



"FIND YOUR FUTURE IN FULSHEAR"

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

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

WWW.FULSHEARTEXAS.GOV

CHAIRMAN- AMY PEARCE
MEMBER- BILL CLIFFORD
MEMBER- GRACE MALVEAUX

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

CO-CHAIR- JOAN BERGER
MEMBER- JOHN DOWDALL

CITY MANAGER: Jack Harper

STAFF:

CITY SECRETARY: Mariela Rodriguez

CITY ATTORNEY: Byron Brown

PLANNING AND ZONING COMMISSION MEETING AGENDA August 04, 2023

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD ON FRIDAY, AUGUST 4, 2023, AT 8:30 A.M. IN THE CITY OF FULSHEAR MUNICIPAL COMPLEX, 6611 WEST CROSS CREEK BEND LANE, FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS.

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

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

1. CALL TO ORDER

2. QUORUM

3. CITIZEN'S COMMENTS

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

4. PUBLIC HEARING

In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold two Public Hearings regarding a proposed zoning map amendment for an approximately 6-acre tract of land, generally located along Wallis Street, and within the Thrive Church Fulshear Subdivision. The tract of land, currently vacant, and within the Wallis Street PUD zoning district, requests to be zoned into the General Commercial (GC) District. The first Public Hearing will be held by the Planning and Zoning Commission on August 4, 2023, at 8:30 a.m. The second hearing will be held by the City Council on August 15, 2023, at 5:30 p.m. The hearings will be held at Fulshear Municipal Complex, 6611 W. Cross Creek Bend Ln., Fulshear, Texas 77441. Interested parties may appear at the public hearing and be heard with respect to the application. A copy of the zoning change is on file at the City Secretary's office located at 6611 W. Cross Creek Bend Ln., Fulshear, Texas 77441 on Monday through Thursdays from 8:00 a.m. to 5:00 p.m. and Fridays from 8:00 a.m. to 3 p.m. for all interested parties prior to said hearing. If you have any questions regarding this request please call Joshua Brothers, City of Fulshear, 281-346-1796.

5. PUBLIC HEARING

In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold two Public Hearings regarding a proposed zoning map amendment for an approximately 2.0880 acre tract of land, near the intersection of Farm-to-Market 359 and N. Fulshear Drive, and located in the Churchill Fulshear League, Abstract 29, and being a portion of a certain 87.203 acre tract of land recorded in Volume 673, Page 138 of the Deed Records of Fort Bend County, Texas. The tract of land, currently vacant, and not zoned, requests to be zoned into the General Commercial (GC) District upon annexation into the City. The first Public Hearing will be held by the Planning and Zoning Commission on August 4, 2023, at 8:30 a.m. The second hearing will be held by the City Council on August 15, 2023, at 5:30 p.m. The hearings will be held at Fulshear Municipal Complex, 6611 W. Cross Creek Bend Ln., Fulshear, Texas 77441. Interested parties may appear at the public hearing and be heard with respect to the application. A copy of the zoning change is on file at the City Secretary's office located at 6611 W. Cross Creek Bend Ln., Fulshear, Texas 77441 on Monday through Thursdays from 8:00 a.m. to 5:00 p.m. and Fridays from 8:00 a.m. to 3 p.m. for all interested parties prior to said hearing. If you have any questions regarding this request please call Joshua Brothers, City of Fulshear, 281-346-1796.

6. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON JULY 7, 2023

7. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE TAMARRON WEST SECTION 6 FINAL PLAT

8. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE TAMARRON WEST SECTION 10 FINAL PLAT

9. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE TAMARRON WEST SECTION 19 FINAL PLAT

10. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF AN UPDATE TO THE TAMARRON MASTER SIGN PLAN

11. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF AN UPDATE TO THE CROSS CREEK RANCH MASTER SIGN PLAN

12. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND OR DENY APPROVAL OF A ZONING MAP AMENDMENT FOR AN APPROXIMATELY 6-ACRE TRACT OF LAND, CURRENTLY ZONED WITHIN THE WALLIS STREET PUD ZONING DISTRICT, INTO THE GENERAL COMMERCIAL (GC) DISTRICT

13. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND OR DENY APPROVAL OF A ZONING MAP AMENDMENT FOR AN APPROXIMATELY 2.0880-ACRE TRACT OF LAND, CURRENTLY NOT ZONED, INTO THE GENERAL COMMERCIAL (GC) DISTRICT UPON ANNEXATION INTO THE CITY LIMITS

14. ADJOURNMENT

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

Note: In compliance with the American Disabilities Act, and to the extent applicable, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the City Secretary's office at 281-346-1796 for further information.

I, Katie Lewis, Assistant City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Planning and Zoning Commission of the City of Fulshear, Texas was posted on Thursday, July 27, 2023, by 5:00 p.m., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

Katie Lewis, Assistant City Secretary



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PLANNING & ZONING:
MEMBER- CHRISTOPHER MALLETT MEMBER- BILL CLIFFORD
MEMBER- GREGORY EHMAN MEMBER- JOHN DOWDALL

STAFF:
CITY MANAGER: Jack Harper CITY SECRETARY: Mariela Rodriguez CITY ATTORNEY: Byron Brown

PLANNING AND ZONING COMMISSION MEETING MINUTES JULY 07, 2023

1. CALL TO ORDER

A MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY CHAIRMAN PEARCE AT 8:30A.M. ON FRIDAY, JULY 07, 2023, AT THE CITY OF FULSHEAR MUNICIPAL COMPLEX, 6611 W. CROSS CREEK BEND LANE, FULSHEAR, TX 77441.

2. QUORUM

A QUORUM WAS PRESENT.

MEMBERS PRESENT

*AMY PEARCE
JOAN BERGER
GREGORY EHMAN
JOHN DOWDALL
GRACE MALVEAUX
BILL CLIFFORD
CHRISTOPHER MALLETT*

CITY STAFF

*KATIE LEWIS
MARIELA RODRIGUEZ*

BYRON BROWN
ZACH GOODLANDER
JOSH BROTHERS
CLIFF BROUHARD
JESUS ESCOBAR
KIM KOPECKY
JOSH GREEN

OTHERS PRESENT

DEVIN ESPINOSA
TREY DEVILLIER
JACOB BULLARD
PATRICK POWERS
AND APPROXIMATELY 7 OTHERS THAT DID NOT SIGN IN

3. CITIZEN'S COMMENTS

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

THERE WERE NO CITIZEN COMMENTS

4. PUBLIC HEARING

The City of Fulshear will hold two public hearings regarding proposed zoning map amendments. The first public hearing will be held by the Planning and Zoning Commission on July 7, 2023, at 8:30 a.m. The second public hearing will be held by the City Council on July 18, 2023, at 5:30 p.m. Each hearing will be held at the City of Fulshear Municipal Complex, located at 6611 W. Cross Creek Bend Ln., Fulshear, Texas 77441. Interested parties may appear at the public hearings and be heard with respect to the proposed amendments. A copy of the proposed amendments is on file at the City Secretary's office located in the City of Fulshear Municipal Complex and may be inspected on Monday through Thursdays from 8:00 a.m. to 5:00 p.m. and Fridays from 8:00 a.m. to 3:00 p.m. For questions regarding the proposed amendments, please call Zachary Goodlander, City of Fulshear, 281-346-1796

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:30 A.M.

THERE WERE NO PUBLIC COMMENTS.

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:32 A.M.

5. PUBLIC HEARING

The City of Fulshear will hold two public hearings regarding proposed zoning regulation text amendments. The first public hearing will be held by the Planning and Zoning Commission on July 7, 2023, at 8:30 a.m. The second public hearing will be held by the City Council on July 18, 2023, at 5:30 p.m. Each hearing will be held at the City of Fulshear Municipal Complex, located at 6611 W. Cross Creek Bend Ln., Fulshear, Texas 77441. Interested parties may appear at the public hearings and be heard with respect to the proposed amendments. A copy of the proposed amendments is on file at the City Secretary's office located in the City of Fulshear Municipal Complex and may be inspected on Monday through Thursdays from 8:00 a.m. to 5:00 p.m. and Fridays from 8:00 a.m. to 3:00 p.m. For questions regarding the proposed amendments, please call Zachary Goodlander, City of Fulshear, 281-346-1796

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:32 A.M.

THERE WERE NO PUBLIC COMMENTS.

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:33 A.M.

6. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON JUNE 2, 2023

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON JUNE 2, 2023. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: DOWDALL, EHMAN, MALLETT, BERGER, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

7. DISCUSSION WITH CITY ATTORNEY REGARDING ROLES AND RESPONSIBILITIES OF THE PLANNING AND ZONING COMMISSION

BYRON BROWN WENT OVER THE ROLES AND RESPONSIBILITIES OF THE PLANNING AND ZONING COMMISSION.

BYRON ANSWERED QUESTIONS FROM THE BOARD.

NO ACTION WAS TAKEN ON THIS ITEM.

****CHAIRMAN PEARCE ASKED TO TAKE ITEMS 8 & 9 TOGETHER. THERE WERE NO OBJECTIONS****

8. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE TAMARRON WEST SECTION 7 PRELIMINARY PLAT

9. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE TAMARRON WEST SECTION 15 PRELIMINARY PLAT

CLIFF BROUHARD STATED THERE WERE MINOR COMMENTS. THE COMMENTS HAVE BEEN CORRECTED AND THESE PLATS ARE RECOMMENDED FOR APPROVAL.

JOSH BROTHERS CLARIFIED TO THE BOARD AND STAFF THAT THE TAMARRON WEST SECTION 7, SECTION 15 AND THE TAMARRON PARKWAY STREET DEDICATION SECTION 3 IN TAMARRON WEST ARE FINAL PLATS, NOT PRELIMINARY PLATS AS LISTED ON THE AGENDA.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE TAMARRON WEST SECTION 7 FINAL PLAT AND TAMARRON WEST SECTION 15 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: DOWDALL, EHMAN, MALLETT, BERGER, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

10. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE TAMARRON PARKWAY STREET DEDICATION SECTION 3 IN TAMARRON WEST PRELIMINARY PLAT

*****JOSH BROTHERS CLARIFIED TO THE BOARD AND STAFF THAT THE TAMARRON WEST SECTION 7, SECTION 15 AND THE TAMARRON PARKWAY STREET DEDICATION SECTION 3 IN TAMARRON WEST ARE FINAL PLATS, NOT PRELIMINARY PLATS AS LISTED ON THE AGENDA. *****

CLIFF BROUHARD STATED THERE WAS ONE (1) MINOR COMMENT THAT HAS BEEN CORRECTED. THE PLAT IS RECOMMENDED FOR APPROVAL.

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

AYES: DOWDALL, EHMAN, MALLETT, BERGER, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

11. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE LAMAR CISD ELEMENTARY SCHOOL NO. 36 PRELIMINARY PLAT

CLIFF BROUHARD MENTIONED THIS PLAT IS RECOMMENDED FOR APPROVAL AS SUBMITTED.

CLIFF ANSWERED QUESTIONS FROM THE BOARD

MAEGEN GRAHAM FROM KALUZA ANSWERED QUESTIONS FROM THE BOARD

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE LAMAR CSID ELEMENTARY SCHOOL NO. 36 PRELIMINARY PLAT. IT WAS SECONDED BY CO-CHAIRMAN BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: DOWDALL, EHMAN, MALLETT, BERGER, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

12. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN EXTENSION OF APPROVAL FOR THE JORDAN CROSSING BOULEVARD IN JORDAN RANCH STREET DEDICATION NO. 14 PRELIMINARY PLAT

CLIFF BROUHARD STATED THE PLATS ARE ONLY GOOD FOR ONE (1) YEAR AND SOMETIMES THEY DON'T MOVE ON TO THE NEXT PHASE. THEREFORE, AN EXTENSION IS REQUESTED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE AN EXTENSION OF APPROVAL FOR THE JORDAN CROSSING BOULEVARD IN JORDAN RANCH STREET DEDICATION NO. 14 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: DOWDALL, EHMAN, MALLETT, BERGER, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

13. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE FULSHEAR GATEWAY PRELIMINARY PLAT

CLIFF BROUHARD MENTIONED THERE WERE MINOR CORRECTIONS NEEDED TO BE MADE TO THE VICINITY MAP, SIGNATURE BOX AND DRAINAGE NOTES. THE CORRECTIONS HAVE BEEN MADE AND THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY CO-CHAIRMAN BERGER TO APPROVE THE FULSHEAR GATEWAY PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: DOWDALL, EHMAN, MALLETT, BERGER, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

14. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE REGENCY CENTERS IN JORDAN RANCH PRELIMINARY PLAT

CLIFF BROUHARD STATED THERE WERE TWO (2) MINOR ITEMS ON THIS PLAT TO BE CORRECTED AND THEY HAVE SINCE BEEN CORRECTED.

THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE REGENCY CENTERS IN JORDAN RANCH PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: DOWDALL, EHMAN, MALLETT, BERGER, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

15. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF AN UPDATE TO THE TAMARRON MASTER SIGN PLAN

ZACH GOODLANDER STATED THE UPDATE TO THE TAMARRON MASTER SIGN PLAN WAS PREVIOUSLY BROUGHT TO THE BOARD. AT THAT TIME THEY WERE PROPOSING THREE (3) ROUNDABOUT SIGNS. SINCE THAT TIME THEY HAVE REDUCED TO ONE (1) SIGN AT THE TAMARRON POINT INTERSECTION ON TEXAS HERITAGE PARKWAY.

THEY WILL HAVE TO ABIDE BY THE TEXAS HERITAGE PARKWAY (THP) AND CITY OF FULSHEAR GUIDELINES.

CITY STAFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE TAMARRON MASTER SIGN PLAN. IT WAS SECONDED BY CO-CHAIRMAN BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: DOWDALL, EHMAN, MALLETT, BERGER, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

16. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF ORDINANCE NO. 2023-1427, AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS, AMENDING CHAPTER 28, “COORDINATED DEVELOPMENT ORDINANCE (CDO),” ARTICLE II, “ZONING DISTRICTS AND LAND USES,” OF THE FULSHEAR CODE, FOR THE AMENDMENT, REPEAL, OR OTHER CHANGE OF VARIOUS ZONING REGULATIONS APPLICABLE TO ONE OR MORE ZONING DISTRICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.

ZACH GOODLANDER STATED THE FIRST ROUND OF UPDATES WAS DONE IN APRIL, THE SECOND ROUND IS TODAY AND THE THIRD ROUND SHOULD BE IN SEPTEMBER.

ZACH SUMMARIZED THE UPDATES TO THE COORDINATED DEVELOPMENT (CDO) REGARDING ZONING DISTRICTS AND LAND USE:

- 1. MORE USES IN THE DOWNTOWN DISTRICT*
- 2. HEMP AND CANNIBOID SALES AND SMOKE SHOPS TO HAVE PLANNING & ZONING COMMISSION RECOMMENDATION AND CITY COUNCIL ACTION*
- 3. THE ECONOMIC DEVELOPMENT BOARDS (EDC) ARE FUNDING THE RECONSTRUCTION OF HARRIS STREET PROJECT. THEY HAVE ASKED THAT STRUCTURES FRONTING HARRIS STREET SHALL NOT INCLUDE RESIDENTIAL USES ON THE FIRST FLOOR*
- 4. INCREASED THE HEIGHT IN GENERAL COMMERCIAL AREAS*
- 5. BUILDINGS THAT FRONT FM 1093 IN THE DOWNTOWN DISTRICT TO HAVE AN EXPANDED SET BACK*
- 6. MULTI-FAMILY IN THE DOWNTOWN DISTRICT TO HAVE CONDITIONAL USE*
- 7. IN GENERAL COMMERCIAL ZONED AREAS TO HAVE AN LANDSCAPE ISLAND FOR EVERY 10 PARKING SPACES*
- 8. STORAGE UNITS TO HAVE LESS PARKING*
- 9. REDUCED THE RADIUS FOR PARKS IN THE DOWNTOWN DISTRICT*
- 10. ACCESSORY BUILDING HEIGHTS TO BE DETERMINED BY HOA, IF NO HOA THEN 12 FEET MAXIMUM HEIGHT REMAINS*

ZACH ANSWERED QUESTIONS FROM THE BOARD

ZACH ASKED TO DISCUSS ITEM 17, NO OBJECTIONS FROM THE BOARD

ZACH GOODLANDER MENTIONED THE UPDATES TO THE ZONING MAP:

- 1. MANUFACTURED HOME PARK SIZE REDUCED IN THE DOWNTOWN DISTRICT*
- 2. JAMES LANE FRONTAGE WILL BE ZONED TO GENERAL COMMERCIAL*

ITEM 16 MOTION:

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF ORDINANCE NO. 2023-1427. IT WAS SECONDED BY

PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: DOWDALL, EHMAN, MALLETT, BERGER, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

17. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF ORDINANCE NO. 2023-1428, AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FULSHEAR TO REZONE CERTAIN PROPERTIES AND FOR THE AMENDMENT, REPEAL, OR OTHER CHANGE TO VARIOUS ZONING DISTRICT BOUNDARIES AS SET FORTH THEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.

GO TO ITEM 16 FOR DISCUSSION OF ITEM 17

A MOTION WAS MADE BY CO-CHAIRMAN BERGER TO RECOMMEND APPROVAL OF ORDINANCE NO. 2023-1428. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: DOWDALL, EHMAN, MALLETT, BERGER, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

18. ADJOURNMENT

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

AYES: DOWDALL, EHMAN, MALLETT, BERGER, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:32 A.M.

NOTICE OF PUBLIC HEARING

In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold two Public Hearings regarding a proposed zoning map amendment for an approximately 6-acre tract of land, generally located along Wallis Street, and within the Thrive Church Fulshear Subdivision. The tract of land, currently vacant, and within the Wallis Street PUD zoning district, requests to be zoned into the General Commercial (GC) District. The first Public Hearing will be held by the Planning and Zoning Commission on August 4, 2023 at 8:30 a.m. The second hearing will be held by the City Council on August 15, 2023 at 5:30 p.m. The hearings will be held at Fulshear Municipal Complex, 6611 W. Cross Creek Bend Ln., Fulshear, Texas 77441. Interested parties may appear at the public hearing and be heard with respect to the application. A copy of the zoning change is on file at the City Secretary's office located at 6611 W. Cross Creek Bend Ln., Fulshear, Texas 77441 on Monday through Thursdays from 8:00 a.m. to 5:00 p.m. and Fridays from 8:00 a.m. to 3 p.m. for all interested parties prior to said hearing. If you have any questions regarding this request please call Joshua Brothers, City of Fulshear, 281-346-1796.

NOTICE OF PUBLIC HEARING

In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold two Public Hearings regarding a proposed zoning map amendment for an approximately 2.0880 acre tract of land, near the intersection of Farm-to-Market 359 and N. Fulshear Drive, and located in the Churchill Fulshear League, Abstract 29, and being a portion of a certain 87.203 acre tract of land recorded in Volume 673, Page 138 of the Deed Records of Fort Bend County, Texas. The tract of land, currently vacant, and not zoned, requests to be zoned into the General Commercial (GC) District upon annexation into the City. The first Public Hearing will be held by the Planning and Zoning Commission on August 4, 2023, at 8:30 a.m. The second hearing will be held by the City Council on August 15, 2023, at 5:30 p.m. The hearings will be held at Fulshear Municipal Complex, 6611 W. Cross Creek Bend Ln., Fulshear, Texas 77441. Interested parties may appear at the public hearing and be heard with respect to the application. A copy of the zoning change is on file at the City Secretary's office located at 6611 W. Cross Creek Bend Ln., Fulshear, Texas 77441 on Monday through Thursdays from 8:00 a.m. to 5:00 p.m. and Fridays from 8:00 a.m. to 3 p.m. for all interested parties prior to said hearing. If you have any questions regarding this request please call Joshua Brothers, City of Fulshear, 281-346-1796.



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: July 17, 2023 Date Received by the City of Fulshear:
Subdivision: Tamarron West Sec 6 Development: Tamarron West

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: a subdivision of 46.19 acres of land out of the Michjah Survey, A-100 and John Jay Bond Survey A-113

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

Total Acreage: 46.19
Number of Streets: 6
Number of Lots: 107
Number and Types of Reserves: 5
Total Acres in Reserve: 20.26

Owner: D.R. HORTON-TEXAS, LTD.
Address: 6744 HORTON VISTA DRIVE, SUITE 100
City/State: RICHMOND, TX 77407
Telephone: 281-269-6842
Email Address: RVILLARREAL@QUIDDITY.COM

Engineer/Planner: QUIDDITY ENGINEERING
Contact Person: ROSE VILLARREAL
Telephone: 713-353-5258
Fax Number:
Email Address: RVILLARREAL@QUIDDITY.COM

Table with 1 column: Platting Fees. Rows include Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, 2nd Review of plats, TOTAL PLATTING FEE, and Park Fees.

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

Rose Villarreal

ROSE VILLARREAL/PLANNER

JULY 17, 2023

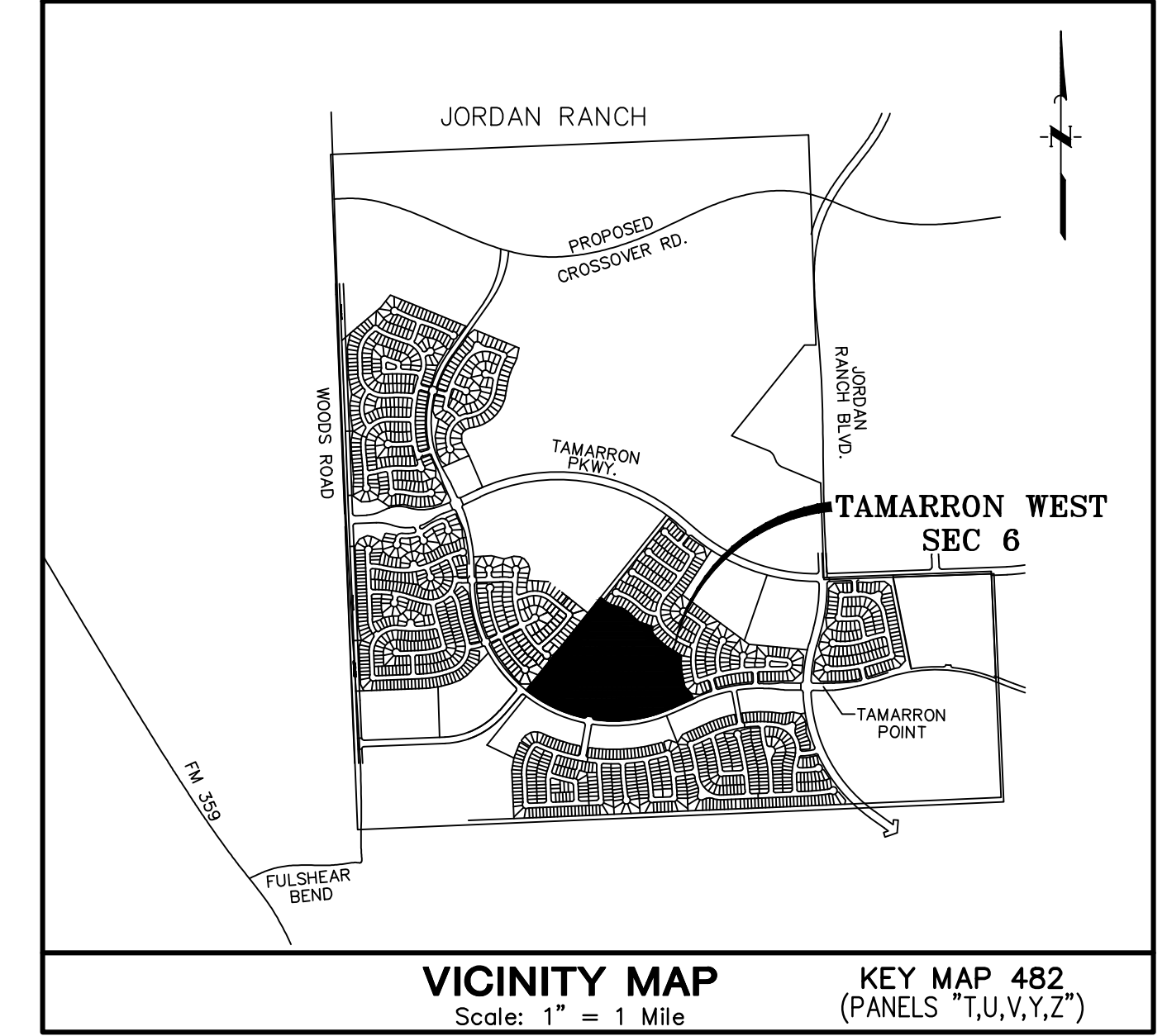
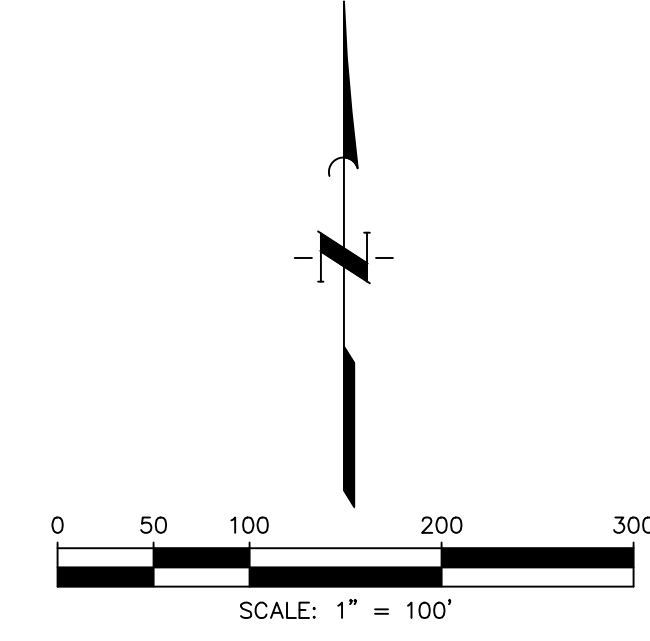
SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

- RESTRICTED RESERVE A**
Restricted to Open Space,
Landscape, Purposes
Only
17.54 AC
763,867 Sq. Ft.
- RESTRICTED RESERVE B**
Restricted to Open Space,
Landscape,
Purposes Only
0.08 AC
3,500 Sq. Ft.
- RESTRICTED RESERVE C**
Restricted to Open Space,
Landscape,
Purposes Only
0.54 AC
23,617 Sq. Ft.
- RESTRICTED RESERVE D**
Restricted to Open Space,
Landscape,
Purposes Only
0.56 AC
24,481 Sq. Ft.
- RESTRICTED RESERVE E**
Restricted to Open Space,
Landscape,
Purposes Only
1.54 AC
67,282 Sq. Ft.

SEE SHEET 2
FOR
LINE & CURVE
TABLES




General Notes

- AE "Aerial Easement"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - D.R.F.B.C. "Deed Records, Fort Bend County, Texas"
 - Esm "Easement"
 - IRF "Found 5/8" Iron Rod w/cap "Quiddity"
 - No "Number"
 - O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
 - P.R.F.B.C.T. "Plat Records, Fort Bend County, Texas"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - Vol "Volume and Page"
 - W.E. "Waterline Easement"
 - ⓪ "Block Number"
 - Ⓢ "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity" as Per Certification"
 - "Street Name Break"
- 1) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
 - 2) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25')
 - 3) All easements are centered on lot lines unless shown otherwise.
 - 4) All building lines along street rights-of-way are as shown on the plat.
 - 5) All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
 - 6) Tamarron West Section 13 lies within City of Fulshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar CISD, Fort Bend County, & Fort Bend County Drainage District, Fort Bend County Assistance District No.7 and Fort Bend County Emergency Services District No.4.
 - 7) According to the Flood Insurance Rate Map (FIRM) No. 48157C0085M for Fort Bend County, Texas effective January 29, 2021, this section lies within "Zone X", which includes areas of minimum flood hazard.
 - 8) The top of all floor slabs shall be a minimum of 151.27' above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
 - 9) Elevations shown hereon are based on NGS Monument HGCS 66, being the top of a stainless steel rod that is encased in a 5-inch pvc pipe with a logo stamped HGCS 66 1986. Located +/- 72-feet East of the centerline of F.M. Highway 1463 and +/-0.34 miles North of the intersection of F.M. Highway 1463 and Church Hill Farms Boulevard, Katy, Tx. Holding an elevation of 136.21 feet (NAVD88).
 - 10) All side lot building lines to be 5' unless otherwise noted.
 - 11) Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
 - 12) This plat is located in lighting zone L23.
 - 13) The Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, and may be brought to surface by applying the following combined scale factor of 1.000114934.
 - 14) The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
 - 15) There are no pipelines within the platted area.
 - 16) This plat was prepared from information by DHI TITLE AGENCY, dated April 12, 2023. The surveyor has not abstracted the subject tract.
 - 17) Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - 18) Site Plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
 - 19) A minimum distance of 10 feet shall be maintained between residential dwellings.
 - 20) Contours shown hereon are NAVD 88 datum.
 - 21) Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, NAD 83.
 - 22) All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility.
 - 23) All property to drain into the drainage easement only through an approved drainage structure.
 - 24) As of the recording of this plat, Fort Bend County Municipal Utility District No. 222 has completed the design of "Tamarron West Water Plant 2", which is expected to be constructed by February 2024. No building or other structure requiring water service or sanitary sewer service located within the plat may be occupied until Tamarron West Water Plant 2 is operational.

TAMARRON WEST SEC 6

A SUBDIVISION OF 46.19 ACRES OF LAND
OUT OF THE
MICHJAH AUTREY SURVEY, A-100
JOHN JAY BOND SURVEY, A-113
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS
107 LOTS 5 RESERVES 2 BLOCKS
JULY 2023

OWNER
D. R. Horton-Texas, Ltd.
A Texas Limited Partnership
6744 Horton Vista Drive, Suite 100
Richmond, Texas 77407
281-269-6842

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 10045100
1229 Corporate Drive, Suite 100 • Houston, TX 77041 • 281-342-2033

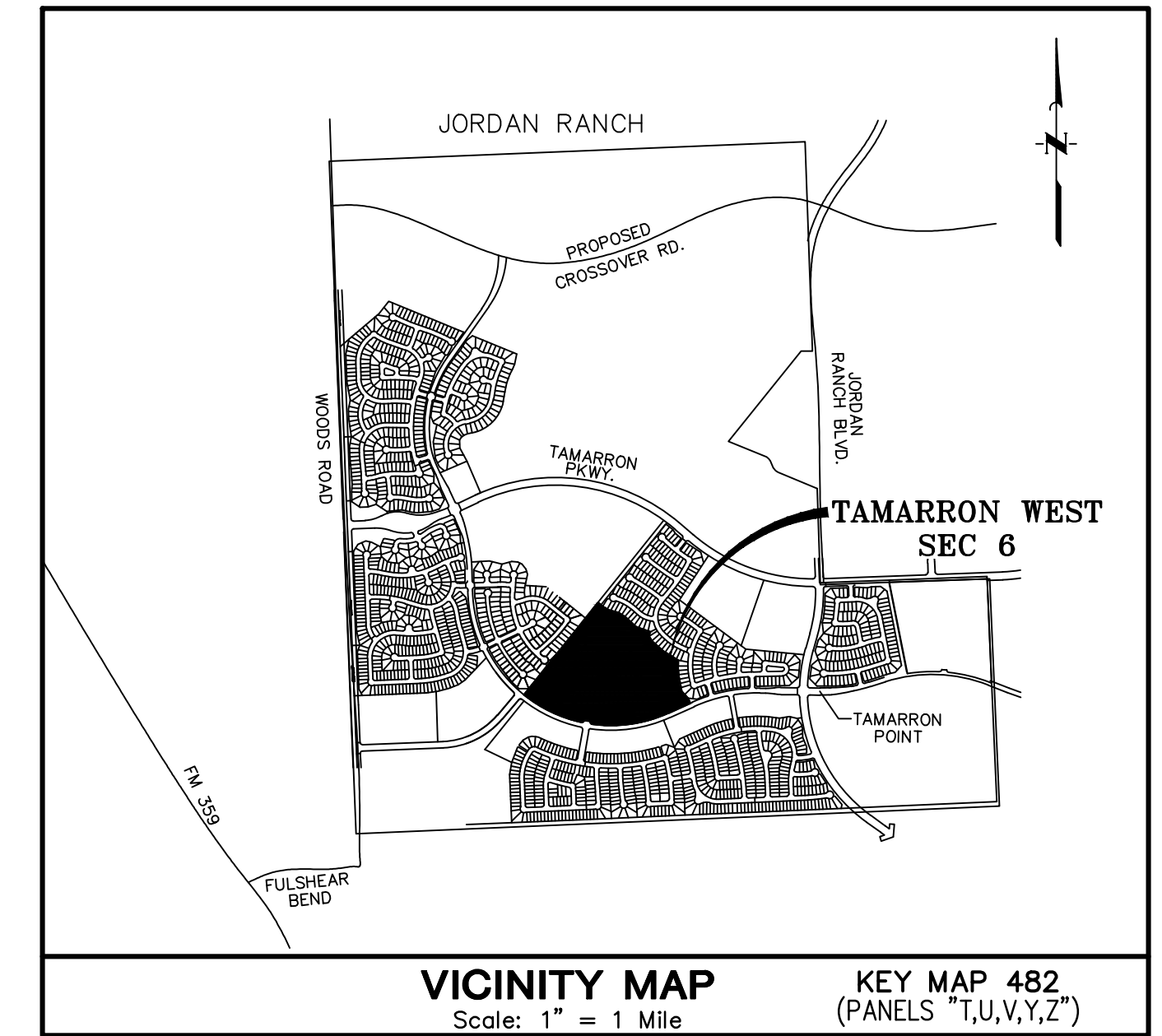
DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBC MUD No 222
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR C.I.S.D
FIRE	FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO.4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	CITY OF FULSHEAR, ETJ
UTILITIES CO.	CENTERPOINT ENERGY
FBC ASSISTANCE	DISTRICT No. 7

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1770.00'	32°00'03"	988.58'	N81°42'42"E	975.78'	507.55'
C2	30.00'	92°18'20"	48.33'	N36°08'07"W	43.27'	31.23'
C3	30.00'	92°17'55"	48.33'	N56°10'01"E	43.27'	31.23'
C4	1770.00'	26°28'01"	817.63'	N64°26'36"W	810.38'	416.24'
C5	1500.00'	53°16'10"	1394.59'	N80°29'58"W	1344.90'	752.28'
C6	1000.00'	46°31'04"	811.89'	N81°18'00"W	789.77'	429.82'
C7	55.00'	93°15'42"	89.52'	N28°48'37"E	79.96'	58.22'
C8	55.00'	80°00'00"	76.79'	N57°49'14"W	70.71'	46.15'
C9	475.00'	36°32'25"	302.93'	N79°33'01"W	297.82'	156.82'
C10	55.00'	80°00'00"	76.79'	N78°43'11"E	70.71'	46.15'
C11	55.00'	96°45'40"	92.88'	N09°39'39"W	82.23'	61.91'
C12	25.00'	87°36'15"	38.22'	N33°47'04"W	34.61'	23.98'
C13	25.00'	41°53'08"	18.28'	N76°43'14"W	17.87'	9.57'
C14	50.00'	265°38'56"	231.82'	N35°09'41"E	73.34'	53.95'
C15	25.00'	43°50'06"	19.13'	N33°55'54"W	18.66'	10.06'
C16	25.00'	92°34'41"	40.39'	N56°18'24"E	36.14'	26.15'
C17	300.00'	7°24'28"	38.79'	N13°43'18"E	38.76'	19.42'
C18	300.00'	7°24'28"	38.79'	N13°43'18"E	38.76'	19.42'
C19	25.00'	87°00'42"	37.97'	N33°29'17"W	34.42'	23.73'
C20	25.00'	36°58'40"	16.13'	N74°18'59"W	15.86'	8.36'
C21	50.00'	157°58'33"	137.86'	N13°49'02"W	98.16'	256.94'
C22	25.00'	36°58'40"	16.13'	N46°40'55"E	15.86'	8.36'
C23	25.00'	31°22'09"	13.69'	S23°02'07"W	13.52'	7.02'
C24	50.00'	142°44'18"	124.56'	N78°43'11"E	94.76'	148.31'
C25	25.00'	31°22'09"	13.69'	S45°35'45"E	13.52'	7.02'
C26	25.00'	31°22'09"	13.69'	N66°29'42"E	13.52'	7.02'
C27	50.00'	142°44'18"	124.56'	N57°49'14"W	94.76'	148.31'
C28	25.00'	31°22'09"	13.69'	N02°08'09"W	13.52'	7.02'
C29	25.00'	40°43'54"	17.77'	N34°35'54"W	17.40'	9.28'
C30	50.00'	166°43'15"	145.49'	N28°23'47"E	99.33'	429.54'
C31	25.00'	40°43'54"	17.77'	N88°36'33"W	17.40'	9.28'
C32	25.00'	87°00'42"	37.97'	N53°31'25"E	34.42'	23.73'
C33	300.00'	7°27'38"	39.06'	N06°17'14"E	39.04'	19.56'
C34	300.00'	7°27'38"	39.06'	S06°17'14"W	39.04'	19.56'
C35	25.00'	92°34'41"	40.39'	N36°16'17"W	36.14'	26.15'
C36	25.00'	43°50'06"	19.13'	N52°55'59"E	18.66'	10.06'
C37	50.00'	265°38'56"	231.82'	N16°09'36"W	73.34'	53.95'
C38	25.00'	41°53'08"	18.28'	N84°16'42"W	17.87'	9.57'
C39	25.00'	87°36'15"	38.22'	N53°49'11"E	34.61'	23.98'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S65°42'40"W	314.57'
L2	N79°58'56"W	80.00'
L3	N38°39'13"E	277.44'
L4	N38°36'50"E	334.19'
L5	N38°47'52"E	209.07'
L6	N38°30'54"E	218.99'
L7	N38°48'52"E	222.90'
L8	N38°25'24"E	129.87'
L9	N38°49'20"E	20.87'
L10	N38°27'51"E	48.84'
L11	N39°07'40"E	26.24'
L12	S57°52'33"E	164.80'
L13	S75°56'48"E	130.74'
L14	S56°50'44"E	95.94'
L15	S48°43'41"E	194.25'
L16	S70°00'11"E	89.75'
L17	S54°39'07"E	85.72'
L18	S12°19'29"E	45.13'
L19	S32°58'24"E	72.80'
L20	S48°09'42"E	188.98'
L21	S58°14'10"E	225.01'
L22	S01°12'41"W	101.17'
L23	S05°35'22"E	102.83'
L24	S10°36'50"E	198.02'
L25	S43°45'14"E	116.87'
L26	S24°17'20"E	73.65'
L27	N10°01'04"E	448.34'
L28	N61°36'13"W	17.26'
L29	N17°49'14"W	193.41'
L30	N32°10'46"E	5.00'
L31	N82°10'46"E	135.68'
L32	N61°16'49"W	100.39'
L33	N11°16'49"W	5.00'
L34	N38°43'11"E	206.72'
L35	N76°10'58"E	12.41'
L36	N17°25'32"E	38.72'
L37	N02°33'25"E	37.90'
L38	N10°01'04"E	113.36'
L39	N56°35'58"E	13.75'
L40	N76°49'09"W	62.72'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	N74°27'17"W	63.86'
L42	N72°14'38"W	63.86'
L43	N70°01'59"W	63.86'
L44	N67°49'19"W	63.86'
L45	N65°36'40"W	63.86'
L46	N63°24'01"W	63.86'
L47	N61°11'21"W	63.86'
L48	N58°58'42"W	63.86'
L49	N57°52'23"W	60.00'
L50	S07°22'10"E	13.87'
L51	N37°22'02"E	44.36'
L52	N38°43'11"E	99.91'
L53	N85°23'07"W	34.94'
L54	N30°57'01"W	25.00'
L55	N68°52'15"W	138.31'
L56	N60°33'42"W	35.17'
L57	N57°11'34"W	60.15'
L58	N62°51'44"W	59.08'
L59	N68°26'04"W	55.65'
L60	N78°50'04"W	45.77'
L61	N36°30'44"W	14.51'
L62	N06°57'57"E	115.60'
L63	N04°25'47"E	115.00'
L64	N47°54'29"E	14.44'
L65	N84°13'38"W	44.01'
L66	N88°13'03"E	45.97'
L67	N85°10'21"E	60.06'
L68	N75°55'02"E	60.36'
L69	N73°42'58"E	60.66'
L70	N83°33'37"W	75.46'
L71	N58°43'35"W	75.46'
L72	N37°11'16"W	55.29'
L73	N19°00'39"W	55.29'
L74	N09°00'26"W	60.72'
L75	N21°59'04"W	60.16'
L76	N16°15'57"W	243.75'
L77	N05°56'54"W	67.35'
L78	N41°48'30"E	25.00'
L79	N57°15'08"W	25.00'
L80	N12°05'33"W	97.92'

LINE TABLE		
LINE	BEARING	DISTANCE
L81	N32°54'27"E	14.14'
L82	N17°05'14"W	34.74'
L83	N77°54'27"E	55.00'
L86	N79°00'47"E	63.86'
L87	N81°13'26"E	63.86'
L88	N83°26'06"E	63.86'
L89	N85°38'45"E	63.86'
L90	N87°51'24"E	63.86'
L91	N89°55'56"W	63.86'
L92	N87°43'17"W	63.86'
L93	N85°30'38"W	63.86'
L94	N83°08'45"W	62.73'
L95	N36°33'51"W	13.75'
L96	N10°01'04"E	113.36'
L97	N72°53'34"E	213.78'
L98	N80°29'11"E	125.75'
L99	N84°09'47"E	65.64'
L100	N87°11'12"E	65.53'
L101	N89°47'34"W	65.47'
L102	N86°46'25"W	65.45'
L103	N83°21'05"W	83.70'
L104	N74°45'36"W	139.41'
L105	N71°25'24"W	62.80'
L106	N67°25'29"W	62.79'
L107	N64°45'33"W	62.72'
L108	N64°53'51"W	125.74'
L109	N47°06'45"W	194.99'
L110	N59°57'38"W	87.92'
L111	N63°17'25"W	62.61'
L112	N67°35'49"W	71.08'
L113	N73°10'38"W	70.75'
L114	N78°47'15"W	70.59'
L115	N84°25'03"W	70.55'
L116	N89°43'38"W	70.65'
L117	N84°55'44"E	66.40'
L118	N82°11'53"E	60.00'
L119	N80°27'12"E	90.12'



TAMARRON WEST SEC 6

A SUBDIVISION OF 46.19 ACRES OF LAND
OUT OF THE
MICHJAH AUTREY SURVEY, A-100
JOHN JAY BOND SURVEY, A-113
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS

107 LOTS 5 RESERVES 2 BLOCKS
JULY 2023

OWNER
D. R. Horton-Texas, Ltd.
A Texas Limited Partnership
6744 Horton Vista Drive, Suite 100
Richmond, Texas 77407
281-269-6842

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 10045100
1229 Corporate Drive, Suite 100 • Roseburg, TX 77471 • 281-342-2033

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, D.R. Horton – Texas, Ltd., a Texas limited partnership, by D.R. Horton Inc., a Delaware Corporation, Its Authorized Agent acting by and through Ernie Loeb, its Director of Land, being officers D.R. Horton Inc., a Delaware Corporation, Its Authorized Agent, owner hereinafter referred to as Owners of the 46.19 acre tract described in the above and foregoing map of Tamarron West Sec 6, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

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

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

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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

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

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

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

IN TESTIMONY WHEREOF, D.R. Horton – Texas, Ltd., a Texas limited partnership by D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent has caused these presents to be signed by Ernie Loeb, its Director of Land, thereunto authorized, this _____ day of _____, 2023.

D.R. Horton – Texas, Ltd.,
a Texas Limited Partnership

By: D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent

By: Ernie Loeb
Director of Land

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Ernie Loeb, Director of Land, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

I, Bryon F. Aguirre, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.

Hala A. Elmachtoub, PE
Professional Engineer No. 144386

Chris D. Kalkomey
Texas Registration No. 5869
Registered Professional Land Surveyor

STATE OF TEXAS §
COUNTY OF FORT BEND §

A METES & BOUNDS description of a 46.19 acre tract of land in the John Jay Bond Survey, Abstract 113, and the Micojah Autrey Survey, Abstract 100, Fort Bend County, Texas, being out of and a part of that certain called 187.24 acre tract (Tract 9) and called 10.07 acre tract (Tract 10) of land recorded under County Clerk's File Number 2023010362, Official Public Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at the south corner of the adjoining Tamarron West Section 3, according to map or plat thereof recorded under County Clerk's File Number 20220066, Plat Records, Fort Bend County, Texas, being in the northeast right-of-way line of Tamarron Park Drive And Tamarron Point Street Dedication (called 60-foot wide), according to map or plat thereof recorded under County Clerk's File Number 20220142, Plat Records, Fort Bend County, Texas, for the west corner and Place of Beginning of the herein described tract, being a lower west corner of said called 187.24 acre tract, and being in the northwest line of a called 30-foot wide easement recorded in Volume 280, Page 180, Deed Records, Fort Bend County, Texas;

Thence along a portion of the northwest line of the herein described tract and the northwest line of said called 30-foot wide easement, being a lower northwest line of said called 187.24 acre tract, some being the southeast line of said adjoining Tamarron West Section 3, with the following courses and distances:

- North 38 degrees 39 minutes 13 seconds East, 277.44 feet;
- North 38 degrees 36 minutes 50 seconds East, 334.19 feet;
- North 38 degrees 47 minutes 52 seconds East, 209.07 feet;
- North 38 degrees 30 minutes 54 seconds East, 218.99 feet;
- North 38 degrees 48 minutes 52 seconds East, 216.42 feet to a reentry corner to said called 187.24 acre tract, same being the east corner of said adjoining Tamarron West Section 3;

Thence along a portion of the northwest line of the herein described tract and the northwest line of said called 30-foot wide easement with the following courses and distances:

- North 38 degrees 48 minutes 52 seconds East, 6.47 feet;
- North 38 degrees 25 minutes 24 seconds East, 129.87 feet;
- North 38 degrees 49 minutes 20 seconds East, 20.87 feet;
- North 38 degrees 27 minutes 51 seconds East, 48.84 feet;
- North 39 degrees 07 minutes 40 seconds East, 26.24 feet;
- North 38 degrees 52 minutes 52 seconds East, 16.40 feet to the north corner of herein described tract;

Thence establishing a portion of the northeast line of herein described tract with the following courses and distances:

- South 57 degrees 52 minutes 33 seconds East, 164.80 feet;
- South 75 degrees 56 minutes 48 seconds East at 60.86 feet pass a lower east line of said called 187.24 acre tract, being the north corner of said called 10.07 acre tract, and continuing along the northeast line of said called 10.07 acre tract for a total distance of 130.74 feet;
- South 56 degrees 50 minutes 44 seconds East continuing along the northeast line of herein described tract and said called 10.07 acre tract, 95.94 feet;
- South 48 degrees 43 minutes 41 seconds East, 194.25 feet;
- South 70 degrees 00 minutes 11 seconds East, 193.26 feet;
- South 16 degrees 54 minutes 15 seconds West, 60.92 feet;
- South 32 degrees 58 minutes 24 seconds East, 72.60 feet;
- South 48 degrees 09 minutes 42 seconds East, 188.98 feet;
- South 58 degrees 14 minutes 10 seconds East, 225.01 feet to the northeast corner of herein described tract and the northeast corner of said called 10.07 acre tract;

Thence along the east line of herein described tract and east line of said called 10.07 acre tract with the following courses and distances:

- South 01 degree 12 minutes 41 seconds West, 101.17 feet;
- South 05 degrees 35 minutes 22 seconds East, 102.83 feet;
- South 10 degrees 36 minutes 50 seconds East, 198.02 feet;
- South 43 degrees 45 minutes 14 seconds East, 116.87 feet;
- South 24 degrees 17 minutes 20 seconds East, 73.65 feet to the southeast corner of herein described tract and southeast corner of said called 10.07 acre tract, being in the north line of an adjoining called 5.36 acre tract (Tract 3) recorded under County Clerk's File Number 2022146925, Official Public Records, Fort Bend County, Texas;

Thence along the south line of the herein described tract, the south line of said called 10.07 acre tract, and the south line of said called 187.24 acre tract, same being the north line of said adjoining called 5.36 acre tract, with the following courses and distance:

- South 65 degrees 42 minutes 40 seconds West, 314.57 feet to the beginning of a curve to the right;
- Thence with said curve to the right, having a central angle of 32 degrees 00 minutes 03 seconds, an arc length of 988.58 feet, a radius of 1,770.00 feet, and a chord bearing South 81 degrees 42 minutes 42 seconds West, 975.78 feet to the beginning of a compound curve to the right;
- Thence with said compound curve to the right, having a central angle of 92 degrees 18 minutes 20 seconds, an arc length of 48.33 feet, a radius of 30.00 feet, and a chord bearing North 36 degrees 08 minutes 06 seconds West, 43.27 feet;
- North 79 degrees 58 minutes 56 seconds West, 80.00 feet to a point in a non-tangent curve to the right;
- Thence with said non-tangent curve to the right, having a central angle of 92 degrees 18 minutes 20 seconds, an arc length of 48.33 feet, a radius of 30.00 feet, and a chord bearing South 56 degrees 10 minutes 14 seconds West, 43.27 feet to the beginning of a compound curve to the right;
- Thence with said compound curve to the right, having a central angle of 26 degrees 28 minutes 01 second, at an arc length of 11.54 feet pass the north corner of said adjoining called 5.36 acre tract, same being the east corner of said adjoining Tamarron Park Drive And Tamarron Point Street Dedication, and continuing along the northeast line of said adjoining Tamarron Park Drive And Tamarron Point Street Dedication for a total arc length of 817.62 feet, a radius of 1,770.00 feet, and a chord bearing North 64 degrees 26 minutes 36 seconds West, 810.37 feet to the Place of Beginning and containing 46.19 acres of land, more or less.

This plat of Tamarron West Sec 6 was approved by the City Planning Commission of the City of Fulshear, Texas

This _____ day of _____, 2023.

Amy Pearce, Chair

Joan Berger, Co-Chair

This plat of Tamarron West Sec 6 was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____, 2023.

Aaron Groff, Mayor

Mariela Rodriguez, City Secretary

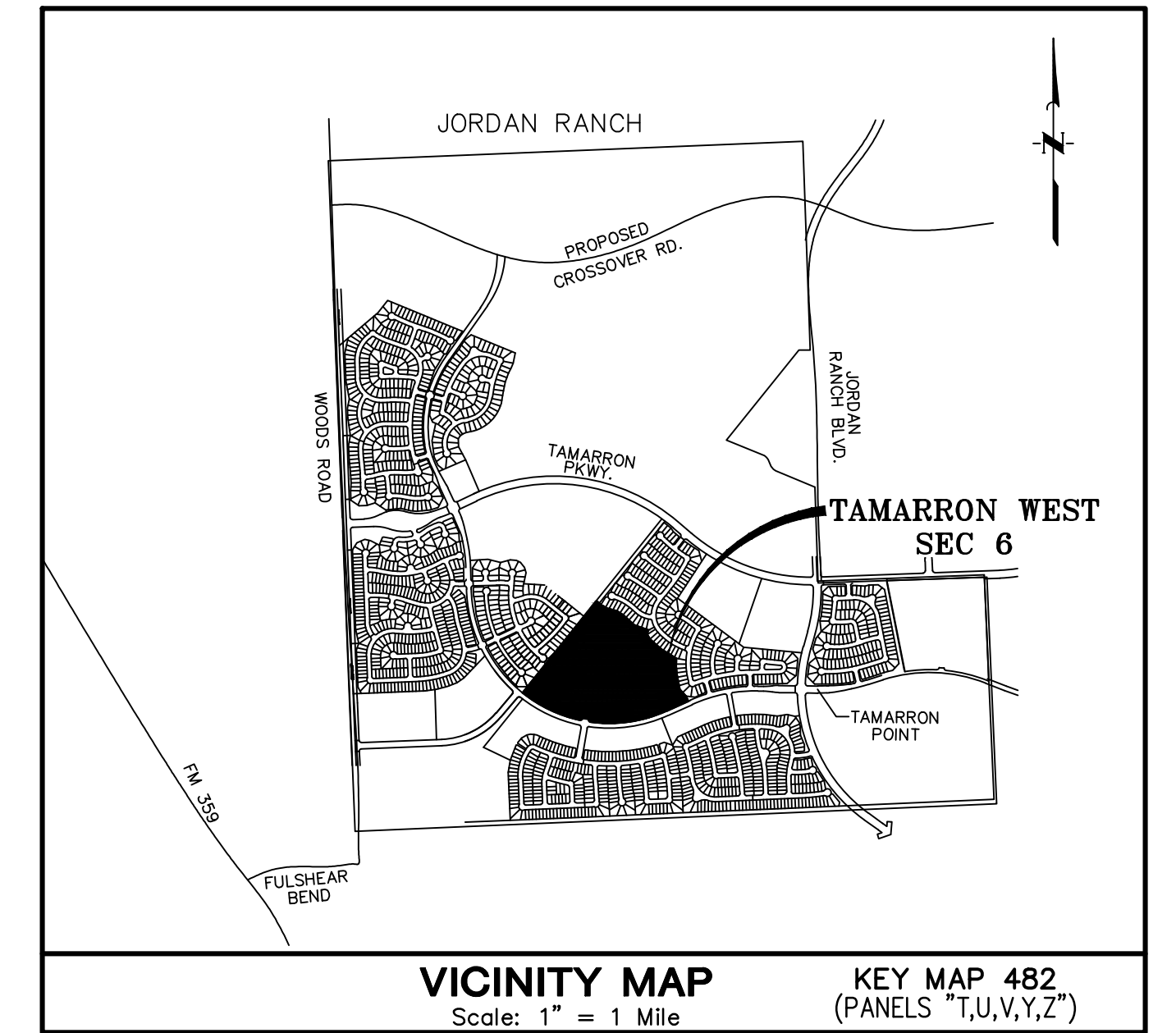
STATE OF TEXAS §
COUNTY OF FORT BEND §

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication

was filed for registration in my office on _____, 2023, at _____ o'clock _____ a.m. in Plat Number(s) _____ of the Plat Records of said County.

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

Laura Richard
Fort Bend County, Texas
Deputy



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

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

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2023.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

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

Dexter L. McCoy
Commissioner, Precinct 4

TAMARRON WEST

SEC 6

A SUBDIVISION OF 46.19 ACRES OF LAND
OUT OF THE
MICHJAH AUTREY SURVEY, A-100
JOHN JAY BOND SURVEY, A-113
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS
107 LOTS 5 RESERVES 2 BLOCKS
JULY 2023

OWNER
D. R. Horton–Texas, Ltd.
A Texas Limited Partnership
6744 Horton Vista Drive, Suite 100
Richmond, Texas 77407
281–269–6842

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 10040100
1229 Corporate Drive, Suite 100 • Roseburg, TX 77471 • 281-342-2033



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: 7/17/23 Date Received by the City of Fulshear:

Subdivision: TAMARRON WEST SEC 10 Development: TAMARRON WEST

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City, ETJ (Extraterritorial Jurisdiction)

Legal Description: 26.46 Acres out of the John Jay Bond Survey, A-113 & Michajah Autrey Survey, A-100

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

Total Acreage: 26.46, Number of Streets: 6, Number of Lots: 119, Number and Types of Reserves: 3, Total Acres in Reserve: 2.33

Owner: D.R. Horton - Texas, LTD., Address: 6744 Horton Vista Drive Suite 100, City/State: Richmond Texas, 77047, Telephone: 281-269-6832, Email Address: mahernandez@quiddity.com

Engineer/Planner: Quiddity Engineering, Contact Person: Chantelle Jamnik, Telephone: (832) 913-4010, Fax Number:, Email Address: cjamnik@quiddity.com

Table with 1 column: Platting Fees. Rows include Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, 2nd Review of plats, TOTAL PLATTING FEE \$ 1,153.25, Park Fees.

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

Signature: cjamnik, TYPED OR PRINTED NAME/TITLE: Chantelle Jamnik, DATE: 7.17.2023

DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBC MUD No. 222
LTD	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT LAMAR C15D
SCHOOL	FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 4
FIRE	FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	CITY OF FULSHEAR, ETJ
UTILITIES CO.	CENTERPOINT ENERGY
FBC ASSISTANCE	DISTRICT No. 7

RESTRICTED RESERVE A
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.32 AC
13,932 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.06 AC
3,293 Sq. Ft.

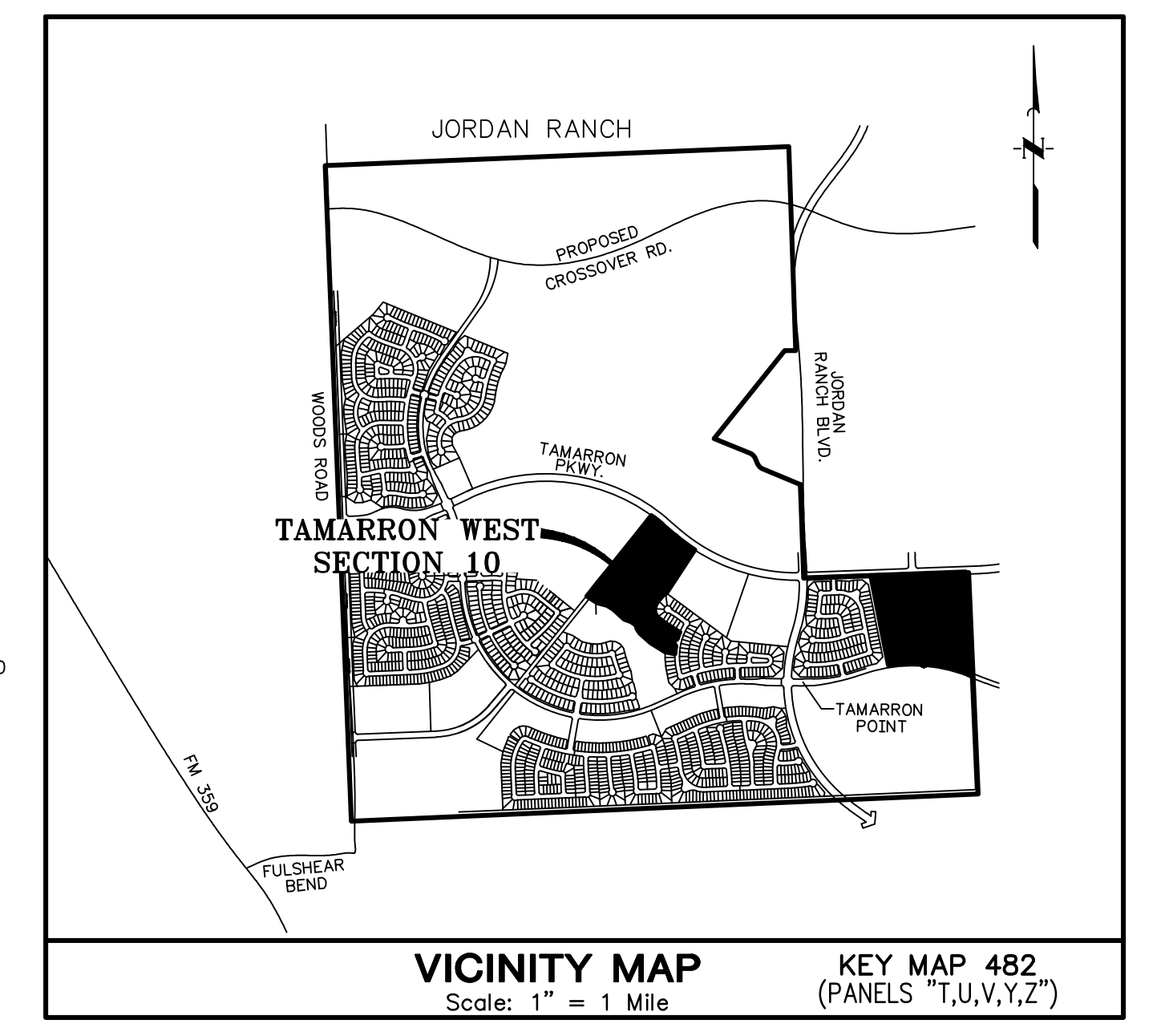
RESTRICTED RESERVE C
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
1.93 AC
84,274 Sq. Ft.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S38°52'52"W	59.56'
L2	S38°37'24"W	169.26'
L3	S38°39'17"W	197.63'
L4	S38°47'42"W	189.91'
L5	S38°34'32"W	175.60'
L6	S38°42'08"W	220.16'
L7	S38°36'57"W	93.19'
L8	S38°38'21"W	57.58'
L9	N53°03'03"W	19.69'
L10	N49°25'40"W	210.59'
L11	N58°29'35"E	58.08'
L12	N37°49'45"E	99.55'
L13	N33°57'13"E	47.77'
L14	N20°35'58"E	45.75'
L15	N02°08'42"E	45.45'
L16	N15°17'04"W	45.45'
L17	N32°42'50"W	45.45'
L18	N53°56'16"W	145.36'
L19	N57°24'04"W	206.75'
L20	N19°27'57"E	60.00'
L21	S78°50'39"E	126.74'
L22	S58°14'10"E	225.01'
L23	S48°09'42"E	188.98'
L24	S32°58'24"E	72.60'
L25	S12°19'29"E	45.13'
L26	S54°39'07"E	85.72'
L27	S70°00'11"E	89.75'

LINE TABLE		
LINE	BEARING	DISTANCE
L28	S48°43'41"E	194.25'
L29	S56°50'44"E	95.94'
L30	S75°56'48"E	130.74'
L31	S57°52'33"E	164.80'
L32	S37°07'04"W	127.46'
L33	S56°52'59"E	105.44'
L34	S78°07'01"W	2.98'
L35	N33°07'01"E	209.82'
L36	S38°43'10"W	193.07'
L37	S57°03'01"E	250.35'
L38	S49°43'57"E	100.12'
L39	S34°17'49"W	118.29'
L40	S78°42'25"W	14.29'
L41	S56°52'59"E	156.33'
L42	S54°11'59"E	69.41'
L43	N28°18'37"W	110.55'
L44	N28°15'51"E	126.84'
L45	N29°56'22"E	125.54'
L46	S85°58'12"E	35.14'
L47	S24°24'12"E	20.00'
L48	S55°02'54"E	88.59'
L49	S65°12'57"E	93.51'
L50	S57°19'48"E	50.00'
L51	S57°03'01"E	50.00'
L52	S54°45'07"E	101.12'
L53	S50°45'12"E	69.34'
L54	S57°25'48"E	44.29'

LINE TABLE		
LINE	BEARING	DISTANCE
L55	S66°27'18"E	60.72'
L56	N82°56'08"E	14.93'
L57	S78°56'40"E	30.45'
L58	S22°20'02"E	20.00'
L59	N80°49'19"E	13.42'
L60	N51°18'20"W	110.61'
L61	N55°17'13"W	211.77'
L62	N54°43'15"W	51.55'
L63	N55°02'20"W	162.75'
L64	S79°10'12"E	20.00'
L65	N29°36'06"W	23.31'
L66	N51°18'20"W	97.22'
L67	N41°55'22"W	63.62'
L68	N50°01'06"W	99.44'
L69	N52°17'40"W	49.74'
L70	N54°44'49"W	49.74'
L71	N56°33'24"W	99.46'
L72	N57°36'09"W	61.61'
L73	N73°34'51"W	31.09'
L74	N27°16'39"W	26.63'
L75	N83°42'29"E	14.14'
L76	N51°17'31"W	79.28'
L77	N38°21'13"W	124.73'
L78	N46°37'09"W	38.53'
L79	S03°16'31"E	14.54'
L80	S40°04'07"W	119.30'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	2300.00'	0°26'07"	17.48'	N53°16'07"W	17.48'	8.74'
C2	2350.00'	3°37'24"	148.61'	N51°14'22"W	148.58'	74.33'
C3	2450.00'	7°39'13"	327.28'	N53°15'16"W	327.03'	163.88'
C4	630.00'	7°50'14"	86.17'	N20°46'02"E	86.11'	43.15'
C5	25.00'	92°37'02"	40.41'	N63°09'27"E	36.15'	26.17'
C6	830.00'	0°49'02"	11.84'	N70°56'34"W	11.84'	5.92'
C7	25.00'	80°46'39"	35.25'	N30°57'45"W	32.40'	21.27'
C8	830.00'	6°41'12"	96.86'	N06°04'58"E	96.81'	48.49'
C9	2000.00'	2°12'26"	77.05'	S38°13'17"W	77.05'	38.53'
C10	1000.00'	17°39'50"	308.29'	S48°03'04"E	307.07'	155.38'
C11	55.00'	90°00'00"	86.39'	N11°52'59"W	77.78'	55.00'
C12	3000.00'	9°28'48"	496.38'	S54°13'57"E	495.81'	248.76'
C13	2000.00'	5°36'09"	195.57'	N35°55'05"E	195.49'	97.86'
C14	2500.00'	5°47'34"	252.76'	N54°09'14"W	252.66'	126.49'
C15	300.00'	80°29'34"	421.46'	S01°31'37"E	387.64'	253.94'
C16	300.00'	42°12'44"	221.02'	S70°50'19"E	216.06'	115.80'
C17	700.00'	2°32'42"	286.43'	N61°27'17"W	284.44'	145.25'
C18	800.00'	28°45'39"	401.58'	S56°09'13"E	397.38'	205.11'
C19	30.00'	91°46'01"	48.05'	S84°17'07"W	43.08'	30.94'
C20	25.00'	93°20'12"	40.73'	S09°33'02"E	36.37'	26.50'
C21	25.00'	23°04'26"	10.07'	S68°25'12"E	10.00'	5.10'
C22	50.00'	136°08'52"	118.81'	N11°52'59"W	92.77'	124.22'
C23	25.00'	23°04'26"	10.07'	S44°39'14"W	10.00'	5.10'
C24	25.00'	71°12'36"	31.07'	N48°23'58"W	29.11'	17.90'
C25	25.00'	45°03'09"	19.66'	S88°38'44"W	19.16'	10.37'
C26	50.00'	265°35'05"	231.77'	S18°54'42"W	73.38'	54.01'
C27	25.00'	40°51'42"	17.83'	S48°43'37"E	17.45'	9.31'
C28	25.00'	95°00'30"	41.46'	N52°54'58"E	36.87'	27.29'
C29	25.00'	88°47'52"	38.75'	N08°08'21"W	34.98'	24.48'
C30	25.00'	42°50'00"	18.69'	N78°28'01"W	18.26'	9.81'
C31	50.00'	265°40'01"	231.84'	S32°56'59"W	73.33'	53.93'
C32	25.00'	42°50'00"	18.69'	S35°38'01"E	18.26'	9.81'
C33	25.00'	88°47'21"	38.74'	N83°06'51"E	34.98'	24.48'
C34	25.00'	93°41'42"	40.88'	N11°01'15"W	36.48'	26.67'
C35	25.00'	42°21'11"	18.48'	N71°38'03"W	18.06'	9.69'
C36	50.00'	265°39'45"	231.83'	S40°01'14"W	73.34'	53.94'
C37	25.00'	43°19'38"	18.91'	S28°48'43"E	18.46'	9.93'
C38	25.00'	88°56'09"	38.81'	N77°35'05"E	35.03'	24.54'
C39	25.00'	41°25'49"	18.08'	N62°46'44"W	17.69'	9.45'
C40	50.00'	265°37'36"	231.80'	S49°19'10"W	73.36'	53.97'
C41	25.00'	44°21'27"	19.35'	S20°02'46"E	18.87'	10.19'
C42	25.00'	93°20'12"	40.73'	N83°47'10"E	36.37'	26.50'
C43	30.00'	87°57'16"	46.05'	N05°27'02"W	41.66'	28.95'



- General Notes
- AE "Aerial Easement"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
 - Esm "Easement"
 - IRF "Found 5/8" Iron Rod w/cap "Quidity"
 - No "Number"
 - O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
 - P.R.F.B.C.T. "Plat Records, Fort Bend County, Texas"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - Vol Pg "Volume and Page"
 - WLE "Waterline Easement"
 - "Block Number"
 - "Set 3/4-inch Iron Rod With Cap Stamped "Quidity" as Per Certification"
 - "Street Name Break"

- 1) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
- 2) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25')
- 3) All easements are centered on lot lines unless shown otherwise.
- 4) All building lines along street rights-of-way are as shown on the plat.
- 5) All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
- 6) Tamarron West Section 10 lies within City of Fulshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar C15D, Fort Bend County, & Fort Bend County Drainage District, Fort Bend County Assistance District No.7 and Fort Bend County Emergency Services District No.4.
- 7) According to the Flood Insurance Rate Map (FIRM) No. 48157C008M for Fort Bend County, Texas effective January 29, 2021, this section lies within "Zone X", which includes areas of minimum flood hazard.
- 8) The top of all floor slabs shall be a minimum of 151.27 above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
- 9) Elevations shown hereon are based on NGS Monument HGCS6 66, being the top of a stainless steel rod that is encased in a 5-inch pvc pipe with a logo stamped HGCS6 66 1986. Located +/- 72-feet East of the centerline of F.M. Highway 1463 and +/-0.34 miles North of the intersection of F.M. Highway 1463 and Churchill Farms Boulevard, Katy, Tx. Holding an elevation of 136.21 feet (NAVD88).
- 10) All side lot building lines to be 5' unless otherwise noted.
- 11) Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.
- 12) This plot is located in lighting zone L23.
- 13) The Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, and may be brought to surface by applying the following combined scale factor of 1.0001149434.
- 14) The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
- 15) All pipelines and pipeline easements within the platted area are shown hereon.
- 16) This plat was prepared from information by DHI TITLE AGENCY, dated June 22, 2023. The surveyor has not abstracted the subject tract.
- 17) Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- 18) Site Plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
- 19) A minimum distance of 10 feet shall be maintained between residential dwellings.
- 20) Contours shown hereon are NAVD 88 datum.
- 21) Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, NAD 83.
- 22) All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility.
- 23) All property to drain into the drainage easement only through an approved drainage structure.
- 24) As of the recording of this plat, Fort Bend County Municipal Utility District No. 222 has completed the design of "Tamarron West Water Plant 2", which is expected to be constructed by February 2024. No building or other structure requiring water service or sanitary sewer service located within the plat may be occupied until Tamarron West Water Plant 2 is operational.

TAMARRON WEST

SECTION 10

**A SUBDIVISION OF 2646 ACRES OF LAND
OUT OF THE
MICAHAH AUTREY SURVEY, A-100
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS**

119 LOTS 3 RESERVES 2 BLOCKS

JULY 2023

OWNER
D.R. Horton - Ltd.
A Texas Limited Partnership
6744 Horton Vista Drive, Suite 100
Richmond, Texas 77407
281.269.6842

ENGINEER/PLANNER/SURVEYOR:
 QUIDITY
Quidity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033

SHEET 1 OF 2

STATE OF TEXAS

COUNTY OF FORT BEND

We, D.R. Horton - Texas, Ltd., a Texas limited partnership, by D.R. Horton Inc., a Delaware Corporation, Its Authorized Agent acting by and through Ernie Loeb, its Director of Land, being officers D.R. Horton Inc., a Delaware Corporation, Its Authorized Agent, owner hereinafter referred to as Owners of the 26.46 acre tract described in the above and foregoing map of Tamarron West Sec. 10, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

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

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

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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

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

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Fulshear, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

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

IN TESTIMONY WHEREOF, D.R. Horton - Texas, Ltd., a Texas limited partnership by D.R. Horton Inc., a Delaware Corporation, It's Authorized

Agent has caused these presents to be signed by Ernie Loeb, its Director or Land, thereunto authorized,

this _____ day of _____, 2023.

D.R. Horton - Texas, Ltd.,
a Texas Limited Partnership

By: D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent.

By: Ernie Loeb
Director of Land

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Ernie Loeb, Director of Land, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

Print Name _____

My commission expires: _____

I, Hala A. Elmachtoub, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.

Hala A. Elmachtoub, PE
Professional Engineer No. 144386

I, Chris D. Kalkomey, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and other points of reference were marked on the ground before I signed and sealed this document; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum 5/8-inch diameter iron rod with surveyor's cap.

Chris D. Kalkomey
Texas Registration No. 5869
Registered Professional Land Surveyor

A METES & BOUNDS description of a 26.46 acre tract of land in the Micojah Autrey Survey, Abstract 100, being out of and a part of the residue of that certain called 927.88 acre tract (Tract 1) of land recorded under County Clerk's File Number 2020183372, Official Public Records, Fort Bend County, Texas, and that certain called 187.24 acre tract (Tract 9) of land recorded under County Clerk's File Number 2023010362, Official Public Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at the northwest corner of an adjoining non-contiguous portion of the residue of a called 1,316.47 acre tract (Commercial Tract No. 4 - 30.56 acres) recorded under County Clerk's File Number 2012149037, Official Public Records, Fort Bend County, Texas, same being a point in the upper southeast line of an adjoining called 72.76 acre tract recorded under County Clerk's File Number 2023010362, Official Public Records, Fort Bend County, Texas, and for the northeast corner and Place of Beginning of herein described tract;

Thence South 33 degrees 07 minutes 01 second West along the east line of the herein described tract, same being the east line of the residue of said called 927.88 acre tract, and the northwest line of said Commercial Tract No. 4, 674.15 feet to a point for the west corner of said Commercial Tract No. 4, same being the north corner of an adjoining called 24.87 acre tract recorded under County Clerk's File Number 2023010362, Official Public Records, Fort Bend County, Texas;

Thence continuing along the east line of the herein described tract, same being the east line of the residue of said called 927.88 acre tract, and the west line of said adjoining called 24.87 acre tract, to points at the following courses and distances:

- South 58 degrees 29 minutes 35 seconds West, 58.08 feet;
- South 37 degrees 49 minutes 45 seconds West, 99.55 feet;
- South 33 degrees 57 minutes 13 seconds West, 47.77 feet;
- South 20 degrees 35 minutes 58 seconds West, 45.75 feet;
- South 02 degrees 08 minutes 42 seconds West, 45.45 feet;
- South 15 degrees 17 minutes 04 seconds East, 45.45 feet;
- South 32 degrees 42 minutes 50 seconds East, 45.45 feet;
- South 53 degrees 56 minutes 16 seconds East, 145.36 feet;
- South 57 degrees 24 minutes 04 seconds East, 206.75 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 07 degrees 50 minutes 14 seconds, an arc length of 86.17 feet, a radius of 630.00 feet, and a chord bearing South 20 degrees 46 minutes 02 seconds West, 86.11 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 92 degrees 37 minutes 02 seconds, an arc length of 40.41 feet, a radius of 25.00 feet, and a chord bearing South 63 degrees 09 minutes 27 seconds West, 36.15 feet to the end of said curve;

South 19 degrees 27 minutes 57 seconds West, 60.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 00 degrees 49 minutes 02 seconds, an arc length of 11.84 feet, a radius of 830.00 feet, and a chord bearing South 70 degrees 56 minutes 34 seconds East, 11.84 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 80 degrees 46 minutes 39 seconds, an arc length of 35.25 feet, a radius of 25.00 feet, and a chord bearing South 30 degrees 57 minutes 45 seconds East, 32.40 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 06 degrees 41 minutes 12 seconds, an arc length of 96.86 feet, a radius of 830.00 feet, and a chord bearing South 06 degrees 04 minutes 58 seconds West, 96.81 feet to a point for the southeast corner of herein described tract, same being the southeast corner of the residue of said called 927.88 acre tract, and an interior corner of said adjoining called 24.87 acre tract;

Thence North 78 degrees 50 minutes 39 seconds West along the south line of herein described tract and the south line of the residue of said called 927.88 acre tract, being the lower north line of said adjoining called 24.87 acre tract, 126.74 feet to and angle point in the south line of herein described tract, being the lower northwest corner of said adjoining called 24.87 acre tract, same being the

northeast corner of an adjoining called 10.07 acre tract recorded under County Clerk's File Number 2023010362, Official Public Records, Fort Bend County, Texas;

Thence along the southwest line of herein described tract and the southwest line of the residue of said called 927.88 acre tract, same being the northeast line of said adjoining called 10.07 acre tract, to points at the following courses and distances:

- North 58 degrees 14 minutes 10 seconds West, 225.01 feet;
- North 48 degrees 09 minutes 42 seconds West, 188.98 feet;
- North 32 degrees 58 minutes 24 seconds West, 72.60 feet;
- North 16 degrees 54 minutes 15 seconds East, 60.92 feet;
- North 70 degrees 00 minutes 11 seconds West, 193.26 feet;
- North 48 degrees 43 minutes 41 seconds West, 194.25 feet;
- North 56 degrees 50 minutes 44 seconds West, 95.94 feet;

North 75 degrees 56 minutes 48 seconds West at 69.88 feet pass the north corner of said adjoining called 10.07 acre tract, being in the lower east line of said called 187.24 acre tract, and continuing for a total distance of 130.74 feet;

North 57 degrees 52 minutes 33 seconds West, at 134.59 feet pass the southeast line of a called 30-foot wide easement, recorded in Volume 280, Page 180, Deed Records, Fort Bend County, Texas, and continue for a total distance of 164.80 feet to the west corner of the herein described tract being a point in the northwest line of said called 30-foot wide easement;

Thence establishing the northwest line of herein described, being a portion of the northwest line of said called 30-foot wide easement, to points at the following courses and distances:

- North 38 degrees 52 minutes 52 seconds East, 59.56 feet;
- North 38 degrees 37 minutes 24 seconds East, 169.26 feet;
- North 38 degrees 39 minutes 17 seconds East, 197.63 feet;
- North 38 degrees 47 minutes 42 seconds East, 189.91 feet;
- North 38 degrees 34 minutes 32 seconds East, 175.60 feet;
- North 38 degrees 42 minutes 08 seconds East, 220.16 feet;
- North 38 degrees 45 minutes 12 seconds East, 189.36 feet;
- North 38 degrees 36 minutes 57 seconds East, 93.19 feet;

North 38 degrees 38 minutes 21 seconds East, 57.58 feet to the north corner of herein described tract, being in a non-tangent curve to the right;

Thence establishing the northeast line of herein described tract, being a portion of the upper southwest line of said adjoining called 72.76 acre tract, to points at the following courses and distances:

Thence with said non-tangent curve to the right, having a central angle of 00 degrees 26 minutes 07 seconds, an arc length of 17.48 feet, a radius of 2,300.00 feet, and a chord bearing South 53 degrees 16 minutes 07 seconds East, 17.48 feet to the end of said curve;

South 53 degrees 03 minutes 03 seconds East at 12.54 feet pass an interior corner of said called 187.24 acre tract, at 16.65 feet pass an upper southeast line of said called 187.24 acre tract, and continuing for a total distance of 19.69 feet to the beginning of a curve to the right, being in the southwest line of said called 72.76 acre tract and northeast line of the residue of said called 927.88 acre tract;

Thence with said curve to the right, having a central angle of 03 degrees 37 minutes 24 seconds, an arc length of 148.61 feet, a radius of 2,350.00 feet, and a chord bearing South 51 degrees 14 minutes 21 seconds East, 148.58 feet to the end of said curve;

South 49 degrees 25 minutes 40 seconds East, 210.59 feet to the beginning a curve to the left;

Thence with said curve to the left, having a central angle of 07 degrees 39 minutes 13 seconds, an arc length of 327.28 feet, a radius of 2,450.00 feet, and a chord bearing South 53 degrees 15 minutes 16 seconds East, 327.03 feet to the Place of ning and containing 26.42 acres of land, more or less;

This plat of Tamarron West Sec 10 was approved by the City Planning Commission of the City of Fulshear, Texas

This _____ day of _____, 2023.

Amy Pearce, Chair

Juan Berger, Co-Chair

This plat of Tamarron West Sec 10 was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____, 2023.

Aaron Groff, Mayor

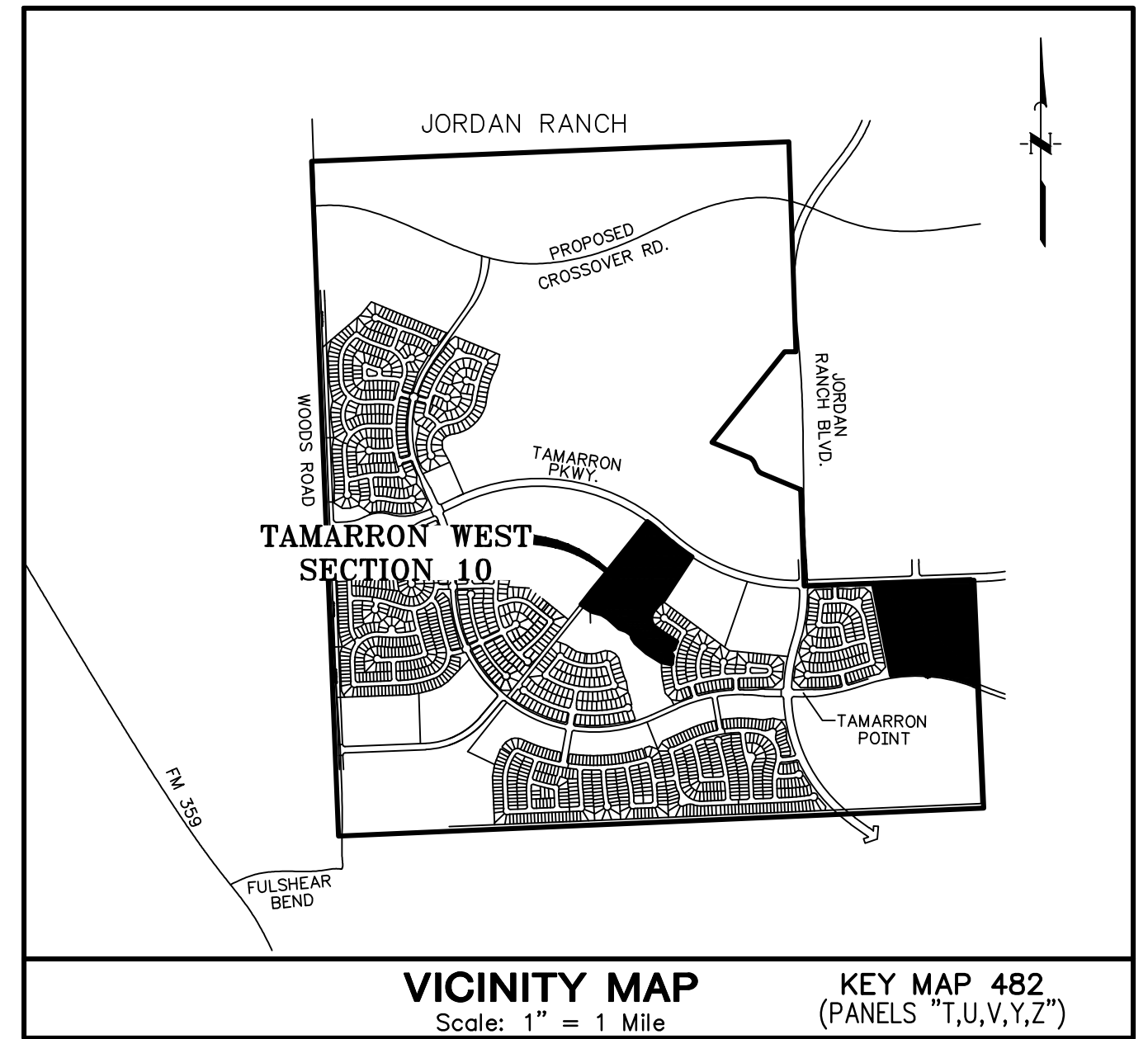
Mariela Rodriguez, City Secretary

STATE OF TEXAS §
COUNTY OF FORT BEND §

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____ 2023, at ____ o'clock ____m. in Plat Number(s) _____ of the Plat Records of said County.

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

Laura Richard
Fort Bend County, Texas
Deputy



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

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

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2023.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

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

Dexter L. McCoy
Commissioner, Precinct 4

TAMARRON WEST SECTION 10

A SUBDIVISION OF 26.46 ACRES OF LAND
OUT OF THE
MICAJAH AUTREY SURVEY, A-100
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS

119 LOTS 3 RESERVES 2 BLOCKS
JULY 2023

OWNER
D.R. Horton - Ltd.
A Texas Limited Partnership
6744 Horton Vista Drive, Suite 100
Richmond, Texas 77407
281.269.6842

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033



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: 7.17.2023 Date Received by the City of Fulshear:

Subdivision: TAMARRON WEST SEC 19 Development: TAMARRON WEST

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City, ETJ (Extraterritorial Jurisdiction)

Legal Description: 29.15 Acres out of the Michajah Autrey Survey, A-100 & John Jay Bond Survey, A-113

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

Total Acreage: 29.15, Number of Streets: 6, Number of Lots: 116, Number and Types of Reserves: 7, Total Acres in Reserve: 7.17

Owner: D.R. Horton - Texas, LTD., Address: 6744 Horton Vista Drive Suite 100, City/State: Richmond Texas, 77047, Telephone: 281-269-6832, Email Address: mahernandez@quiddity.com

Engineer/Planner: Quiddity Engineering, Contact Person: Chantelle Jamnik, Telephone: (832) 913-4010, Fax Number:, Email Address: cjamnik@quiddity.com

Table with 1 column: Platting Fees. Rows include Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, 2nd Review of plats, TOTAL PLATTING FEE (1,808.75), and Park Fees.

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

Handwritten signature of Chantelle Jamnik

SIGNATURE

Chantelle Jamnik

TYPED OR PRINTED NAME/TITLE

7.17.2023

DATE

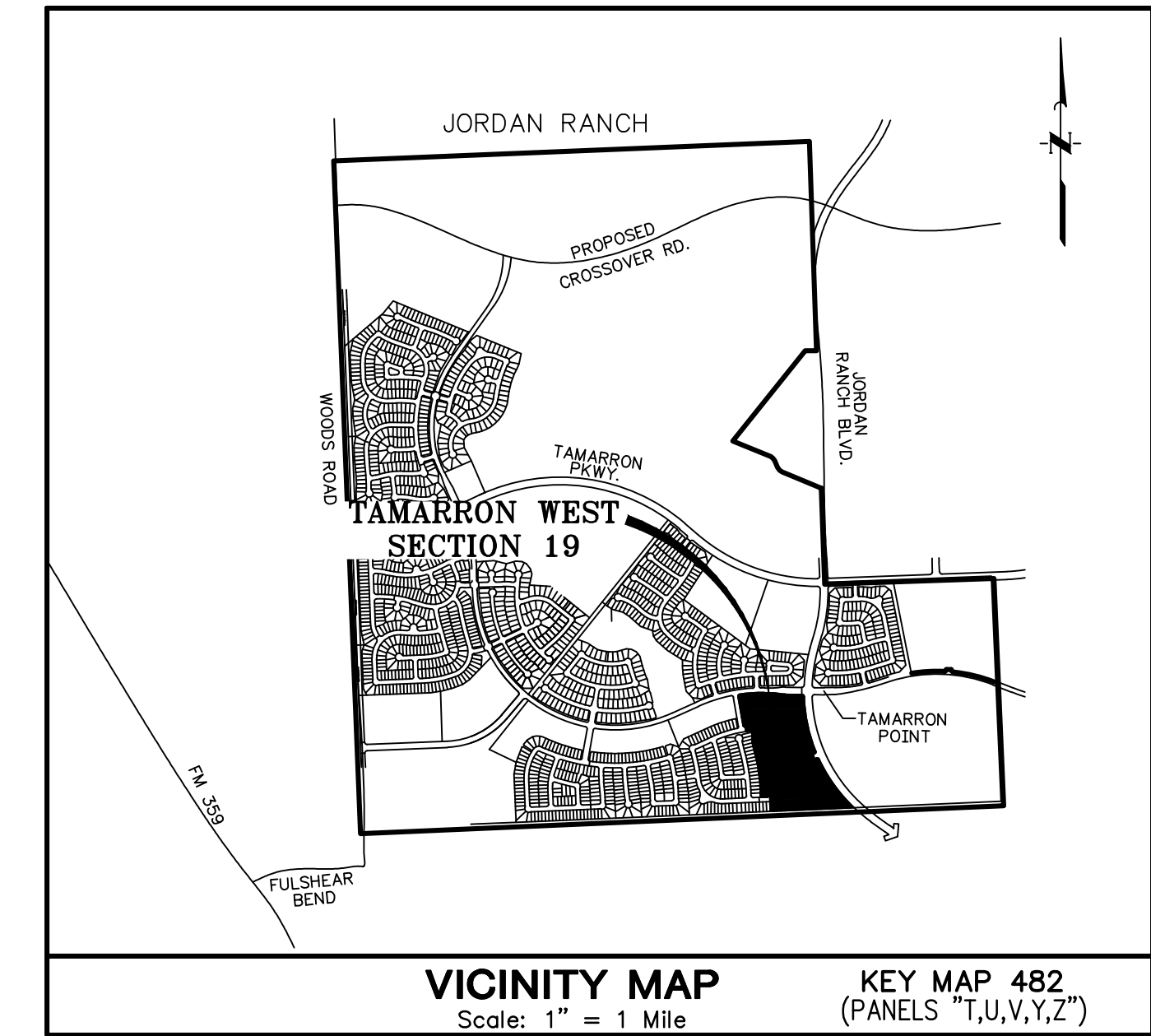
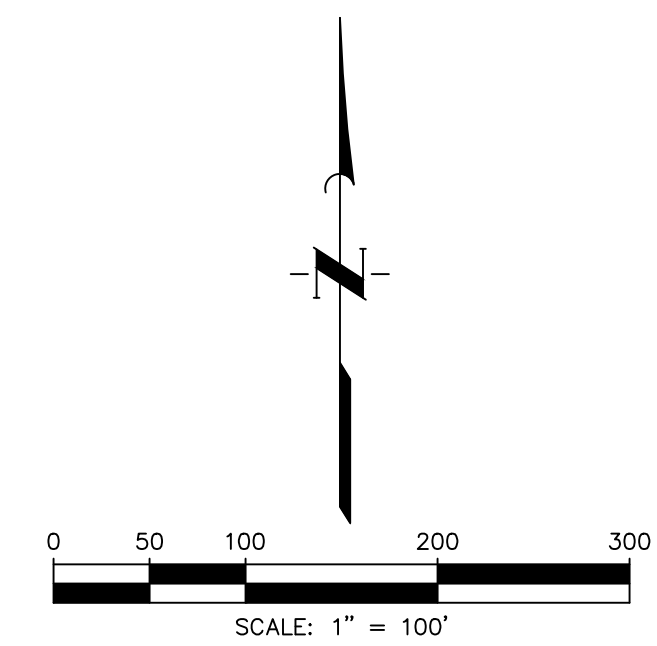
DISTRICT NAMES	
WCID	N/A
MMJ/MD	FBC MUD No. 222
LTD	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR C.I.S.D.
FIRE	FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	CITY OF FULSHEAR, ETJ
UTILITIES CO.	CENTERPOINT ENERGY
FBC ASSISTANCE	DISTRICT No. 7

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°07'51"E	187.96'
L2	N77°17'59"W	18.76'
L3	N89°01'37"E	52.38'
L4	S13°26'53"E	90.00'
L5	S87°29'12"W	656.06'
L6	S87°31'50"W	413.56'
L7	N02°28'10"W	199.02'
L8	S87°31'50"W	94.70'
L9	N02°28'10"W	190.97'
L10	N06°15'15"W	133.47'
L11	N09°19'14"W	87.88'
L12	N13°02'07"W	134.50'
L13	N14°35'09"W	69.37'
L14	N12°49'12"W	90.03'
L15	N03°21'29"W	150.29'
L16	N07°57'26"W	60.00'
L17	N09°56'05"W	369.15'
L18	N40°35'29"E	75.96'
L19	N13°41'31"E	80.46'
L20	N02°28'10"W	193.29'
L21	N87°31'50"E	540.48'
L22	N02°28'10"W	283.62'
L23	N74°52'20"E	54.17'
L24	N15°07'40"W	126.55'
L25	N08°18'59"W	112.92'
L26	N80°01'31"E	27.78'
L27	N36°41'01"E	14.14'
L28	N81°41'01"E	61.89'
L29	N01°37'18"E	124.94'
L30	N02°23'47"E	125.09'
L31	N80°48'38"E	83.00'
L32	N41°54'37"W	73.90'
L33	N12°19'06"W	38.64'

LINE TABLE		
LINE	BEARING	DISTANCE
L34	N09°20'30"W	46.17'
L35	N19°21'43"W	93.58'
L36	N09°01'24"W	62.25'
L37	N37°39'02"E	13.72'
L38	N84°19'28"E	120.12'
L39	N89°44'25"W	88.27'
L40	N77°53'07"E	126.96'
L41	N56°25'15"W	13.97'
L42	N10°43'36"W	106.41'
L43	N75°14'03"W	22.02'
L44	N34°52'58"W	20.00'
L45	N31°59'23"W	127.63'
L46	N61°51'10"E	42.16'
L47	N80°36'45"E	93.10'
L48	N85°22'18"E	93.14'
L49	N87°31'50"E	192.88'
L50	N64°34'33"W	7.72'
L51	N11°00'17"W	113.08'
L52	N74°57'34"W	20.71'
L53	N40°17'35"W	135.95'
L54	N11°53'30"E	49.64'
L55	N02°28'10"W	231.00'
L56	N01°49'03"E	135.38'
L57	N15°53'39"E	117.83'
L58	N12°19'52"E	42.73'
L59	N85°27'54"W	125.45'
L60	N82°58'13"E	130.17'
L61	N09°11'08"W	73.58'
L62	N32°22'04"W	79.75'
L63	N58°36'12"W	81.43'
L64	N89°52'27"W	91.97'
L65	N80°48'26"W	42.79'
L66	N89°24'53"E	119.74'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	91°46'20"	48.05'	N35°57'06"E	43.08'	30.94'
C2	1970.00'	9°01'53"	310.53'	N86°21'12"E	310.21'	155.59'
C3	400.00'	11°49'52"	82.60'	S83°12'55"E	82.45'	41.45'
C4	400.00'	13°40'24"	95.46'	S84°08'11"E	95.23'	47.96'
C5	75.00'	87°49'07"	114.95'	S47°03'49"E	104.03'	72.20'
C6	2050.00'	17°45'26"	635.34'	S12°01'58"E	632.80'	320.24'
C7	30.00'	97°27'48"	51.03'	S27°49'13"W	45.10'	34.19'
C8	630.00'	2°11'05"	24.02'	N75°27'35"E	24.02'	12.01'
C9	30.00'	80°32'38"	42.17'	S65°21'39"E	38.78'	25.42'
C10	2050.00'	21°20'55"	763.84'	S35°45'47"E	759.43'	386.40'
C11	25.00'	63°55'55"	27.90'	S55°33'47"W	26.47'	15.60'
C12	1470.00'	2°52'05"	73.58'	S83°28'36"W	73.57'	36.80'
C13	25.00'	88°01'22"	38.41'	N53°56'45"W	34.74'	24.15'
C14	1500.00'	15°15'32"	399.48'	S89°40'20"W	398.30'	200.93'
C15	324.96'	96°24'21"	546.78'	N34°30'12"W	484.52'	363.49'
C16	585.00'	18°47'41"	191.90'	N85°56'58"E	191.04'	96.82'
C17	750.00'	16°09'41"	211.55'	S05°36'40"W	210.85'	106.48'
C18	850.00'	20°41'08"	306.88'	N86°57'10"E	305.21'	155.13'
C19	1815.00'	8°58'42"	284.41'	N83°02'29"E	284.12'	142.50'
C20	1000.00'	12°39'30"	220.93'	N08°47'55"W	220.48'	110.92'
C21	1000.00'	16°19'45"	285.00'	S06°57'47"E	284.03'	143.47'
C22	25.00'	89°29'12"	39.05'	N46°36'22"W	35.20'	24.78'
C23	125.00'	53°22'06"	116.43'	N83°24'21"E	112.27'	62.83'
C24	50.00'	147°44'22"	128.93'	N49°24'31"W	96.06'	172.89'
C25	125.00'	53°22'06"	116.43'	S02°13'23"E	112.27'	62.83'
C26	25.00'	83°18'30"	36.35'	S48°13'15"E	33.23'	22.24'
C27	25.00'	77°16'18"	33.72'	S52°19'40"W	31.22'	19.98'
C28	25.00'	98°06'15"	42.81'	S37°44'22"E	37.77'	28.81'
C29	25.00'	30°32'28"	13.33'	N64°53'39"E	13.17'	6.83'
C30	50.00'	103°21'52"	90.20'	N36°54'59"W	78.46'	63.27'
C31	25.00'	41°11'38"	17.97'	N79°27'41"W	17.59'	9.40'
C32	25.00'	91°25'19"	39.89'	S47°55'50"W	35.79'	25.63'
C33	24.98'	90°00'00"	39.24'	S47°30'48"E	35.33'	24.98'
C34	25.00'	43°39'25"	19.05'	N58°21'30"E	18.59'	10.01'
C35	50.00'	265°39'17"	231.83'	N10°38'34"W	73.34'	53.94'
C36	25.00'	42°02'47"	18.35'	N78°50'19"W	17.94'	9.61'
C37	25.00'	26°03'54"	11.37'	N10°33'47"E	11.28'	5.79'
C38	150.00'	49°21'07"	129.20'	S15°35'04"W	125.25'	68.92'
C39	60.00'	144°48'47"	151.65'	N32°08'47"W	114.39'	189.22'
C40	25.00'	89°51'40"	39.21'	S59°37'20"E	35.31'	24.94'
C41	25.00'	95°11'45"	41.54'	N45°25'15"E	36.92'	27.38'
C42	25.00'	89°54'43"	39.23'	N42°34'29"E	35.33'	24.96'

- RESTRICTED RESERVE A** Restricted to Open Space, Landscape Purposes Only 0.04 AC 1,924 Sq. Ft.
- RESTRICTED RESERVE B** Restricted to Open Space, Drainage & Detention Purposes Only 5.72 AC 249,346 Sq. Ft.
- RESTRICTED RESERVE C** Restricted to Open Space, Landscape Purposes Only 0.45 AC 19,549 Sq. Ft.
- RESTRICTED RESERVE D** Restricted to Open Space, Landscape Purposes Only 0.71 AC 31,134 Sq. Ft.
- RESTRICTED RESERVE E** Restricted to Open Space, Landscape Purposes Only 0.05 AC 2,010 Sq. Ft.
- RESTRICTED RESERVE F** Restricted to Open Space, Landscape Purposes Only 0.14 AC 5,982 Sq. Ft.
- RESTRICTED RESERVE G** Restricted to Open Space, Landscape Purposes Only 0.08 AC 2,690 Sq. Ft.



- General Notes
- AE "Aerial Easement"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - D.R.F.B.C. "Deed Records, Fort Bend County, Texas"
 - Esm "Easement"
 - IRF "Found 5/8" Iron Rod w/cap "Quidity"
 - No "Number"
 - O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
 - P.R.F.B.C.T. "Plat Records, Fort Bend County, Texas"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - Vol "Volume and Page"
 - WLE "Waterline Easement"
 - ① "Block Number"
 - "Set 3/4-inch Iron Rod With Cap Stamped "Quidity" as Per Certification"
 - "Street Name Break"
- All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
 - All block corner and cul-de-sac return to tangent radii are twenty-five feet (25')
 - All easements are centered on lot lines unless shown otherwise.
 - All building lines along street rights-of-way are as shown on the plat.
 - All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
 - Tamarron West Section 19 lies within City of Fulshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar C1SD, Fort Bend County & Fort Bend County Drainage District, Fort Bend County Assistance District No. 7 and Fort Bend County Emergency Services District No. 4.
 - According to the Flood Insurance Rate Map (FIRM) No. 48157C0088M for Fort Bend County, Texas effective January 29, 2021, this section lies within "Zone X", which includes areas of minimum flood hazard.
 - The top of all floor slabs shall be a minimum of _____ above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
 - Elevations shown hereon are based on NGS Monument HGCS066, being the top of a stainless steel rod that is encased in a 5-inch pvc pipe with a logo stamped HGCS066 1986. Located +/- 72-feet East of the centerline of F.M. Highway 1463 and +/-0.34 miles North of the intersection of F.M. Highway 1463 and Churchill Farms Boulevard, Katy, Tx. Holding an elevation of 136.21 feet (NAVD88).
 - All side lot building lines to be 5' unless otherwise noted.
 - Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within solid plat and on the contiguous right-of-way of all perimeter roads surrounding solid plat, in accordance with the A.D.A.
 - This plat is located in lighting zone L23.
 - The Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, and may be brought to surface by applying the following combined scale factor of 1.000114934.
 - The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
 - There are no pipelines within the platted area.
 - This plat was prepared from information by DHI TITLE AGENCY, dated June 15, 2023. The surveyor has not abstracted the subject tract.
 - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - Site Plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
 - A minimum distance of 10 feet shall be maintained between residential dwellings.
 - Contours shown hereon are NAVD 88 datum.
 - Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, NAD 83.
 - All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility.
 - All property to drain into the drainage easement only through an approved drainage structure.
 - As of the recording of this plat, Fort Bend County Municipal Utility District No. 222 has completed the design of "Tamarron West Water Plant 2", which is expected to be constructed by February 2024. No building or other structure requiring water service or sanitary sewer service located within the plat may be occupied until Tamarron West Water Plant 2 is operational.

TAMARRON WEST SECTION 19

A SUBDIVISION OF 29.15 ACRES OF LAND
OUT OF THE
JOHN JAY BOND SURVEY, A-113
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS
116 LOTS 7 RESERVES 4 BLOCKS
JULY 2023

OWNER
D. R. Horton-Texas, Ltd.
A Texas Limited Partnership
6744 Horton Vista Drive, Suite 100
Richmond, Texas 77407
281-269-6842

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 10046100
1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, D.R. Horton – Texas, Ltd., a Texas limited partnership, by D.R. Horton Inc., a Delaware Corporation, Its Authorized Agent acting by and through Ernie Loeb, its Director of Land, being officers D.R. Horton Inc., a Delaware Corporation, Its Authorized Agent, owner hereinafter referred to as Owners of the 29.15 acre tract described in the above and foregoing map of Tamarron West Sec 19, do hereby move and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

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

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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

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

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

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

IN TESTIMONY WHEREOF, D.R. Horton – Texas, Ltd., a Texas limited partnership by D.R. Horton Inc., a Delaware Corporation, Its Authorized Agent has caused these presents to be signed by Ernie Loeb, its Director or Land, thereunto authorized,

this _____ day of _____, 2023.

D.R. Horton – Texas, Ltd.,
a Texas Limited Partnership

By: D.R. Horton Inc., a Delaware Corporation, Its Authorized Agent.

By: _____
Ernie Loeb
Director of Land

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Ernie Loeb, Director of Land, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

I, Hala A. Elmachtoub, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.

Hala A. Elmachtoub, P.E.
Professional Engineer No. 144386

STATE OF TEXAS §
COUNTY OF FORT BEND §

A METES & BOUNDS description of a 29.15 acre tract of land in the John Jay Bond Survey, Abstract 113, Fort Bend County, Texas, being out of and a part of that certain called 111.17 acre tract (Tract 2) of land recorded under County Clerk's File Number 2023010362, Official Public Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at the southeast corner of said called 111.17 acre tract, same being the southeast corner of said Abstract 113, the northeast corner of an adjoining called 579.0 acre tract recorded under County Clerk's File Number 2008132362, Official Public Records, Fort Bend County, Texas, and the northeast corner of the adjoining Rufus Wright Survey, Abstract 344, being in the west line of the adjoining Tamarron Section 48, according to map or plat thereof recorded under County Clerk's File Number 20220097, Plat Records, Fort Bend County, Texas, and the west line of the adjoining Micajah Autrey Survey, Abstract 100, from said point a 1-1/4 inch iron pipe found for the southwest corner of said adjoining Tamarron Section 48 bears South 02 degrees 28 minutes 30 seconds East, 157.74 feet;

Thence South 87 degrees 29 minutes 12 seconds West along the south line of said called 111.17 acre tract and said Abstract 113, same being the north line of said adjoining called 579.0 acre tract, and the north line of said adjoining Abstract 344, 1,882.82 feet to a point for the southeast corner and Place of Beginning of the herein described tract;

Thence South 87 degrees 29 minutes 12 seconds West along the south line of the herein described tract, same being the south line of said Abstract 113, the north line of said adjoining called 579.0 acre tract and the north line of said adjoining Abstract 344, 656.06 feet to an angle point in the south line of the herein described tract, same being the northwest corner of said adjoining called 579.0 acre tract, and the northeast corner of an adjoining called 471.4 acre tract recorded under County Clerk's File Number 2020038283, Official Public Records, Fort Bend County, Texas;

Thence South 87 degrees 31 minutes 50 seconds West along the south line of the herein described tract, same being the south line of said called 111.17 acre tract and the north line of said adjoining called 471.4 acre tract, 413.56 feet to a point for the southwest corner of herein described tract, same being the southwest corner of said called 111.17 acre tract, and the southeast corner of an adjoining called 30.17 acre tract recorded under County Clerk's File Number 2022146925, Official Public Records, Fort Bend County, Texas;

Thence along the west line of herein described tract, same being the west line of said called 111.17 acre tract and east line of said adjoining 30.17 acre tract, to points at the following courses and distances:

- North 02 degrees 28 minutes 10 seconds West, 199.02 feet to a point in a non-tangent curve to the right;
- Thence with said non-tangent curve to the right, having a central angle of 63 degrees 56 minutes 06 seconds, an arc length of 27.90 feet, a radius of 25.00 feet, and a chord bearing South 55 degrees 33 minutes 47 seconds West, 26.47 feet;
- South 87 degrees 31 minutes 50 seconds West, 94.70 feet;
- North 02 degrees 28 minutes 10 seconds West, 190.97 feet;
- North 06 degrees 15 minutes 15 seconds West, 133.47 feet;
- North 09 degrees 19 minutes 14 seconds West, 87.88 feet;
- North 13 degrees 02 minutes 07 seconds West, 134.50 feet;
- North 14 degrees 35 minutes 09 seconds West, 69.37 feet;
- North 12 degrees 49 minutes 12 seconds West, 90.03 feet;
- North 03 degrees 21 minutes 29 seconds West, 150.29 feet to a point in a non-tangent curve to the left;
- Thence with said non-tangent curve to the left, having a central angle of 02 degrees 52 minutes 05 seconds, an arc length of 73.58 feet, a radius of 1,470.00 feet, and a chord bearing South 83 degrees 28 minutes 36 seconds West, 73.57 feet;
- North 07 degrees 57 minutes 26 seconds West, 60.00 feet to a point in a non-tangent curve to the right;
- Thence with said non-tangent curve to the right, having a central angle of 88 degrees 01 minute 22 seconds, an arc length of 38.41 feet, a radius of 25.00 feet, and a chord bearing North 53 degrees 56 minutes 45 seconds West, 34.74 feet;
- North 09 degrees 56 minutes 05 seconds West, 369.15 feet to a point for the northwest corner of the herein described tract, same being the northwest corner of said called 111.17 acre tract, the northeast corner of said adjoining called 30.17 acre tract, and an angle point in the south line of an adjoining called 5.36 acre tract (Tract 3) recorded under County Clerk's File Number 2022146925, Official Public Records, Fort Bend County, Texas, being in a curve to the right;

Thence along the north line of the herein described tract, same being the north line of said called 111.17 acre tract, the south line of said called 5.36 acre tract, and a portion of the west line of an adjoining called 4.42 acre tract (Tract 4) recorded under County Clerk's File Number 2022146925, Official Public Records, Fort Bend County, Texas, to points at the following courses and distances:

- Thence with said curve to the right, having a central angle of 91 degrees 46 minutes 20 seconds, an arc length of 48.05 feet, a radius of 30.00 feet, and a chord bearing North 35 degrees 57 minutes 06 seconds East, 43.08 feet to the beginning of a compound curve to the right;
- Thence with said compound curve to the right, having a central angle of 09 degrees 01 minute 53 seconds, an arc length of 310.53 feet, a radius of 1,970.00 feet, and a chord bearing North 86 degrees 21 minutes 12 seconds East, 310.21 feet;
- South 89 degrees 07 minutes 51 seconds East, 187.96 feet to the beginning of a curve to the right;
- Thence with said curve to the right, having a central angle of 11 degrees 49 minutes 52 seconds, an arc length of 82.60 feet, a radius of 400.00 feet, and a chord bearing South 83 degrees 12 minutes 55 seconds East, 82.45 feet;
- South 77 degrees 17 minutes 59 seconds East, 18.76 feet to the beginning of a curve to the left;
- Thence with said curve to the left, having a central angle of 13 degrees 40 minutes 24 seconds, an arc length of 95.46 feet, a radius of 400.00 feet, and a chord bearing South 84 degrees 08 minutes 11 seconds East, 95.23 feet;
- North 89 degrees 01 minute 37 seconds East, 52.38 feet to the beginning of a curve to the right;
- Thence with said curve to the right, having a central angle of 87 degrees 49 minutes 07 seconds, an arc length of 114.95 feet, a radius of 75.00 feet, and a chord bearing South 47 degrees 03 minutes 49 seconds East, 104.03 feet to a point for the northeast corner of the herein described tract, same being the southwest corner of said adjoining called 4.42 acre tract, being in the north line of said called 111.17 acre tract, being in a reverse curve to the left;

Thence establishing the east line of the herein described tract, crossing said called 111.17 acre tract to points at the following courses and distances:

- Thence with said reverse curve to the left, having a central angle of 17 degrees 45 minutes 26 seconds, an arc length of 635.34 feet, a radius of 2,050.00 feet, and a chord bearing South 12 degrees 01 minute 58 seconds East, 632.80 feet the beginning of a reverse curve to the right;
- Thence with said reverse curve to the right, having a central angle of 97 degrees 27 minutes 48 seconds, an arc length of 51.03 feet, a radius of 30.00 feet, and a chord bearing South 27 degrees 49 minutes 13 seconds West, 45.10 feet;
- South 13 degrees 26 minutes 53 seconds East, 90.00 feet to a point in a non-tangent curve to the left;
- Thence with said non-tangent curve to the left, having a central angle of 02 degrees 11 minutes 05 seconds, an arc length of 24.02 feet, a radius of 630.00 feet, and a chord bearing North 75 degrees 27 minutes 35 seconds East, 24.02 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 80 degrees 32 minutes 38 seconds, an arc length of 42.17 feet, a radius of 30.00 feet, and a chord bearing South 65 degrees 21 minutes 39 seconds East, 38.78 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 21 degrees 20 minutes 55 seconds, an arc length of 763.84 feet, a radius of 2,050.00 feet, and a chord bearing South 35 degrees 45 minutes 47 seconds East, 759.43 feet to the Place of Beginning and containing 29.15 acres of land, more or less;

This plat of Tamarron West Sec 19 was approved by the City Planning Commission of the City of Fulshear, Texas

This _____ day of _____, 2023.

Amy Pearce, Chair

Joan Berger, Co-Chair

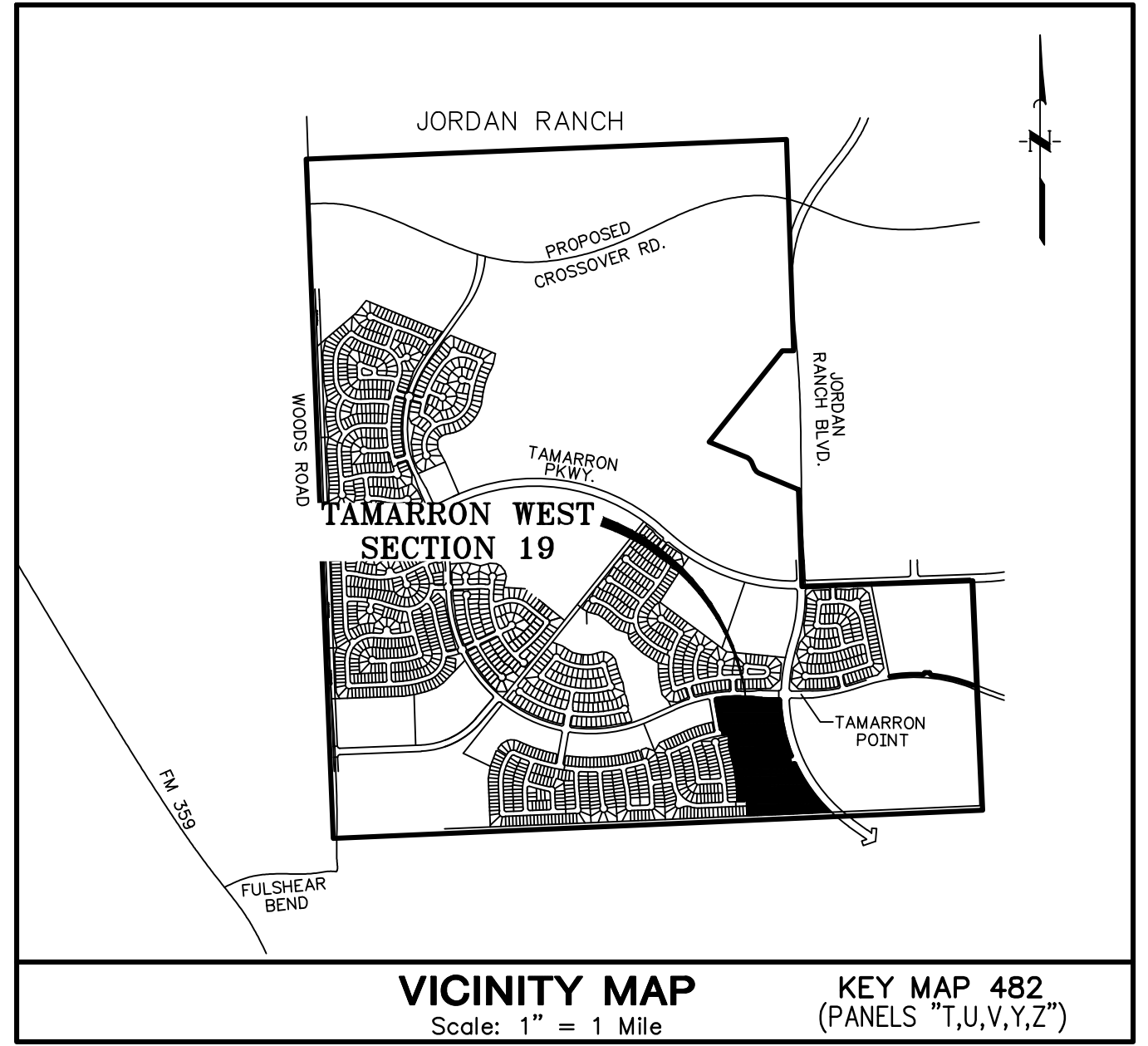
This plat of Tamarron West Sec 19 was approved on _____ by the City of Fulshear City Council

and signed on this _____ day of _____, 2023.

Aaron Groff, Mayor

Mariela Rodriguez, City Secretary

Chris D. Kalkomey
Texas Registration No. 5869
Registered Professional Land Surveyor



STATE OF TEXAS §
COUNTY OF FORT BEND §

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____, 2023, at _____ o'clock ____m.

in Plat Number(s) _____ of the Plat Records of said County.

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

Laura Richard
Fort Bend County, Texas
Deputy

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

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

Date

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2023.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

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

Dexter L. McCoy
Commissioner, Precinct 4

KP George
County Judge

TAMARRON WEST

SECTION 19

A SUBDIVISION OF 29.15 ACRES OF LAND
OUT OF THE
JOHN JAY BOND SURVEY, A-113
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS

116 LOTS 7 RESERVES 4 BLOCKS

JULY 2023

OWNER
D. R. Horton–Texas, Ltd.
A Texas Limited Partnership
6744 Horton Vista Drive, Suite 100
Richmond, Texas 77407
281–269–6842

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10404300
1229 Corporate Drive, Suite 100 • Houston, TX 77471 • 281.342.2033



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

Subdivision/Development Platting Application

Date: 6-22-23 Date Received by the City of Fulshear: 6-22-23
 Subdivision: TEXAS HERITAGE PARKWAY Development: TAMARRON

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: Roundabout - Tamarron Point & Texas Heritage Parkway

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

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

Owner: D.R. HORTON (AUSTIN BRAVEL)
 Address: 6744 HORTON VESTA DR #100
 City/State: RICHMOND TX
 Telephone: 281-269-6856
 Email Address: abravel@drhorton.com

Engineer/Planner: KGA DeForest Design LLC
 Contact Person: COREY LAUGHNER
 Telephone: 281-646-1602
 Fax Number: _____
 Email Address: claughner@kgadeforest.com

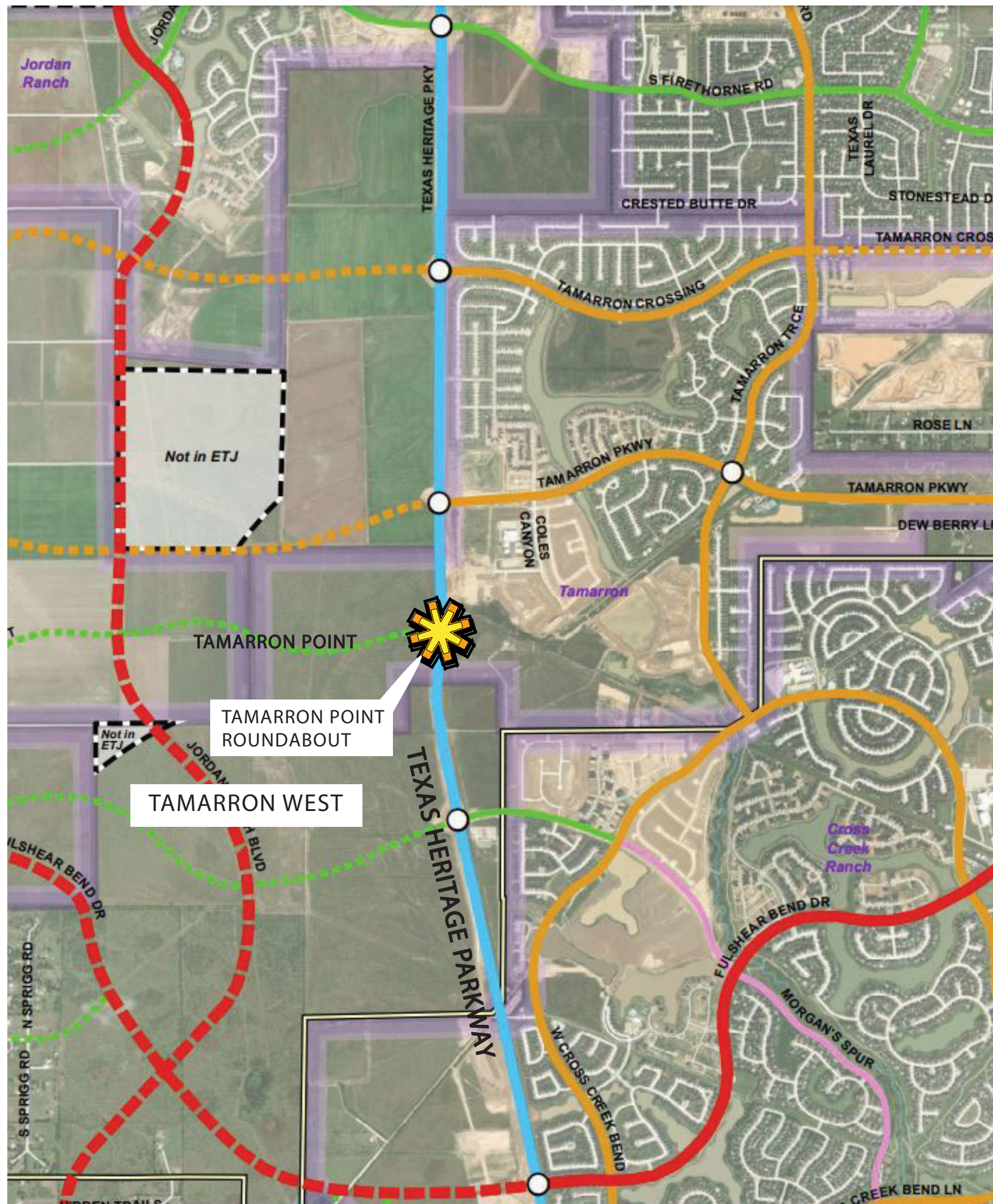
Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00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

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

[Signature] COREY LAUGHNER - PRESIDENT 6-22-23
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

Tamarron Texas Heritage Parkway Roundabout

Proposed Master Signage Plan Amendment



PROPOSED TAMARRON
ROUNDBOUT MONUMENT
LOCATION

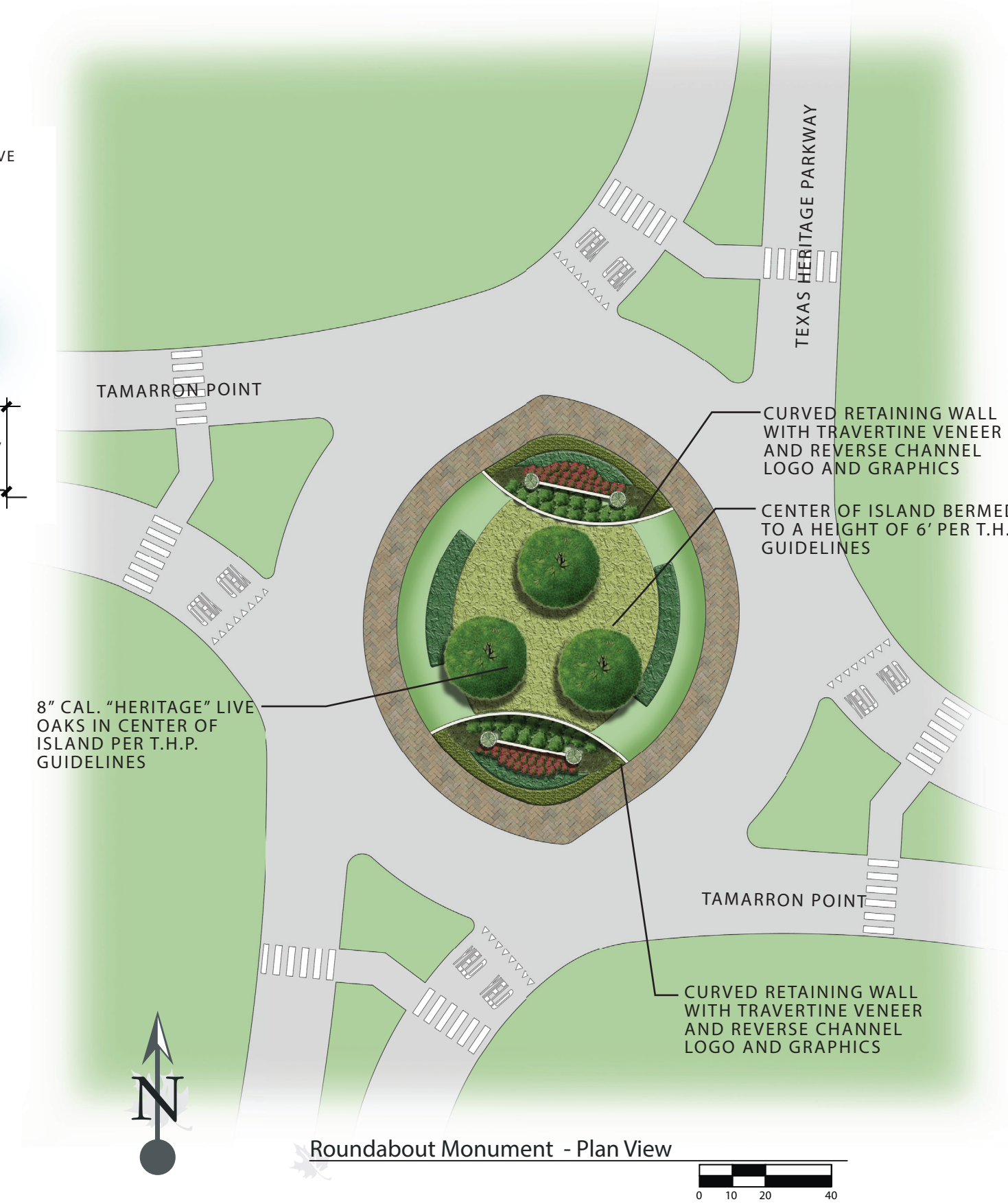
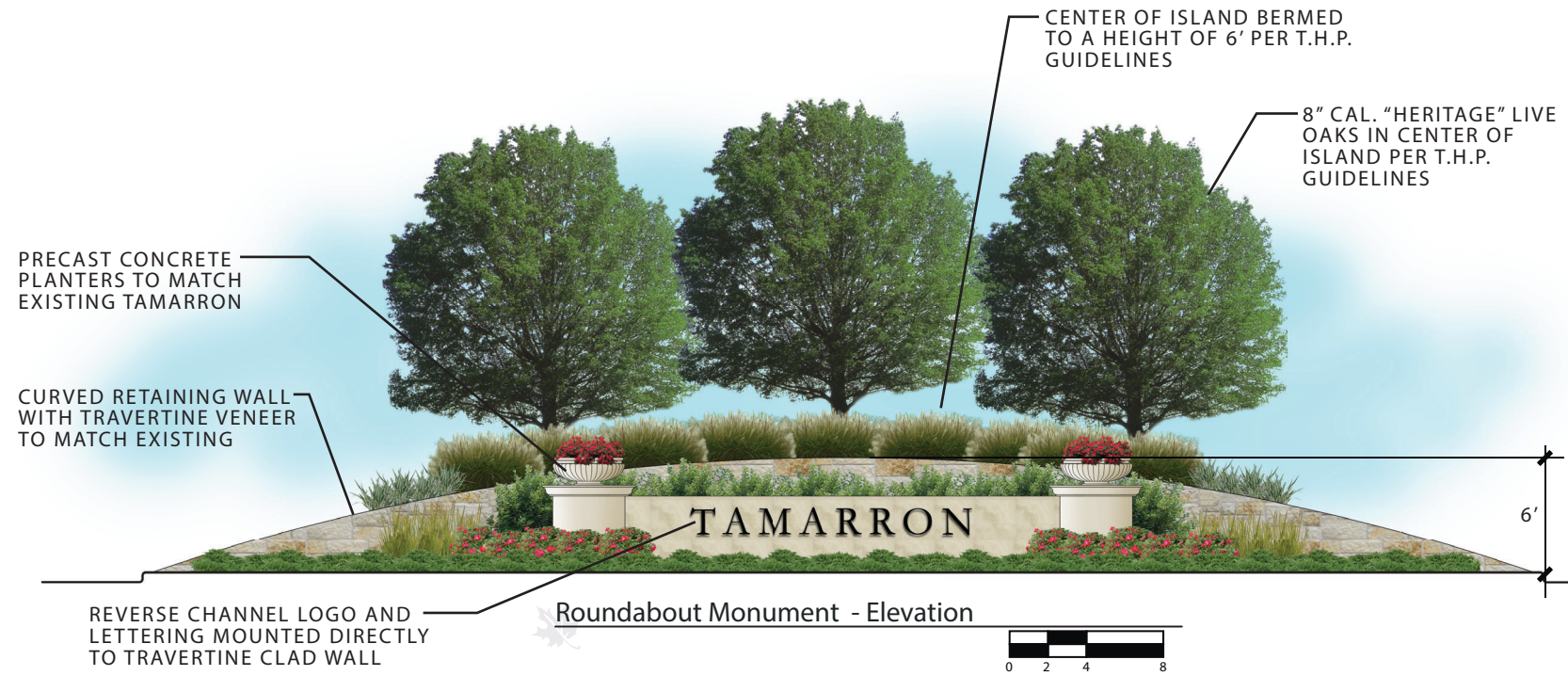
TAMARRON POINT
TAMARRON POINT
ROUNDBOUT
TAMARRON WEST

Tamarron - Texas Heritage Parkway Roundabout

Proposed Master Signage Plan Amendment



a project developed for
D.R. Horton
June 2023





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

Subdivision/Development Platting Application

Date: 7-20-2023 Date Received by the City of Fulshear: _____
 Subdivision: Texas Heritage Parkway Development: Cross Creek Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: Roundabout - Fulshear Bend & Texas Heritage Parkway

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

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

Owner: Johnson Development Corp.
 Address: 6450 Cross Creek Bend Ln
 City/State: Fulshear, Tx
 Telephone: 281-341-8198
 Email Address: sam@johnsondev.com

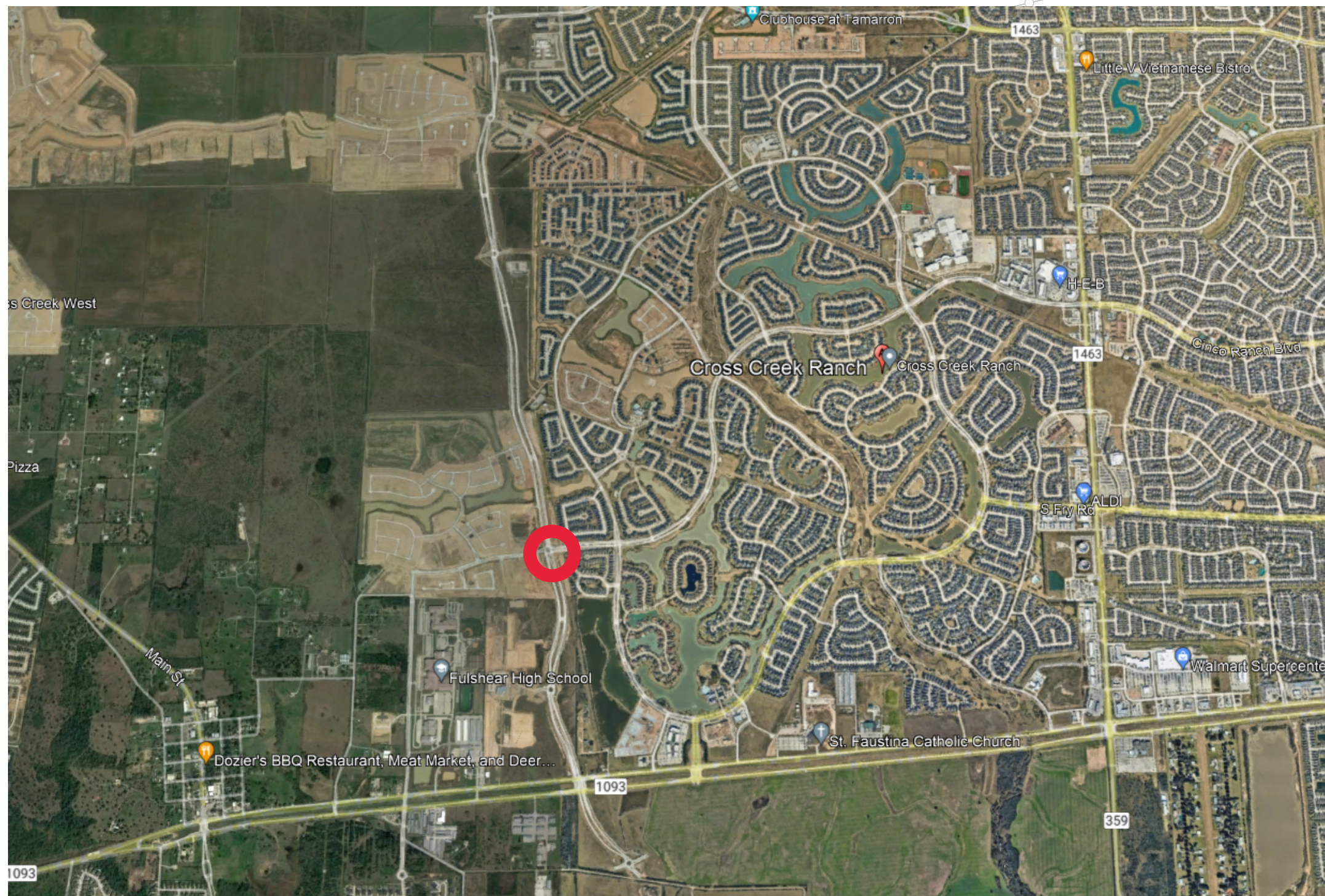
Engineer/Planner: SWA
 Contact Person: Clayton Bruner
 Telephone: 713-868-1676
 Fax Number: _____
 Email Address: cbruner@swagroup.com

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

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

SIGNATURE

Sam Selismann / Development 7-20-23
 TYPED OR PRINTED NAME/TITLE manager



TEXAS HERITAGE PARKWAY - MONUMENTS

CROSS CREEK RANCH
FULSHEAR, TX

Client



Landscape Architect

swa

The Jones on Main
712 Main Street, 6th Floor
Houston, Texas 77002
United States
www.swagroup.com
+1.713.868.1676

Consultants

Structural Engineers
CSF CONSULTING
11301 FALLBROOK DR., SUITE 320
HOUSTON, TX 77065

Stamp



Revisions

- 1
- 2
- 3
- 4
- 5

Date
07.19.23
Phase
ISSUE FOR LETTERING APPROVAL
Job Number
JDCT012.A

Scale
0 20' 40'
1" = 40'

North

Drawing Title

KEY MAP & SHEET INDEX

Drawing Number

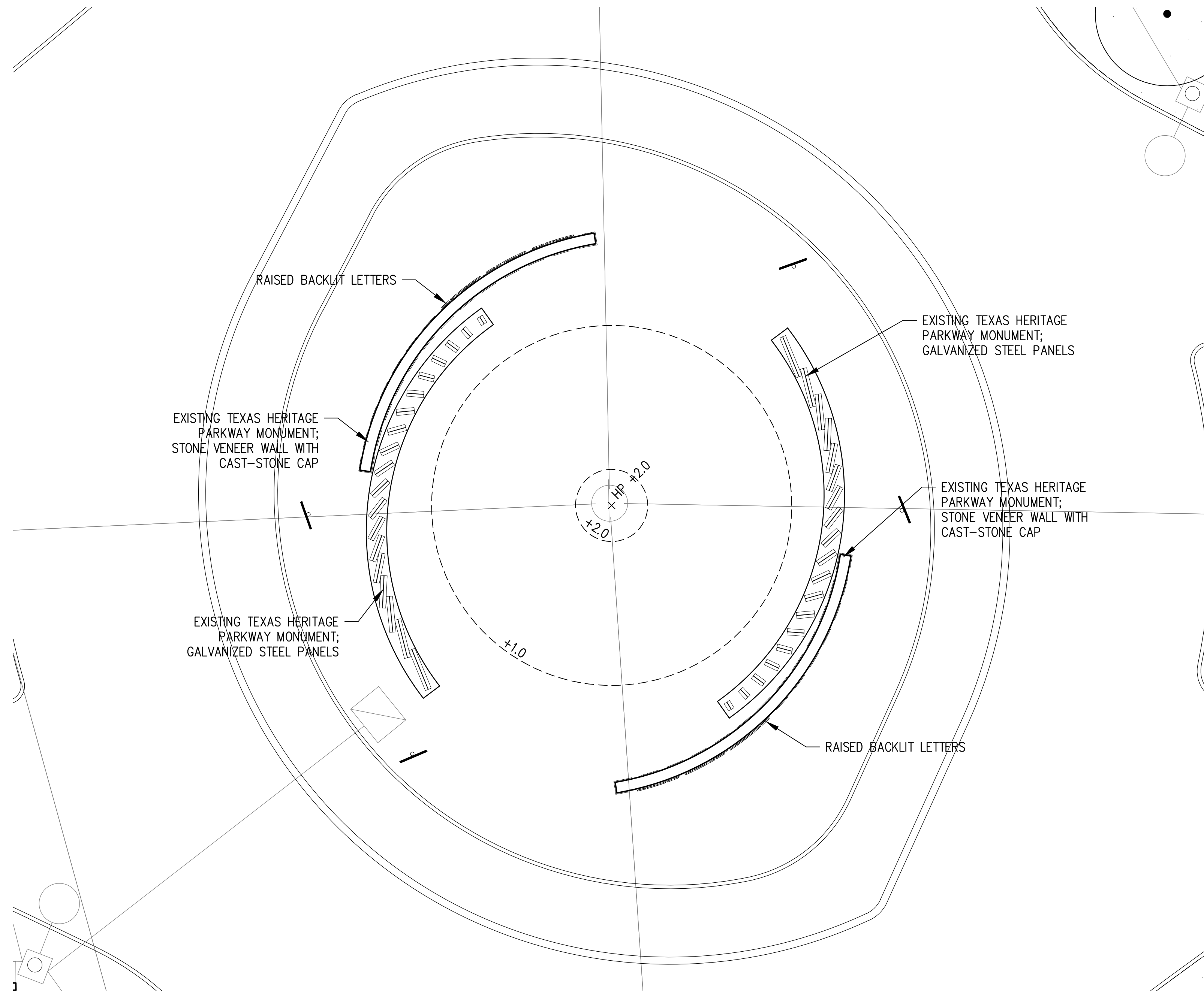
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02 ISO - MONUMENT
NOT TO SCALE



01 ENLARGEMENT PLAN - MONUMENT
1" = 10'

TEXAS HERITAGE PARKWAY - MONUMENTS

CROSS CREEK RANCH
FULSHEAR, TX

Client



Landscape Architect

swa

The Jones on Main
712 Main Street, 6th Floor
Houston, Texas 77002
United States
www.swagroup.com
+1.713.868.1676 o

Consultants

Structural Engineers

CSF CONSULTING
11301 FALLBROOK DR., SUITE 320
HOUSTON, TX 77065

Stamp



Revisions

- 1
- 2
- 3
- 4
- 5

Date

07.19.23

Phase

ISSUE FOR LETTERING APPROVAL

Job Number

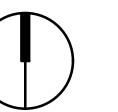
JDCT012.A

Scale

0 1/2 1/1

AS NOTED

North



Drawing Title

HARDSCAPE DETAILS

Drawing Number

L2.01

© 2022 SWA

P:\JDC\JDC\T012.A TX Her Pkwy Monuments\4 Drawings\Graphics\AutoCAD\Master Sign Plan Update\AutoCAD\Sheets\L2.02 HARDSCAPE DETAILS.dwg | APINO | ANSI D (22.00 X 34.00 INCHES) | 7/19/2023

TEXAS HERITAGE PARKWAY - MONUMENTS

CROSS CREEK RANCH
FULSHEAR, TX

Client



Landscape Architect

swa

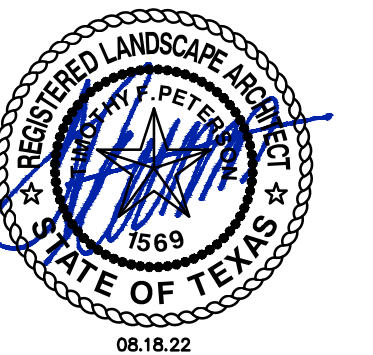
The Jones on Main
712 Main Street, 6th Floor
Houston, Texas 77002
United States
www.swagroup.com
+1.713.868.1676

Consultants

Structural Engineers

CSF CONSULTING
11301 FALLBROOK DR., SUITE 320
HOUSTON, TX 77065

Stamp



Revisions

- 1
- 2
- 3
- 4
- 5

Date

07.19.23

Phase

ISSUE FOR LETTERING APPROVAL

Job Number

JDCT012.A

Scale

North

0 1/2 1/1

AS NOTED

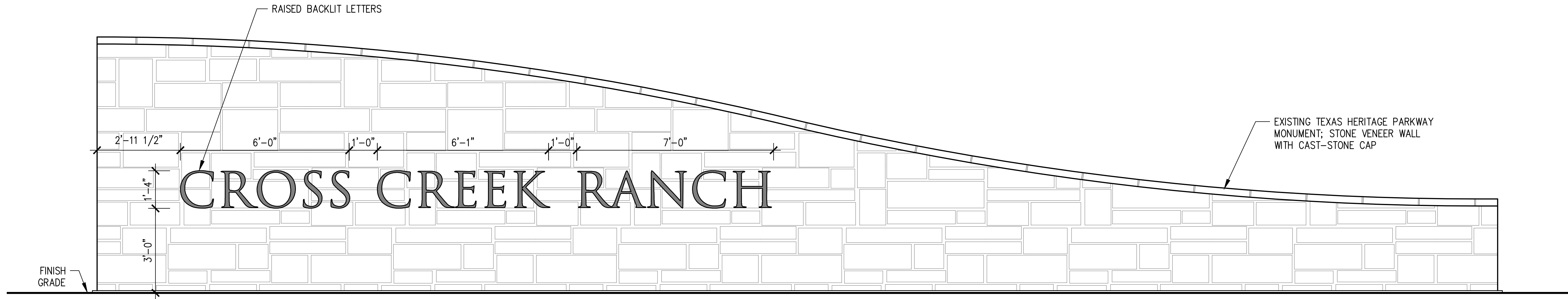
Drawing Title

HARDSCAPE DETAILS

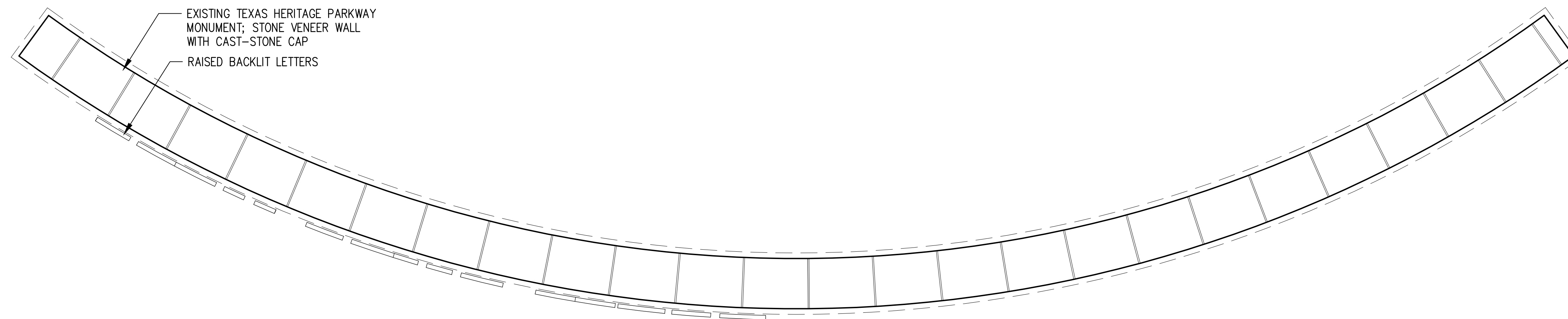
Drawing Number

L2.02

© 2022 SWA



02 ELEVATION - MONUMENT WALL
1/2" = 1'-0"



01 PLAN - MONUMENT WALL
1/2" = 1'-0"



ISSUE FOR LETTERING APPROVAL

swa

AGENDA MEMO
BUSINESS OF THE PLANNING & ZONING COMMISSION
CITY OF FULSHEAR, TEXAS

AGENDA OF:	August 4, 2023		
DATE SUBMITTED:	August 28, 2023	DEPARTMENT:	Planning
PREPARED BY:	Joshua Brothers, Planning Director	PRESENTER:	Joshua Brothers, Planning Director
SUBJECT:	- Rezoning of an approximately 5.694 acre tract from the Wallis Street Planned Unit Development (PUD) into the General Commercial District.		
ATTACHMENTS:	1. Application packet		

EXECUTIVE SUMMARY

This 5.694-acre tract of land is currently zoned into the Wallis Street Planned Unit Development (PUD) which has expired. Rather than renew the PUD, the landowner is requesting that the property be rezoned into the General Commercial District. There are multiple requirements with the Wallis Street PUD that do not align with the vision of the Thrive Church development on this property. Furthermore, the proposed site layout and building design are compliant with the requirements for developments and sites zoned for General Commercial.

RECOMMENDATION

Staff recommends approval of the zoning map amendment



APPLICATION TO AMEND THE ZONING ORDINANCE/SITE PLAN

(Must be a complete application for acceptance)

PROPERTY OWNER: Thrive Church
Mailing Address 29358 McKinnon Rd City Fulshear State TX Zip 77441
Telephone (832) 314-9151 Email josh@thrivechurch.cc

APPLICANT / AGENT: Patrick Sowinski
Mailing Address 11700 Katy Freeway City Houston State TX Zip 77079
Telephone (346) 348-0844 Cell (317) 586-1187 Email Patrick.Sowinski@kimley-horn.com

OTHER CONTACT Name Kenneth Cargill Phone (281) 920-6304

PURPOSE OF PROPOSAL:

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

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

From Wallis Street PUD

To General Commercial

Location address or Legal lot and block range: Lot 1, Block 1, THRIVE CHURCH FULSHEAR

Present use of this property is: Vacant lot zoned as part of the Wallis Street PUD

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

Proposed church development applying to rezone to General Commercial zoning. The Wallis Street PUD has expired, and it is the landowner's preference to rezone the site to General Commercial zoning rather than renew the Wallis Street PUD. There are requirements within the Wallis Street PUD that no longer align with the vision of Thrive Church, and the desired site layout and building design fit within the requirements for sites zoned for General Commercial.

PROPERTY DESCRIPTION

Total net land area 5.694 acres (acres /or square feet)

Sketch Drawing of Area to be Re-Zoned, including Location Map (8 1/2" x 11")

Certified Legal Description:

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

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

Subdivision Name THRIVE CHURCH FULSHEAR
Block 1 Lot(s) 1; Block _____ Lot(s) _____; Block _____ Lots(s) _____

Posting Requirements:

Notice of required Public Hearings shall be provided by the **applicant** by way of a sign posted on the land that is the subject of the application. One sign shall be posted for each 200 feet of frontage along a public street, with a maximum of 2 signs required per frontage. Signs shall be located so that the lettering is visible from the street. Where the land does not have frontage on a public street, signs shall be posted on the nearest public street with an attached notation indicating the location of the land subject to the application. The sign shall state "The property has requested a Zoning Change, for information regarding this request contact the City of Fulshear at 6611 W. Cross Creek Bend Lane, Fulshear, Texas 77441, 281-346-1796. Two Public Hearings will be held for this request." Include time(s), date(s) and location(s) of the Public Hearing.


ACKNOWLEDGEMENTS:

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

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

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

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

Signature of Owner		Date	7/7/2023
(circle one)	Agent*		
Printed name	Patrick Sowinski	Phone No.	(346) 348-0844

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

LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

AUTHORITY IS HEREBY GRANTED TO: Patrick Sowinski

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

LOT 1, BLOCK 1 OF THRIVE CHURCH FULSHEAR
F.C. NO. 20180058 F.B.C.P.R. SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT NO. 29
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

ACKNOWLEDGEMENTS:


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

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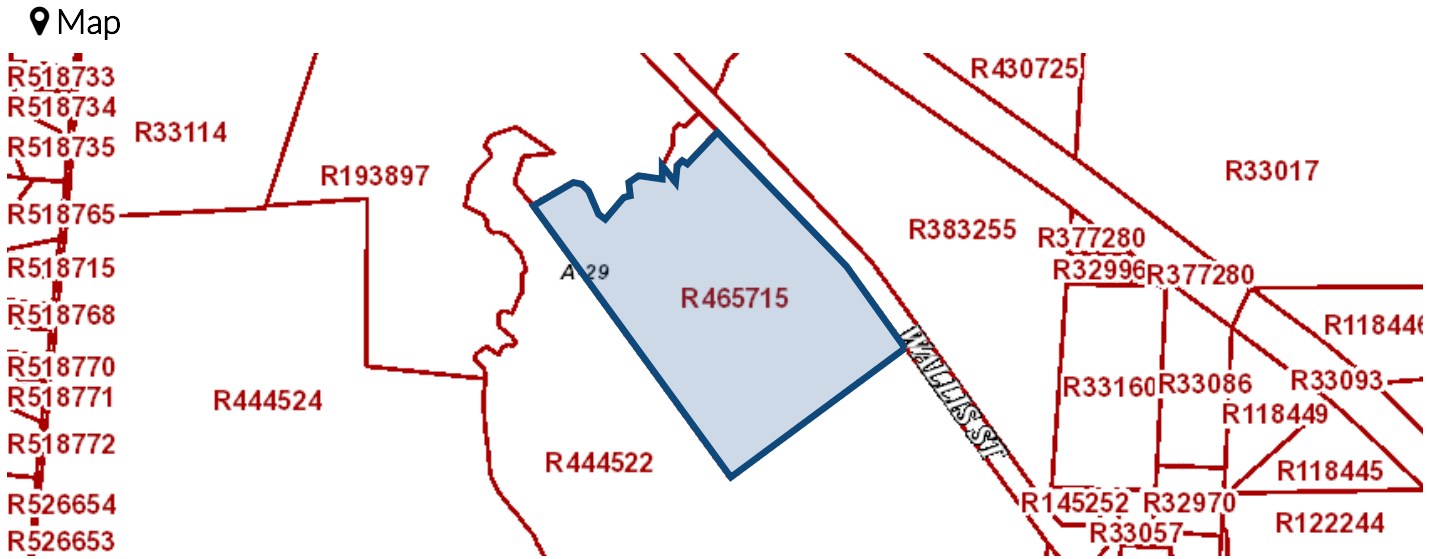
THIS AUTHORIZATION WILL REMAIN IN FORCE UNLESS REVOKED BY WRITTEN NOTICE.

OWNER'S SIGNATURE of the above described property: 

OWNER'S NAME (printed) Josh Cullen

ADDRESS: 29358 McKinnon Rd, Fulshear, TX 77441

TELEPHONE: (832) 314-9151 EMAIL: josh@thrivechurch.cc



Property Details

Account	
Quick Ref ID:	R465715
Legal Description:	0029 C Fulshear, ACRES 6
Geographic ID:	0029-00-000-0397-901
Agent:	
Type:	Real Exempt
Location	
Address:	Wallis ST, Fulshear, TX 77441
Map ID:	A-026-M, A-027-E, A-027-J

Neighborhood CD:	5958
Owner	View Linked Properties
Owner ID:	O0686195
Name:	Thrive Church
Mailing Address:	29358 McKinnon RD Fulshear, TX 77441-9743
% Ownership:	100.0%
Exemptions:	EXC - Exempt Church For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	N/A
Improvement Non-Homesite Value:	N/A
Land Homesite Value:	N/A
Land Non-Homesite Value:	N/A
Agricultural Market Valuation:	N/A
Value Method:	N/A
Market Value:	N/A
Ag Use Value:	N/A

Homestead Cap Loss: ?	N/A
Appraised Value:	N/A

VALUES DISPLAYED ARE 2023 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

DISCLAIMER Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Market Value	Taxable Value
C04	City of Fulshear	N/A	N/A
D01	Fort Bend Drainage	N/A	N/A
G01	Fort Bend General	N/A	N/A
R05	Fort Bend ESD 4	N/A	N/A
S01	Lamar CISD	N/A	N/A

Total Tax Rate: N/A

Property Land

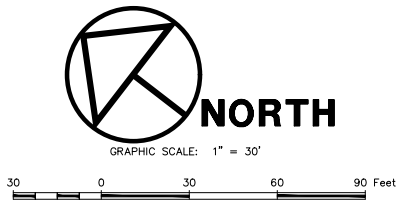
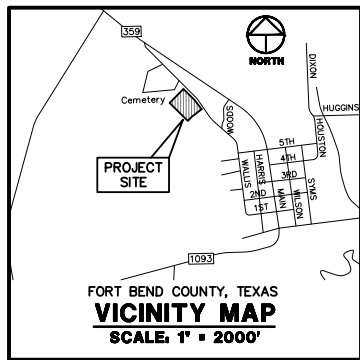
Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RA	Rural Acreage	6				N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2023	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$420,000	\$0	\$0	\$0
2021	\$0	\$420,000	\$0	\$0	\$0
2020	\$0	\$360,000	\$0	\$0	\$0
2019	\$0	\$360,000	\$0	\$0	\$360,000
2018	\$0	\$360,000	\$0	\$0	\$360,000
2017	\$0	\$360,000	\$720	\$0	\$720

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/20/2017	DSW	Deed, Special Warranty		Thrive Church			2017041539



LINE TABLE

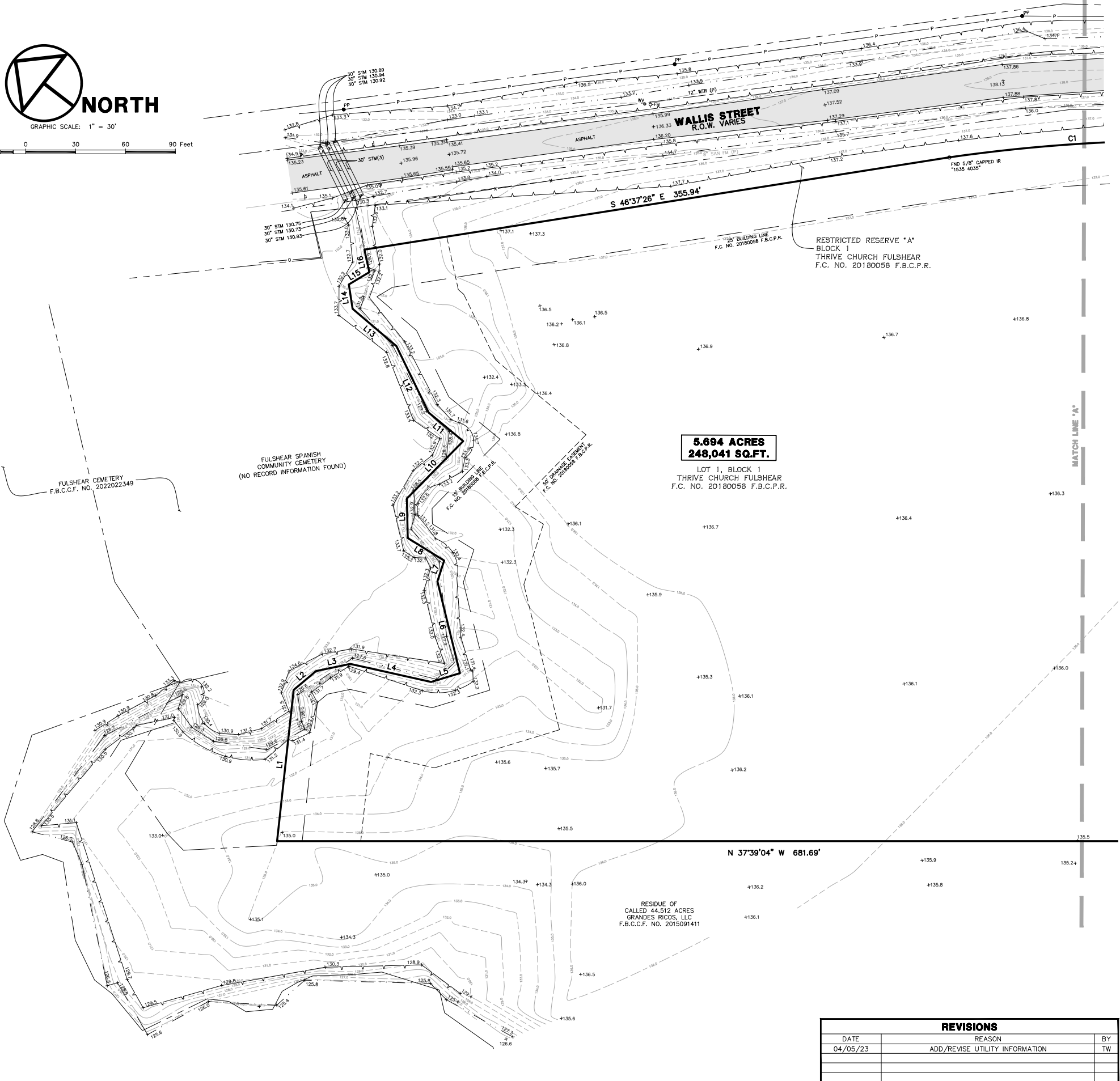
LINE	BEARING	DISTANCE
L1	N 88°36'16" E	91.48'
L2	S 77°49'55" E	17.61'
L3	S 49°25'28" E	21.04'
L4	S 25°03'50" E	49.82'
L5	S 54°36'09" E	18.07'
L6	N 38°33'53" E	56.87'
L7	N 70°19'29" E	13.14'
L8	N 05°36'39" W	25.74'
L9	N 61°38'51" E	23.80'
L10	S 83°11'15" E	48.33'
L11	N 01°55'45" E	26.92'
L12	N 26°28'11" E	44.41'
L13	N 02°48'40" E	34.66'
L14	N 43°38'18" E	14.78'
L15	S 68°42'35" E	14.37'
L16	N 39°59'45" E	13.86'

CURVE CHART

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	1,000.00'	8°31'51"	148.89'	S 41°33'53" E	148.75'

LEGEND

- * SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
- BO - BOLLARD
 - HC - HANDICAP
 - GM - GAS METER
 - GV - GAS VALVE
 - TH - FIRE HYDRANT
 - WM - WATER METER
 - WV - WATER VALVE
 - CV - IRRIGATION CONTROL VALVE
 - GI - GRATE INLET
 - CO - CLEANOUT
 - TP - TELEPHONE PEDESTAL
 - EB - ELECTRIC BOX
 - TSB - TRAFFIC SIGNAL BOX
 - LP - LIGHT POLE
 - TLP - TRAFFIC LIGHT POLE
 - GL - GROUND/SPOT LIGHT
 - PP - POWER POLE
 - PP/T - POWER POLE W/TRANSFORMER
 - PP/LT - POWER POLE W/LIGHT
 - PP/CT - POWER POLE W/CONDUIT
 - MP - METER POLE
 - SP - SERVICE POLE
 - IP - IRON PIPE
 - IR - IRON ROD
 - NO - NUMBER
 - PG - PAGE
 - R.O.W. - RIGHT-OF-WAY
 - SG. FT. - SQUARE FEET
 - VOL. - VOLUME
 - B.C. - FILM CODE
 - F.C. - BUILDING LINE
 - U.E. - UTILITY EASEMENT
 - H - HIGHBANK
 - S - SIGN
 - MB - MAIL BOX
 - PLM - PIPELINE MARKER
 - UCS - UNDERGROUND CABLE SIGN
 - TL - CATHODIC TEST LEAD
 - MW - MONITORING WELL
 - P - PIN FLAG/PAIN MARK
 - TC - TOP OF CURB
 - G - GUTTER
 - TG - TOP OF GRATE
 - FL - FLOW LINE
 - HB - HIGHBANK
 - SAN - SANITARY SEWER
 - STM - STORM SEWER
 - CMP - CORRUGATED METAL PIPE
 - CPP - CORRUGATED PLASTIC PIPE
 - RCF - REINFORCED CONCRETE PIPE
 - TEL - TELEPHONE
 - SMBT - SOUTHWESTERN BELL TELEPHONE CO.
 - WTR - WATER
 - UG - UNDERGROUND
 - FND - FOUND
 - F.B.C.C.F. - FORT BEND COUNTY CLERK FILE
 - F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
 - F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
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 - U.E. - UTILITY EASEMENT
 - H - HIGHBANK
 - S - SIGN
 - MB - MAIL BOX
 - - TREE/SHRUB



BENCHMARK PUBLISHED ELEVATION - 109.50'
NGS MONUMENT AW5483 STAMPED "N 1505 X 1987" 2.3 KM (1.4 MI) WEST FROM FULSHEAR, 0.15 KM (0.1 MI) SOUTH ALONG FM ROAD 359 FROM THE POST OFFICE IN FULSHEAR, THENCE 2.15 KM (1.34 MI) WEST ALONG FM ROAD 1093, IN THE NORTHWEST CORNER OF THE T-JUNCTION OF A DIRT ROAD, 43.3 METERS (142 FT) NORTH OF THE CENTERLINE OF FM ROAD 1093, 15.2 METERS (50.0 FT) NORTH OF THE NORTH RAIL OF THE SOUTHERN PACIFIC COMPANY RAILROAD, 3.9 METERS (13.0 FT) WEST OF THE CENTER OF THE DIRT ROAD, 0.9 METER (3.0 FT) SOUTH OF THE WEST POST OF A GATE. ACCESS TO DATUM POINT IS HAD THROUGH A 5-INCH LOGO CAP. THE MARK IS 0.3 METERS E FROM A WITNESS POST THE MARK IS 0.7 M ABOVE FM ROAD 1093. ELEV. 109.50' (NAVD88)

TEMPORARY BENCHMARK "A" ELEVATION - 137.82'
A RAIL ROAD SPIKE IN POWER POLE ALONG THE NORTHEAST SIDE OF WALLIS STREET APPROXIMATELY 680 FEET NORTHWEST OF WOODS STREET. (SHOWN HEREON)

TEMPORARY BENCHMARK "B" ELEVATION - 138.25'
A RAIL ROAD SPIKE IN POWER POLE ALONG THE SOUTHWEST SIDE OF WALLIS STREET APPROXIMATELY 200 FEET NORTHWEST OF WOODS STREET. (SHOWN HEREON)

GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.99983268.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 48157C0085M REVISED/DATED JANUARY 29, 2021, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE SURVEYING AND LAND SERVICES.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- FENCES SHOWN HEREON WITH DIMENSIONAL LINES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
- ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDRETH ARE SOLID SURFACE ELEVATIONS.
- UTILITY PLANS WERE REQUESTED, BUT HAVE NOT RECEIVED AT THE TIME OF THIS SURVEY.
- SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES. UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
- SURVEYOR HAS CONTACTED DIGTESS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITY LINES MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIGTESS OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.

SURVEYOR'S CERTIFICATION

TO: THRIVE CHURCH, A TEXAS NON-PROFIT CORPORATION

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 6, CONDITION 1 SURVEY, TO THE BEST OF MY KNOWLEDGE.


ROBERT KNESS
Registered Professional Land Surveyor
Texas Registration No. 6486


ROBERT KNESS
6486
PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS

3/31/2023
DATE


WINDROSE
LAND SURVEYING & PLATTING
5333 W SAM HOUSTON PKWY N, STE 150 | HOUSTON, TX 77041 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

TOPOGRAPHIC SURVEY OF
LOT 1, BLOCK 1 OF THRIVE CHURCH FULSHEAR
F.C. NO. 20180058 F.B.C.P.R.
SITUATED IN THE
CHURCHILL FULSHEAR LEAGUE, ABSTRACT NO. 29
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

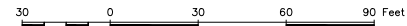
REVISIONS

DATE	REASON	BY
04/05/23	ADD/REVISE UTILITY INFORMATION	TW

FIELD BY: JL CHECKED BY: TW JOB NO. 53562-MAR-2023
DRAWN BY: RN DATE: MARCH 2023 SHEET NO. 1 OF 2



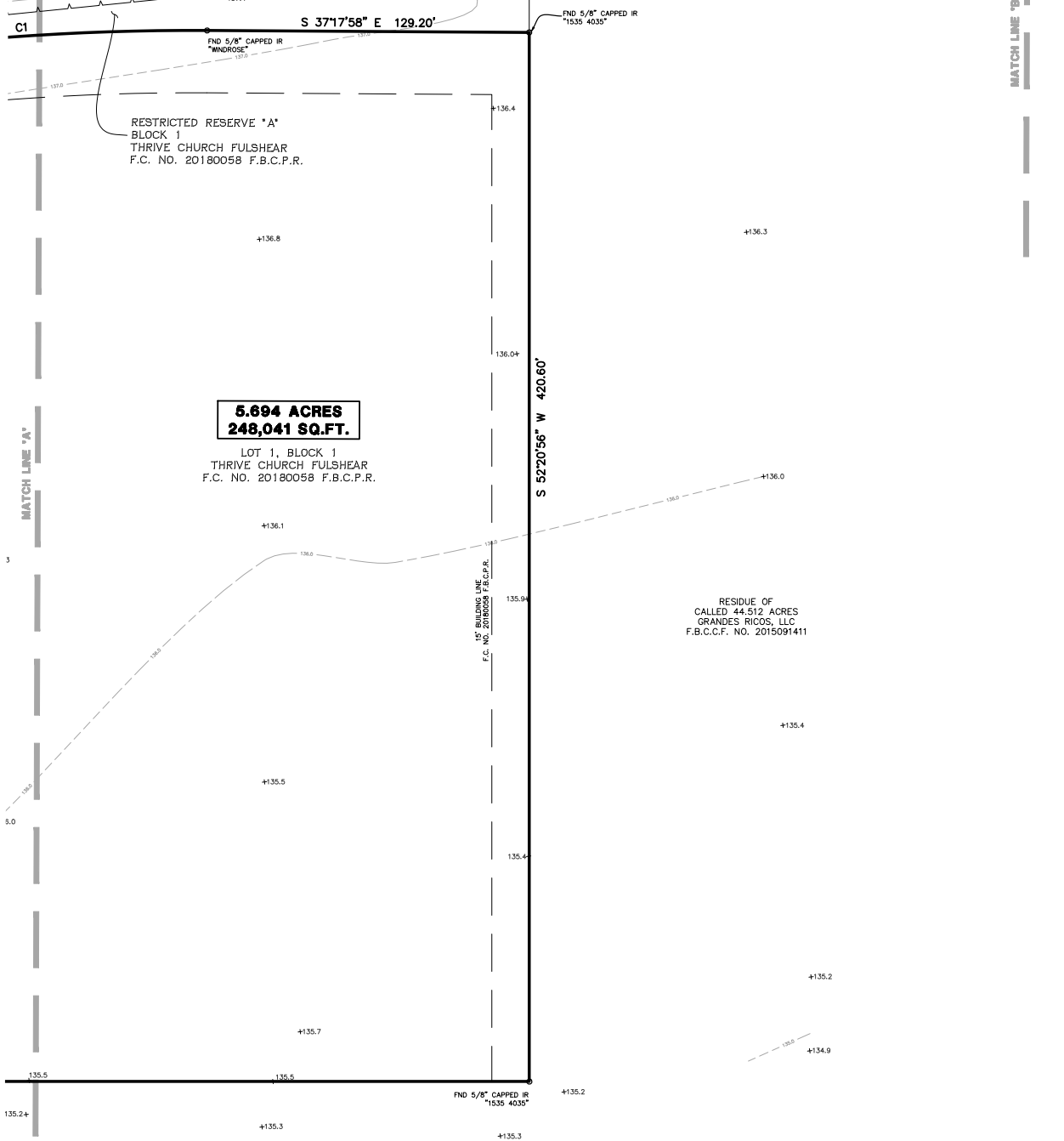
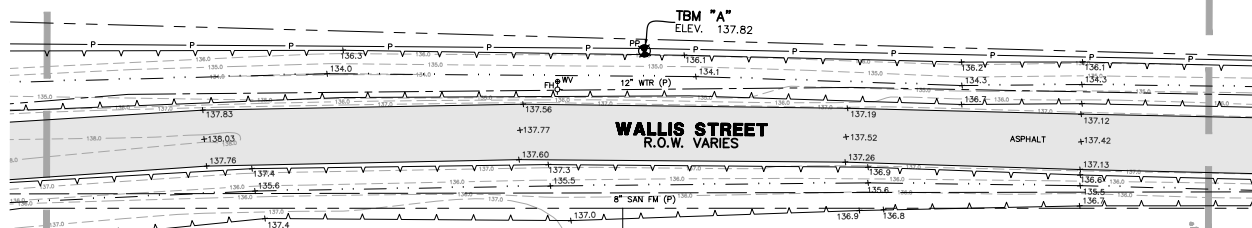
GRAPHIC SCALE: 1" = 30'



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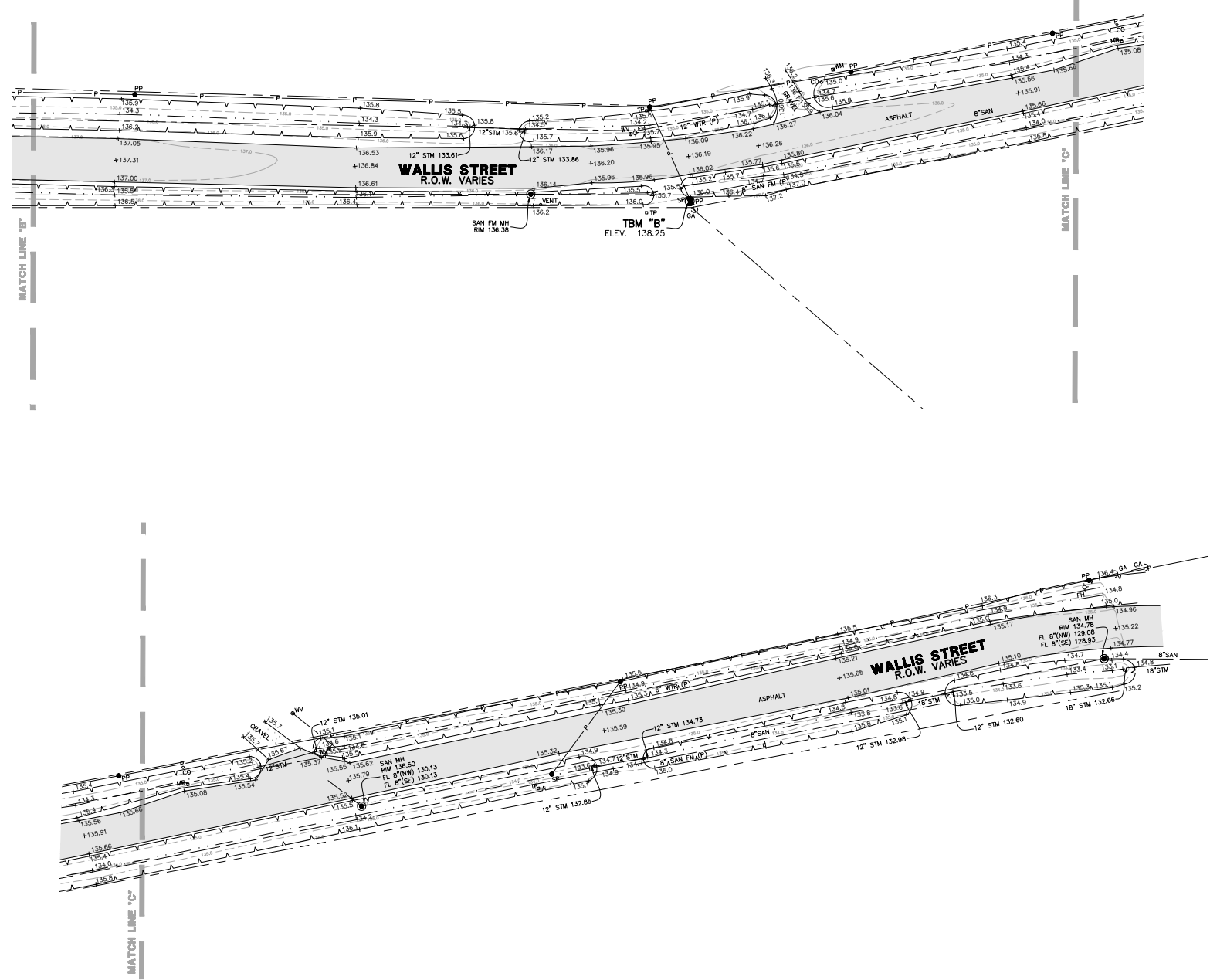
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5.694 ACRES
248,041 SQ.FT.

LOT 1, BLOCK 1
 THRIVE CHURCH FULSHEAR
 F.C. NO. 20180058 F.B.C.P.R.

RESIDUE OF
 CALLED 44.512 ACRES
 GRANDES RICOS, LLC
 F.B.C.C.F. NO. 2015091411



LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

BO - BOLLARD	PP - POWER POLE	UCS - UNDERGROUND CABLE SIGN	FND - FOUND
CH - HANDICAP	PP/T - POWER POLE W/TRANSFORMER	CTL - CATHODIC TEST LEAD	F.B.C.C.F. - FORT BEND COUNTY CLERK FILE
GM - GAS METER	PP/LT - POWER POLE W/LIGHT	MW - MONITORING WELL	F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
GV - GAS VALVE	PP/CT - POWER POLE W/CONDUIT	P - PIN FLAG/PAINT MARK	F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
FH - FIRE HYDRANT	MP - METER POLE	TC - TOP OF CURB	IP - IRON PIPE
WM - WATER METER	SP - SERVICE POLE	G - GUTTER	IR - IRON ROD
WV - WATER VALVE	GAC - GUY ANCHOR	TG - TOP OF GRATE	NO. - NUMBER
ICV - IRRIGATION CONTROL VALVE	P - OVERHEAD POWER LINE	FL - FLOW LINE	PG. - PAGE
GI - GRATE INLET	BWF - BARBED WIRE FENCE	HB - HIGHBANK	R.O.W. - RIGHT-OF-WAY
GI - GRATE INLET	WIF - WROUGHT IRON FENCE	SAN - SANITARY SEWER	SQ. FT. - SQUARE FEET
MH - MANHOLE	WF - WOOD FENCE	STM - STORM SEWER	VOL. - VOLUME
CO - CLEANOUT	CF - CHAINLINK FENCE	CMP - CORRUGATED METAL PIPE	F.C. - FILM CODE
TP - TELEPHONE PEDESTAL	GP - GATE POST	OPP - CORRUGATED PLASTIC PIPE	BL. - BUILDING LINE
EB - ELECTRIC BOX	(P) - PER PLANS	ROP - REINFORCED CONCRETE PIPE	U.E. - UTILITY EASEMENT
TSB - TRAFFIC SIGNAL BOX	APPROX. - APPROXIMATE	TEL - TELEPHONE	○ - TREE/SHRUB
LP - LIGHT POLE	APPROX. - APPROXIMATE	SWT - SOUTHWESTERN BELL TELEPHONE CO.	
TLP - TRAFFIC LIGHT POLE	APPROX. - APPROXIMATE	WTR - WATER	
GL - GROUND/SPOT LIGHT	APPROX. - APPROXIMATE	UG - UNDERGROUND	
MB - MAIL BOX	APPROX. - APPROXIMATE		

WINDROSE
 LAND SURVEYING & PLATTING
 5353 W SAM HOUSTON PKWY N, STE 150 | HOUSTON, TX 77041 | 713.458.2281
 FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

TOPOGRAPHIC SURVEY OF
 LOT 1, BLOCK 1 OF THRIVE CHURCH FULSHEAR
 F.C. NO. 20180058 F.B.C.P.R.
 SITUATED IN THE
 CHURCHILL FULSHEAR LEAGUE, ABSTRACT NO. 29
 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

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FILED BY: JL	CHECKED BY: TW	JOB NO. 53562-MAR-2023
DRAWN BY: RN	DATE: MARCH 2023	SHEET NO. 2 OF 2

AGENDA MEMO
BUSINESS OF THE PLANNING & ZONING COMMISSION
CITY OF FULSHEAR, TEXAS

AGENDA OF:	August 4, 2023		
DATE SUBMITTED:	August 28, 2023	DEPARTMENT:	Planning
PREPARED BY:	Joshua Brothers, Planning Director	PRESENTER:	Joshua Brothers, Planning Director
SUBJECT:	- Zoning of an approximately 2.0880 acre tract into the General Commercial District upon annexation		
ATTACHMENTS:	1. Application		

EXECUTIVE SUMMARY

This 2.0880-acre tract of land is currently in the City's Extraterritorial Jurisdiction and therefore not zoned. The owner of the property has petitioned the City of Fulshear to be annexed into the City's corporate limits and will be zoned into the General Commercial (GC) District.

RECOMMENDATION

Staff recommends approval of the zoning map amendment



APPLICATION TO AMEND THE ZONING ORDINANCE/SITE PLAN

(Must be a complete application for acceptance)

PROPERTY OWNER: Michael Roller
Mailing Address P.O. Box 217 City Fulshear State TX Zip 77411
Telephone (281) 346-0222 Email mike@rollerrealty.net

APPLICANT / AGENT: same as owner (above)
Mailing Address _____ City _____ State _____ Zip _____
Telephone () _____ Cell () _____ Email _____

OTHER CONTACT Name Jordyn Roller Phone 281.224.3878

PURPOSE OF PROPOSAL:

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

Lot / Tract No. Lot / Tract No. Lot / Tract No. Lot / Tract No.
From EJ5 From _____ From _____ From _____
To Gen Comm To _____ To _____ To _____

Location address or Legal lot and block range: A subdivision of 2.0880 Acres (90,955 sqft) in the Churchill - Fulshear League, A-29, Fort Bend county, Texas

Present use of this property is: VACANT LAND

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

- 1) General Commercial
- 2) ANNEX INTO THE CITY

PROPERTY DESCRIPTION

Total net land area 1.8797 ac / 81,881 sqft (acres /or square feet)

Sketch Drawing of Area to be Re-Zoned, including Location Map (8 1/2" x 11")

Certified Legal Description:

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

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

Subdivision Name JDR Development
Block _____ Lot(s) _____; Block _____ Lot(s) _____; Block _____ Lots(s) _____

Posting Requirements:

Notice of required Public Hearings shall be provided by the **applicant** by way of a sign posted on the land that is the subject of the application. One sign shall be posted for each 200 feet of frontage along a public street, with a maximum of 2 signs required per frontage. Signs shall be located so that the lettering is visible from the street. Where the land does not have frontage on a public street, signs shall be posted on the nearest public street with an attached notation indicating the location of the land subject to the application. The sign shall state "The property has requested a Zoning Change, for information regarding this request contact the City of Fulshear at 6611 W. Cross Creek Bend Lane, Fulshear, Texas 77441, 281-346-1796. Two Public Hearings will be held for this request." Include time(s), date(s) and location(s) of the Public Hearing.

ACKNOWLEDGEMENTS:

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

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

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

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

Signature of Owner/ Agent* *Michael Rollen* Date *7/20/23*
(circle one) *Michael Rollen* Phone. No. *281-346-0222*
Printed name

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

PETITION FOR ANNEXATION
INTO THE CITY OF FULSHEAR, TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

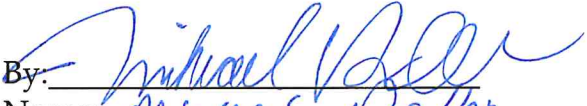
TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF FULSHEAR,
TEXAS:

The undersigned, Michael Roller (“Petitioner”), acting pursuant to Section 43.0671 of the Texas Local Government Code, together with all amendments and additions thereto, respectfully petitions the Mayor and the City Council of the City of Fulshear, Texas (the “City”) to extend the present city limits so as to include and annex as part of the City the tract of land described by metes and bounds in **Exhibit A** (the “Land”), which is attached hereto and incorporated herein for all purposes, and further petitions the City to negotiate and enter into a written agreement with Petitioner for the provision of services in the area. In support of this petition, Petitioner would show the following:

1. The Land is comprised of 1.8797 acres within the extraterritorial jurisdiction of the City of Fulshear (as such term is defined in Texas Local Government Code Section 42.001 et seq., as amended).
2. The Land is described by metes and bounds in **Exhibit A**, which is attached hereto and incorporated herein for all purposes.
3. Petitioner hereby certifies that it is the sole owner of the Land, and that this Petition is signed and acknowledged by each and every person, corporation or entity owning the Land or having an ownership interest in any part of the Land. Petitioner acknowledges the City has entered into a development agreement with Petitioner.
4. Prior to annexation of the Land into the City, Petitioner agrees that they will negotiate and enter into a written agreement with the City for the provision of services in the area. Such agreement will include: (1) a list of each service the City will provide on the effective date of the annexation; and (2) a schedule that includes the period within which City will provide each service that is not provided on the effective date of the annexation.

RESPECTFULLY SUBMITTED this 18th day of July, 2023.

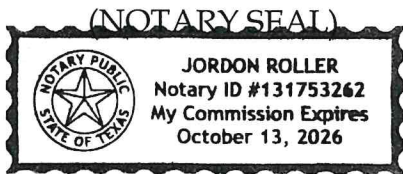
Michael Roller

By: 
Name: Michael Roller
Title: Owner

THE STATE OF TEXAS §
 §
COUNTY OF Fort Bend §

This instrument was acknowledged before me, the undersigned authority, this 18th day of July, 2023, by Michael Roller

Jordan Roller
Notary Public, State of Texas



STATE OF TEXAS
COUNTY OF FORT BEND

I, MICHAEL ROLLER, OWNER OF THE 2.0880 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF NORTH FULSHEAR BUSINESS CENTER, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

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

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

WITNESS MY HAND IN THE CITY OF _____, TEXAS, THIS _____ DAY OF _____, 20____.

MICHAEL ROLLER

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL ROLLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES _____

I, RICHARD FUSSELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4148, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES, POINTS OF CURVATURE, AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

RICHARD FUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR #4148

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

DAVID P. KELLY, II, P.E.
REGISTERED PROFESSIONAL ENGINEER

THIS PLAT OF NORTH FULSHEAR BUSINESS CENTER IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS THIS _____ DAY OF _____, 20____. HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AMY R. PEARCE
CHAIRMAN

DAR HAKIMZADEH
CO-CHAIRMAN

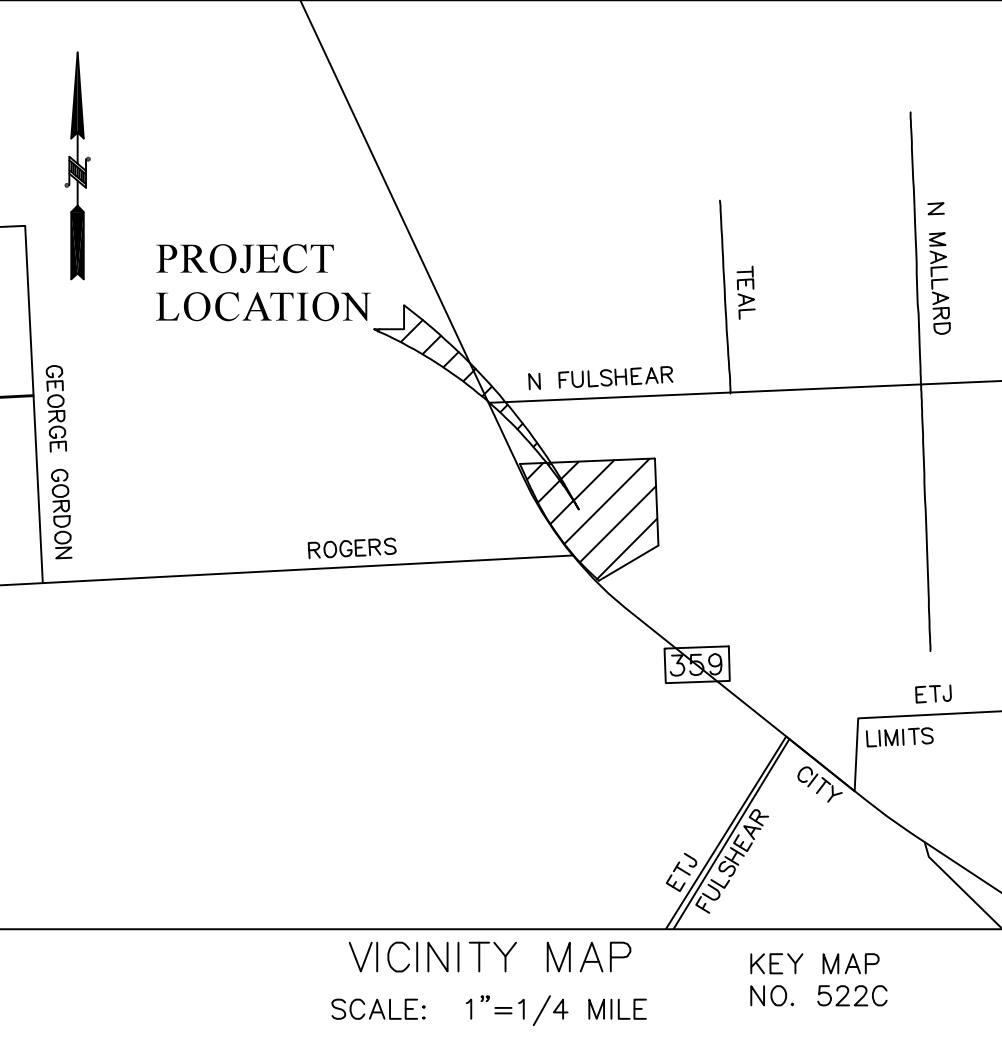
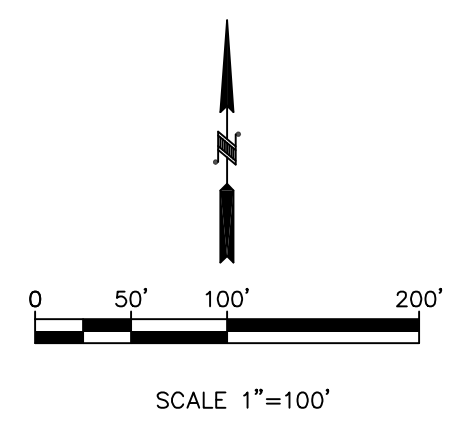
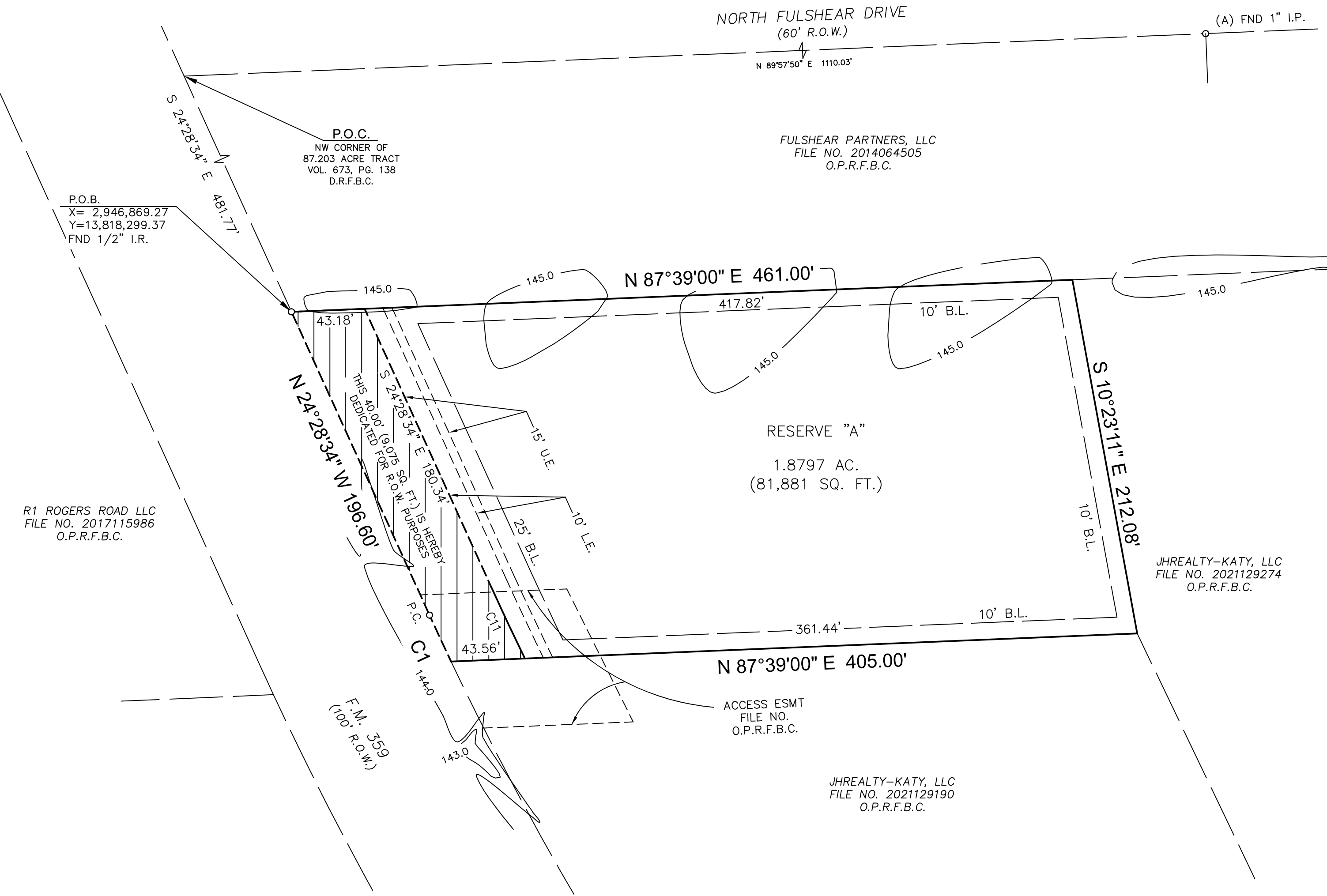
THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF NORTH FULSHEAR BUSINESS CENTER IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF FULSHEAR AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 20____.

AARON GROFF
MAYOR

KIMBERLY KOPECKY
SECRETARY

RESERVE TABLE			
RESERVE	ACREAGE	SQ. FT.	USAGE
A	1.8797	81,881	COMMERCIAL

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	1860.08'	30.20'	30.20'	S 24°56'32" E 0°55'48"



GENERAL NOTES

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, FORT BEND COUNTY.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY ABSTRACT SERVICES OF HOUSTON, (GUARANTEE FILE) G.F. NO. 7910-21-0470, EFFECTIVE DATE FEBRUARY 8, 2021.
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83). COORDINATES ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.99988219248548. POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
- FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- BENCHMARK: RM AW5411 ELEV: 136.60' (NAVD 1988, 2001 ADJ.) DESCRIPTION: FROM THE JUNCTIONS OF FARM ROADS 1093, 359 AND 1463, ABOUT 6.4 KM (4.0 MI) SOUTH OF KATY, GO NORTH ON FARM ROAD 1463 FOR 4.3 KM (2.65 MI) TO A GATE ON THE RIGHT. PASS THRU THE GATE TO THE STATION ON THE RIGHT JUST EAST OF A FENCELINE. THE STATION IS A PUNCH MARK IN THE TOP OF A STAINLESS STEEL ROD DRIVEN INTO THE GROUND AND INSIDE A 1-INCH PCV PIPE THAT IS 20 FEET LONG FILLED WITH GREASE THAT IS ENCASED IN A 5-INCH PCV PIPE WITH A LOGO CAP STAMPED—HGSD 68 1986—; THE ROD IS RECESSED 10 CM BELOW THE GROUND. LOCATED 20.9 METERS (68'7 FT) EAST OF THE CENTERLINE OF FARM ROAD 1463, 7.7 METERS (25'1 FT) SOUTH OF A DIRT DRIVE, 5.2 METERS (17'0 FT) EAST-SOUTHEAST OF A LARGE UTILITY POLE AND 4.7 METERS (15.4 FT) EAST OF A BARBED WIRE FENCE.
TEMPORARY BENCHMARK: ELEV: 144.92' (NAVD 1988, 2001 ADJ.) 60D NAIL IN SERVICE POLE BEARING N 34°04' W, DISTANCE OF 363.96' FROM A 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48157C0085M WITH THE EFFECTIVE DATE OF JANUARY 29, 2021, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE) THE 100 YEAR FLOODPLAIN.
- ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- NO PIPELINE OR PIPELINE EASEMENTS APPEAR IN THE CITY PLANNING LETTER PREPARED BY STARTEK TITLE COMPANY AND NO ABOVE GROUND EVIDENCE WAS FOUND MARKING THE EXISTENCE OF ANY PIPELINES CROSSING THIS PLAT.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF XXX FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM), IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- THE MINIMUM SLAB LISTED ABOVE DOES NOT ACCOUNT FOR ONSITE DETENTION AND PONDING ELEVATIONS, WHICH MUST BE CHECKED AT THE TIME OF SITE PLAN DEVELOPMENT.
- FUTURE DEVELOPMENT OF EACH RESERVE WILL REQUIRE ONSITE DRAINAGE AND DETENTION FACILITIES WITHIN A DEDICATED EASEMENT TO BE MAINTAINED BY THE PROPERTY OWNER.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PROPERTY IS LOCATED WITHIN FORT BEND COUNTY LIGHTING ZONE 3.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- THIS PROPERTY LIES WITHIN THE CITY OF FULSHEAR'S ETJ AND FORT BEND COUNTY, TEXAS.

DESCRIPTION OF A TRACT OF LAND CONTAINING 2.0880 ACRES (90,955 SQUARE FEET) SITUATED IN THE CHURCHILL-FULSHEAR LEAGUE, ABSTRACT 29, FORT BEND COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 2.0880 ACRES (90,955 SQUARE FEET), SITUATED IN THE CHURCHILL-FULSHEAR LEAGUE, ABSTRACT 29, FORT BEND COUNTY, TEXAS, BEING A PORTION OF A CERTAIN 87.203 ACRE TRACT OF LAND RECORDED IN VOLUME 673, PAGE 138 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, BEING PART OF A TRACT OF LAND CONVEYED UNTO KEITH H. WILLIAMS AND CYNTHIA A. WILLIAMS BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2013127806 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, SAID 2.0880-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID 87.203 ACRE TRACT;

THENCE SOUTH 24°28'34" EAST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF F.M. 359 (100 FEET WIDE), A DISTANCE OF 481.77 FEET TO FOUND A 1/2-INCH IRON ROD FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 87°39'00" EAST, A DISTANCE OF 461.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 10°23'11" EAST A DISTANCE OF 212.08 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 87°39'00" WEST, A DISTANCE OF 405.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE NORTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 359 FOR THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE FOLLOWING A CURVE TO THE RIGHT, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 359, HAVING A RADIUS OF 1,860.08 FEET, ARC LENGTH OF 30.20 FEET, A CHORD BEARING OF NORTH 24°56'32" WEST, AND A CHORD LENGTH OF 30.20 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR A POINT OF TANGENCY;

THENCE NORTH 24°28'34" WEST, A DISTANCE OF 196.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.0880 ACRES (90,955 SQUARE FEET), MORE OR LESS.

DISTRICT NAMES	
FESD	4
SCHOOL	LAMAR CISD
FIRE	FULSHEAR
CITY OR CITY ETJ	FULSHEAR ETJ
DRAINAGE	FORT BEND DRAINAGE
COUNTY ASSISTANCE DIST	CAD 7

- LEGEND:
- B.L. = BUILDING LINE
 - U.E. = UTILITY EASEMENT
 - A.E. = AERIAL EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - P.R.F.B.C. = PLAT RECORDS OF FORT BEND COUNTY
 - D.R.F.B.C. = DEED RECORDS OF FORT BEND COUNTY
 - O.P.R.F.B.C. = OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
 - I.P. = IRON PIPE
 - I.R. = IRON ROD
 - R.O.W. = RIGHT OF WAY
 - VOL. = VOLUME
 - PAGE = PAGE
 - P.O.B. = POINT OF BEGINNING
 - L.E. = LANDSCAPE EASEMENT
 - = SET 1/2" IR W/CAP MARKED "SURVEY 1"
 - ⊙ = TEMPORARY BENCHMARK

NORTH FULSHEAR BUSINESS CENTER

A SUBDIVISION OF 2.0880 ACRES (90,955 SQ FT)
IN THE CHURCHILL-FULSHEAR LEAGUE, A-29,
FORT BEND COUNTY, TEXAS

1 BLOCKS 1 RESERVE
APRIL 26, 2021



OWNER:
MICHAEL ROLLER
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FULSHEAR, TEXAS 77441
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