



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

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

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

WWW.FULSHEARTEXAS.GOV

CHAIRMAN- AMY PEARCE
MEMBER- JOAN BERGER
MEMBER- JASON CHERUBINI

PLANNING & ZONING:
MEMBER- RANDY STACY
MEMBER- GREGORY EHMAN

CO-CHAIR- DAR HAKIMZADEH
MEMBER- JOHN DOWDALL

CITY MANAGER: Jack Harper

STAFF:

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING AGENDA OCTOBER 4, 2019

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 4, 2019 AT 8:30 A.M. IN THE CITY HALL, 30603 FM 1093, 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, 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."

- 1. Call to Order**
- 2. Quorum**
- 3. Citizen's Comments**

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

4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on September 6, 2019

5. Consideration and possible action to recommend approval of a Sign Variance for Move It Storage located at 29625 FM 1093

6. Consideration and possible action to recommend approval of Golden Manor Dr. Street Dedication Preliminary Plat

7. Consideration and possible action to recommend approval of Bonterra at Cross Creek Ranch Section 11A Preliminary Plat

8. Consideration and possible action to recommend approval of a plat extension for Argonne Drive Final Plat

9. Consideration and possible action to recommend approval of Creek Trace at Cross Creek Ranch Section 2 Final Plat

10. Consideration and possible action to recommend approval of Creek Trace at Cross Creek Ranch Section 3 Final Plat

11. Consideration and possible action to recommend approval of Flewellen Way NWC Tract Final Plat

12. Consideration and possible action to recommend approval of a vacation and abandonment of the Rustic Oaks Subdivision Plat

13. Consideration and possible action to recommend approval of an amendment to Ordinance No. 2013-1091, Section 34-29 and Section 34-115 “Plat Requirements”

14. Adjournment

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

Note: In compliance with the American Disabilities Act, 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, Kimberly Kopecky, 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 Monday, September 30, 2019 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.

Kimberly Kopecky

Kimberly Kopecky – City Secretary



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STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING AGENDA SEPTEMBER 6, 2019

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD ON FRIDAY, SEPTEMBER 6, 2019 AT 8:30 A.M. IN THE CITY HALL, 30603 FM 1093, 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, 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."

1. Call to Order:

A REGULAR MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY PLANNING AND ZONING CHAIRMAN AMY PEARCE AT 8:30 A.M. ON FRIDAY, SEPTEMBER 6, 2019 AT CITY HALL, 30603 FM 1093, FULSHEAR, TEXAS 77441.

2. Quorum:

A QUORUM WAS PRESENT

MEMBERS PRESENT:

*AMY PEARCE
DAR HAKIMZADEH
JOAN BERGER
GREGORY EHMAN
JOHN DOWDALL
RANDY STACY*

CITY STAFF

*KIM KOPECKY, CITY SECRETARY
KAYLA VILLAGOMEZ, ASST. CITY
SECRETARY
BRANT GARY, ASSISTANT CITY MANAGER
CHANDLER MARKS, ECONOMIC DEVELOPMENT
COORD. DAVID LEYENDECKER, CITY ENGINEER
KERRY SIGLER, BUILDING OFFICIAL*

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.

CITIZENS' CHOSE TO SPEAK DURING THE PUBLIC HEARING.

4. PUBLIC HEARING- SPECIAL USE PERMIT

In compliance with the City of Fulshear Code of Ordinances, Appendix A, Article V, Section 1-278, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on September 6, 2019 at 8:30 AM. The hearing will be held at City Hall located at 30603 FM 1093. The second hearing will be held by the City Council on September 17, 2019 at 7:00 PM. The hearing will be held at the Irene Stern Community Center located at 6920 Katy Fulshear Road. Both hearings will allow all interested persons an

opportunity to be heard.

The location of the premises in question is in a Commercial Zone, 0029 C Fulshear, Tract 2 & 1 (PT), Acres 2.53, specifically the address is 7215 FM 359 Road South, Fulshear, Texas 77441.

The applicant is seeking a Special Use Permit pursuant to the Code of Ordinances, Appendix A, Article III, Division 2. Section 1-188, (d), (2), if approved in the process outlined in Section 1-283.

The applicant reserves the right to supplement this application and/or seek at the time of the hearing, such other approvals, interpretations, and/or waivers as may be requested or required by the applicant or the Board/Council.

A copy of said application and documents is on file at the City of Fulshear City Hall located at 30603 FM 1093 Fulshear, Texas 77441 on Monday through Thursday from 8:00AM to 3:00PM and Fridays from 8:00AM to 3:00PM in the City Secretary's office for all interested parties prior to said hearing.

If you have any questions regarding this request, please call the City Secretary's office at 281-346-1796.

Posted: August 26, 2019 & August 30, 2019

CHAIRPERSON AMY PIERCE OPENED THE PUBLIC HEARING AT 8:30 AM.

(FOR FULL DISCUSSION, REQUEST AUDIO)

CHAIRPERSON AMY PEARCE CLOSED THE PUBLIC HEARING AT 9:27AM.

5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on August 2, 2019 and August 27, 2019

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE MINUTES FROM PLANNING AND ZONING COMMISSION MEETINGS HELD ON AUGUST 2, 2019 AND AUGUST 27, 2019. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, CHERUBINI, AND STACY.

NAYS: NONE

6. Consideration and possible action to approve a Special Use Permit for 7215 FM 359 Road South, Fulshear, Texas 77441

THERE WAS DISCUSSION BETWEEN APPLICANT, PLANNING AND ZONING

MEMBERS, AND CITIZEN'S IN ORDER TO CLARIFY THE USAGE OF THE PROPERTY. MOTION AMENDED TO APPROVE THE SPECIAL USE PERMIT WITHOUT THE USE OF TEMPORARY STRUCTURES. A MOTION WAS MADE BY PLANNING AND ZONE MEMBER DOWDALL AND SECONDED BY PLANNING AND ZONING MEMBER HAZIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, CHERUBINI, AND STACY.

NAYS: NONE

(FOR FULL DISCUSSION, REQUEST AUDIO)

7. Update regarding annexation of land into the City of Fulshear's ETJ and the Fulshear Lakes development

BRANT GARY UPDATED THE COMMISSION REGARDING ANNEXATION OF ADDITIONAL LAND PURCHASED BY THE DEVELOPER.

8. Consideration and possible action to approve Fulbrook on Fulshear Creek Section 14 Final Replat No. 1

A MOTION WAS MADE BY PLANNING AND ZONING COMMISSION MEMBER HAKIMZADEH TO APPROVE FULBROOK ON FULSHEAR CREEK SECTION 14 FINAL REPLAT NO. 1. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CHERUBINI. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, CHERUBINI, AND STACY.

NAYS: NONE

9. Consideration and possible action to approve Fulshear Run Section 3 Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING COMMISSION MEMBER EHMAN TO APPROVE FULSHEAR RUN SECTION 3 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, EHMAN, HAKIMZADEH, PEARCE, CHERUBINI, AND STACY.

NAYS: NONE

PLANNING AND ZONING MEMBER DOWDALL RECUSED HIMSELF FROM THE VOTE.

10. Consideration and possible action to approve Ivy Kids Cross Creek Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING COMMISSION MEMBER BERGER TO APPROVE FULBROOK ON IVY KIDS CROSS CREEK FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, CHERUBINI, AND STACY.

NAYS: NONE

11. Consideration and possible action to approve Plaza on South Firethorne Final Replat

A MOTION WAS MADE BY PLANNING AND ZONING COMMISSION MEMBER HAKIMZADEH TO APPROVE FULBROOK ON PLAZA ON SOUTH FIRETHORNE FINAL REPLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER STACY. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, CHERUBINI, AND STACY.

NAYS: NONE

12. Consideration and possible action to approve R1 Rogers Road Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING COMMISSION MEMBER EHMAN TO DENY SUBJECT TO CONSIDERATIONS OF R1 ROGERS ROAD PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, CHERUBINI, AND STACY.

NAYS: NONE

13. Consideration and possible action to approve Flewellen Way NWC Tract Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING COMMISSION MEMBER HAKIMZADEH TO APPROVE FLEWELLEN WAY NWC TRACT PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CHERUBINI. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, CHER HAKIMZADEH, PEARCE, CHERUBINI, AND STACY.

NAYS: NONE

14. Consideration and possible action to approve Morgans Spur Drive Extension No. 1 Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING COMMISSION MEMBER EHMAN TO APPROVE MORGANS SPUR DRIVE EXTENSION NO. 1 PRELIMINARY PLAT PENDING REVIEW OF APPLICATION ACREAGE TOTALS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, CHERUBINI, AND STACY.

NAYS: NONE

15. Consideration and possible action to approve Morgans Spur Drive Extension No. 2 Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING COMMISSION MEMBER EHMAN TO APPROVE MORGANS SPUR DRIVE EXTENSION NO. 2 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, CHERUBINI, AND STACY.

NAYS: NONE

16. Consideration and possible action to approve Creek Trace at Cross Creek Ranch Section 6 Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING COMMISSION MEMBER EHMAN TO APPROVE CREEK TRACE AT CROSS CREEK RANCH SECTION 6 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, CHERUBINI, AND STACY.

NAYS: NONE

17. Consideration and possible action to approve Creek Trace at Cross Creek Ranch Section 4 Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING COMMISSION MEMBER BERGER TO APPROVE CREEK TRACE AT CROSS CREEK RANCH SECTION 4 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, CHERUBINI, AND STACY.

NAYS: NONE

18. Consideration and possible action to approve Bonterra at Cross Creek Ranch Section 7 Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING COMMISSION MEMBER EHMAN TO APPROVE PENDING CORRECTIONS NOTED WITH RESERVE TABLE FOR BONTERRA AT CROSS CREEK RANCH SECTION 7 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, CHERUBINI, AND STACY.

NAYS: NONE

19. Consideration and possible action to approve Bonterra at Cross Creek Ranch Section 8 Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING COMMISSION MEMBER EHMAN TO APPROVE CREEK TRACE AT CROSS CREEK RANCH SECTION 4 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, CHERUBINI, AND STACY.

NAYS: NONE

20. Consideration and possible action to approve Jordan Ranch Street Dedication No. 6 Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING COMMISSION MEMBER EHMAN TO APPROVE JORDAN RANCH STREET DEDICATION NO. 6 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, CHERUBINI, AND STACY.

NAYS: NONE

21. Consideration and possible action to approve Jordan Ranch Section 20 Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING COMMISSION MEMBER HAKIMZADEH TO APPROVE JORDAN RANCH SECTION 20 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CHERUBINI. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, CHERUBINI, AND STACY.

NAYS: NONE

22. Consideration and possible action to approve Jordan Ranch Section 21 Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING COMMISSION MEMBER HAKIMZADEH TO APPROVE JORDAN RANCH SECTION 21 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CHERUBINI. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, CHERUBINI, AND STACY.

NAYS: NONE

23. Consideration and possible action to approve Jordan Ranch Section 22 Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING COMMISSION MEMBER HAKIMZADEH TO APPROVE JORDAN RANCH SECTION 22 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CHERUBINI. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, CHERUBINI, AND STACY.

NAYS: NONE

24. Consideration and possible action to approve Jordan Ranch Section 23 Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING COMMISSION MEMBER HAKIMZADEH TO APPROVE JORDAN RANCH SECTION 23 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CHERUBINI. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, CHERUBINI, AND STACY.

NAYS: NONE

25. Consideration and possible action to approve Jordan Ranch Section 24 Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING COMMISSION MEMBER HAKIMZADEH TO APPROVE JORDAN RANCH SECTION 24 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CHERUBINI. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, CHERUBINI, AND STACY.

NAYS: NONE

26. Consideration and possible action to approve Jordan Ranch Street Dedication No. 3 Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING COMMISSION MEMBER BERGER TO APPROVE JORDAN RANCH STREET DEDICATION NO.3 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, CHERUBINI, AND STACY.

NAYS: NONE

27. Consideration and possible action to approve Jordan Ranch Section 17 Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING COMMISSION MEMBER EHMAN TO APPROVE JORDAN RANCH SECTION 17 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, CHERUBINI, AND STACY.

NAYS: NONE

28. Consideration and possible action to approve Jordan Ranch Section 18 Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING COMMISSION MEMBER HAKIMZADEH TO APPROVE JORDAN RANCH SECTION 18 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CHERUBINI. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, CHERUBINI, AND STACY.

NAYS: NONE

29. Adjournment

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

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, CHERUBINI, AND STACY.

NAYS: NONE

CHARIMAN PEARCE ADJOURNED THE MEETING AT 9:59 A.M.

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

AGENDA OF: October 4, 2019	AGENDA ITEM:
DATE SUBMITTED: September 20, 2019	DEPARTMENT: Planning & Development
PREPARED BY: Kerry Sigler Building Official	PRESENTER: Kerry Sigler Building Official
SUBJECT:	Façade/Wall Sign Variance Request for 29625 FM 1093
ATTACHMENTS:	Application and Related Documents

EXECUTIVE SUMMARY

Move It Storage has made an application for a façade/wall sign permit which has been denied for non-compliance with Chapter 28, Section 28-4, (2), (b) of the City of Fulshear Code of Ordinances. The property is located in the Special Highway Sign District, specifically 29625 FM 1093 Road.

Chapter 28, Section 28-4, (2), (b), specifically states;

b. Facade or wall signs. Facade or wall signs shall be allowed only on a wall or facade that is parallel to a public street, and only so long as the total sign area does not exceed ten percent of the area of the facade or wall on which it is mounted or painted,

- **Completed Sign Variance Application:** Completed Application from the Owner/Owner's Representative. (See Item 1)
- **Sign Details:** A description of the sign including site map, dimensions, and locations. (See Item 2)
- **Application Fee:** Fee has been paid by the applicant

STAFF RECOMMENDATION

Move It Storage is requesting a variance to be allowed for a sign that is not parallel to a public street to inform the East bound traffic on FM 1093 Road for identification as well as a variance that both signs be allowed to exceed ten percent of the area of the façade or wall on which they will be mounted based on the new distance from FM 1093 Road.

1. City Staff has no objection to this request as it will not be injurious to the public health, safety, morals, and general welfare of the community.
2. The use and value of the areas adjacent to the property will not be affected in a substantially adverse manner.
3. The signs will comply with the existing Outdoor Lighting Ordinance.

HARDSHIP: It shall be incumbent upon an applicant to conclusively prove at the hearing that, if compelled to meet the provisions of this Ordinance, the applicant cannot secure reasonable use of the property; that the hardship claimed results from the application of the provisions of this Ordinance; that the hardship claimed is suffered by the property directly; and not merely by other properties; that the hardship claimed is not the result of the applicant's own actions.

Please Note: Monetary or cosmetic reasons will not pass the hardship standard.

ITEM 1

Completed Sign Variance Application



CITY OF FULSHEAR

DEVELOPMENT SERVICES

PO Box 279 / 29255 FM 1093 #12C
Fulshear, Texas 77441
Phone: 281-346-8860 ~ Fax: 281-346-8237
www.fulsheartexas.gov

SIGN VARIANCE APPLICATION

APPLICATION FEE: \$75.00 NON-REFUNDABLE

APPLICATION DATE: 09.06.19

ADDRESS OF PREMISES AFFECTED: 29625 FM 1093

LEGAL DESCRIPTION: _____

OWNERS INFORMATION:

NAME Move It Storage

ADDRESS 29625 FM 1093 CITY, STATE, ZIP Fulshear, TX

EMAIL _____ PHONE NUMBER _____

APPLICANTS NAME (if different than owner) Wendy Allgood

ADDRESS 11201 FM 1485

CITY Conroe STATE TX

ZIP CODE 77306 EMAIL permits@bakerssigns.com PHONE NUMBER 936.446.1239

EXPLAIN REQUEST: (fully explain the existing conditions that make this request necessary

(1) i am requesting a variance to allow a sign on an additional elevation that not on direct road frontage. The East Elevation which allows greater visibilty to vehichles therefor allowing drivers to clearly identify the property in time to turn safely. (2&3) The actual wall signs on each elevation are less than 10 % of each facade when taking the entire 2 story wall into account. Each sign is only 21.27 sq ft. We are requesting the size to be allowed to maintain clarity and legibility for all.

Status of the Project: Existing Under Construction Proposed

Have there been previous variance requests for this property? no

Are there similar situations in the area? _____

Addresses: _____

Have you informed your Home Owners Association? _____ or Neighbors? _____

Request Proposal and Description: Provide a description of the existing and or proposed physical property improvements relative to this case (ie: materials, structure type and height, dimensions, etc.) Please also supply and identify photos where applicable, to support your case:

please see the attached photos of business with signs not facing direct road frontage

Acknowledgement: I certify that the information herein provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will cause this case to be presented in public hearing before the ZBA, unless I withdraw same prior to the City's posting of public notice. Should I initiate withdrawal after public notice is posted, I understand that the Board action shall constitute denial of the case, and the filing fee will be non-refundable. I understand that if I receive approval, I must still obtain approval from all other required departments within the City and that I must obtain required permits within 180 days from the date of the Board approval.

Signed by the Applicant/Owner Agent: Wendy Alford Date: 09.06.19

ITEM 2

Sign Details

F. M. 1093
(220' ROW)

Proposed new edge
of roadway

Farm to Market 1093 Rd

Proposed new
property line

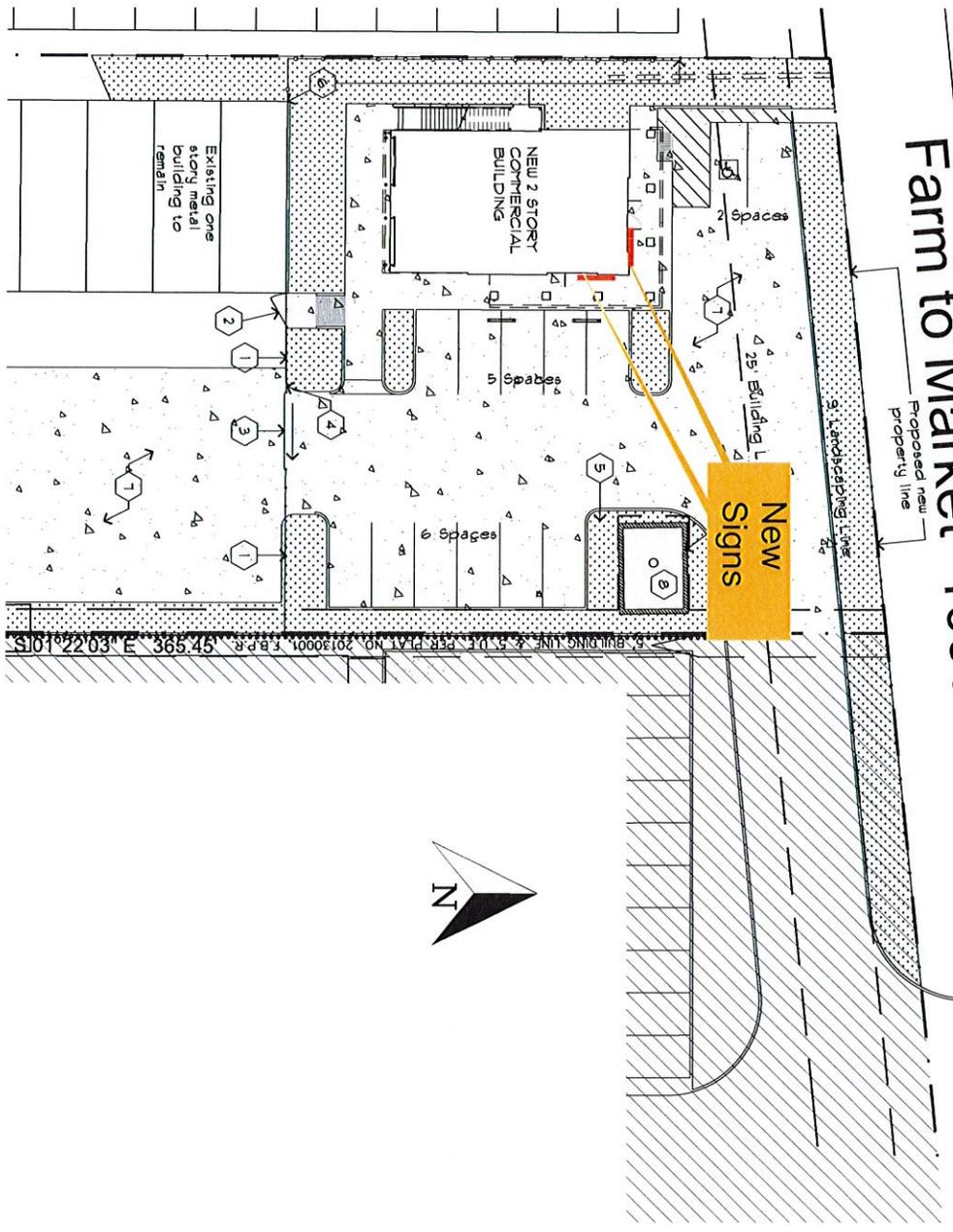
9' Landscaping Line

New
Signs

25' Building L

NEW 2 STORY
COMMERCIAL
BUILDING

Existing one
story metal
building to
remain



14 Enlarged Site Plan

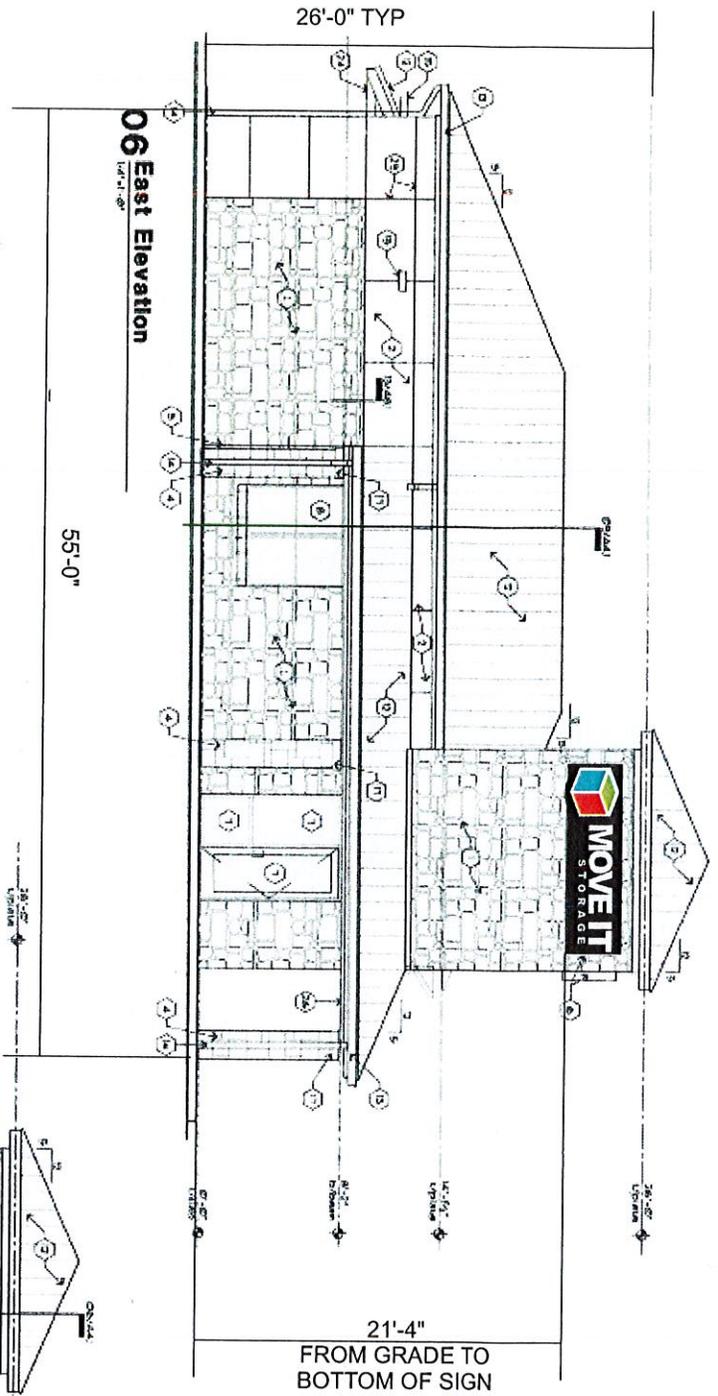
Color renderings are for presentation only and should not be considered as manufacturing drawings.

Move It Self Storage
29625 FM 1093
Fulshear, TX (Fort Bend County)

Approval: _____ Date: _____

Customer: Move It Self Storage
Created: 8-14-19
Revised: 8-21-19
Dwg: Site 103 Fulshear

Scale: Proportional
Illustrated by: Smith



Color renderings are for presentation only and should not be considered as manufacturing drawings.

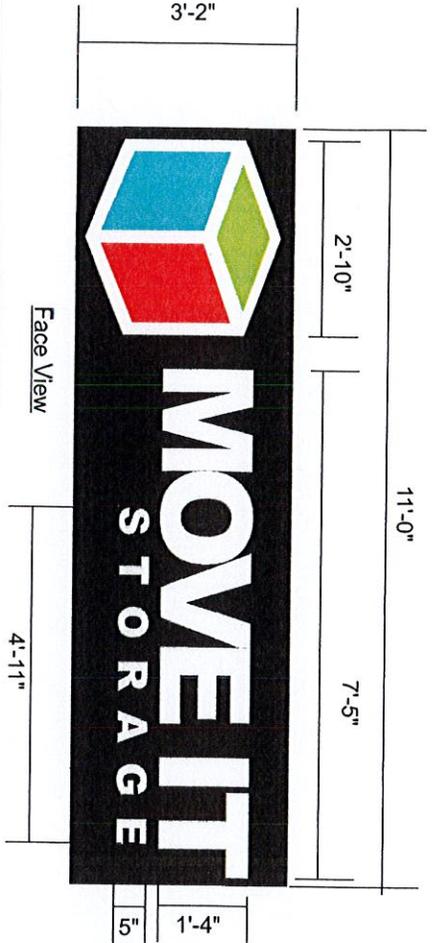
Move It Self Storage
 29625 FM 1093
 Fulshear, TX (Fort Bend County)

Approval:

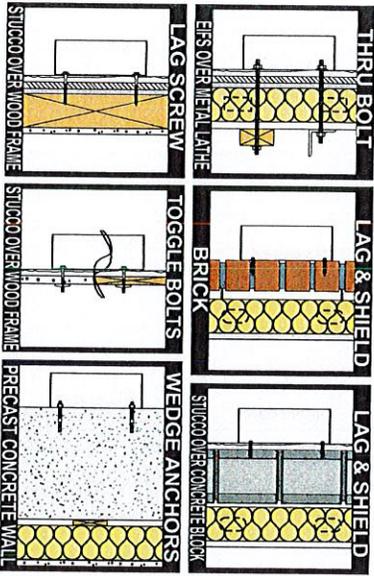
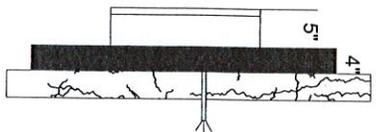
Date:

Customer: Move It Self Storage
 Created: 8-14-19
 Revised: 8.21.19
 Dwg: Permit 102 Fulshear

Scale: Proportional
 Illustrated by: Smith



Logo=	8.97 SF
MOVE IT=	9.8 SF
Storage=	2.5 SF
Total=	21.27 SF



ELECTRICAL NOTES



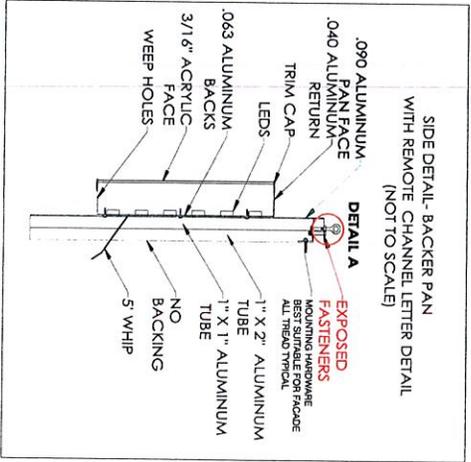
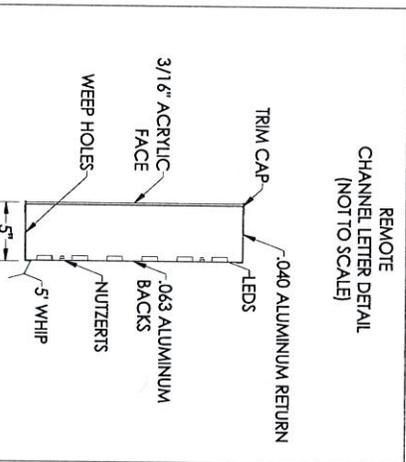
All signage to be installed in compliance with National and Local Electrical Code



All signage to be constructed and installed in compliance with UL Standards

ELECTRICAL NOTE-Actual # of circuits to be determined by a Licensed Electrical Contractor
 TOTAL AMPS- 5
 # OF CKTS- 1 20 AMP(RECOMMENDED)
 VOLTS- 120
 ALL SIGNAGE WILL BE (U.L.) LISTED, (U.L.) 2161 COMPLIANT AND CARRY (U.L.) LABELS.

U.L. Approved Sign w/ Labels. All Components U.L. Approved.
 Install Per NEC 2011, Grounding As Per NEC Article 250 and FBC 2017, 6th Edition.
 LED Power Supply 120 Volt Input 12 Volt DC Output. Each Power Supply 1.0 Amp



Proposed:
 New Logo & Channel Letters w / Black Carrier Cabinet
 White PCB Face w/ White Trim & Returns
 Internally Illuminated w/ White LED Modules
 Survey Required To Determine Exact Size

Color renderings are for presentation only and should not be considered as manufacturing drawings.

Move It Self Storage
 29625 FM 1093

Fulshear, TX (Fort Bend County)

Customer: Move It Self Storage
 Created: 8-14-19
 Revised: 9.21.19
 Dwg: Permit101 Fulshear

Approve:

Date:

Scale: Proportional
 Illustrated by: Smith

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

AGENDA OF:	October 4, 2019		
DATE SUBMITTED:	September 20, 2019	DEPARTMENT:	Planning and Development
PREPARED BY:	Zach Goodlander, Director of Development Services, Brant Gary, Assistant City Manager	PRESENTER:	Zach Goodlander, Director of Development Services,
SUBJECT:	Plat recommendations of approval for Planning and Zoning Commission		
ATTACHMENTS:	<ol style="list-style-type: none">1. Plat Application2. Copy of Plat3. City Engineer's Review Letter		

EXECUTIVE SUMMARY

The Planning & Zoning Commission has for its consideration the following plats:

- 1. Consideration and possible action to recommend approval of the Golden Manor Dr. Street Dedication Preliminary Plat**
- 2. Consideration and possible action to recommend approval of the Bonterra at Cross Creek Ranch Section 11A Preliminary Plat**
- 3. Consideration and possible action to recommend approval of a plat extension for Argonne Drive Final Plat**
- 4. Consideration and possible action to recommend approval of the Creek Trace at Cross Creek Ranch Section 2 Final Plat**
- 5. Consideration and possible action to recommend approval of the Creek Trace at Cross Creek Ranch Section 3 Final Plat**
- 6. Consideration and possible action to recommend approval of the Flewellen Way NWC Tract Final Plat**
- 7. Consideration and possible action to recommend approval of a vacation and abandonment of the Rustic Oaks Subdivision Plat**

The plats, as submitted for consideration, generally meet the requirements set forth in the City's Subdivision Ordinance No. 04-913 and/or 013-1091, which is in alignment with Chapter 21, Texas

Local Government Code. Plat comments noted in the City Engineer's report are provided in support of the rules and regulations governing plats and subdivisions of land within the City's territorial limits and the extra territorial jurisdiction to promote safe, orderly, and healthful development of the City.

Rustic Oaks Subdivision was platted in 1973 but never built. Now, the owners of the property would like to move forward with their own development and before they can they must first vacate the Rustic Oaks Subdivision Plat. This is the site of the future "Fulshear Lakes" project.

A development agreement between Fulshear Lakes and the City of Fulshear was passed by City Council in 2014. As a material condition of the agreement the City agreed "to abandon, support and/or to cooperate with Fort Bend County and/or any utility provider in the abandonment of such subdivision plat and all easements related thereto."

RECOMMENDATION

Staff recommends the Planning & Zoning Commission approve the plats under consideration.



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: 09-20-2019 Date Received by the City of Fulshear: _____
 Subdivision: Golden Manor Dr Extention Development: Cross Creek Ranch
Street Dedication

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: Being 56.33 Acres out of the M. Autrey Survey, A-100

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

Total Acreage: 56.33
 Number of Streets: 1
 Number of Lots: 0
 Number and Types of Reserves: 3 - Lake/Detention
 Total Acres in Reserve: 53.27

Owner: Taylor Morrison of Texas, LLC
 Address: 2929 Briarpark Dr. North, Suite 400
 City/State: Houston, Texas 77042
 Telephone: _____
 Email Address: bskinner@taylor Morrison.com

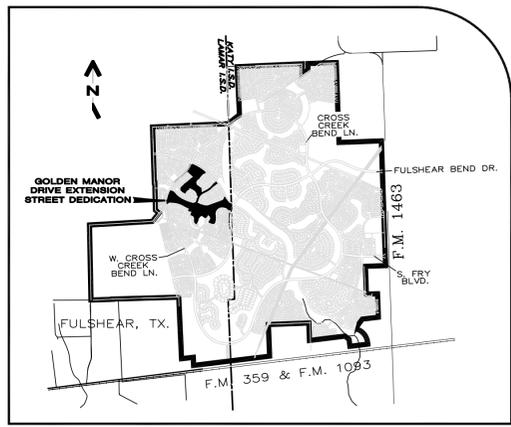
Engineer/Planner: META Planning + Design LLC
 Contact Person: Kathryn Parker
 Telephone: 281-810-1422
 Fax Number: _____
 Email Address: kparker@metaplanningdesign.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$1,204.13</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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

 Kathryn Parker/ Planner
 September 20, 2019

SIGNATURE TYPED OR PRINTED NAME/TITLE DATE



Vicinity Map

LINE DATA

LINE	DISTANCE	BEARING
L1	21'	N 65°49'56" W
L2	56'	S 73°04'04" E
L3	115'	N 16°55'56" E
L4	22'	N 26°18'01" W
L5	53'	N 69°37'58" W
L6	59'	N 65°13'05" W
L7	59'	N 61°22'35" W
L8	186'	S 60°21'41" E
L9	99'	N 68°44'30" W
L10	66'	N 70°00'54" W
L11	66'	S 73°17'17" E
L12	66'	N 76°33'40" W
L13	91'	N 79°50'04" W
L14	265'	S 85°35'35" E
L15	130'	S 55°13'47" W
L16	23'	N 85°18'40" W
L17	76'	N 63°11'25" W
L18	45'	N 87°14'13" E
L19	150'	S 47°12'52" E
L20	113'	S 40°00'51" E
L21	66'	S 45°05'10" E
L22	23'	S 45°30'11" E
L23	256'	S 56°37'37" E
L24	221'	S 65°11'42" E
L25	168'	N 69°37'30" W
L26	197'	S 75°00'44" E
L27	105'	N 65°02'11" E
L28	35'	S 72°13'47" E
L29	221'	N 17°48'13" E
L30	66'	N 59°04'33" W
L31	58'	S 05°17'22" E
L32	98'	N 21°51'10" W
L33	88'	N 37°33'43" W
L34	78'	N 49°59'00" W
L35	236'	N 62°14'26" W
L36	21'	S 70°56'25" W
L37	111'	S 24°07'17" W
L38	26'	S 85°16'00" W
L39	135'	S 32°47'48" W
L40	83'	N 57°12'14" W
L41	98'	N 55°42'14" W
L42	43'	N 47°07'49" W
L43	42'	N 29°44'56" W
L44	42'	N 12°31'03" W
L45	42'	N 04°42'50" E
L46	42'	N 21°56'42" E
L47	44'	S 38°44'52" W
L48	98'	N 45°22'53" E
L49	88'	N 49°21'00" E
L50	14'	S 05°09'34" W
L51	30'	S 50°54'45" W
L52	14'	N 84°07'53" W
L53	149'	N 50°58'07" E
L54	162'	N 48°46'35" E
L55	108'	N 51°44'40" E
L56	98'	N 46°24'46" E
L57	20'	N 01°34'59" W
L58	107'	N 49°34'45" W
L59	20'	N 83°12'27" W
L60	20'	N 05°22'10" W
L61	109'	N 48°12'55" W
L62	40'	S 72°10'50" E
L63	27'	S 48°54'18" E
L64	63'	S 41°05'42" W
L65	98'	S 78°13'45" W
L66	180'	N 38°42'19" E

LINE DATA

LINE	DISTANCE	BEARING
L67	120'	S 39°49'17" W
L68	177'	S 45°52'22" W
L69	70'	S 21°32'06" W
L70	61'	S 01°39'05" W
L71	56'	S 16°13'56" E
L72	48'	S 33°50'26" E
L73	35'	S 49°06'44" E
L74	137'	N 54°59'20" W
L75	50'	N 44°14'44" W
L76	15'	N 84°58'10" W
L77	37'	S 60°22'44" E
L78	40'	N 27°29'07" W
L79	222'	N 62°30'59" E
L80	183'	N 43°16'50" E
L81	83'	N 49°48'08" E
L82	83'	S 49°48'08" W
L83	80'	S 45°27'03" W
L84	222'	S 62°30'59" W
L85	221'	S 17°46'13" W
L86	73'	S 72°13'47" E
L87	91'	S 60°41'03" E
L88	101'	S 73°55'15" E
L89	119'	S 72°13'47" E
L90	127'	S 67°25'29" E
L91	93'	N 76°13'58" E
L92	712'	N 69°41'14" E
L93	72'	S 44°30'07" W
L94	99'	N 17°40'13" E
L95	33'	S 63°23'45" W
L96	104'	N 74°39'56" W
L97	51'	N 28°32'44" W
L98	95'	N 55°19'50" W
L99	152'	N 78°16'38" W
L100	73'	WEST
L101	74'	S 79°11'01" W
L102	88'	S 64°38'01" W
L103	88'	S 50°06'01" W
L104	76'	S 34°25'57" W
L105	44'	S 30°16'11" W
L106	111'	S 15°48'43" W
L107	216'	S 06°18'11" E
L108	58'	S 05°19'39" W
L109	58'	N 05°19'39" E
L110	119'	S 12°39'14" W
L111	47'	S 35°22'18" W
L112	47'	N 65°38'54" E
L113	47'	N 84°03'28" W
L114	179'	N 69°36'51" W
L115	36'	S 13°17'00" E
L116	93'	N 37°24'01" E
L117	105'	N 20°14'11" E
L118	129'	S 26°47'07" E
L119	107'	N 58°41'09" W
L120	119'	S 19°19'49" W
L121	39'	S 62°04'36" W
L122	45'	S 31°18'51" W
L123	33'	S 05°20'41" W
L124	37'	N 62°46'05" W
L125	83'	N 40°26'30" W
L126	79'	N 11°25'29" W
L127	79'	N 07°46'23" E
L128	75'	N 08°10'18" W
L129	92'	N 33°31'57" W
L130	48'	N 58°53'35" W
L131	40'	S 70°22'08" E
L132	60'	N 70°22'08" W

CURVE DATA

CURVE	RADIUS	ARC	BEARING	CHORD
C1	1530'	195'	N 23°16'58" E	195'
C2	25'	38'	S 70°33'01" W	34'
C3	50'	44'	S 89°08'00" W	42'
C4	25'	19'	S 85°30'56" W	18'
C5	970'	18'	N 72°32'25" W	18'
C6	1765'	67'	N 15°35'13" E	667'
C7	530'	122'	S 24°20'50" W	121'
C8	50'	104'	S 64°44'07" W	86'
C9	50'	89'	N 44°17'18" W	78'
C10	1535'	409'	N 30°39'32" E	407'
C11	25'	39'	N 67°16'34" E	35'
C12	2150'	735'	S 68°41'32" E	731'
C13	130'	100'	S 07°35'33" W	98'
C14	25'	15'	S 02°37'09" W	15'
C15	50'	41'	N 03°54'16" W	40'
C16	25'	36'	S 13°38'00" W	33'
C17	530'	72'	S 68°38'00" W	72'
C18	770'	259'	N 52°53'07" E	258'
C19	500'	57'	N 46°32'29" E	57'
C20	25'	40'	N 03°45'37" E	36'
C21	1950'	142'	S 40°11'52" E	142'
C22	25'	40'	S 84°09'21" E	36'
C23	500'	74'	S 54°00'51" W	73'
C24	500'	111'	S 51°50'19" W	111'
C25	830'	247'	S 53°59'01" W	246'
C26	470'	367'	S 40°08'36" W	358'
C27	1035'	519'	N 40°57'39" W	513'
C28	25'	35'	S 15°27'12" E	32'
C29	1550'	245'	S 19°53'16" W	244'
C30	1430'	123'	S 57°26'50" E	123'
C31	800'	54'	N 63°03'33" W	54'
C32	80'	128'	S 83°00'35" W	115'
C33	900'	111'	S 40°40'33" W	111'
C34	125'	85'	S 24°46'22" W	83'
C35	150'	49'	S 14°42'03" W	49'
C36	915'	148'	S 28°41'04" W	148'

- GENERAL NOTES:
- "B.L." INDICATES BUILDING LINE.
 - "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicant, his heirs, assigns or successors.
 - "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS.
 - "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - THE PROPERTY LIES IN THE UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48157C0105L, REVISED APRIL 2, 2014.
 - THE ENTIRE PLAT FOR GOLDEN MANOR DRIVE EXTENSION, LIES WITHIN THE CITY LIMITS OF THE CITY OF FULSHEAR.
 - "P.A.E./P.U.E." INDICATES PERMANENT ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT.

- NOTE:
- A** RESTRICTED RESERVE "A"
LAKE/DETENTION
±23.67 ACRES
 - B** RESTRICTED RESERVE "B"
LAKE/DETENTION
±11.59 ACRES
 - C** RESTRICTED RESERVE "C"
LAKE/DETENTION
±18.01 ACRES

A PRELIMINARY PLAT OF
**GOLDEN MANOR
 DRIVE EXTENSION
 STREET DEDICATION**

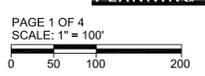
BEING 56.33± ACRES OF LAND
 CONTAINING THREE RESERVES IN THREE BLOCKS.

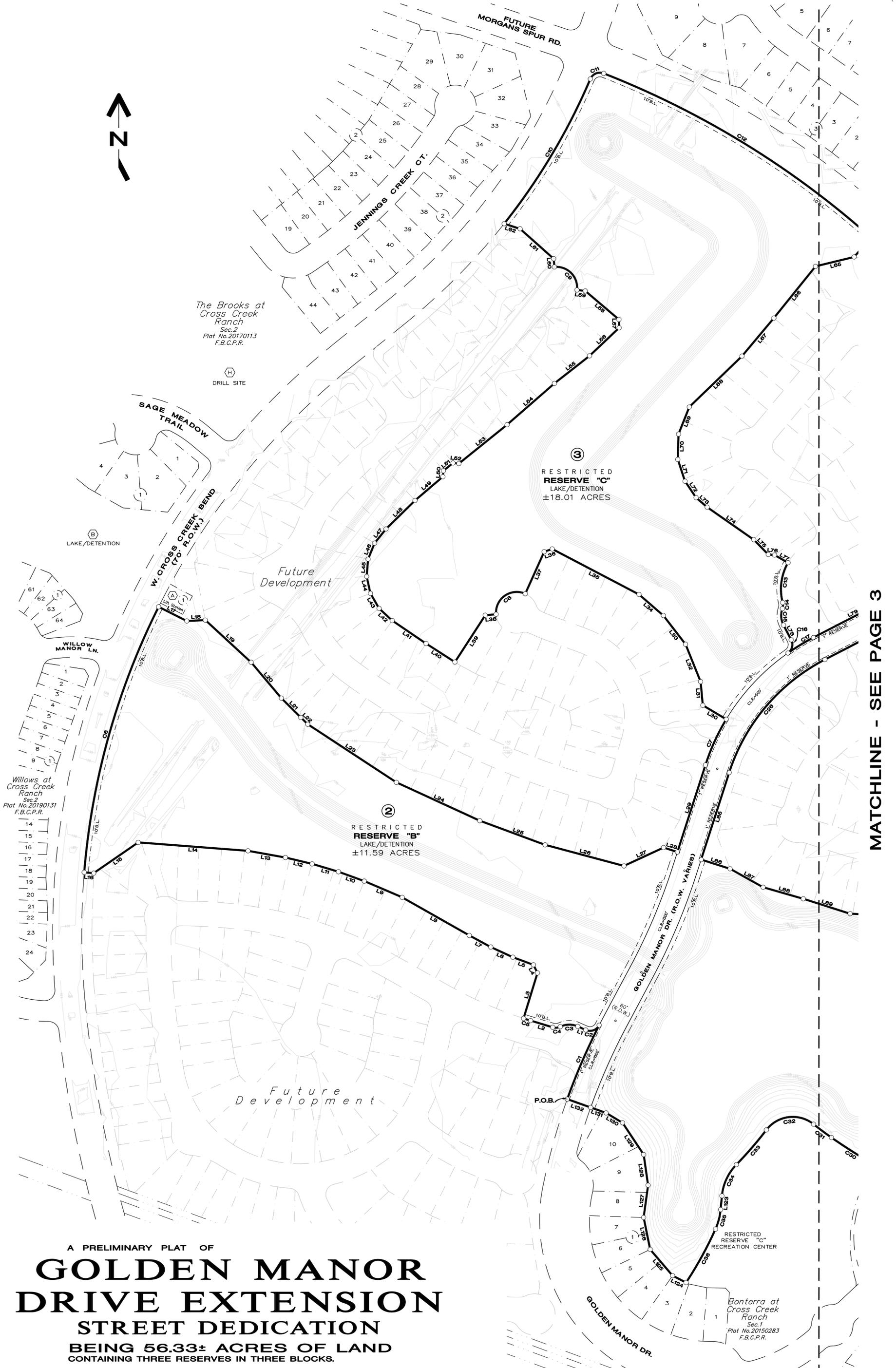
OUT OF THE
 M. AUTREY SURVEY, A-100
 J.W. SCOTT SURVEY, A-321
 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS
 OWNER:
TAYLOR MORRISON OF TEXAS, INC.
 ATTN: BOBBY SKINNER
 2929 BRIARPARK DR. NORTH, SUITE 400
 HOUSTON, TEXAS 77042
 PLANNER:



24275 KATY FREEWAY, SUITE 200
 KATY, TEXAS 77494
 Tel: 281-810-1422

DISCLAIMER AND LIMITED WARRANTY
 THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF FULSHEAR SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE FULSHEAR PLANNING & ZONING COMMISSION AND / OR CITY - COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC, NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.





MATCHLINE - SEE PAGE 3

A PRELIMINARY PLAT OF
**GOLDEN MANOR
DRIVE EXTENSION**
STREET DEDICATION
BEING 56.33± ACRES OF LAND
CONTAINING THREE RESERVES IN THREE BLOCKS.

PAGE 2 OF 4
SCALE: 1" = 100'
0 50 100 200

SEPTEMBER 20, 2019
MTA# 1350A

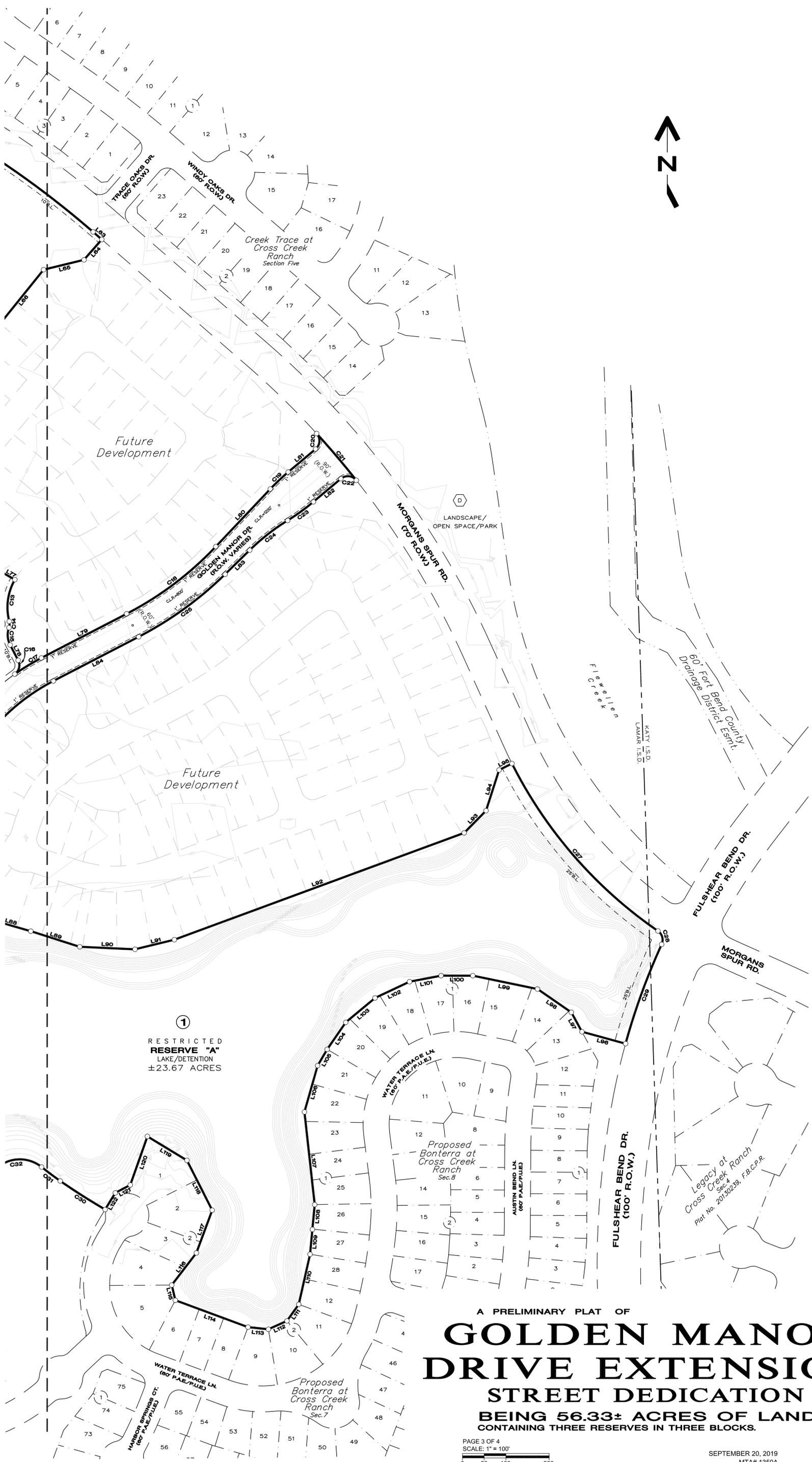
Bonterra at
Cross Creek
Ranch
Sec. 1
Plat No. 20150283
F.B.C.P.R.

Willows at
Cross Creek
Ranch
Sec. 2
Plat No. 20190131
F.B.C.P.R.

The Brooks at
Cross Creek
Ranch
Sec. 2
Plat No. 20170113
F.B.C.P.R.



MATCHLINE - SEE PAGE 2



①
 RESTRICTED
 RESERVE "A"
 LAKE/DETENTION
 ±23.67 ACRES

A PRELIMINARY PLAT OF
**GOLDEN MANOR
 DRIVE EXTENSION**
 STREET DEDICATION
 BEING 56.33± ACRES OF LAND
 CONTAINING THREE RESERVES IN THREE BLOCKS.

PAGE 3 OF 4
 SCALE: 1" = 100'

SEPTEMBER 20, 2019
 MTA# 1350A

October 1, 2019

Engineering Review

Preliminary Plat
Golden Manor Drive Extension
Street Dedication
City of Fulshear, Texas

For Information only:

1. This plat will create approximately 2050 L.F. of street right-of-way for Golden Manor Drive (60-foot width) plus three (3) Reserves that will cover a total area of 56.33 acres of land.
2. Approximately 53 acres contained in this plat will be in lakes/detention ponds.

Recommendations:

I recommend that this Preliminary Plat of Golden Manor Drive Extension – Street Dedication be approved as submitted.

A handwritten signature in black ink, appearing to read "Leyendecker", with a large, stylized initial "L" that loops around the start of the name.



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: 09-20-2019 Date Received by the City of Fulshear: _____
 Subdivision: Bonterra at Cross Creek Development: Cross Creek Ranch
Ranch Sec 11A

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: Being 9.68 Acres out of the M. Autrey Survey, A-100

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

Total Acreage: 9.68
 Number of Streets: 3
 Number of Lots: 38
 Number and Types of Reserves: 2 - Landscape/OS
 Total Acres in Reserve: 0.61

Owner: Taylor Morrison of Texas, LLC
 Address: 2929 Briarpark Dr. North, Suite 400
 City/State: Houston, Texas 77042
 Telephone: _____
 Email Address: bskinner@taylormorrison.com

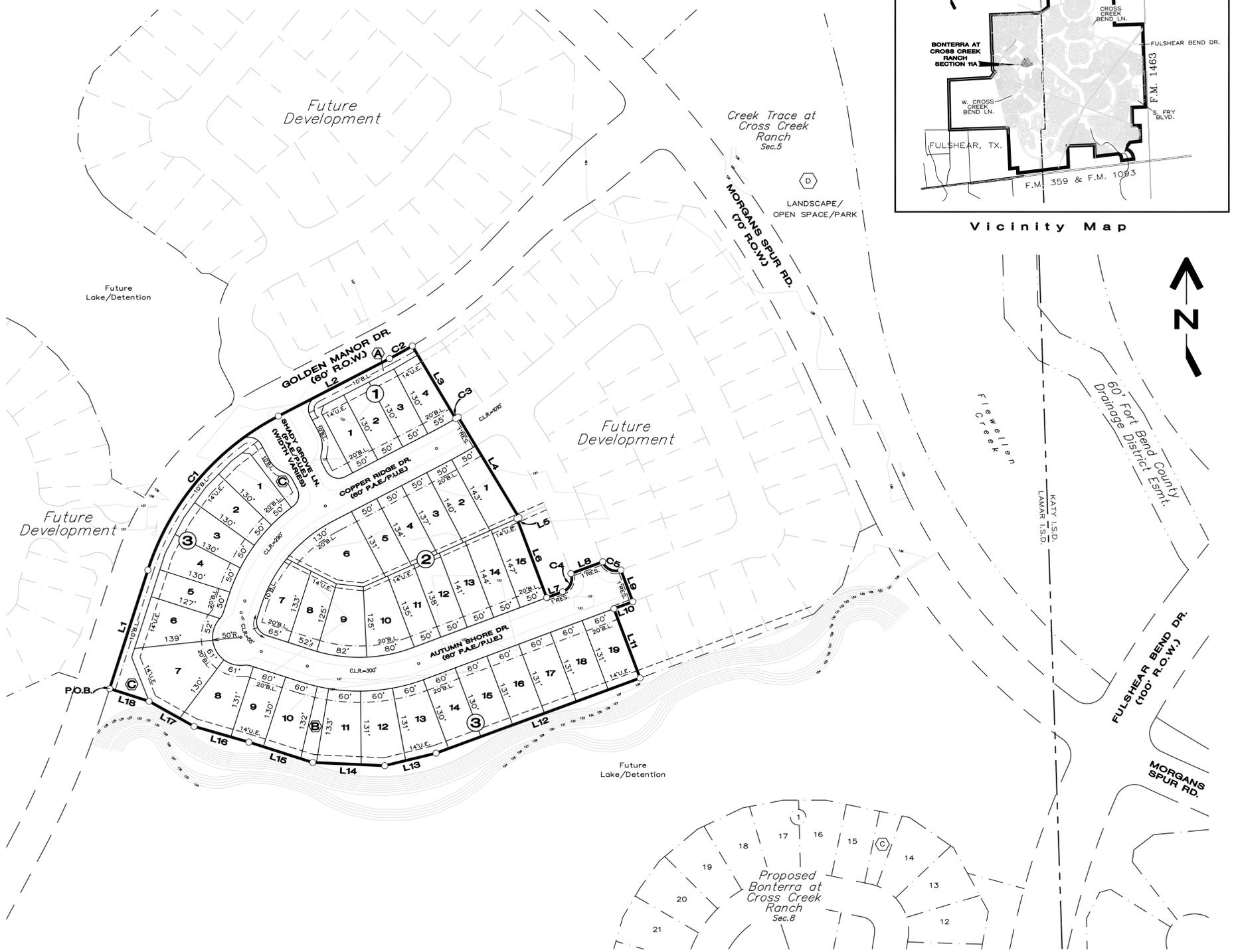
Engineer/Planner: META Planning + Design LLC
 Contact Person: Kathryn Parker
 Telephone: 281-810-1422
 Fax Number: _____
 Email Address: kparker@metaplanningdesign.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$754.00</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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

 Kathryn Parker/ Planner
 September 20, 2019

SIGNATURE TYPED OR PRINTED NAME/TITLE DATE



DESCRIPTION OF A 9.684 ACRE TRACT OF LAND SITUATED IN THE M. AUTREY SURVEY, ABSTRACT NO. 100 FORT BEND COUNTY, TEXAS

BEING a 9.684 acre (421,817 square foot) tract of land situated in the J.W. Scott Survey, Abstract No. 321 and the M. Autrey Survey, Abstract No. 100 of Fort Bend County, Texas and being a portion of the remainder of a called 1,913.31 acre tract of land as described as Tract A in an instrument to CCR Texas Holdings LP recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2012038964, said 9.684 acre tract of land described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe with cap stamped "BGE INC" found for the southerly Northeast corner of Restricted Reserve "G" of THE BROOKS AT CROSS CREEK RANCH SECTION THREE a subdivision per plat recorded under Plat No. 20180075 of the Fort Bend County Plat Records (F.B.C.P.R.);

THENCE, S 33° 42' 57" E, a distance of 1,565.73 feet over and across said 1,913.31 acre tract to the **POINT OF BEGINNING** and the most northerly corner of the herein described tract;

THENCE, over and across said 1,913.31 acre tract, the following courses and distances:
S 30°40'16" E, a distance of 150.00 feet to the beginning of a non-tangent curve to the left from which its center bears N 30°40'21" W, 980.00 feet;

In a Northeasterly direction, along said curve to the left, an arc distance of 5.49 feet, having a radius of 980.00 feet, a central angle of 00°19'15" and a chord which bears N 59°10'01" E, a distance of 5.49 feet to a point of tangency;

S 30°59'32" E, a distance of 208.61 feet to a point for corner;

S 65°56'02" W, a distance of 4.07 feet to an interior corner of the herein described tract;

S 20°33'14" E, a distance of 150.08 feet to a point for corner;

N 69°26'46" E, a distance of 30.00 feet to the beginning of a non-tangent curve to the left;

In a Northeasterly direction, along said curve to the left, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears N 24°26'46" E, a distance of 35.36 feet to a point of tangency;

N 69°26'46" E, a distance of 60.00 feet to the beginning of a non-tangent curve to the left from which its center bears N 69°26'46" E, 25.00 feet;

In a Southeasterly direction, along said curve to the left, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears S 65°33'14" E, a distance of 35.36 feet to a point of tangency;

S 20°33'14" E, a distance of 60.00 feet to a point for corner;

S 69°26'46" W, a distance of 35.67 feet to a point for corner;

S 20°33'14" E, a distance of 131.62 feet to the most easterly corner of the herein described tract;

S 69°41'14" W, a distance of 384.67 feet to a point for corner;

S 76°13'58" W, a distance of 93.33 feet to a point for corner;

N 87°25'29" W, a distance of 127.41 feet to a point for corner;

N 72°13'47" W, a distance of 118.56 feet to a point for corner;

N 73°55'15" W, a distance of 100.76 feet to a point for corner;

N 60°41'03" W, a distance of 91.32 feet to a point for corner;

N 72°13'47" W, a distance of 73.13 feet to the most westerly corner of the herein described tract;

N 17°46'13" E, a distance of 221.29 feet to the beginning of a non-tangent curve to the right;

In a Northeasterly direction, along said curve to the right, an arc distance of 367.05 feet, having a radius of 470.00 feet, a central angle of 44°44'46" and a chord which bears N 40°08'36" E, a distance of 357.80 feet to a point of tangency;

N 62°30'59" E, a distance of 221.51 feet to a point for corner;

In a Northeasterly direction, along said curve to the left, an arc distance of 46.18 feet, having a radius of 830.00 feet, a central angle of 03°11'15" and a chord which bears N 60°55'21" E, a distance of 46.17 feet to the **POINT OF BEGINNING** and containing 9.684 acres (421,817 square feet) of land.

The above description is not to be used for fee conveyance.

LINE	DISTANCE	BEARING
L1	221'	N 17°46'13" E
L2	222'	N 62°30'59" E
L3	150'	S 30°40'16" E
L4	209'	S 30°59'32" E
L5	4'	S 65°56'02" W
L6	150'	S 20°33'14" E
L7	30'	N 69°26'46" E
L8	60'	N 69°26'46" E
L9	60'	S 20°33'14" E
L10	36'	S 69°26'46" W
L11	132'	S 20°33'14" E
L12	385'	S 69°41'14" W
L13	93'	S 76°13'58" W
L14	127'	N 87°25'29" W
L15	119'	N 72°13'47" W
L16	101'	N 73°55'15" W
L17	91'	N 60°41'03" W
L18	73'	N 72°13'47" W

CURVE	RADIUS	ARC	BEARING	CHORD
C1	470'	367'	S 40°08'36" W	358'
C2	830'	46'	S 60°55'22" W	46'
C3	980'	5'	N 59°10'06" E	5'
C4	25'	39'	N 24°26'46" E	35'
C5	25'	39'	S 65°33'14" E	35'

- GENERAL NOTES:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "1" RES." INDICATES ONE FOOT RESERVE, dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
 - "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS.
 - "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
 - ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE.
 - THE PROPERTY LIES IN THE UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48157C0105L, REVISED APRIL 2, 2014.
 - THE ENTIRE PLAT FOR BONTERRA AT CROSS CREEK RANCH SECTION 11A, LIES WITHIN THE CITY LIMITS OF THE CITY OF FULSHEAR.
 - "P.A.E./P.U.E." INDICATES PERMANENT ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT.

- NOTE:
- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.18 ACRE
 - B** RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.08 ACRE
 - C** RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.35 ACRE

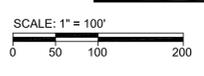
A PRELIMINARY PLAT OF
BONTERRA AT
CROSS CREEK
RANCH
SEC 11A

BEING 9.684± ACRES OF LAND CONTAINING 38 LOTS AND THREE RESERVES IN THREE BLOCKS.

OUT OF THE
M. AUTREY SURVEY, A-100
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS
OWNER:
TAYLOR MORRISON OF TEXAS, INC.
ATTN: BOBBY SKINNER
2929 BRIARPARK DR. NORTH, SUITE 400
HOUSTON, TEXAS 77042
PLANNER:



24275 KATY FREEWAY, SUITE 200
 KATY, TEXAS 77494
 Tel: 281-810-1422



DISCLAIMER AND LIMITED WARRANTY
 THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF FULSHEAR SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE FULSHEAR PLANNING & ZONING COMMISSION AND / OR CITY - COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC, NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

October 1, 2019

Engineering Review

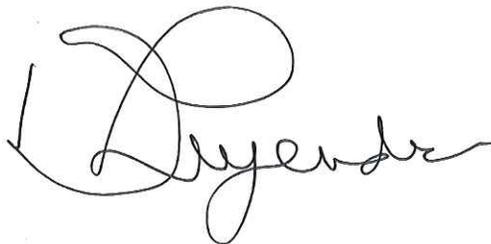
Preliminary Plat
Bonterra at Cross Creek Ranch Section 11A
City of Fulshear, Texas

For Information only:

1. This plat will create 38 lots in three (3) Blocks with three (3) Reserves that covers a total area of 9.684 acres.
2. The typical lot for this section are 60-foot by 130-foot along with 50-foot by 130-foot.
3. Access to this Section is provided by Shady Grove Lane from Golden Manor Drive.
4. The streets are shown to be private and this section will be gated.

Recommendations:

I recommend that this Preliminary Plat of Bonterra at Cross Creek Ranch Section 11A be approved as submitted.

A handwritten signature in black ink, appearing to read "Clay & Leyendecker", is written in a cursive style. The signature is positioned centrally below the recommendation text.



September 20, 2019

City of Fulshear
c/o Zach Goodlander, Director of Development Services
29255 FM 1093 Road, # 12C
Fulshear, Texas 77441

Re: ARGONNE DRIVE STREET DEDICATION –
FINAL PLAT EXTENSION OF APPROVAL (EOA) Request

Dear Planning and Zoning Commission and City Council,

We respectfully request a 12 month extension to the final plat approval of ARGONNE DRIVE STREET DEDICATION. The Planning and Zoning Commission approved the final plat on **November 2, 2018** and City Council approved the final plat on **November 20, 2018**.

Sincerely,



Trey DeVillier
Platting Coordinator

Serving. Leading. Solving.™

BGE, Inc. · 10777 Westheimer Road, Suite 400 · Houston, Texas 77042 · 281-558-8700 · www.bgeinc.com

October 2, 2019

Zach Goodlander, Director of Development Services
City of Fulshear
P.O. Box 279
Fulshear, TX 77441

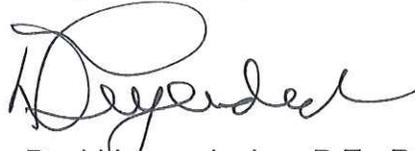
Re: Final Plat – Argonne Drive
Fort Bend County, Texas

Dear Zach:

The landowner for the proposed Argonne Drive Subdivision is requesting that the City extend the approval of the Final Plat for an additional 12-months.

I recommend that the City of Fulshear approve extending the Final Plat approval for Argonne Drive. If you need additional information or if you have any questions please feel free to contact me.

Very truly yours,



David Leyendecker, P.E., R.P.L.S.
City Engineer

DL/pe



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: 09/20/2019 Date Received by the City of Fulshear: _____

Subdivision: CREEK TRACE AT CROSS CREEK RANCH Development: CROSS CREEK RANCH

SECTION TWO

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
 Other: Water Plant/MUD Facility
 Zero Lot Line/ Patio Home
 Commercial
 Multi-Family Residential
 Industrial

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 14.90 ACRES OF LAND LOCATED IN THE M. AUTREY SURVEY, A-100

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

Total Acreage: 14.90
 Number of Streets: 6
 Number of Lots: 59
 Number and Types of Reserves: 2
 Total Acres in Reserve: .3114

Owner: CCR LOAN SUBSIDIARY 1, LP
 Address: 5005 RIVERWAY, STE. 500
 City/State: HOUTSON, TX 77056
 Telephone: 713-960-9977
 Email Address: _____

Engineer/Planner: BGE, INC.
 Contact Person: TREY DEVILLIER
 Telephone: 713-488-8204
 Fax Number: 281-558-9701
 Email Address: tdevillier@bgeinc.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$1,167.50
Park Fees (due at Final Plat Application)	_____

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

SIGNATURE

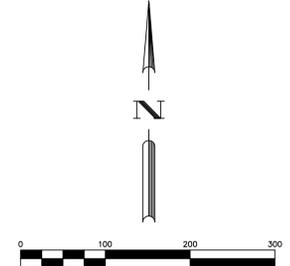
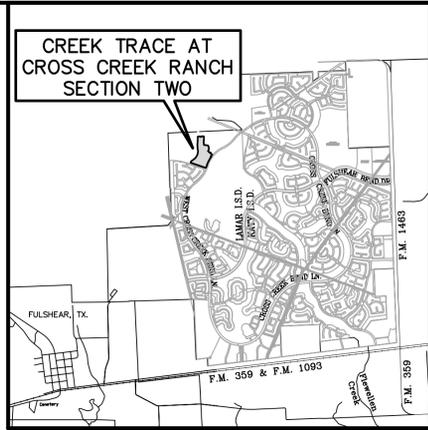
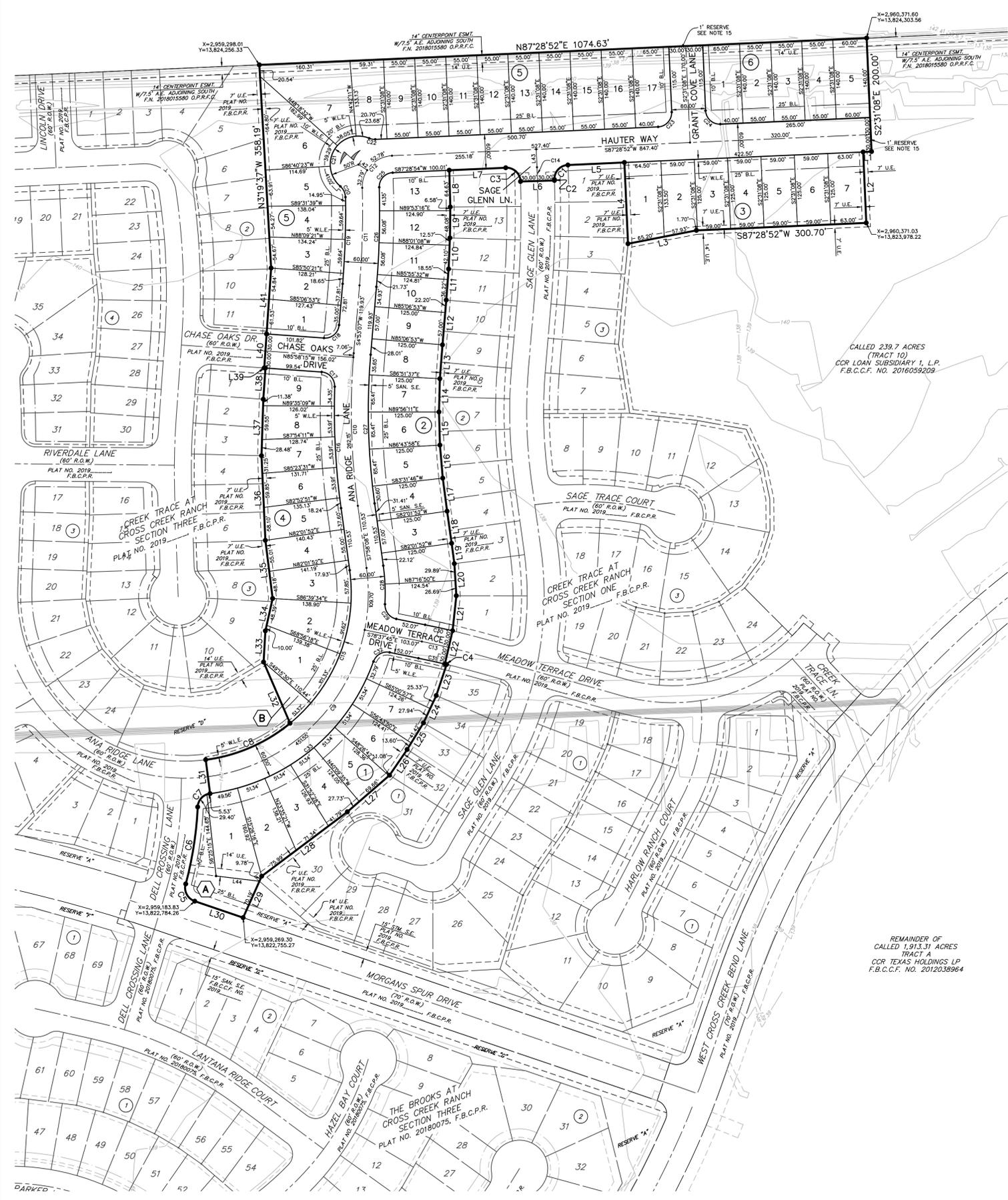
Trey DeVillier

TYPED OR PRINTED NAME/TITLE

09/20/2019

DATE

CALLED 6.31.26 ACRES
D.R. HORTON-TEXAS, L.P.D.
F.B.C.C.F. NO. 2013000056



RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
(A)	0.2457 AC. / 10,704 S.F.	LANDSCAPE/OPEN SPACE
(B)	0.0657 AC. / 2,861 S.F.	LANDSCAPE/OPEN SPACE

LINE DATA			LINE DATA		
NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
L1	S87°28'52"W	14.86'	L23	S18°30'33"W	57.77'
L2	S2°31'08"E	125.00'	L24	S25°08'25"W	53.27'
L3	S79°02'42"W	123.13'	L25	S31°36'23"W	55.02'
L4	N2°31'08"W	143.06'	L26	S34°30'55"W	55.04'
L5	S87°28'52"W	100.01'	L27	S49°14'08"W	98.47'
L6	S88°14'47"W	60.00'	L28	S53°11'29"W	189.12'
L7	S87°28'52"W	100.01'	L29	S24°12'53"W	79.97'
L8	S1°36'09"E	64.63'	L30	N71°16'08"W	90.26'
L9	S0°36'14"W	54.66'	L31	N7°18'16"W	60.00'
L10	S2°29'27"W	54.66'	L32	N23°30'38"W	117.67'
L11	S4°19'42"W	54.76'	L33	N3°20'16"E	54.86'
L12	S4°53'07"W	79.21'	L34	N12°41'37"E	58.39'
L13	S4°25'15"W	59.84'	L35	N7°10'38"W	103.18'
L14	S1°32'17"W	58.42'	L36	N2°35'03"W	149.20'
L15	S1°39'55"E	58.42'	L37	N1°46'45"E	99.40'
L16	S4°52'08"E	58.42'	L38	N4°01'45"E	55.00'
L17	S7°37'13"E	58.74'	L39	N85°58'15"W	2.21'
L18	S7°58'08"E	57.00'	L40	N4°01'45"E	60.00'
L19	S7°44'09"E	36.19'	L41	N35°57'23"E	116.37'
L20	S3°31'08"E	56.59'	L42	S57°29'55"E	18.19'
L21	S6°08'09"W	62.01'	L43	N2°31'08"W	31.49'
L22	S13°13'38"W	60.00'	L44	S83°05'17"E	77.13'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	25.00'	89°16'47"	38.96'	S 42°50'29" W	35.13'
C2	1845.00'	0°02'42"	1.45'	S 1°46'34" E	1.45'
C3	25.00'	90°45'55"	39.60'	N 47°08'10" W	35.59'
C4	1470.02'	0°07'46"	3.32'	S 76°42'30" E	3.32'
C5	25.00'	86°24'15"	37.70'	N 28°04'00" W	34.23'
C6	630.00'	12°29'53"	137.42'	N 8°53'11" E	137.15'
C7	25.00'	80°03'30"	34.93'	N 42°39'59" E	32.16'
C8	295.00'	31°58'34"	164.64'	N 66°42'28" E	162.51'
C9	325.00'	90°39'52"	514.28'	N 37°21'48" E	462.28'
C10	1200.00'	12°51'15"	269.22'	S 1°32'31" E	268.65'
C11	1505.00'	6°32'27"	171.81'	N 1°36'54" E	171.71'
C12	55.00'	89°08'12"	85.56'	S 42°54'46" W	77.19'
C13	1500.00'	1°51'23"	48.60'	N 77°42'04" W	48.60'
C14	1815.00'	0°45'55"	24.24'	N 2°08'10" W	24.24'
C15	295.00'	58°41'19"	302.17'	N 21°22'31" E	289.13'
C16	1230.00'	9°58'58"	214.31'	N 2°58'39" W	214.04'
C17	25.00'	87°59'05"	38.39'	N 41°58'43" W	34.73'
C18	25.00'	89°08'38"	38.90'	N 49°27'26" E	35.09'
C19	1475.00'	5°56'19"	152.88'	N 1°54'58" E	152.81'
C20	25.00'	49°17'05"	21.50'	N 25°41'45" W	20.85'
C21	50.00'	162°46'14"	142.04'	N 31°02'50" E	98.87'
C22	25.00'	24°57'05"	10.89'	S 80°02'36" E	10.80'
C23	25.00'	90°00'00"	39.27'	N 42°28'52" E	35.36'
C24	25.00'	90°00'00"	39.27'	S 47°31'08" E	35.36'
C25	25.00'	89°08'12"	38.89'	S 42°54'46" W	35.09'
C26	1535.00'	6°32'27"	175.23'	S 1°36'54" W	175.14'
C27	1170.00'	12°51'15"	262.49'	S 1°32'31" E	261.94'
C28	355.00'	11°01'03"	68.26'	S 2°27'36" E	68.16'
C29	25.00'	81°40'41"	35.64'	S 37°47'25" E	32.70'
C30	1530.00'	1°51'23"	49.57'	S 77°42'04" E	49.57'
C31	1470.00'	1°51'23"	47.63'	N 77°42'04" W	47.62'
C32	25.00'	81°40'41"	35.64'	S 60°31'54" W	32.70'
C33	355.00'	6°30'11"	390.36'	S 51°11'39" W	370.99'

- GENERAL NOTES
- "U.E." indicates "Utility Easement".
 - "B.L." indicates "Building Line".
 - "W.L.E." indicates "Water Line Easement".
 - "SAN.S.E." indicates "Sanitary Sewer Easement".
 - "STM.S.E." indicates "Storm Sewer Easement".
 - "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
 - "F.B.C.P.R." indicates "Plot Records of Fort Bend County".
 - "F.B.C.D.R." indicates "Deed Records of Fort Bend County".
 - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale 1.00011497.
 - Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and is referenced to monuments found along the North line of THE BROOKS AT CROSS CREEK RANCH SECTION THREE, a subdivision per plot recorded under Plot Number 20180075, F.B.C.P.R.
 - There are no pipeline easements within the boundaries of the subject tract based on the title research provided per City Planning Letter, File No. 123452 prepared by Stewart Title, effective date of September 4, 2019.
 - The property lies in the Unshaded Zone "X" (areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 4815700085L, Revised April 2, 2014.
 - Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC" at all plot boundary corners unless otherwise noted.
 - (F) indicates Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC".
 - A one-foot reserve dedicated to the city in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes.
 - All split 14 foot Utility Easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
 - All lots are subject to a five (5) foot side lot building line on each side except corner lots which have a five (5) foot side lot building line on the inner lot line and a ten (10) foot building line on the street side.
 - All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.

CREEK TRACE AT CROSS CREEK RANCH SECTION TWO

A SUBDIVISION OF 14.90 ACRES OF LAND
LOCATED IN THE
M. AUTREY SURVEY, A-100
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

LOTS: 59 RESERVE: 2 BLOCKS: 6
SCALE: 1"=100' DATE: SEPTEMBER 20, 2019

OWNER:
CCR LOAN SUBSIDIARY 1, L.P.
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(713) 960-9977
LARRY JOHNSON

LAND PLANNER:
META PLANNING + DESIGN
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
(281) 810-1422



BGE Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00
JASON M. SVATEK, P.E.

STATE OF TEXAS
COUNTY OF FORT BEND

We, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, acting by and through Larry D. Johnson, President of CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner, owner of the 14.90 acre tract described in the above and foregoing map of CREEK TRACE AT CROSS CREEK RANCH SECTION TWO, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such 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 subdivision of CREEK TRACE AT CROSS CREEK RANCH SECTION TWO 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, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, acting by and through CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner, has caused these presents to be signed by Larry D. Johnson, its President, thereto authorized,

this _____ day of _____, 2019.

CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership
By: CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner

By: _____
Larry D. Johnson
President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Larry D. Johnson, President of CCR Loan Sub 1, LLC, a Texas limited liability company, the General Partner of CCR LOAN SUBSIDIARY 1, 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 and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Jody S. Wong
Notary Public in and for the State of Texas
Commission Expires: _____

I, Alan C. Bentley, a 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 having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plot boundary corners have been tied to the nearest survey corner.

Alan C. Bentley, R.P.L.S.
Texas Registration No. 2055

I, Jason M. Svatek, A Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of the City of Fulshear, to the best of my knowledge.

Jason M. Svatek, P.E.
Texas Registration No. 100192
BCE, Inc.
TBPE Registration No. F-1046

This plat of CREEK TRACE AT CROSS CREEK RANCH SECTION TWO is approved by the City Planning Commission of the City of Fulshear, Texas,

this _____ day of _____, 2019.

Amy Pearce
Chairman

Dor Hakimzadeh
Co-Chairman

This plat of CREEK TRACE AT CROSS CREEK RANCH SECTION TWO was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____, 2019; 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.

Aron Groff
Mayor

Kimberly Kopecky
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 _____, 2019, at _____ o'clock _____m. in Plot Number _____ of Fort Bend 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

DESCRIPTION OF A 14.90 ACRE TRACT OF LAND SITUATED
IN THE M. AUTREY SURVEY, ABSTRACT NO. 100
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 14.90 acre (649,173 square feet) tract of land situated in the M. Autrey Survey, Abstract No. 100, City of Fulshear, Fort Bend County, Texas and being a portion of a called 239.7 acre tract of land described as Tract 10 in an instrument to CCR Loan Subsidiary 1, L.P. as recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2016059209, said 14.90 acre tract of land described by metes and bounds as follows:

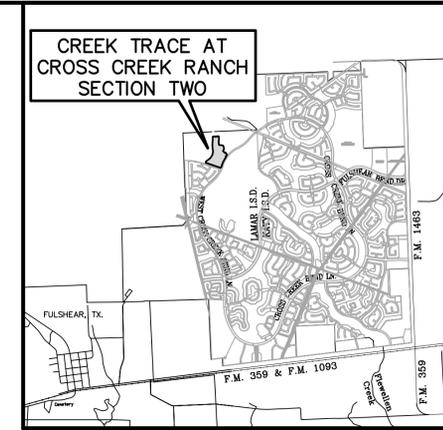
COMMENCING at a 3/4 inch iron pipe found for the northwesterly corner of said 239.7 acre tract and the northeasterly corner of a called 573.84 acre tract of land as described in an instrument to Ronald W. Henriksen, Trustee as recorded under F.B.C.C.F. No. 2008132362, lying on the south line of a called 631.26 acre tract of land as described in an instrument to D.R. Horton-Texas, LTD. as recorded under F.B.C.C.F. No. 2013000056;

THENCE, N 87° 28' 52" E, along and with the line common to said 239.7 acre tract and said 573.84 acre tract, a distance of 1,127.47 to the POINT OF BEGINNING and Northwest corner of the herein described tract;

THENCE, N87°28'52"E, along and with the line common to said 239.7 acre tract and said 573.84 acre tract, a distance of 1,074.63 feet to the most northerly Northeast corner of the herein described tract;

THENCE, over and across said 239.7 acre tract the following courses and distances:

- S02°31'08"E, a distance of 200.00 feet to a point for corner;
- S87°28'52"W, a distance of 14.86 feet to a point for corner;
- S02°31'08"E, a distance of 125.00 feet to a point for corner;
- S87°28'52"W, a distance of 300.70 feet to a point for corner;
- S79°02'42"W, a distance of 123.13 feet to a point for corner;
- N02°31'08"W, a distance of 143.06 feet to a point for corner;
- S87°28'52"W, a distance of 100.01 feet to a point for corner and the beginning of a tangent curve to the left;
- In a Southwesterly direction, along said curve to the left, an arc distance of 38.96 feet, having a radius of 25.00 feet, a central angle of 89°16'47" and a chord which bears S42°50'29"W, a distance of 35.13 feet to the point of reverse curve to the right;
- In a Southerly direction, along said curve to the right, an arc distance of 1.45 feet, having a radius of 1,845.00 feet, a central angle of 00°02'42" and a chord which bears S01°46'34"E, a distance of 1.45 feet to a point for corner;
- S88°14'47"W, a distance of 60.00 feet to the beginning of a non-tangent curve to the left from which its center bears S88°14'47"W, 25.00 feet;
- In a Northwesterly direction, along said curve to the left, an arc distance of 39.60 feet, having a radius of 25.00 feet, a central angle of 90°45'55" and a chord which bears N47°08'10"W, a distance of 35.59 feet to the point of tangency;
- S87°28'52"W, a distance of 100.01 feet to a point for corner;
- S01°36'09"E, a distance of 64.63 feet to a point for corner;
- S00°36'14"W, a distance of 54.66 feet to a point for corner;
- S02°29'27"W, a distance of 54.66 feet to a point for corner;
- S04°19'42"W, a distance of 54.76 feet to a point for corner;
- S04°53'07"W, a distance of 79.21 feet to a point for corner;
- S04°25'15"W, a distance of 59.84 feet to a point for corner;
- S01°32'17"W, a distance of 58.42 feet to a point for corner;
- S01°39'55"E, a distance of 58.42 feet to a point for corner;
- S04°52'08"E, a distance of 58.42 feet to a point for corner;
- S07°37'13"E, a distance of 58.74 feet to a point for corner;
- S07°58'08"E, a distance of 57.00 feet to a point for corner;
- S07°44'09"E, a distance of 36.19 feet to a point for corner;
- S03°31'08"E, a distance of 56.59 feet to a point for corner;
- S06°08'09"W, a distance of 62.01 feet to a point for corner;
- S13°13'38"W, a distance of 60.00 feet to the beginning of a non-tangent curve to the right from which its center bears S13°13'38"W, 1,470.02 feet;
- In an Easterly direction, along said curve to the right, an arc distance of 3.32 feet, having a radius of 1,470.02 feet, a central angle of 00°07'46" and a chord which bears S76°42'30"E, a distance of 3.32 feet to a point for corner;
- S18°30'33"W, a distance of 57.77 feet to a point for corner;
- S25°08'25"W, a distance of 53.27 feet to a point for corner;
- S31°36'23"W, a distance of 55.02 feet to a point for corner;
- S34°30'55"W, a distance of 55.04 feet to a point for corner;
- S49°14'08"W, a distance of 98.47 feet to a point for corner;
- S53°11'29"W, a distance of 189.12 feet to a point for corner;
- S24°12'53"W, a distance of 79.97 feet to the most southerly corner of the herein described tract;
- N71°16'08"W, a distance of 90.26 feet to the beginning of a non-tangent curve to the right;
- In a Northwesterly direction, along said curve to the right, an arc distance of 37.70 feet, having a radius of 25.00 feet, a central angle of 86°24'15" and a chord which bears N28°04'00"W, a distance of 34.23 feet to the point of a reverse curve to the left;
- In a Northerly direction, along said curve to the left, an arc distance of 137.42 feet, having a radius of 630.00 feet, a central angle of 12°29'53" and a chord which bears N08°53'11"E, a distance of 137.15 feet to the point of a reverse curve to the right;
- In a Northeasterly direction, along said curve to the right, an arc distance of 34.93 feet, having a radius of 25.00 feet, a central angle of 80°03'30" and a chord which bears N42°39'59"E, a distance of 32.16 feet to a point for corner;
- N07°18'16"W, a distance of 60.00 feet to the beginning of a non-tangent curve to the left from which its center bears N07°18'15"W, 295.00 feet;
- In a Northeasterly direction, along said curve to the left, an arc distance of 164.64 feet, having a radius of 295.00 feet, a central angle of 31°58'34" and a chord which bears N66°42'28"E, a distance of 162.51 feet to a point for corner;
- N23°30'38"W, a distance of 117.67 feet to a point for corner;
- N03°20'16"E, a distance of 54.86 feet to a point for corner;
- N12°41'37"E, a distance of 58.39 feet to a point for corner;
- N07°10'38"W, a distance of 103.18 feet to a point for corner;
- N02°35'03"W, a distance of 149.20 feet to a point for corner;
- N01°46'45"E, a distance of 99.40 feet to a point for corner;
- N04°01'45"E, a distance of 55.00 feet to a point for corner;
- N85°58'15"W, a distance of 2.21 feet to a point for corner;
- N04°01'45"E, a distance of 60.00 feet to a point for corner;
- N03°57'23"E, a distance of 116.37 feet to a point for corner;
- N03°19'37"W, a distance of 358.19 feet to the POINT OF BEGINNING and containing 14.90 acres (649,173 square feet) of land.



VICINITY MAP
N.T.S.

CREEK TRACE AT CROSS CREEK RANCH SECTION TWO

A SUBDIVISION OF 14.90 ACRES OF LAND
LOCATED IN THE
M. AUTREY SURVEY, A-100
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

LOTS: 59 RESERVE: 2 BLOCKS: 6
SCALE: 1"=100' DATE: SEPTEMBER 20, 2019

OWNER:
CCR LOAN SUBSIDIARY 1, L.P.
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(713) 960-9977
LARRY JOHNSON

LAND PLANNER:
META PLANNING + DESIGN
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
(281) 810-1422



BGE Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00
JASON M. SVATEK, P.E.

October 1, 2019

Engineering Review

Final Plat
Creek Trace at Cross Creek Ranch Section Two
City of Fulshear, Texas

For Information only:

1. This plat will create 59 Lots in six (6) Blocks with two (2) Reserve that covers a total area of 14.90 acres.
2. Access to these lots will be from Dell Crossing Lane off of Morgan Spur Road.
3. The typical lot in this section is 55-foot by 125-foot with a 25-foot Front Building Line.

Recommendations:

I recommend that this Final Plat of Creek Trace at Cross Creek Ranch Section Two be approved as submitted.

A handwritten signature in cursive script, appearing to read "Clay & Leyendecker". The signature is written in black ink and is positioned centrally below the recommendations section.



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: 09/20/2019 Date Received by the City of Fulshear: _____

Subdivision: CREEK TRACE AT CROSS CREEK RANCH Development: CROSS CREEK RANCH

SECTION THREE

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
 Other: Water Plant/MUD Facility
 Zero Lot Line/ Patio Home
 Commercial
 Multi-Family Residential
 Industrial

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 35.61 ACRES OF LAND LOCATED IN THE M. AUTREY SURVEY, A-100

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

Total Acreage: 35.61
 Number of Streets: 10
 Number of Lots: 122
 Number and Types of Reserves: 4
 Total Acres in Reserve: 6.6306

Owner: CCR LOAN SUBSIDIARY 1, LP
 Address: 5005 RIVERWAY, STE. 500
 City/State: HOUTSON, TX 77056
 Telephone: 713-960-9977
 Email Address: _____

Engineer/Planner: BGE, INC.
 Contact Person: TREY DEVILLIER
 Telephone: 713-488-8204
 Fax Number: 281-558-9701
 Email Address: tdevillier@bgeinc.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$2,000.25</u>
Park Fees (due at Final Plat Application)	_____

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

SIGNATURE

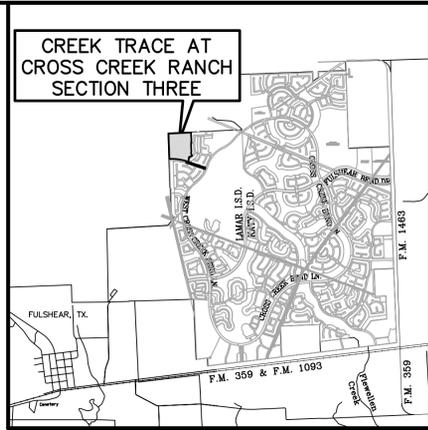
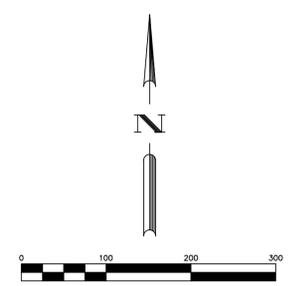
Trey DeVillier
TYPED OR PRINTED NAME/TITLE

09/20/2019
DATE



LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S3°57'23"W	116.37'
L2	S4°01'45"W	60.00'
L3	S85°58'15"E	2.21'
L4	S4°01'45"W	55.00'
L5	S1°46'45"W	99.40'
L6	S2°35'03"E	149.20'
L7	S7°10'38"E	103.18'
L8	S12°41'37"W	58.39'
L9	S3°20'16"W	54.86'
L10	S23°30'38"E	117.66'
L11	S7°18'16"E	60.00'
L12	S18°43'52"W	70.00'
L13	N17°29'06"E	70.00'
L14	S16°48'15"W	74.14'
L15	S05°38'32"W	32.05'
L16	S40°26'54"W	5.13'
L17	N9°27'08"W	50.37'
L18	N16°10'57"E	47.16'
L19	N35°10'17"E	46.07'
L20	N50°21'23"E	45.97'
L21	N73°52'02"E	46.15'
L22	N6°04'32"W	53.07'
L23	S6°04'32"E	49.16'
L24	S9°32'14"W	45.75'
L25	S2°38'04"W	50.16'
L26	N10°44'09"W	46.87'
L27	N26°07'41"W	46.87'
L28	N41°32'41"W	46.87'
L29	N56°30'17"W	51.62'
L30	S46°30'55"W	1.48'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	295.00'	31°58'34"	164.64'	S 66°42'27" W	162.51'
C2	25.00'	80°03'30"	34.93'	S 42°39'56" W	32.16'
C3	630.00'	12°29'53"	137.42'	S 8°53'11" W	137.15'
C4	25.00'	86°24'15"	37.70'	S 28°04'00" E	34.23'
C5	2450.00'	1°17'02"	54.89'	N 71°52'23" W	54.89'
C6	2520.00'	19°59'03"	878.94'	N 82°30'25" W	874.50'
C7	2485.00'	1°17'00"	55.65'	N 71°54'38" W	55.65'
C8	600.00'	15°49'43"	165.76'	N 8°53'24" E	165.23'
C9	325.00'	99°21'04"	563.55'	S 47°37'44" E	495.56'
C10	2500.00'	6°02'06"	263.32'	N 0°58'14" W	263.20'
C11	55.00'	83°16'19"	79.94'	S 43°29'04" E	73.08'
C12	285.00'	89°19'47"	444.34'	S 42°48'59" W	400.69'
C13	55.00'	84°01'08"	80.65'	N 50°30'34" W	73.62'
C14	1200.00'	12°31'45"	262.41'	N 2°14'08" W	261.89'
C15	1300.00'	5°59'17"	135.86'	S 1°02'06" W	135.80'
C16	25.00'	93°00'48"	40.58'	N 60°58'42" E	36.27'
C17	570.00'	11°30'30"	114.49'	N 8°43'03" E	114.30'
C18	25.00'	83°36'57"	36.48'	N 38°50'40" W	33.33'
C19	355.00'	38°26'33"	238.19'	S 61°25'52" E	233.74'
C20	25.00'	73°07'23"	31.91'	N 78°46'17" W	29.78'
C21	330.00'	30°12'45"	174.01'	N 79°46'24" E	172.00'
C22	20.00'	21°47'12"	7.61'	N 9°02'41" E	7.56'
C23	50.00'	126°50'45"	110.69'	S 43°29'05" E	89.43'
C24	20.00'	21°47'12"	7.61'	N 9°02'41" E	7.56'
C25	315.00'	36°08'48"	198.73'	S 16°13'29" W	195.45'
C26	25.00'	80°41'26"	35.21'	N 6°02'50" W	32.37'
C27	25.00'	42°50'00"	18.69'	N 67°48'33" W	18.26'
C28	50.00'	265°40'01"	231.84'	S 43°36'27" W	73.33'
C29	25.00'	42°50'00"	18.69'	S 24°58'33" E	18.26'
C30	25.00'	80°41'26"	35.21'	S 86°44'16" E	32.37'
C31	315.00'	34°33'51"	190.03'	S 70°11'56" W	187.16'
C32	25.00'	90°00'00"	39.27'	N 42°28'52" E	35.36'
C33	25.00'	90°00'00"	39.27'	S 47°31'08" E	35.36'
C34	25.00'	28°21'27"	12.37'	N 73°18'08" E	12.25'
C35	50.00'	142°49'44"	124.64'	N 49°27'43" W	94.78'
C36	25.00'	30°31'11"	13.32'	S 6°41'33" W	13.16'
C37	1230.00'	10°33'54"	226.80'	N 31°70'06" W	226.48'
C38	25.00'	87°58'06"	38.38'	S 41°59'12" E	34.72'
C39	25.00'	90°00'00"	39.27'	S 49°01'45" W	35.36'
C40	1270.00'	5°59'17"	132.73'	S 1°02'06" W	132.67'
C41	25.00'	42°50'00"	18.69'	S 23°22'32" E	18.26'
C42	50.00'	265°40'01"	231.84'	N 88°02'28" E	73.33'
C43	25.00'	42°50'00"	18.69'	N 19°27'28" E	18.26'
C44	25.00'	87°31'27"	38.19'	N 45°43'16" W	34.58'
C45	25.00'	88°46'00"	38.73'	S 46°08'01" W	34.97'
C46	2530.00'	0°17'47"	13.09'	N 1°53'55" E	13.09'
C47	295.00'	99°21'04"	511.53'	S 47°37'44" E	449.81'
C48	25.00'	93°47'45"	40.93'	S 21°35'57" W	36.51'
C49	270.00'	26°22'56"	124.32'	S 81°41'18" W	123.23'
C50	25.00'	83°16'19"	36.33'	N 43°29'04" W	33.22'
C51	255.00'	89°19'47"	397.57'	N 42°48'59" E	358.51'
C52	25.00'	84°01'08"	36.66'	S 50°30'34" E	33.46'
C53	1170.00'	12°31'45"	255.85'	S 2°14'08" E	255.34'
C54	25.00'	11°42'24"	28.79'	S 3°24'33" W	28.79'
C55	25.00'	87°43'40"	38.28'	S 46°39'11" W	34.65'
C56	25.00'	88°46'00"	38.73'	N 45°05'59" W	34.97'
C57	2530.00'	2°06'56"	93.42'	N 1°46'28" W	93.41'
C58	25.00'	42°15'31"	18.44'	N 18°17'50" E	18.02'
C59	50.00'	265°39'38"	231.83'	S 86°35'47" W	73.34'
C60	25.00'	43°25'39"	18.95'	S 24°31'13" E	18.50'
C61	2470.00'	4°51'12"	209.22'	S 0°22'47" E	209.16'
C62	355.00'	27°20'44"	169.43'	S 11°37'33" E	167.83'



VICINITY MAP
N.T.S.

- GENERAL NOTES
- "U.E." indicates "Utility Easement".
 - "B.L." indicates "Building Line".
 - "W.L.E." indicates "Water Line Easement".
 - "SAN. S.E." indicates "Sanitary Sewer Easement".
 - "STM. S.E." indicates "Storm Sewer Easement".
 - "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
 - "F.B.C.P.R." indicates "Plat Records of Fort Bend County".
 - "F.B.C.D.R." indicates "Deed Records of Fort Bend County".
 - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale: 1.00011497.
 - Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and is referenced to monuments found along the northerly line of sold 239.7 acre tract.
 - There are no pipeline easements within the boundaries of the subject tract based on the title research provided per City Planning Letter, File No. 123451 prepared by Stewart Title, effective date of September 4, 2019.
 - The property lies in the Unshaded Zone "X" (areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0085L, Revised April 2, 2014.
 - Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC" at all plot boundary corners unless otherwise noted.
 - "⊙" indicates Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC".
 - A one-foot reserve dedicated to the city in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes.
 - All split 14 foot Utility Easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
 - All lots are subject to a five (5) foot side lot building line on each side except corner lots which have a five (5) foot side lot building line on the inner lot line and a ten (10) foot building line on the street side.
 - All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.

CREEK TRACE AT CROSS CREEK RANCH SECTION THREE

A SUBDIVISION OF 35.61 ACRES OF LAND
LOCATED IN THE
M. AUTREY SURVEY, A-100
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

LOTS: 122 RESERVE: 4 BLOCKS: 4
SCALE: 1"=100' DATE: SEPTEMBER 20, 2019

OWNER:
CCR LOAN SUBSIDIARY 1, L.P.
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(713) 960-9977
LARRY JOHNSON

LAND PLANNER:
META PLANNING + DESIGN
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
(281) 810-1422



BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00
JASON M. SVATEK, P.E.

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.5895 AC. / 25,681 S.F.	LANDSCAPE/OPEN SPACE
B	5.128 AC. / 223,396 S.F.	LAKE/DRAINAGE/DETENTION
C	0.0782 AC. / 3,406 S.F.	LANDSCAPE/OPEN SPACE
D	0.8349 AC. / 36,367 S.F.	LANDSCAPE/OPEN SPACE

October 1, 2019

Engineering Review

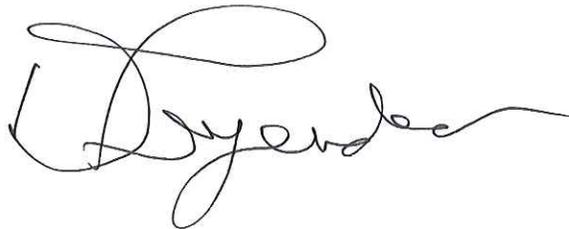
Final Plat
Creek Trace at Cross Creek Ranch Section Three
City of Fulshear, Texas

For Information only:

1. This plat will create 122 Lots in four (4) Blocks with four (4) Restricted Reserves that covers a total area of 33.61 acres.
2. Access to these lots will be from an extension of Morgan Spur Drive and Dell Crossing Lane off of Morgan Spur Drive.
3. The typical lot in this section is 50-foot by 120-foot with a 25-foot Front Building Line.

Recommendations:

I recommend that this Final Plat of Creek Trace at Cross Creek Ranch Section Three be approved as submitted.

A handwritten signature in black ink, appearing to read "Clay & Leyendecker", with a long horizontal flourish extending to the right.



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: 09/20/2019 Date Received by the City of Fulshear: _____
 Subdivision: FLEWELLEN WAY NWC TRACT Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

___ Single-Family Residential ___ Other: Water Plant/MUD Facility
 ___ Planned Development ___ Zero Lot Line/ Patio Home ___ Multi-Family Residential
 Commercial ___ Industrial

Plat Location: City ___ ETJ (Extraterritorial Jurisdiction)

Legal Description: 2.850 ACRES OF LAND LOCATED IN THE J.C. MCDONALD SURVEY, A-290 & THE T.W. SOUTHERLAND SURVEY, A-421

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

Total Acreage: 2.850
 Number of Streets: 0
 Number of Lots: 0
 Number and Types of Reserves: 1
 Total Acres in Reserve: 2.850

Owner: LANDMARK INDUSTRIES
 Address: 11111 WILCREST GREEN DRIVE, SUITE 100
 City/State: HOUTSON, TX 77042
 Telephone: 713-789-0310
 Email Address: _____

Engineer/Planner: BGE, INC.
 Contact Person: TREY DEVILLIER
 Telephone: 713-488-8204
 Fax Number: 281-558-9701
 Email Address: tdevillier@bgeinc.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$571.25
Park Fees (due at Final Plat Application)	_____

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


 SIGNATURE

Trey DeVillier
 TYPED OR PRINTED NAME/TITLE

09/20/2019
 DATE

STATE OF TEXAS
COUNTY OF FORT BEND

We, LANDMARK INDUSTRIES, a Texas general partnership, acting by and through J. Kent Brotherton, Partner, hereinafter referred to as Owner of the 2.850 acre tract described in the above and foregoing map of FLEWELLEN WAY NWC TRACT, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

IN TESTIMONY WHEREOF, LANDMARK INDUSTRIES, a Texas general partnership, acting by and through its general partner, has caused these presents to be signed by J. Kent Brotherton, Partner, thereunto authorized, this _____ day of _____, 2019.

LANDMARK INDUSTRIES, a Texas general partnership

By: J. Kent Brotherton
Partner

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared J. Kent Brotherton, Partner of LANDMARK INDUSTRIES, a Texas general partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Public in and for the State of Texas
Commission Expires: _____

I, Alan C. Bentley, 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 having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

Alan C. Bentley, R.P.L.S.
Texas Registration No. 2055

This plat of FLEWELLEN WAY NWC TRACT is approved by the City Planning Commission of the City of Fulshear, Texas, this _____ day of _____, 2019.

Amy Pearce, Chairman
Dar Hakimzadeh, Co-Chairman

This plat of FLEWELLEN WAY NWC TRACT was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____, 2019; 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.

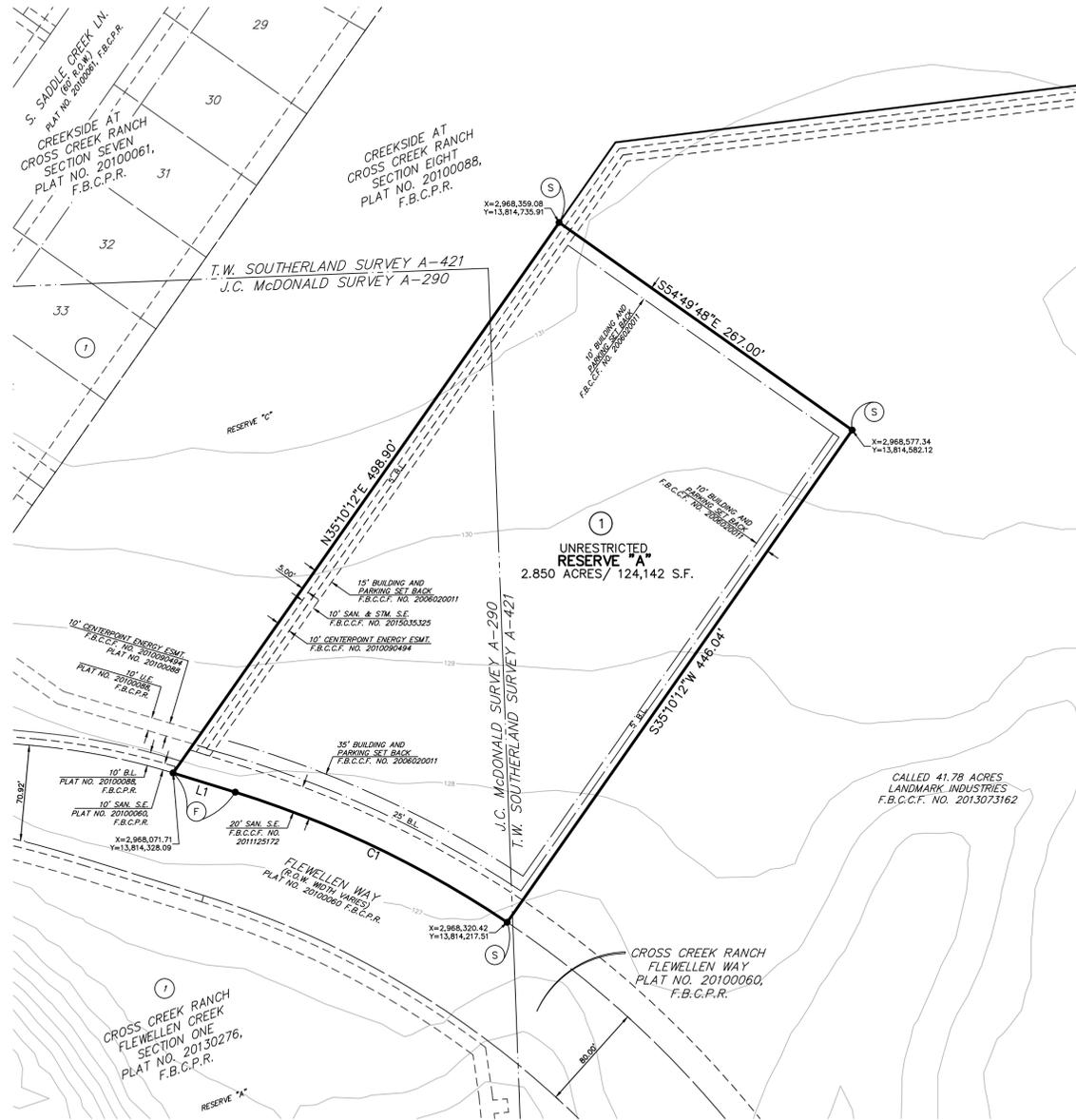
Aaron Groff, Mayor
Kimberly Kopecky, City Secretary

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 _____, 2019, at _____ o'clock _____ m. in Plat Number _____ of the plat records of said county.

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

Laura Richard, County Clerk
Fort Bend County, Texas

By: _____
Deputy



LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N72°52'42\"	48.44'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	774.00'	16°39'07\"	224.95'	N 64°33'09\" W	224.16'

DESCRIPTION OF A 2.850 ACRE TRACT OF LAND SITUATED IN THE J.C. McDONALD SURVEY, ABSTRACT NO. 290 AND THE T.W. SUTHERLAND SURVEY, ABSTRACT NO. 421 FORT BEND COUNTY, TEXAS

BEING a 2.850 acre (124,142 square foot) tract of land situated in the J.C. McDonald Survey, Abstract No. 290 and the T.W. Sutherland Survey, Abstract No. 421 of 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 2.850 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 Northerly right-of-way line of Flewellen Way as cited herein;

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Southerly Southeast corner of Restricted Reserve "C" of CREEKSIDE AT CROSS CREEK RANCH SECTION EIGHT, a subdivision per plat recorded under Plat No. 20100088 of the Fort Bend County Plat Records (F.B.C.P.R.) and the Southwest corner of said 41.78 acre tract and the herein described tract, lying on the Northerly 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.;

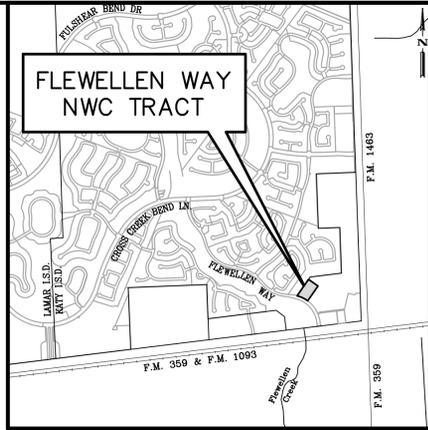
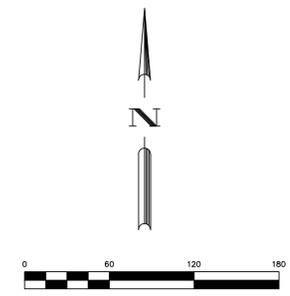
THENCE, S35°10'12\"

THENCE, S54°49'48\"

THENCE, S35°10'12\"

THENCE, in a Northwesterly direction, along and with said Northerly right-of-way line and said curve to the left, an arc distance of 224.95 feet, having a radius of 774.00 feet, a central angle of 16°39'07\"

THENCE, N72°52'42\"



GENERAL NOTES

- "U.E." indicates "Utility Easement".
- "B.L." indicates "Building Line".
- "W.L.E." indicates "Water Line Easement".
- "SAN.S.E." indicates "Sanitary Sewer Easement".
- "STM.S.E." indicates "Storm Sewer Easement".
- "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
- "F.B.C.P.R." indicates "Plat Records of Fort Bend County".
- "F.B.C.D.R." indicates "Deed Records of Fort Bend County".
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale 1.00011497.
- Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and is referenced to monuments found along the Northerly right-of-way line of Flewellen Way.
- There is observable evidence of pipelines within the boundaries of the subject tract, based on the title research provided per City Planning Letter prepared by Stewart Title Company, file number 526209, certified date of September 6, 2019, that there is a pipeline easement of record within the boundaries of the subject tract and shown hereon.
- The property lies in the Unshaded Zone "X" (areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 4815700105L, Revised April 2, 2014.
- "S" indicates Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC".
- "F" indicates Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "Brown & Gay".
- All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.
- This plat is subject to restrictions recorded under Fort Bend County Clerk's File No. 2006020011 and 2016077789 per City Planning Letter prepared by Stewart Title Company, file number 526209, certified date of September 6, 2019.

FLEWELLEN WAY NWC TRACT

A SUBDIVISION OF 2.850 ACRES OF LAND LOCATED IN THE J.C. McDONALD SURVEY, A-290 AND THE T.W. SUTHERLAND SURVEY, A-421 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVES: 1 BLOCKS: 1
SCALE: 1"=60' DATE: SEPTEMBER 20, 2019

OWNER:
LANDMARK INDUSTRIES
a Texas general partnership
11111 WILCREST GREEN DRIVE, SUITE 100
HOUSTON, TX 77042
713-789-0310
TIM C. McCAMY



BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

\\unimark\apps\regional\TX\Projects\Unimark_Industries\Flewellen Way NWC Tract.dwg 9/19/2019 10:25 AM

October 1, 2019

Engineering Review

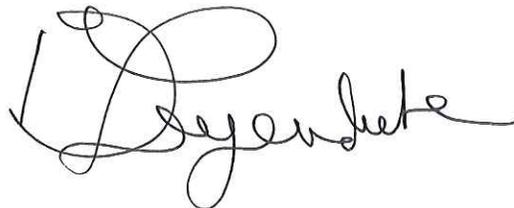
Final Plat – Flewellen Way NWC Tract
City of Fulshear, Texas

For Information only:

1. This plat will create one (1) "Unrestricted Reserve" that covers a total area of 2.850 acres.
2. This reserve will have access to Flewellen Way along its Southwest line and will have a 35-foot Building and Parking set back along this frontage.

Recommendations:

I recommend that this Final Plat of Flewellen Way NWC Tract be approved as submitted.

A handwritten signature in black ink, appearing to read "Clay & Leyendecker". The signature is stylized and cursive, with a large initial "C" and "L" that are interconnected.

October 2, 2019

Zach Goodlander, Director of Development Services
City of Fulshear
P.O. Box 279
Fulshear, TX 77441

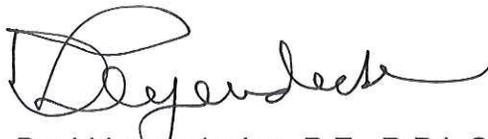
Re: Rustic Oaks Plat
Fort Bend County, Texas

Dear Zach:

The proposed Rustic Oaks Subdivision is located on the North side of F.M. 1093 in the City's E.T.J. on the far West side. The developer has previously filed subdivision plats on parts of the tract. The developer is planning to redo the street configuration and is requesting that the previously recorded Subdivision Plat be vacated.

I recommend that the City of Fulshear approve the vacation of the existing plats for the Rustic Oaks Subdivision. If you need additional information or if you have any questions please feel free to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'D. Leyendecker', with a stylized flourish at the end.

David Leyendecker, P.E., R.P.L.S.
City Engineer

DL/pe



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: 09/30/19 Date Received by the City of Fulshear: _____
 Subdivision RUSTIC OAKS SUBDIVISION Development: FULSHEAR LAKES

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: ___ City ETJ (Extraterritorial Jurisdiction)

Legal Description: _____

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

Total Acreage: 70.0
 Number of Streets: 2
 Number of Lots: 57
 Number and Types of Reserves: 0
 Total Acres In Reserve: 0

Owner: FULSHEAR LAKES, LTD.
 Address: 1500 CITY WEST BLVD., SUITE 400
 City/State: HOUSTON, TX 77042
 Telephone: 713-783-0308
 Email Address: SAMYAGERIII@SAMYAGERINC.COM

Engineer/Planner: LJA ENGINEERING, INC.
 Contact Person: CHRIS LEBLANC, PE
 Telephone: 713-953-5043
 Fax Number: 713-953-5026
 Email Address: CLEBLANCO@LJA.COM

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

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

 _____
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE
 Sam Yager III, Vice President 9/30/2019

Fulshear Lakes, Ltd.
 By: Fulshear Lakes GP, LLC,
 A Texas Limited Liability Company



2929 Briarpark Drive, Suite 600, Houston, Texas 77042
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386 TBPLS 10110501

September 13, 2019

David Leyendecker, PE
City Engineer
City of Fulshear
c/o Clay & Leyendecker, Inc.
1350 Avenue D
Katy, Texas 77493

Re: Abandonment of Plats related to Fulshear Lakes
City of Fulshear ETJ, Fort Bend County, Texas
LJA Project No. 2493-0014A

Dear Mr. Leyendecker:

On behalf of Fulshear Lakes, Ltd, we request that the City of Fulshear abandon two plats which affect the proposed Fulshear Lakes project. The two plats that are subject to this request are listed below:

1. Full abandonment of the Rustic Oaks Subdivision, recorded under Volume 14, Page 13 of the Plat Records of Fort Bend County, Texas
2. Partial abandonment of the Cornelius Randon Estate, a subdivision of record in Volume 179, Page 128A of the Deed Records of Fort Bend County, Texas

We appreciate your consideration of this request. If you have any questions or require additional information, please contact me at 713.953.5043.

Sincerely,

A handwritten signature in blue ink, appearing to read 'CJL', written over a horizontal line.

Christopher J. LeBlanc, PE
Vice President

CJL/em

Copy: Sam Yager III – Sam Yager, Inc.
Greg Voinis – Sam Yager, Inc.

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

AGENDA OF:	October 4, 2019		
DATE SUBMITTED:	September 20, 2019	DEPARTMENT:	Planning and Development
PREPARED BY:	Zach Goodlander, Director of Development Services, Brant Gary, Assistant City Manager	PRESENTER:	Brant Gary, Assistant City Manager
SUBJECT:	Interim Ordinance Amendment regarding City platting requirements		
ATTACHMENTS:	1. Exhibit showing proposed Ordinance after revisions		

EXECUTIVE SUMMARY

This amendment is to the City’s Ordinance No. 2013-1091, Section 34-29 and Section 34-115 “Plat Requirements”. The need for such an amendment arose due to language in the current ordinance requiring a plat to be recorded with the County Clerk before any City permits could be issued. This meant that for homeowners desiring to install a generator or requiring electric or plumbing permits would have to go through the process of acquiring and recording an administrative plat.

At City Council direction this “interim ordinance” has been brought forward as quickly as possible by Kendig-Keast, City consultant working through the Coordinated Development Ordinance (CDO), to lessen the burden on citizens for minor projects. Once the CDO process is further along a permanent ordinance amendment will be in place.

This proposed amendment removes the following language from the ordinance:

Sec. 34-29 – Plat required. Approval

(4) No building, electrical, mechanical, plumbing, certificate of occupancy, or any other permit is issued by the city will be issued for the construction or repair of any improvement or the occupancy of any building or structure until an appropriate plat is approved and recorded in conformity with this article; and it shall be unlawful for any person to construct or repair any improvement, or occupy any building or structure, without first obtaining the appropriate permit from the city.

A similar “interim ordinance” regarding Special Use Permit (SUP) requirements will be brought forward in November. Due to it being an amendment to the zoning code and mandated notice requirements it was not able to make this meeting.

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the proposed amendment to the City’s ordinance regarding platting requirements.

PLAT REQUIREMENT TEXT AMENDMENTS

CHAPTER 34, SUBDIVISION OF LAND

ARTICLE II. – PLATS AND PLATTING PROCEDURE

DIVISION 1.- GENERALLY

Sec. 34-29. – Plat required, approval.

Unless a subdivision is specifically exempted from the requirements to obtain a plat by this article:

- (1) It shall be unlawful for any person to subdivide any tract, lot, or parcel of land within the territorial limits of the city or within the city's extraterritorial jurisdiction until an appropriate plat of such subdivision is approved and recorded in conformity with this article.
- (2) It shall be unlawful for any person to construct, or cause, allow, or permit to be constructed any public or private street, utility service or facility, building, structure, or other improvement on any tract, lot, or parcel of land within the territorial limits of the city or the city's extraterritorial jurisdiction until an appropriate plat is approved and recorded in conformity with this article.
- (3) It shall be unlawful for any person to connect or serve any utility service or facility to any tract, lot, or parcel of land within the territorial limits of the city or the city's extraterritorial jurisdiction until an appropriate plat is approved and recorded in conformity with this article.

DIVISION 4.- DEVELOPMENT PLATS

Sec. 34-115. - Development plat required.

- (a) Any person who proposes the development of a commercial tract of land located within the city limits or the city's extraterritorial jurisdiction shall follow the plat procedures of divisions 2 and 3 of this article.
- (b) A development plat must be prepared by a registered professional land surveyor as a boundary survey showing:
 - (1) Each existing or proposed building, structure, or improvement or proposed modification of the external configuration of the building, structure, or improvement involving a change of the building, structure, or improvement;
 - (2) Each easement and right-of-way within or abutting the boundary of the surveyed property; and
 - (3) The dimensions of each street, sidewalk, alley, square, park, or other part of the property intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, sidewalk, alley, square, park, or other part.
- (c) New development may not begin on the property until the development plat is filed with and approved by the city in accordance with this section.
- (d) If a person is required by divisions 2 and 3 of this article to file a subdivision plat, a development plat is not required to be filed with the city.
- (e) The city shall approve a development plat if the plat conforms to this division and any other ordinance of the city concerning current and future streets, sidewalks, alleys, parks, playgrounds, and public utility facilities.

(Ord. No. 2013-1091, § 11(B), 2-19-2013)