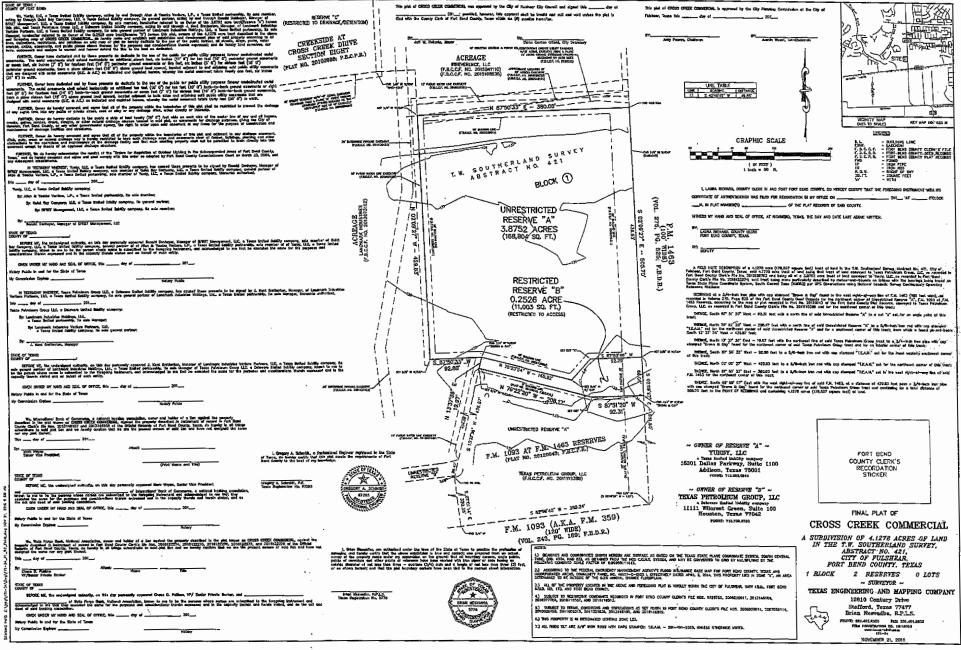
Sent: Tuesday, November 29, 2016 3:38 PM

To: Kimberly Kopecky < kkopecky@fulsheartexas.gov > Subject: Send data from MFP11391318 11/29/2016 15:38

Scanned from MFP11391318 Date:11/29/2016 15:38

Pages:8

Resolution:200x200 DPI



November 2, 2016

Engineering Review

Final – Shops at Cross Creek City of Fulshear, Fort Bend County, Texas

For Information only:

- This plat will create two (2) Reserves that cover a total area of 4,1278 acres. Reserve "A" (3.8752 acres) is unrestricted while Reserve "B" (0.2526 acres) is restricted to Access.
- Reserve "A" appears to be owned by the Shops at Cross Creek, LLC and Reserve "B" is owned by Texas Petroleum Group LLC.
- Access to both the Reserves will be off of F.M. 1463 thru the Texas Department of Transportation Permitting process
- This plat was previously approved in 2014.

Recommendations:

I recommend that this Final Plat of the Shops at Cross Creek be approved once the following items are addressed:

ordered sphotted 1.

The Title Commitment covers only the area of Reserve "A". A City Planning Letter or Title Commitment is needed for Reserve "B".

revised legal -2.

revised legal -2.

to concentrate
to concentrate
acressed of plat

A Metes and Bounds description for Reserve "B"; is needed on the face of the plat.

updated name

The Chairman of the City Planning Commission is Amy Pearce and the Co-Chairman's name is Austin Weant. These need to be added to the plat.

already does

In the dedication language, the ownership of each reserve needs to be called out.

STARTEX TITLE COMPANY 1177 West Loop South, Suite 1475 Houston, Texas 77027

CITY PLANNING LETTER

Date: November 8, 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 2nd day of November, 2016, we find the following:

The RECORD OWNER of this property as of the above date is:

Yurdy, LLC, a Texas limited liability company by virtue of Deed filed for record under Fort Bend County Clerk's File No. 2016122274. (As to 3.8752 acres of land); and

Texas Petroleum Group, LLC, a Delaware limited liability company by virtue of Deed filed for record under Fort Bend County Clerk's File No. 2012123217 and as corrected under Fort Bend County Clerk's File No(s). 2012124359 and 2012126762. (As to 0.2534 acres of land)

PROPERTY:

Proposed Plat of SHOPS AT CROSS CREEK, a subdivision of 4.1278 acres of land in the T. W. Southerland Survey, Abstract No. 421, City of Fulshear, Fort Bend County, Texas, being more particularly described by metes and bounds attached hereto.

Subject to:

RESTRICTIONS:

Those recorded under Fort Bend County Clerk's File No(s). 9526750, 2006020011, 2013146106, 2016077789, 2016116587 and 2016116513, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, U.S.C. Section 3604(c) of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

EASEMENTS:

Easement 10 feet wide, location shown on plat attached thereto, together with an unobstructed aerial easement 10 feet wide from a plane 16 feet above the ground upward located adjacent thereto, granted to Houston Lighting & Power Company by instrument dated July 17, 1997, recorded under Fort Bend County Clerk's File No. 9750920.

Building set back lines thirty-five (35) feet wide along Flewellen Way, F.M. 1463 and F.M. 359 and F.M. 1093, and ten (10) feet wide along side property lines and fifteen (15) feet wide along the rear property line, as set forth in instrument filed for record under Harris County Clerk's File No. 2006020011.

Terms, conditions and stipulations contained in that certain Declaration of Private Access Easement by Landmark Industries Development, Ltd., a Texas limited partnership for the benefit of The Stoddard Group, Ltd., a Texas limited partnership, as set forth in instrument filed for record under Fort Bend County Clerk's File No. 2007089114.

Terms, conditions and stipulations contained in that certain Declaration of Private Access Easement by Landmark Industries Development, Ltd., a Texas limited partnership for the benefit of S. G. Partners, LP, a Texas limited partnership and Trendmaker Homes, Inc., a Texas corporation, as set forth in instrument filed for record under Fort Bend County Clerk's File No. 2010020750.

Terms, conditions and stipulations contained in that certain Easement Agreement between Landmark Industries and Texas Petroleum Group, LLC as set forth and described in instrument filed for record under Fort Bend County Clerk's File No. 2013146105.

Terms, conditions and stipulations contained in that certain Memorandum of Permanent Easement Agreement granted to Enterprise Crude Pipeline LLC, a Texas limited liability company as set forth and described in instrument filed for record under Fort Bend County Clerk's File No. 2014130423.

Public Water Line Easement granted to the public as set forth and described in instrument filed for record under Harris County Clerk's File No. 2015035321.

Terms, conditions and stipulations contained in that certain Easement Agreement dated November 18, 2013, recorded November 21, 2013, under Fort Bend County Clerk's File No. 2013146105, being further amended by instrument filed under Fort Bend County Clerk's File No. 2016116619.

MISCELLANEOUS:

Ordinance of the City of Fulshear, Texas, including but not limited to the Service Plan as set forth in instrument filed for record under Fort Bend County Clerk's File No. 2011021836.

The real property described herein, which you are about to purchase is located within the Fort Bend County Municipal Utility District No. 173.

The subject property is in the Fort Bend County Rural Fire Prevention District No. 1, Fort Bend ESD 4, and Fort Bend County LFRC.

LIENS:

Deed of Trust dated November 18, 2013, filed for record in the office of the county Clerk of Fort Bend County, Texas, on November 21, 2013 under Clerk's file No. 2013146107, from The Shops at Cross Creek, LLC, a Texas limited liability company to Jay Rogers, Trustee, securing the payment of one certain Promissory Note of even date therewith in principal amount of \$6,052,200.00, payable to International Bank of Commerce. Additionally secured by Assignment of Leases filed for record in the office of the county Clerk of Fort Bend County, Texas, on November 21, 2013, under Clerk's File No. 2013146108.

Vendor's Lien retained in Deed dated October 26, 2016, filed for record under Fort Bend County Clerk's File No(s). 2016122274, executed by The Shops At Cross Creek, LLC, a Texas limited liability company to Yurdy, LLC, a Texas limited liability company, securing one promissory note of even date therewith in the principal amount of \$6,714,000.00, payable to Wells Fargo Bank, National Association, said note additionally secured by a Deed of Trust of even date therewith to Jennifer L. Norris, Trustee, and all terms conditions and stipulations contained therein, including any additional indebtedness secured thereby, filed for record under Fort Bend County Clerk's File No(s). 2016122275.

Said note and lien being further subject to Subordination, Non-Disturbance, Attornment and Estoppel Agreement as set forth in instruments filed for record under Fort Bend County Clerk's File No(s). 2016122276, 2016122277 and 2016122278.

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 HEREFORE.

We trust this is the information you desire.

WITNESS Our Hand this 8th day of November, 2016.

STARTEX TITLE COMPANY

By:

Patsy Hannah

Examiner

4.1278 acres of land in the T.W. Southerland Survey, Abstract No. 421, City of Fulshear, Fort Bend County, Texas

A FIELD NOTE DESCRIPTION of a 4.1278 acre (179,807 square feet) tract of land in the T.W. Southerland Survey, Abstract No. 421, City of Fulshear, Fort Bend County, Texas; said 4.1278 acre tract of land being all of a 5.957 acre tract of land, save and except a 5.704 acre tract of land, conveyed to Texas Petroleum Group, LLC, as recorded in Fort Bend County Clerk's File No. 2012126762 and being out of a tract of land conveyed to Landmark Industries, as recorded in Fort Bend County Clerk's File No. 2013073162; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 3/4-inch iron pipe with cap stamped "Brown & Gay" found in the west right-of-way line of F.M. 1463 (100 feet wide), as recorded in Volume 275, Page 525 of the Fort Bend County Deed Records for the northeast corner of Unrestricted Reserve "A", F.M. 1093 at F.M. 1463 Reserves, according to the map or plat recorded in Plat No. 20120043 of the Fort Bend County Plat Records, conveyed to Texas Petroleum Group, LLC, as recorded in Fort Bend County Clerk's File No. 2011119388 and for the southeast corner of this tract;

THENCE, South 87° 51' 20" West – 92.31 feet with a north line of said Unrestricted Reserve "A" to a cut "x" set for an angle point of this tract;

THENCE, North 76° 22' 20" West – 208.17 feet with a north line of said Unrestricted Reserve "A" to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the northwest corner of said Unrestricted Reserve "A" and for a southwest corner of this tract; from which a found pk nail bears South 13° 37' 36" West – 436.87 feet;

THENCE, North 13° 37' 36" East – 19.97 feet with the northwest line of said 5.957 acre tract to a 3/4-inch iron pipe with cap stamped "Brown & Gay" found for the northwest corner of said 5.957 acre tract and for an interior corner of this tract;

THENCE, South 87° 50' 33" West – 92.80 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the most westerly southwest corner of this tract;

THENCE, North 02° 09' 27" West – 429.83 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the northwest corner of this tract;

THENCE, North 87° 50' 33" East – 380.00 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set in the west right-of-way line of said F.M. 1463 for the northeast corner of this tract;

CITY OF FULSHEAR

Registration & Permit Department Ph: (281) 346- 1796 fax: (281) 346-2556 30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Shops at Cross	Creek II / Preliminary Plat	(Re-Submittal)
City Engineer Review	* Changed name to: Cross Cree	k Commercial II
Reviewed See Attached Letter		
BY:	DATE: 11-29-2016	
City Secretary		
Processed Returned for additional data		
BY: 76 Kops	DATE: 11-22-2016	
Planning Commission Review		
Approved Returned for additional data		
NAME CHANGED TO "CROSS RECOMMENDATION.	DATE: 12-2-16	PER STAFF
bi. I femile	DAIL. COLY	
<u>City Council Review</u>		
Approved Returned for additional data		
PV.	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: 11-21-16	Date Received by the City of Fulshear:	
Subdivision: Shops at Goss (A	WHI Development: Commercia	1
SUBMITTAL OF PLAT: (Check Appropriate	Selection)	
X Preliminary	Final	Short Form Final
Replat Amending Plat	Vacation Plat	Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection	on)	
Single-Family Residential	Zero Lot Line/ Patio Home	Multi-Family Residential
Planned Development	X Commercial	Industrial
Plat Location: X City	ETJ (Extraterritorial Jurisdiction)	
	in the T.W. Southarland survey	Abstract No 421
Variance: Yes (Attach a Copy of A	Approval Letter)No	
Total Acreage: 4.6733	and the state of t	
Number of Streets: 17 kg		
Number of Lots: n/a		Platting Fees
Number and Types of Reserves: 1 UnA Total Acres in Reserve: 4.6733	Preliminary Plat - \$ per acre	500.00 plus 3.50 per lot, plus \$12.50
Owner: Irreverance, L	LC Final Plat - \$500.00	plus \$5.00 per lot plus \$25.00 per acre
Address: 109 North Post a		us 5.00 per lot plus \$25.00 per acre
City/State: Huston TX 770		or Plat - \$200.00
Telephone: <u>713-623-6944</u> Email Address: <u>0/9</u>	Plat Vacation - \$5	500.00
	2 nd Review of pla	ts - \$100.00 (each additional review)
Engineer/Planner: Texas Engineer	ning and Mapping to	FEE \$10000
Contact Person: Ryan Mocche	8.6	
elephone: <u>281-491-2525</u> ax Number: <u>281-491-253</u> 5		Final Plat Application)
mail Address: rmorchela fe	am-rivilecom	
illali Addless. 1		
This is to certify that the information on thi	is form is complete, true and correct and the und	lersigned is authorized to make this
	ry information, required documents, and plat fee	
City of Fulshear will not complete the revie	w needed in order to submit to the P&Z board.	
8. Mestel	Pro Marde Platin 1	Vanger 11-21-16
- Man / Ceuce	TYPED OR DENINES MANE / TITLE	
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

Clay & Leyendecker, Inc.

Texas Engineer Registration Number - F-2309

Consulting Engineers and Surveyors

November 29, 2016

Engineering Review

Preliminary – Shops at Cross Creek II City of Fulshear, Fort Bend County, Texas

For Information only:

- 1. This plat will create one (1) Reserve that covers a total area of 4.6733 acres.
- Access to this Reserve will be off of F.M. 1463 thru the Texas Department of Transportation Permitting process. The City of Fulshear has an access Ordinance that will need to be complied with.

Recommendations:

I recommend that this Preliminary Plat of the Shops at Cross Creek II be approved but before the Final Plat is submitted the following items need to be updated:

- Plats already exist in the city of Fulshear with similar names. The name needs to be changed.
- B) The Utility Commitment from Fort Bend County MUDS 169 & 173 is to The Shops at Cross Creek, LLC while the ownership on the plat appears as Irreverance, LLC.

Kimberly Kopecky

From:

Ryan Moeckel <rmoeckel@team-civil.com>

Sent:

Tuesday, November 29, 2016 3:43 PM

To:

Kimberly Kopecky

Subject:

RE: Send data from MFP11391318 11/29/2016 15:38

Attachments:

Cross Creek Commercial.pdf; Cross Creek Commercial II.pdf

Please see attached revised plats per comments from David Leyendecker. I will have 8 copies of each plat delivered hopefully tomorrow.

Thanks Kim

----Original Message----

From: Kimberly Kopecky [mailto:kkopecky@fulsheartexas.gov]

Sent: Tuesday, November 29, 2016 2:46 PM

To: Trey DeVillier <TDeVillier@bgeinc.com>; david.keel@dacengineers.com; Geoff Freeman

<gfreeman@ljaengineering.com>; rmoeckel@team-civil.com
Subject: FW: Send data from MFP11391318 11/29/2016 15:38

See attachment for Engineer Reviews.

Best Regards,

Kimberly Kopecky
Deputy City Secretary
City of Fulshear
281-346-1796 ext. 251
kkopecky@fulsheartexas.gov

----Original Message----

From: Scanner@Fulsheartexas.gov [mailto:Scanner@Fulsheartexas.gov]

Sent: Tuesday, November 29, 2016 3:38 PM

To: Kimberly Kopecky < kkopecky@fulsheartexas.gov> Subject: Send data from MFP11391318 11/29/2016 15:38

Scanned from MFP11391318 Date:11/29/2016 15:38

Pages:8

Resolution:200x200 DPI

* Revised 11-29-16

Engineering Review

November 2, 2016

Preliminary - Shops at Cross Creek II City of Fulshear, Fort Bend County, Texas

For Information only:

- 1. This plat will create one (1) Reserve that covers a total area of 4.6733 acres.
- Access to this Reserve will be off of F.M. 1463 thru the Texas Department of Transportation Permitting process. The City of Fulshear has an access Ordinance that will need to be complied with.

Recommendations:

I recommend that this Preliminary Plat of the Shops at Cross Creek II be approved but before the Final Plat is submitted the following items need to be updated:

updated -A)	Mayor (update name).
updated -B)	AND DESCRIPTION OF THE PROPERTY OF THE PROPERT
lien is on -C) plat and will be signed off	The City Planning Letter also shows a Lien that will need to be addressed at the time of Final Platting.
be some	and the same of th

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

September 14, 2015

The Shops at Cross Creek, LLC Attn: Sandy P. Aron, President 109 N. Post Oak Lane, #550 Houston, Texas 77042

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 4.6733-acre tract of land (the "Tract") owned or to be owned by The Shops at Cross Creek, LLC, within MUD 173, as shown generally on Exhibit A.

Dear Mr. Aron:

Re:

The Shops at Cross Creek, LLC (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 12,562 gallons per day ("gpd") of potable water capacity and 9,812 gpd of sanitary sewer capacity (collectively, the "Capacity"), which amounts are sufficient according to you to develop the Tract for a restaurant and retail 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 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. You understand that the City of Fulshear (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 your purchase of the Tract. In the event that you do not purchase the Tract by October 30, 2015, then the Districts may, in their sole discretion, declare this reservation letter as void and terminate this reservation. 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, specifically, a restaurant and other retail 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 two years 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 two-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.
- 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:

Secretary, Beard of Directors

/(SEAL)

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 173

President, Board of Directors

ATTEST:

Secretary, Board of Directors

(SEAL)

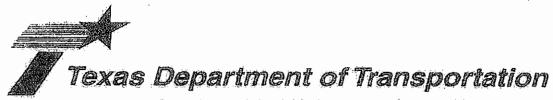
The Shops at Cross	i excess, lil	w agrees	eo can or like ar	VOAC fett	TA STATE CANDETTE	OLAG.
EXECUTED this	294	day of 🏂	STENBELL	TO STATE OF THE ST	, 2015.	
				< /	7	
				$\mathcal{X}_{\mathbb{A}}$	A STATE OF THE STA	
			THE SHOP	5 AT/CP	OSS CREEK,	LLC, a
			Texas limite	ed liabilit	y company	
	'					
			By:	1		
			Name: Sou	200	Jeo)	
			Name: Day	roca ji. T	720.7	
			Title: A	THE	and the second	

.5

EXHIBIT A

558479

EXHIBIT A 557.70 mg and the standard deep being it an extension in the contract and the process and the contract and the contrac والمسالة علياتها Section & Section 6, etc. Suppr In the Case of the ACREAGE M G700755 E -- 443.55 THE SOUTHERLAND SURVEY C. (2) - 2) R GRAPPIC SCALE UNRESTRICTED (EFREE) SERVICE COMMENTS RESERVE "A" 4.6733 ACRES 28. 2. . (203,570 SQ. FT.) A) The second has described from beauty fact, the second of the second o The state of the s CONTRACTOR OF CONTRACTOR 11 ' BLOCK (1) THE PARTY DESCRIPTION OF THE PARTY NAMED IN COLUMN TWO IS NOT THE PARTY NAMED IN COLU 11 CHARLESTON WE CHORS CHARL DEAD من المعلق الله المعاونية ا STATES IN THE PROPERTY OF THE B) HOLD HATCHERY IN SE ENVIRONMENT MANAGEM TONG FOR r) a security a fit that this the tier are removed there — in-the-rise trains former than 0 ری کشی برور مربه بروی در افزار در افزار در این سیسترشونی به استورسی چار برور و و استورسی به این برور مدین فروی در این بروی برور بروی بروی بروی در این بروی بروی بروی بروی بروی این این استورسی THE RESERVE THE PROPERTY OF TH A Contan & Darling, on Performance Register September for transport or Teams, do terrory coming that the principles of the Stand September 20 for transport of the Stand September 20 for the Stand September 20 f CAN DESCRIPTION OF THE PARTY OF A CONTRACTOR OF THE PARTY OF TH 6-16-2 OD PROPERTY. SCHOOLS READS "A" ACREAGE SEOLE DE CROSE CHEME May 100 101 FORT DENO COUNTY CLERK'S RECONDATION STROKER PAL 1095 AT PAL 1458 RESERVED PART DANS PLAYER SHOPS AT CROSS CREEK II P.M. 1005 (A.M.A. F.M. 559) (NEL 208, PC. 109, M.T.D.R.) A SUBDIVISION OF AST'S ACRES OF LAND IN SECTION, SUBTRESEARD SUBTRES, ASSTRACT TO, AST, AST OF PURSONAL ORT OF PURSONAL PORT BERG CRURST, TEXAS Thank, which did to \$7°, that — this II has talk the each delivered-step into of sall Fill, talk must step it a long to the transport with the sale of the transport with the transport The property of the property o (All the en that THE RESIDENCE IN COLUMN TWO SERVICES IN COLUMN TO SERVICE THE RESIDENCE IN COLUMN THE PROPERTY OF THE PROPERTY I BLOCK I DESERVE O LOTE the second state of the second ~ 4000000 -- 450000 teras esteremento and disperso co. PROPERTY OF THE HEIG COMEY Date Saidend Team 7877 Saidend Team 7877 Saide Romatha, Epill The control of the control of the control of the control of the section of the control of the co 62 Resth Pent this Lenn Fourther Tenn 77025 Mariani, and companied district states of a separate states in the control of a separate and control of a separate states in the control of a separate states and district and a separate states and district and a separate states are separate states and district and المان ال المان ال



P.O. BOX 1386 • HOUSTON, TEXAS 77251-1386 • (713) 802-5000 September 12, 2014

Landmark Industries c/o Greg Ofield, P.E. Brown & Gay Engineers, Inc. 10777 Westhelmer, Suite 400 Houston, Texas 77042

RE: Roadway Improvements
Permit 14-1673RD
Fort Bend County
FM 1463 at FM 1093
Control Section 0188-10-031

Dear Mr. Ofield:

Reference is made to the modification of the roadway within the right-of-way of FM 1463 at FM 1093 in Fort Bend County. We offer no objection to your request, as submitted by, Brown & Gay Engineers; Inc., Inc., subject to the following provisions:

- 1. It is expressly understood that the State does not purport hereby to grant any right, claim, title, or easement in or upon this highway.
- Pavement structure within State right-of-way shall equal or exceed the existing pavement structure.
- 3. The grantee acknowledges and fully accepts responsibility and liability for the design, construction, maintenance, and operation of this proposed improvement. It is mutually agreed and understood that the grantee will indemnify and save harmless the State from any and all damage or loss that may develop due to this project.
- 4. All work on highway right-of-way shall be performed in accordance with State instructions. The installation shall not damage any part of the highway, and adequate provisions must be made to cause minimum inconvenience to traffic and adjacent property owners.
- Barricades and warning signs, and flagmen, when necessary, shall be provided by the contractor or the owner. It is understood that the State considers proper traffic control measures as those complying with applicable portions of the <u>Texas Manual on Uniform Traffic Control Devices</u> required for adoption by the "Uniform Act Regulating Traffic on Highways" (V.C.S. 6701d).

THE TEXAS PLAN

REDUCE CONGESTION • ENHANCE SAFETY • EXPAND ECONOMIC OPPORTUNITY • IMPROVE AIR QUALITY PRESERVE THE VALUE OF TRANSPORTATION ASSETS

- 6. The work covered by this permit shall be so conducted that it will not interfere in any way with any highway contract construction or repair work, or any State maintenance work that may be done on this road. In the event that such interference occurs, you will cease operations in the area involved until such time as the roadwork referred to above is completed.
- Performance of work within highway right-of-way will constitute your acceptance of the terms herein listed.
- 8. This approval void if installation not complete within one year from date of approval.
- This permit issued subject to a traffic control plan, which will be approved by the Area Engineer. No work within State right-of-way shall begin until this approval has been given.
- 10. It is mutually agreed and understood that the implementation and maintenance of the traffic control plan shall be the responsibility of the grantee and the grantee shall indemnify and save harmless the State from any and all damage or loss that may develop due to this project.

Please notify Royce Macha, our Maintenance Section Supervisor, at telephone number (281) 238-7950 at least 48 hours before beginning work so that he may have a representative present.

Sincerely,

James V. Hunt, P.E. Director of Maintenance

Houston District

LHM

Attachment

cc: Royce Macha, w/attachment

Brown & Gay Engineers, Inc., w/attachment

STREET ACCEPTANCE

COUNTY OF FORT BEND	9 9 9	KNOW ALL BY THESE PRESENTS:
recorded under Plat No. 201101 street(s), flexible paving, and c	49 in the ulvert fa	eek Bend Lane and South Fry Road has been e Plat Records of Fort Bend County, Texas, and acilities have been constructed within the land plat and within the F.M. 1463 right-of-way
WHEREAS, the City desir	res to acc	cept the Streets for operation and maintenance.
Now, Therefore, the C maintenance by the City.	ity her	eby accepts the Streets for operation and
		CITY OF FULSHEAR, TEXAS
ATTEST:		Mayor
	-	
City Secretary		
THE STATE OF TEXAS	§ §	
COUNTY OF FORT BEND	§	
This instrument was ackr	nowledg _ as Ma	ed before me on the day of, yor of the City of Fulshear, Texas, on behalf of
said City.		
		Notary Public, State of Texas
NOTARY SEAL)		

UTILITY CONVEYANCE AND SECURITY AGREEMENT

STATE OF TEXAS §
\$ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF FORT BEND \$

Fort Bend County Municipal Utility District No. 173 (the "District") has constructed certain improvements, structures, and facilities designed to provide water, wastewater, and/or drainage to serve areas within or near the District's boundaries and the boundaries of the City of Fulshear, Texas (the "City"). For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District does hereby convey, transfer, and deliver to the City, its successors and assigns, those certain facilities described as follows:

Those certain water, sanitary sewer, and storm sewer facilities, and all related appurtenances, to serve Creek Falls at Cross Creek Ranch, Section One (except any detention ponds, any drainage channels, and any nonpotable water facilities) constructed to date on behalf of the District pursuant to the construction contract ("Construction Contract") between the District and Allgood Construction Company, ("Contractor") dated April 16, 2015, which facilities are located within or near the boundaries of the District, and together with any improvements, structures, storm sewer mains, plants, service pumps, storage reservoirs, electrical equipment, plant equipment, distribution lines, collection lines, water mains, lift stations, meters, valves, pipes, fittings, connections, meter boxes, laterals, easements, rights-of-way, licenses, operating rights and all other property therein whether real, personal or mixed, owned by the District in connection with the facilities being conveyed hereby (the "Facilities"). Some or all of the Facilities are located within or near the land shown on the plat for Creek Falls at Cross Creek Ranch, Section One that is recorded under Plat No. 20150175 in the Plat Records of Fort Bend County, Texas.

The District constructed the Facilities and is conveying the Facilities to the City pursuant to the Utility Agreement, as amended, by and between the City and the District (the "Utility Agreement"). Sections 2.09 and 2.10 of the Utility Agreement require that the System (as defined therein) be conveyed to the City for ownership, operation and maintenance, subject to a security interest retained by the District.

The District hereby reserves a security interest in the Facilities, more particularly described in Section 2.09 of the Utility Agreement, to secure the performance of the City's obligations under the Utility Agreement. The District reserves said security interest under Texas law and the Utility Agreement.

The District hereby reserves the full capacity of the Facilities.

The District hereby assigns to the City all rights (including, without limitation, all rights under the Construction Contract, to the extent the Construction Contract allows assignment of such rights), maintenance bonds, warranties and manufacturer's warranties, if any, owned or acquired by the District for the Facilities. Notwithstanding any provision hereof, this Utility Conveyance and Security Agreement shall not be construed to limit or modify any indemnity obligations, or any other obligations, that Contractor, or its surety, may otherwise have to the District or to any other party under the Construction Contract.

The City hereby agrees by its acceptance of this conveyance to operate and maintain the Facilities in accordance with the terms of the Utility Agreement.

This Utility Conveyance and Security Agreement is effective as of the later of: (i) the date that the District executes this instrument; or (ii) the date that the City executes this instrument.

	FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 173
	Ву:
	Name:
	Title:
	Date:
ATTEST:	
Secretary, Board of Directors	

THE STATE OF TEXAS	§ § .
COUNTY OF HARRIS	§ .
2015, by	acknowledged before me on the day of as President, of the Board of Directors of Fort Bend County . 173, a political subdivision of the State of Texas, on behalf
(NOTARY SEAL)	Notary Public, State of Texas

In accordance with the Utility Agreement, as defined above, the City hereby accepts this Utility Conveyance and Security Agreement. Such City acceptance is effective as of the later of: (i) the date that the District executes this instrument; or (ii) the date that the City executes this instrument.

CITY OF FULSHEAR, TEXAS Name: _____ Title: Mayor Date: _____ ATTEST: City Secretary THE STATE OF TEXAS COUNTY OF FORT BEND This instrument was acknowledged before me on the _____ day of _____, 2015, by _____ as Mayor of the City of Fulshear, Texas, on behalf of said City. Notary Public, State of Texas

AFTER RECORDING RETURN TO: Linda Sotirake, Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, TX 77027.

(NOTARY SEAL)



"FIND YOUR FUTURE IN FULSHEAR"

30603 FM 1093 WEST/ PO BOX 279 ~ FULSHEAR, TEXAS 77441

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

WWW.FULSHEARTEXAS.GOV

CITY COUNCIL:

MAYOR: Jeff Roberts
COUNCIL MEMBER: Tricia Krenek

MAYOR PRO-TEM: Erin Tristan COUNCIL MEMBER: James Murdoch

COUNCIL MEMBER: Stephen Gill COUNCIL MEMBER: Ramona Ridge

STAFF:

CITY MANAGER: C.J. Snipes

CITY SECRETARY: D. Gordon Offord

CITY ATTORNEY: J. Grady Randle

REGULAR CITY COUNCIL MEETING MINUTES NOVEMBER 15, 2016

I. OPENING

A. CALL TO ORDER

A REGULAR CITY COUNCIL MEETING WAS CALLED TO ORDER BY MAYOR JEFF W. ROBERTS ON TUESDAY, NOVEMBER 15, 2016 AT 7:03 P.M. IN THE FULSHEAR CITY HALL LOCATED AT 30603 FM 1093 ROAD, FULSHEAR, TEXAS 77441 AND ALL CITIZENS WERE WELCOMED.

MEMBERS PRESENT:

JEFF W. ROBERTS, MAYOR
ERIN TRISTAN, MAYOR PRO TEM
STEPHEN GILL
TRICIA KRENEK
RAMONA RIDGE

MEMBERS ABSENT:

JAMES MURDOCH

CITY STAFF PRESENT:

D. (DIANA) GORDON OFFORD, CITY SECRETARY
KRISTINA BRASHEAR, FINANCIAL MANAGER
DAVID LEYENDECKER, CITY ENGINEER
C.J. SNIPES, CITY MANAGER

KIMBERLY KOPECKY, DEPUTY CITY SECRETARY
TIM KIRWIN, ASST. CITY ATTORNEY
PAULA RYAN, HUMAN RESOURCE DIRECTOR
ANGELA FRITZ, ECONOMIC DEVELOPMENT DIRECTOR
MICHELLE KILLEBREW, BUILDING OFFICIAL
MICHAEL ROSS, ASSISTANT CITY MANAGER
KENNY SEYMOUR, CHIEF OF POLICE

OTHERS PRESENT:

BARRY BOWSER

DRUHN JUB

RHONDA KUYKENDALL

TREY DEVILLIER

GWEN FOX

BOB FOX

JULIE WARD

RICK SANCHEZ

DEBRA CATES

BRYAN THOMAS

AND 21 OTHERS WHO FAILED TO SIGN

B. QUORUM & ROLL CALL

MAYOR ROBERTS ANNOUNCED THAT A QUORUM WAS PRESENT AND THAT COUNCIL MEMBER MURDOCH WAS ABSENT.

C. INVOCATION - PASTOR JOHN CROWE, RIVER BEND BAPTIST CHURCH

PASTOR CROWE PROVIDED THE PRAYER.

- D. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG I pledge allegiance to the flag of the United States of America and to the republic for which it stands, one nation under God, indivisible and with Liberty and Justice for all
- E. PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible

 MAYOR ROBERTS LED THE AUDIENCE IN BOTH PLEDGES.

II. CITIZENS COMMENTS

This is an opportunity for citizens to speak to Council relating to agenda and non-agenda items. Speakers are advised that comments cannot be received on matters which are the subject of a public hearing once the hearing has been closed. Speakers are required to register in advance and must limit their presentations to three minutes each.

There were no citizen's comments. (one individual came in half way of the meeting and requested to speak but was not allowed too).

Mayor Roberts introduced the new Finance Director, Wesley Vela, to the audience and he was present.

Mayor Roberts announced that we will move to Business items F and H if there are no objections. Council was silent.

A motion was made by Mayor Pro Tem Tristan to move Item F and H to the first of the agenda. It was seconded by Council Member Ridge. The motion was carried by the following vote:

Ayes: Council Member Gill, Krenek, Ridge, and Tristan

Nays: None

Absent: Council Member Murdoch

Mayor Roberts read Business Item F. He stated staff is recommending postponement. Go to the item for results.

III. PUBLIC HEARING

SPECIAL USE PERMIT

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING SHALL BE HELD BY THE CITY COUNCIL OF THE CITY OF FULSHEAR AT ITS NOVEMBER 15, 2016 MEETING AT 7:00 P.M. IN THE FULSHEAR CITY HALL, COUNCIL CHAMBERS LOCATED AT 30603 FM 1093, FULSHEAR, TEXAS 77441.

THE PURPOSE OF THE HEARING IS TO RECEIVE COMMENTS FROM INTERESTED INDIVIDUALS REGARDING A REQUEST FOR A SPECIAL USE PERMIT.

THRIVE CHURCH IS REQUESTING A SPECIAL USE PERMIT FOR PROPERTY LOCATED AT 30136 FM 1093. THE PROPERTY IS CURRENTLY IN THE DOWNTOWN DISTRICT AND IS USED AS RESIDENTIAL. THEY ARE REQUESTING TO USE THE PROPERTY FOR COMMERCIAL USE, PRIMARILY FOR THEIR OFFICES. THERE WILL BE 3 OFFICES AND A CONFERENCE ROOM, THEY WILL HAVE 5 PARKING SPACES BEHIND THE BUILDING. THERE WILL BE NO MODIFICATIONS MADE TO THE BUILDING AT THIS TIME, EXCEPT FOR CODE COMPLIANCE. THEY WILL FOLLOW THE REGULATIONS OF THE SIGN ORDINANCE.

PROJECT SITE LOCATION: 30136 FM 1093, FULSHEAR, TEXAS 77441

A COPY OF THE SPECIAL USE PERMIT REQUEST IS AVAILABLE FOR REVIEW. PLEASE CONTACT THE OFFICE OF THE CITY SECRETARY, 30603 FM 1093, FULSHEAR, TEXAS 77441 FOR MORE INFORMATION OR TELEPHONE 281-346-1796 X204.

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO POSTPONE PUBLIC HEARING ON SPECIAL USE PERMIT FROM THRIVE CHURCH. IT WAS SECONDED BY COUNCIL MEMBER RIDGE.

Aves: Council Member Gill, Krenek, Ridge, and Tristan

Nays: None

Absent: Council Member Murdoch

MOTION PASSES TO POSTPONE PUBLIC HEARING.

IV. 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 CREEK FALLS AT CROSS CREEK RANCH UNRESTRICTED
 RESERVE/PRELIMINARY PLAT
- B. CONSENT AND APPROVAL OF JORDAN RANCH STREET DEDICATION NO. 2 AND RESERVES/PRELIMINARY PLAT
- C. CONSENT AND APPROVAL OF JORDAN RANCH SECTION 8/PRELIMINARY PLAT
- D. CONSENT AND APPROVAL OF JORDAN RANCH SECTION 9/PRELIMINARY PLAT
- E. CONSENT AND APPROVAL OF JORDAN RANCH SECTION 10/PRELIMINARY PLAT
- F. CONSENT AND APPROVAL OF JORDAN RANCH SECTION 11/PRELIMINARY PLAT
- G. CONSENT AND APPROVAL OF JORDAN RANCH SECTION 12/PRELIMINARY PLAT
- H. CONSENT AND APPROVAL OF JORDAN RANCH SECTION 13/PRELIMINARY PLAT
- I. CONSENT AND APPROVAL OF THE BROOKS SECTION 2/PRELIMINARY PLAT
- J. CONSENT AND APPROVAL OF CREEK FALLS AT CROSS CREEK RANCH SECTION 8/PARTIAL REPLAT
 NO. 1/FINAL PLAT
- K. CONSENT AND APPROVAL OF THE MARKET AT CROSS CREEK RANCH SWC, LLC/FINAL PLAT
- L. CONSENT AND APPROVAL OF CROSS CREEK RANCH WATER WELL NO. 4/FINAL PLAT
- M. CONSENT AND APPROVAL OF TAMARRON SECTION 32/FINAL PLAT

- N. CONSENT AND APPROVAL OF TAMARRON SECTION 36/FINAL PLAT
- O. CONSENT AND APPROVAL OF TAMARRON SECTION 57/FINAL PLAT
- P. CONSENT AND APPROVAL OF CROSS CREEK RANCH DETENTION AND WATER QUALITY
 BASINS/FINAL PLAT
- Q. Consent and approval of Minutes from the June 21st, July 11th, August 2nd, October 10th and October 18, 2016 Meetings

CITY ENGINEER, DAVID LEYENDECKER, STATED ALL THE PLAT CORRECTIONS HAVE BEEN DONE AND HE RECOMMENDS APPROVAL. COUNCIL MEMBERS BEGAN TO DISCUSS ITEM L FROM THE CONSENT AGENDA (CROSS CREEK RANCH WATER WELL NO. 4/ FINAL PLAT). THE DISCUSSION CONTINUED AND CITY ASSISTANT ATTORNEY, TIM KIRWIN, STATED THE ITEM SHOULD BE REMOVED FROM THE CONSENT AGENDA AND DISCUSSED SEPARATELY.

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO APPROVE CONSENT AGENDA ITEMS A- Q WITH THE EXCEPTION OF ITEM L AS SUBMITTED. IT WAS SECONDED BY COUNCIL MEMBER GILL. THE MOTION WAS CARRIED FORWARD BY THE FOLLOWING VOTE:

Ayes: Council Member Gill, Krenek, Ridge, and Tristan

Nays: None

Absent: Council Member Murdoch

MOTION PASSES.

MAYOR ROBERTS ANNOUNCED THAT WE WILL NOW HEAR DISCUSSION ON ITEM L. COUNCIL MEMBER KRENEK ASKED THE CITY ENGINEER, DAVID LEYENDECKER, ABOUT THE 14' WATER LINE EASEMENT REQUIREMENT. MR. LEYENDECKER STATED THAT THE CITY WILL WORK WITH THE DEVELOPER TO ENSURE THIS 14' WATER LINE IS ACHIEVED.

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE ITEM L (CROSS CREEK RANCH WATER WELL NO. 4/FINAL PLAT). IT WAS SECONDED BY MAYOR PRO TEM TRISTAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

Ayes: Council Member Gill, Krenek, Ridge, and Tristan

Nays: None

Absent: Council Member Murdoch

MOTION PASSES.

MAYOR ROBERT ANNOUNCED THAT WE WILL NOW MOVE BACK TO THE BUSINESS ITEMS.

V. BUSINESS ITEMS

A. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION No. 2016-326 A RESOLUTION OF THE CITY OF FULSHEAR APPROVING CERTAIN CDC PROJECTS FOR FISCAL YEAR 2016-2017 (1st READING)

ANGELA FRITZ, ECONOMIC DEVELOPMENT DIRECTOR, PRESENTED A SYNOPSIS OF THIS ITEM TO THE COUNCIL TO BE CONSIDERED FOR CDC PROJECTS FOR FISCAL YEAR 2016-2017. THIS WILL PROMOTE OR DEVELOP NEW OR EXPANDED BUSINESS ENTERPRISES.

A MOTION WAS MADE BY COUNCIL MEMBER GILL TO APPROVE RESOLUTION NO. 2016-326 A RESOLUTION OF THE CITY OF FULSHEAR APPROVING CERTAIN CDC PROJECTS FOR FISCAL YEAR 2016-2017 ($\mathbf{1}^{\text{ST}}$ reading). It was seconded by council member krenek. The motion was Carried by the following vote:

Ayes: Council Member Gill, Krenek, Ridge, and Tristan

Nays: None

Absent: Council Member Murdoch

MOTION PASSESS.

B. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION No. 2016-328 A RESOLUTION OF THE CITY OF FULSHEAR ADOPTING A FORMAL CLASSIFICATION AND COMPENSATION PLAN FOR CITY EMPLOYEES

PAULA RYAN, HUMAN RESOURCE DIRECTOR, PRESENTED A PROPOSED CLASSIFICATION PLAN TO THE COUNCIL. Ms. RYAN STATED THAT PLAN WILL BE A STANDARDIZED, RELIABLE PROCESS IN PLACE FOR THE CITY MANAGER TO UTILIZE WHEN APPOINTING, CLASSIFYING, PROMOTING AND /OR RESTRUCTURING THE ORGANIZATION OF CITY EMPLOYEES. THERE WERE A FEW BACK AND FORTH QUESTIONS. (FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING)

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO APPROVE RESOLUTION NO. 2016-328 A RESOLUTION OF THE CITY OF FULSHEAR ADOPTING A FORMAL CLASSIFICATION AND COMPENSATION PLAN FOR CITY EMPLOYEES. IT WAS SECONDED BY COUNCIL MEMBER RIDGE. MAYOR ROBERTS ASKED IF THERE WERE ANY QUESTIONS. COUNCIL MEMBER KRENEK ASKED IF STAFF HAD REVIEWED THE DOCUMENT. C. J. SNIPES, CITY MANAGER, STATED THAT HE AND MR. ROSS HAD REVIEWED THE DOCUMENT. MS. RYAN STATED SHE WAS WAITING FOR IT TO BE APPROVED.

THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

Ayes: Council Member Gill, Krenek, Ridge, and Tristan

Nays: None

Absent: Council Member Murdoch

Motion Passess.

REGULAR CITY COUNCIL MEETING MINUTES NOVEMBER 15, 2016
PAGE 7

C. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE No. 2016-1231 AN ORDINANCE OF THE CITY OF FULSHEAR ADOPTING ELECTION DISTRICTS FOR CITY COUNCIL POSITIONS

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE ORDINANCE NO. 2016-1231 AN ORDINANCE OF THE CITY OF FULSHEAR ADOPTING ELECTION DISTRICTS FOR CITY COUNCIL POSITIONS. IT WAS SECONDED BY COUNCIL MEMBER GILL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

Ayes: Council Member Gill, Krenek, Ridge, and Tristan

Nays: None

Absent: Council Member Murdoch

D. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE No. 2016-1232 AN ORDINANCE OF THE CITY OF FULSHEAR ADOPTING THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE

MICHELLE KILLEBREW, BUILDING OFFICIAL, PRESENTED ITEM D TO THE COUNCIL. IT IS REGARDING ENERGY CODES WHICH BECAME EFFECTIVE IN TEXAS IN 2001. WE HAVE THE RESPONSIBILITY TO THE PUBLIC TO REDUCE ENERGY DEMAND THROUGH RESPONSIBLE ENERGY CODES. MS. KILLEBREW STATED MOST OF THE BUILDERS ARE CURRENTLY DOING THIS ALREADY. MS. KILLEBREW RECOMMENDS THAT COUNCIL ADOPTS THE 2015 IECC AS THE ENERGY CODE FOR COMMERCIAL CONSTRUCTION.

COUNCIL MEMBER KRENEK ASKED IF THE CODES ALSO IMPACT THE RESIDENTIAL HOMES TOO. THERE WAS APPROXIMATELY A 15 MINUTE DEBATE REGARDING THE REQUIREMENTS OF THE ENERGY CODES. COUNCIL MEMBER GILL HAD QUESTIONS REGARDING THIS ITEM TOO. (FOR ALL OF THE COMMENTS, REQUEST A COPY OF THE TAPE).

A MOTION WAS MADE BY COUNCIL MEMBER RIDGE TO APPROVE ORDINANCE NO. 2016-1232 AN ORDINANCE OF THE CITY OF FULSHEAR ADOPTING THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE. IT WAS SECONDED BY MAYOR PRO TEM TRISTAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

Ayes: Council Member Gill, Krenek, Ridge, and Tristan

Nays: None

Absent: Council Member Murdoch

MOTION PASSESS.

E. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE No. 2016-1233 AN ORDINANCE OF THE CITY OF FULSHEAR ADOPTING THE 2015 INTERNATIONAL RESIDENTIAL CODE

REGULAR CITY COUNCIL MEETING MINUTES NOVEMBER 15. 2016 PAGE 8

MICHELLE KILLEBREW, BUILDING OFFICIAL, PRESENTED TO THE COUNCIL REGARDING ITEM E. MS. KILLEBREW STATED THERE WILL BE NO CHANGING OF FEES. MS. KILLEBREW STATED THAT WE ARE UNDER BUILDING CODE 2003. SHE STATES THAT BUILDING CODES CHANGES EVERY THREE YEARS. COUNCIL MEMBER KRENEK ASKED WHY AREN'T WE ALREADY UNDER THE CODE. ASSISTANT CITY ATTORNEY, TIM KIRWIN, RESPONDED. (FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING)

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO APPROVE ORDINANCE NO. 2016-1233 AN ORDINANCE OF THE CITY OF FULSHEAR ADOPTING THE 2015 INTERNATIONAL RESIDENTIAL CODE. IT WAS SECONDED BY COUNCIL MEMBER RIDGE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

Ayes: Council Member Gill, Krenek, Ridge, and Tristan

Nays: None

Absent: Council Member Murdoch

MAYOR ROBERTS STATED WE WILL NOW MOVE TO ITEM G. (LOOK FOR RESULTS UNDER ITEM G)

F. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2016-1234 AN ORDINANCE OF THE CITY OF FULSHEAR APPROVING A SPECIAL USE PERMIT FOR 30136 FM **1093** FOR USE AS OFFICE SPACE

A MOTION WAS MADE BY COUNCIL MEMBER GILL TO POSTPONE APPROVAL OF ORDINANCE NO. 2016 1233 AN ORDINANCE OF THE CITY OF FULSHEAR APPROVING A SPECIAL USE PERMIT FOR 30136 FM 1093 FOR USE AS OFFICE SPACE. IT WAS SECONDED BY COUNCIL MEMBER KRENEK.

MAYOR ROBERTS ASKED IF THERE ARE ANY QUESTIONS OR COMMENTS. COUNCIL MEMBER KRENEK STATED THAT THE BUILDING ORDINANCE VERY CLEARLY LAYS OUT THE REQUIREMENTS FOR A SPECIAL USE PERMIT AND THIS DOES NOT MEET THE REQUIREMENTS. COUNCIL MEMBER KRENEK STATED SHE DOES NOT UNDERSTAND WHY THE PROCEDURES WAS NOT FOLLOWED. SHE STATED SHE HAS CONTACTED THE PLANNING AND ZONING BOARD FOR ANSWERS. SHE STATED THAT THIS APPLICATION IS MISSING ABOUT HALF OF THE ITEMS ON THE CHECKLIST FOR SPECIAL USE PERMIT. SHE STATES IT IS A WASTE OF TIME AND MONEY ESPECIALLY SINCE STEP ONE (1) WAS NOT COMPILED WITH. THE PERCEPTION TO THE PUBLIC IS THAT YOU CAN GET THINGS THROUGH DEPENDING ON WHO YOU KNOW ON COUNCIL; THIS IS NOT HOW WE SHOULD OPERATE. COUNCIL MEMBER GILL ASKED HOW DOES THIS PERMIT GET THROUGH PNZ AGENDA WITH HALF DOCUMENTS MISSING? C.J. SNIPES, CITY MANAGER, RESPONDED. THE DEBATE CONTINUED FOR APPROXIMATELY 15 MINUTES. (FOR ALL OF THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING) MAYOR ROBERTS ASKED FOR ALL THE ITEMS TO BE CORRECTED.

COUNCIL MEMBER KRENEK ASKED FOR AN OPINION FROM CITY ATTORNEY, TIM KIRWIN, WHAT HAPPENS IF THIS SPECIAL USE WAS DENIED. MR. KIRWIN PROVIDED AN OPINION. (FOR ALL COMMENTS, REQUEST COPY OF TAPE RECORDING)

REGULAR CITY COUNCIL MEETING MINUTES NOVEMBER 15, 2016 PAGE 9

MAYOR ROBERTS STATED WE HAVE A MOTION ON THE FLOOR TO POSTPONE AND HE CALLED FOR A VOTE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

Ayes: Council Member Gill, Krenek, Ridge, and Tristan

Nays: None

Absent: Council Member Murdoch

MOTION PASSED TO POSTPONE.

NEXT MAYOR ROBERTS ASKED FOR A MOTION TO POSTPONE THE PUBLIC HEARING. SEE RESULTS UNDER THE PUBLIC HEARING SECTION.

MAYOR ROBERTS STATED WE WILL NOW GO TO ITEM H (REGARDING THE EXTENSION OF THE WEST PARK TOLLWAY. SEE RESULTS UNDER ITEM H)

G. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2016-326 A

RESOLUTION OF THE CITY OF FULSHEAR APPROVING CERTAIN CDC PROJECTS FOR FISCAL YEAR
2016-2017 (2ND READING)

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO APPROVE RESOLUTION NO. 2016-326 A RESOLUTION OF THE CITY OF FULSHEAR APPROVING CERTAIN CDC PROJECTS FOR FISCAL YEAR 2016-2017 (2ND READING). IT WAS SECONDED BY COUNCIL MEMBER RIDGE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

Ayes: Council Member Gill, Krenek, Ridge, and Tristan

Navs: None

Absent: Council Member Murdoch

- H. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2016-329 A RESOLUTION OF THE CITY OF FULSHEAR REGARDING THE EXTENSION OF THE WEST PARK TOLLWAY
 - C. J. SNIPES, CITY MANAGER, PROVIDED AN OVER TO THE COUNCIL AND INTRODUCED COMMISSIONER ANDY MEYERS WHO IS OVER PRECINCT 3. COMMISSIONER MEYERS STATED THE COUNTY IS IN THE PROCESS OF WIDENING FM 1093 FROM SPRING GREEN THROUGH FULSHEAR TO JAMES LANE. WE ARE IN THE PROCESS OF PHASE 1 ALREADY AND NOW PREPARING FOR PHASE 2 WHICH INCLUDES OBTAINING ROW (RIGHT OF AWAY). HE STATED THAT PHASE 2 WILL BE STARTED BY THE FIRST OF NEXT YEAR AND TAKE PROBABLY A YEAR TO COMPLETE THE PROJECT. HE STATED THE QUESTION CAME UP ABOUT THE EXTENSION OF THE WEST PARK TOLL WHICH NOW INCLUDES

FROM HWY 99 TO SPRING GREEN ROAD. THERE WILL BE FOUR LANES (TWO OF FRONTAGE ROADS). FM 1093 IS A STATE ROAD BUT TX DOT COULD NOT COME UP WITH THE MONEY FOR THE EXPANSION AND THAT IS THE REASON IT IS A TOLL ROAD. TOLL ROAD IS ONE METHOD OF

REGULAR CITY COUNCIL MEETING MINUTES NOVEMBER 15, 2016
PAGE 10

COMING UP WITH FUNDING TO FINANCE THE EXPANSION OF THE ROAD. (FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING)

MAYOR ROBERTS STATED THAT HE WOULD LIKE TO SEE THE EXPANSION OR WIDENING OF FM 1093 BUT DID NOT WANT A TOLL ROAD COMING THROUGH THE CITY. MAYOR ASKED FOR COMMENTS.

COUNCIL MEMBER KRENEK STATED SHE DOES NOT FEEL WE HAVE SUFFICIENT INFORMATION TO MAKE A DECISION. COUNCIL MEMBER KRENEK STATED THAT SHE WOULD LIKE A REVISION OF THE RESOLUTION (ITEMIZED SEVERAL AREAS, REQUEST COPY OF TAPE FOR ALL COMMENTS).

MR. SNIPES, CITY MANAGER, OUTLINED HOW THE TOLL ROAD WOULD BE CONSTRUCTED. COUNCIL MEMBER TRISTAN ASKED IF THERE WOULD BE FOUR LANES FROM SPRING GREEN TO JAMES LANE. THE DEBATE AMONG COUNCIL MEMBERS, MR. SNIPES, AND RICHARD FROM FORT BEND COUNTY ENGINEERING DEPARTMENT CONTINUED DISCUSSION REGARDING THE EXPANSION OF FM 1093. THE DISCUSSION ENDS WITH MORE QUESTIONS THAN ANSWERS. (FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING) COUNCIL MEMBER GILL ASKED MORE QUESTIONS AND THE DISCUSSION CONTINUED.

IT WAS ASKED IF COUNCIL MEMBER KRENEK HAD A MOTION. SHE STATED TO LET SOMEONE ELSE. COUNCIL MEMBER GILL STATED HE NEEDS MORE INFORMATION. COUNCIL MEMBER KRENEK STATED SHE THOUGHT THE CONVERSATION CAME UP A FEW YEARS AGO AND THIS WOULD NOT BE HAPPENING UNTIL 2025 AND LACKS INFORMATION TO MAKE A DECISION. MAYOR ROBERTS STATED THAT THIS RESOLUTION IS ASKED WHERE THE CITY STANDS. COUNCIL GILL RESTATED THAT HE DOES NOT HAVE ENOUGH INFORMATION TO MAKE A DECISION AND IF SOMEONE HAS THE INFORMATION PLEASE SHARE IT. COUNCIL MEMBER KRENEK STATED SHE DOES NOT HAVE ENOUGH INFORMATION WHETHER A TOLL ROAD WOULD BE BENEFICIAL OR NOT. COMMISSIONER MEYERS STATED THEY ARE LOOKING FOR ANSWERS. HE STATED DEVELOPERS IN TWO OTHER CITIES ARE LOOKING TO MAKING DECISIONS FOR THEIR CITIES AS THEY HAVE OVER 15,000 ACRES TO DEVELOP.

COMMISSIONER MEYERS ADMONISH THE CITY TO TAKE ALL THE TIME NEEDED TO MAKE A DECISION WHAT'S BEST FOR OUR COMMUNITY. HE REALIZE A TOLL ROAD COMING THROUGH A CITY IS A BIG DECISION. THE DISCUSSION CONTINUED.

A MOTION WAS MADE BY COUNCIL MEMBER TRISTAN TO POSTPONE RESOLUTION NO. 2016-329 A RESOLUTION OF THE CITY OF FULSHEAR REGARDING THE EXTENSION OF THE WEST PARK TOLLWAY. IT WAS SECONOED BY COUNCIL MEMBER RIDGE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

Ayes: Council Member Gill, Krenek, Ridge, and Tristan

Nays: None

Absent: Council Member Murdoch

REGULAR CITY COUNCIL MEETING MINUTES NOVEMBER 15, 2016 PAGE 11

VI. <u>EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE</u> 551.074. PERSONNEL MATTERS; CLOSED MEETING

- 1) TO DELIBERATE THE EMPLOYMENT, EVALUATION, OR DUTIES, OF A PUBLIC OFFICER OR EMPLOYEE;
 OR
- 2) TO HEAR A COMPLAINT OR CHARGE AGAINST AN OFFICER OR EMPLOYEE.

 REVIEW OF CONTRACT FOR CITY MANAGER
- VII. RECONVENE AND TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION IF DEEMED APPROPRIATE

NO EXECUTIVE SESSION WAS HELD.

VIII. ADJOURNMENT

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO ADJOURN. IT WAS SECONDED BY MAYOR PRO TEM TRISTAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

Ayes: Council Member Gill, Krenek, Ridge, and Tristan

Nays: None

Absent: Council Member Murdoch

Mayor Roberts stated we are now adjourned at 8:36 p.m.
Jeff W. Roberts, Mayor
Attest:

D. (Diana) Gordon Offord, City Secretary