



"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 MALLETT
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 October 06, 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, OCTOBER 6, 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 17.37-acre tract of land, generally located along Flewellen Way, and within the J.C. McDonald Survey, Abstract No. 290, and the T.W. Sutherland Survey, Abstract No. 421, City of Fulshear, Fort Bend County, Texas. The tract of land, currently vacant, and within the General Commercial (GC) District, requests to be zoned into the Semi-Urban Residential (SU) District. The first public hearing will be held by the Planning and Zoning Commission on October 6, 2023 at 8:30 a.m. The second hearing will be held by the City Council on October 17, 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. Consideration and possible action to approve minutes from the Planning and Zoning Commission meeting held on September 1, 2023

6. Consideration and possible action to approve the Del Webb Fulshear Section 8 Preliminary Plat

7. Consideration and possible action to recommend approval of the Jordan Ranch Section 43 Final Plat

8. Consideration and possible action to recommend approval of the Belmont Estates Section 1 Final Plat

9. Consideration and possible action to recommend approval of the Fulshear Gateway Final Plat

10. Consideration and possible action to recommend or deny approval of a zoning map amendment for an approximately 17.37-acre tract of land, currently zoned within the General Commercial (GC) District, into the Semi-Urban Residential (SU) District

11. 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, September 28, 2023, by 5:00 p.m., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

Katie Lewis

Katie Lewis, Assistant City Secretary



“FIND YOUR FUTURE IN FULSHEAR”

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

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

WWW.FULSHEARTEXAS.GOV

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

PLANNING & ZONING:
MEMBER- CHRISTOPHER 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 September 01, 2023

1. CALL TO ORDER

A MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY CHAIRMAN PEARCE AT 8:30 A.M. ON FRIDAY, SEPTEMBER 1, 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
JOSH GREEN

OTHERS PRESENT

COLLIN PIER
KATHY WARD
JACKSON TWOMEY
JAMES DULAK
RAVEN COLBERT
IJEOMS OJIAKO
SHY BOLDEN
DON BALLARD
BARRY ZERINGUE
SARAH JOHNSON
JOEL PATTERSON
KIM STACY
TREY DEVILLIER

AND 6 OTHERS THAT DID NOT SIGN IN

3. CITIZEN'S COMMENTS

KATHY WARD-FULSHEAR RESIDENT ON LEA LANE SPOKE OF THE FLOODING CONCERNS WITH THE BELMONT ESTATES.

RAVEN COLBERT- FULSHEAR RESIDENT ON HARPER MEADOW LANE SPOKE OF THE SIGNS LOCATED ALONG HARMONY BREEZE RELATING TO DROPPING OFF CHILDREN AT SCHOOL.

IJEOMS OJIAKO- FULSHEAR RESIDENT ON MEADOW COURT SPOKE OF THE ISSUES WITH DROPPING KIDS OFF AT THE AMY CAMPBELL SCHOOL.

SHY BOLDEN- FULSHEAR RESIDENT OF FULSHEAR SPOKE OF THE INCONSISTENCY OF THE SCHOOL SIGNAGE.

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 3.1241 ACRE TRACT OF LAND, NEAR THE INTERSECTION OF FARM-TO-MARKET 1093 AND TEXAS HERITAGE PARKWAY, AND LOCATED IN THE ENOCH LATHAM JR. SURVEY, ABSTRACT 50, AND BEING A PORTION OF A

CERTAIN 3.662 TRACT OF LAND RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2012087343 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 SEPTEMBER 1, 2023, AT 8:30 A.M. THE SECOND HEARING WILL BE HELD BY THE CITY COUNCIL ON SEPTEMBER 19, 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

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:42 A.M.

THERE WERE NO PUBLIC COMMENTS

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING 8:44 A.M.

5. PUBLIC HEARING

THE CITY OF FULSHEAR WILL HOLD TWO PUBLIC HEARINGS REGARDING PROPOSED ZONING REGULATION TEXT AMENDMENTS SPECIFICALLY AMENDMENTS TO ARTICLE I, ARTICLE II, ARTICLE III, ARTICLE IV, AND ARTICLE VII OF THE COORDINATED DEVELOPMENT ORDINANCE (CDO). THE FIRST PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION ON SEPTEMBER 1, 2023, AT 8:30 A.M. THE SECOND PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL ON SEPTEMBER 19, 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 JOSHUA BROTHERS, CITY OF FULSHEAR, 281-346-1796

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:44 A.M.

THERE WERE NO PUBLIC COMMENTS

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING 8:46 A.M.

6. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON JULY 7, 2023, AND AUGUST 4, 2023

CHAIRMAN PEARCE STATED THE MINUTES FROM JULY 7, 2023, PLANNING AND ZONING MEETING HAVE BEEN AMENDED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON JULY 7, 2023, AND AUGUST 4, 2023. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

7. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE LEGACY RIDGE AT CROSS CREEK RANCH FINAL PLAT

CLIFF BROUHARD STATED THIS PLAT HAS NO COMMENTS AND IS RECOMMENDED FOR APPROVAL.

CITY STAFF AND TREY DEVILLIAR FROM BGE, INC. ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO DENY THE LEGACY RIDGE AT CROSS CREEK RANCH FINAL PLAT BASED ON STREET SIGNAGE INVESTIGATION AND TEXAS CODE 212.010.A2. IT WAS SECONDED BY CO-CHAIRMAN BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

8. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE FULSHAR LAKES CREEKSIDE SECTION 6 FINAL PLAT

CLIFF MENTIONED THERE WAS ONE MINOR COMMENT THAT WAS CORRECTED AND IS RECOMMENDED FOR APPROVAL. HE ALSO STATED THIS IS AN AMENDED PLAT THAT WAS PREVIOUSLY APPROVED.

CITY STAFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE FULSHAR LAKES CREEKSIDE SECTION 6 FINAL PLAT WITH A CONDITION TO DISCUSS

STREET NAMES WITH THE DEVELOPER. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

9. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE BELMONT ESTATES SECTION 1 FINAL PLAT

CLIFF BROUHARD STATED THERE WERE EIGHTEEN (18) MINOR COMMENTS AND AS OF THE MORNING OF SEPTEMBER 1ST THERE WERE NO UPDATES ON THE PLAT. THEREFORE, CITY STAFF RECOMMENDED TO DENY THE PLAT.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO DENY THE BELMONT ESTATES SECTION 1 FINAL PLAT DUE TO THE STREET NAMES BEING AGAINST THE CITY ORDINANCE AND INCOMPLETE PLAT BASED ON THE CITY ENGINEER REVIEW LETTER DATED 8/27/2023. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

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

JOSH BROTHERS STATED THE DEVELOPER OF SUMMERVIEW IS PROPOSING AN UPDATE TO THEIR MASTER SIGN PLAN. THEY ARE PROPOSING TEMPORARY MARKETING SIGNS ON VARIOUS STREETS THROUGHOUT THE SUBDIVISION AS WELL AS FIVE (5) ADDITIONAL SIGNS ALONG FM 359.

CITY STAFF RECOMMENDED TO DENY THE REQUEST TO PLACE THE ADDITIONAL SIGNS ALONG FM 359 AND RECOMMENDED TO APPROVE THE SIGNS WITHIN THE SUBDIVISION.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE SIGNAGE INSIDE THE DEVELOPMENT AND NOT ALONG FM 359. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

11. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND OR DENY APPROVAL OF A ZONING MAP AMENDMENT FOR AN APPROXIMATELY 3.1241-ACRE TRACT OF LAND, CURRENTLY NOT ZONED, INTO THE GENERAL COMMERCIAL (GC) DISTRICT UPON ANNEXATION INTO THE CITY LIMITS

JOSH BROTHERS MENTIONED THIS PROPERTY IS IN THE EXTRATERRITORIAL JURISDICTION(ETJ) ON THE NORTHEAST CORNER OF TEXAS HERITAGE PARKWAY AND FM 1093. THEY ARE PROPOSING TO BE ANNEXED INTO THE CITY LIMITS AND BE ZONED GENERAL COMMERCIAL FOR THE PURPOSE OF BUILDING A GAS STATION AND CARWASH.

CITY STAFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALLETT TO APPROVE A ZONING MAP AMENDMENT FOR AN APPROXIMATELY 3.1241-ACRE TRACT OF LAND, CURRENTLY NOT ZONED, INTO THE GENERAL COMMERCIAL (GC) DISTRICT UPON ANNEXATION INTO THE CITY LIMITS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

12. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF ORDINANCE NO. 2023-1433, AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS, AMENDING CHAPTER 28, "COORDINATED DEVELOPMENT ORDINANCE (CDO)," ARTICLE I, ARTICLE II, ARTICLE III, ARTICLE IV, AND ARTICLE VII 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

JOSH BROTHERS STATED THIS IS THE THIRD AND FINAL UPDATE TO THE COORDINATED DEVELOPMENT ORDINANCE (CDO). HE THEN WENT OVER THE UPDATES.

UPDATES TO THE CDO:

- 1. PROMOTE RESPONSIBLE GROWTH AND NATURAL MANAGEMENT OF STORMWATER IN NEW COMMERCIAL, OFFICE, MULTI-FAMILY AND OTHER NON-RESIDENTIAL DEVELOPMENTS*
- 2. HIGHER STANDARDS FOR NON-RESIDENTIAL DEVELOPMENTS BY INCREASING THE QUALITY AND AESTHETICS*

3. *RAISED STANDARDS FOR RESIDENTIAL STRUCTURES IN THE DOWNTOWN DISTRICT TO PROMOTE A HIGHER QUALITY PRODUCT AND COMPLEMENT NON-RESIDENTIAL STRUCTURES*
4. *RAISED AND AMENDED STANDARDS FOR MONUMENT SIGNS*
5. *ROUNDAABOUT SIGNS ARE PERMISSIBLE IF MEET THE CONDITIONS*
6. *ESTABLISH A LEGAL/REVIEW FEE*
7. *GRADING FEE ADDED TO SCHEDULE OF FEES FOR PROPERTIES LARGER THAN 2 ACRES*
8. *VENDING/FOOD TRUCKS MORE DEFINED*
9. *ADDITIONAL REQUIREMENTS FOR REFUSE CONTAINERS*
10. *ADDED REQUIREMENTS FOR FENCING RELATING TO A "CANYON" EFFECT AND PROMOTE OPENNESS*
11. *ADDITIONAL REQUIREMENTS FOR STREET NAMES*

COLLIN PIER, RESIDENT OF FULSHEAR SPOKE REGARDING CITY REGULATING WETLANDS

CITY STAFF ANSWERED QUESTIONS FROM THE BOARD

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE ORDINANCE NO. 2023-1433 WITH THE RECOMMENDATIONS TO CHANGE THE VERBAGE OF WHO IS RESPONSIBLE FOR THE MAINTAINANCE OF THE ROUNDAABOUT SIGNS AND THE HEIGHT LIMITATION OF 15 FEET. IT WAS SECONDED BY CO-CHAIRMAN BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

13. Adjournment

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

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

NAYS:

ABSTAIN:

ABSENT:

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 10:01 A.M.



CITY OF FULSHEAR

PO Box 279 / 6611 W Cross Creek Bend Ln
Fulshear, Texas 77441

Phone: 281-346-1796 ~ Fax: 281-346-2556
www.fulsheartexas.gov

August 27, 2023

Plat Review – Engineering
For Planning and Zoning Meeting – September 1, 2023

Belmont Estates Section 1 – Final Plat

I recommend approval of this final plat for Belmont Estates Section 1 once the following comments are addressed.

1. The Co-Chair of Planning and Zoning should be updated to Joan Berger.
2. The City Secretary should be updated to Mariela Rodriguez.
3. The District Block indicates that this development is in the City of Fulshear ETJ. This development is located in the city limits of Fulshear.
4. The vicinity map should be scaled.
5. The vicinity map should have a north arrow.
6. Note 4 should be completed by calling out the finish floor elevation.
7. Add a note that the plat will expire in one year from Planning and Zoning approval if the plat is not recorded in the real property records of Fort Bend County.
8. Add a note indicating the following, “The pipelines or pipeline easements within the limits of the subdivision are as shown.”
9. Add a note that indicates that ownership and maintenance responsibilities of the drainage reserves are vested in Fulshear Municipal Utility District No. 4.
10. Add a note that Fort Bend County Drainage District reserves the right for maintenance operations along the Flewellen Tributary in Reserve D.
11. Two abstracts are noted in the legal description. Add a line on the plat indicating where these two abstracts are.
12. Include a reserve table on the plat that details what each reserve is reserved for.
13. During preliminary plat review it was noted that a Traffic Impact Analysis (TIA) would be required prior to final plat. Through discussion a TIA

memo was proposed to analyze the need for left turn lanes on Bois D'Arc.

This analysis should be submitted as required.

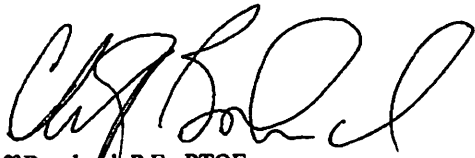
14. Submit a fully approved drainage impact analysis.

15. Show contours on the plat.

16. Title block indicates 8 reserves but 13 are shown.

17. There appears to be two "A" reserves. One is located near lot 8 and is shown as a lower case "a."

18. Label Blocks on the plat.

A handwritten signature in black ink, appearing to read 'Cliff Brouhard', written in a cursive style.

Cliff Brouhard, P.E., PTOE
City Engineer
City of Fulshear, Texas



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: _____

Date Received by the City of Fulshear: _____

Subdivision: _____ Development: _____

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary

Final

Short Form Final

Replat

Vacation Plat

Admin. (Minor) Plat

Amending Plat

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential

Zero Lot Line/ Patio Home

Multi-Family Residential

Planned Development

Commercial

Industrial

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: A SUBDIVISION OF 23.641 ACRES OF LAND SITUATED IN THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76 AND THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT NUMBER 29, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

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

Total Acreage: 23.641

Number of Streets: 4

Number of Lots: 58

Number and Types of Reserves: 5 - landscape/open space, detention

Total Acres in Reserve: 7.284

Owner: _____

Address: _____

City/State: _____

Telephone: _____

Email Address: _____

Engineer/Planner: _____

Contact Person: _____

Telephone: _____

Fax Number: _____

Email Address: _____

Platting Fees

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

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

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

Amending or Minor Plat - \$200.00

Plat Vacation - \$500.00

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

TOTAL PLATTING FEE \$998.51

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.

Ruby Nunez
SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

County: Fort Bend
Project: Del Webb Fulshear Sec 8
Job No.: 231403
MB No.: 23-528

FIELD NOTES FOR 23.641 ACRES

Being a tract containing 23.641 acres of land located in the John Randon League, Abstract Number 76 and the Churchill Fulshear League, Abstract Number 29 in Fort Bend County, Texas; said 23.641 acre tract being portions of a call 75.51 acre tract recorded in the name of Mason Equest Investments, Inc. in Fort Bend County Clerk's File (F.B.C.C.F.) Number 2020176049, a call 76.694 acre tract of land recorded in the name of Fulshear Equine, LLC in F.B.C.C.F. Number 2008115119 and a call 41.2 acre tract of land recorded in the name of Fulshear Investments, Inc. in F.B.C.C.F. Number 9573103, styled tract "A"; said 23.641 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System, NAD '83, South Central Zone):

Beginning 5/8-inch iron rod with GBI cap found at the southwesterly corner of Del Webb Fulshear Section 7, a subdivision recorded in Plat Number 20230192 of the Fort Bend County Plat Records (F.B.C.P.R.), on the westerly line of said 75.51 acre tract and on the easterly line of a call 298.0917 acre tract of land recorded in the name of TPHTL Rogers, LLC in F.B.C.C.F. Number 2020167511;

Thence, with the southerly line of said Del Webb Fulshear Section 7, the following six (6) courses:

- 1) North 87 degrees 20 minutes 50 seconds East, a distance of 76.43 feet to a 5/8-inch iron rod with GBI cap found;
- 2) 344.91 feet along the arc of a curve to the right, said curve having a central angle of 29 degrees 03 minutes 43 seconds, a radius of 680.00 feet and a chord which bears South 78 degrees 07 minutes 19 seconds East, a distance of 341.23 feet to a 5/8-inch iron rod with GBI cap found;
- 3) South 63 degrees 35 minutes 27 seconds East, a distance of 256.95 feet to a 5/8-inch iron rod with GBI cap found;
- 4) 132.72 feet along the arc of a curve to the left, said curve having a central angle of 11 degrees 20 minutes 58 seconds, a radius of 670.00 feet and a chord which bears South 69 degrees 15 minutes 56 seconds East, a distance of 132.50 feet to a 5/8-inch iron rod with GBI cap found;
- 5) South 74 degrees 56 minutes 25 seconds East, a distance of 183.21 feet to a 5/8-inch iron rod with GBI cap found;

- 6) 40.10 feet along the arc of a curve to the left, said curve having a central angle of 91 degrees 54 minutes 29 seconds, a radius of 25.00 feet and a chord which bears North 59 degrees 06 minutes 20 seconds East, a distance of 35.94 feet to a 5/8-inch capped iron rod found on the westerly Right-of-Way (R.O.W.) line of Lifestyle Boulevard (60-feet wide) recorded in Plat Number 20210237 of the F.B.C.P.R.;

Thence, with said westerly R.O.W. line the following three (3) courses:

- 1) South 13 degrees 09 minutes 06 seconds West, a distance of 225.90 feet to a 5/8-inch iron rod with GBI cap found;
- 2) 142.72 feet along the arc of a curve to the left, said curve having a central angle of 12 degrees 58 minutes 47 seconds, a radius of 630.00 feet and a chord which bears South 06 degrees 39 minutes 42 seconds West, a distance of 142.42 feet to a 5/8-inch iron rod with GBI cap found;
- 3) South 00 degrees 10 minutes 18 seconds West, a distance of 632.74 feet to a 5/8-inch iron rod with GBI cap found;

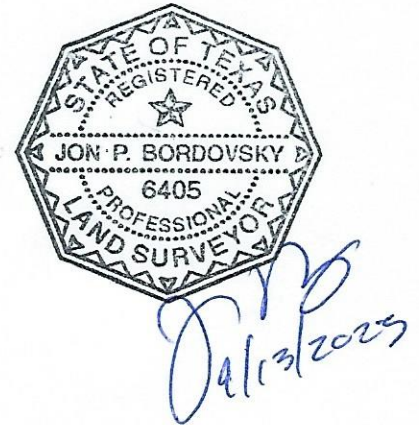
Thence, through and across said 41.2 acre tract, 76.694 acre tract and 75.51 acre tract, the following eleven (11) courses:

- 1) North 89 degrees 49 minutes 42 seconds West, a distance of 205.24 feet to a 5/8-inch iron rod with GBI cap set;
- 2) South degrees 10 minutes 18 seconds West, a distance of 125.00 feet to a 5/8-inch iron rod with GBI cap set;
- 3) North 89 degrees 49 minutes 42 seconds West, a distance of 62.63 feet to a 5/8-inch iron rod with GBI cap set;
- 4) North 72 degrees 13 minutes 26 seconds West, a distance of 274.10 feet to a 5/8-inch iron rod with GBI cap set;
- 5) North 00 degrees 10 minutes 18 seconds East, a distance of 52.11 feet to a 5/8-inch iron rod with GBI cap set;
- 6) North 89 degree 49 minutes 42 seconds West, a distance of 125.00 feet to a 5/8-inch iron rod with GBI cap set;
- 7) North 00 degrees 10 minutes 18 seconds East, a distance of 6.59 feet to a 5/8-inch iron rod with GBI cap set;
- 8) North 89 degree 49 minute 42 seconds West, a distance of 60.00 feet to a 5/8-inch iron rod with GBI cap set;

- 9) North 00 degree 10 minutes 18 seconds East, a distance of 19.04 feet to a 5/8-inch iron rod with GBI cap set;
- 10) 46.23 feet along the arc of a curve to the left, said curve having a central angle of 02 degree 43 minutes 51 seconds, a radius of 970.00 feet and a chord which bears North 01 degree 11 minute 37 seconds West, a distance of 46.23 feet to a 5/8-inch iron rod with GBI cap set;
- 11) South 87 degrees 26 minutes 27 seconds West, a distance of 140.52 feet to a 5/8-inch iron rod with GBI cap set on the aforesaid westerly line of 75.51 acre tract and the said easterly line of 298.0917 acre tract;

Thence, with said westerly and easterly line, North 02 degrees 17 minutes 19 seconds West, a distance of 1174.42 feet to the **Point of Beginning** and containing 23.641 acres of land.

GBI PARTNERS
TBPELS FIRM No. 10130300
(281)499-4539
September 13, 2023



P.O.B.

DEL WEBB FULSHEAR
SECTION 7
PLAT NO. 20230192 F.B.C.P.R.

DEL WEBB FULSHEAR
SECTION 1
PLAT NO. 20210236 F.B.C.P.R.

23.641 ACRES

CALL 75.51 ACRES
MASON EQUEST INVESTMENTS, INC.
F.B.C.C.F. NO. 2020176049

CALL 298.0917 ACRES
TPHTL ROGERS, LLC
F.B.C.C.F. NO.2020167511

CALL 76.694 ACRES
FULSHEAR EQUINE, LLC
F.B.C.C.F. NO.2008115119

JOHN RANDON LEAGUE, A-76
CHURCHILL FULSHEAR LEAGUE, A-29

LIFESTYLE BOULEVARD
(60' WIDE)
PLAT NO. 20210237 F.B.C.P.R.

DEL WEBB FULSHEAR SECTION 2
PLAT NO. 20220028 F.B.C.P.R.

CALL 41.2 ACRES
FULSHEAR INVESTMENTS, INC.
F.B.C.C.F. NO.9573103
TRACT "A"

23.641 ACRES

BEING PORTIONS OF A CALL 75.51 ACRE TRACT RECORDED IN THE NAME OF MASON EQUEST INVESTMENTS, INC. IN F.B.C.C.F. NO. 2020176049, A CALL 76.694 ACRE TRACT RECORDED IN THE NAME OF FULSHEAR EQUINE, LLC IN F.B.C.C.F. NO. 2008115119 AND A CALL 41.2 ACRE TRACT RECORDED IN THE NAME OF FULSHEAR INVESTMENTS, INC. IN F.B.C.C.F. NO. 9573103, STYLED TRACT "A"

LOCATED IN THE JOHN RANDON LEAGUE, A-76 AND THE CHURCHILL FULSHEAR LEAGUE, A-29

FORT BEND COUNTY, TEXAS



GBI PARTNERS

4724 VISTA ROAD
PASADENA, TX 77505
PHONE: 281-499-4539

TBPELS FIRM #10130300
GBISurvey@GBISurvey.com
www.GBISurvey.com

JOB NO: 201401
SCALE: 1"=300'
DATE: 09/13/2023
M&B NO: 23-528

SCALE: 1"=300'

STATE OF TEXAS
COUNTY OF FORT BEND

WE, PULTE HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH PATRICK DUGGAN, VICE PRESIDENT-LAND DEVELOPMENT, BEING AN OFFICER OF PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY GENERAL PARTNER, PULTE HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 23.641 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF DEL WEBB FULSHEAR SECTION 8, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY 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 (I.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 (I.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF DEL WEBB FULSHEAR SECTION 8 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, PULTE HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP BY: PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, BY ITS VICE PRESIDENT-LAND DEVELOPMENT, PATRICK DUGGAN, THIS _____ DAY OF _____, 20____.

PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP

BY: PULTE NEVADA I LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: _____
PATRICK DUGGAN, VICE PRESIDENT-LAND DEVELOPMENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PATRICK DUGGAN, VICE PRESIDENT-LAND DEVELOPMENT, OF PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER, OF PULTE HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "GBI PARTNERS" UNLESS OTHERWISE NOTED.

JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

THIS PLAT OF DEL WEBB FULSHEAR SECTION 8 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS THIS _____ DAY OF _____, 20____.

AMY PEARCE, CHAIR

JOAN BERGER, CO-CHAIRMAN

THIS PLAT OF DEL WEBB FULSHEAR SECTION 8 WAS APPROVED ON _____, 20____ BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 20____. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

MARIELA RODRIGUEZ, CITY SECRETARY

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 20____ AT O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

NOTES:

- 1. BENCHMARK: NGS MONUMENT DESIGNATION HGCSO 66 (P.I.D. AW5411) - STAINLESS STEEL ROD IN SLEEVE LOCATED ON THE EAST SIDE OF F.M. 1463, ±625 FEET SOUTH OF THE INTERSECTION OF CORBITT ROAD. ELEVATION = 136.30 NAVD 1988, GEOID 09
- 2. TEMPORARY BENCHMARK: GBI #104 - X CUT ON CONCRETE CURB LOCATED AT THE WESTERLY TERMINUS OF LOU WATERS PARKWAY. ELEVATION = 135.01 NAVD 1988, GEOID 09.
- 3. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88, GEOID 09.
- 4. THE FOLLOWING COORDINATES SHOWN HEREON ARE GRID VALUE AND BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 1983, AND MAY BE BROUGHT TO SURFACE VALUE BY APPLYING A COMBINED SCALE FACTOR OF 0.999877178.
- 5. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- 6. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. _____, DATED _____, THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 7. THIS PLAT LIES WHOLLY WITHIN THE CITY OF FULSHEAR, FORT BEND DRAINAGE DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND MUNICIPAL UTILITY DISTRICT NO. 245, FORT BEND ESD 4, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, AND FORT BEND COUNTRY.
- 8. THIS SUBDIVISION LIES WITHIN "ZONE X" (UNSHADED) AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48197C0085M, REVISED JANUARY 29, 2021, DEFINED AS AN "AREA OF MINIMAL FLOOD HAZARD". LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- 9. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- 10. THE PIPELINES AND PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
- 11. ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A 5 FOOT SIDE YARD BUILDING LINE.
- 12. ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
- 13. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) 2.0 FEET ABOVE THE 500-YEAR WATER SURFACE ELEVATION FOR THE RECEIVING STREAM OR IN THE ABSENCE OF A 500-YEAR WATER SURFACE ELEVATION, 4.0 FEET ABOVE THE EXISTING BASE FLOOD ELEVATION (2) 2.5 FEET ABOVE THE 100-YEAR WATER SURFACE ELEVATION (3) 2.0 FEET ABOVE TOP OF CURB OR EXISTING GROUND.
- 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 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.
- 16. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

LEGAL DESCRIPTION:

BEING A TRACT CONTAINING 23.641 ACRES OF LAND LOCATED IN THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76 AND THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT NUMBER 29 IN FORT BEND COUNTY, TEXAS; SAID 23.641 ACRE TRACT BEING PORTIONS OF A CALL 75.51 ACRE TRACT RECORDED IN THE NAME OF MASON EQUEST INVESTMENTS, INC. IN FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NUMBER 2020176049, A CALL 76.694 ACRE TRACT OF LAND RECORDED IN THE NAME OF FULSHEAR EQUINE, LLC IN F.B.C.C.F. NUMBER 2008115119 AND A CALL 41.2 ACRE TRACT OF LAND RECORDED IN THE NAME OF FULSHEAR INVESTMENTS, INC. IN F.B.C.C.F. NUMBER 9873103, STYLED TRACT "A", SAID 23.641 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD '83, SOUTH CENTRAL ZONE):

BEGINNING 5/8-INCH IRON ROD WITH GBI CAP FOUND AT THE SOUTHWESTERLY CORNER OF DEL WEBB FULSHEAR SECTION 7, A SUBDIVISION RECORDED IN PLAT NUMBER 20230192 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.), ON THE WESTERLY LINE OF SAID 75.51 ACRE TRACT AND ON THE EASTERLY LINE OF A CALL 298.0917 ACRE TRACT OF LAND RECORDED IN THE NAME OF TRITL ROGERS, LLC IN F.B.C.C.F. NUMBER 2020167511;

THENCE, WITH THE SOUTHERLY LINE OF SAID DEL WEBB FULSHEAR SECTION 7, THE FOLLOWING SIX (6) COURSES:

- 1) NORTH 87 DEGREES 20 MINUTES 50 SECONDS EAST, A DISTANCE OF 76.43 FEET TO A 5/8-INCH IRON ROD WITH GBI CAP FOUND;
- 2) 344.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 29 DEGREES 03 MINUTES 43 SECONDS, A RADIUS OF 680.00 FEET AND A CHORD WHICH BEARS SOUTH 78 DEGREES 07 MINUTES 19 SECONDS EAST, A DISTANCE OF 341.23 FEET TO A 5/8-INCH IRON ROD WITH GBI CAP FOUND;
- 3) SOUTH 63 DEGREES 35 MINUTES 27 SECONDS EAST, A DISTANCE OF 256.95 FEET TO A 5/8-INCH IRON ROD WITH GBI CAP FOUND;
- 4) 32.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 11 DEGREES 20 MINUTES 58 SECONDS, A RADIUS OF 670.00 FEET AND A CHORD WHICH BEARS SOUTH 69 DEGREES 15 MINUTES 56 SECONDS EAST, A DISTANCE OF 132.50 FEET TO A 5/8-INCH IRON ROD WITH GBI CAP FOUND;
- 5) SOUTH 74 DEGREES 56 MINUTES 25 SECONDS EAST, A DISTANCE OF 183.21 FEET TO A 5/8-INCH IRON ROD WITH GBI CAP FOUND;
- 6) 40.10 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 91 DEGREES 54 MINUTES 29 SECONDS, A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS NORTH 59 DEGREES 06 MINUTES 20 SECONDS EAST, A DISTANCE OF 35.94 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND ON THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF LIFESTYLE BOULEVARD (60'-FEET WIDE) RECORDED IN PLAT NUMBER 20210237 OF THE F.B.C.P.R.;

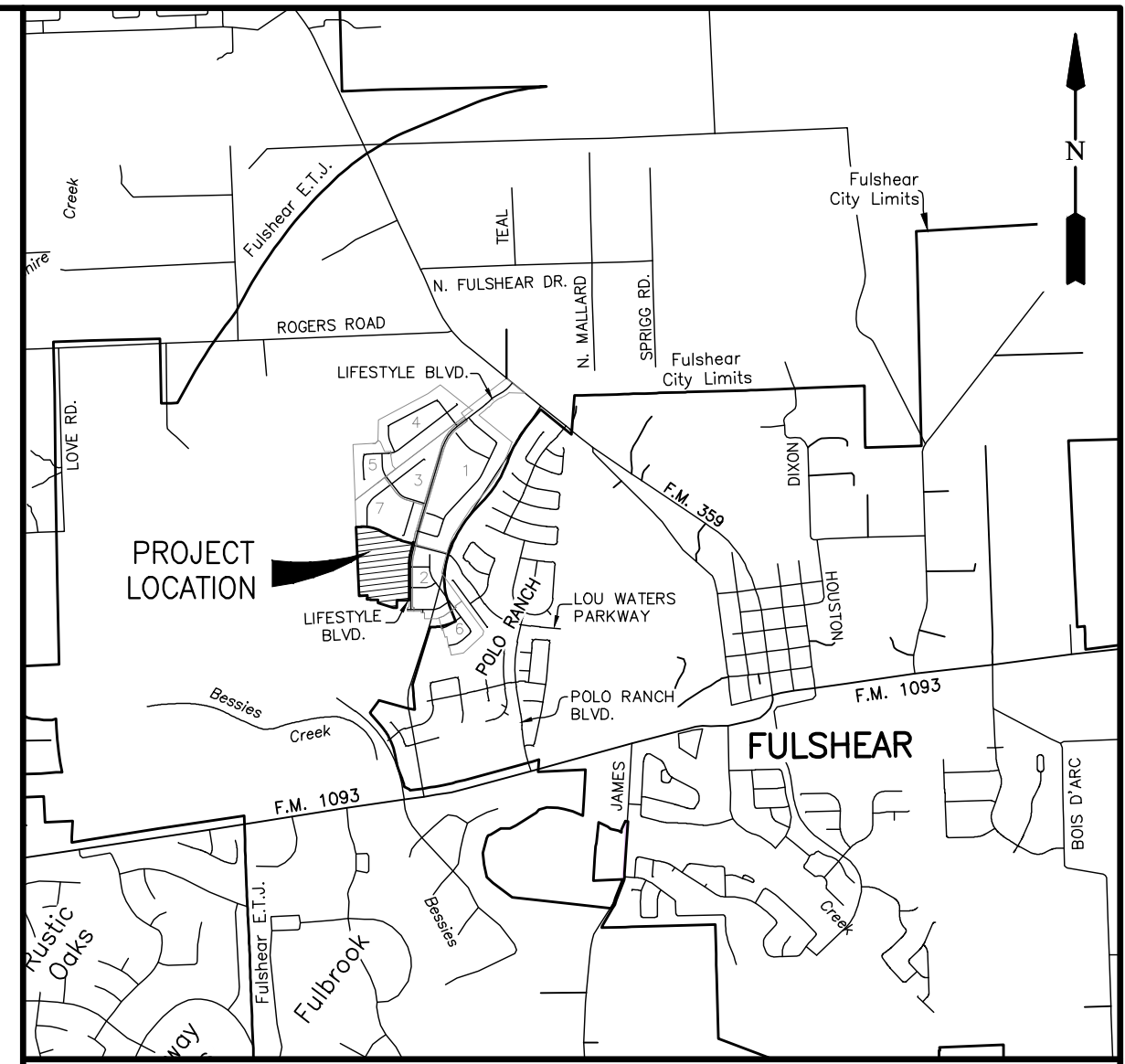
THENCE, WITH SAID WESTERLY R.O.W. LINE THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 13 DEGREES 09 MINUTES 06 SECONDS WEST, A DISTANCE OF 225.90 FEET TO A 5/8-INCH IRON ROD WITH GBI CAP FOUND;
- 2) 142.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 12 DEGREES 58 MINUTES 47 SECONDS, A RADIUS OF 630.00 FEET AND A CHORD WHICH BEARS SOUTH 06 DEGREES 39 MINUTES 42 SECONDS WEST, A DISTANCE OF 142.42 FEET TO A 5/8-INCH IRON ROD WITH GBI CAP FOUND;
- 3) SOUTH 00 DEGREES 10 MINUTES 18 SECONDS WEST, A DISTANCE OF 632.74 FEET TO A 5/8-INCH IRON ROD WITH GBI CAP FOUND;

THENCE, THROUGH AND ACROSS SAID 41.2 ACRE TRACT, 76.694 ACRE TRACT AND 75.51 ACRE TRACT, THE FOLLOWING ELEVEN (11) COURSES:

- 1) NORTH 89 DEGREES 49 MINUTES 42 SECONDS WEST, A DISTANCE OF 205.24 FEET TO A 5/8-INCH IRON ROD WITH GBI CAP SET;
- 2) SOUTH DEGREES 10 MINUTES 18 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A 5/8-INCH IRON ROD WITH GBI CAP SET;
- 3) NORTH 89 DEGREES 49 MINUTES 42 SECONDS WEST, A DISTANCE OF 62.63 FEET TO A 5/8-INCH IRON ROD WITH GBI CAP SET;
- 4) NORTH 72 DEGREES 13 MINUTES 26 SECONDS WEST, A DISTANCE OF 274.10 FEET TO A 5/8-INCH IRON ROD WITH GBI CAP SET;
- 5) NORTH 00 DEGREES 10 MINUTES 18 SECONDS EAST, A DISTANCE OF 52.11 FEET TO A 5/8-INCH IRON ROD WITH GBI CAP SET;
- 6) NORTH 89 DEGREE 49 MINUTES 42 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A 5/8-INCH IRON ROD WITH GBI CAP SET;
- 7) NORTH 00 DEGREES 10 MINUTES 18 SECONDS EAST, A DISTANCE OF 6.59 FEET TO A 5/8-INCH IRON ROD WITH GBI CAP SET;
- 8) NORTH 89 DEGREE 49 MINUTE 42 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH GBI CAP SET;
- 9) NORTH 00 DEGREE 10 MINUTES 18 SECONDS EAST, A DISTANCE OF 19.04 FEET TO A 5/8-INCH IRON ROD WITH GBI CAP SET;
- 10) 46.23 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 02 DEGREE 43 MINUTES 51 SECONDS, A RADIUS OF 970.00 FEET AND A CHORD WHICH BEARS NORTH 01 DEGREE 11 MINUTE 37 SECONDS WEST, A DISTANCE OF 46.23 FEET TO A 5/8-INCH IRON ROD WITH GBI CAP SET;
- 11) SOUTH 87 DEGREES 26 MINUTES 27 SECONDS WEST, A DISTANCE OF 140.52 FEET TO A 5/8-INCH IRON ROD WITH GBI CAP SET ON THE AFORESAID WESTERLY LINE OF 75.51 ACRE TRACT AND THE SAID EASTERLY LINE OF 298.0917 ACRE TRACT;

THENCE, WITH SAID WESTERLY AND EASTERLY LINE, NORTH 02 DEGREES 17 MINUTES 19 SECONDS WEST, A DISTANCE OF 1174.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.641 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 3,000'
KEY MAP NO. 522L

PRELIMINARY PLAT OF
DEL WEBB FULSHEAR
SECTION 8

A SUBDIVISION OF 23.641 ACRES OF LAND SITUATED IN THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76 AND THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT NUMBER 29, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

58 LOTS 5 RESERVES (7.284 ACRES) 3 BLOCKS
SEPTEMBER 21, 2023 JOB NO. 1680-8108.309

OWNERS:

PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: PULTE NEVADA I LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER
PATRICK DUGGAN, VICE PRESIDENT-LAND DEVELOPMENT
1311 BROADFIELD BOULEVARD, SUITE 100, HOUSTON, TEXAS 77084
PH: (281) 749-8000

SURVEYOR:

ENGINEER:



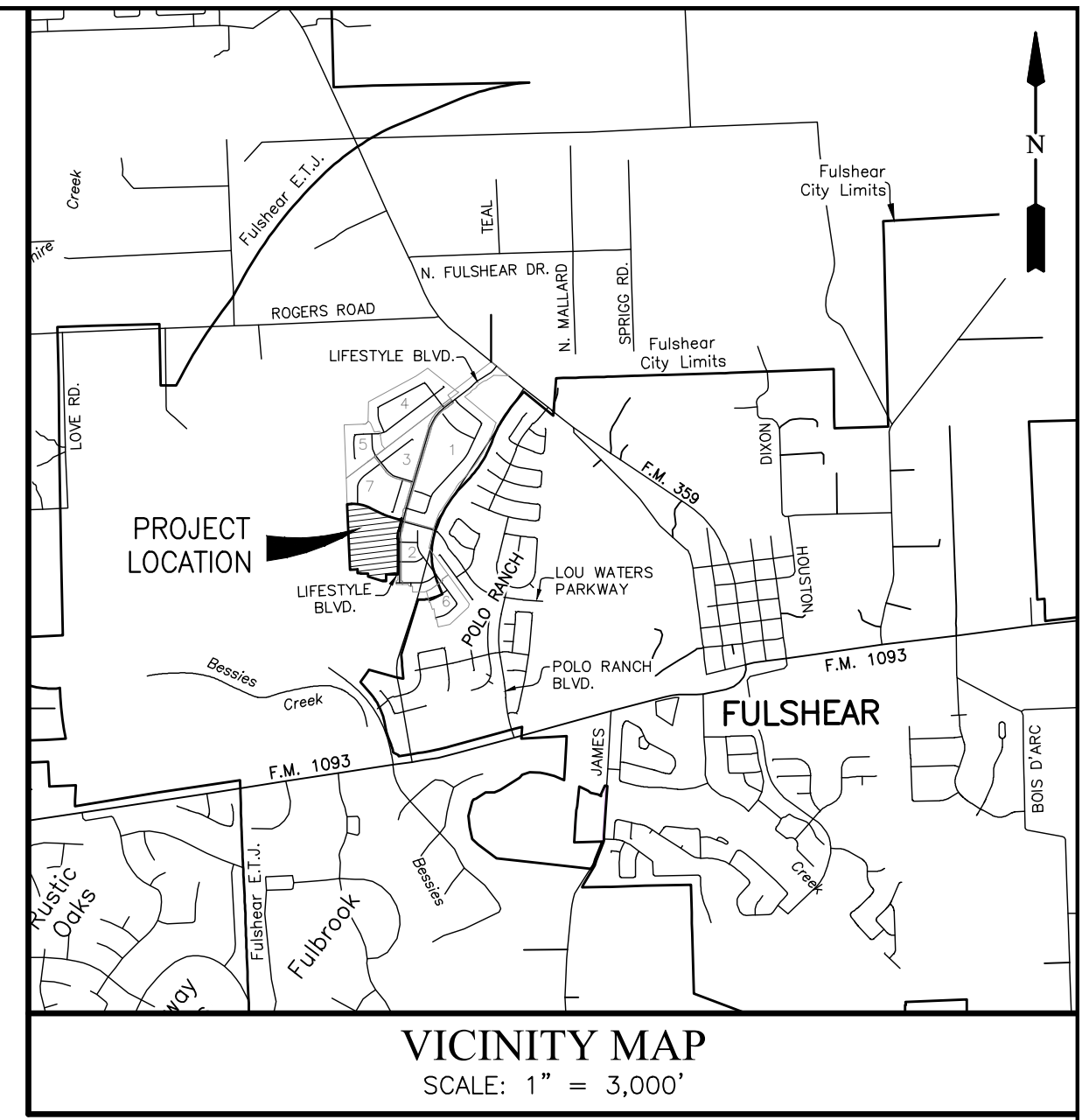
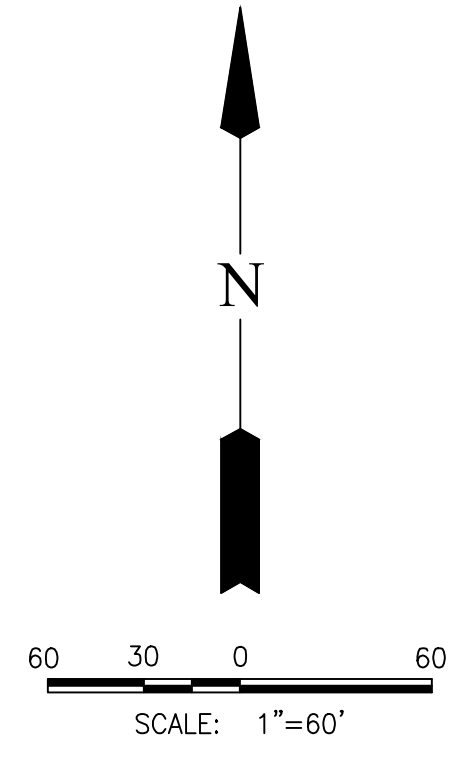
GBI PARTNERS
4724 VISTA ROAD 18PELS FIRM #10130300
PASADENA, TX 77505 GBSurvey@GBISurvey.com
PHONE: 281-499-4539 www.GBISurvey.com

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

PLATTING MGR. SUR. MYLAR CHECK: _____

DATE PLOTTED: 10/25/2023 11:54 AM PLOT BY: GARY KUNZ PLOT NAME: I:\Projects\PLATTING\1680\VERBCT\Del Webb Fulshear\Del Webb 8.dwg

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.237	10,323	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	6.710	292,289	RESTRICTED TO LANDSCAPE/OPEN SPACE/DETENTION
C	0.193	8,409	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.129	5,606	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.015	636	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	7.284	317,263	



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°20'50" E	76.43'
L2	N 89°49'42" W	62.63'
L3	N 00°10'18" E	52.11'
L4	N 00°10'18" E	6.59'
L5	N 89°49'42" W	60.00'
L6	N 00°10'18" E	19.04'
L7	S 87°20'50" W	76.62'
L8	S 00°10'18" W	19.04'
L9	N 45°11'35" E	22.75'
L10	S 00°10'18" W	19.04'
L11	S 86°18'45" W	38.92'
L12	N 38°55'00" W	50.89'
L13	S 24°36'27" E	84.59'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	680.00'	29°03'43"	344.91'	S 78°07'19" E	341.23'
C2	670.00'	11°20'58"	132.72'	S 69°15'56" E	132.50'
C3	25.00'	91°24'27"	40.10'	N 59°06'21" E	35.94'
C4	630.00'	12°58'47"	142.72'	S 06°39'42" W	142.42'
C5	970.00'	2°43'51"	46.23'	N 01°11'37" W	46.23'
C6	650.00'	29°03'43"	329.70'	N 78°07'19" W	326.17'
C7	700.00'	11°20'58"	138.66'	N 69°15'56" W	138.43'
C8	1,000.00'	3°24'43"	59.55'	S 01°32'03" E	59.54'
C9	1,000.00'	3°24'43"	59.55'	S 01°32'03" E	59.54'
C10	55.00'	90°00'00"	86.39'	S 44°49'42" E	77.78'
C11	25.00'	88°05'31"	38.44'	N 30°53'40" W	34.76'
C12	730.00'	11°20'58"	144.60'	N 69°15'56" W	144.37'
C13	620.00'	13°55'35"	150.70'	N 70°33'15" W	150.33'
C14	25.00'	102°18'39"	44.64'	S 51°19'38" W	38.94'
C15	970.00'	3°24'43"	57.76'	S 01°32'03" E	57.75'
C16	1,030.00'	3°24'43"	61.33'	S 01°32'03" E	61.32'
C17	970.00'	3°24'43"	57.76'	N 01°32'03" W	57.75'
C18	1,030.00'	3°24'43"	61.33'	N 01°32'03" W	61.32'
C19	25.00'	88°22'33"	38.56'	N 44°00'58" W	34.85'
C20	620.00'	4°26'55"	48.14'	S 89°34'17" W	48.13'
C21	25.00'	90°00'00"	39.27'	N 44°49'42" E	35.36'
C22	25.00'	90°00'00"	39.27'	S 45°10'18" W	35.36'
C23	25.00'	90°00'00"	39.27'	N 44°49'42" E	35.36'
C24	25.00'	90°00'00"	39.27'	N 45°10'18" E	35.36'
C25	25.00'	90°00'00"	39.27'	N 44°49'42" W	35.36'
C26	25.00'	42°47'16"	18.67'	S 68°46'41" W	18.24'
C27	50.00'	175°37'16"	153.26'	N 44°48'19" W	99.93'
C28	25.00'	42°50'00"	18.69'	N 21°35'19" E	18.26'
C29	25.00'	42°50'00"	18.69'	N 21°14'42" W	18.26'
C30	50.00'	265°40'01"	231.84'	S 89°49'42" E	73.33'
C31	25.00'	42°50'00"	18.69'	S 21°35'19" W	18.26'
C32	25.00'	90°00'00"	39.27'	N 44°49'42" E	35.36'
C33	25.00'	89°59'58"	39.27'	N 45°10'19" E	35.36'



**PRELIMINARY PLAT OF
DEL WEBB FULSHEAR
SECTION 8**

A SUBDIVISION OF 23.641 ACRES OF LAND SITUATED IN THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76 AND THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT NUMBER 29, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

58 LOTS 5 RESERVES (7.284 ACRES) 3 BLOCKS
SEPTEMBER 21, 2023 JOB NO. 1680-8108.309

OWNERS:
PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: PULTE NEVADA I LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER
PATRICK DUGGAN, VICE PRESIDENT—LAND DEVELOPMENT
1311 BROADFIELD BOULEVARD, SUITE 100, HOUSTON, TEXAS 77084
PH: (281) 749-8000

SURVEYOR: **GBI PARTNERS**
4724 VISTA ROAD PASADENA, TX 77055
PHONE: 281-499-4539

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

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - S.T.M.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.C.C.C.F. INDICATES FORT BEND COUNTY CLERK'S FILE
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - R.O.W. INDICATES RIGHT-OF-WAY
 - P.O.B. INDICATES POINT OF BEGINNING
 - NO. INDICATES NUMBER
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - RES. INDICATES RESERVE

LOT SUMMARY TABLE			
SECTION	40' LOTS	50' LOTS	65' LOTS
1	49	57	23
2	55	23	
3			21
4			
5		23	
6			
7			45
8	2	2	54
TOTAL	106	105	143

DATE: 21-Sep-2023 8:00AM BY: RUBY MINZ PATH: \\s01\work\Projects\2023\Del Webb Fulshear\Del Webb 8.dwg



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: 9/5/2023 Date Received by the City of Fulshear:

Subdivision: Jordan Ranch Section 43 Development: Jordan 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: See Attached Plat for Metes and Bounds Description

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

Total Acreage: 29.789
Number of Streets: 7
Number of Lots: 170
Number and Types of Reserves: 4
Total Acres in Reserve: 1.565

Owner: FORT BEND JORDAN RANCH LP
Address: 5005 Riverway Drive, Suite 500
City/State: Houston, TX
Telephone: (713) 960-9977
Email Address: jerryu@johnsondev.com

Engineer/Planner: IDS Engineering Group
Contact Person: Jacob H. Bullard, E.I.T.
Telephone: (832) 590-7240
Fax Number:
Email Address: jbullard@idseg.com

Table with 1 column: Platting Fees. Rows include Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, 2nd Review of plats, TOTAL PLATTING FEE (\$2,094.73), and Park Fees (\$76,500*).

*Per development agreement, Park Fees will be paid prior to the plat being recorded

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 Jacob H. Bullard

SIGNATURE

Jacob H. Bullard, E.I.T., Design Engineer

TYPED OR PRINTED NAME/TITLE

9/5/2023

DATE

STATE OF TEXAS

COUNTY OF FORT BEND

I, JERRY ULKE, Vice President of JOHNSON JORDAN RANCH GP LLC, a Texas limited liability company, the general partner of FORT BEND JORDAN RANCH LP, a Texas limited partnership, hereinafter referred to as owners of the 29.789 acre tract described in the above and foregoing map of JORDAN RANCH SEC. 43, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

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

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

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

FURTHER, We do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of JORDAN RANCH SEC. 43 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

IN TESTIMONY WHEREOF, JOHNSON JORDAN RANCH GP LLC, a Texas limited liability company, as general partner of FORT BEND JORDAN RANCH LP, a Texas limited partnership, has caused these presents to be signed by Jerry Ulke, Vice President, this ___ day of _____, 2023.

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

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

By: Jerry Ulke, Vice President

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jerry Ulke, Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

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

Notary Public in and for the State Of Texas

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

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

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

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JOHN R. HERZOG, P.E. 126468 ON 08/31/23, IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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

This plat of JORDAN RANCH SEC. 43 is approved by the City Planning and Zoning Commission of the City of Fulshear, Texas this ___ day of _____, 2023.

Amy Pearce, Chair

Dar Hakimzadeh, Co-Chair

The plat of JORDAN RANCH SEC. 43 was approved by the City of Fulshear Council on the ___ day of _____, 2023, and signed on this ___ day of _____, 2023, provided; however, this approval shall be invalid, and null and void, unless this plat if filed with the County Clerk of Fort Bend, Texas within one (1) year hereafter.

Aaron Groff, Mayor

Kimberly Kopecky, City Secretary

NOTES

- 1. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the combined scale factor of 1.00013.
2. B.L. indicates a building line
A.E. indicates aerial easement
U.E. indicates utility easement
W.S.E. indicates a water and sewer easement
VOL., PG. indicates Volume, Page
P.R.F.B.C. indicates Plat Records of Fort Bend County
O.P.R.F.B.C. indicates Official Public Records of Fort Bend County
O.R.F.B.C. indicates Original Records of Fort Bend County
F.B.C.O.P.R.P. indicates Fort Bend County Official Public Records of Real Property
ESMT, indicates Easement
HL & P indicates Houston Lighting and Power
SQ. FT. indicates square feet
AC. indicates acre
R.O.W. indicates right-of-way
• indicates found 5/8" iron rod (unless otherwise noted)
• indicates set 5/8" iron rod with plastic cap stamped "IDS" (unless otherwise noted)

indicates street name change

- 3. All building lines along street rights-of-way are as shown on the plat.
4. All sidelot building lines to be 5' unless otherwise noted.
5. All non-perimeter easements on property lines are centered unless otherwise noted.
6. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revert in the dedicator, his heirs, assigns, or successors.
7. The platted area is located within Zone X, defined as areas determined to be outside the 500 year floodplain, per FEMA Flood Insurance Rate Map Panel No. 48157C0020L, 48157C0085M, effective April 2, 2014, and January 29, 2021, respectively.
8. Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
9. The top of all floor slabs shall be a minimum of 156.80 feet above mean sea level (NAVD 88 Datum). In addition, no top of slab elevation shall be less than 2.0 feet above the Atlas 14 100-year water surface elevation of the receiving detention pond serving the proposed development, less than 2.0 feet above the proposed lowest top of curb elevation adjacent to the lot in which it lies, less than 4.0 feet above the pre-Atlas 14 100-year water surface elevation, or less than 2.0 feet above the pre-Atlas 14 500-year water surface elevation of the nearest impacting stream.
10. 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.
11. All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility.
12. All property is required to drain into the drainage easement through an approved drainage structure.
13. The Lighting Zone Code is LZ3.
14. To the best of the engineer's knowledge, all existing pipeline easements within the subdivision are shown on the plat.
15. Absent written authorization by the affected utilities, all utility easements must be kept unobstructed from any non-utility improvements or property owner. Any unauthorized improvements or obstructions may be removed by the utility at the property owner's expense.
16. Benchmark: Elevations are based on Harris County Floodplain RM 190055, located on the east side of FM 1463, approximately 550' south of Roesner Road, 15'± east of the power lines and 2'± off curb line of a driveway leading to a shopping center. Top of a stainless-steel rod inside an 8" PVC sleeve. Note: The RM is now 3'± below ground level. NAVD88, 2001 Adj. Elevation = 136.32
17. Reserves A, B, C, and D within this plat will be owned by Fulshear M.U.D. No. 3A or the Jordan Ranch Community Association. Maintenance will be performed by either Fulshear M.U.D. No. 3A or the Jordan Ranch Community Association.
18. A minimum distance of 10' shall be maintained between residential dwellings.
19. 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.
20. The minimum distance of twenty-two (22) feet shall be maintained between a front facing garage and the edge of the sidewalk.

BEING 29.789 acres of land in the H.&T.C.R.R. Co. Survey Section 75, Abstract Number 732, Fort Bend County, Texas and being a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust and The Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 in the Official Public Records of Fort Bend County, Texas and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a 3/4-inch iron rod found for a northerly interior corner of said 1352.43 acre tract and being the southeast corner of the 280.3406 acre tract of land described in the deed to Dixie Farm Partners, LP, recorded in Volume 817, Page 27 of the Deed Records of Waller County, Texas, being on the westerly right-of-way line of JORDAN RANCH BOULEVARD as shown on the plat of JORDAN RANCH BOULEVARD AND JORDAN CROSSING BOULEVARD STREET DEDICATION NO. 1 recorded in Plat No. 20150304 of the Official Public Records of Fort Bend County, Texas, from which a 1/2-inch iron pipe found for a northerly exterior corner of said 1352.43 acre tract bears North 01° 54' 14" West - 1521.07 feet;

THENCE South 06° 06' 04" West - 2,061.58 feet, across said 1352.43 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" found for the northeast corner and POINT OF BEGINNING of the herein described tract;

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

South 11° 12' 59" East - 1406.20 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the southeast corner of the herein described tract;

South 87° 38' 26" West - 1176.28 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the southwest corner of the herein described tract;

North 02° 29' 01" West - 184.10 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

North 04° 00' 04" West - 278.74 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

North 06° 13' 41" West - 584.82 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the northwest corner of the herein described tract and the beginning of a non-tangent curve to the left;

in a northeasterly direction, with said curve to the left, having a radius of 2035.00 feet, a central angle of 13° 13' 58", a chord bearing and distance of North 76° 30' 27" East - 468.95 feet, and an arc distance of 469.99 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;

in a southeasterly direction, with said curve to the right, having a radius of 30.00 feet, a central angle of 89° 59' 11", a chord bearing and distance of South 65° 06' 56" East - 42.42 feet, and an arc distance of 47.12 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 69° 52' 39" East - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

North 16° 53' 38" West - 5.17 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the right;

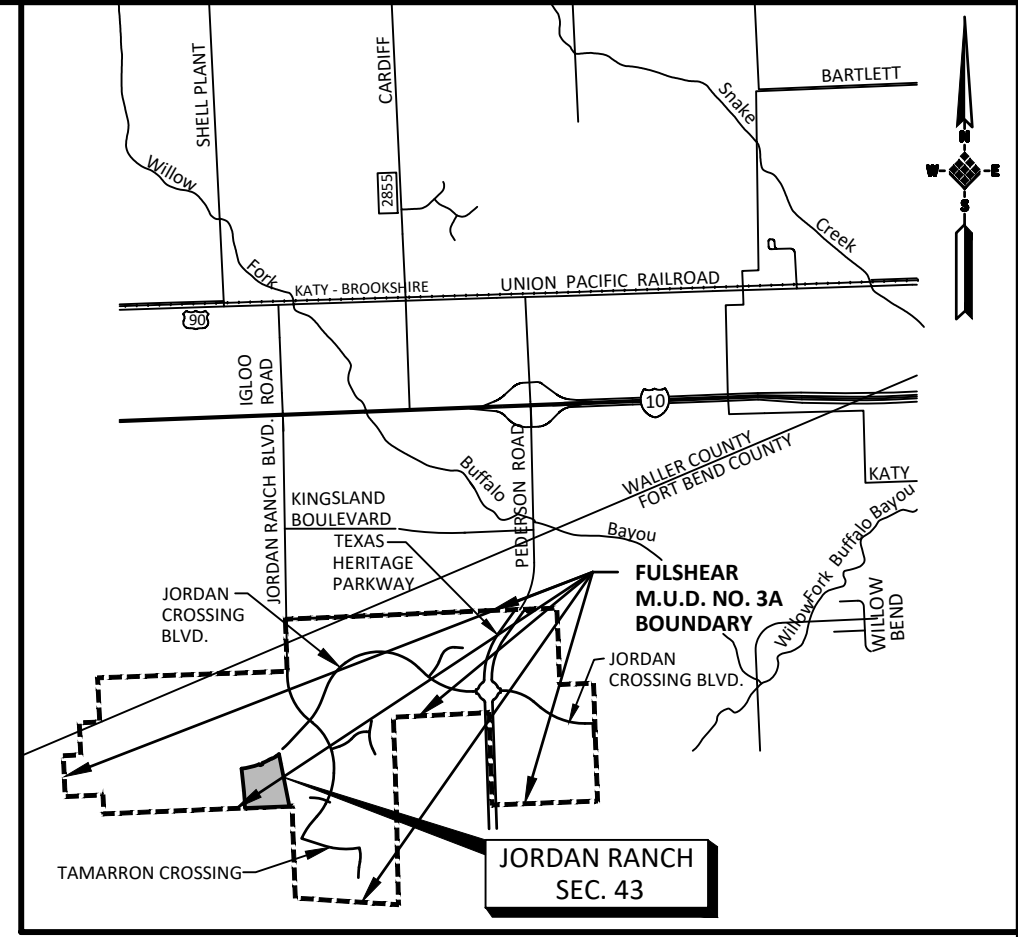
in a northeasterly direction, with said curve to the right, having a radius of 30.00 feet, a central angle of 83° 26' 49", a chord bearing and distance of North 24° 49' 46" East - 39.93 feet, and an arc distance of 43.69 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;

in a northeasterly direction, with said curve to the left, having a radius of 2035.00 feet, a central angle of 05° 11' 39", a chord bearing and distance of North 63° 57' 21" East - 184.42 feet, and an arc distance of 184.49 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;

in a northeasterly direction, with said curve to the right, having a radius of 500.00 feet, a central angle of 07° 59' 11", a chord bearing and distance of North 65° 21' 07" East - 69.64 feet, and an arc distance of 69.69 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;

in a northeasterly direction, with said curve to the left, having a radius of 500.00 feet, a central angle of 15° 06' 56", a chord bearing and distance of North 61° 47' 14" East - 131.53 feet, and an arc distance of 131.91 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 54° 13' 46" East - 100.63 feet to the POINT OF BEGINNING of the herein described tract and containing 29.789 acres of land.



FORT BEND COUNTY KEY MAP NO. 482M & 482R VICINITY MAP SCALE 1" = 5,000'

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

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

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

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

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

K.P. George County Judge

Grady Prestage Precinct 2, County Commissioner

Dexter L. McCoy Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2023, at _____ o'clock _____ M. Filed in plat number(s) _____ of the plat records of Fort Bend County, Texas.

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

Laura Richard, County Clerk Fort Bend County, Texas

By: Deputy

JORDAN RANCH SEC. 43

A SUBDIVISION OF

29.789 ACRES

LOCATED IN

H. & T.C.R.R. CO. SURVEY, SECTION 75, A-732

FORT BEND COUNTY, TEXAS

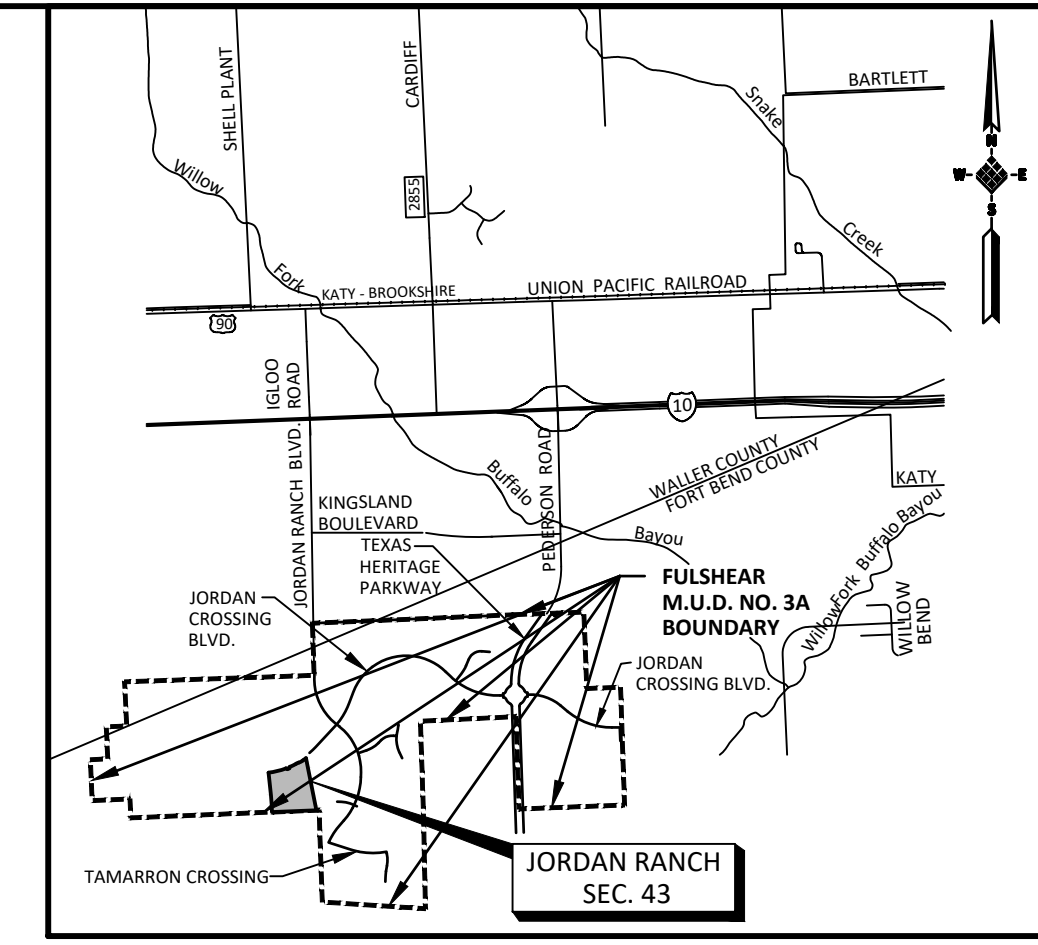
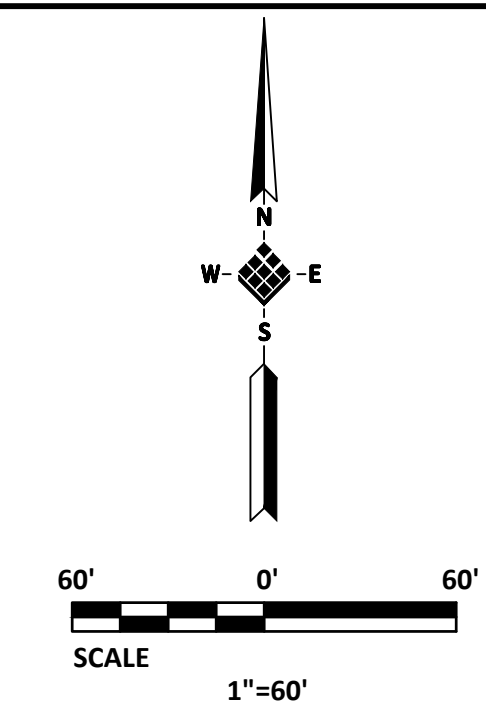
170 LOTS 4 BLOCKS 4 RESERVES

OWNER: FORT BEND JORDAN RANCH LP

a Texas limited partnership 5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977

ENGINEER: IDS Engineering Group

13430 NW, Freeway Suite 700 Houston, Tx. 77040 713.462.3178 TeEng Firm 2726 TcSurv Firm 10110700



FORT BEND COUNTY KEY MAP NO. 482M & 482R
VICINITY MAP
SCALE 1" = 5,000'

RESERVE TABLE				
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES	
(A)	A	LANDSCAPE/OPEN SPACE/UTILITIES	20,158	0.463
(B)	B	LANDSCAPE/OPEN SPACE/UTILITIES	14,277	0.328
(C)	C	LANDSCAPE/OPEN SPACE/UTILITIES	8,645	0.198
(D)	D	LANDSCAPE/OPEN SPACE/UTILITIES	25,089	0.576

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	13°13'58"	2,035.00'	469.99'	N76°30'27"E	468.95'
C2	89°59'11"	30.00'	47.12'	S65°06'56"E	42.42'
C3	83°26'49"	30.00'	43.69'	N24°49'46"E	39.93'
C4	5°11'39"	2,035.00'	184.49'	N63°57'21"E	184.42'
C5	7°59'11"	500.00'	69.69'	N65°21'07"E	69.64'
C6	15°06'56"	500.00'	131.91'	N61°47'14"E	131.53'
C7	3°13'01"	5,000.00'	280.74'	S71°40'48"W	280.70'
C8	33°58'27"	55.00'	32.61'	N89°43'28"W	32.14'
C9	61°36'58"	55.00'	59.15'	N41°55'45"W	56.34'
C10	0°53'59"	2,010.00'	31.56'	N10°40'17"W	31.56'
C11	6°59'04"	2,010.00'	245.02'	N06°43'46"W	244.87'
C12	45°44'21"	55.00'	43.91'	N19°37'57"E	42.75'
C13	45°08'19"	55.00'	43.33'	N65°04'17"E	42.22'
C14	44°41'38"	55.00'	42.90'	S70°00'45"E	41.82'
C15	44°28'14"	55.00'	42.69'	S25°25'49"E	41.63'
C16	3°00'31"	5,155.00'	270.70'	S04°41'58"E	270.67'
C17	41°14'13"	300.00'	215.92'	S14°24'53"W	211.29'
C18	32°46'04"	300.00'	171.57'	N51°25'01"E	169.24'
C19	2°16'15"	5,000.00'	198.16'	N68°56'10"E	198.15'
C20	43°13'45"	55.00'	41.50'	N70°44'41"W	40.52'
C21	42°55'36"	55.00'	41.21'	N27°40'01"W	40.25'
C22	37°09'43"	50.00'	35.67'	N12°22'38"E	35.05'
C23	37°21'11"	55.00'	35.86'	N49°38'05"E	35.22'
C24	5°21'30"	4,700.00'	439.55'	S70°59'26"W	439.39'
C25	89°11'05"	25.00'	38.91'	S64°42'53"E	35.10'
C26	2°24'40"	5,030.00'	211.66'	N71°53'54"E	211.65'
C27	57°24'32"	25.00'	25.05'	N44°23'58"E	24.01'
C28	184°18'57"	50.00'	160.85'	S72°08'49"E	99.93'
C29	49°49'25"	25.00'	21.74'	S04°54'04"E	21.06'
C30	18°41'30"	85.00'	27.73'	S20°28'01"E	27.61'
C31	8°14'58"	2,040.00'	293.72'	S06°59'47"E	293.47'
C32	22°39'46"	25.00'	9.89'	S14°12'11"E	9.82'
C33	136°14'56"	50.00'	118.90'	S42°35'24"W	92.80'
C34	23°04'26"	25.00'	10.07'	N80°49'21"W	10.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C35	90°00'00"	25.00'	39.27'	S42°38'26"W	35.36'
C36	90°00'00"	25.00'	39.27'	N47°21'34"W	35.36'
C37	23°04'26"	25.00'	10.07'	S76°06'13"W	10.00'
C38	135°35'48"	50.00'	118.33'	N47°38'06"W	92.59'
C39	23°14'19"	25.00'	10.14'	N08°32'39"E	10.07'
C40	3°07'43"	5,125.00'	279.85'	N04°38'22"W	279.81'
C41	18°09'52"	330.00'	104.62'	N02°52'42"E	104.18'
C42	47°04'19"	150.00'	123.23'	N11°34'31"W	119.80'
C43	140°17'20"	50.00'	122.43'	N35°01'59"E	94.06'
C44	47°04'19"	150.00'	123.23'	N81°38'30"E	119.80'
C45	9°41'42"	330.00'	55.84'	N62°57'12"E	55.77'
C46	1°38'43"	5,030.00'	144.44'	N68°37'24"E	144.43'
C47	89°34'07"	25.00'	39.08'	N24°39'42"E	35.22'
C48	5°29'16"	4,970.00'	476.03'	S70°32'41"W	475.85'
C49	95°39'24"	25.00'	41.71'	N58°54'59"W	37.04'
C50	84°11'09"	25.00'	36.73'	N30°58'18"E	33.52'
C51	4°46'41"	4,730.00'	394.44'	N70°40'32"E	394.32'
C52	22°53'46"	25.00'	9.99'	N79°44'05"E	9.92'
C53	120°27'37"	50.00'	105.12'	N30°57'09"E	86.80'
C54	23°04'26"	25.00'	10.07'	N17°44'26"W	10.00'
C55	26°42'17"	25.00'	11.65'	N07°08'56"E	11.55'
C56	139°12'11"	50.00'	121.48'	N49°06'01"W	93.73'
C57	26°20'33"	25.00'	11.49'	S74°28'10"W	11.39'
C58	83°32'25"	25.00'	36.45'	N50°35'21"W	33.31'
C59	5°34'55"	1,980.00'	192.90'	N06°01'41"W	192.82'
C60	90°52'40"	25.00'	39.65'	N42°12'06"E	35.63'
C61	89°09'52"	25.00'	38.91'	S47°46'38"E	35.10'
C62	3°00'31"	5,185.00'	272.28'	S04°41'58"E	272.24'
C63	74°00'16"	270.00'	348.74'	S30°47'55"W	325.00'
C64	95°57'09"	25.00'	41.87'	N59°05'51"W	37.14'
C65	98°45'43"	25.00'	43.09'	N38°15'35"E	37.95'
C66	86°09'21"	25.00'	37.59'	S49°16'54"E	34.15'
C67	74°30'54"	25.00'	32.51'	S31°03'14"W	30.27'
C68	4°36'54"	4,670.00'	376.14'	S70°37'08"W	376.04'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N20°07'21"W	142.36'
L2	S17°15'46"W	29.14'
L3	N11°07'17"W	240.89'
L4	N11°07'17"W	301.41'
L5	N47°29'53"W	3.12'
L6	N87°38'26"E	384.48'
L7	N87°38'26"E	313.67'
L8	N42°20'04"E	2.68'
L9	S06°12'13"E	144.75'
L10	S54°58'01"E	73.67'
L11	N02°21'34"W	156.00'
L12	S87°38'26"W	446.77'
L13	S40°52'11"W	3.72'
L14	N06°12'13"W	96.54'
L15	N59°02'30"W	3.55'
L16	S65°25'18"E	14.07'

REFERENCE LINE A - SEE SHEET 3

JORDAN RANCH SEC. 43

A SUBDIVISION OF
29.789 ACRES
LOCATED IN
H. & T.C.R.R. CO. SURVEY, SECTION 75, A-732
FORT BEND COUNTY, TEXAS
170 LOTS 4 BLOCKS 4 RESERVES

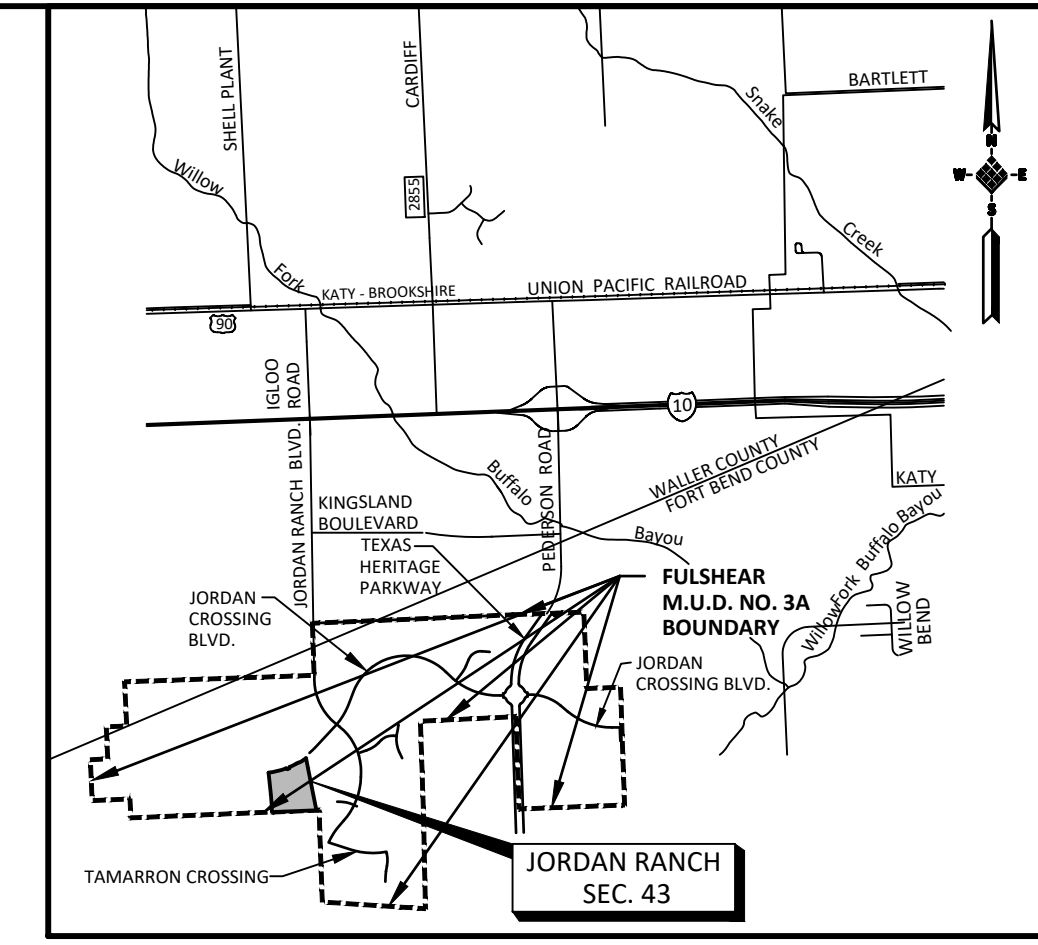
OWNER: **FORT BEND JORDAN RANCH LP**
a Texas limited partnership
5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977

ENGINEER: **IDS Engineering Group**
13430 NW, Freeway Suite 700
Houston, Tx. 77040
713.462.3178
TxEng Firm 2726
Txsurv Firm 10110700

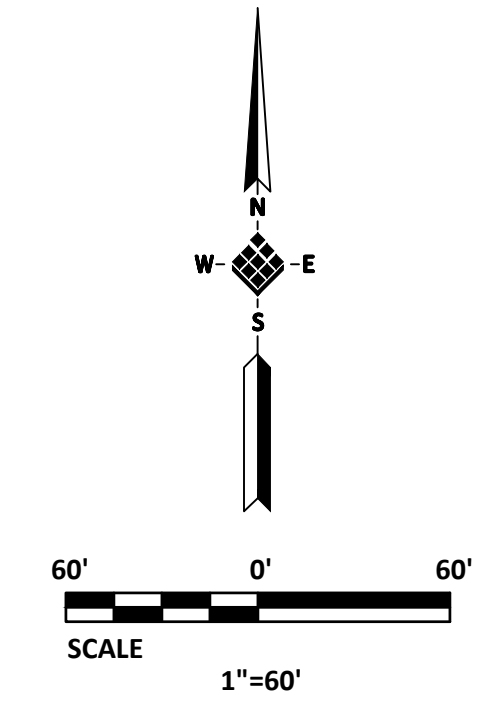
\Users\jcs\Projects\21000\2141053-01_AUGUST 2023_IDS PROJECT NO. 2141-053-01_SHEET 2 OF 3.dwg - 43 PLAT.dwg [Layout2] Plotted: Aug 31, 2023 4:48:51 PM by jcs (Plot Scale: 1"=60') (Plot Spaced by: Auto)

JORDAN RANCH SEC. 43

REFERENCE LINE A - SEE SHEET 2



FORT BEND COUNTY KEY MAP NO. 482M & 482R
VICINITY MAP
SCALE 1" = 5,000'



N:13832544.67
E:2950343.43

RAELYN FRANZ WERNER, TRUSTEE OF THE F.H. & L. 2012 TRUST U/A, ET AL.
FILE NO. 2012-08071, O.P.R.F.B.C.

FORT BEND JORDAN RANCH LP
FILE NO. 2015027940, O.P.R.F.B.C.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	13°13'58"	2,035.00'	469.99'	N76°30'27"E	468.95'
C2	89°59'11"	30.00'	47.12'	S65°06'56"E	42.42'
C3	83°26'49"	30.00'	43.69'	N24°49'46"E	39.93'
C4	5°11'39"	2,035.00'	184.49'	N63°57'21"E	184.42'
C5	7°59'11"	500.00'	69.69'	N65°21'07"E	69.64'
C6	15°06'56"	500.00'	131.91'	N61°47'14"E	131.53'
C7	3°13'01"	5,000.00'	280.74'	S71°40'48"W	280.70'
C8	33°58'27"	55.00'	32.61'	N89°43'28"W	32.14'
C9	61°36'58"	55.00'	59.15'	N41°55'45"W	56.34'
C10	0°53'59"	2,010.00'	31.56'	N10°40'17"W	31.56'
C11	6°59'04"	2,010.00'	245.02'	N06°43'46"W	244.87'
C12	45°44'21"	55.00'	43.91'	N19°37'57"E	42.75'
C13	45°08'19"	55.00'	43.33'	N65°04'17"E	42.22'
C14	44°41'38"	55.00'	42.90'	S70°00'45"E	41.82'
C15	44°28'14"	55.00'	42.69'	S25°25'49"E	41.63'
C16	3°00'31"	5,155.00'	270.70'	S04°41'58"E	270.67'
C17	41°14'13"	300.00'	215.92'	S14°24'53"W	211.29'
C18	32°46'04"	300.00'	171.57'	N51°25'01"E	169.24'
C19	2°16'15"	5,000.00'	198.16'	N68°56'10"E	198.15'
C20	43°13'45"	55.00'	41.50'	N70°44'41"W	40.52'
C21	42°55'36"	55.00'	41.21'	N27°40'01"W	40.25'
C22	37°09'43"	55.00'	35.67'	N12°23'38"E	35.05'
C23	37°21'11"	55.00'	35.86'	N49°38'05"E	35.22'
C24	5°21'30"	4,700.00'	439.55'	S70°59'26"W	439.39'
C25	89°11'05"	25.00'	38.91'	S64°42'53"E	35.10'
C26	2°24'40"	5,030.00'	211.66'	N71°53'54"E	211.65'
C27	57°24'32"	25.00'	25.05'	N44°23'58"E	24.01'
C28	184°18'57"	50.00'	160.85'	S72°08'49"E	99.93'
C29	49°49'25"	25.00'	21.74'	S04°54'04"E	21.06'
C30	18°41'30"	85.00'	27.73'	S20°28'01"E	27.61'
C31	8°14'58"	2,040.00'	293.72'	S06°59'47"E	293.47'
C32	22°39'46"	25.00'	9.89'	S14°12'11"E	9.82'
C33	136°14'56"	50.00'	118.90'	S42°35'24"W	92.80'
C34	23°04'26"	25.00'	10.07'	N80°49'21"W	10.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C35	90°00'00"	25.00'	39.27'	S42°38'26"W	35.36'
C36	90°00'00"	25.00'	39.27'	N47°21'34"W	35.36'
C37	23°04'26"	25.00'	10.07'	S76°06'13"W	10.00'
C38	135°35'48"	50.00'	118.33'	N47°38'06"W	92.59'
C39	23°14'19"	25.00'	10.14'	N08°32'39"E	10.07'
C40	3°07'43"	5,125.00'	279.85'	N04°38'22"W	279.81'
C41	18°09'52"	330.00'	104.62'	N02°52'42"E	104.18'
C42	47°04'19"	150.00'	123.23'	N11°34'31"W	119.80'
C43	140°17'20"	50.00'	122.43'	N35°01'59"E	94.06'
C44	47°04'19"	150.00'	123.23'	N81°38'30"E	119.80'
C45	9°41'42"	330.00'	55.84'	N62°57'12"E	55.77'
C46	1°38'43"	5,030.00'	144.44'	N68°37'24"E	144.43'
C47	89°34'07"	25.00'	39.08'	N24°39'42"E	35.22'
C48	5°29'16"	4,970.00'	476.03'	S70°32'41"W	475.85'
C49	95°35'24"	25.00'	41.71'	N58°54'59"W	37.04'
C50	84°11'09"	25.00'	36.73'	N30°58'18"E	33.52'
C51	4°46'41"	4,730.00'	394.44'	N70°40'32"E	394.32'
C52	22°53'46"	25.00'	9.99'	N79°44'05"E	9.92'
C53	120°27'37"	50.00'	105.12'	N30°57'09"E	86.80'
C54	23°04'26"	25.00'	10.07'	N17°44'26"W	10.00'
C55	26°42'17"	25.00'	11.65'	N07°08'56"E	11.55'
C56	139°12'11"	50.00'	121.48'	N49°06'01"W	93.73'
C57	26°20'33"	25.00'	11.49'	S74°28'10"W	11.39'
C58	83°32'25"	25.00'	36.45'	N50°35'21"W	33.31'
C59	5°34'55"	1,980.00'	192.90'	N06°01'41"W	192.82'
C60	90°52'40"	25.00'	39.65'	N42°12'06"E	35.63'
C61	89°09'52"	25.00'	38.91'	S47°46'38"E	35.10'
C62	3°00'31"	5,185.00'	272.28'	S04°41'58"E	272.24'
C63	74°00'16"	270.00'	348.74'	S30°47'55"W	325.00'
C64	95°57'09"	25.00'	41.87'	N59°05'51"W	37.14'
C65	98°45'43"	25.00'	43.09'	N38°15'35"E	37.95'
C66	86°09'21"	25.00'	37.59'	S49°16'54"E	34.15'
C67	74°30'54"	25.00'	32.51'	S31°03'14"W	30.27'
C68	4°36'54"	4,670.00'	376.14'	S70°37'08"W	376.04'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N20°07'21"W	142.36'
L2	S17°15'46"W	29.14'
L3	N11°07'17"W	240.89'
L4	N11°07'17"W	301.41'
L5	N47°29'53"W	3.12'
L6	N87°38'26"E	384.48'
L7	N87°38'26"E	313.67'
L8	N42°20'04"E	2.68'
L9	S06°12'13"E	144.75'
L10	S54°58'01"E	73.67'
L11	N02°21'34"W	156.00'
L12	S87°38'26"W	446.77'
L13	S40°52'11"W	3.72'
L14	N06°12'13"W	96.54'
L15	N59°02'30"W	3.55'
L16	S65°25'18"E	14.07'

RESERVE TABLE			
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
(A)	A LANDSCAPE/OPEN SPACE/UTILITIES	20,158	0.463
(B)	B LANDSCAPE/OPEN SPACE/UTILITIES	14,277	0.328
(C)	C LANDSCAPE/OPEN SPACE/UTILITIES	8,645	0.198
(D)	D LANDSCAPE/OPEN SPACE/UTILITIES	25,089	0.576

JORDAN RANCH SEC. 43
A SUBDIVISION OF
29.789 ACRES
LOCATED IN
H. & T.C.R.R. CO. SURVEY, SECTION 75, A-732
FORT BEND COUNTY, TEXAS
170 LOTS 4 BLOCKS 4 RESERVES
OWNER: **FORT BEND JORDAN RANCH LP**
4 Texas limited partnership
5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977
ENGINEER: **IDS Engineering Group**
13430 NW, Freeway Suite 700
Houston, TX 77040
713.462.3178
TXENG Firm 2726
T&SURV Firm 10110700
AUGUST 2023 IDS PROJECT NO. 2141-053-01 SHEET 3 OF 3

JORDAN RANCH SEC. 43



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: 9-22-2023

Date Received by the City of Fulshear: _____

Subdivision: Belmont Estates Section 1

Development: _____

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary

Replat

Amending Plat

Final

Vacation Plat

Short Form Final

Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential

Zero Lot Line/ Patio Home

Multi-Family Residential

Planned Development

Commercial

Industrial

Plat Location: City

ETJ (Extraterritorial Jurisdiction)

Legal Description: 0075 RAND AND PENN, TRACT 26, ACRES 226.024

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

Total Acreage: 109.92

Number of Streets: 3

Number of Lots: 25

Number and Types of Reserves: 8

Total Acres in Reserve: 52.22

Owner: Highten Fulshear 227, LLC

Address: 6464 Savoy Drive

City/State: Houston, Texas

Telephone: _____

Email Address: _____

Engineer/Planner: Lightpoint Engineering, LLC

Contact Person: Mike Mathena

Telephone: (936) 256-2626

Fax Number: _____

Email Address: mathena@lightpointeng.biz

Platting Fees

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

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

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

Amending or Minor Plat - \$200.00

Plat Vacation - \$500.00

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

TOTAL PLATTING FEE \$100

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.

MICHAEL MATHENA

9/22/23

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

WE, HIGHTEN FULSHEAR 227, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH, SRINIVASA GOGINENI AND SRIDHAR PATIBANDLA, MANAGERS, OWNER OF THE 109.92 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BELMONT ESTATES SECTION 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF BELMONT ESTATES SECTION 1 WHERE BUILDING SETBACKS OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, THE HIGHTEN FULSHEAR 227, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY SRINIVASA GOGINENI, ITS MANAGER, HEREUNTO AUTHORIZED, ATTESTED BY ITS MANAGER, SRIDHAR PATIBANDLA, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS ____ DAY OF _____, 2023.

HIGHTEN FULSHEAR 227, LLC

BY: _____
SRINIVASA GOGINENI, MANAGER

ATTEST: _____
SRIDHAR PATIBANDLA, MANAGER

THE STATE OF TEXAS
COUNTY OF _____

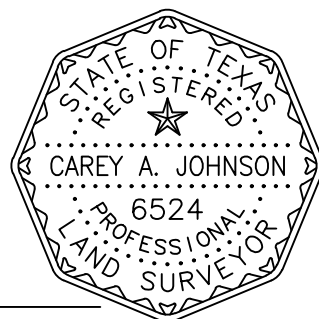
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SRINIVASA GOGINENI & SRIDHAR PATIBANDLA, MANAGERS OF HIGHTEN FULSHEAR 227, LLC, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED SAME FOR PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S ACKNOWLEDGEMENT

I, CAREY A. JOHNSON, 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.



THIS PLAT OF BELMONT ESTATES SECTION 1 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS, THIS ____ DAY OF _____, 2023.

AMY PEARCE, CHAIRMAN

JOAN BERGER, CO-CHAIRMAN

THIS PLAT OF BELMONT ESTATES SECTION 1 WAS APPROVED ON _____, 2023 BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS ____ DAY OF _____, 2023, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

MARIELA RODRIGUEZ, CITY SECRETARY

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

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____

DEPUTY

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	N/A
WCID	N/A
MUD	FULSHEAR MUD NO. 4
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CONS ISD
FIRE	N/A
IMPACT FEE AREA	CITY OF FULSHEAR
CITY OR CITY ETJ	CITY OF FULSHEAR
UTILITIES CO.	CITY OF FULSHEAR

FIELD NOTE DESCRIPTION:

BEING A 109.92 ACRE TRACT OF LAND SITUATED IN THE DAVID RANDON & ISAAC PENNINGTON SURVEY, ABSTRACT NUMBER 75, FORT BEND COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 227.024 ACRE TRACT DESCRIBED IN INSTRUMENT TO HIGHTEN FULSHEAR 227, LLC, RECORDED UNDER CLERK'S FILE NUMBER 2021076990, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, BEING ALL OF THE PROPOSED BELMONT ESTATES, SECTION 1, SAID 110.04 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP FOUND IN THE APPARENT COMMON LINE BETWEEN SAID PENNINGTON SURVEY AND THE JOHN FOSTER SURVEY, ABSTRACT NUMBER 26, IN THE WESTERLY LINE OF THAT CERTAIN CALLED 1,191.48 ACRE TRACT DESCRIBED AS "TRACT HIL 0202" IN INSTRUMENT TO DJH RANCHING LP, RECORDED UNDER CLERK'S FILE NUMBER 2017112484, O.P.R.F.B.C.T., FOR THE COMMON EASTERLY CORNER OF SAID 227.024 ACRE TRACT THAT CERTAIN CALLED 64.68 ACRE TRACT DESCRIBED AS "TRACT HIL 0833, IN SAID INSTRUMENT TO DJH RANCHING LP, BEING THE NORTHEASTERLY CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED 110.04 ACRE TRACT;

THENCE SOUTH 02°43'19" EAST, 1497.57 FEET, WITH THE APPARENT COMMON LINE BETWEEN SAID PENNINGTON SURVEY AND SAID FOSTER SURVEY, THE COMMON LINE BETWEEN SAID 227.024 ACRE TRACT AND SAID DJH RANCHING LP TRACTS, TO A ½ INCH IRON ROD WITH CAP STAMPED "TPS 100834-00" SET FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED 110.04 ACRE TRACT, FROM WHICH A 1 INCH IRON PIPE FOUND FOR THE SOUTHEASTERLY CORNER OF SAID 224.024 ACRE TRACT BEARS SOUTH 02°43'19" EAST, 922.10 FEET;

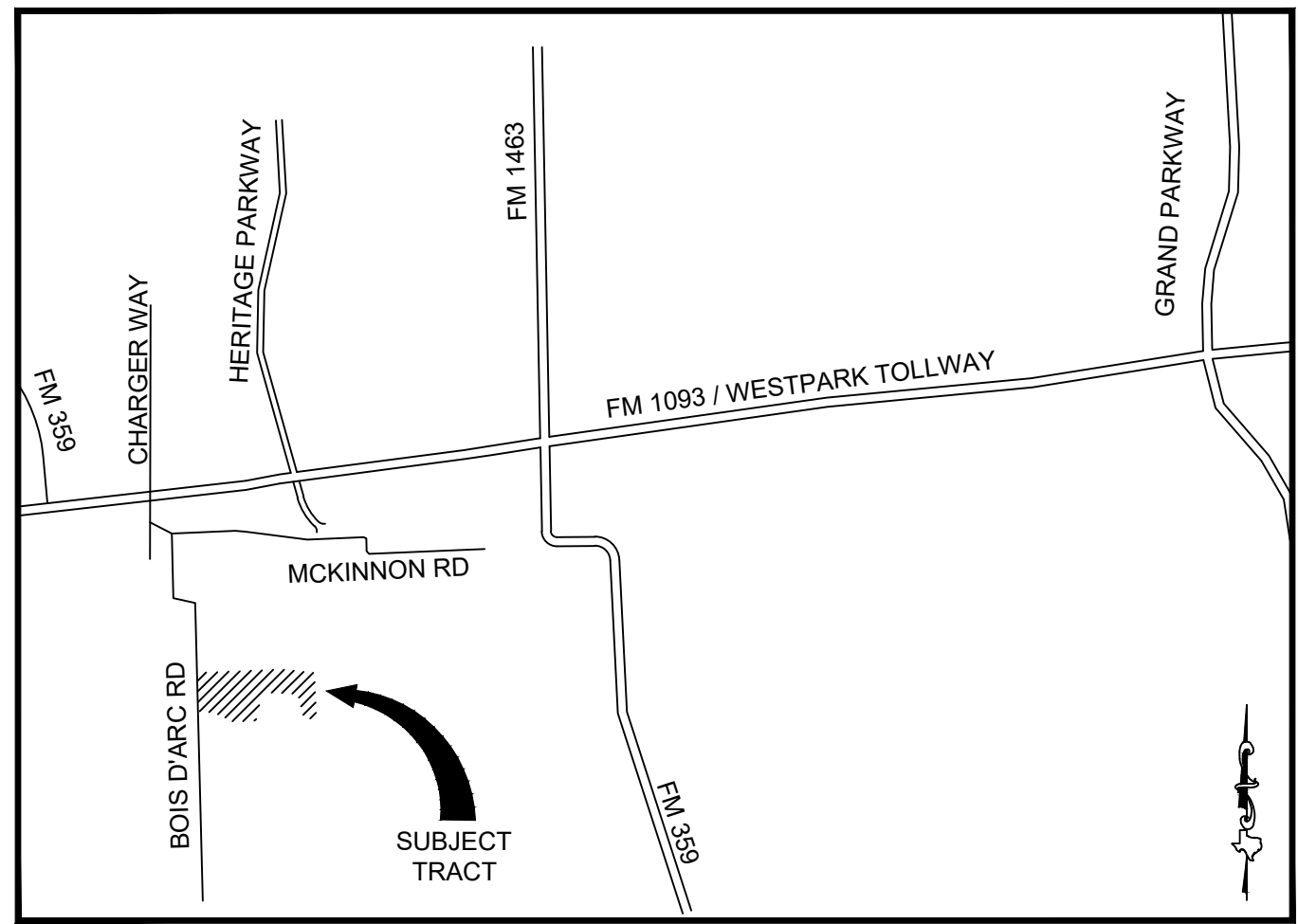
THENCE SEVERING, OVER AND ACROSS SAID 227.024 ACRE TRACT, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES:

- SOUTH 87°17'29" WEST, 124.78 FEET, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "TPS 100834-00" SET FOR CORNER;
- SOUTH 87°33'38" WEST, 282.89 FEET, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "TPS 100834-00" SET FOR CORNER;
- NORTH 13°28'49" WEST, 845.42 FEET, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "TPS 100834-00" SET FOR CORNER;
- NORTH 87°34'44" WEST, 1053.90 FEET, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "TPS 100834-00" SET FOR CORNER;
- NORTH 72°04'59" WEST, 63.57 FEET, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "TPS 100834-00" SET FOR CORNER;
- SOUTH 22°54'06" WEST, 523.94 FEET, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "TPS 100834-00" SET FOR CORNER;
- SOUTH 19°10'42" WEST, 60.00 FEET, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "TPS 100834-00" SET FOR CORNER;
- SOUTH 19°10'43" WEST, 160.84 FEET, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "TPS 100834-00" SET FOR CORNER;
- SOUTH 02°26'22" EAST, 258.86 FEET, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "TPS 100834-00" SET FOR CORNER;
- SOUTH 87°33'38" WEST, 762.50 FEET, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "TPS 100834-00" SET FOR CORNER;
- NORTH 62°46'00" WEST, 300.77 FEET, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "TPS 100834-00" SET FOR CORNER;
- NORTH 58°27'17" WEST, 195.00 FEET, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "TPS 100834-00" SET FOR CORNER;
- NORTH 88°52'46" WEST, 87.32 FEET, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "TPS 100834-00" SET FOR CORNER;
- NORTH 74°55'09" WEST, 424.18 FEET, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "TPS 100834-00" SET FOR CORNER;
- SOUTH 88°36'58" WEST, AT A DISTANCE OF 170.85 FEET, PASS A ½ INCH IRON ROD WITH CAP STAMPED "TPS 100834-00" SET FOR REFERENCE IN THE EASTERLY RIGHT-OF-WAY (ROW) OF BOIS D'ARC ROAD FOR REFERENCE, IN ALL, A TOTAL DISTANCE OF 202.27 FEET, TO A CALCULATED POINT IN THE APPROXIMATE CENTERLINE OF SAID BOIS D'ARC ROAD, IN THE WESTERLY LINE OF SAID 227.024 ACRE TRACT, FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED 110.04 ACRE TRACT;

THENCE NORTH 01°59'38" WEST, 1260.36 FEET, WITH THE APPROXIMATE CENTERLINE OF SAID BOIS D'ARC ROAD, WITH THE WESTERLY LINE OF SAID 227.024 ACRE TRACT, TO A CALCULATED POINT FOR THE COMMON WESTERLY CORNER OF SAID 227.024 ACRE TRACT AND THAT CERTAIN CALLED 6.55 ACRE TRACT DESCRIBED IN INSTRUMENT TO MATTHEW JAMES REDLINGER AND KIMBERLY J. REDLINGER, RECORDED UNDER CLERK'S FILE NUMBER 9529597, O.P.R.F.B.C.T., BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED 110.04 ACRE TRACT;

THENCE NORTH 87°33'27" EAST, 2770.22 FEET, WITH THE SOUTHERLY LINE OF SAID 6.55 ACRE TRACT, THAT CERTAIN CALLED 3.503 ACRE TRACT DESCRIBED IN INSTRUMENT TO WALTER P. BOLIL AND PAMELA BOLIL, RECORDED UNDER CLERK'S FILE NUMBER 2014045311, O.P.R.F.B.C.T., THAT CERTAIN CALLED 3.5 ACRE TRACT DESCRIBED IN INSTRUMENT TO ROBERT L. THIELE AND MARY R. THIELE, RECORDED UNDER CLERK'S FILE NUMBER 9533411, O.P.R.F.B.C.T., THAT CERTAIN CALLED 3.5 ACRE TRACT DESCRIBED IN INSTRUMENT TO JESSICA SAATHOFF, RECORDED UNDER CLERK'S FILE NUMBER 2005101369, O.P.R.F.B.C.T., THAT CERTAIN CALLED 3.502 ACRE TRACT DESCRIBED IN INSTRUMENT TO RICHARD SCOTT HOOPER AND PAULA R. HOOPER, RECORDED UNDER CLERK'S FILE NUMBER 2008112898, O.P.R.F.B.C.T., THAT CERTAIN CALLED 3.5 ACRE TRACT DESCRIBED IN INSTRUMENT TO MAUREEN C. DENNELER, RECORDED UNDER CLERK'S FILE NUMBER 2001017448, O.P.R.F.B.C.T., THAT CERTAIN CALLED 3.5 ACRE TRACT DESCRIBED IN INSTRUMENT TO MAUREEN C. DENNELER, RECORDED UNDER CLERK'S FILE NUMBER 9474176, O.P.R.F.B.C.T., AND THAT CERTAIN CALLED 7.9765 ACRE TRACT DESCRIBED IN INSTRUMENT TO W. DAVID WELCH, RECORDED UNDER CLERK'S FILE NUMBER 2012100371, O.P.R.F.B.C.T., COMMON TO THE NORTHERLY LINE OF SAID 227.024 ACRE TRACT, TO A 1-1/2 INCH IRON PIPE FOUND FOR THE COMMON CORNER OF SAID 227.024 ACRE TRACT, SAID 7.9765 ACRE TRACT, AND THAT SAID TRACT HIL 0833, BEING AN ANGLE POINT IN THE NORTHERLY LINE OF THE HEREIN DESCRIBED 110.04 ACRE TRACT;

THENCE SOUTH 83°57'32" EAST, 1088.81 FEET, WITH THE COMMON LINE BETWEEN SAID 227.024 ACRE TRACT AND SAID TRACT HIL 0833, TO THE **POINT OF BEGINNING**, AND CONTAINING A COMPUTED AREA OF 109.92 ACRES OF LAND WITHIN THIS FIELD NOTE DESCRIPTION.



VICINITY MAP
SCALE 1" = 6000'

GENERAL NOTES:

- A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER CITY OF FULSHEAR COMMUNITY MAP NO. 481488, FEMA FIRM PANEL NO(S). 48157C0095M, HAVING AN EFFECTIVE DATE OF 1-29-2021 AND 48157C0115L, HAVING AN EFFECTIVE DATE OF 4-2-2014.
- ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) (2011 ADJUSTMENT), SOUTH CENTRAL ZONE (TXC-4204), U.S. SURVEY FEET, AND BASED ON GPS OBSERVATIONS, AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.00012020.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 103.5 FEET ABOVE MEAN SEA LEVEL (NAVD88 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 RESTRAIN, WHICHEVER IS HIGHER.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTIES ARE TO DRAIN INTO THE DESIGNATED DRAINAGE EASEMENTS SHOWN ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT WILL EXPIRE IN ONE YEAR FROM PLANNING AND ZONING APPROVAL IF THE PLAT IS NOT RECORDED IN THE REAL PROPERTY RECORDS OF FORT BEND COUNTY.
- THE PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE DRAINAGE RESERVES ARE VESTED IN FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 4.
- FORT BEND COUNTY DRAINAGE DISTRICT RESERVES THE RIGHT FOR MAINTENANCE OPERATIONS ALONG THE FLEWELLEN TRIBUTARY IN RESERVE D.
- A LEFT TURN LANE SHALL BE INSTALLED ON BOIS D'ARC ROAD AT THE ENTRANCE TO PREAKNESS STAKES DRIVE PRIOR TO THE APPROVAL OF THE NEXT PLATTED SECTION OF THIS DEVELOPMENT.

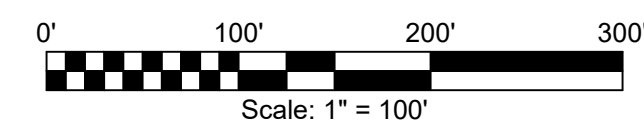
BELMONT ESTATES SECTION 1

BEING A SUBDIVISION OF 109.92 ACRES SITUATED IN THE DAVID RANDON & ISAAC PENNINGTON SURVEY, ABSTRACT NO. 75, FORT BEND COUNTY, TEXAS.

25 LOTS 2 BLOCKS 14 RESERVES
AUGUST 2023

OWNER
SRINIVASA GOGINENI
SRIDHAR PATIBANDLA
HIGHTEN FULSHEAR 227, LLC
6464 SAVOY DR.
HOUSTON, TEXAS 77036





- LEGEND**
- Set 5/8" Iron Rod w/Cap "TPS 100834-00"
 - Found Survey Monument (described)
 - Calculated Corner
 - Iron Rod
 - With Cap
 - VOL. / PG.
 - CAB. / SHEET
 - O.P.R.F.B.C.T.
 - C.F. NO.
 - R.O.W.
 - B.L.
 - U.E.
 - D.E.
 - Approximate Survey Line

BOUNDARY CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD BEARING
C1	466.00'	66.29'	008.1505	S83° 28' 55.70"W
C2	524.00'	74.54'	008.1505	S83° 28' 55.70"W
C3	348.25'	177.84'	029.2591	N77° 48' 46.94"W
C4	800.00'	106.65'	007.6380	N67° 00' 09.02"W
C5	30.00'	47.36'	090.4486	S47° 13' 05.76"E
C6	30.00'	46.89'	089.5514	S42° 46' 54.24"W
C7	516.00'	80.69'	008.9601	S83° 04' 38.51"W
C8	484.00'	75.69'	008.9601	S83° 04' 38.51"W
C9	25.00'	39.27'	090.0000	N47° 28' 33.33"W
C10	25.00'	21.68'	049.6798	N22° 23' 50.28"E
C11	60.00'	292.54'	279.3596	N87° 33' 26.67"E
C12	25.00'	21.68'	049.6798	S27° 16' 56.95"E
C13	25.00'	39.27'	090.0000	S42° 33' 26.67"W
C14	313.25'	159.97'	029.2591	N77° 48' 46.94"W
C15	25.00'	39.27'	090.0000	S51° 11' 00.55"W
C16	25.00'	21.68'	049.6798	N51° 39' 23.06"E
C17	60.00'	292.54'	279.3596	N77° 48' 46.94"W
C18	25.00'	21.68'	049.6798	S01° 58' 35.84"W
C19	25.00'	39.27'	090.0000	S71° 48' 59.45"W
C63	530.00'	270.65'	029.2591	N77° 48' 46.94"W

BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S87° 17' 29.09"W	124.78'
L2	N72° 04' 59.20"E	63.57'
L3	S19° 10' 42.51"W	60.00'
L4	N88° 52' 46.41"W	87.32'
L5	S87° 33' 26.67"W	152.35'
L6	S31° 36' 14.70"W	109.62'
L7	S31° 05' 00.95"W	65.47'
L8	S72° 04' 59.20"E	110.20'
L9	S78° 35' 50.35"W	50.06'
L10	N87° 33' 26.67"E	50.00'
L11	N47° 28' 33.33"W	74.00'
L12	S42° 33' 26.67"W	74.00'
L13	N18° 11' 00.55"W	96.00'
L14	S71° 48' 59.45"W	96.00'
L15	N26° 48' 59.45"E	85.00'
L16	N63° 11' 00.55"W	50.00'
L17	S26° 48' 59.45"W	85.00'

RESERVE TABLE	
RESERVE	RESERVE USE
A	LANDSCAPE
B	PIPELINE
C	OPEN SPACE, DRAINAGE, ACCESS, UTILITIES
D	PIPELINE
E	PIPELINE
F	PIPELINE
G	DRAINAGE
H	LANDSCAPE
I	LANDSCAPE
J	LANDSCAPE
K	PIPELINE
L	LANDSCAPE
M	LANDSCAPE
N	LIFT STATION

LOT/BLOCK	MINIMUM FINISHED FLOOR ELEVATION
LOT 1, BLOCK 1	106.6
LOT 2, BLOCK 1	106.2
LOT 3, BLOCK 1	105.8
LOT 4, BLOCK 1	105.3
LOT 5, BLOCK 1	105.0
LOT 6, BLOCK 1	104.7
LOT 7, BLOCK 1	104.8
LOT 8, BLOCK 1	106.6
LOT 9, BLOCK 1	106.7
LOT 10, BLOCK 1	105.9
LOT 11, BLOCK 1	104.9
LOT 12, BLOCK 1	103.9
LOT 1, BLOCK 2	105.2
LOT 2, BLOCK 2	106.1
LOT 3, BLOCK 2	106.5
LOT 4, BLOCK 2	106.4
LOT 5, BLOCK 2	105.2
LOT 6, BLOCK 2	104.6
LOT 7, BLOCK 2	107.1
LOT 8, BLOCK 2	107.0
LOT 9, BLOCK 2	107.0
LOT 10, BLOCK 2	106.9
LOT 11, BLOCK 2	106.9
LOT 12, BLOCK 2	107.0
LOT 13, BLOCK 2	103.5



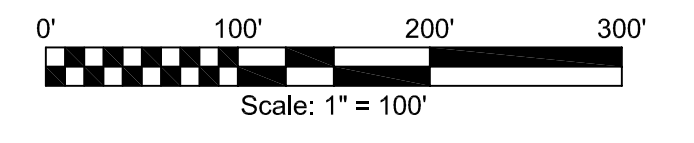
BELMONT ESTATES SECTION 1

BEING A SUBDIVISION OF 109.92 ACRES SITUATED IN THE DAVID RANDON & ISAAC PENNINGTON SURVEY, ABSTRACT NO. 75, FORT BEND COUNTY, TEXAS.

25 LOTS 2 BLOCKS 14 RESERVES
AUGUST 2023

OWNER
HIGHTEN FULSHEAR 227, LLC
6464 SAVOY DR.
HOUSTON, TEXAS 77036





LEGEND

●	Set 5/8" Iron Rod w/Cap "TPS 100834-00"
○	Found Survey Monument (described)
⊙	Calculated Corner
○	Iron Rod
○	With Cap
VOL. / PG.	Volume / Page
CAB. / SHEET	Cabinet / Sheet
O.P.R.F.B.C.T.	Official Public Records of Fort Bend County, Texas
C.F. NO.	Clerk's File Number
R.O.W.	Right-of-Way
B.L.	Building Line
U.E.	Utility Easement
D.E.	Drainage Easement
---	Approximate Survey Line

BOUNDARY CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C1	466.00'	66.29'	008.1505	66.23'	S83° 28' 55.70"W
C2	524.00'	74.54'	008.1505	74.48'	S83° 28' 55.70"W
C3	348.25'	177.84'	029.2591	175.91'	N77° 46' 46.94"W
C4	800.00'	106.65'	007.6380	106.57'	N67° 00' 09.02"W
C5	30.00'	47.36'	090.4486	42.59'	S47° 13' 05.76"E
C6	30.00'	46.88'	089.5514	42.26'	S42° 46' 54.24"W
C7	516.00'	80.69'	008.9601	80.61'	S83° 04' 36.51"W
C8	484.00'	75.69'	008.9601	75.61'	S83° 04' 36.51"W
C9	25.00'	39.27'	090.0000	35.36'	N47° 26' 33.33"W
C10	25.00'	21.68'	049.6798	21.00'	N22° 23' 50.28"E
C11	60.00'	292.54'	279.3596	77.65'	N87° 33' 26.67"E
C12	25.00'	21.68'	049.6798	21.00'	S27° 16' 56.95"E
C13	25.00'	39.27'	090.0000	35.36'	S42° 33' 26.67"W
C14	313.25'	159.97'	029.2591	158.23'	N77° 46' 46.94"W
C15	25.00'	39.27'	090.0000	35.36'	N18° 11' 00.55"W
C16	25.00'	21.68'	049.6798	21.00'	N51° 39' 23.06"E
C17	60.00'	292.54'	279.3596	77.65'	S63° 11' 00.55"E
C18	25.00'	21.68'	049.6798	21.00'	S01° 58' 35.84"W
C19	25.00'	39.27'	090.0000	35.36'	S71° 48' 59.45"W
C63	530.00'	270.65'	029.2591	267.72'	N77° 46' 46.94"W

RESERVE TABLE

RESERVE	RESERVE USE
A	LANDSCAPE
B	PIPELINE
C	OPEN SPACE, DRAINAGE, ACCESS, UTILITIES
D	PIPELINE
E	PIPELINE
F	PIPELINE
G	DRAINAGE
H	LANDSCAPE
I	LANDSCAPE
J	LANDSCAPE
K	PIPELINE
L	LANDSCAPE
M	LANDSCAPE
N	LIFT STATION

BOUNDARY LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S87° 17' 29.09"W	124.78'
L2	N72° 04' 59.20"W	63.57'
L3	S19° 10' 42.51"W	60.00'
L4	N88° 52' 46.41"W	87.32'
L5	S87° 33' 26.67"W	152.35'
L6	S31° 36' 14.70"W	109.62'
L7	S31° 06' 00.95"W	65.47'
L8	S72° 04' 59.20"E	110.20'
L9	S78° 35' 50.35"W	50.06'
L10	N87° 33' 26.67"E	50.00'
L11	N47° 26' 33.33"W	74.00'
L12	S42° 33' 26.67"W	74.00'
L13	N18° 11' 00.55"W	96.00'
L14	S71° 48' 59.45"W	96.00'
L15	N26° 48' 59.45"E	85.00'
L16	N63° 11' 00.55"W	50.00'
L17	S26° 48' 59.45"W	85.00'

LOT/BLOCK MINIMUM FINISHED FLOOR ELEVATION

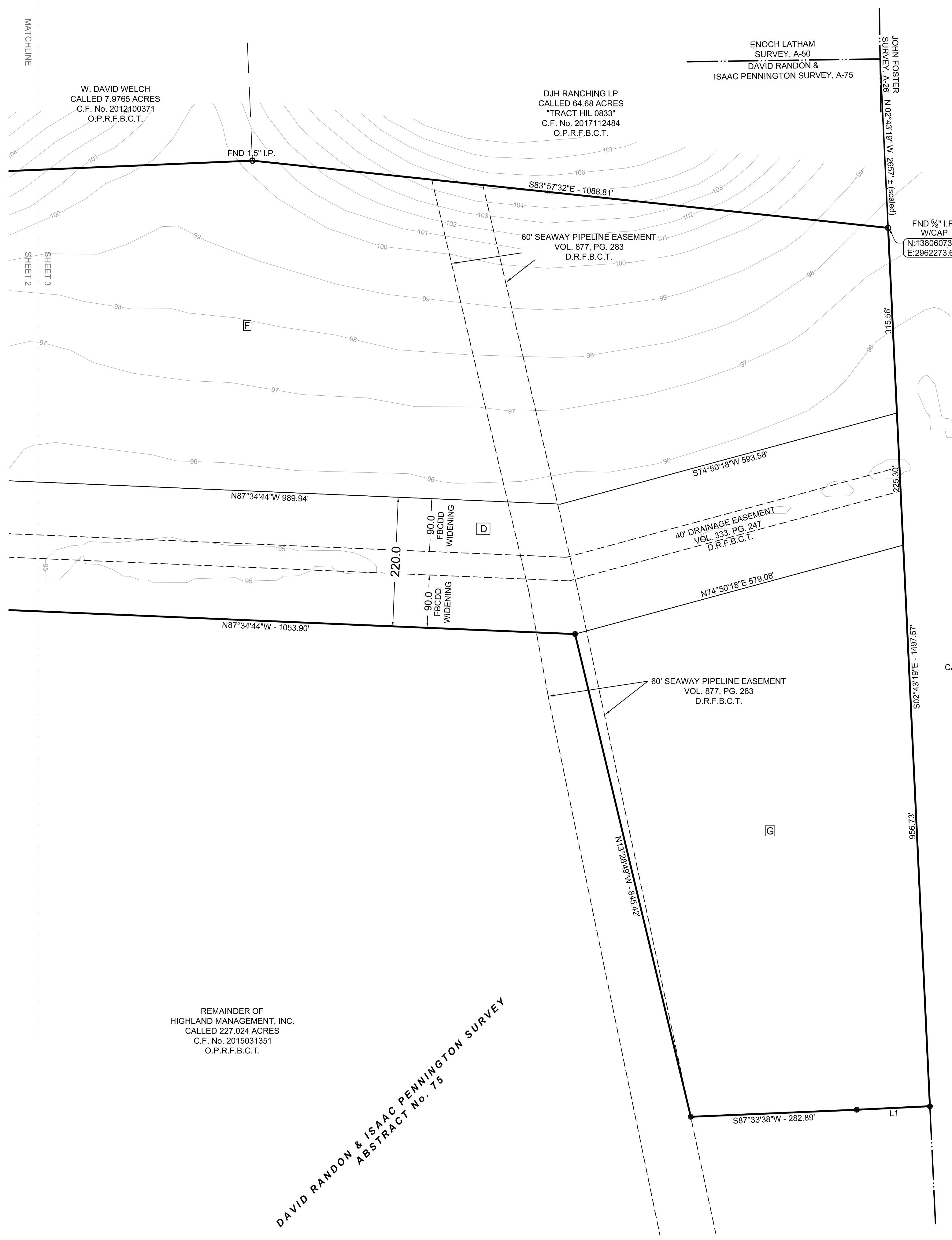
LOT/BLOCK	MINIMUM FINISHED FLOOR ELEVATION
LOT 1, BLOCK 1	108.6
LOT 2, BLOCK 1	106.2
LOT 3, BLOCK 1	105.8
LOT 4, BLOCK 1	105.3
LOT 5, BLOCK 1	105.0
LOT 6, BLOCK 1	104.7
LOT 7, BLOCK 1	104.8
LOT 8, BLOCK 1	106.6
LOT 9, BLOCK 1	106.7
LOT 10, BLOCK 1	105.9
LOT 11, BLOCK 1	104.9
LOT 12, BLOCK 1	103.9
LOT 1, BLOCK 2	105.2
LOT 2, BLOCK 2	106.1
LOT 3, BLOCK 2	106.5
LOT 4, BLOCK 2	106.4
LOT 5, BLOCK 2	105.2
LOT 6, BLOCK 2	104.6
LOT 7, BLOCK 2	107.1
LOT 8, BLOCK 2	107.0
LOT 9, BLOCK 2	107.0
LOT 10, BLOCK 2	106.9
LOT 11, BLOCK 2	106.9
LOT 12, BLOCK 2	107.0
LOT 13, BLOCK 2	103.5

BELMONT ESTATES SECTION 1

BEING A SUBDIVISION OF 109.92 ACRES SITUATED IN THE DAVID RANDON & ISAAC PENNINGTON SURVEY, ABSTRACT NO. 75, FORT BEND COUNTY, TEXAS.

25 LOTS 2 BLOCKS 14 RESERVES
AUGUST 2023

OWNER
HIGHTEN FULSHEAR 227, LLC
6464 SAVOY DR.
HOUSTON, TEXAS 77036



REMAINDER OF
HIGHLAND MANAGEMENT, INC.
CALLED 227.024 ACRES
C.F. No. 2015031351
O.P.R.F.B.C.T.

DAVID RANDON & ISAAC PENNINGTON SURVEY
ABSTRACT No. 75

DJH RANCHING LP
CALLED 1.191.48 ACRES
"TRACT HIL 0202"
C.F. No. 2017112484
O.P.R.F.B.C.T.

JOHN FOSTER SURVEY
ABSTRACT No. 26



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: August 21, 2023 Date Received by the City of Fulshear: Subdivision: Fulshear Gateway Development: Fulshear Gateway

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

Plat Location: X City ETJ (Extraterritorial Jurisdiction)

Legal Description: 6.138-Acs. out of the Churchill Fulshear League, A-29, Fulshear, Texas

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

Total Acreage: 6.138 Number of Streets: None Number of Lots: None Number and Types of Reserves: 1 Unrestricted Reserve Total Acres in Reserve: 6.138

Owner: AHV Enterprises, LLC Address: 94 Heathrow Lane City/State: Sugar Land, Texas 77479 Telephone: 713-270-5700 x 104 Email Address: 713-271-3487

Engineer/Planner: Amani Engineering, Inc. Contact Person: David L. Brown, P.E. Telephone: 713-270-5700 x 104 Fax Number: 713-271-3487 Email Address: dbrown@amaniengineering.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 (\$653.45), and Park Fees (\$0.00).

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

Handwritten signature of David L. Brown

David L. Brown August 21, 2023

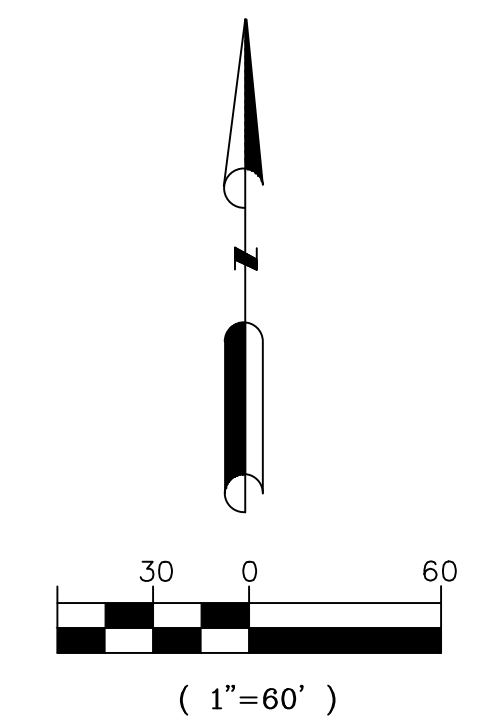
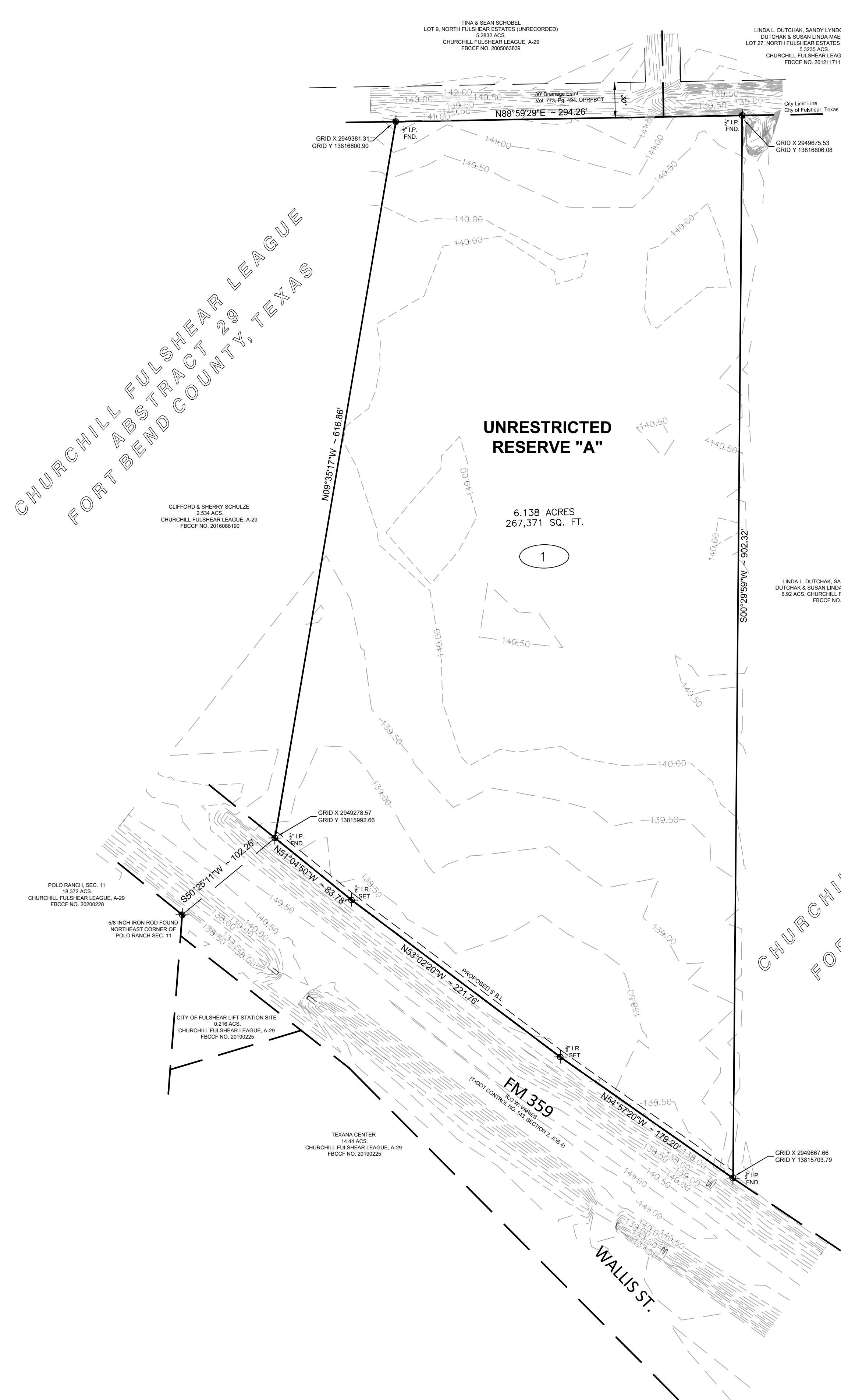
PAID \$ 587.50 CH # 2065 BANK: Stellar Bank DATE: 8/18/2023

PAID \$ 65.95 CH # 2068 BANK: Allegiance Bank DATE: 8/22/2023

FILE NAME: P:\Cadd\2021\21050 - AHV FM359\CAD Dwg\Subdivision Plat\SUBDIVISION PLAT 06152023.dwg

CHURCHILL FULSHEAR LEAGUE
FORT BEND COUNTY, TEXAS
ABSTRACT 29

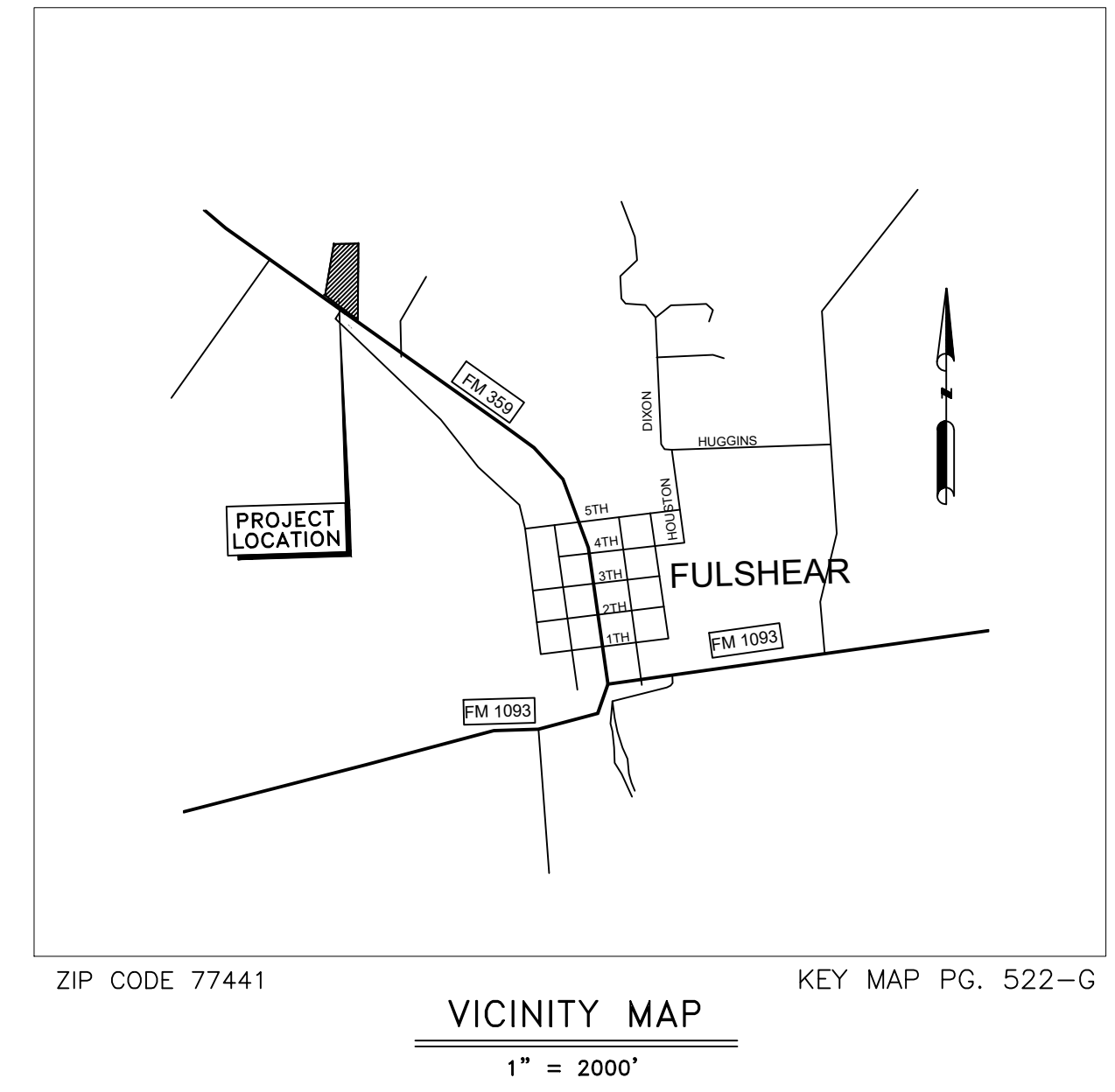
CHURCHILL FULSHEAR LEAGUE
FORT BEND COUNTY, TEXAS
ABSTRACT 29



LEGEND
B.L. = BUILDING LINE
R.O.W. = RIGHT OF WAY
O.P.R.F.B.C.T. = OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE NUMBER
VOL./PG. = VOLUME/PAGE

GENERAL PLAT NOTES:

- 1. Unless otherwise indicated, the building lines [B.L.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of the Code of Ordinances, City of Fulshear, Texas, in effect at the time this plat was approved, which may be amended from time to time. The coordinates shown here are Texas South Central Zone 4204 State Plane grid coordinates (NAD83) (2011 ADJ) and may be brought to surface by applying the following combined scale factor of 0.9998805.
- 2. All of the property located within the foregoing plat is located wholly within the City of Fulshear, Fort Bend County, Texas, the Fort Bend County Drainage District and Lamar Consolidated ISD.
- 3. There are no pipelines or pipeline easements within the platted area shown hereon.
- 4. The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage District Criteria Manual which allows street ponding with intense rainfall events.
- 5. 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.
- 6. All property to drain into the drainage easement only through an approved drainage structure.
- 7. The top of all floor slabs shall be a minimum of 141.15 feet above mean sea level (NAVD 88 datum). No top of slab elevation shall be less than 12 inches above any down gradient roadway, drainage restraint, maximum ponding or sheet flow elevation as calculated for the side design. 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.
- 8. According to the Federal Emergency Management Agency, Flood Insurance Rate Map for Fort Bend County, Texas, Map Panel No. 48157C0085M with the effective date of January 29, 2021, this property is within unshaded Zone 'X' (Area of Minimal Flood Hazard) and is considered to not be with the effective 100-yr. or 500-yr floodplain. This determination was made by graphic scaling and is approximate only. This statement does not imply that the property or structures to be constructed thereon will be free from flooding or flood damage from other natural or man made causes.
- 9. This property lies partially within both the City of Fulshear Industrial and Downtown Zoning Districts.
- 10. We hereby certify that all existing easements, rights-of-way, fee strips and significant topographical features are shown and accurately identified on this plat of Fulshear Gateway and that this plat includes all of the contiguous land owned, directly or indirectly that AHV Enterprises, LLC has a legal or beneficial interest in that is contiguous to this platted boundary.
- 11. All platted boundaries are monumented by either found iron pipes and iron rods or have been monumented with 1/2" iron rods, 18" long, capped "Amani", unless otherwise noted.



DESCRIPTION of a 6.138-acre tract.
BEING a 6.138 acre tract situated in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, No. 2019037218, of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), also being Tracts 3, 4, 5, and 6 out of a partition of that certain 9.204 acre tract as described in Volume 640 at Page 867 O.P.R.F.B.C., and being out of Block 'C' of the division of the J.T. Fulshear Tract as recorded in Book 7 at Page 77 O.P.R.F.B.C., with all bearings and distances referenced to the North American Datum of 1983, 2011 Adjustment having a combined scale factor of 0.9998805, and being more particularly described by metes and bounds as follows:
COMMENCING at a 5/8-inch iron rod capped found, being the northwest corner of said Block 'C';
THENCE North 89°01'26" East, a distance of 12.30 feet to a 5/8-inch iron rod capped found;
THENCE North 89°12'22" East, a distance of 291.81 feet to a 1/2-inch iron pipe found for corner being the northeast corner of a called 2.534-acre tract described in deed to Clifford and Sherry Schulze, as recorded in C.F. No. 2016088190, O.P.R.F.B.C., also being the northwest corner of said Tract 3, and being the northwest corner of the herein described tract, and being the POINT OF BEGINNING;
THENCE North 88°59'29" East, a distance of 294.26 feet to a 1/2-inch iron pipe found for corner being the northwest corner of a called 6.92-acre tract described in deeds to Linda Dutchak, Et al, as recorded in C.F. No. 9712152, and C.F. No. 2012117117, O.P.R.F.B.C., also being the northeast corner of said Tract 6, and being the northeast corner of the herein described tract;
THENCE South 00°29'59" West, a distance of 902.32 feet to a 1/2-inch iron pipe found for corner, being in the North right-of-way line of F.M. 359, also being the southwest corner of said 6.92-acre Dutchak tract, and being the southeast corner of said Tract 6, and being the southeast corner of the herein described tract;
THENCE along the north right-of-way line of said F.M. 359 the following three (3) courses and distances:
North 54°57'20" West, a distance of 179.20 feet to a 5/8-inch iron rod capped 'AMANI' set for corner;
North 53°02'20" West, a distance of 221.76 feet to a 5/8-inch iron rod capped 'AMANI' set for corner;
North 51°04'50" West, a distance of 83.78 feet to a 1/2-inch iron pipe found for corner being in the North right-of-way line of said F.M. 359, also being the southeast corner of said called 2.534-acre Schulze tract, and being the southwest corner of said Tract 4, and also being the southwest corner of the herein described tract;
THENCE North 09°35'17" East, a distance of 616.86 feet to the POINT OF BEGINNING and containing 6.138 acres of land more or less.

FINAL PLAT OF
FULSHEAR GATEWAY

A SUBDIVISION OF 6.138 ACRES OF LAND
BEING IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT NO. 29,
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

SCALE: 1" = 60' DATE: JUNE, 2023
0 LOTS, 1 RESERVE, 1 BLOCK

OWNER:
AHV Enterprises, LLC
94 Heathrow Lane
Sugar Land, Texas 77479

AMANI ENGINEERING, INC.
11011 Richmond Avenue, Suite 700, Houston, Texas 77042
Tel (713) 270-5700 Fax (713) 271-3457
Texas Registered Engineering Firm No. 1-4528
Texas Registered Survey Firm No. 100282-00

FILE NAME: P:\Cadd\2021\21050 - AHV FM3559\CAD Dwg\Subdivision Plat\SUBDIVISION PLAT 06152023.dwg

STATE OF TEXAS
COUNTY OF FORT BEND

We, AHV ENTERPRISES, LLC, a Texas Limited Liability Company, acting by and through H. Prasad Kolluru, its' Manager, Owner of the 6.138 acre tract described on this plat of FULSHEAR GATEWAY, does hereby make and establish this subdivision and development plan of the property according to all lines, dedications, restrictions, and notations on this or plat and hereby dedicates 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, Owner has dedicated and by these presents does 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, Owner has dedicated and by these presents does 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 total thirty feet (30' 0") in width.

FURTHER, Owner does 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, Owner does hereby dedicate to the public a strip of land twenty feet (20'-0") feet 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 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 purpose of construction and maintenance of drainage facilities and structures.

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

IN TESTIMONY WHEREOF, AHV ENTERPRISES, LLC, a Texas Limited Liability Company, has caused these presents to be signed by H. Prasad Kolluru, its' Manager, thereunto authorized, this _____ day of _____, 2023.

AHV Enterprises, LLC

By: _____
H. Prasad Kolluru, Manager

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared H. Prasad Kolluru, Manager of AHV Enterprises, LLC, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission expires: _____

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

Christina I. Weaver, RPLS
Texas Registration No. 6753

I, David L. Brown, a professional engineer registered under the laws of the State of Texas, do hereby certify that this subdivision plat of Fulshear Gateway meets all requirements of the City of Fulshear, Texas, to the best of my knowledge, information and belief.

David L. Brown, P.E.
Texas Registration No. 48282

Amani Engineering, Inc.
TBPE Firm Registration No. F-4528

This plat and subdivision of Fulshear Gateway is approved by the City Planning Commission of the City of Fulshear, Texas, this _____ day of _____, 2023.

By: _____
Amy Pearce
Chairman

By: _____
Joan Berger
Co-Chairman

This plat and subdivision of Fulshear Gateway was approved by the City of Fulshear, City Council, on the _____ day of _____, 2023, and signed on this _____ day of _____, 2023, provided, however; this approval shall be invalid and null and void unless this plat is filed with the County Clerk of Fort Bend County, Texas, within one(1) year hereafter.

By: _____
Aaron Groff
Mayor

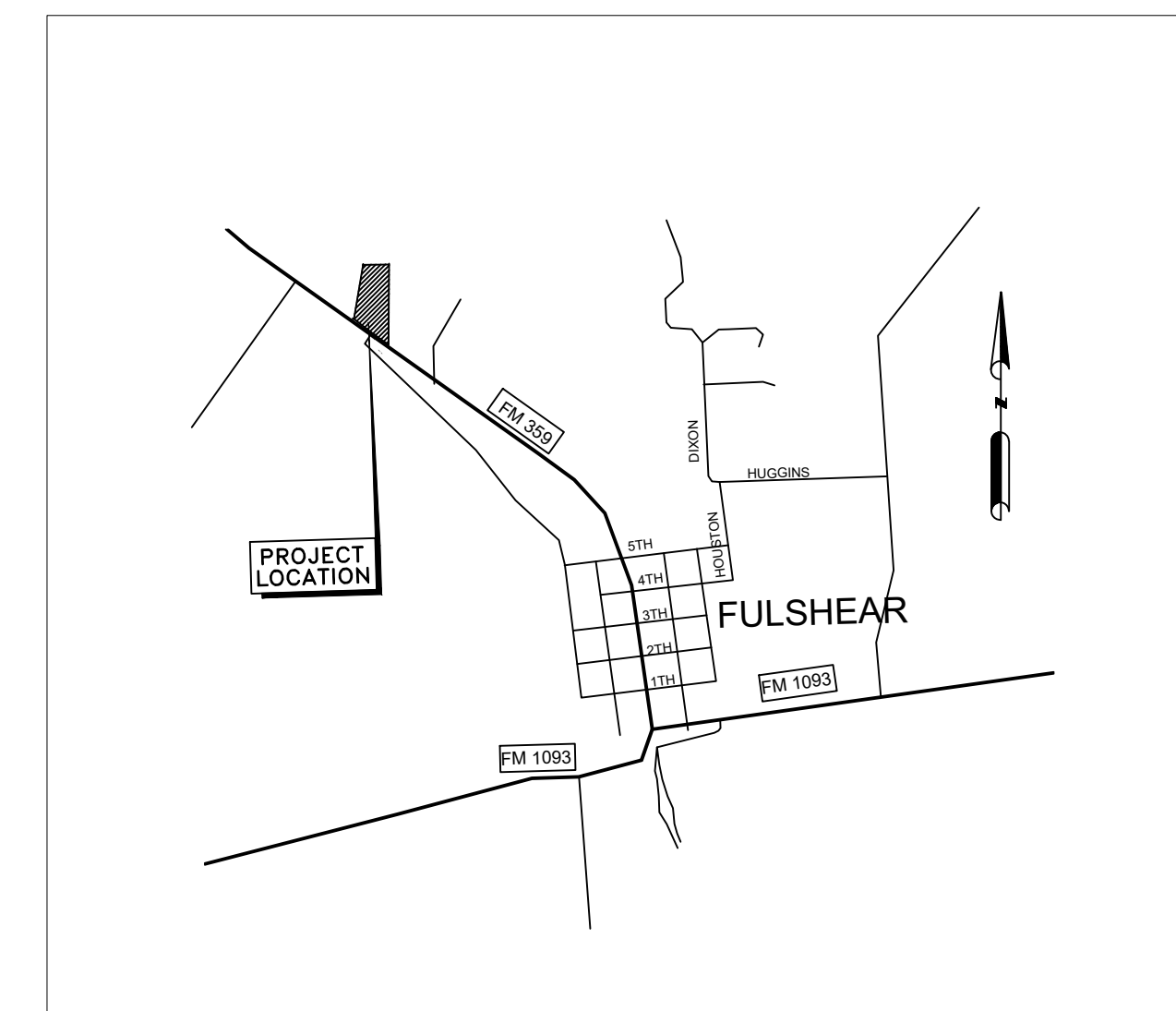
By: _____
Mariela Rodriguez
City Secretary

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2023, at _____ o'clock _____M., and duly recorded on _____, 2023, at _____ o'clock _____M., and in Plat Number _____ of the Plat Records of said county.

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

Laura Richard
County Clerk
Fort Bend County, Texas

By: _____
Deputy



ZIP CODE 77441

VICINITY MAP

1" = 2000'

KEY MAP PG. 522-G

FINAL PLAT OF
FULSHEAR GATEWAY

A SUBDIVISION OF 6.138 ACRES OF LAND
BEING IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT NO. 29,
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

SCALE: 1" = 60'

DATE: JUNE, 2023

0 LOTS, 1 RESERVE, 1 BLOCK

OWNER:
AHV Enterprises, LLC
94 Heathrow Lane
Sugar Land, Texas 77479

AMANI ENGINEERING, INC.
11011 Richmond Avenue, Suite 700, Houston, Texas 77042
Tel (713) 270-5700 Fax (713) 271-3467
Texas Registered Engineering Firm No. E-4528
Texas Registered Survey Firm No. 100282-00

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

AGENDA OF:	October 6, 2023		
DATE SUBMITTED:	September 28, 2023	DEPARTMENT:	Planning
PREPARED BY:	Joshua Brothers, Planning Director	PRESENTER:	Joshua Brothers, Planning Director
SUBJECT:	- Rezoning of an approximately 17.37 acre tract from the General Commercial (GC) District into the Semi-Urban Residential (SU) District.		
ATTACHMENTS:	1. Application packet		

EXECUTIVE SUMMARY

This 17.37-acre tract of land is currently zoned into the General Commercial (GC) District. The landowner is requesting that the property be rezoned into the Semi-Urban Residential (SU) District for the purpose of constructing detached single-family residential units. The property is generally located on Flewellen Way adjacent to the Fort Bend County Public Safety Annex.

RECOMMENDATION

It is staff's recommendation that the rezoning request be denied



APPLICATION TO AMEND THE ZONING ORDINANCE/SITE PLAN

(Must be a complete application for acceptance)

PROPERTY OWNER: LANDMARK INDUSTRIES
Mailing Address 1111 WILCREST GREEN City HOUSTON State TX Zip 77042
Telephone (713) 243-3914 Email tmccamy@LANDMARK.INDUSTRIES.CO

APPLICANT / AGENT: TRIPINTE HOMES
Mailing Address 16340 PARKVIEW PL. 250 City HOUSTON State TX Zip 77084
Telephone (281) 675-3727 Cell 713-839-5184 Email collins.pier@tripintehomes.com

OTHER CONTACT Name Collin Pier Phone 281-675-3727

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 COM From --- From --- From ---
To SO-PLANNED To --- To --- To ---

Location address or Legal lot and block range: FM 1093 @ FM 1463

Present use of this property is: VACANT LAND

Describe proposed new use and purpose for zoning change:

SINGLE FAMILY DETACHED HOMES AND OPEN SPACE

PROPERTY DESCRIPTION

Total net land area 17.4371 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 bdsreg@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 N/A
Block --- Lot(s) ---; Block --- Lot(s) ---; Block --- Lot(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.

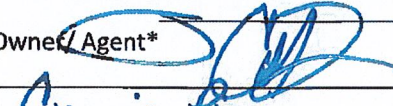
ACKNOWLEDGEMENTS:

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*  Date 8/29/23
(circle one) _____
Printed name Collins Ann Phone. No. 281-675-3200

*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: Collins Pier

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:

(CERTIFIED LEGAL DESCRIPTION) SEE ATTACHED METES & BOUNDS

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.

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

OWNER'S SIGNATURE of the above described property: Stephen Dyka

OWNER'S NAME (printed) STEPHEN C. DYKA

ADDRESS: 11111 WILCREST GREEN #100

TELEPHONE: 713-243-3414 EMAIL: STUCCANY@LANDMARKINDUSTRIES.COM

Exhibit A

LANDMARK TRACT CCR
17.37 ACRES

FEBRUARY 4, 2020
JOB NO. 7048-00

DESCRIPTION OF A 17.37 ACRE TRACT OF LAND SITUATED
IN THE J.C. MCDONALD SURVEY, ABSTRACT NO. 290 AND THE
T.W. SUTHERLAND SURVEY, ABSTRACT NO. 421
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

BEING a 17.37 acre (756,615 square foot) tract of land situated in the J.C. McDonald Survey, Abstract No. 290 and the T.W. Sutherland Survey, Abstract No. 421, City of Fulshear, Fort Bend County, Texas and being a portion of a called 41.78 acre tract of land as described in an instrument to Landmark Industries recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2013073162, said 17.37 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the North line of said 41.78 acre tract as cited herein:

BEGINNING at a 1/2-inch iron pipe with cap stamped "BGE INC" found for the most Westerly Northwest corner of Unrestricted Reserve "B" of F.M. 1093 AT F.M. 1463 RESERVES, a subdivision per plat recorded under Plat No. 20120043 of the Fort Bend County Plat Records (F.B.C.P.R.) and the Southwest corner of the herein described tract, lying on the East right-of-way line of Flewellen Way (80 feet wide) as shown on CROSS CREEK RANCH FLEWELLEN WAY, a subdivision per plat recorded under Plat No. 20100060 of the F.B.C.P.R. and the West line of said 41.78 acre tract, same being the beginning of a curve to the left from which its center bears S 65°26'58" W, 774.00 feet;

THENCE, in a Northwesterly direction, along and with said East right-of-way line and the West line of said 41.78 acre tract and said curve to the left, an arc distance of 427.90 feet, having a radius of 774.00 feet, a central angle of 31°40'33" and a chord which bears N 40°23'19" W, a distance of 422.47 feet to an 80D nail in a tree set for the most Westerly corner of the herein described tract;

THENCE, N 35°10'12" E, a distance of 446.04 feet over and across said 41.78 acre tract to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, N 54°49'48" W, a distance of 267.00 feet, continuing over and across said 41.78 acre tract to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the most Westerly Northwest corner of the herein described tract, lying on the North line of said 41.78 acre tract and the South line of Restricted Reserve "C" of CREEKSIDE AT CROSS CREEK RANCH SECTION EIGHT, a subdivision per plat recorded under Plat No. 20100088 of the F.B.C.P.R.;

THENCE, N 35°10'12" E, a distance of 72.74 feet along and with said common line to a 3/4-inch iron rod with cap stamped "Brown & Gay" found for the most Northerly Northwest corner of the herein described tract and an interior corner of said Restricted Reserve "C";

THENCE, N 83°00'23" E, a distance of 792.82 feet, continuing along and with said common line to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Southeast corner of said Restricted Reserve "C" and the most Westerly Southwest corner of Unrestricted Reserve "A" of CROSS CREEK COMMERCIAL II, a subdivision per plat recorded under Plat No. 20170139 of the F.B.C.P.R.;

THENCE, N 87°50'33" E, a distance of 69.74 feet along and with the common line of said 41.78 acre tract and said Unrestricted Reserve "A" to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Northeast corner of said 41.78 acre tract and the herein described tract, same being an interior corner of said Unrestricted Reserve "A";

THENCE, S 02°09'27" E, along and with the East line of said 41.78 acre tract and the West line of said Unrestricted Reserve "A", at a distance of 78.78 feet pass a 1/2-inch iron pipe with cap stamped "BGE INC" found for the most Southerly Southwest corner of said Unrestricted Reserve "A" and the Northwest corner Unrestricted Reserve "A" of CROSS CREEK COMMERCIAL, a subdivision per plat recorded under Plat No. 20170005 of the F.B.C.P.R. and continuing along and with the East line of said 41.78 acre tract and the West line of said CROSS CREEK COMMERCIAL a distance of 508.61 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Southwest corner of Unrestricted Reserve "A" of said CROSS CREEK COMMERCIAL and an interior corner of said 41.78 acre tract and the herein described tract;

THENCE, N 87°50'33" E, a distance of 92.80 feet along and with the South line of said Unrestricted Reserve "A" to a 1/2-inch iron pipe found for an angle point in the South line of said Unrestricted Reserve "A" and Northwest corner of Restricted Reserve "B" of said CROSS CREEK COMMERCIAL and the most Easterly corner of said 41.78 acre tract and the herein described tract;

THENCE, S 13°37'28" W, along and with the West line of said Restricted Reserve "B", at a distance of 20.01 feet pass a 5/8-inch iron rod with cap stamped "TEAM" found for the Southwest corner of said Restricted Reserve "B" and the Northwest corner of Unrestricted Reserve "A" of said F.M. 1093 AT F.M. 1463 RESERVES, continuing along and with the West line of said Unrestricted Reserve "A" for a total distance of 404.44 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Northeast corner of Unrestricted Reserve "B" of said F.M. 1093 AT F.M. 1463 RESERVES and the Southeast corner of the herein described tract, same being the beginning of a non-tangent curve to the right from which its center bears N 18°02'05" W, 190.00 feet;

THENCE, along and with the North line of said Unrestricted Reserve "B", the following courses and distances:

In a Westerly direction, along said curve to the right, an arc distance of 36.61 feet, having a radius of 190.00 feet, a central angle of 11°02'19" and a chord which bears S 77°29'05" W, a distance of 36.55 feet to an "X" cut in concrete found for a point of tangency;

S 83°00'14" W, a distance of 547.50 feet to an "X" cut on concrete found for the beginning of a tangent curve to the left;

In a Westerly direction, along said curve to the left, an arc distance of 61.52 feet, having a radius of 325.00 feet, a central angle of 10°50'46" and a chord which bears S 77°34'51" W, a distance of 61.43 feet to an "X" cut in concrete found for a point of tangency;

LANDMARK TRACT CCR
17.37 ACRES

FEBRUARY 4, 2020
JOB NO. 7048-00

S 72°09'28" W, a distance of 43.00 feet to the **POINT OF BEGINNING** and containing 17.37 acres (756,615 square feet) of land.



Alan C. Bentley RPLS No. 2055

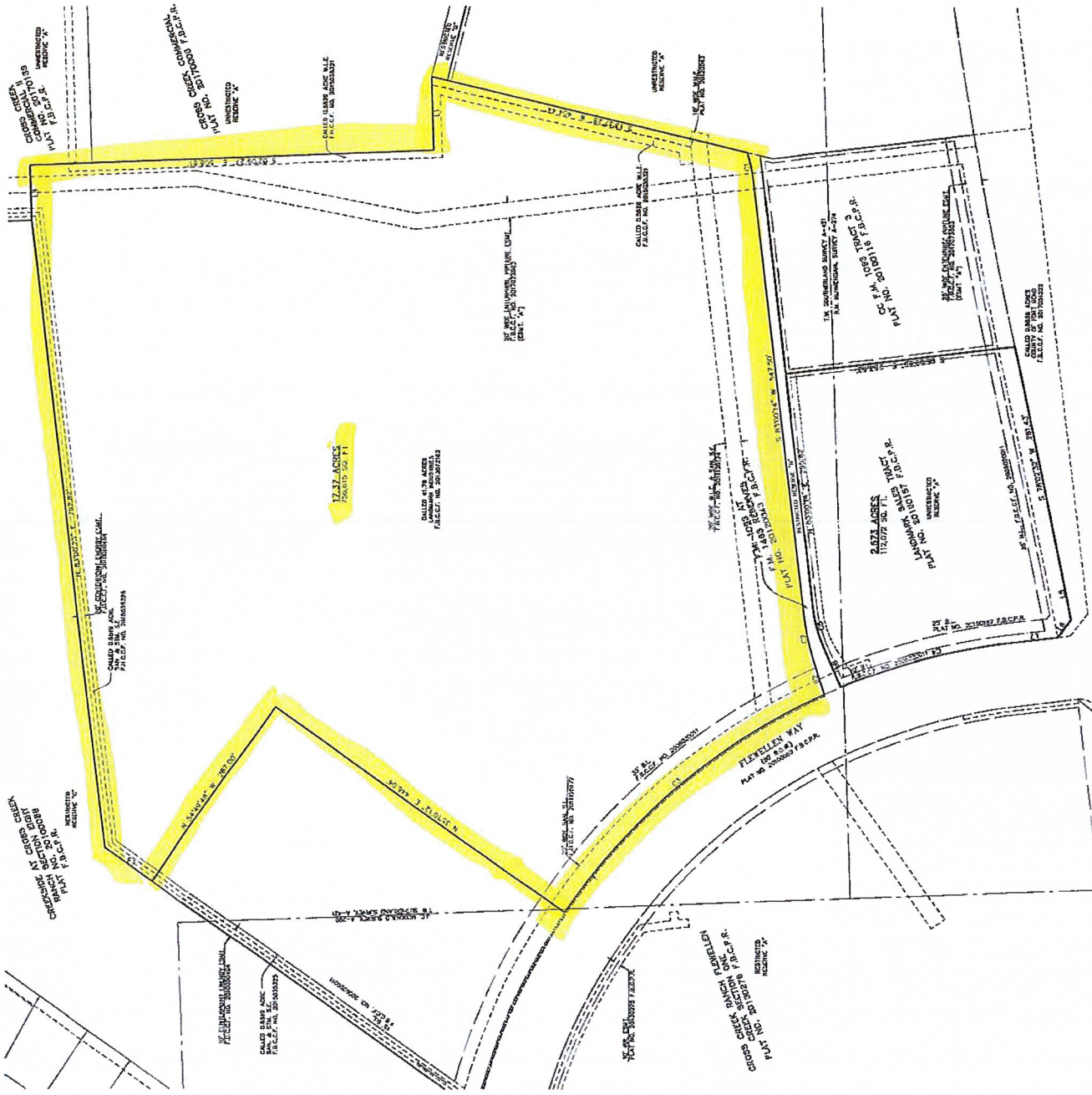
BGE, Inc.

10777 Westheimer Road, Suite 400

Houston, Texas 77042

Telephone: (281) 558-8700

TBPLS Licensed Surveying Firm No. 10106500



CROSS CHECK
COMPARISON
PLAT NO. 20170190
PLAT F.S.C. 2.1
RECORDS

CROSS CHECK COMMERCIAL
PLAT NO. 20170003
PLAT F.S.C. 2.1
RECORDS

CALLD BERRY ACRE N.E.
FACE, NO. 20170003

72.77 ACRES
20170190

CALLD BERRY ACRE
FACE, NO. 20170003

THE BERRY ACRE N.E.
FACE, NO. 20170003

CALLD BERRY ACRE N.E.
FACE, NO. 20170003

CALLD BERRY ACRE N.E.
FACE, NO. 20170003

CALLD BERRY ACRE N.E.
FACE, NO. 20170003

CALLD BERRY ACRE N.E.
FACE, NO. 20170003

2673 ACRES
154072 SQ. FT.
LANDOWN SALES TRACT
PLAT NO. 20170190
UNRECORDED
RECORDS

CALLD BERRY ACRE
FACE, NO. 20170003

CALLD BERRY ACRE
FACE, NO. 20170003

CROSS CHECK
COMPARISON
PLAT NO. 20170003
PLAT F.S.C. 2.1
RECORDS

CALLD BERRY ACRE
FACE, NO. 20170003

CALLD BERRY ACRE
FACE, NO. 20170003

CALLD BERRY ACRE
FACE, NO. 20170003

CALLD BERRY ACRE
FACE, NO. 20170003

CALLD BERRY ACRE
FACE, NO. 20170003

CALLD BERRY ACRE
FACE, NO. 20170003

CALLD BERRY ACRE
FACE, NO. 20170003

CALLD BERRY ACRE
FACE, NO. 20170003

CALLD BERRY ACRE
FACE, NO. 20170003

CALLD BERRY ACRE
FACE, NO. 20170003

CALLD BERRY ACRE
FACE, NO. 20170003

CALLD BERRY ACRE
FACE, NO. 20170003

CALLD BERRY ACRE
FACE, NO. 20170003