CONSENT ITEMS

Special Use Permit
APPROVAL/DISAPPROVAL FORM

REQUESTOR: Thrive Church

ADDRESS OF PREMISES AFFECTED: 30136 FM 1093

PLANNING AND ZONING COMMISSION REVIEW

✓ GRANTED

_____ DENIED

_____ RETURNED FOR ADDITIONAL DATA

APPROVED AS ~~PROPOSED~~ PRESENTED.

BY: [signature] DATE: 4 NOV 2016

CITY COUNCIL REVIEW

_____ GRANTED

_____ DENIED

BY: _____ DATE: _____

AGENDA MEMO
BUSINESS OF THE CITY COUNCIL
CITY OF FULSHEAR, TEXAS

AGENDA OF: Master Sign Plan			
DATE SUBMITTED:	October 11, 2016	**DEPARTMENT:**	Building Services
PREPARED BY: Michelle Killebrew		**PRESENTER:**	Michelle Killebrew
SUBJECT: Thrive Church Special Use			
ATTACHMENTS: YES			
EXPENDITURE REQUIRED:	$0		
AMOUNT BUDGETED:	$0		
ACCOUNT NO.:			
ADDITIONAL APPROPRIATION REQUIRED:	$0		
ACCOUNT NO.:			

EXECUTIVE SUMMARY

Thrive Church is requesting a Special Use Permit for the property located at 30136 FM 1093.

The property is currently in the Downtown District and is used as Residential.

They are requesting to use the property for Commercial Use, primarily for their offices.

There will be 3 offices and a conference room, they will have 5 parking spaces behind the building,

There will be no modifications made to the building at this time, except for code compliance.

They will follow the regulations of the sign ordinance.

CITY OF FULSHEAR

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

ZONING SPECIAL USE APPLICATION

Date of Application: 10/6/16

Property Address: 30136 FM 1093

Legal Description of the property: 0029 C FULSHEAR, TRACT 87-C, ACRES 2.0

Property Owner Name(s): WOODHAM FAMILY TRUST

Address: 63 BIG CHIEF TRL, BOZEMAN, MT 59718-9419

Phone Number: 406-539-7979 Email Address: FBWOODHAM@GMAIL.COM

Applicant/Agent: Thrive Church
Attach letter of authorization along with this application

Address: 9550 Spring Green Blvd Ste 408-246
Katy TX 77494

Phone Number: 832-633-4805 Email Address: admin@thrivechurch.cc

Zoning District: DOWNTOWN DISTRICT **Current use of property:** RESIDENTIAL

Requested use of the property: COMMERCIAL/OFFICE

Land Uses of Adjoining Property:
(Agricultural, Single Family, Industrial, Business)

North	VACANT LAND
South	VACANT LAND
East	VACANT LAND
West	VACANT LAND

Is the proposed special use allowable in the current zoning designation? _____

Application Fees: $150.00 for Residential Use
$500.00 for Commercial Use

Parking Plan

30136 FM 1093

Fulshear, TX 77441

Our goal is a streamlined parking plan. Parking should be orderly and efficient.

1. When entering the property, all traffic flows to the right.
2. Parking is in the rear of the garage, facing north.
3. All cars exit under the portico.
4. Signs will be posted stating entry and exit points.
5. Cars should not block the driveway at any time.

Special Use Request

30136 FM 1093

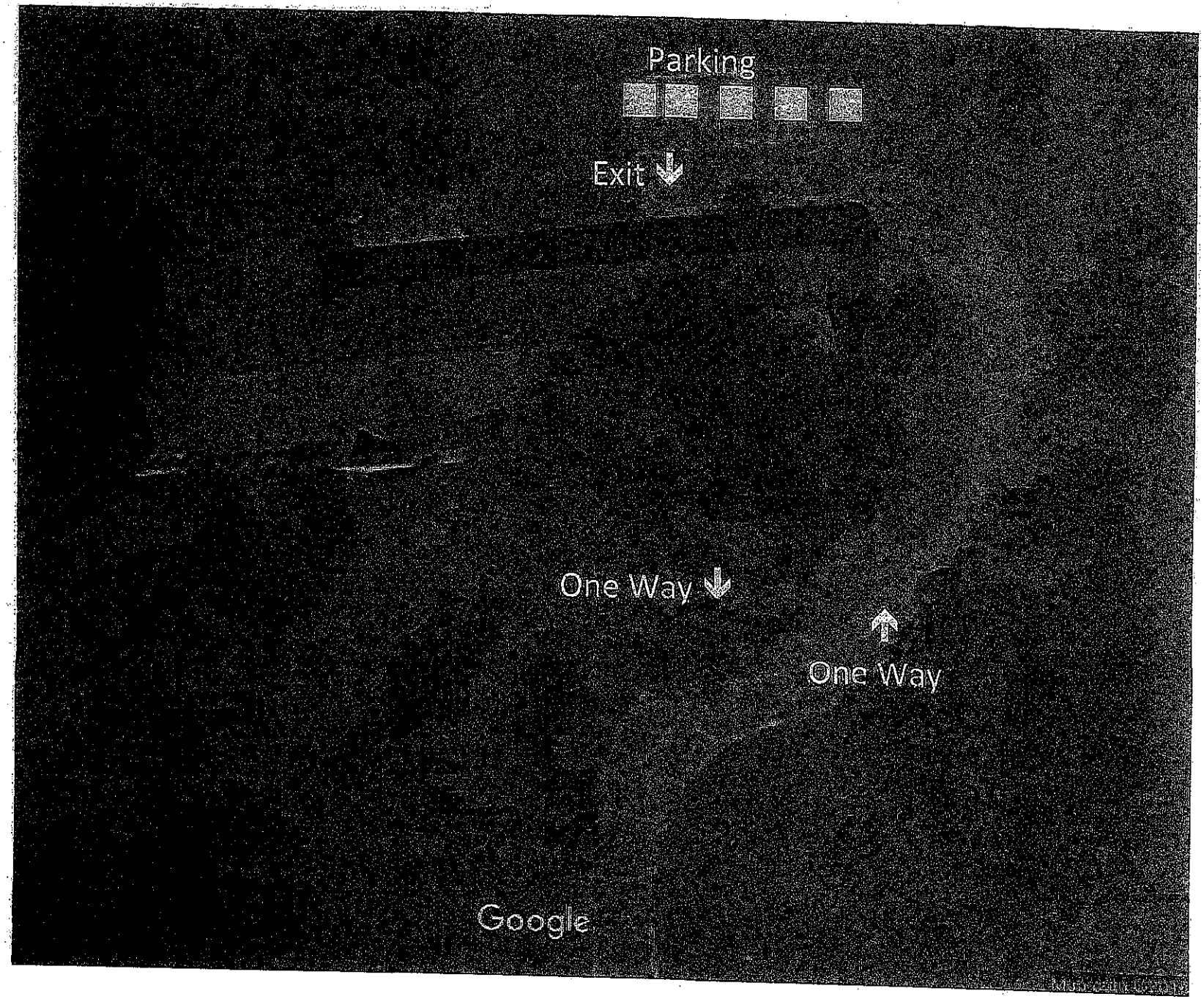
Fulshear, TX 77441

1. Request made that property address 30136 FM 1093, Fulshear, Texas 77441 be used as commercial office space only.
2. It is an existing single story building with no major modifications at this time.
3. Typical hours of operation will be 7 am to 6 pm.
4. Number of occupants will be 10 or less.
5. It will comply with all applicable sign regulations.

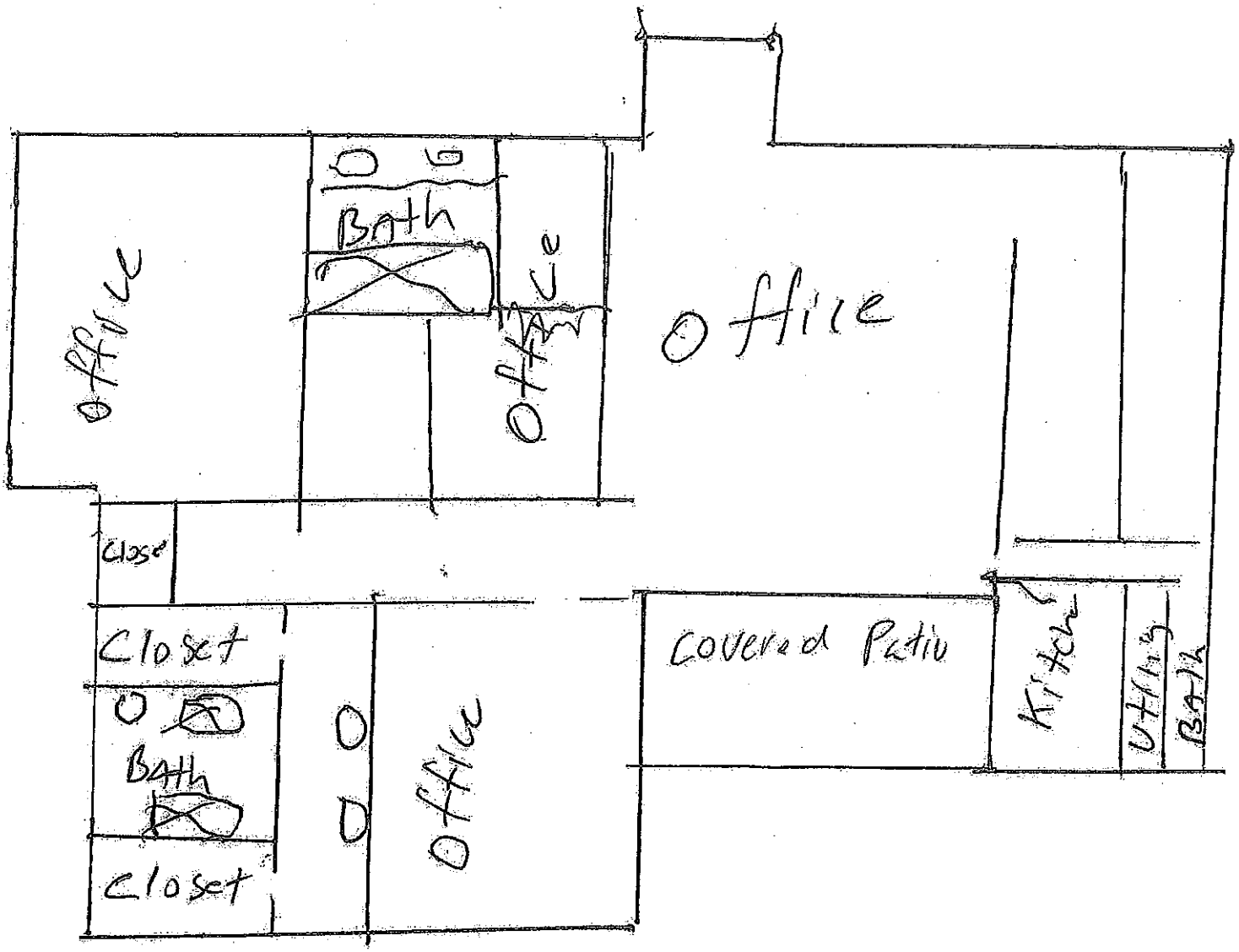
Property owners surrounding:

Metro Right of way

Woodham Family Trust


Parking
Exit
One Way
One Way
Google

30136 FM
FLOOR PLAN



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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Creek Falls at Cross Creek Ranch-Unrestricted Reserve/Preliminary Plat

City Engineer Review

✓ Reviewed
_____ See Attached Letter

BY: _____ DATE: 11-02-2016

City Secretary

✓ Processed
_____ Returned for additional data

BY: [illegible] DATE: 10-14-2016

Planning Commission Review

✓ Approved
_____ Returned for additional data

BY: [illegible] DATE: 4 NOV 2016

City Council Review

_____ Approved
_____ Returned for additional data

BY: _____ DATE: _____

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

Subdivision/Development Platting Application

Date: 10-14-2016 Date Received by the City of Fulshear: 10-14-2016

Subdivision: Creek Falls at CCR Unrestricted Reserve Development: Cross Creek Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: ____ City ____ ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 2.56 Acres out of the A.G. Sharrpless Survey, A-322

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

Total Acreage: 2.59
Number of Streets: 0
Number of Lots: 0
Number and Types of Reserves: 1
Total Acres in Reserve: 2.59

Owner: CCR Texas Holdings LP
Address: 6450 Cross Creek Bend Lane
City/State: Fulshear, Texas 77441
Telephone: 281-341-8320
Email Address: robb@johnsondev.com

Engineer/Planner: BGE|Kerry Gilbert & Assoc.
Contact Person: Kathryn Edwards
Telephone: 281-579-0340
Fax Number:
Email Address: kedwards@krga.com

Platting Fees

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

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

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

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

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

TOTAL PLATTING FEE $532.50

Park Fees (due at Final Plat Application) n/a

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 Edwards	Kathryn Edwards/ Planner	October 14, 2016
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

November 2, 2016

Engineering Review

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

For Information only:

1. This plat will create one (1) Reserve that covers a total area of 2.59 acres of land.
2. Access to this Reserve will be from Cross Creek Bend Lane and Creek Falls Drive.
3. This Reserve has a 10-foot Front Building Line.
4. This Reserve is shown to be across the street from a future Elementary School site.

Recommendations:

I recommend that this Preliminary Plat of Creek Falls at Cross Creek Ranch Reserve be approved one the following items are addressed:

A) The Reserve needs a 25-foot Front Building Line along Cross Creek Bend Lane.

B) Note #8 needs to be updated to refer to the latest Fort Bend County Flood Plain map dated April 2, 2014.

C) The bearing shown as L1 in the Line Data Table is not correct.

D) The Point-of-Beginning shown on the plat does not match the Metes and Bounds description.

D Leyendecker

1350 Avenue D Katy, Texas 77493 (281) 391-0173

From:	Kathryn Edwards
To:	"dm8736@att.com"
Cc:	landplan@krga.com
Subject:	1350A_Creek Falls at CCR Res_10-04-16
Date:	Tuesday, October 04, 2016 9:36:00 AM
Attachments:	1350_Creek Falls at Cross Creek Ranch Reserve_09-26-16.pdf image001.png

Good Morning,

Please find the above referenced Creek Falls at Cross Creek Ranch Unrestricted Reserve preliminary plat for your review. If it meets your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.

Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

KERRY R. GILBERT & ASSOCIATES

Serving. Leading. Solving.™

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Comcast

October 14, 2016

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

Re: A Preliminary Plat of Creek Falls at Cross Creek Ranch

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated October 14, 2016

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

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

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

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

Please feel free to contact me at 713-637-5169 with any questions that you may have.

Sincerely,

David Miller
Engineering Tech

CenterPoint Energy
Houston

October 6, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Creek Falls At Cross Creek Ranch

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated October 14, 2016.

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

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

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

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

If there are any questions, please contact Samantha Richards at 713.207.6362.

Sincerely,

Samantha Richards

Samantha Richards
Right of Way Agent

C: Kathryn Edwards<kedwards@krga.com>

PLR16.434

BGE | KERRY R. GILBERT & ASSOCIATES

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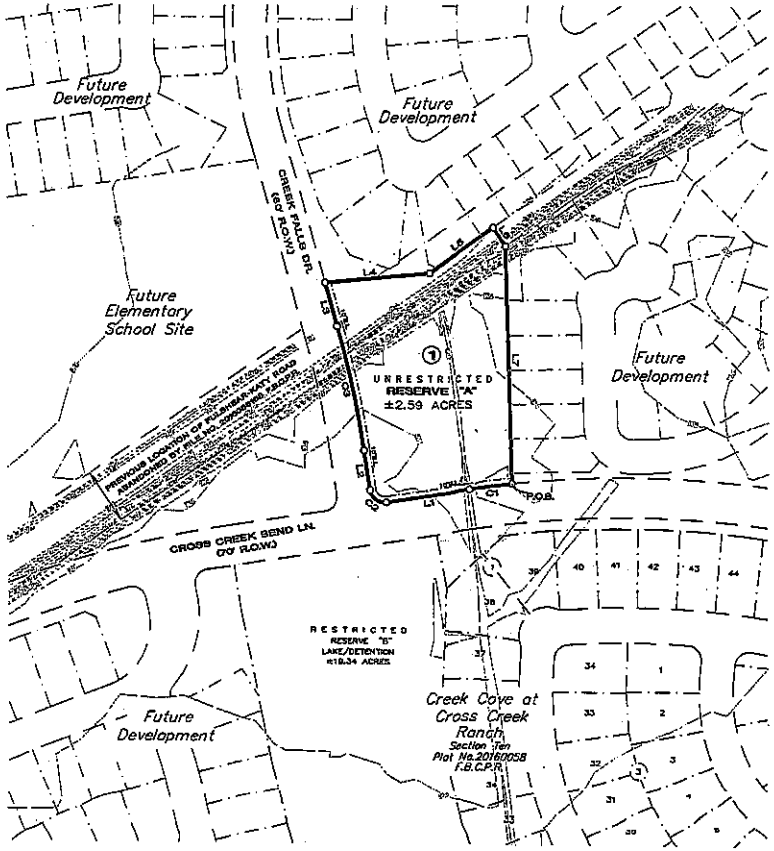


NOTE:

(A) UNRESTRICTED RESERVE "A" ±2.59 ACRES

LINE DATA

LINE	DISTANCE	BEARING
L1	149'	S 81°33'35" W
L2	70'	N 08°46'25" W
L3	78'	S 15°45'09" E
L4	156'	N 84°41'14" E
L5	136'	N 55°33'28" E
L6	38'	S 34°36'32" E
L7	413'	S 01°31'59" E

CURVE DATA

CURVE	RADIUS	ARC	BEARING	CHORD
C1	1900'	76'	S 82°22'23" W	76'
C2	25'	39'	N 53°46'25" W	35'
C3	1830'	223'	N 12°15'47" W	223'

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

BEING a 2.588 acre (112,745 square feet) tract of land situated in the A.G. Sharpless Survey, Abstract No. 322 of Fort Bend County, Texas and being a portion of a called 117.6 acre tract of land as described in a deed to CCR Loan Subsidiary 1, L.P. recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2016039209, said 2.588 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southerly southwest corner of said 117.6 acre tract and the herein described tract, and being the beginning of a non-tangent curve to the right, from which its center bears N 08°46'25" W, 25.00 feet;

THENCE, along and with a southwesterly line of said 117.6 acre tract the following courses and distances:

In a northwesterly direction, along said curve to the right, a distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears N 53°46'25" W, 35.36 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 08°46'25" W, a distance of 70.35 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a northerly direction, along said curve to the left, a distance of 322.90 feet, having a radius of 1,830.00 feet, a central angle of 06°58'44" and a chord which bears N 12°15'47" W, 322.76 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 15°45'09" W, a distance of 77.82 feet to the southwest corner of the herein described tract;

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

N 84°41'14" E, a distance of 156.15 feet to a point for corner;

N 55°33'28" E, a distance of 136.22 feet to the northeast corner of the herein described tract;

S 34°36'32" E, a distance of 38.36 feet to a point for corner;

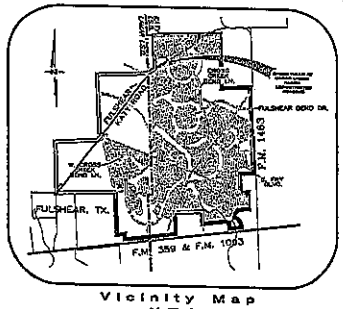
S 01°31'59" E, a distance of 412.76 feet to the southeast corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears S 06°28'03" E, 1,900.00 feet, lying on the south line of said 117.6 acre tract;

THENCE, along and with the south line of said 117.6 acre tract the following courses and distances:

In a westerly direction, along said curve to the left, a distance of 76.34 feet, having a radius of 1,900.00 feet, a central angle of 02°18'07" and a chord which bears S 82°22'23" W, 76.33 feet to the point of tangency;

S 81°13'35" W, a distance of 148.87 feet to the POINT OF BEGINNING and containing 2.588 acres (112,745 square feet) of land.

Bearing orientation is based on the Texas Coordinate System, South Central Zone 4204, NAD83 and is referenced to said 117.6 acre tract as cited herein.



Vicinity Map
N. T. S.

GENERAL NOTES:

1) "B.L." INDICATES BUILDING LINE.
2) "U.E." INDICATES UTILITY EASEMENT.
3) "S.S.E." INDICATES SANITARY SEWER EASEMENT.
4) "1' RSL" 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. On 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.
5) "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS.
6) "F.B.C.O.R." INDICATES FORT BEND COUNTY DEED RECORDS.
7) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
8) 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 48157C0160G, REVISED JANUARY 3, 1997.

A PRELIMINARY PLAT OF

CREEK FALLS AT CROSS CREEK RANCH

UNRESTRICTED RESERVE

BEING 2.59± ACRES OF LAND
ONE RESERVE IN ONE BLOCK
OUT of THE
A.G. SHARPLESS SURVEY, A-322
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

OWNER:
CCR TEXAS HOLDINGS, LP
ATTN: ROB BAMFORD
8450 CROSS CREEK BEND LANE
FULSHEAR, TEXAS 77441

PLANNER:
BGE KERRY R. GILBERT & ASSOCIATES
- Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340

SCALE: 1" = 100'
0 50 100 200

OCTOBER 14, 2016
KGAK 1350A

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 BGE | KERRY R. GILBERT & ASSOCIATES, INC., 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 PROPERTIES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

BGE | KERRY R. GILBERT & ASSOCIATES

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Jordan Ranch Street Dedication No. 2 and Reserves/Preliminary Plat

City Engineer Review

✓ Reviewed
_____ See Attached Letter

BY: _____ DATE: 11-02-2016

City Secretary

✓ Processed
_____ *Returned for additional data*

BY: KM DATE: 10-14-2016

Planning Commission Review

✓ Approved
_____ Returned for additional data

BY: [illegible] DATE: 4 NOV 2016

City Council Review

_____ Approved
_____ Returned for additional data

BY: _____ DATE: _____

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

Subdivision/Development Platting Application

Date: 10-14-2016 Date Received by the City of Fulshear: 10-14-2016

Subdivision: Jordan Ranch Street Ded No. 2 and Reserves Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: ___ City ✓ ETJ (Extraterritorial Jurisdiction)

Legal Description: BEING 15.7 ACRES OUT OF THE H.&T.C.R.R. CO. SURVEY, SECTION 105, A-261

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

Total Acreage: 15.7
Number of Streets: 3
Number of Lots: 0
Number and Types of Reserves: 3-Det/landscape/Open space
Total Acres in Reserve: 10.22

Owner: FORT BEND JORDAN RANCH LP
Address: 5005 Riverway, Suite 500
City/State: Houston, Texas 77056
Telephone: 713-960-9977
Email Address: steves@johnsondev.com

Engineer/Planner: BGE|Kerry Gilbert & Assoc.
Contact Person: Kathryn Edwards
Telephone: 281-579-0340
Fax Number: _____
Email Address: kedwards@krga.com

Platting Fees

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

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

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

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

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

TOTAL PLATTING FEE $696.25

Park Fees (due at Final Plat Application) n/a

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 Edwards	Kathryn Edwards / Planner	10/13/16
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

November 2, 2016

Engineering Review

Preliminary Plat
Jordan Ranch Street Dedication No. 2 and Reserves
Fort Bend County, Texas

For Information only:

1. This plat will create Right-of-Way for Jordan Ranch Blvd (Igloo Road) with widths varying along with right-of-way for Dahlia Run Drive and Fairway Manor Lane.

2. This plat also creates three Restricted Reserves

3. This tract is located in the ETJ of the City of Fulshear and in Fort Bend County. As such approval will be need from the following entities:

   A) City of Fulshear
   B) Fort Bend County
   C) Fort Bend County Drainage District

Recommendations:

I recommend that this Preliminary Plat of Jordan Ranch Street Dedication No. 2 and Reserves be approved once the following items are addressed:

A) The Metes and Bounds description shows this section to be in one (1) survey and one (1) Abstract while the Plat Title Block shows it to be located in two (2) surveys and two (2) Abstracts; this need to be rectified.

B) Reserve "B" will require a 25-foot Front Building Line along its frontage with Fairway Manor Lane.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

KERRY R. GILBERT
& ASSOCIATES

November 2, 2016

Mr. David Leyendecker, P.E.
City Engineer
City of Fulshear
30603 FM 1093
Fulshear, Texas 77441

Re: JORDAN RANCH STREET DEDICATION NO. 2 – PRELIMINARY PLAT

Dear David,

On behalf of Johnson Development Corp., we BGE|Kerry R. Gilbert & Associates respectfully submit our responses below to the City Comments dated November 2, 2016 for the above referenced plat.

1) The Metes and Bounds description shows this section to be in one (1) survey and one (1) abstract while the plat title block shows it to be location in two (2) surveys and two (2) abstracts; this needs to be rectified.
   Response: The plat title block has been revised to reflect the Metes and Bounds description

2) Reserve "B" will require a 25' foot Front Building Line along its frontage with Fairway Manor Lane
   Response: The building line has been revised to 25' along Fairway Manor Lane.

Enclosed is a copy of the revised plat. Please contact me if you need any additional information.

Sincerely,

Kathryn Edwards

Kathryn Edwards

Enclosure

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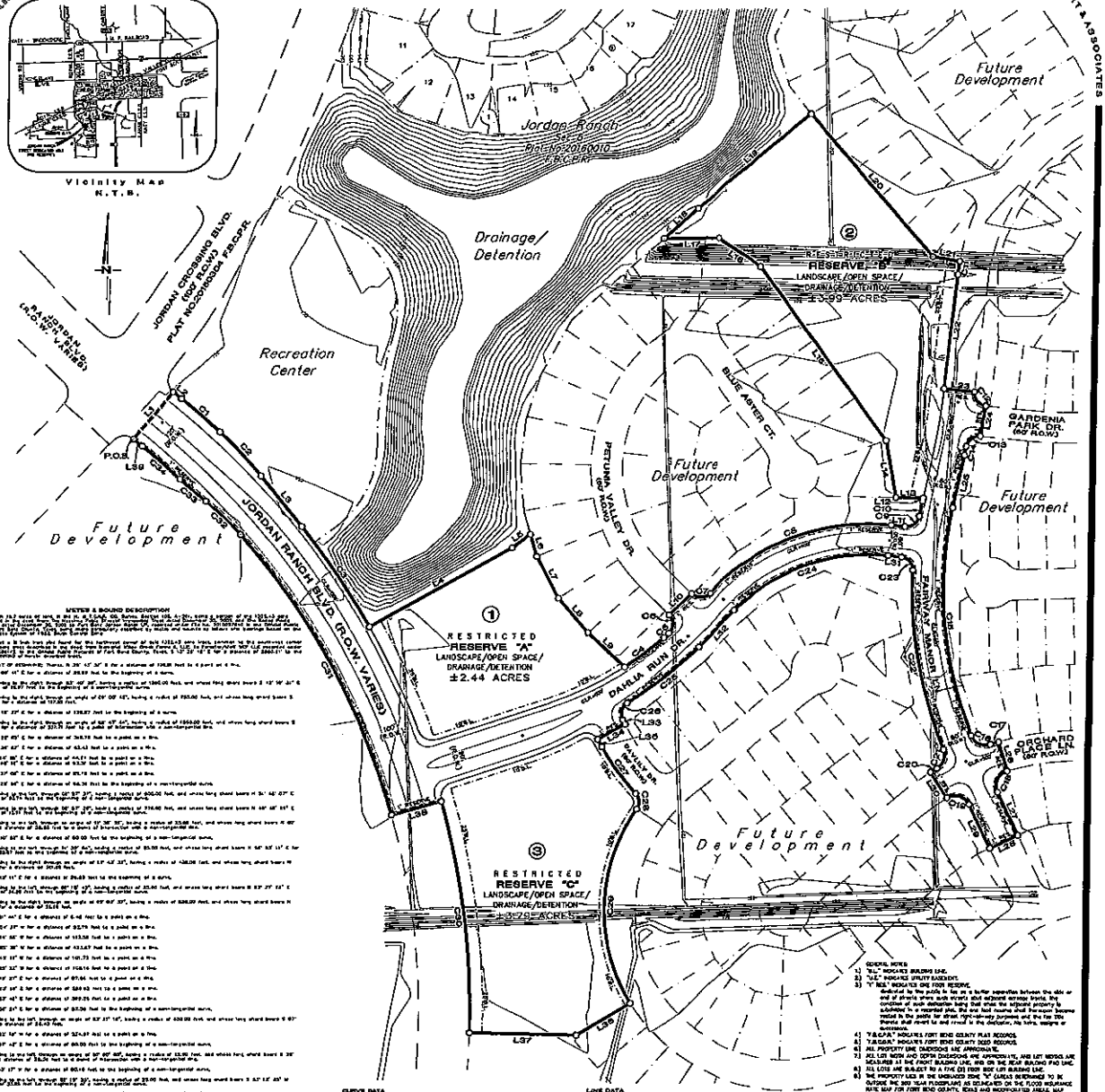

METES & BOUND DESCRIPTION

GENERAL NOTES

1) "B.L." INDICATES BUILDING LINE.
2) "U.E." INDICATES UTILITY EASEMENT.
3) "F. RES." INDICATES ONE FOOT RESERVE.
Dedicated to the public in fee as a barrier 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.
4) "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS.
5) "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS.
6) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
7) ALL LOT WIDTH AND DEPTH DIMENSIONS AND APPROXIMATE AREA OF LOTS BEING LESS THAN 15,000 SQ. FT. ARE MEASURED AT THE FRONT BUILDING LINE, WHICH IS THE REAR BUILDING PAD LINE.
8) ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT REAR LOT BUILDING LINE.
9) THE PROPERTY LIES IN THE UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48157C0040G, REVISED APRIL 2, 2014.
10) THE PRELIMINARY PLAT LIES IN FORT BEND COUNTY, THE ETJ OF THE CITY OF FULSHEAR, THE MUD DISTRICT AND SUGAR LAND.

NOTE:

Ⓐ RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE/
DRAINAGE/DETENTION
±2.44 ACRES

Ⓑ RESTRICTED RESERVE "B"
LANDSCAPE/OPEN SPACE/
DRAINAGE/DETENTION
±3.99 ACRES

Ⓒ RESTRICTED RESERVE "C"
LANDSCAPE/OPEN SPACE/
DRAINAGE/DETENTION
±3.79 ACRES

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	1060'	100'	50'	N 42°10'20" W	100'
C2	1060'	118'	59'	S 45°45'00" E	118'
C3	1040'	242'	122'	N 69°38'40" W	239'
C4	800'	84'	42'	S 66°49'00" W	84'
C5	770'	13'	6'	S 44°18'00" W	13'
C6	30'	40'	24'	S 00°07'54" W	37'
C7	30'	40'	24'	N 89°52'06" E	37'
C8	470'	594'	318'	N 64°30'00" E	554'
C9	30'	50'	33'	S 84°17'00" W	47'
C10	530'	30'	15'	S 89°29'00" W	30'
C11	470'	24'	12'	N 49°07'00" E	24'
C12	30'	50'	33'	S 84°17'00" W	47'
C13	30'	47'	23'	S 63°30'00" W	42'
C14	1060'	18'	9'	N 11°00'00" E	18'
C15	770'	446'	229'	N 06°28'48" W	437'
C16	30'	48'	30'	N 64°00'00" W	43'
C17	530'	18'	9'	N 23°11'00" E	18'
C18	30'	53'	37'	S 53°43'00" W	46'
C19	30'	51'	34'	S 71°10'00" E	44'
C20	470'	10'	5'	S 64°16'00" W	20'
C21	30'	46'	29'	S 18°10'28" W	39'
C22	530'	944'	584'	N 30°28'48" W	840'
C23	30'	47'	30'	S 70°14'00" W	42'
C24	470'	592'	317'	S 70°14'00" W	512'
C25	530'	118'	59'	S 60°45'00" W	118'
C26	30'	47'	30'	S 19°46'00" W	42'
C27	980'	114'	57'	N 66°56'48" W	114'
C28	30'	47'	30'	S 70°14'00" W	42'
C29	980'	408'	207'	S 01°38'00" W	404'
C30	1040'	440'	223'	N 07°38'00" W	440'
C31	1400'	812'	418'	N 58°30'00" W	637'
C32	30'	47'	30'	S 48°07'00" E	42'
C33	30'	47'	30'	N 48°16'00" W	42'
C34	1140'	66'	33'	N 48°32'00" W	66'

LINE DATA

LINE	DISTANCE	BEARING
L1	120'	N 68°45'00" E
L2	81'	N 61°00'41" W
L3	101'	S 38°40'31" E
L4	210'	N 60°18'00" E
L5	42'	N 63°00'31" E
L6	47'	S 38°18'31" E
L7	82'	S 27°42'40" E
L8	89'	N 20°30'06" W
L9	94'	N 48°10'01" E
L10	60'	N 48°10'00" E
L11	87'	S 84°18'01" E
L12	8'	S 71°01'41" W
L13	63'	N 13°04'31" W
L14	114'	N 66°01'18" W
L15	244'	N 58°42'58" W
L16	108'	N 58°42'58" W
L17	108'	S 58°42'58" W
L18	54'	S 42°30'31" W
L19	238'	N 60°18'00" E
L20	269'	S 48°32'00" E

LINE	DISTANCE	BEARING
L21	63'	S 60°18'31" E
L22	216'	S 60°18'31" W
L23	50'	N 61°07'41" W
L24	60'	S 06°18'01" W
L25	108'	S 11°01'41" W
L26	80'	S 18°18'31" E
L27	84'	S 50°31'41" E
L28	90'	N 64°18'01" E
L29	90'	N 64°18'01" E
L30	60'	N 23°30'01" W
L31	87'	N 84°18'01" W
L32	102'	S 64°18'00" W
L33	12'	N 25°30'48" W
L34	60'	S 60°18'31" W
L35	57'	N 29°30'31" W
L36	151'	N 60°18'01" E
L37	200'	N 88°18'01" W
L38	100'	S 71°10'31" W
L39	102'	S 71°10'31" W
L40	82'	S 61°00'41" E

A PRELIMINARY PLAT OF

JORDAN RANCH
STREET DEDICATION NO.2 AND RESERVES

BEING 15.7± ACRES OF LAND

CONTAINING THREE RESERVES IN THREE BLOCKS.

OUT OF THE
H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
FORT BEND COUNTY, TEXAS

OWNER:
FORT BEND JORDAN RANCH LP.

PLANNER:

BGE KERRY R. GILBERT & ASSOCIATES
- Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-578-0340

SCALE: 1" = 100'
0 50 100 200

NOVEMBER 4, 2016
KGA# 8004C

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT WAS 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 SUBDIVISION 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 DISCLOSURE IN THE PRELIMINARY OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC. 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 FUTURE STRUCTURES OR OTHER FACILITIES ON, OVER, UNDER, OR UNDER THE PREMISES MENTIONED IN THE PRELIMINARY SUBDIVISION PLAT.

DRAINAGE DISTRICT

Fort Bend County, Texas

October 25, 2016

Ms. Kathryn Edwards
BGE Kerry R. Gilbert & Associates
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Ph.: (281) 579-0340

Re: Jordan Ranch Street Dedication No. 2 and Reserves

Dear Ms. Edwards:

The Fort Bend County Drainage District has received the above referenced plat for review and comment. The following items need to be addressed prior to approval:

1. Provide a copy of the construction plans associated with the plat for review.

2. Provide a no objection letter for the plat from the Fulshear MUD No. 3 engineer including specific acknowledgement that detention and outfall capacity are available for the proposed developments. If detention and outfall are still under design or construction, provide acknowledgement that no impervious cover will be added prior to the detention facilities being completed.

3. The natural ground contours are difficult to read on the copy received for review. Please revise the contours to make them more legible.

4. Plat Note 9 shows the development to be on FIRM map 48157C0040L, but the site appears to be on map 48157C0020L. Please check and revise as needed.

5. Please add the following notes to the plat as required by the *Fort Bend County Regulations of Subdivisions (FBCRS)*:
   a. "All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity." (*FBCRS, Sec. 4.22*)
   b. "All property to drain into the drainage easement only through an approved drainage structure." (*FBCRS, Sec. 4.22*)
   c. "The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events."

6. Please list the public facilities servicing the development as required by *FBCRS, Sec. 4.21*.

7. Please add a note stating who will have ownership and maintenance responsibility for any drainage / detention easements and reserves shown on the plat (*FBCRS, Sec. 5.11.B.4*).

8. Please add the Engineer's Plat Affidavit shown in *FBCRS, Appendix H* and provide a final copy of the plat signed and sealed by the engineer (*FBCRS, Sec. 4.20*).

The items listed above need to be addressed prior to releasing the Drainage District approval form to the Fort Bend County Engineering Department.

Please let me know if you have any questions.

Sincerely,

Neil J. Goertz

Neil J. Goertz, P.E., CFM
Engineer II
Fort Bend County Drainage District

cc: Ms. Maggie Dalton – Fort Bend County Engineering Department

Kimberly Kopecky

From: Kathryn Edwards <kedwards@krga.com>
Sent: Wednesday, November 02, 2016 6:35 PM
To: davidleyen@aol.com
Cc: Kimberly Kopecky; Diana Offord; landplan@krga.com
Subject: Jordan Ranch Comment Response_Cont.
Attachments: Jordan Ranch Sec 11_no objection letter_10-25-16_FBCDD.PDF; Jordan Ranch Sec 8_no objection letter_10-24-16_FBC.PDF; Jordan Ranch St Ded 2_no objection letter_10-25-16 _FBCDD.pdf; 8004C_Jordan Ranch_Sec.12_11-02-16.pdf; 8004C_Jordan Ranch_Sec.13_ 11-02-16.pdf; 8004C_St Dedication No 02 (Jordan Ranch Blvd. Ph.II)_11-02-16.pdf; SKonica C2816110218280.pdf

David,

Attached are the comment response letters and revised plats for Jordan Ranch Sec 12-13 and Street Dedication No. 2 Preliminary Plats.
I have also enclosed the no objections letters from Fort Bend County and Fort Bend County Drainage District.

Let me know if you need any additional information,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

BGE KERRY R. GILBERT & ASSOCIATES

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From:	Kathryn Edwards
To:	"dm8736@att.com"
Cc:	landplan@krga.com
Subject:	Jordan Ranch St Ded and Sec 8-13_no objection request_10-10-16
Date:	Monday, October 10, 2016 9:58:00 AM
Attachments:	8004C_St Dedication No 02 (Jordan Ranch Blvd. Ph.II)_09-30-16.pdf image001.png 8004C_Jordan Ranch_Sec.8_09-30-16.pdf 8004C_Jordan Ranch_Sec.9_09-30-16.pdf 8004C_Jordan Ranch_Sec.10_09-30-16.pdf 8004C_Jordan Ranch_Sec.11_09-30-16.pdf 8004C_Jordan Ranch_Sec.12_09-30-16.pdf 8004C_Jordan Ranch_Sec.13_09-30-16.pdf

Good Morning,

Please find the below referenced Jordan Ranch preliminary plats for your review:
Jordan Ranch Street Dedication No. 2 and Reserves
Jordan Ranch Sec 8
Jordan Ranch Sec 9
Jordan Ranch Sec 10
Jordan Ranch Sec 11
Jordan Ranch Sec 12
Jordan Ranch Sec 13

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.
Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards
BGE | Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

KERRY R. GILBERT & ASSOCIATES

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From:	Kathryn Edwards
To:	"Chris_Grey@cable.comcast.com"
Cc:	landplan@krga.com
Subject:	Jordan Ranch St Ded and Sec 8-13_no objection request_10-10-16
Date:	Monday, October 10, 2016 9:58:00 AM
Attachments:	8004C_St Dedication No 02 (Jordan Ranch Blvd. Ph.II)_09-30-16.pdf image001.png 8004C_Jordan Ranch_Sec.8_09-30-16.pdf 8004C_Jordan Ranch_Sec.9_09-30-16.pdf 8004C_Jordan Ranch_Sec.10_09-30-16.pdf 8004C_Jordan Ranch_Sec.11_09-30-16.pdf 8004C_Jordan Ranch_Sec.12_09-30-16.pdf 8004C_Jordan Ranch_Sec.13_09-30-16.pdf

Good Morning,

Please find the below referenced Jordan Ranch preliminary plats for your review:
Jordan Ranch Street Dedication No. 2 and Reserves
Jordan Ranch Sec 8
Jordan Ranch Sec 9
Jordan Ranch Sec 10
Jordan Ranch Sec 11
Jordan Ranch Sec 12
Jordan Ranch Sec 13

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.
Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards
BGE | Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

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CenterPoint Energy
Houston

October 12, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Jordan Ranch Street Dedication No. 2 Reserves

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated October 14, 2016.

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

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

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

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

If there are any questions, please contact Sheila R. Agee at 713.207.6349.

Sincerely,

Sheila R. Agee

Sheila R. Agee
Senior Right of Way Agent

C: Kathryn Edwards <kedwards@krga.com>

PLR16.455

From:	Kathryn Edwards
To:	"MaryJane.Sowa@fortbendcountytx.gov"
Cc:	landplan@krga.com
Subject:	Preliminary Plat Review_Jordan Ranch_Pt1
Date:	Wednesday, October 12, 2016 2:46:00 PM
Attachments:	image001.png 8004C_St Dedication No.02 (Jordan Ranch Blvd. Ph.II)_10-12-16.pdf 8004C_Jordan Ranch_Sec.8_10-12-16.pdf 8004C_Jordan Ranch_Sec.9_10-12-16.pdf 8004C_Jordan Ranch_Sec.10_10-12-16.pdf

Mary Jane,

Please find attached PDFs of four preliminary plats located in Fort Bend County in the City of Fulshear's ETJ. These preliminary plats will be submitted to the City of Fulshear on Friday (10/14). The plats are Jordan Ranch St Dedication No. 2 and Reserves (resubmittal-original preliminary was submitted in July 2015), Jordan Ranch Sec 8 (resubmittal-original preliminary was submitted in July 2015), Jordan Ranch Sec 9 (resubmittal-original preliminary was submitted in July 2015), and Jordan Ranch Sec 10. I have 3 additional Jordan Ranch plats that I will send in a separate email.

Please let us know if you have any comments or questions about any of these plats.

Thank you,

Kathryn Edwards
BGE | Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

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KERRY R. GILBERT
& ASSOCIATES

October 12, 2016

Mr. Dwayne G. Grigar, CFM
Fort Bend County Drainage District
P.O. Box 1028
Rosenberg, Texas 77471

RE: Jordan Ranch Street Dedication No.2 and Reserves

Dear Mr. Grigar,

The attached Preliminary Plat is located within the ETJ of the City of Fulshear.

We request that you review the Preliminary Plat and determine acceptability. Upon your review, please forward a letter to the City of Fulshear at the following address stating the acceptability of the Preliminary Plat. Our firm would appreciate a copy of this letter.

Planning Department
City of Fulshear
30603 FM 1093
Fulshear, TX 77441
Attn: D. Offord

Should any questions arise, please feel free to contact our firm at your convenience.

Sincerely,

Kathryn Edwards

Kathryn Edwards
Planner
kedwards@krga.com

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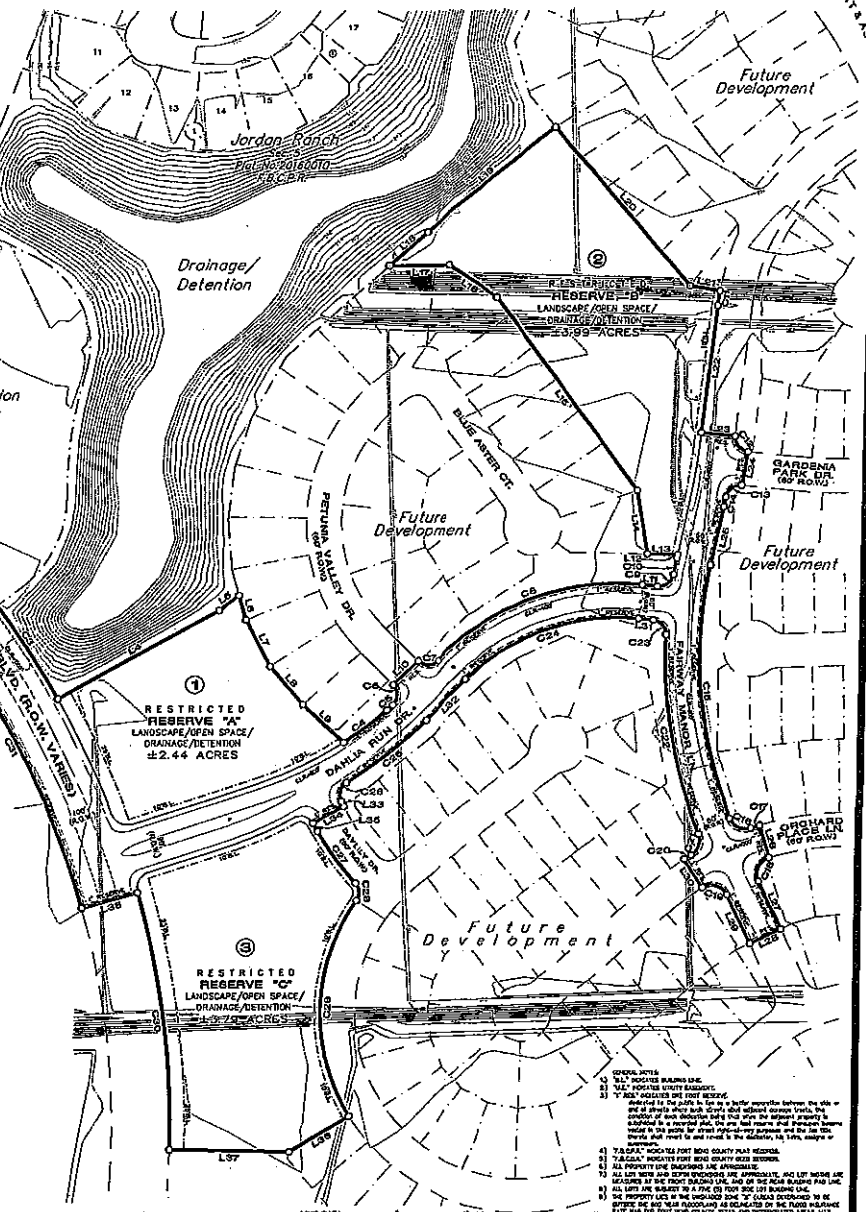

METES & BOUND DESCRIPTION

[illegible]

Point of Beginning (P.O.B.) [illegible]

[illegible]

CURVE DATA				
CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	1000'	100'	50'	N 49°49'37" W	100'
C2	1150'	138'	69'	S 42°49'37" E	137'
C3	1500'	668'	339'	N 54°00'47" W	662'
C4	800'	94'	47'	S 34°49'37" W	94'
C5	1750'	52'	26'	S 46°49'37" W	52'
C6	50'	40'	24'	S 69°39'54" W	39'
C7	50'	40'	24'	N 69°39'54" E	39'
C8	450'	594'	329'	N 29°30'11" E	552'
C9	50'	39'	20'	S 52°37'39" W	38'
C10	550'	50'	25'	S 49°39'54" W	50'
C11	450'	39'	19'	N 49°39'54" E	39'
C12	50'	39'	20'	N 69°39'54" W	38'
C13	50'	39'	20'	S 49°39'54" W	38'
C14	1000'	18'	9'	N 51°08'18" E	18'
C15	770'	404'	208'	N 06°29'49" W	399'
C16	50'	39'	20'	N 49°39'54" W	38'
C17	50'	39'	20'	S 49°39'54" E	38'
C18	50'	39'	20'	S 51°43'09" W	38'
C19	50'	51'	28'	S 74°10'08" E	48'
C20	550'	18'	9'	S 50°16'58" W	18'
C21	50'	43'	24'	S 14°10'54" W	39'
C22	550'	607'	164'	N 10°58'40" W	580'
C23	50'	39'	20'	N 43°09'50" W	38'
C24	270'	290'	157'	S 30°54'58" W	276'
C25	550'	172'	87'	S 40°49'07" W	172'
C26	50'	54'	29'	S 10°39'54" W	51'
C27	1450'	114'	57'	N 06°58'40" W	114'
C28	50'	52'	29'	S 06°53'51" E	51'
C29	550'	400'	209'	S 01°09'12" W	392'
C30	1550'	482'	243'	N 07°40'38" W	480'
C31	1450'	612'	321'	N 28°13'47" W	607'
C32	550'	97'	49'	S 43°07'47" E	97'
C33	550'	94'	47'	N 48°18'50" W	94'
C34	1450'	99'	49'	N 46°03'06" W	99'

LINE DATA					
LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING
L1	100'	N 69°39'54" E	L27	50'	S 50°39'54" E
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L6	42'	S 14°10'00" E	L32	50'	S 10°10'54" E
L7	42'	S 25°40'00" E	L33	50'	S 36°37'47" E
L8	50'	N 40°39'00" W	L34	50'	N 64°19'00" E
L9	50'	N 49°39'00" W	L35	50'	N 88°37'47" W
L10	50'	N 49°10'00" E	L36	50'	N 63°19'53" W
L11	50'	S 84°19'11" E	L37	50'	N 64°19'11" W
L12	50'	S 10°10'00" E	L38	50'	S 44°40'00" W
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L14	110'	N 10°28'06" W	L40	50'	S 00°30'32" W
L15	43'	N 54°39'54" W	L41	50'	N 89°29'54" W
L16	100'	N 54°43'10" W	L42	181'	N 06°49'06" E
L17	100'	S 06°49'06" W	L43	208'	N 83°10'06" W
L18	50'	S 47°39'27" W	L44	100'	S 74°10'54" W
L19	100'	S 50°39'54" E	L45	181'	N 06°49'06" E
L20	50'	S 49°39'54" E	L46	100'	N 83°10'06" W
L21	50'	S 40°39'54" E	L47	100'	S 74°10'54" W
L22	50'	S 49°39'54" E	L48	50'	S 81°00'54" E

NOTE:

(A) RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE/ DRAINAGE/DETENTION ±2.44 ACRES

(B) RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE/ DRAINAGE/DETENTION ±3.99 ACRES

(C) RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE/ DRAINAGE/DETENTION ±3.79 ACRES

A PRELIMINARY PLAT OF

JORDAN RANCH
STREET DEDICATION NO.2 AND RESERVES

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OUT OF THE
H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261 &
J.G. BENNETT SURVEY, A-611
FORT BEND COUNTY, TEXAS

OWNER:
FORT BEND JORDAN RANCH LP.

PLANNER:
BGE KERRY R. GILBERT & ASSOCIATES
- Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281.579.0340

SCALE: 1" = 100'
0 50 100 200

OCTOBER 14, 2016
KGA# 8004C

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Jordan Ranch Section 8 / Preliminary Plat

City Engineer Review

✓ Reviewed
_____ See Attached Letter

BY: _____ DATE: 11-02-2016

City Secretary

✓ Processed
_____ *Returned for additional data*

BY: MK DATE: 10-14-2016

Planning Commission Review

✓ Approved
_____ Returned for additional data

BY: [signature] DATE: 4 NOV 2016

City Council Review

_____ Approved
_____ Returned for additional data

BY: _____ DATE: _____

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

Subdivision/Development Platting Application

Date: 10-14-2015 Date Received by the City of Fulshear: 10-14-2015
Subdivision: Jordan Ranch Sec. 8 Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: ___ City ✓ ETJ (Extraterritorial Jurisdiction)

Legal Description: BEING 20.3 ACRES OUT OF THE H.&T.C.R.R. CO. SURVEY, SECTION 105, A-261 & J.G. BENNETT SURVEY, A-611, Fort Bend County, Texas

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

Total Acreage: 20.3
Number of Streets: 3
Number of Lots: 31
Number and Types of Reserves: 5-Drainage/ Open space
Total Acres in Reserve: 10.25

Owner: FORT BEND JORDAN RANCH LP
Address: 5005 Riverway, Suite 500
City/State: Houston, Texas 77056
Telephone: 713-960-9977
Email Address: steves@johnsondev.com

Engineer/Planner: BGE|Kerry Gilbert & Assoc.
Contact Person: Kathryn Edwards
Telephone: 281-579-0340
Fax Number:
Email Address: kedwards@krga.com

Platting Fees

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

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

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

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

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

TOTAL PLATTING FEE $862.25

Park Fees (due at Final Plat Application) n/a

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 Edwards	Kathryn Edwards / Planner	10/13/16
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

November 2, 2016

Engineering Review

Preliminary Plat - Jordan Ranch Section Eight
Fort Bend County, Texas

For Information only:

1. This plat will create 31 Lots in one (1) Block with five (5) Reserves that covers a total acreage of 20.3 acres. It will also include the right-of-way for the access road (Fairway Manor Lane).

2. The typical lot size for this section appears to be 65-foot by 130-foot with a 20-foot Front Building Line

3. This tract is located in the E.T.J. of the City of Fulshear and as such approval will be needed from the following:

   A) City of Fulshear
   B) Fort Bend County
   C) Fort Bend County Drainage District

Recommendations:

I recommend that this Preliminary Plat of Jordan Ranch, Section Eight be approved once the following items are addressed:

A) The Vicinity Map needs to be edited to show the street names.

B) It appears that a Side Lot Waterline Easement of at least 14-foot will be required to loop the waterline from Sunflower Cove Lane to Magnolia Ct.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

KERRY R. GILBERT
& ASSOCIATES

November 2, 2016

Mr. David Leyendecker, P.E.
City Engineer
City of Fulshear
30603 FM 1093
Fulshear, Texas 77441

Re: JORDAN RANCH SECTION EIGHT – PRELIMINARY PLAT

Dear David,

On behalf of Johnson Development Corp., we BGE|Kerry R. Gilbert & Associates respectfully submit our responses below to the City Comments dated November 2, 2016 for the above referenced plat.

1) The vicinity map needs to be edited to show the street names
   Response: The thoroughfare streets names have been added to the vicinity map
2) It appears that a side lot waterline easement of at least 14 foot will be required to loop the waterline from Sunflower Cove Lane to Magnolia Ct.
   Response: This comment has been forwarded to the project engineer to review and address.

Enclosed is a copy of the revised plat. Please contact me if you need any additional information.

Sincerely,

Kathryn Edwards

Kathryn Edwards

Enclosure

DRAINAGE DISTRICT

Fort Bend County, Texas

October 25, 2016

Ms. Kathryn Edwards
BGE Kerry R. Gilbert & Associates
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Ph.: (281) 579-0340

Re: Jordan Ranch Sections 8, 9, 10, 11, 12 & 13 - Plats

Dear Ms. Edwards:

The Fort Bend County Drainage District has received the above referenced plats for review and comment. The following items need to be addressed prior to approval:

1. Provide a copy of the construction plans associated with each of the plats for review.

2. Provide a no objection letter for each of the plats from the Fulshear MUD No. 3 engineer including specific acknowledgement that detention and outfall capacity are available for the proposed developments. If detention and outfall are still under design or construction, provide acknowledgement that no impervious cover will be added prior to the detention facilities being completed.

3. Provide a "Minimum Slab Elevation Analysis" for each of the proposed developments and insert the elevation into the note mentioned in Comment 6 below.

4. The natural ground contours are difficult to read on the copies received for review. Please revise the contours to make them more legible.

5. Plat Note 9 shows the development to be on FIRM map 48157C0040L, but the site appears to be on map 48157C0020L. Please check and revise as needed.

6. Please add the following notes to the plats as required by the *Fort Bend County Regulations of Subdivisions (FBCRS)*:
   a. "The top of all floor slabs shall be a minimum of ____ feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground." (*FBCRS, Sec. 4.16*)

b. "All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity." (*FBCRS, Sec. 4.22*)

c. "All property to drain into the drainage easement only through an approved drainage structure." (*FBCRS, Sec. 4.22*)

d. "The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events."

7. Please list the public facilities servicing the development as required by *FBCRS, Sec. 4.21.*

8. Please add a note stating who will have ownership and maintenance responsibility for any drainage / detention easements and reserves shown on the plat (*FBCRS, Sec. 5.11.B.4*).

9. Please add the Engineer's Plat Affidavit shown in *FBCRS, Appendix H* and provide a final copy of each plat signed and sealed by the engineer (*FBCRS, Sec. 4.20*).

The items listed above need to be addressed prior to releasing the Drainage District approval form to the Fort Bend County Engineering Department.

Please let me know if you have any questions.

Sincerely,

Neil J. Goertz

Neil J. Goertz, P.E., CFM
Engineer II
Fort Bend County Drainage District

cc: Ms. Maggie Dalton – Fort Bend County Engineering Department

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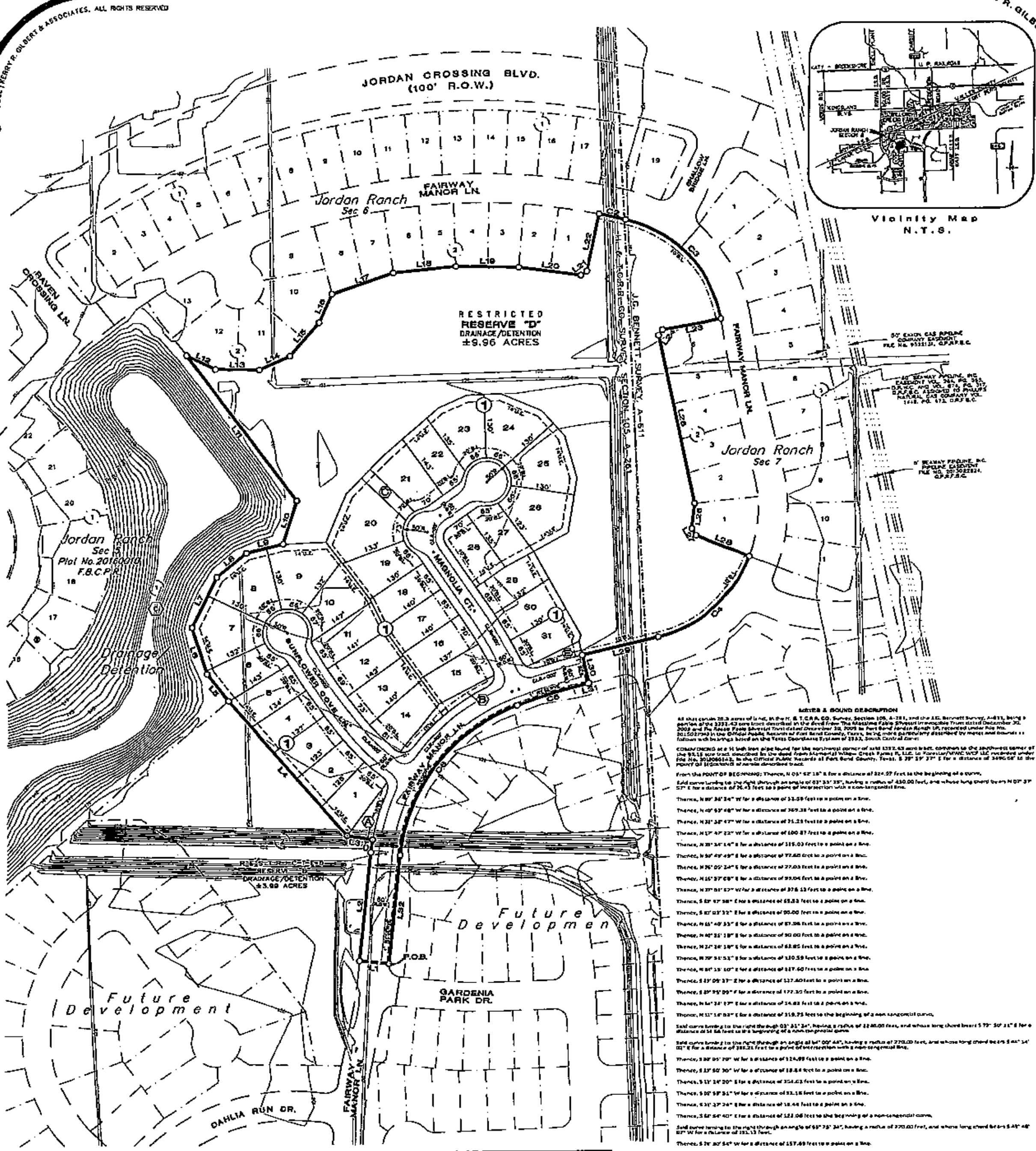

METES & BOUND DESCRIPTION

All that certain 20.3 acres of land, in the H. & T.C.R.R. CO. Survey, Section 105, A-261, and the J.G. Bennett Survey, A-611, being a portion of the 1331.43 acre tract described in the deed from The Marshall Fable Silvestri Irrevocable Trust dated December 30, 2005 and The Renee Fable Silvestri Trust dated December 30, 2005 to Fort Bend Jordan Ranch LP, recorded under File No. 2015027949 in the Official Public Records of Fort Bend County, Texas, being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a ½ inch iron pipe found for the northwest corner of said 1331.43 acre tract, common to the southwest corner of the 93.15 acre tract described in the deed from [illegible] Willow Creek Farms II, LLC to Forestar/VWC WCF LLC recorded under File No. 2012060143, in the Official Public Records of Fort Bend County, Texas, S 29° 59' 37" E for a distance of 3490.68' to the POINT OF BEGINNING of herein described tract.

From the POINT OF BEGINNING; Thence, N 05° 52' 18" E for a distance of 224.97 feet to the beginning of a curve,

Said curve turning to the right through an angle of 03° 33' 35", having a radius of 430.00 feet, and whose long chord bears N 07° 37' 57" E for a distance of 26.43 feet to a point of intersection with a non-tangential line.

Thence, N 80° 36' 34" W for a distance of 53.58 feet to a point on a line.

Thence, N 40° 53' 48" W for a distance of 369.38 feet to a point on a line.

Thence, N 31° 38' 47" W for a distance of 71.23 feet to a point on a line.

Thence, N 17° 47' 22" W for a distance of 100.87 feet to a point on a line.

Thence, N 38° 34' 14" E for a distance of 115.03 feet to a point on a line.

Thence, N 50° 49' 49" E for a distance of 77.60 feet to a point on a line.

Thence, N 76° 09' 24" E for a distance of 77.03 feet to a point on a line.

Thence, N 16° 37' 05" E for a distance of 99.04 feet to a point on a line.

Thence, N 37° 01' 57" W for a distance of 378.13 feet to a point on a line.

Thence, S 62° 47' 58" E for a distance of 65.53 feet to a point on a line.

Thence, S 80° 03' 32" E for a distance of 90.00 feet to a point on a line.

Thence, N 65° 40' 53" E for a distance of 67.96 feet to a point on a line.

Thence, N 40° 25' 18" E for a distance of 90.00 feet to a point on a line.

Thence, N 24° 28' 18" E for a distance of 63.85 feet to a point on a line.

Thence, N 70° 51' 52" E for a distance of 130.59 feet to a point on a line.

Thence, N 84° 15' 10" E for a distance of 117.60 feet to a point on a line.

Thence, S 89° 09' 37" E for a distance of 127.40 feet to a point on a line.

Thence, S 83° 35' 09" E for a distance of 127.30 feet to a point on a line.

Thence, N 64° 24' 27" E for a distance of 14.83 feet to a point on a line.

Thence, N 11° 14' 02" E for a distance of 119.75 feet to the beginning of a non-tangential curve,

Said curve turning to the right through 02° 31' 34", having a radius of 1240.00 feet, and whose long chord bears S 77° 50' 11" E for a distance of 54.68 feet to the beginning of a non-tangential curve.

Said curve turning to the right through an angle of 64° 00' 44", having a radius of 270.00 feet, and whose long chord bears S 44° 14' 02" E for a distance of 286.21 feet to a point of intersection with a non-tangential line.

Thence, S 80° 05' 20" W for a distance of 124.89 feet to a point on a line.

Thence, S 13° 50' 30" W for a distance of 13.84 feet to a point on a line.

Thence, S 12° 24' 20" E for a distance of 254.63 feet to a point on a line.

Thence, S 08° 59' 51" W for a distance of 51.16 feet to a point on a line.

Thence, S 31° 37' 24" E for a distance of 18.44 feet to a point on a line.

Thence, S 65° 54' 40" E for a distance of 122.06 feet to the beginning of a non-tangential curve,

Said curve turning to the right through an angle of 55° 25' 34", having a radius of 270.00 feet, and whose long chord bears S 48° 48' 07" W for a distance of 251.13 feet.

Thence, S 78° 30' 54" W for a distance of 157.49 feet to a point on a line.

Thence, S 12° 29' 06" E for a distance of 50.00 feet to a point on a line.

Thence, S 78° 30' 54" W for a distance of 3.04 feet to the beginning of a curve,

Said curve turning to the left through 07° 32' 33", having a radius of 1170.00 feet, and whose long chord bears S 72° 49' 36" W for a distance of 150.91 feet to the beginning of a non-tangential curve.

Said curve turning to the left through 57° 38' 37", having a radius of 370.00 feet, and whose long chord bears S 40° 18' 33" W for a distance of 356.66 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of 05° 38' 37", having a radius of 370.00 feet, and whose long chord bears S 08° 40' 33" W for a distance of 36.30 feet.

Thence, S 05° 52' 18" W for a distance of 224.97 feet to a point on a line.

Thence N 84° 07' 42" W a distance of 60.00 feet to the POINT OF BEGINNING of the herein described tract and containing 20.3 acres of land.

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	430'	26'	13'	N 07°37'57" E	26'
C2	1240'	55'	27'	N 77°50'11" W	55'
C3	270'	302'	169'	S 44°14'02" E	286'
C4	270'	261'	142'	S 48°48'07" W	251'
C5	1170'	151'	76'	N 72°49'55" E	151'
C6	370'	409'	228'	S 37°30'19" W	[illegible]

LINE	DISTANCE	BEARING
L1	60'	N 84°07'42" W
L2	225'	N 05°52'18" E
L3	53'	N 80°34'34" W
L4	369'	N 40°53'48" W
L5	71'	S 08°12'47" E
L6	101'	N 17°47'22" W
L7	115'	N 38°34'14" E
L8	78'	S 50°49'49" W
L9	77'	N 76°09'24" E
L10	99'	S 16°37'05" W
L11	378'	N 37°01'57" W
L12	66'	N 62°47'58" W
L13	90'	N 80°03'32" W
L14	68'	N 65°40'53" E
L15	90'	N 40°25'18" E
L16	64'	N 24°28'18" E
L17	131'	S 70°51'52" W
L18	118'	N 84°15'10" E
L19	128'	S 89°09'37" E
L20	127'	S 83°35'09" E
L21	15'	S 64°24'27" W
L22	120'	N 11°14'02" E
L23	125'	S 80°05'20" W
L24	14'	N 65°50'30" E
L25	255'	S 12°24'20" E
L26	57'	S 08°59'51" W
L27	18'	N 31°37'24" W
L28	122'	S 65°54'40" E
L29	158'	S 78°30'54" W
L30	50'	S 12°29'06" E
L31	3'	S 78°30'54" W
L32	225'	S 05°52'18" W

GENERAL NOTES

1.) "B.L." INDICATES BUILDING LINE.
2.) "U.E." INDICATES UTILITY EASEMENT.
3.) "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.
4.) "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS.
5.) "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS.
6.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
7.) 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.
8.) ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE.
9.) 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 48157C0090L, REVISED APRIL 2, 2014.
10.) THIS PRELIMINARY PLAT LIES IN FORT BEND COUNTY, THE ETJ OF THE CITY OF FULSHEAR, THE MUD DISTRICT AND LAMAR CISD.

NOTE:

(A) RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±0.08 ACRE

(B) RESTRICTED RESERVE "B"
LANDSCAPE/OPEN SPACE
±0.09 ACRE

(C) RESTRICTED RESERVE "C"
LANDSCAPE/OPEN SPACE/
DRAINAGE
±0.07 ACRE

(D) RESTRICTED RESERVE "D"
LANDSCAPE/OPEN SPACE/
DRAINAGE/DETENTION
±9.96 ACRES

(E) RESTRICTED RESERVE "E"
LANDSCAPE/OPEN SPACE
±0.05 ACRE

A PRELIMINARY PLAT OF

JORDAN RANCH

SECTION EIGHT

BEING 20.3± ACRES OF LAND

CONTAINING 31 LOTS AND FIVE RESERVES IN ONE BLOCK.

CUT of THE

J.G. BENNETT SURVEY, A-611 &
H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261

FORT BEND COUNTY, TEXAS

OWNER:

FORT BEND JORDAN RANCH LP.

PLANNER:

BGE KERRY R. GILBERT & ASSOCIATES

- Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340

SCALE: 1" = 100'
0 50 100 200

NOVEMBER 4, 2018
KGA# 8004C

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 BGE | KERRY R. GILBERT & ASSOCIATES, INC., 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.

Kimberly Kopecky

From: Kathryn Edwards <kedwards@krga.com>
Sent: Wednesday, November 02, 2016 6:14 PM
To: davidleyen@aol.com
Cc: Kimberly Kopecky; Diana Offord; landplan@krga.com
Subject: Jordan Ranch Sec 8-13 and St Ded 2
Attachments: 8004C_Jordan Ranch_Sec.8_11-02-16.pdf; 8004C_Jordan Ranch_Sec.9_11-02-16.pdf; 8004C_Jordan Ranch_Sec.10_11-02-16.pdf; 8004C_Jordan Ranch_Sec.11_11-02-16.pdf; Jordan Ranch Sec 11_no objection letter_10-25-16_FBCDD.pdf; Jordan Ranch Sec 8_no objection letter_10-24-16_FBC.pdf; SKonica C2816110218060.pdf

David,

Attached are the comment response letters and revised plats for Jordan Ranch Sec 8-11 preliminary plats.
I have also enclosed the no objections letters from Fort Bend County and Fort Bend County Drainage District.

Let me know if you need any additional information,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

KERRY R. GILBERT & ASSOCIATES

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CenterPoint Energy
Houston

October 12, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Jordan Ranch Section Eight

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated October 14, 2016.

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

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

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

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

If there are any questions, please contact Sheila R. Agee at 713.207.6349.

Sincerely,

Sheila R. Agee

Sheila R. Agee
Senior Right of Way Agent

C: Kathryn Edwards <kedwards@krga.com>

PLR16.456

From:	Kathryn Edwards
To:	"Chris_Grey@cable.comcast.com"
Cc:	landplan@krga.com
Subject:	Jordan Ranch St Ded and Sec 8-13_no objection request_10-10-16
Date:	Monday, October 10, 2016 9:58:00 AM
Attachments:	8004C_St Dedication No 02 (Jordan Ranch Blvd. Ph.II) 09-30-16.pdf image001.png 8004C_Jordan Ranch_Sec.8_09-30-16.pdf 8004C_Jordan Ranch_Sec.9_09-30-16.pdf 8004C_Jordan Ranch_Sec.10_09-30-16.pdf 8004C_Jordan Ranch_Sec.11_09-30-16.pdf 8004C_Jordan Ranch_Sec.12_09-30-16.pdf 8004C_Jordan Ranch_Sec.13_09-30-16.pdf

Good Morning,

Please find the below referenced Jordan Ranch preliminary plats for your review:
Jordan Ranch Street Dedication No. 2 and Reserves
Jordan Ranch Sec 8
Jordan Ranch Sec 9
Jordan Ranch Sec 10
Jordan Ranch Sec 11
Jordan Ranch Sec 12
Jordan Ranch Sec 13

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.
Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards
BGE | Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

BGE KERRY R. GILBERT & ASSOCIATES

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From:	Kathryn Edwards
To:	"dm8736@att.com"
Cc:	landplan@krga.com
Subject:	Jordan Ranch St Ded and Sec 8-13_no objection request_10-10-16
Date:	Monday, October 10, 2016 9:58:00 AM
Attachments:	8004C_St Dedication No 02 (Jordan Ranch Blvd. Ph.II)_09-30-16.pdf image001.png 8004C_Jordan Ranch_Sec.8_09-30-16.pdf 8004C_Jordan Ranch_Sec.9_09-30-16.pdf 8004C_Jordan Ranch_Sec.10_09-30-16.pdf 8004C_Jordan Ranch_Sec.11_09-30-16.pdf 8004C_Jordan Ranch_Sec.12_09-30-16.pdf 8004C_Jordan Ranch_Sec.13_09-30-16.pdf

Good Morning,

Please find the below referenced Jordan Ranch preliminary plats for your review:
Jordan Ranch Street Dedication No. 2 and Reserves
Jordan Ranch Sec 8
Jordan Ranch Sec 9
Jordan Ranch Sec 10
Jordan Ranch Sec 11
Jordan Ranch Sec 12
Jordan Ranch Sec 13

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.
Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

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From:	Kathryn Edwards
To:	"MaryJane.Sowa@fortbendcountytx.gov"
Cc:	landplan@krga.com
Subject:	Preliminary Plat Review_Jordan Ranch_Pt1
Date:	Wednesday, October 12, 2016 2:46:00 PM
Attachments:	image001.png 8004C_St Dedication No 02 (Jordan Ranch Blvd. Ph.II)_10-12-16.pdf 8004C_Jordan Ranch_Sec.8_10-12-16.pdf 8004C_Jordan Ranch_Sec.9_10-12-16.pdf 8004C_Jordan Ranch_Sec.10_10-12-16.pdf

Mary Jane,

Please find attached PDFs of four preliminary plats located in Fort Bend County in the City of Fulshear's ETJ. These preliminary plats will be submitted to the City of Fulshear on Friday (10/14). The plats are Jordan Ranch St Dedication No. 2 and Reserves (resubmittal-original preliminary was submitted in July 2015), Jordan Ranch Sec 8 (resubmittal-original preliminary was submitted in July 2015), Jordan Ranch Sec 9 (resubmittal-original preliminary was submitted in July 2015), and Jordan Ranch Sec 10. I have 3 additional Jordan Ranch plats that I will send in a separate email.

Please let us know if you have any comments or questions about any of these plats.

Thank you,

Kathryn Edwards
BGE | Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

KERRY R. GILBERT & ASSOCIATES

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KERRY R. GILBERT
& ASSOCIATES

October 12, 2016

Mr. Dwayne G. Grigar, CFM
Fort Bend County Drainage District
P.O. Box 1028
Rosenberg, Texas 77471

RE: Jordan Ranch Section 8 Preliminary Plat

Dear Mr. Grigar,

The attached Preliminary Plat is located within the ETJ of the City of Fulshear.

We request that you review the Preliminary Plat and determine acceptability. Upon your review, please forward a letter to the City of Fulshear at the following address stating the acceptability of the Preliminary Plat. Our firm would appreciate a copy of this letter.

Planning Department
City of Fulshear
30603 FM 1093
Fulshear, TX 77441
Attn: D. Offord

Should any questions arise, please feel free to contact our firm at your convenience.

Sincerely,

Kathryn Edwards

Kathryn Edwards
Planner
kedwards@krga.com

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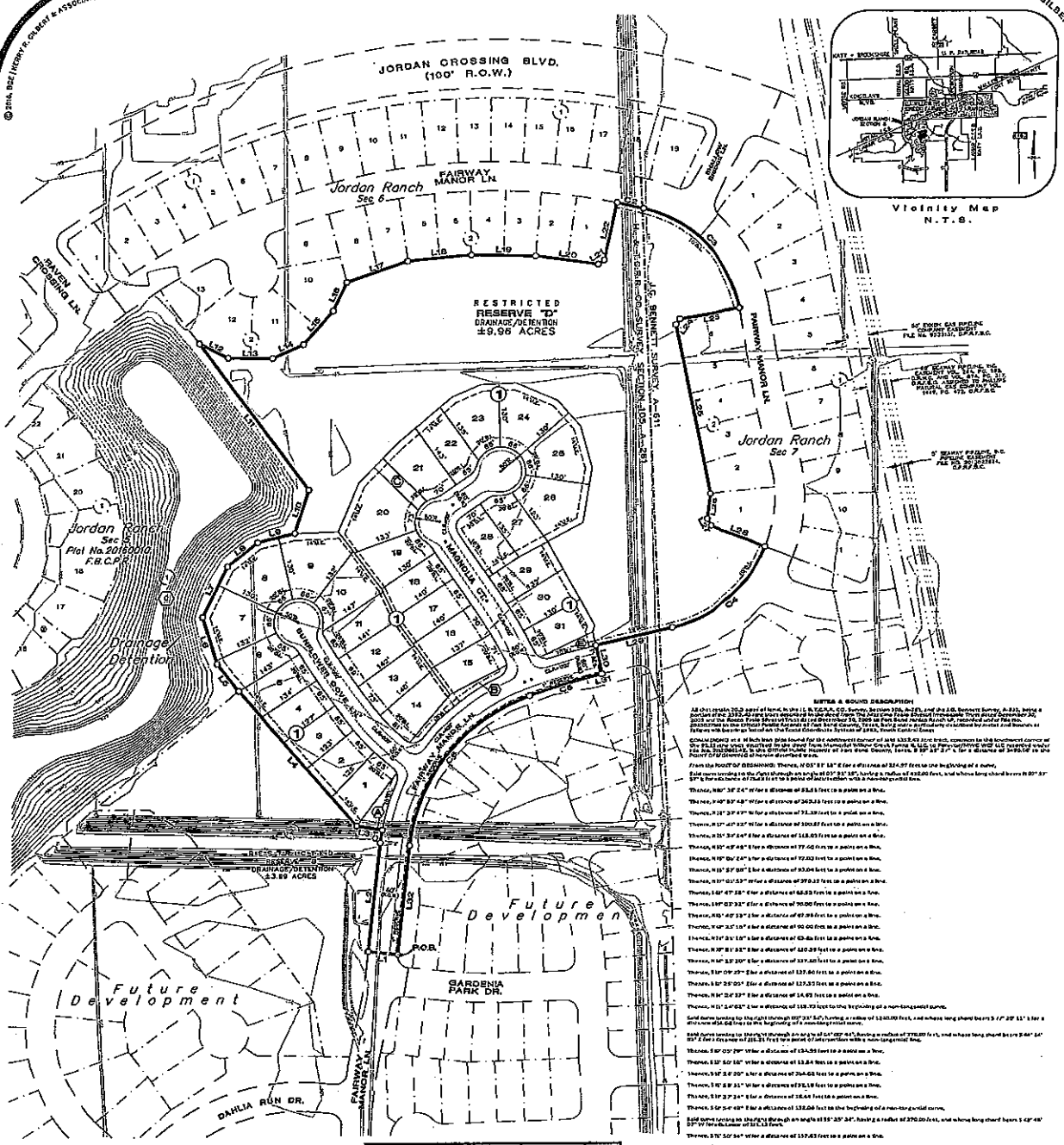

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	430'	34'	17'	N 07°07'07" E	34'
C2	1340'	54'	27'	N 77°30'11" W	54'
C3	270'	502'	169'	S 44°10'03" E	502'
C4	270'	251'	142'	S 48°40'07" W	247'
C5	570'	187'	94'	N 79°49'35" E	187'
C6	570'	402'	209'	S 37°30'15" W	393'

LINE	DISTANCE	BEARING
L1	69'	N 84°07'42" W
L2	229'	N 06°52'18" E
L3	53'	N 90°16'24" W
L4	549'	N 40°35'49" W
L5	74'	S 88°52'47" E
L6	101'	N 17°47'52" W
L7	110'	N 38°54'14" E
L8	78'	S 60°14'19" W
L9	77'	N 75°08'24" E
L10	69'	S 10°17'04" W
L11	97'	N 27°06'07" W
L12	54'	N 88°47'52" W
L13	90'	N 84°08'55" W
L14	68'	N 66°40'53" E
L15	90'	N 40°28'18" E
L16	54'	N 24°52'18" E
L17	191'	S 70°19'12" W
L18	152'	N 84°16'07" E
L19	152'	S 83°03'27" E
L20	137'	S 62°18'09" E
L21	19'	S 84°34'37" W
L22	120'	N 01°47'18" E
L23	120'	S 50°00'20" W
L24	14'	N 84°00'40" E
L25	604'	S 18°34'20" E
L26	52'	S 06°52'20" W
L27	18'	N 01°37'34" W
L28	122'	S 88°54'40" E
L29	109'	S 70°00'54" W
L30	50'	S 31°20'00" E
L31	8'	S 70°00'54" W
L32	229'	S 06°52'18" W

GENERAL NOTES:

1) "B.L." INDICATES BUILDING LINE.
2) "U.E." INDICATES UTILITY EASEMENT.
3) "1' RSA" INDICATES ONE FOOT RESERVE
   dedicated to the public in lieu of a buffer separation between the side or end of streets where such streets that adjoined acreage tracts, the condition of such dedication being that, when the adjoined 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.
4) "F.B.C.R." INDICATES FORT BEND COUNTY PLAT RECORDS.
5) "F.B.C.D." INDICATES FORT BEND COUNTY DEED RECORDS.
6) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
7) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND ON THE REAR BUILDING PAD LINE.
8) ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE.
9) 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 48157C0085L, REVISED APRIL 2, 2014.

NOTE:

- (A) RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.06 ACRE
- (B) RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.09 ACRE
- (C) RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE/ DRAINAGE ±0.07 ACRE
- (D) RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE/ DRAINAGE/DETENTION ±9.96 ACRES
- (E) RESTRICTED RESERVE "E" LANDSCAPE/OPEN SPACE ±0.05 ACRE

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT WAS MADE AND PREPARED IN COMPLIANCE WITH THE ORDINANCES OF THE CITY OF FULSHEAR SUBDIVISION ORDINANCES IN EFFECT AT THE DATE THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE SUBDIVISION ORDINANCE OR THE INTRODUCTORY ORDINANCE EACH AND SUBSEQUENTLY GRANTED BY THE CITY OF FULSHEAR PLANNING & ZONING COMMISSION AND / OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF OBTAINING THE PRELIMINARY APPROVAL OF THE PLANNING & ZONING AND DEVELOPMENT PLANS. THE LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES NOR ANY OF ITS OFFICERS, OR EMPLOYEES MAKE ANY OTHER REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, STREET, DRAINAGE OF ROADS, STREETS OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

SITES & BOUND DESCRIPTION

All that certain 20.3 acres of land, in the J.G. B.C.R.R. CO. Survey, Section 105, A-261, and the J.G. Bennett Survey, A-611, being a portion of the 2332.4 acre tract described in the deed from Fort Bend Jordan Ranch LP, recorded under File No. 2015 and the Special Warranty Deed of Trust dated December 30, 2009 as Fort Bend Jordan Ranch LP, recorded under File No. [illegible] in the Official Records of Fort Bend County, Texas, being more particularly described by metes and bounds as follows, all bearings are based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a [illegible] for the northwest corner of lot [illegible] of the Jordan Ranch, Section [illegible] recorded under Plat No. [illegible] of the Fort Bend County Plat Records, [illegible] the [illegible] of the J.G. Bennett Survey, A-611 and the H. & T.C.R.R. Co. Survey, Section 105, A-261, Fort Bend County, Texas, S 89°38'27" E, for a distance of [illegible] to the POINT OF BEGINNING of herein described tract.

From the POINT OF BEGINNING: Thence, N 05°31'18" E for a distance of 324.97 feet to the beginning of a curve;

Said curve turning to the right through an angle of 07°33'18", having a radius of 2340.00 feet, and whose long chord bears N 09°37'37" E, for a distance of [illegible] feet to a point of intersection with a non-tangential line.

Thence, N80° 38' 24" W for a distance of 53.61 feet to a point on a line.

Thence, N 40° 57' 48" W for a distance of 262.13 feet to a point on a line.

Thence, N 15° 29' 17" W for a distance of 71.39 feet to a point on a line.

Thence, N 17° 42' 12" W for a distance of 100.87 feet to a point on a line.

Thence, N 35° 38' 24" E for a distance of 113.63 feet to a point on a line.

Thence, N 50° 42' 48" E for a distance of 77.46 feet to a point on a line.

Thence, N 15° 06' 24" E for a distance of 72.02 feet to a point on a line.

Thence, N 15° 27' 08" E for a distance of 93.04 feet to a point on a line.

Thence, N 17° 01' 57" W for a distance of 270.32 feet to a point on a line.

Thence, N 47° 47' 18" E for a distance of 65.53 feet to a point on a line.

Thence, N 17° 03' 31" E for a distance of 70.00 feet to a point on a line.

Thence, N 15° 40' 33" E for a distance of 47.98 feet to a point on a line.

Thence, N 40° 35' 15" E for a distance of 90.00 feet to a point on a line.

Thence, N 74° 31' 18" E for a distance of 103.84 feet to a point on a line.

Thence, N 39° 51' 51" E for a distance of 120.39 feet to a point on a line.

Thence, N 54° 33' 30" E for a distance of 137.50 feet to a point on a line.

Thence, N 31° 09' 27" E for a distance of 127.50 feet to a point on a line.

Thence, N 31° 25' 03" E for a distance of 127.53 feet to a point on a line.

Thence, N 84° 24' 37" E for a distance of 14.62 feet to a point on a line.

Thence, N 11° 24' 03" E for a distance of 119.70 feet to the beginning of a non-tangential curve.

Said curve turning to the right through 03° 33' 54", having a radius of 1340.00 feet, and whose long chord bears S 77° 29' 11" E for a distance of 84.64 feet to the beginning of a non-tangential curve.

Said curve turning to the right through an angle of 54° 00' 44", having a radius of 270.00 feet, and whose long chord bears S 44° 59' 4 [illegible] feet to a point of intersection with a non-tangential line.

Thence, S 87° 03' 29" W for a distance of 134.95 feet to a point on a line.

Thence, S 31° 50' 18" W for a distance of 13.84 feet to a point on a line.

Thence, S 16° 26' 20" W for a distance of 254.63 feet to a point on a line.

Thence, S 16° 59' 31" W for a distance of 93.18 feet to a point on a line.

Thence, S 31° 37' 24" E for a distance of 18.44 feet to a point on a line.

Thence, S 58° 54' 48" E for a distance of 132.06 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of 35° 35' 34", having a radius of 370.00 feet, and whose long chord bears S 42° 48' 59" W for a distance of 226.13 feet.

Thence, S 74° 32' 54" W for a distance of 137.63 feet to a point on a line.

Thence, S 12° 23' 06" E for a distance of 60.00 feet to a point on a line.

Thence, S 17° 28' 54" W for a distance of 3.09 feet to the beginning of a curve.

Said curve turning to the left through 07° 36' 37", having a radius of 1270.00 feet, and whose long chord bears S 73° 40' 36" W for a distance of 168.33 feet to the beginning of a non-tangential curve.

Said curve turning to the left through 07° 36' 37", having a radius of 370.00 feet, and whose long chord bears S 40° 18' 33" W for a distance of 49.09 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of 65° 38' 27", having a radius of 370.00 feet, and whose long chord bears S 68° 40' 51" W for a distance of 39.99 feet.

Thence, S 65° 32' 18" W for a distance of 114.37 feet to a point on a line.

Thence, N 84° 07' 42" W a distance of 60.00 feet to the POINT OF BEGINNING of the herein described tract and containing 20.3 acres of land.

A PRELIMINARY PLAT OF

JORDAN RANCH

SECTION EIGHT

BEING 20.3± ACRES OF LAND

CONTAINING 31 LOTS AND FIVE RESERVES IN ONE BLOCK.

OUT OF THE

J.G. BENNETT SURVEY, A-611 &

H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261

FORT BEND COUNTY, TEXAS

OWNER:

FORT BEND JORDAN RANCH LP.

PLANNER:

BGE KERRY R. GILBERT & ASSOCIATES

- Land Planning Consultants -

23501 Cinco Ranch Blvd., Suite A-250

Katy, Texas 77494

Tel: 281-579-0340

SCALE: 1" = 100'

0 50 100 200

OCTOBER 14, 2016

KGA# 800-40

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Jordan Ranch Section 9 / Preliminary Plat

City Engineer Review

✓ Reviewed
_____ See Attached Letter

BY: _____ DATE: 11-02-2016

City Secretary

✓ Processed
_____ *Returned for additional data*

BY: [illegible] DATE: 10-14-2016

Planning Commission Review

✓ Approved
_____ Returned for additional data

BY: [illegible] DATE: 4 NOV 2016

City Council Review

_____ Approved
_____ Returned for additional data

BY: _____ DATE: _____

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

Subdivision/Development Platting Application

Date: 10-14-2016 Date Received by the City of Fulshear: 10-14-2016
Subdivision: Jordan Ranch Sec. 9 Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: ____ City ✓ ETJ (Extraterritorial Jurisdiction)

Legal Description: BEING 8.9 ACRES OUT OF THE H.&T.C.R.R. CO. SURVEY, SECTION 105, A-261

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

Total Acreage: 8.9
Number of Streets: 2
Number of Lots: 26
Number and Types of Reserves: 2-landscape/ Open space
Total Acres in Reserve: 0.58

Owner: FORT BEND JORDAN RANCH LP
Address: 5005 Riverway, Suite 500
City/State: Houston, Texas 77056
Telephone: 713-960-9977
Email Address: steves@johnsondev.com

Engineer/Planner: BGE|Kerry Gilbert & Assoc.
Contact Person: Kathryn Edwards
Telephone: 281-579-0340
Fax Number: _____
Email Address: kedwards@krga.com

Platting Fees

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

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

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

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

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

TOTAL PLATTING FEE $702.25

Park Fees (due at Final Plat Application) n/a

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 Edwards — Kathryn Edwards / Planner — 10/13/16
SIGNATURE — TYPED OR PRINTED NAME/TITLE — DATE

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

November 2, 2016

Engineering Review

Preliminary Plat - Jordan Ranch Section Nine
Fort Bend County, Texas

For Information only:

1. This plat will create 26 Lots in one (1) Block with two (2) Reserves that covers a total acreage of 8.9 acres.

2. The typical lot size for this section appears to be 70-foot by 133-foot with a 20-foot Front Building Line

3. This tract is located in the E.T.J. of the City of Fulshear and as such approval will be needed from the following:

   A) City of Fulshear
   B) Fort Bend County
   C) Fort Bend County Drainage District

Recommendations:

I recommend that this Preliminary Plat of Jordan Ranch, Section Nine be approved once the following items are addressed:

A) The Vicinity Map needs to be edited to show the street names.

B) The Point of Beginning shown on the plat does not match the one shown on the Metes and Bounds Description.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

KERRY R. GILBERT
& ASSOCIATES

November 2, 2016

Mr. David Leyendecker, P.E.
City Engineer
City of Fulshear
30603 FM 1093
Fulshear, Texas 77441

Re: JORDAN RANCH SECTION NINE – PRELIMINARY PLAT

Dear David,

On behalf of Johnson Development Corp., we BGE|Kerry R. Gilbert & Associates respectfully submit our responses below to the City Comments dated November 2, 2016 for the above referenced plat.

1) The vicinity map needs to be edited to show the street names
   Response: The thoroughfare streets names have been added to the vicinity map
2) The point of beginning shown on the plat does not match the one shown on the Metes and Bounds Description
   Response: The point of beginning has been changed to match the Metes and Bounds description.

Enclosed is a copy of the revised plat. Please contact me if you need any additional information.

Sincerely,

Kathryn Edwards

Kathryn Edwards

Enclosure

DRAINAGE DISTRICT

Fort Bend County, Texas

October 25, 2016

Ms. Kathryn Edwards
BGE Kerry R. Gilbert & Associates
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Ph.: (281) 579-0340

Re: Jordan Ranch Sections 8, 9, 10, 11, 12 & 13 - Plats

Dear Ms. Edwards:

The Fort Bend County Drainage District has received the above referenced plats for review and comment. The following items need to be addressed prior to approval:

1. Provide a copy of the construction plans associated with each of the plats for review.

2. Provide a no objection letter for each of the plats from the Fulshear MUD No. 3 engineer including specific acknowledgement that detention and outfall capacity are available for the proposed developments. If detention and outfall are still under design or construction, provide acknowledgement that no impervious cover will be added prior to the detention facilities being completed.

3. Provide a "Minimum Slab Elevation Analysis" for each of the proposed developments and insert the elevation into the note mentioned in Comment 6 below.

4. The natural ground contours are difficult to read on the copies received for review. Please revise the contours to make them more legible.

5. Plat Note 9 shows the development to be on FIRM map 48157C0040L, but the site appears to be on map 48157C0020L. Please check and revise as needed.

6. Please add the following notes to the plats as required by the *Fort Bend County Regulations of Subdivisions (FBCRS)*:
   a. "The top of all floor slabs shall be a minimum of ____ feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground." (*FBCRS, Sec. 4.16*)

b. "All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity." (*FBCRS, Sec. 4.22*)
c. "All property to drain into the drainage easement only through an approved drainage structure." (*FBCRS, Sec. 4.22*)
d. "The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events."

7. Please list the public facilities servicing the development as required by *FBCRS, Sec. 4.21.*

8. Please add a note stating who will have ownership and maintenance responsibility for any drainage / detention easements and reserves shown on the plat (*FBCRS, Sec. 5.11.B.4*).

9. Please add the Engineer's Plat Affidavit shown in *FBCRS, Appendix H* and provide a final copy of each plat signed and sealed by the engineer (*FBCRS, Sec. 4.20*).

The items listed above need to be addressed prior to releasing the Drainage District approval form to the Fort Bend County Engineering Department.

Please let me know if you have any questions.

Sincerely,

Neil J. Goertz

Neil J. Goertz, P.E., CFM
Engineer II
Fort Bend County Drainage District

cc: Ms. Maggie Dalton – Fort Bend County Engineering Department

Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.
County Engineer

October 24, 2016

Ms. Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Blvd., Suite A-250
Katy, TX 77494
kedwards@krga.com

RE: Preliminary Plat for Jordan Ranch, Sec. 8, 9, 10, 11, 12, 13 and Jordan Ranch St. Ded. No. 2 and Reserves

Dear Ms. Edwards:

The Fort Bend County Engineering Department interposes no objection to the referenced preliminary plat with the exception of the comments listed below, provided that the procedures for recordation under the Regulations of Subdivision as approved by Fort Bend County Commissioners are followed.

Section 9:
Only one street name is required.

Section 10:
Will the bulbed area use Lilac Point Lane or Liatris Bend Lane as the street name?

Section 13:
Verbena Bend can be a continuation of Liatris Bend.

Should you have any questions please do not hesitate to call.

Sincerely,

Maggie Dalton
Development Coordinator

MD/mjs/clg

cc: File

Kimberly Kopecky

From: Kathryn Edwards <kedwards@krga.com>
Sent: Wednesday, November 02, 2016 6:14 PM
To: davidleyen@aol.com
Cc: Kimberly Kopecky; Diana Offord; landplan@krga.com
Subject: Jordan Ranch Sec 8-13 and St Ded 2
Attachments: 8004C_Jordan Ranch_Sec.8_11-02-16.pdf; 8004C_Jordan Ranch_Sec.9_11-02-16.pdf; 8004C_Jordan Ranch_Sec.10_11-02-16.pdf; 8004C_Jordan Ranch_Sec.11_11-02-16.pdf; Jordan Ranch Sec 11_no objection letter_10-25-16_FBCDD.pdf; Jordan Ranch Sec 8_no objection letter_10-24-16_FBC.pdf; SKonica C2816110218060.pdf

David,

Attached are the comment response letters and revised plats for Jordan Ranch Sec 8-11 preliminary plats.
I have also enclosed the no objections letters from Fort Bend County and Fort Bend County Drainage District.

Let me know if you need any additional information,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

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CenterPoint Energy
Houston

October 12, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Jordan Ranch Section Nine

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated October 14, 2016.

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

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

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

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

If there are any questions, please contact Sheila R. Agee at 713.207.6349.

Sincerely,

Sheila R. Agee

Sheila R. Agee
Senior Right of Way Agent

C: Kathryn Edwards <kedwards@krga.com>

PLR16.457

From:	Kathryn Edwards
To:	"Chris_Grey@cable.comcast.com"
Cc:	landplan@krga.com
Subject:	Jordan Ranch St Ded and Sec 8-13_no objection request_10-10-16
Date:	Monday, October 10, 2016 9:58:00 AM
Attachments:	8004C_St Dedication No 02 (Jordan Ranch Blvd. Ph.II)_09-30-16.pdf image001.png 8004C_Jordan Ranch_Sec.8_09-30-16.pdf 8004C_Jordan Ranch_Sec.9_09-30-16.pdf 8004C_Jordan Ranch_Sec.10_09-30-16.pdf 8004C_Jordan Ranch_Sec.11_09-30-16.pdf 8004C_Jordan Ranch_Sec.12_09-30-16.pdf 8004C_Jordan Ranch_Sec.13_09-30-16.pdf

Good Morning,

Please find the below referenced Jordan Ranch preliminary plats for your review:
Jordan Ranch Street Dedication No. 2 and Reserves
Jordan Ranch Sec 8
Jordan Ranch Sec 9
Jordan Ranch Sec 10
Jordan Ranch Sec 11
Jordan Ranch Sec 12
Jordan Ranch Sec 13

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.
Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

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From:	Kathryn Edwards
To:	"dm8736@att.com"
Cc:	landplan@krga.com
Subject:	Jordan Ranch St Ded and Sec 8-13_no objection request_10-10-16
Date:	Monday, October 10, 2016 9:58:00 AM
Attachments:	8004C_St Dedication No 02 (Jordan Ranch Blvd. Ph.II) 09-30-16.pdf image001.png 8004C_Jordan Ranch_Sec.8_09-30-16.pdf 8004C_Jordan Ranch_Sec.9_09-30-16.pdf 8004C_Jordan Ranch_Sec.10_09-30-16.pdf 8004C_Jordan Ranch_Sec.11_09-30-16.pdf 8004C_Jordan Ranch_Sec.12_09-30-16.pdf 8004C_Jordan Ranch_Sec.13_09-30-16.pdf

Good Morning,

Please find the below referenced Jordan Ranch preliminary plats for your review:
Jordan Ranch Street Dedication No. 2 and Reserves
Jordan Ranch Sec 8
Jordan Ranch Sec 9
Jordan Ranch Sec 10
Jordan Ranch Sec 11
Jordan Ranch Sec 12
Jordan Ranch Sec 13

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.
Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

KERRY R. GILBERT & ASSOCIATES

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From:	Kathryn Edwards
To:	"MaryJane.Sowa@fortbendcountytx.gov"
Cc:	landplan@krga.com
Subject:	Preliminary Plat Review_Jordan Ranch_Pt1
Date:	Wednesday, October 12, 2016 2:46:00 PM
Attachments:	image001.png 8004C_St Dedication No 02 (Jordan Ranch Blvd. Ph.II) 10-12-16.pdf 8004C_Jordan Ranch_Sec.8_10-12-16.pdf 8004C_Jordan Ranch_Sec.9_10-12-16.pdf 8004C_Jordan Ranch_Sec.10_10-12-16.pdf

Mary Jane,

Please find attached PDFs of four preliminary plats located in Fort Bend County in the City of Fulshear's ETJ. These preliminary plats will be submitted to the City of Fulshear on Friday (10/14). The plats are Jordan Ranch St Dedication No. 2 and Reserves (resubmittal-original preliminary was submitted in July 2015), Jordan Ranch Sec 8 (resubmittal-original preliminary was submitted in July 2015), Jordan Ranch Sec 9 (resubmittal-original preliminary was submitted in July 2015), and Jordan Ranch Sec 10. I have 3 additional Jordan Ranch plats that I will send in a separate email.

Please let us know if you have any comments or questions about any of these plats.

Thank you,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

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KERRY R. GILBERT
& ASSOCIATES

October 12, 2016

Mr. Dwayne G. Grigar, CFM
Fort Bend County Drainage District
P.O. Box 1028
Rosenberg, Texas 77471

RE: Jordan Ranch Section 9 Preliminary Plat

Dear Mr. Grigar,

The attached Preliminary Plat is located within the ETJ of the City of Fulshear.

We request that you review the Preliminary Plat and determine acceptability. Upon your review, please forward a letter to the City of Fulshear at the following address stating the acceptability of the Preliminary Plat. Our firm would appreciate a copy of this letter.

Planning Department
City of Fulshear
30603 FM 1093
Fulshear, TX 77441
Attn: D. Offord

Should any questions arise, please feel free to contact our firm at your convenience.

Sincerely,

Kathryn Edwards

Kathryn Edwards
Planner
kedwards@krga.com

BGE | KERRY R. GILBERT & ASSOCIATES

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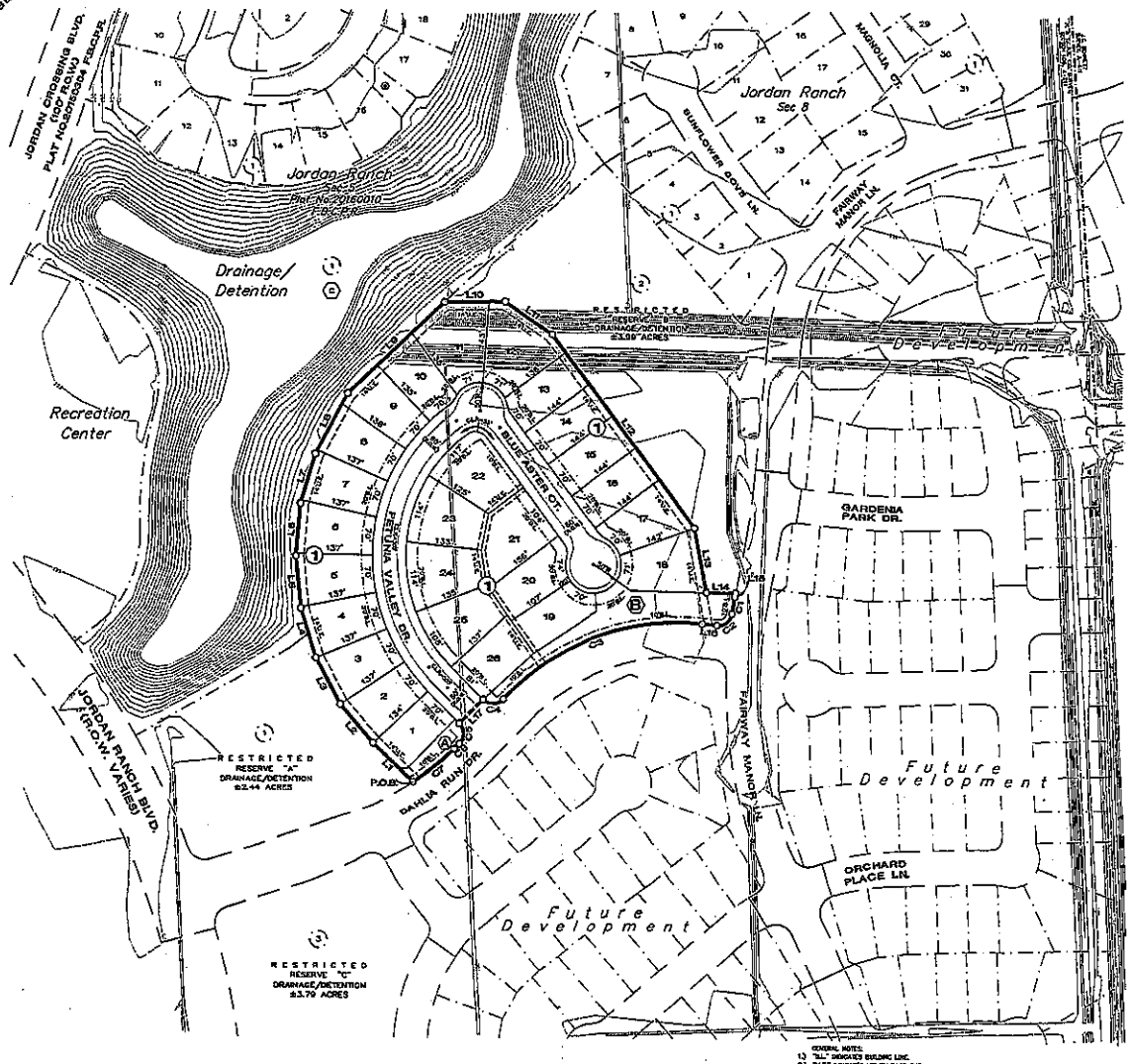


NOTE:

Ⓐ RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.09 ACRE

Ⓑ RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.49 ACRE

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 ATTENDANTORED DRAINAGE WHICH ARE SUBSEQUENTLY GRANTED BY THE FULSHEAR Planned & ZONING COMMISSION AND / OR CITY – COUNCIL. THIS PRELIMINARY PLAT HAS PREPARED FOR THE LIMITED PURPOSE OF CONSENT IN THE PREPARATION OF FINAL ENGINEERING AND DEVELOPMENT PLANS. THE LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, ACCURACY, QUALITY CHARACTER OF FUTURE UTILITIES OR OTHER FACILITIES ON, ON, OVER, OR UNDER THE PREMISES INCLUDED IN THE PRELIMINARY SUBDIVISION PLAT.

GENERAL NOTES:

1.) "B.L." INDICATES BUILDING LINE.
2.) "U.E." INDICATES UTILITY EASEMENT.
3.) "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 shall adjoin property owners tracts. Upon acceptance of such dedication being that when the adjacent property is subdivided or 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 remain in the municipality, its heirs, assigns or successors.
4.) "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS.
5.) "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS.
6.) ALL PROPERTY LINE BEARINGS ARE APPROXIMATE.
7.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND ON THE REAR BUILDING PAD LINE.
8.) ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT BGE LOT BUILDING LINE.
9.) 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 48157C0040G, REVISED APRIL 2, 2014.

METES & BOUND DESCRIPTION

All that certain 8.9 acres of land, in the H. & T.C.R.R. CO. Survey, Section 105, A-261, being a portion of the 1352.48 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust dated December 30, 2005 and The Rocco Paolo Silvestri Trust dated December 30, 2005 to Fort Bend Jordan Ranch LP, recorded under File No. 2015027040 in the Official Public Records of Fort Bend County, Texas, being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a ½ inch iron pipe found for the northwest corner of said 1352.43 acre tract, common to the southwest corner of the 93.15 acre tract described in the deed from Memorial Willow Creek Farms II, LLC to Forestar/MWC WCF LLC recorded under File No. 2012086142, in the Official Public Records of Fort Bend County, Texas, S 35° 23' 57" E for a distance of 2924.77' to the POINT OF BEGINNING of herein described tract.

From the POINT OF BEGINNING; Thence, N 89° 25' 22" E for a distance of 108.24 feet to a point on a line.

Thence, S 55° 43' 19" E for a distance of 101.73 feet to a point on a line.

Thence, S 36° 25' 38" E for a distance of 423.67 feet to a point on a line.

Thence, S 10° 24' 58" E for a distance of 133.58 feet to a point on a line.

Thence, S 89° 04' 37" E for a distance of 52.79 feet to a point on a line.

Thence, S 12° 31' 44" W for a distance of 6.46 feet to the beginning of a curve.

Said curve turning to the left through 02° 08' 37", having a radius of 830.00 feet, and whose long chord bears S 10° 29' 55" W for a distance of 29.85 feet to the beginning of a non-tangential curve.

Said curve turning to the right through an angle of 86° 28' 42 ", having a radius of 25.00 feet, and whose long chord bears S 52° 37' 28" W for a distance of 34.20 feet.

Thence, N 84° 13' 11" W for a distance of 26.65 feet to the beginning of a curve.
Said curve turning to the left through 52° 43' 35", having a radius of 430.00 feet, and whose long chord bears S 69° 25' 01" W for a distance of 381.89 feet to the beginning of a non-tangential curve.

Said curve turning to the right through an angle of 91° 39' 55", having a radius of 25.00 feet, and whose long chord bears S 86° 53' 11" W for a distance of 35.87 feet to a point of intersection with a non-tangential line.

Thence, S 45° 20' 58" W for a distance of 60.00 feet to the beginning of a non-tangential curve.

Said curve turning to the right through 91° 36' 32", having a radius of 25.00 feet, and whose long chord bears S 00° 31' 24" W for a distance of 35.85 feet to the beginning of a non-tangential curve.

Said curve turning to the right through 00° 57' 39", having a radius of 770.00 feet, and whose long chord bears S 46° 48' 29" W for a distance of 12.91 feet to the beginning of a non-tangential curve.

Said curve turning to the right through an angle of 08° 37' 37", having a radius of 600.00 feet, and whose long chord bears S 53° 46' 07" W for a distance of 93.74 feet to a point of intersection with a non-tangential line.

Thence, N 46° 28' 59" W for a distance of 98.36 feet to a point on a line.

Thence, N 40° 37' 06" W for a distance of 89.16 feet to a point on a line.

Thence, N 27° 45' 16" W for a distance of 95.00 feet to a point on a line.

Thence, N 16° 18' 53" W for a distance of 45.14 feet to a point on a line.

Thence, N 16° 29' 35" W for a distance of 45.85 feet to a point on a line.

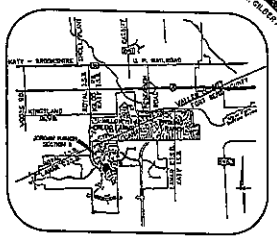
Thence, N 05° 13' 34" W for a distance of 91.69 feet to a point on a line.

Thence, N 06° 01' 47" E for a distance of 91.69 feet to a point on a line.

Thence, N 17° 17' 28" E for a distance of 91.69 feet to a point on a line.

Thence, N 28° 33' 09" E for a distance of 122.43 feet to a point on a line.

Thence N 47° 35' 27" E a distance of 286.69 feet to the POINT OF BEGINNING of the herein described tract and containing 8.9 acres of land.



Vicinity Map
N.T.S.

LINE	DISTANCE	BEARING
L1	94'	S 44°55'05" E
L2	60'	N 40°07'06" W
L3	92'	N 27°45'16" W
L4	98'	S 46°28'59" E
L5	94'	N 03°13'34" W
L6	92'	N 06°01'47" E
L7	92'	N 17°17'28" E
L8	122'	N 28°33'09" E
L9	107'	N 27°12'27" E
L10	108'	N 89°25'22" E
L11	102'	S 55°43'19" E
L12	424'	S 36°25'38" E
L13	114'	S 10°24'58" E
L14	53'	N 89°04'37" W
L15	6'	N 12°31'44" E
L16	30'	S 84°13'11" E
L17	60'	S 45°20'58" W

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	830'	30'	15'	S 10°29'55" W	30'
C2	25'	35'	22'	S 52°37'28" W	34'
C3	430'	396'	213'	S 69°25'01" W	382'
C4	25'	40'	25'	S 86°53'11" W	36'
C5	25'	40'	25'	S 00°31'24" W	36'
C6	770'	13'	6'	S 46°48'29" W	13'
C7	600'	94'	47'	S 51°46'07" W	94'

A PRELIMINARY PLAT OF

JORDAN RANCH

SECTION NINE

BEING 8.9± ACRES OF LAND

CONTAINING 28 LOTS AND TWO RESERVES IN ONE BLOCK

OUT of THE

H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261

FORT BEND COUNTY, TEXAS

OWNER:

FORT BEND JORDAN RANCH LP.

PLANNER:

BGE KERRY R. GILBERT & ASSOCIATES

- Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340

SCALE: 1" = 100'
0 50 100 200

OCTOBER 14, 2016
KGAB 6004C

BGE | KERRY R. GILBERT & ASSOCIATES

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Jordan Ranch Section 10 / Preliminary Plat

City Engineer Review

✓ Reviewed
_____ See Attached Letter

BY: _____ DATE: 11-02-2016

City Secretary

✓ Processed
_____ Returned for additional data

BY: hn DATE: 10-14-2016

Planning Commission Review

✓ Approved
_____ Returned for additional data

BY: [illegible] DATE: 4 NOV 2016

City Council Review

_____ Approved
_____ Returned for additional data

BY: _____ DATE: _____

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

Subdivision/Development Platting Application

Date: 10-14-2016 Date Received by the City of Fulshear: 10-14-2016

Subdivision: Jordan Ranch Sec.10 Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: ___ City ✓ ETJ (Extraterritorial Jurisdiction)

Legal Description: BEING 8.0 ACRES OUT OF THE H.&T.C.R.R. CO. SURVEY, SECTION 105, A-261

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

Total Acreage: 8.0
Number of Streets: 3
Number of Lots: 34
Number and Types of Reserves: 2-landscape/ Open space
Total Acres in Reserve: 0.42

Owner: FORT BEND JORDAN RANCH LP
Address: 5005 Riverway, Suite 500
City/State: Houston, Texas 77056
Telephone: 713-960-9977
Email Address: steves@johnsondev.com

Engineer/Planner: BGE|Kerry Gilbert & Assoc.
Contact Person: Kathryn Edwards
Telephone: 281-579-0340
Fax Number:
Email Address: kedwards@krga.com

Platting Fees

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

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

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

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

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

TOTAL PLATTING FEE $719.00

Park Fees (due at Final Plat Application) n/a

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 Edwards — Kathryn Edwards / Planner — 10/13/16

SIGNATURE — TYPED OR PRINTED NAME/TITLE — DATE

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

November 2, 2016

Engineering Review

Preliminary Plat - Jordan Ranch Section Ten
Fort Bend County, Texas

For Information only:

1. This plat will create 34 Lots in three (3) Blocks with two (2) Reserves that covers a total acreage of 8.0 acres.

2. The typical lot size for this section appears to be 50-foot by 120-foot with a 20-foot Front Building Line

3. This tract is located in the E.T.J. of the City of Fulshear and as such approval will be needed from the following:

   A) City of Fulshear
   B) Fort Bend County
   C) Fort Bend County Drainage District

Recommendations:

I recommend that this Preliminary Plat of Jordan Ranch, Section Ten be approved once the following items are addressed:

A) The Vicinity Map needs to be edited to show the names for the streets.

B) The Point of Beginning for the Plat and Metes and Bounds Description do not match.

C) The Street name for the triangle shaped cul-de-sac needs to be clearly shown.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

KERRY R. GILBERT
& ASSOCIATES

November 2, 2016

Mr. David Leyendecker, P.E.
City Engineer
City of Fulshear
30603 FM 1093
Fulshear, Texas 77441

Re: JORDAN RANCH SECTION TEN – PRELIMINARY PLAT

Dear David,

On behalf of Johnson Development Corp., we BGE|Kerry R. Gilbert & Associates respectfully submit our responses below to the City Comments dated November 2, 2016 for the above referenced plat.

1) The vicinity map needs to be edited to show the street names
   Response: The thoroughfare streets names have been added to the vicinity map

2) The point of beginning shown on the plat does not match the one shown on the Metes and Bounds Description
   Response: The point of beginning has been changed to match the Metes and Bounds description.

3) The street name for the triangle shaped cul-de-sac needs to be clearly shown
   Response: The streets have been specified on the cul de sac.

Enclosed is a copy of the revised plat. Please contact me if you need any additional information.

Sincerely,

Kathryn Edwards

Kathryn Edwards

Enclosure

DRAINAGE DISTRICT

Fort Bend County, Texas

October 25, 2016

Ms. Kathryn Edwards
BGE Kerry R. Gilbert & Associates
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Ph.: (281) 579-0340

Re: Jordan Ranch Sections 8, 9, 10, 11, 12 & 13 - Plats

Dear Ms. Edwards:

The Fort Bend County Drainage District has received the above referenced plats for review and comment. The following items need to be addressed prior to approval:

1. Provide a copy of the construction plans associated with each of the plats for review.

2. Provide a no objection letter for each of the plats from the Fulshear MUD No. 3 engineer including specific acknowledgement that detention and outfall capacity are available for the proposed developments. If detention and outfall are still under design or construction, provide acknowledgement that no impervious cover will be added prior to the detention facilities being completed.

3. Provide a "Minimum Slab Elevation Analysis" for each of the proposed developments and insert the elevation into the note mentioned in Comment 6 below.

4. The natural ground contours are difficult to read on the copies received for review. Please revise the contours to make them more legible.

5. Plat Note 9 shows the development to be on FIRM map 48157C0040L, but the site appears to be on map 48157C0020L. Please check and revise as needed.

6. Please add the following notes to the plats as required by the *Fort Bend County Regulations of Subdivisions (FBCRS)*:
   a. "The top of all floor slabs shall be a minimum of ____ feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground." (*FBCRS, Sec. 4.16*)

b. "All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity." (*FBCRS, Sec. 4.22*)
c. "All property to drain into the drainage easement only through an approved drainage structure." (*FBCRS, Sec. 4.22*)
d. "The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events."

7. Please list the public facilities servicing the development as required by *FBCRS, Sec. 4.21*.

8. Please add a note stating who will have ownership and maintenance responsibility for any drainage / detention easements and reserves shown on the plat (*FBCRS, Sec. 5.11.B.4*).

9. Please add the Engineer's Plat Affidavit shown in *FBCRS, Appendix H* and provide a final copy of each plat signed and sealed by the engineer (*FBCRS, Sec. 4.20*).

The items listed above need to be addressed prior to releasing the Drainage District approval form to the Fort Bend County Engineering Department.

Please let me know if you have any questions.

Sincerely,

Neil J. Goertz

Neil J. Goertz, P.E., CFM
Engineer II
Fort Bend County Drainage District

cc: Ms. Maggie Dalton – Fort Bend County Engineering Department

Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.
County Engineer

October 24, 2016

Ms. Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Blvd., Suite A-250
Katy, TX 77494
kedwards@krga.com

RE: Preliminary Plat for Jordan Ranch, Sec. 8, 9, 10, 11, 12, 13 and Jordan Ranch St. Ded. No. 2 and Reserves

Dear Ms. Edwards:

The Fort Bend County Engineering Department interposes no objection to the referenced preliminary plat with the exception of the comments listed below, provided that the procedures for recordation under the Regulations of Subdivision as approved by Fort Bend County Commissioners are followed.

Section 9:
Only one street name is required.

Section 10:
Will the bulbed area use Lilac Point Lane or Liatris Bend Lane as the street name?

Section 13:
Verbena Bend can be a continuation of Liatris Bend.

Should you have any questions please do not hesitate to call.

Sincerely,

Maggie Dalton
Development Coordinator

MD/mjs/clg

cc: File

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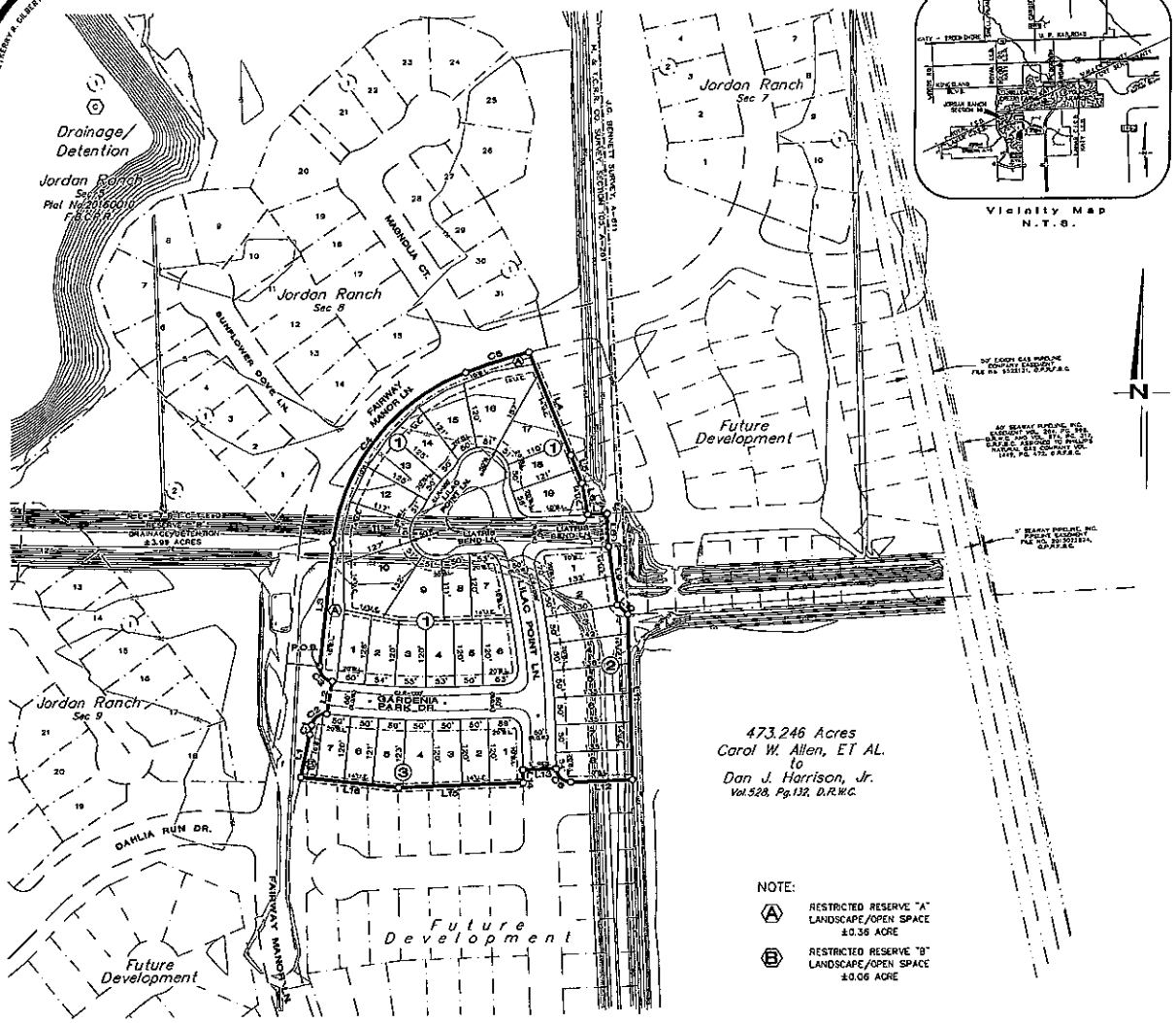

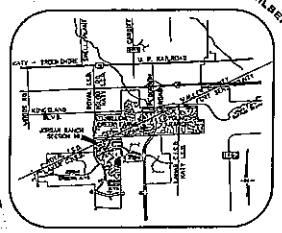

Vicinity Map
N.T.S.

NOTE:

Ⓐ RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.36 ACRE

Ⓑ RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.06 ACRE

METES & BOUND DESCRIPTION

All that certain 8.0 acres of land, in the H. & T.C.R.R. CO. Survey, Section 105, A-261, being a portion of the 1352.43 acre tract described in the deed from The Massimo Pablo Silvestri Irrevocable Trust dated December 30, 2005 and The Rocco Paolo Silvestri Trust dated December 30, 2005 to Fort Bend Jordan Ranch LP, recorded under File No. 2015027940 in the Official Public Records of Fort Bend County, Texas, being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a ½ inch iron pipe found for the northwest corner of said 1352.43 acre tract, common to the southwest corner of the 92.35 acre tract described in the deed from Memorial Willow Creek Farms II, LLC. to Forester/NWC WCF LLC recorded under File No. 2012086143, in the Official Public Records of Fort Bend County, Texas, S 40° 40' 12" E for a distance of 3339.99' to the POINT OF BEGINNING of herein described tract.

From the POINT OF BEGINNING; Thence, N 05° 52' 18" E for a distance of 224.97 feet to the beginning of a curve,

Said curve turning to the right through 05° 96' 27", having a radius of 370.00 feet, and whose long chord bears N 08° 40' 31" E for a distance of 36.20 feet to the beginning of a non-tangential curve.

Said curve turning to the right through 37° 59' 37", having a radius of 370.00 feet, and whose long chord bears N 40° 18' 33" E for a distance of 356.84 feet to the beginning of a non-tangential curve.

Said curve turning to the right through an angle of 05° 49' 20", having a radius of 1170.00 feet, and whose long chord bears N 72° 03' 01" E for a distance of 118.84 feet to a point of intersection with a non-tangential line.

Thence, S 22° 10' 15" E for a distance of 202.05 feet to a point on a line.

Thence, S 21° 14' 02" E for a distance of 54.62 feet to a point on a line.

Thence, S 10° 89' 40" E for a distance of 56.04 feet to a point on a line.

Thence, N 87° 14' 45" E for a distance of 34.48 feet to a point on a line.

Thence, S 02° 45' 15" E for a distance of 60.00 feet to a point on a line.

Thence, S 08° 44' 43" E for a distance of 107.57 feet to a point on a line.

Thence, N 47° 38' 30" W for a distance of 0.02 feet to a point on a line.

Thence, S 47° 38' 30" E for a distance of 0.02 feet to a point on a line.

Thence, S 47° 38' 30" E for a distance of 25.43 feet to a point on a line.

Thence, S 01° 54' 37" E for a distance of 301.45 feet to a point on a line.

Thence, S 88° 05' 23" W for a distance of 110.00 feet to the beginning of a curve,

Said curve turning to the right through an angle of 90° 00' 00", having a radius of 25.00 feet, and whose long chord bears N 46° 54' 37" W for a distance of 35.36 feet to a point of intersection with a non-tangential line.

Thence, S 88° 05' 23" W for a distance of 60.00 feet to a point on a line.

Thence, S 01° 54' 37" E for a distance of 23.38 feet to a point on a line.

Thence, S 88° 05' 23" W for a distance of 225.00 feet to a point on a line.

Thence, N 83° 16' 55" W for a distance of 176.61 feet to a point on a line.

Thence, N 11° 31' 44" E for a distance of 78.71 feet to the beginning of a curve,

Said curve turning to the left through 00° 58' 52", having a radius of 1030.00 feet, and whose long chord bears N 11° 02' 18" E for a distance of 17.64 feet to the beginning of a non-tangential curve.

Said curve turning to the right through an angle of 85° 19' 26", having a radius of 25.00 feet, and whose long chord bears N 53° 12' 35" E for a distance of 33.88 feet to a point of intersection with a non-tangential line.

Thence, N 09° 33' 17" E for a distance of 60.10 feet to the beginning of a non-tangential curve,

Said curve turning to the right through 90° 00' 00", having a radius of 25.00 feet, and whose long chord bears N 39° 07' 43" W for a distance of 35.36 feet to the POINT OF BEGINNING of the herein described tract and containing 8.0 acres of land.

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 SUBORDINATE 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 GUIDING IN THE PREPARATION OF FINAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED REGARDING THE FINAL LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

LINE DATA

LINE	DISTANCE	BEARING
L1	79'	N 11°37'44" E
L2	60'	S 08°52'27" W
L3	226'	N 08°52'18" E
L4	602'	S 22°10'15" E
L5	55'	S 21°14'02" E
L6	55'	S 10°39'40" E
L7	34'	N 87°14'45" E
L8	60'	S 02°45'15" E
L9	108'	S 08°44'43" E
L10	25'	N 47°38'30" W
L11	301'	S 01°54'37" E
L12	110'	N 88°05'23" E
L13	60'	S 88°05'23" W
L14	23'	S 01°54'37" E
L15	225'	S 88°05'23" W
L16	177'	N 83°16'55" W

GENERAL NOTES

1.) "B.L." INDICATES BUILDING LINE.
2.) "U.E." INDICATES UTILITY EASEMENT.
3.) "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 normal 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 invest in the dedicator, his heirs, assigns or successors.
4.) "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS.
5.) "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS.
6.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
7.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND ON THE REAR BUILDING PAD LINE.
8.) ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE.
9.) 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 48157C0045L, REVISED JUNE 5, 2014.
10.) THIS PRELIMINARY PLAT LIES IN FORT BEND COUNTY, THE ETJ OF THE CITY OF FULSHEAR, THE MUD DISTRICT AND LAMAR CISD.

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	1030'	18'	9'	N 11°02'18" E	18'
C2	25'	37'	23'	N 53°12'35" E	34'
C3	25'	39'	25'	N 39°07'42" W	35'
C4	370'	409'	226'	S 37°30'19" W	388'
C5	1170'	119'	59'	N 72°03'01" E	119'
C6	25'	39'	25'	N 46°54'37" W	35'

A PRELIMINARY PLAT OF

JORDAN RANCH

SECTION TEN

BEING 8.0± ACRES OF LAND

CONTAINING 34 LOTS AND TWO RESERVES IN THREE BLOCKS.

OUT OF THE
H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
FORT BEND COUNTY, TEXAS

OWNER:
FORT BEND JORDAN RANCH LP.

PLANNER:

BGE KERRY R. GILBERT & ASSOCIATES
- Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340

SCALE: 1" = 100'
0 50 100 200

NOVEMBER 4, 2016
KGA# 8004C

Kimberly Kopecky

From: Kathryn Edwards <kedwards@krga.com>
Sent: Wednesday, November 02, 2016 6:14 PM
To: davidleyen@aol.com
Cc: Kimberly Kopecky; Diana Offord; landplan@krga.com
Subject: Jordan Ranch Sec 8-13 and St Ded 2
Attachments: 8004C_Jordan Ranch_Sec.8_11-02-16.pdf; 8004C_Jordan Ranch_Sec.9_11-02-16.pdf; 8004C_Jordan Ranch_Sec.10_11-02-16.pdf; 8004C_Jordan Ranch_Sec.11_11-02-16.pdf; Jordan Ranch Sec 11_no objection letter_10-25-16_FBCDD.pdf; Jordan Ranch Sec 8_no objection letter_10-24-16_FBC.pdf; SKonica C2816110218060.pdf

David,

Attached are the comment response letters and revised plats for Jordan Ranch Sec 8-11 preliminary plats.
I have also enclosed the no objections letters from Fort Bend County and Fort Bend County Drainage District.

Let me know if you need any additional information,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

BGE KERRY R. GILBERT & ASSOCIATES

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CenterPoint Energy
Houston

October 12, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Jordan Ranch Section Ten

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated October 14, 2016.

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

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

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

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

If there are any questions, please contact Sheila R. Agee at 713.207.6349.

Sincerely,

Sheila R. Agee

Sheila R. Agee
Senior Right of Way Agent

C: Kathryn Edwards <kedwards@krga.com>

PLR16.458

From:	Kathryn Edwards
To:	"Chris_Grey@cable.comcast.com"
Cc:	landplan@krga.com
Subject:	Jordan Ranch St Ded and Sec 8-13_no objection request_10-10-16
Date:	Monday, October 10, 2016 9:58:00 AM
Attachments:	8004C_St Dedication No 02 (Jordan Ranch Blvd. Ph.II)_09-30-16.pdf image001.png 8004C_Jordan Ranch_Sec.8_09-30-16.pdf 8004C_Jordan Ranch_Sec.9_09-30-16.pdf 8004C_Jordan Ranch_Sec.10_09-30-16.pdf 8004C_Jordan Ranch_Sec.11_09-30-16.pdf 8004C_Jordan Ranch_Sec.12_09-30-16.pdf 8004C_Jordan Ranch_Sec.13_09-30-16.pdf

Good Morning,

Please find the below referenced Jordan Ranch preliminary plats for your review:
Jordan Ranch Street Dedication No. 2 and Reserves
Jordan Ranch Sec 8
Jordan Ranch Sec 9
Jordan Ranch Sec 10
Jordan Ranch Sec 11
Jordan Ranch Sec 12
Jordan Ranch Sec 13

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.
Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

BGE KERRY R. GILBERT & ASSOCIATES

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From:	Kathryn Edwards
To:	"dm8736@att.com"
Cc:	landplan@krga.com
Subject:	Jordan Ranch St Ded and Sec 8-13_no objection request_10-10-16
Date:	Monday, October 10, 2016 9:58:00 AM
Attachments:	8004C_St Dedication No 02 (Jordan Ranch Blvd. Ph.II)_09-30-16.pdf image001.png 8004C_Jordan Ranch_Sec.8_09-30-16.pdf 8004C_Jordan Ranch_Sec.9_09-30-16.pdf 8004C_Jordan Ranch_Sec.10_09-30-16.pdf 8004C_Jordan Ranch_Sec.11_09-30-16.pdf 8004C_Jordan Ranch_Sec.12_09-30-16.pdf 8004C_Jordan Ranch_Sec.13_09-30-16.pdf

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Please find the below referenced Jordan Ranch preliminary plats for your review:
Jordan Ranch Street Dedication No. 2 and Reserves
Jordan Ranch Sec 8
Jordan Ranch Sec 9
Jordan Ranch Sec 10
Jordan Ranch Sec 11
Jordan Ranch Sec 12
Jordan Ranch Sec 13

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.
Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards
BGE | Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

KERRY R. GILBERT & ASSOCIATES

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From:	Kathryn Edwards
To:	"MaryJane.Sowa@fortbendcountytx.gov"
Cc:	landplan@krga.com
Subject:	Preliminary Plat Review_Jordan Ranch_Pt1
Date:	Wednesday, October 12, 2016 2:46:00 PM
Attachments:	image001.png 8004C_St Dedication No 02 (Jordan Ranch Blvd. Ph.II)_10-12-16.pdf 8004C_Jordan Ranch_Sec.8_10-12-16.pdf 8004C_Jordan Ranch_Sec.9_10-12-16.pdf 8004C_Jordan Ranch_Sec.10_10-12-16.pdf

Mary Jane,

Please find attached PDFs of four preliminary plats located in Fort Bend County in the City of Fulshear's ETJ. These preliminary plats will be submitted to the City of Fulshear on Friday (10/14). The plats are Jordan Ranch St Dedication No. 2 and Reserves (resubmittal-original preliminary was submitted in July 2015), Jordan Ranch Sec 8 (resubmittal-original preliminary was submitted in July 2015), Jordan Ranch Sec 9 (resubmittal-original preliminary was submitted in July 2015), and Jordan Ranch Sec 10. I have 3 additional Jordan Ranch plats that I will send in a separate email.

Please let us know if you have any comments or questions about any of these plats.

Thank you,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

KERRY R. GILBERT & ASSOCIATES

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KERRY R. GILBERT
& ASSOCIATES

October 12, 2016

Mr. Dwayne G. Grigar, CFM
Fort Bend County Drainage District
P.O. Box 1028
Rosenberg, Texas 77471

RE: Jordan Ranch Section 10 Preliminary Plat

Dear Mr. Grigar,

The attached Preliminary Plat is located within the ETJ of the City of Fulshear.

We request that you review the Preliminary Plat and determine acceptability. Upon your review, please forward a letter to the City of Fulshear at the following address stating the acceptability of the Preliminary Plat. Our firm would appreciate a copy of this letter.

Planning Department
City of Fulshear
30603 FM 1093
Fulshear, TX 77441
Attn: D. Offord

Should any questions arise, please feel free to contact our firm at your convenience.

Sincerely,

Kathryn Edwards

Kathryn Edwards
Planner
kedwards@krga.com

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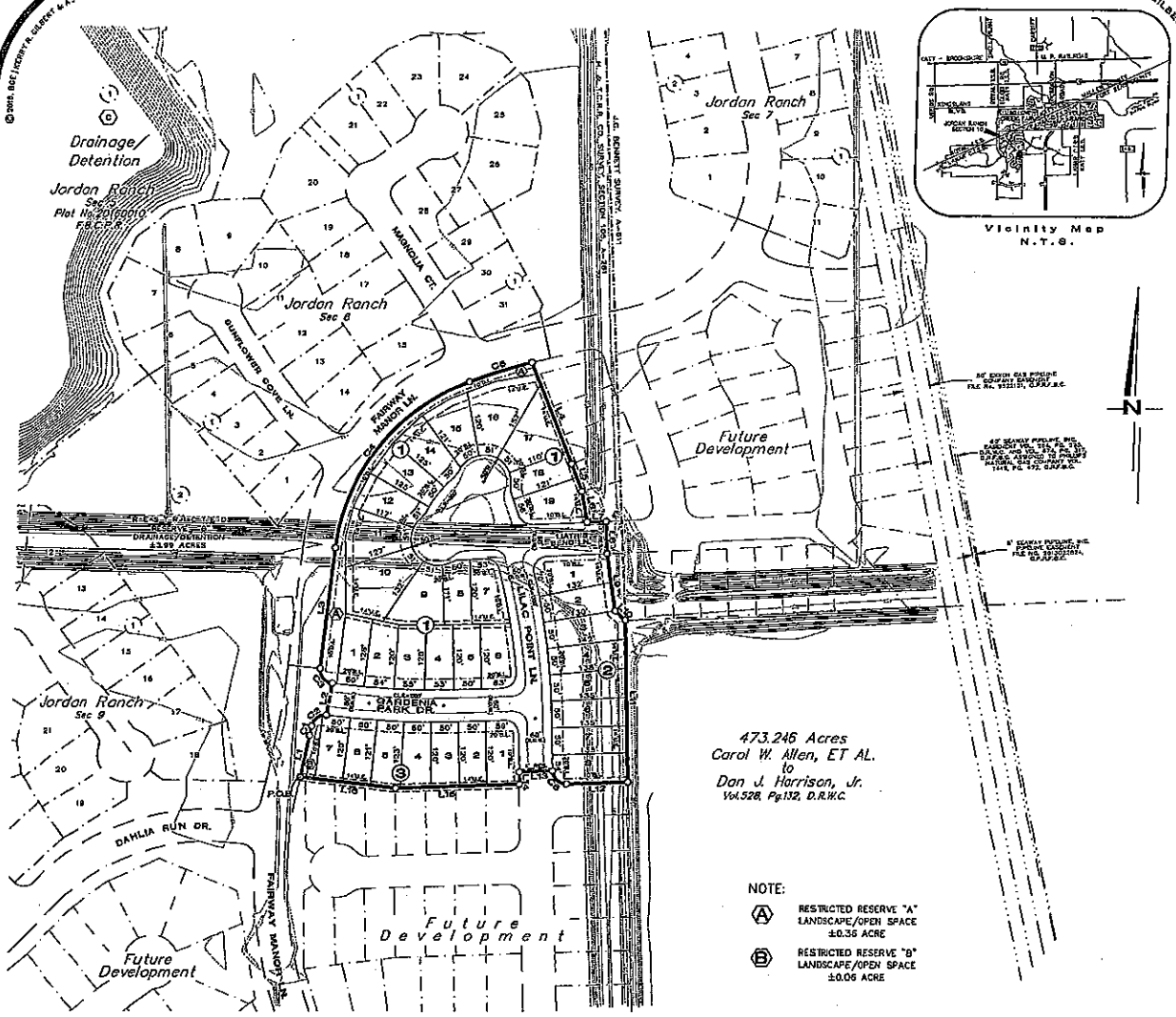

METES & BOUND DESCRIPTION

All that certain 8.0 acres of land, in the H. & T.C.R.R. CO. Survey, Section 105, A-261, being a portion of the 1352.43 acre tract described in the deed from the Massimo Pablo Silvestri Irrevocable Trust dated December 30, 2005 and The Rocco Paolo Silvestri Trust dated December 30, 2005 to Fort Bend Jordan Ranch LP, recorded under File No. 2015037940 in the Official Public Records of Fort Bend County, Texas, being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a ¾ inch iron pipe found for the northwest corner of said 1352.43 acre tract, common to the southwest corner of the 92.15 acre tract described in the deed from Memorial Willow Creek Farms II, LLC to Forestar/MWC WCF LLC recorded under File No. 2012086142, in the Official Public Records of Fort Bend County, Texas, S 40° 49' 12" E for a distance of 3599.99' to the POINT OF BEGINNING of herein described tract.

From the POINT OF BEGINNING; Thence, N 05° 52' 28" E for a distance of 224.97 feet to the beginning of a curve,

Said curve turning to the right through 05° 36' 37", having a radius of 370.00 feet, and whose long chord bears N 08° 40' 51" E for a distance of 36.20 feet to the beginning of a non-tangential curve,

Said curve turning to the right through 57° 39' 37", having a radius of 370.00 feet, and whose long chord bears N 46° 18' 55" E for a distance of 356.54 feet to the beginning of a non-tangential curve.

Said curve turning to the right through an angle of 05° 49' 10", having a radius of 1170.00 feet, and whose long chord bears N 73° 03' 01" E for a distance of 118.84 feet to a point of intersection with a non-tangential line.

Thence, S 22° 10' 15" E for a distance of 202.05 feet to a point on a line.

Thence, S 21° 14' 02" E for a distance of 54.62 feet to a point on a line.

Thence, S 10° 39' 40" E for a distance of 58.04 feet to a point on a line.

Thence, N 87° 14' 45" E for a distance of 34.48 feet to a point on a line.

Thence, S 02° 45' 15" E for a distance of 60.00 feet to a point on a line.

Thence, S 06° 44' 43" E for a distance of 107.57 feet to a point on a line.

Thence, N 47° 38' 30" W for a distance of 0.02 feet to a point on a line.

Thence, S 47° 38' 30" E for a distance of 0.02 feet to a point on a line.

Thence, S 47° 38' 30" E for a distance of 28.48 feet to a point on a line.

Thence, S 01° 54' 37" E for a distance of 201.45 feet to a point on a line.

Thence, S 88° 05' 23" W for a distance of 110.00 feet to the beginning of a curve,

Said curve turning to the right through an angle of 90° 00' 00", having a radius of 25.00 feet, and whose long chord bears N 46° 54' 37" W for a distance of 35.36 feet to a point of intersection with a non-tangential line.

Thence, S 88° 05' 23" W for a distance of 60.00 feet to a point on a line.

Thence, S 01° 54' 37" E for a distance of 29.38 feet to a point on a line.

Thence, S 88° 05' 23" W for a distance of 225.00 feet to a point on a line.

Thence, N 83° 16' 55" W for a distance of 176.61 feet to a point on a line.

Thence, N 11° 31' 44" E for a distance of 78.71 feet to the beginning of a curve,

Said curve turning to the left through 00° 58' 52", having a radius of 1080.00 feet, and whose long chord bears N 11° 02' 18" E for a distance of 17.64 feet to the beginning of a non-tangential curve.

Said curve turning to the right through an angle of 85° 18' 26", having a radius of 25.00 feet, and whose long chord bears N 53° 12' 35" E for a distance of 33.88 feet to a point of intersection with a non-tangential line.

Thence, N 09° 13' 17" E for a distance of 60.10 feet to the beginning of a non-tangential curve,

Said curve turning to the right through 90° 00' 00", having a radius of 25.00 feet, and whose long chord bears N 89° 07' 42" W for a distance of 35.36 feet to the POINT OF BEGINNING of the herein described tract and containing 8.0 acres of land.

LINE DATA

LINE	DISTANCE	BEARING
L1	71'	N 31°37'44" E
L2	60'	S 09°13'17" W
L3	225'	N 06°02'18" E
L4	202'	S 22°10'15" E
L5	55'	S 21°14'02" E
L6	55'	S 10°39'40" E
L7	34'	N 87°14'45" E
L8	60'	S 02°45'15" E
L9	102'	S 06°44'43" E
L10	25'	N 47°38'30" W
L11	201'	S 01°54'37" E
L12	110'	N 88°05'23" W
L13	60'	S 88°05'23" W
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CURVE DATA

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C1	1030'	18'	9'	N 11°02'18" E	18'
C2	25'	37'	23'	N 53°12'35" E	34'
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GENERAL NOTES

1.) "B.L." INDICATES BUILDING LINE.
2.) "U.E." INDICATES UTILITY EASEMENT.
3.) "1' A.N.E." INDICATES ONE FOOT RESERVE.
Dedicated to the public in lieu of 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.
4.) "F.B.C.R.P." INDICATES FORT BEND COUNTY PLAT RECORDS.
5.) "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS.
6.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
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8.) ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE.
9.) 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 48157C0040L, REVISED APRIL 2, 2014.

A PRELIMINARY PLAT OF

JORDAN RANCH
SECTION TEN

BEING 8.0± ACRES OF LAND

CONTAINING 34 LOTS AND TWO RESERVES IN THREE BLOCKS.

OUT OF THE
H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
FORT BEND COUNTY, TEXAS

OWNER:
FORT BEND JORDAN RANCH LP.

PLANNER:

BGE KERRY R. GILBERT & ASSOCIATES
- Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-578-0340

SCALE: 1" = 100'
0 50 100 200

OCTOBER 14, 2015
KGA# 80040

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF FULSHEAR SUBDIVISION ORDINANCE IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE SUBDIVISION 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 DILIGENCE IN THE PROVISIONS OF ROADS, DRAINAGE AND DEVELOPMENT PLANS. SAID LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE FISCAL, LOCATION QUALITY OVERSIGHT OF ROADS, UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PROPERTIES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

BGE | KERRY R. GILBERT & ASSOCIATES

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Jordan Ranch Section 11 / Preliminary Plat

City Engineer Review

✓ Reviewed
_____ See Attached Letter

BY: _____ DATE: 11-02-2016

City Secretary

✓ Processed
_____ Returned for additional data

BY: MC DATE: 10-14-2016

Planning Commission Review

✓ Approved
_____ Returned for additional data

BY: [signature] DATE: 4 NOV 2016

City Council Review

_____ Approved
_____ Returned for additional data

BY: _____ DATE: _____

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

Subdivision/Development Platting Application

Date: 10-14-2016 Date Received by the City of Fulshear: 10-14-2016

Subdivision: Jordan Ranch Sec.11 Development: Jordan Ranch

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: BEING 8.5 ACRES OUT OF THE H.&T.C.R.R. CO. SURVEY, SECTION 105, A-261

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

Total Acreage: 8.5
Number of Streets: 4
Number of Lots: 34
Number and Types of Reserves: 2-landscape/ Open space
Total Acres in Reserve: 0.34

Owner: FORT BEND JORDAN RANCH LP
Address: 5005 Riverway, Suite 500
City/State: Houston, Texas 77056
Telephone: 713-960-9977
Email Address: steves@johnsondev.com

Engineer/Planner: BGE|Kerry Gilbert & Assoc.
Contact Person: Kathryn Edwards
Telephone: 281-579-0340
Fax Number:
Email Address: kedwards@krga.com

Platting Fees

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

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

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

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

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

TOTAL PLATTING FEE $725.25

Park Fees (due at Final Plat Application) n/a

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
	Kathryn Edwards / Planner	10/13/16

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

November 2, 2016

Engineering Review

Preliminary Plat - Jordan Ranch Section Eleven
Fort Bend County, Texas

For Information only:

1. This plat will create 34 Lots in two (2) Blocks with two (2) Reserves that covers a total acreage of 8.5 acres.

2. The typical lot size for this section appears to be 55-foot by 130-foot with a 20-foot Front Building Line

3. This tract is located in the E.T.J. of the City of Fulshear and as such approval will be needed from the following:

   A) City of Fulshear
   B) Fort Bend County
   C) Fort Bend County Drainage District

Recommendations:

I recommend that this Preliminary Plat of Jordan Ranch, Section Eleven be approved once the following items are addressed:

A) The Vicinity Map needs to be edited to show the street names.

B) The Point of Beginning shown on the plat does not match the Metes and Bounds description.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

KERRY R. GILBERT
& ASSOCIATES

November 2, 2016

Mr. David Leyendecker, P.E.
City Engineer
City of Fulshear
30603 FM 1093
Fulshear, Texas 77441

Re: JORDAN RANCH SECTION ELEVEN – PRELIMINARY PLAT

Dear David,

On behalf of Johnson Development Corp., we BGE|Kerry R. Gilbert & Associates respectfully submit our responses below to the City Comments dated November 2, 2016 for the above referenced plat.

1) The vicinity map needs to be edited to show the street names
   Response: The thoroughfare streets names have been added to the vicinity map.

2) The point of beginning shown on the plat does not match the one shown on the Metes and Bounds Description
   Response: The point of beginning has been changed to match the Metes and Bounds description.

Enclosed is a copy of the revised plat. Please contact me if you need any additional information.

Sincerely,

Kathryn Edwards

Kathryn Edwards

Enclosure

DRAINAGE DISTRICT

Fort Bend County, Texas

October 25, 2016

Ms. Kathryn Edwards
BGE Kerry R. Gilbert & Associates
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Ph.: (281) 579-0340

Re: Jordan Ranch Sections 8, 9, 10, 11, 12 & 13 - Plats

Dear Ms. Edwards:

The Fort Bend County Drainage District has received the above referenced plats for review and comment. The following items need to be addressed prior to approval:

1. Provide a copy of the construction plans associated with each of the plats for review.

2. Provide a no objection letter for each of the plats from the Fulshear MUD No. 3 engineer including specific acknowledgement that detention and outfall capacity are available for the proposed developments. If detention and outfall are still under design or construction, provide acknowledgement that no impervious cover will be added prior to the detention facilities being completed.

3. Provide a "Minimum Slab Elevation Analysis" for each of the proposed developments and insert the elevation into the note mentioned in Comment 6 below.

4. The natural ground contours are difficult to read on the copies received for review. Please revise the contours to make them more legible.

5. Plat Note 9 shows the development to be on FIRM map 48157C0040L, but the site appears to be on map 48157C0020L. Please check and revise as needed.

6. Please add the following notes to the plats as required by the *Fort Bend County Regulations of Subdivisions (FBCRS)*:
   a. "The top of all floor slabs shall be a minimum of ____ feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground." (*FBCRS, Sec. 4.16*)

b. "All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity." (*FBCRS, Sec. 4.22*)
c. "All property to drain into the drainage easement only through an approved drainage structure." (*FBCRS, Sec. 4.22*)
d. "The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events."

7. Please list the public facilities servicing the development as required by *FBCRS, Sec. 4.21*.

8. Please add a note stating who will have ownership and maintenance responsibility for any drainage / detention easements and reserves shown on the plat (*FBCRS, Sec. 5.11.B.4*).

9. Please add the Engineer's Plat Affidavit shown in *FBCRS, Appendix H* and provide a final copy of each plat signed and sealed by the engineer (*FBCRS, Sec. 4.20*).

The items listed above need to be addressed prior to releasing the Drainage District approval form to the Fort Bend County Engineering Department.

Please let me know if you have any questions.

Sincerely,

Neil J. Goertz

Neil J. Goertz, P.E., CFM
Engineer II
Fort Bend County Drainage District

cc: Ms. Maggie Dalton – Fort Bend County Engineering Department

Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.
County Engineer

October 24, 2016

Ms. Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Blvd., Suite A-250
Katy, TX 77494
kedwards@krga.com

RE: Preliminary Plat for Jordan Ranch, Sec. 8, 9, 10, 11, 12, 13 and Jordan Ranch St. Ded. No. 2 and Reserves

Dear Ms. Edwards:

The Fort Bend County Engineering Department interposes no objection to the referenced preliminary plat with the exception of the comments listed below, provided that the procedures for recordation under the Regulations of Subdivision as approved by Fort Bend County Commissioners are followed.

Section 9:
Only one street name is required.

Section 10:
Will the bulbed area use Lilac Point Lane or Liatris Bend Lane as the street name?

Section 13:
Verbena Bend can be a continuation of Liatris Bend.

Should you have any questions please do not hesitate to call.

Sincerely,

Maggie Dalton
Development Coordinator

MD/mjs/clg

cc: File

Kimberly Kopecky

From: Kathryn Edwards <kedwards@krga.com>
Sent: Wednesday, November 02, 2016 6:14 PM
To: davidleyen@aol.com
Cc: Kimberly Kopecky; Diana Offord; landplan@krga.com
Subject: Jordan Ranch Sec 8-13 and St Ded 2
Attachments: 8004C_Jordan Ranch_Sec.8_11-02-16.pdf; 8004C_Jordan Ranch_Sec.9_11-02-16.pdf; 8004C_Jordan Ranch_Sec.10_11-02-16.pdf; 8004C_Jordan Ranch_Sec.11_11-02-16.pdf; Jordan Ranch Sec 11_no objection letter_10-25-16_FBCDD.pdf; Jordan Ranch Sec 8_no objection letter_10-24-16_FBC.pdf; SKonica C2816110218060.pdf

David,

Attached are the comment response letters and revised plats for Jordan Ranch Sec 8-11 preliminary plats.
I have also enclosed the no objections letters from Fort Bend County and Fort Bend County Drainage District.

Let me know if you need any additional information,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

BGE KERRY R. GILBERT & ASSOCIATES

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CenterPoint Energy
Houston

October 12, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Jordan Ranch Section Eleven

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated October 14, 2016.

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

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

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

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

If there are any questions, please contact Sheila R. Agee at 713.207.6349.

Sincerely,

Sheila R. Agee

Sheila R. Agee
Senior Right of Way Agent

C: Kathryn Edwards <kedwards@krga.com>

PLR16.459

From:	Kathryn Edwards
To:	"Chris_Grey@cable.comcast.com"
Cc:	landplan@krga.com
Subject:	Jordan Ranch St Ded and Sec 8-13_no objection request_10-10-16
Date:	Monday, October 10, 2016 9:58:00 AM
Attachments:	8004C_St Dedication No 02 (Jordan Ranch Blvd. Ph.II) 09-30-16.pdf image001.png 8004C_Jordan Ranch_Sec.8_09-30-16.pdf 8004C_Jordan Ranch_Sec.9_09-30-16.pdf 8004C_Jordan Ranch_Sec.10_09-30-16.pdf 8004C_Jordan Ranch_Sec.11_09-30-16.pdf 8004C_Jordan Ranch_Sec.12_09-30-16.pdf 8004C_Jordan Ranch_Sec.13_09-30-16.pdf

Good Morning,

Please find the below referenced Jordan Ranch preliminary plats for your review:
Jordan Ranch Street Dedication No. 2 and Reserves
Jordan Ranch Sec 8
Jordan Ranch Sec 9
Jordan Ranch Sec 10
Jordan Ranch Sec 11
Jordan Ranch Sec 12
Jordan Ranch Sec 13

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.
Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards
BGE | Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

BGE KERRY R. GILBERT & ASSOCIATES

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From:	Kathryn Edwards
To:	"dm8736@att.com"
Cc:	landplan@krga.com
Subject:	Jordan Ranch St Ded and Sec 8-13_no objection request_10-10-16
Date:	Monday, October 10, 2016 9:58:00 AM
Attachments:	8004C_St Dedication No 02 (Jordan Ranch Blvd. Ph.II) 09-30-16.pdf image001.png 8004C_Jordan Ranch_Sec.8_09-30-16.pdf 8004C_Jordan Ranch_Sec.9_09-30-16.pdf 8004C_Jordan Ranch_Sec.10_09-30-16.pdf 8004C_Jordan Ranch_Sec.11_09-30-16.pdf 8004C_Jordan Ranch_Sec.12_09-30-16.pdf 8004C_Jordan Ranch_Sec.13_09-30-16.pdf

Good Morning,

Please find the below referenced Jordan Ranch preliminary plats for your review:
Jordan Ranch Street Dedication No. 2 and Reserves
Jordan Ranch Sec 8
Jordan Ranch Sec 9
Jordan Ranch Sec 10
Jordan Ranch Sec 11
Jordan Ranch Sec 12
Jordan Ranch Sec 13

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.
Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards
BGE | Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

BGE KERRY R. GILBERT & ASSOCIATES

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From:	Kathryn Edwards
To:	"MaryJane.Sowa@fortbendcountytx.gov"
Cc:	landplan@krga.com
Subject:	Preliminary Plat Review_Jordan Ranch_Pt2
Date:	Wednesday, October 12, 2016 2:47:00 PM
Attachments:	8004C_Jordan Ranch_Sec.11_10-12-16.pdf image001.png 8004C_Jordan Ranch_Sec.12_10-12-16.pdf 8004C_Jordan Ranch_Sec.13_10-12-16.pdf

Mary Jane,

Please find attached PDFs of three preliminary plats located in Fort Bend County in the City of Fulshear's ETJ. These preliminary plats will be submitted to the City of Fulshear on Friday (10/14). The plats are Jordan Ranch Sec 11 (resubmittal-original preliminary was submitted in July 2015), Jordan Ranch Sec 12 (resubmittal-original preliminary was submitted in July 2015) and Jordan Ranch Sec 13.

Please let us know if you have any comments or questions about any of these plats.

Thank you,

Kathryn Edwards
BGE | Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

BGE KERRY R. GILBERT & ASSOCIATES

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KERRY R. GILBERT
& ASSOCIATES

October 12, 2016

Mr. Dwayne G. Grigar, CFM
Fort Bend County Drainage District
P.O. Box 1028
Rosenberg, Texas 77471

RE: Jordan Ranch Section 11 Preliminary Plat

Dear Mr. Grigar,

The attached Preliminary Plat is located within the ETJ of the City of Fulshear.

We request that you review the Preliminary Plat and determine acceptability. Upon your review, please forward a letter to the City of Fulshear at the following address stating the acceptability of the Preliminary Plat. Our firm would appreciate a copy of this letter.

Planning Department
City of Fulshear
30603 FM 1093
Fulshear, TX 77441
Attn: D. Offord

Should any questions arise, please feel free to contact our firm at your convenience.

Sincerely,

Kathryn Edwards

Kathryn Edwards
Planner
kedwards@krga.com

BGE | KERRY R. GILBERT & ASSOCIATES

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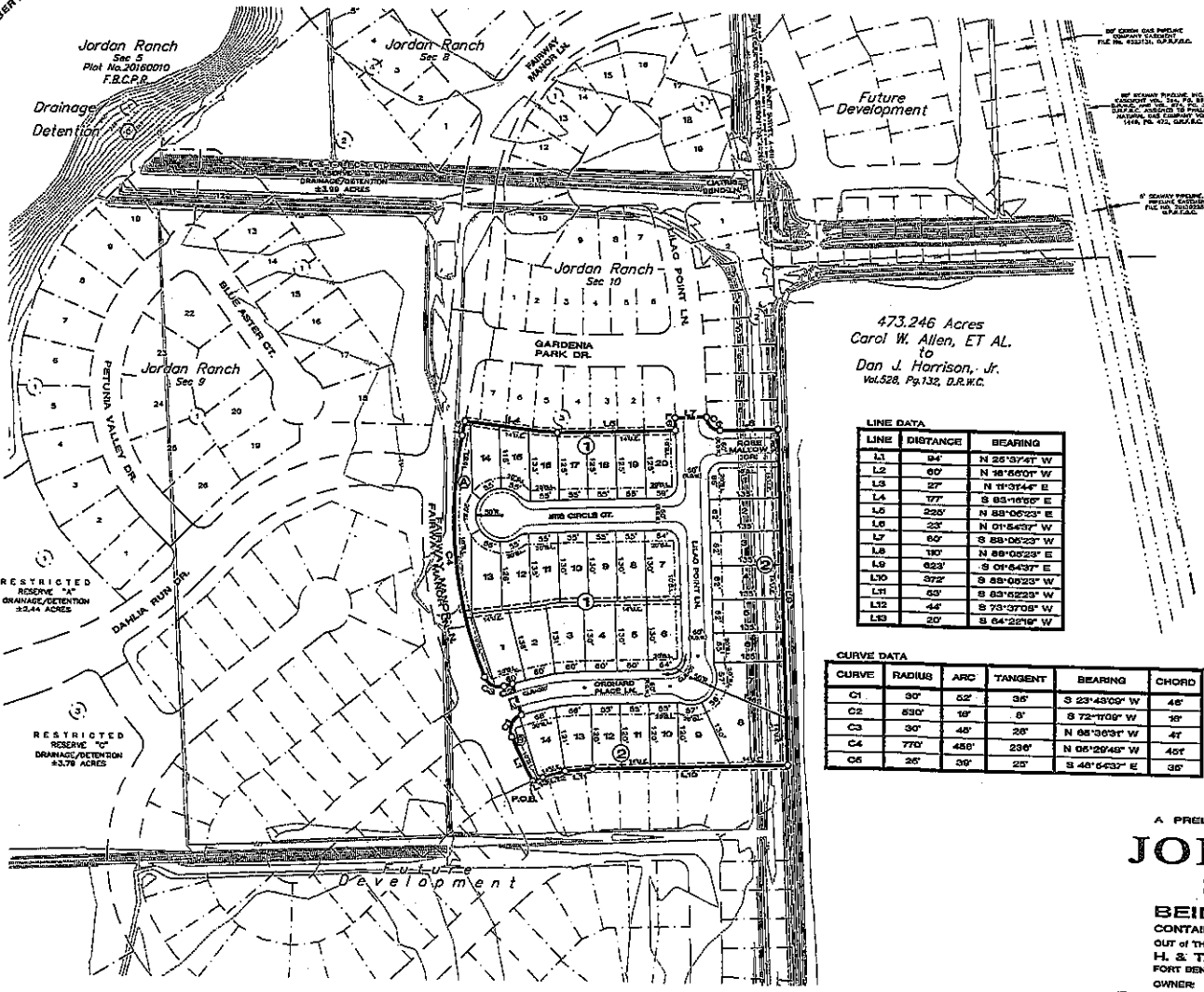

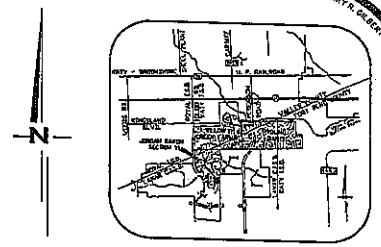

Vicinity Map
N.T.S.

METES & BOUND DESCRIPTION

All that certain 8.5 acres of land, in the H. & T.C.R.R. CO. Survey, Section 105, A-261, being a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust dated December 30, 2005 and The Rocco Paolo Silvestri Trust dated December 30, 2005 to Fort Bend Jordan Ranch LP, recorded under File No. 2015027940 in the Official Public Records of Fort Bend County, Texas, being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a ½ inch iron pipe found for the northwest corner of said 1352.43 acre tract, common to the southwest corner of the 92.25 acre tract described in the deed from Memorial Willow Creek Farms II, LLC. to Forester/NWC WCP LLC recorded under File No. 2012085342, in the Official Public Records of Fort Bend County, Texas, S 42° 54' 00" E for a distance of 3926.52' to the POINT OF BEGINNING of herein described tract.

From the POINT OF BEGINNING; Thence, N 88° 05' 23" E for a distance of 60.00 feet to the beginning of a non-tangential curve,

Said curve turning to the left through an angle of 90° 00' 00", having a radius of 25.00 feet, and whose long chord bears S 46° 54' 37" E for a distance of 35.36 feet.

Thence, N 88° 05' 23" E for a distance of 110.00 feet to a point on a line.

Thence, S 01° 54' 37" E for a distance of 623.38 feet to a point on a line.

Thence, S 88° 05' 23" W for a distance of 372.50 feet to a point on a line.

Thence, S 83° 52' 23" W for a distance of 53.05 feet to a point on a line.

Thence, S 73° 37' 08" W for a distance of 44.01 feet to a point on a line.

Thence, S 64° 22' 29" W for a distance of 20.43 feet to a point on a line.

Thence, N 25° 37' 41" W for a distance of 93.94 feet to the beginning of a curve,

Said curve turning to the right through an angle of 98° 41' 40", having a radius of 30.00 feet, and whose long chord bears N 23° 45' 09" E for a distance of 45.52 feet to a point of intersection with a non-tangential line,

Thence, N 16° 56' 01" W for a distance of 60.00 feet to the beginning of a non-tangential curve,

Said curve turning to the left through 03° 45' 40", having a radius of 530.00 feet, and whose long chord bears S 72° 11' 09" W for a distance of 15.29 feet to the beginning of a non-tangential curve.

Said curve turning to the right through 86° 16' 30", having a radius of 30.00 feet, and whose long chord bears N 65° 36' 31" W for a distance of 40.99 feet to the beginning of a non-tangential curve.

Said curve turning to the right through an angle of 34° 05' 05", having a radius of 770.00 feet, and whose long chord bears N 05° 29' 48" W for a distance of 450.91 feet.

Thence, N 11° 31' 44" E for a distance of 26.61 feet to a point on a line.

Thence, S 88° 16' 55" E for a distance of 176.61 feet to a point on a line.

Thence, N 88° 05' 23" E for a distance of 225.00 feet to a point on a line.

Thence N 01° 54' 37" W a distance of 23.98 feet to the POINT OF BEGINNING of the herein described tract and containing 8.5 acres of land.

LINE DATA

LINE	DISTANCE	BEARING
L1	94'	N 25°37'41" W
L2	60'	N 16°56'01" W
L3	27'	N 11°31'44" E
L4	177'	S 88°16'55" E
L5	225'	N 88°05'23" E
L6	23'	N 01°54'37" W
L7	60'	S 88°05'23" W
L8	110'	N 88°05'23" E
L9	623'	S 01°54'37" E
L10	372'	S 88°05'23" W
L11	53'	S 83°52'23" W
L12	44'	S 73°37'08" W
L13	20'	S 64°22'29" W

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	30'	52'	35'	S 23°43'09" W	46'
C2	530'	19'	8'	S 72°11'09" W	19'
C3	30'	45'	28'	N 65°36'31" W	41'
C4	770'	458'	236'	N 05°29'48" W	451'
C5	25'	39'	25'	S 46°54'37" E	35'

GENERAL NOTES:

1) "BL" INDICATES BUILDING LINE.
2) "UE" INDICATES UTILITY EASEMENT.
3) "V.R.E." INDICATES VEHICLE ACCESS.
   dedication to the public in fee as a barrier 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 fee land 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.
4) "F.B.C.R.P." INDICATES FORT BEND COUNTY PLAT RECORDS.
5) "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS.
6) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
7) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND ON THE REAR BUILDING PAD LINE.
8) ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE.
9) THE PROPERTY LIES IN THE UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48157C0040L, REVISED APRIL 2, 2014.

DISCLAIMER AND LIMITED WARRANTY

THE 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 AND WITH ANY APPROVED VARIANCES TO THE PROVISIONS OF THE APPLICABLE ORDINANCE. THESE VARIANCES ARE SUBJECT TO CHANGE BY THE FULSHEAR PLANNING & ZONING COMMISSION AND / OR CITY COUNCIL. THE PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE OF THE PROFESSIONAL OF ACTIVE ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY A. GILBERT & ASSOCIATES, INC. NOR ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE VARIOUS LOCATIONS, QUALITY, QUANTITY OF ACTIVE UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES PROVIDED IN THE PRELIMINARY SUBDIVISION PLAT.

NOTE:

(A) RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.28 ACRE

(B) RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.06 ACRE

A PRELIMINARY PLAT OF

JORDAN RANCH
SECTION ELEVEN

BEING 8.5± ACRES OF LAND

CONTAINING 34 LOTS AND TWO RESERVES IN TWO BLOCKS.

OUT OF THE

H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261

FORT BEND COUNTY, TEXAS

OWNER:

FORT BEND JORDAN RANCH LP.

PLANNER:

BGE KERRY R. GILBERT & ASSOCIATES

- Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340

SCALE: 1" = 100'
0 50 100 200

OCTOBER 14, 2016
KGA# 6004C

BGE | KERRY R. GILBERT & ASSOCIATES

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Jordan Ranch Section 12 / Preliminary Plat

City Engineer Review

✓ Reviewed
_____ See Attached Letter

BY: _____ DATE: 11-02-2016

City Secretary

✓ Processed
_____ *Returned for additional data*

BY: [illegible] DATE: 10-14-2016

Planning Commission Review

✓ Approved
_____ Returned for additional data

BY: [illegible] DATE: 4 NOV 2016

City Council Review

_____ Approved
_____ Returned for additional data

BY: _____ DATE: _____

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

Subdivision/Development Platting Application

Date: 10-14-2016 Date Received by the City of Fulshear: 10-14-2016

Subdivision: Jordan Ranch Sec.12 Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: ___ City ✓ ETJ (Extraterritorial Jurisdiction)

Legal Description: BEING 9.1 ACRES OUT OF THE H.&T.C.R.R. CO. SURVEY, SECTION 105, A-261

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

Total Acreage: 9.1
Number of Streets: 3
Number of Lots: 33
Number and Types of Reserves: 2-landscape/ Open space
Total Acres in Reserve: 0.87

Owner: FORT BEND JORDAN RANCH LP
Address: 5005 Riverway, Suite 500
City/State: Houston, Texas 77056
Telephone: 713-960-9977
Email Address: steves@johnsondev.com

Engineer/Planner: BGE|Kerry Gilbert & Assoc.
Contact Person: Kathryn Edwards
Telephone: 281-579-0340
Fax Number:
Email Address: kedwards@krga.com

Platting Fees

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

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

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

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

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

TOTAL PLATTING FEE $729.25

Park Fees (due at Final Plat Application) n/a

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 Edwards — Kathryn Edwards / Planner — 10/13/16

SIGNATURE — TYPED OR PRINTED NAME/TITLE — DATE

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

November 2, 2016

Engineering Review

Preliminary Plat - Jordan Ranch Section Twelve
Fort Bend County, Texas

For Information only:

1. This plat will create 33 Lots in one (1) Block with two (2) Reserves that covers a total acreage of 9.1 acres.

2. The typical lot size for this section appears to be 60-foot by 130-foot with a 20-foot Front Building Line

3. This tract is located in the E.T.J. of the City of Fulshear and as such approval will be needed from the following:

   A) City of Fulshear
   B) Fort Bend County
   C) Fort Bend County Drainage District

Recommendations:

I recommend that this Preliminary Plat of Jordan Ranch, Section Twelve be approved once the following items are addressed:

A) The Vicinity Map needs to be edited to add the street names.

B) A 14-foot waterline easement is required at the cul-de-sac of Orchard Place Lane and Aster Brook Drive so the waterline can be looped.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

KERRY R. GILBERT
& ASSOCIATES

November 2, 2016

Mr. David Leyendecker, P.E.
City Engineer
City of Fulshear
30603 FM 1093
Fulshear, Texas 77441

Re: JORDAN RANCH SECTION TWELVE – PRELIMINARY PLAT

Dear David,

On behalf of Johnson Development Corp., we BGE|Kerry R. Gilbert & Associates respectfully submit our responses below to the City Comments dated November 2, 2016 for the above referenced plat.

1) The vicinity map needs to be edited to show the street names
   Response: The thoroughfare streets names have been added to the vicinity map

2) It appears that a side lot waterline easement of at least 14 foot will be required to loop the waterline from Orchard Place Lane to Aster Brook Drive.
   Response: This comment has been forwarded to the project engineer to review and address.

Enclosed is a copy of the revised plat. Please contact me if you need any additional information.

Sincerely,

Kathryn Edwards

Kathryn Edwards

Enclosure

DRAINAGE DISTRICT

Fort Bend County, Texas

October 25, 2016

Ms. Kathryn Edwards
BGE Kerry R. Gilbert & Associates
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Ph.: (281) 579-0340

Re: Jordan Ranch Sections 8, 9, 10, 11, 12 & 13 - Plats

Dear Ms. Edwards:

The Fort Bend County Drainage District has received the above referenced plats for review and comment. The following items need to be addressed prior to approval:

1. Provide a copy of the construction plans associated with each of the plats for review.

2. Provide a no objection letter for each of the plats from the Fulshear MUD No. 3 engineer including specific acknowledgement that detention and outfall capacity are available for the proposed developments. If detention and outfall are still under design or construction, provide acknowledgement that no impervious cover will be added prior to the detention facilities being completed.

3. Provide a "Minimum Slab Elevation Analysis" for each of the proposed developments and insert the elevation into the note mentioned in Comment 6 below.

4. The natural ground contours are difficult to read on the copies received for review. Please revise the contours to make them more legible.

5. Plat Note 9 shows the development to be on FIRM map 48157C0040L, but the site appears to be on map 48157C0020L. Please check and revise as needed.

6. Please add the following notes to the plats as required by the *Fort Bend County Regulations of Subdivisions (FBCRS)*:
   a. "The top of all floor slabs shall be a minimum of ____ feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground." (*FBCRS, Sec. 4.16*)

b. "All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity." (*FBCRS, Sec. 4.22*)
c. "All property to drain into the drainage easement only through an approved drainage structure." (*FBCRS, Sec. 4.22*)
d. "The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events."

7. Please list the public facilities servicing the development as required by *FBCRS, Sec. 4.21*.

8. Please add a note stating who will have ownership and maintenance responsibility for any drainage / detention easements and reserves shown on the plat (*FBCRS, Sec. 5.11.B.4*).

9. Please add the Engineer's Plat Affidavit shown in *FBCRS, Appendix H* and provide a final copy of each plat signed and sealed by the engineer (*FBCRS, Sec. 4.20*).

The items listed above need to be addressed prior to releasing the Drainage District approval form to the Fort Bend County Engineering Department.

Please let me know if you have any questions.

Sincerely,

Neil J. Goertz

Neil J. Goertz, P.E., CFM
Engineer II
Fort Bend County Drainage District

cc: Ms. Maggie Dalton – Fort Bend County Engineering Department

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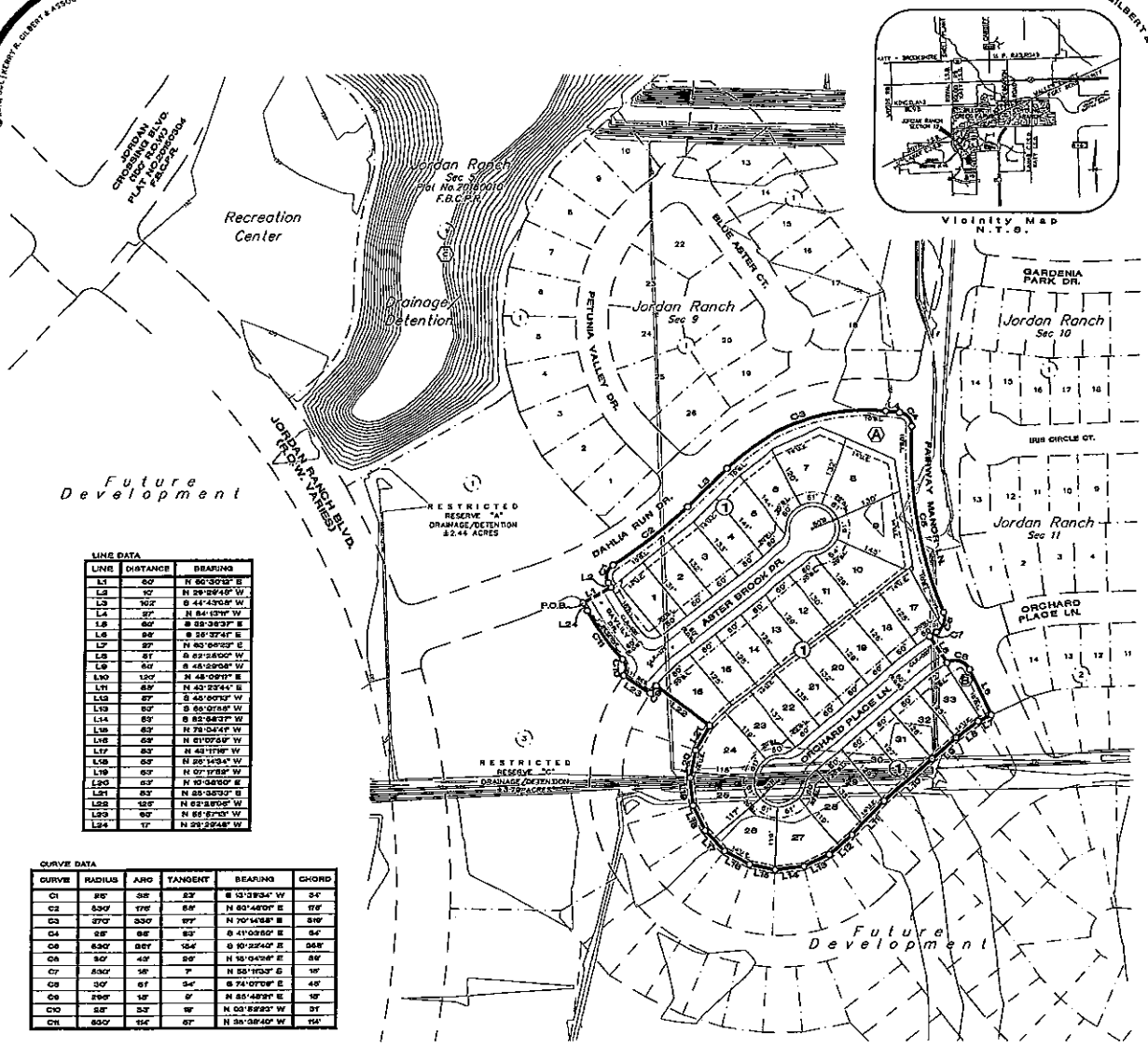

Vicinity Map
N.T.S.

LINE DATA

LINE	DISTANCE	BEARING
L1	50'	N 80°30'12" E
L2	10'	N 29°29'48" W
L3	102'	S 44°43'08" W
L4	27'	N 84°13'17" W
L5	60'	S 29°38'39" E
L6	94'	S 26°37'41" E
L7	27'	N 63°54'23" E
L8	51'	S 62°25'00" W
L9	50'	S 48°29'08" W
L10	120'	N 48°09'11" E
L11	68'	N 43°23'44" E
L12	57'	S 45°00'13" W
L13	50'	S 66°07'55" W
L14	50'	S 82°58'37" W
L15	63'	N 79°04'47" W
L16	68'	N 61°07'59" W
L17	53'	N 43°11'19" W
L18	53'	N 26°14'34" W
L19	53'	N 07°17'59" W
L20	53'	N 10°38'50" E
L21	53'	N 25°35'39" E
L22	126'	N 62°28'06" W
L23	60'	N 56°57'01" W
L24	17'	N 29°29'48" W

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	25'	35'	23'	S 13°39'34" W	34'
C2	530'	176'	89'	N 60°46'01" E	175'
C3	370'	330'	177'	N 70°14'55" E	319'
C4	25'	39'	23'	S 41°03'50" E	34'
C5	530'	267'	134'	S 10°22'40" E	265'
C6	30'	43'	26'	N 15°04'28" E	39'
C7	530'	18'	7'	N 55°11'03" E	18'
C8	30'	51'	34'	S 74°07'09" E	45'
C9	296'	18'	9'	N 55°48'39" E	18'
C10	28'	53'	38'	N 03°52'23" W	51'
C11	630'	114'	57'	N 35°38'40" W	114'

METES & BOUND DESCRIPTION

All that certain 9.1 acres of land, in the H. & T.C.R.R. CO. Survey, Section 105, A-261, being a portion of the 1543.45 acre tract described in the deed from The Mauriceville Fibre Mill Irrevocable Trust dated December 30, 2005 and the Bessie Marie Stewart Trust dated December 30, 2005 to Fort Bend Jordan Ranch LP, recorded under File No. 2005207164 in the Official Records of Fort Bend County, Texas, being more particularly described by metes and bounds as follows, with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a ½ inch iron pipe found for the northwest corner of said 1543.45 acre tract, common to the southwest corner of the 97.15 acre tract described in the deed from Mirandal Willow Creek Farms II, LLC. to Forestar/WWC WCF LLC recorded under File No. 2012066142, in the Official Public Records of Fort Bend County, Texas, S 25° 36' 03" E, for a distance of 2372.89' to the POINT OF BEGINNING of herein described tract.

From the POINT OF BEGINNING; Thence, N 64° 30' 13" E for a distance of 60.00 feet to a point on a line.

Thence, N 25° 29' 48" W for a distance of 10.18 feet to the beginning of a curve.

Said curve turning to the right through 86° 19' 43", having a radius of 25.00 feet, and whose long chord bears N 12° 39' 39" E for a distance of 34.20 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of 13° 09' 47", having a radius of 530.00 feet, and whose long chord bears N 50° 46' 01" E for a distance of 174.00 feet.

Thence, N 44° 11' 09" E for a distance of 101.30 feet to the beginning of a curve.

Said curve turning to the right through an angle of 51° 07' 41", having a radius of 370.00 feet, and whose long chord bears N 70° 14' 59" E for a distance of 318.54 feet.

Thence, S 84° 18' 18" E for a distance of 29.65 feet to the beginning of a curve.

Said curve turning to the right through 86° 18' 43", having a radius of 25.00 feet, and whose long chord bears S 41° 03' 50" E for a distance of 34.20 feet to the beginning of a non-tangential curve.

Said curve turning to the left through 24° 56' 39", having a radius of 530.00 feet, and whose long chord bears S 10° 22' 40" E for a distance of 228.43 feet to the beginning of a non-tangential curve.

Said curve turning to the right through 61° 30' 15", having a radius of 30.00 feet, and whose long chord bears S 38° 04' 19" W for a distance of 30.39 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of 01° 30' 10", having a radius of 530.00 feet, and whose long chord bears S 68° 16' 33" W for a distance of 14.93 feet to a point of intersection with a non-tangential line.

Thence, S 32° 36' 27" E for a distance of 60.00 feet to the beginning of a non-tangential curve.

Said curve turning to the right through an angle of 86° 58' 50", having a radius of 30.00 feet, and whose long chord bears S 76° 07' 08" E for a distance of 44.24 feet.

Thence, S 20° 37' 41" E for a distance of 99.74 feet to a point on a line.

Thence, S 62° 56' 21" W for a distance of 27.17 feet to a point on a line.

Thence, S 52° 25' 00" W for a distance of 51.44 feet to a point on a line.

Thence, S 48° 25' 09" W for a distance of 60.01 feet to a point on a line.

Thence, S 48° 09' 17" W for a distance of 120.73 feet to a point on a line.

Thence, S 42° 21' 49" W for a distance of 58.17 feet to a point on a line.

Thence, S 48° 50' 18" W for a distance of 54.79 feet to a point on a line.

Thence, S 50° 01' 50" W for a distance of 53.07 feet to a point on a line.

Thence, S 62° 56' 07" W for a distance of 53.03 feet to a point on a line.

Thence, N 79° 07' 41" W for a distance of 53.03 feet to a point on a line.

Thence, N 61° 07' 59" W for a distance of 53.03 feet to a point on a line.

Thence, N 43° 11' 19" W for a distance of 53.03 feet to a point on a line.

Thence, N 25° 14' 34" W for a distance of 53.03 feet to a point on a line.

Thence, N 07° 17' 59" W for a distance of 53.03 feet to a point on a line.

Thence, N 10° 38' 50" E for a distance of 53.03 feet to a point on a line.

Thence, N 25° 35' 39" E for a distance of 53.03 feet to a point on a line.

Thence, N 52° 25' 06" W for a distance of 126.00 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of 01° 31' 06", having a radius of 295.00 feet, and whose long chord bears S 35° 42' 31" W for a distance of 13.16 feet to a point of intersection with a non-tangential line.

Thence, N 53° 57' 13" W for a distance of 60.00 feet to the beginning of a non-tangential curve.

Said curve turning to the left through 75° 50' 18", having a radius of 25.00 feet, and whose long chord bears N 03° 57' 23" W for a distance of 30.73 feet to the beginning of a non-tangential curve.

Said curve turning to the right through an angle of 13° 17' 44", having a radius of 530.00 feet, and whose long chord bears N 35° 38' 40" W for a distance of 122.52 feet.

Thence N 29° 29' 48" W a distance of 18.82 feet to the POINT OF BEGINNING of the herein described tract and containing 9.1 acres of land.

GENERAL NOTES:

1.) "BL" INDICATES BUILDING LINE.
2.) "UE" INDICATES UTILITY EASEMENT.
3.) "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.
4.) "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS.
5.) "F.B.C.O.R." INDICATES FORT BEND COUNTY DEED RECORDS.
6.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
7.) 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.
8.) ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE.
9.) 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 48157C0245L, REVISED APRIL 3, 2014.
10.) THIS PRELIMINARY PLAT LIES IN FORT BEND COUNTY, THE ETJ OF THE CITY OF FULSHEAR, THE MUD DISTRICT AND LINEAR GCD.

NOTE:

(A) RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.79 ACRE

(B) RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.08 ACRE

A PRELIMINARY PLAT OF

JORDAN RANCH

SECTION TWELVE

BEING 9.1± ACRES OF LAND

CONTAINING 33 LOTS AND TWO RESERVES IN ONE BLOCK

OUT OF THE

H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261

FORT BEND COUNTY, TEXAS

OWNER:

FORT BEND JORDAN RANCH LP.

PLANNER:

BGE KERRY R. GILBERT & ASSOCIATES

- Land Planning Consultants -

23501 Cinco Ranch Blvd., Suite A-250

Katy, Texas 77494

Tel: 281-579-0340

SCALE: 1" = 100'

0 50 100 200

NOVEMBER 4, 2016

KGAB 8004C

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 MASTERDRAINED DRAINAGE PLAN, AND SUBSEQUENTLY CHANGED BY THE FULSHEAR PLANNING & ZONING COMMISSION AND / OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDING IN THE PROGRESSION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED REGARDING THE FUTURE LOCATION, QUALITY CHARACTER OF FUTURE STREETS OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PROPERTIES ADJACENT TO THE PRELIMINARY SUBDIVISION PLAT.

Kimberly Kopecky

From: Kathryn Edwards <kedwards@krga.com>
Sent: Wednesday, November 02, 2016 6:35 PM
To: davidleyen@aol.com
Cc: Kimberly Kopecky; Diana Offord; landplan@krga.com
Subject: Jordan Ranch Comment Response_Cont.
Attachments: Jordan Ranch Sec 11_no objection letter_10-25-16_FBCDD.PDF; Jordan Ranch Sec 8_no objection letter_10-24-16_FBC.PDF; Jordan Ranch St Ded 2_no objection letter_10-25-16 _FBCDD.pdf; 8004C_Jordan Ranch_Sec.12_11-02-16.pdf; 8004C_Jordan Ranch_Sec.13_ 11-02-16.pdf; 8004C_St Dedication No 02 (Jordan Ranch Blvd. Ph.II)_11-02-16.pdf; SKonica C2816110218280.pdf

David,

Attached are the comment response letters and revised plats for Jordan Ranch Sec 12-13 and Street Dedication No. 2 Preliminary Plats.
I have also enclosed the no objections letters from Fort Bend County and Fort Bend County Drainage District.

Let me know if you need any additional information,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

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CenterPoint Energy
Houston

October 12, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Jordan Ranch Section Twelve

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated October 14, 2016.

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

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

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

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

If there are any questions, please contact Sheila R. Agee at 713.207.6349.

Sincerely,

Sheila R. Agee

Sheila R. Agee
Senior Right of Way Agent

C: Kathryn Edwards <kedwards@krga.com>

PLR16.460

From:	Kathryn Edwards
To:	"Chris_Grey@cable.comcast.com"
Cc:	landplan@krga.com
Subject:	Jordan Ranch St Ded and Sec 8-13_no objection request_10-10-16
Date:	Monday, October 10, 2016 9:58:00 AM
Attachments:	8004C_St Dedication No 02 (Jordan Ranch Blvd. Ph.II)_09-30-16.pdf image001.png 8004C_Jordan Ranch_Sec.8_09-30-16.pdf 8004C_Jordan Ranch_Sec.9_09-30-16.pdf 8004C_Jordan Ranch_Sec.10_09-30-16.pdf 8004C_Jordan Ranch_Sec.11_09-30-16.pdf 8004C_Jordan Ranch_Sec.12_09-30-16.pdf 8004C_Jordan Ranch_Sec.13_09-30-16.pdf

Good Morning,

Please find the below referenced Jordan Ranch preliminary plats for your review:
Jordan Ranch Street Dedication No. 2 and Reserves
Jordan Ranch Sec 8
Jordan Ranch Sec 9
Jordan Ranch Sec 10
Jordan Ranch Sec 11
Jordan Ranch Sec 12
Jordan Ranch Sec 13

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.
Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards
BGE | Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

BGE KERRY R. GILBERT & ASSOCIATES

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From:	Kathryn Edwards
To:	"dm8736@att.com"
Cc:	landplan@krga.com
Subject:	Jordan Ranch St Ded and Sec 8-13_no objection request_10-10-16
Date:	Monday, October 10, 2016 9:58:00 AM
Attachments:	8004C_St Dedication No 02 (Jordan Ranch Blvd. Ph.II)_09-30-16.pdf image001.png 8004C_Jordan Ranch_Sec.8_09-30-16.pdf 8004C_Jordan Ranch_Sec.9_09-30-16.pdf 8004C_Jordan Ranch_Sec.10_09-30-16.pdf 8004C_Jordan Ranch_Sec.11_09-30-16.pdf 8004C_Jordan Ranch_Sec.12_09-30-16.pdf 8004C_Jordan Ranch_Sec.13_09-30-16.pdf

Good Morning,

Please find the below referenced Jordan Ranch preliminary plats for your review:
Jordan Ranch Street Dedication No. 2 and Reserves
Jordan Ranch Sec 8
Jordan Ranch Sec 9
Jordan Ranch Sec 10
Jordan Ranch Sec 11
Jordan Ranch Sec 12
Jordan Ranch Sec 13

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.
Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

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From:	Kathryn Edwards
To:	"MaryJane.Sowa@fortbendcountytx.gov"
Cc:	landplan@krga.com
Subject:	Preliminary Plat Review_Jordan Ranch_Pt2
Date:	Wednesday, October 12, 2016 2:47:00 PM
Attachments:	8004C_Jordan Ranch_Sec.11_10-12-16.pdf image001.png 8004C_Jordan Ranch_Sec.12_10-12-16.pdf 8004C_Jordan Ranch_Sec.13_10-12-16.pdf

Mary Jane,

Please find attached PDFs of three preliminary plats located in Fort Bend County in the City of Fulshear's ETJ. These preliminary plats will be submitted to the City of Fulshear on Friday (10/14). The plats are Jordan Ranch Sec 11 (resubmittal-original preliminary was submitted in July 2015), Jordan Ranch Sec 12 (resubmittal-original preliminary was submitted in July 2015) and Jordan Ranch Sec 13.

Please let us know if you have any comments or questions about any of these plats.

Thank you,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

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KERRY R. GILBERT
& ASSOCIATES

October 12, 2016

Mr. Dwayne G. Grigar, CFM
Fort Bend County Drainage District
P.O. Box 1028
Rosenberg, Texas 77471

RE: Jordan Ranch Section 12 Preliminary Plat

Dear Mr. Grigar,

The attached Preliminary Plat is located within the ETJ of the City of Fulshear.

We request that you review the Preliminary Plat and determine acceptability. Upon your review, please forward a letter to the City of Fulshear at the following address stating the acceptability of the Preliminary Plat. Our firm would appreciate a copy of this letter.

Planning Department
City of Fulshear
30603 FM 1093
Fulshear, TX 77441
Attn: D. Offord

Should any questions arise, please feel free to contact our firm at your convenience.

Sincerely,

Kathryn Edwards

Kathryn Edwards
Planner
kedwards@krga.com

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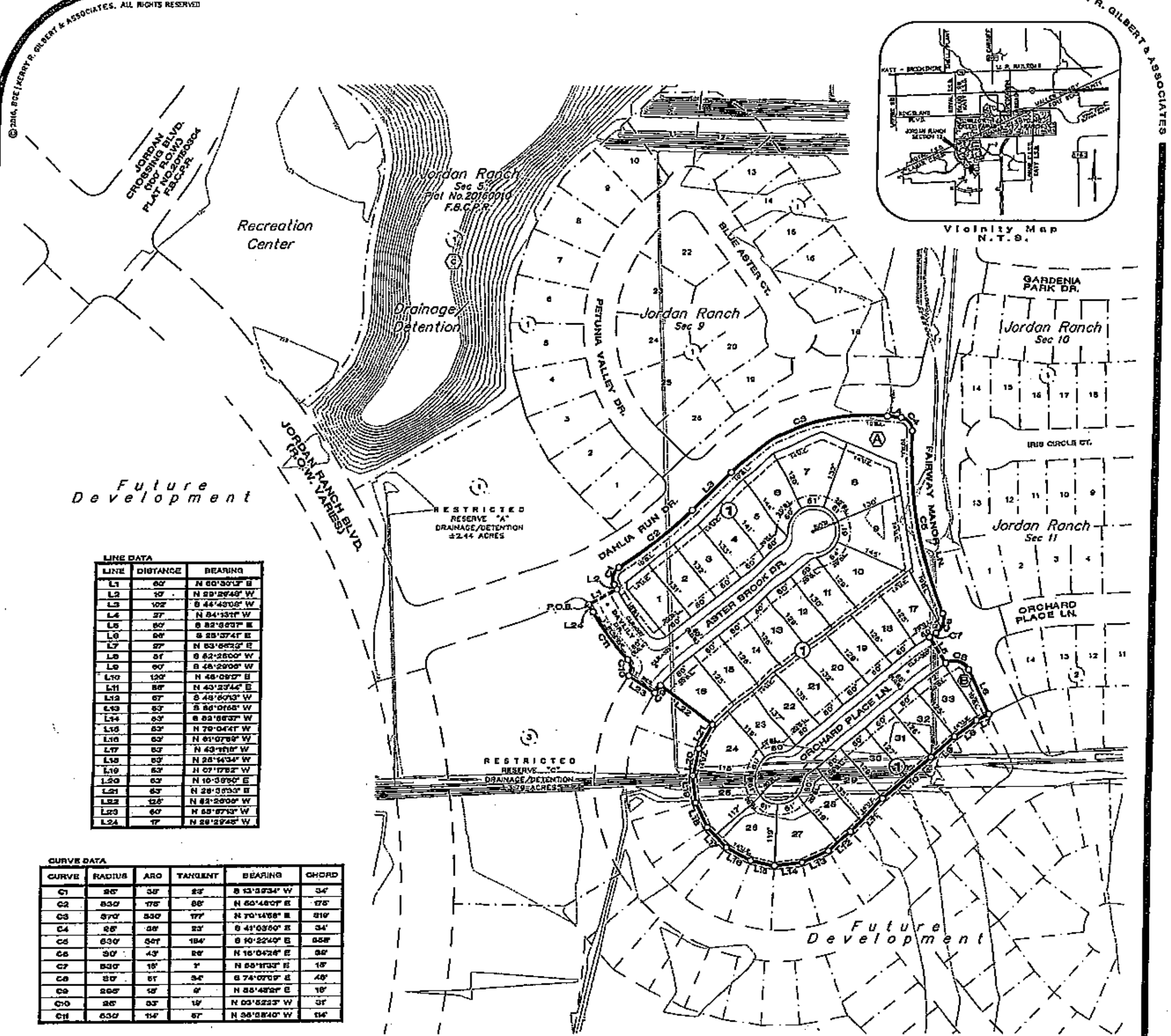
BGE | KERRY R. GILBERT & ASSOCIATES



LINE DATA

LINE	DISTANCE	BEARING
L1	60'	N 60°30'17" E
L2	10'	N 29°29'49" W
L3	102'	S 44°43'08" W
L4	27'	N 84°13'11" W
L5	60'	S 82°36'37" E
L6	96'	S 25°37'41" E
L7	27'	N 63°56'22" E
L8	51'	S 82°25'00" W
L9	60'	S 46°29'06" W
L10	120'	N 46°09'07" E
L11	56'	N 43°23'44" E
L12	67'	S 46°50'13" W
L13	53'	S 86°01'56" W
L14	53'	S 82°56'37" W
L15	53'	N 79°04'41" W
L16	53'	N 61°07'59" W
L17	53'	N 43°11'16" W
L18	53'	N 25°14'34" W
L19	53'	N 07°17'52" W
L20	53'	N 10°38'50" E
L21	53'	N 28°35'33" E
L22	125'	N 62°26'06" W
L23	60'	N 55°57'13" W
L24	17'	N 29°29'45" W

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	25'	38'	23'	S 13°39'34" W	34'
C2	830'	175'	88'	N 60°48'01" E	175'
C3	370'	330'	177'	N 70°14'58" E	319'
C4	25'	38'	23'	S 41°03'50" E	34'
C5	630'	361'	184'	S 10°22'40" E	356'
C6	30'	43'	26'	N 16°04'26" E	39'
C7	530'	15'	7'	N 58°11'33" E	15'
C8	30'	51'	34'	S 74°07'09" E	45'
C9	295'	16'	8'	N 55°48'21" E	16'
C10	25'	33'	19'	N 03°52'23" W	31'
C11	530'	114'	57'	N 36°58'40" W	114'

METES & BOUNDS DESCRIPTION

All that certain 9.1 acres of land, in the H. & T.C.R.R. CO. Survey, Section 105, A-261, being a portion of the 1332.43 acre tract described in the deed from [illegible] Ranch LP, recorded under File No. [illegible] in the Official Public Records of Fort Bend County, Texas, being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a [illegible] inch iron pipe found for the northwest corner of said 1332.43 acre tract, [illegible] in the Official Public Records of Fort Bend County, Texas, [illegible] to the POINT OF BEGINNING of herein described tract.

From the POINT OF BEGINNING, Thence, N 60° 30' 17" E for a distance of 60.00 feet to a point on a line.

Thence, N 29° 29' 49" W for a distance of 10.34 feet to the beginning of a curve.

Said curve turning to the right through [illegible], having a radius of 25.00 feet, and whose long chord bears N 13° 39' 34" E for a distance of 34.30 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of [illegible], having a radius of 830.00 feet, and whose long chord bears N 60° 48' 01" E for a distance of 174.00 feet.

Thence, N 44° 43' 08" E for a distance of 102.30 feet to the beginning of a curve.

Said curve turning to the right through an angle of 51° 03' 41", having a radius of 370.00 feet, and whose long chord bears N 70° 14' 58" E for a distance of 318.94 feet.

Thence, S 84° 13' 11" E for a distance of [illegible] feet to the beginning of a curve.

Said curve turning to the right through [illegible], having a radius of 25.00 feet, and whose long chord bears S 41° 03' 50" E for a distance of 34.20 feet to the beginning of a non-tangential curve.

Said curve turning to the left through 34° 56' 23", having a radius of 630.00 feet, and whose long chord bears S 10° 22' 40" E for a distance of [illegible] feet to the beginning of a non-tangential curve.

Said curve turning to the right through [illegible], having a radius of 30.00 feet, and whose long chord bears S 16° 04' 26" W for a distance of [illegible] feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of [illegible], having a radius of 530.00 feet, and whose long chord bears S 58° 11' 33" W for a distance of [illegible] feet to a point of intersection with a non-tangential line.

Thence, S 31° [illegible] E for a distance of [illegible] feet to the beginning of a non-tangential curve.

Said curve turning to the right through an angle of [illegible], having a radius of 30.00 feet, and whose long chord bears S 74° 07' 09" E for a distance of [illegible] feet.

Thence, S 25° 37' 41" E for a distance of [illegible] feet to a point on a line.

Thence, S 63° [illegible] W for a distance of 27.12 feet to a point on a line.

Thence, S [illegible] W for a distance of [illegible] feet to a point on a line.

Thence, S [illegible] W for a distance of [illegible] feet to a point on a line.

Thence, S [illegible] W for a distance of [illegible] feet to a point on a line.

Thence, S [illegible] W for a distance of [illegible] feet to a point on a line.

Thence, S [illegible] W for a distance of [illegible] feet to a point on a line.

Thence, S [illegible] W for a distance of [illegible] feet to a point on a line.

Thence, S [illegible] W for a distance of [illegible] feet to a point on a line.

Thence, N [illegible] W for a distance of [illegible] feet to a point on a line.

Thence, N [illegible] W for a distance of [illegible] feet to a point on a line.

Thence, N [illegible] W for a distance of [illegible] feet to a point on a line.

Thence, N [illegible] W for a distance of [illegible] feet to a point on a line.

Thence, N [illegible] W for a distance of [illegible] feet to a point on a line.
Thence, N [illegible] E for a distance of [illegible] feet to a point on a line.

Thence, N [illegible] E for a distance of [illegible] feet to a point on a line.

Thence, N [illegible] W for a distance of 125.00 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of [illegible], having a radius of 295.00 feet, and whose long chord bears [illegible] for a distance of [illegible] feet to a point of intersection with a non-tangential line.

Thence, N [illegible] W for a distance of 60.00 feet to the beginning of a non-tangential curve.

Said curve turning to the left through [illegible], having a radius of 25.00 feet, and whose long chord bears N [illegible] W for a distance of [illegible] feet to the beginning of a non-tangential curve.

Said curve turning to the right through an angle of [illegible], having a radius of 530.00 feet, and whose long chord bears N [illegible] W for a distance of [illegible] feet.

Thence N [illegible] W a distance of [illegible] feet to the POINT OF BEGINNING of the herein described tract and containing 9.1 acres of land.

GENERAL NOTES:
1.) "B.L." INDICATES BUILDING LINE.
2.) "U.E." INDICATES UTILITY EASEMENT.
3.) "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.
4.) "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS.
5.) "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS.
6.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
7.) 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.
8.) ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE.
9.) 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 48157C0040L, REVISED APRIL 2, 2014.

NOTE:

Ⓐ RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.79 ACRE

Ⓑ RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.08 ACRE

A PRELIMINARY PLAT OF

JORDAN RANCH
SECTION TWELVE

BEING 9.1± ACRES OF LAND

CONTAINING 33 LOTS AND TWO RESERVES IN ONE BLOCK

OUT of THE

H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
FORT BEND COUNTY, TEXAS

OWNER:

FORT BEND JORDAN RANCH LP.

PLANNER:

BGE KERRY R. GILBERT & ASSOCIATES
- Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340

SCALE: 1" = 100'
0 50 100 200

OCTOBER 14, 2016
KGA# 8004C

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 BGE | KERRY R. GILBERT & ASSOCIATES, INC. 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 DESCRIBED IN THE PRELIMINARY SUBDIVISION PLAT.

BGE | KERRY R. GILBERT & ASSOCIATES

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Jordan Ranch Section 13 / Preliminary Plat

City Engineer Review

✓ Reviewed
_____ See Attached Letter

BY: _____ DATE: 11-02-2016

City Secretary

✓ Processed
_____ *Returned for additional data*

BY: _____ DATE: 10-14-2016

Planning Commission Review

✓ Approved
_____ Returned for additional data

BY: [illegible] DATE: 4 NOV 2016

City Council Review

_____ Approved
_____ Returned for additional data

BY: _____ DATE: _____

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

Subdivision/Development Platting Application

Date: 10-14-2016 Date Received by the City of Fulshear: 10-14-2016

Subdivision: Jordan Ranch Sec.13 Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: ___ City ✓ ETJ (Extraterritorial Jurisdiction)

Legal Description: BEING 8.9 ACRES OUT OF THE H.&T.C.R.R. CO. SURVEY, SECTION 105, A-261 and J.G. Bennett Survey, A-611

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

Total Acreage: 8.9
Number of Streets: 5
Number of Lots: 36
Number and Types of Reserves: 2-landscape/ Open space
Total Acres in Reserve: 0.34

Owner: FORT BEND JORDAN RANCH LP
Address: 5005 Riverway, Suite 500
City/State: Houston, Texas 77056
Telephone: 713-960-9977
Email Address: steves@johnsondev.com

Engineer/Planner: BGE|Kerry Gilbert & Assoc.
Contact Person: Kathryn Edwards
Telephone: 281-579-0340
Fax Number:
Email Address: kedwards@krga.com

Platting Fees

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

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

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

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

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

TOTAL PLATTING FEE $737.25

Park Fees (due at Final Plat Application) n/a

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 Edwards — Kathryn Edwards / Planner — 10/13/16

SIGNATURE — TYPED OR PRINTED NAME/TITLE — DATE

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

November 2, 2016

Engineering Review

Preliminary Plat - Jordan Ranch Section Thirteen
Fort Bend County, Texas

For Information only:

1. This plat will create 36 Lots in two (2) Blocks with two (2) Reserves that covers a total acreage of 8.9 acres.

2. The typical lot size for this section appears to be 50-foot by 125-foot with a 20-foot Front Building Line

3. This tract is located in the E.T.J. of the City of Fulshear and as such approval will be needed from the following:

   A) City of Fulshear
   B) Fort Bend County
   C) Fort Bend County Drainage District

Recommendations:

I recommend that this Preliminary Plat of Jordan Ranch, Section Thirteen be approved once the following items are addressed:

A) The Vicinity Map needs to be edited to show the street names.

B) This plat needs to have a note that shows it is in Fort Bend County, The ETJ of the City of Fulshear, the MUD District and Lamar CISD. (Required on all plats.)

1350 Avenue D Katy, Texas 77493 (281) 391-0173

KERRY R. GILBERT
& ASSOCIATES

November 2, 2016

Mr. David Leyendecker, P.E.
City Engineer
City of Fulshear
30603 FM 1093
Fulshear, Texas 77441

Re: JORDAN RANCH SECTION THIRTEEN – PRELIMINARY PLAT

Dear David,

On behalf of Johnson Development Corp., we BGE|Kerry R. Gilbert & Associates respectfully submit our responses below to the City Comments dated November 2, 2016 for the above referenced plat.

1) The vicinity map needs to be edited to show the street names
   Response: The thoroughfare streets names have been added to the vicinity map

2) This plat needs to have a note that shows it is in Fort Bend County, the ETJ of the City of Fulshear, the MUD District and Lamar CISD. (Required on all plats)
   Response: This note has been added to all applicable plats

Enclosed is a copy of the revised plat. Please contact me if you need any additional information.

Sincerely,

Kathryn Edwards

Kathryn Edwards

Enclosure

DRAINAGE DISTRICT

Fort Bend County, Texas

October 25, 2016

Ms. Kathryn Edwards
BGE Kerry R. Gilbert & Associates
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Ph.: (281) 579-0340

Re: Jordan Ranch Sections 8, 9, 10, 11, 12 & 13 - Plats

Dear Ms. Edwards:

The Fort Bend County Drainage District has received the above referenced plats for review and comment. The following items need to be addressed prior to approval:

1. Provide a copy of the construction plans associated with each of the plats for review.

2. Provide a no objection letter for each of the plats from the Fulshear MUD No. 3 engineer including specific acknowledgement that detention and outfall capacity are available for the proposed developments. If detention and outfall are still under design or construction, provide acknowledgement that no impervious cover will be added prior to the detention facilities being completed.

3. Provide a "Minimum Slab Elevation Analysis" for each of the proposed developments and insert the elevation into the note mentioned in Comment 6 below.

4. The natural ground contours are difficult to read on the copies received for review. Please revise the contours to make them more legible.

5. Plat Note 9 shows the development to be on FIRM map 48157C0040L, but the site appears to be on map 48157C0020L. Please check and revise as needed.

6. Please add the following notes to the plats as required by the *Fort Bend County Regulations of Subdivisions (FBCRS)*:
   a. "The top of all floor slabs shall be a minimum of ____ feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground." (*FBCRS, Sec. 4.16*)

b. "All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity." (*FBCRS, Sec. 4.22*)
c. "All property to drain into the drainage easement only through an approved drainage structure." (*FBCRS, Sec. 4.22*)
d. "The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events."

7. Please list the public facilities servicing the development as required by *FBCRS, Sec. 4.21*.

8. Please add a note stating who will have ownership and maintenance responsibility for any drainage / detention easements and reserves shown on the plat (*FBCRS, Sec. 5.11.B.4*).

9. Please add the Engineer's Plat Affidavit shown in *FBCRS, Appendix H* and provide a final copy of each plat signed and sealed by the engineer (*FBCRS, Sec. 4.20*).

The items listed above need to be addressed prior to releasing the Drainage District approval form to the Fort Bend County Engineering Department.

Please let me know if you have any questions.

Sincerely,

Neil J. Goertz

Neil J. Goertz, P.E., CFM
Engineer II
Fort Bend County Drainage District

cc: Ms. Maggie Dalton – Fort Bend County Engineering Department

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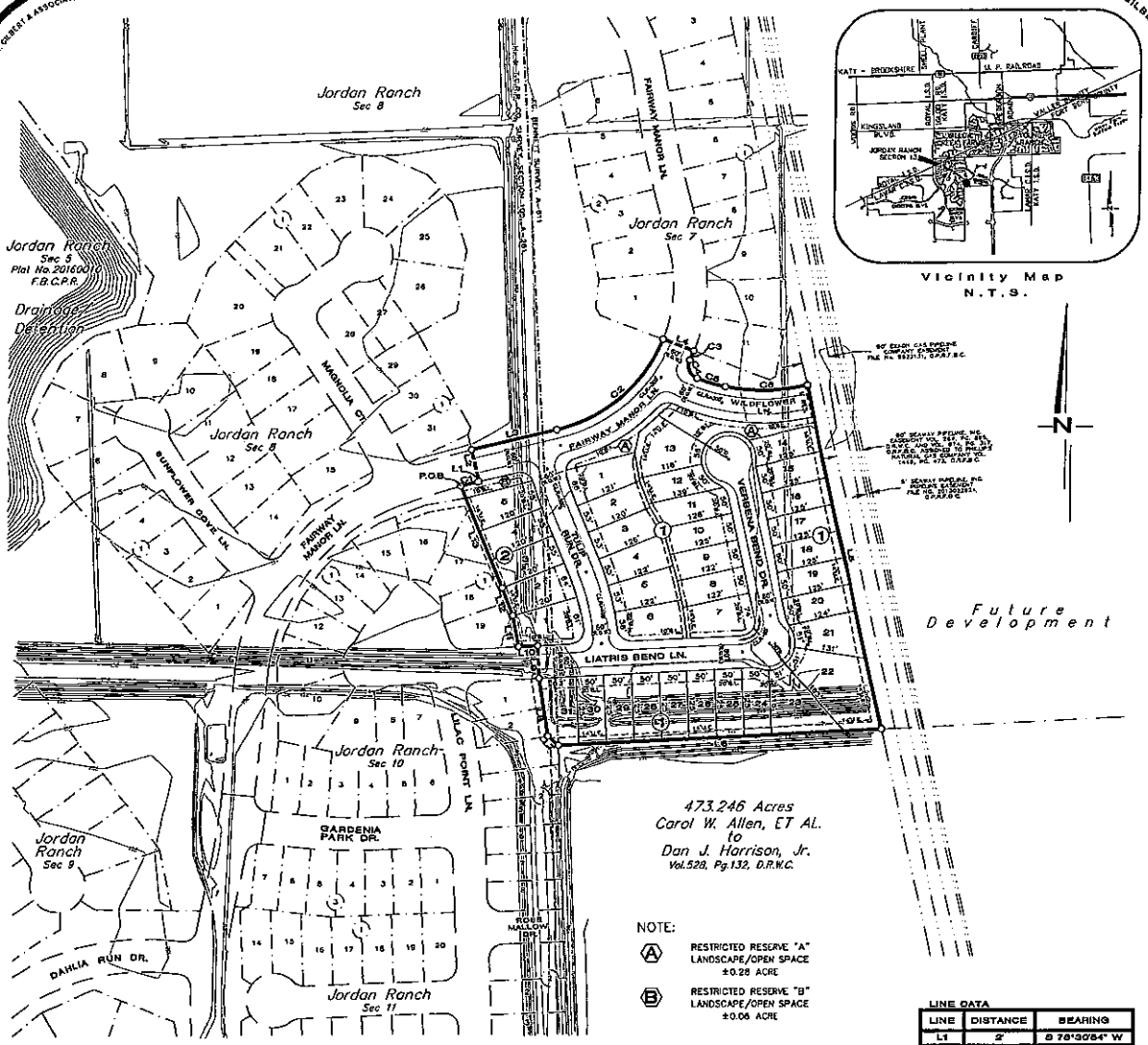

Vicinity Map
N.T.S.

NOTE:

Ⓐ RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±0.28 ACRE

Ⓑ RESTRICTED RESERVE "B"
LANDSCAPE/OPEN SPACE
±0.06 ACRE

GENERAL NOTES:
1) "BL" INDICATES BUILDING LINE.
2) "UE" INDICATES UTILITY EASEMENT.
3) "1' RSE" INDICATES ONE FOOT RESERVE.
indicated to the public in lieu of a buffer separation between the side or end of streets where such streets shall adjoint adjacent acreage tracts. The condition of such deduction 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.
4) "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS.
5) "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS.
6) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
7) 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.
8) ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE.
9) 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 48157C0245G, REVISED APRIL 2, 2014.
10) THIS PRELIMINARY PLAT LIES IN FORT BEND COUNTY, THE ETJ OF THE CITY OF FULSHEAR, THE MUD DISTRICT AND LAMAR CISD.

LINE DATA

LINE	DISTANCE	BEARING
L1	2'	S 76°30'54" W
L2	60'	N 13°29'06" W
L3	136'	N 76°30'54" E
L4	60'	N 88°54'40" W
L5	647'	S 12°33'12" E
L6	568'	S 87°14'45" W
L7	26'	N 47°38'30" W
L8	108'	N 08°44'43" W
L9	60'	N 02°45'15" W
L10	34'	S 87°14'45" W
L11	58'	N 10°39'40" W
L12	55'	N 21°14'02" W
L13	202'	N 22°10'15" W

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	117'0'	32'	16'	N 76°44'16" E	32'
C2	270'	261'	142'	N 48°48'07" E	251'
C3	330'	18'	9'	N 22°40'12" E	18'
C4	25'	40'	26'	N 21°36'26" W	36'
C5	270'	64'	27'	N 73°10'14" W	64'
C6	370'	163'	73'	N 69°17'07" E	162'

METES & BOUND DESCRIPTION

All that certain 8.9 acres of land, in the H. & T.C.R.R. CO. Survey, Section 105, A-261, and the J.G. Bennett Survey, A-611, being a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust dated December 30, 2005 and The Rocco Paolo Silvestri Trust dated December 30, 2005 to Fort Bend Jordan Ranch LP, recorded under File No. 2015027940 in the Official Public Records of Fort Bend County, Texas, being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a ½ inch iron pipe found for the northwest corner of said 1352.43 acre tract, common to the southwest corner of the 92.15 acre tract described in the deed from Memorial Willow Creek Farms II, LLC. to Forestar/MWC WCF LLC recorded under File No. 2012086142, in the Official Public Records of Fort Bend County, Texas, S 51° 41' 29" E for a distance of 3414.60 to the POINT OF BEGINNING of herein described tract.

From the POINT OF BEGINNING; Said curve turning to the right through an angle of 01° 33' 14", having a radius of 1170.00 feet, and whose long chord bears N 75° 44' 18" E for a distance of 31.73 feet.

Thence, N 76° 30' 54" E for a distance of 2.09 feet to a point on a line.

Thence, N 13° 29' 06" W for a distance of 60.00 feet to a point on a line.

Thence, N 76° 30' 54" E for a distance of 157.69 feet to the beginning of a curve,

Said curve turning to the left through an angle of 55° 25' 34", having a radius of 270.00 feet, and whose long chord bears N 48° 48' 07" E for a distance of 251.12 feet to a point of intersection with a non-tangential line.

Thence, S 68° 54' 40" E for a distance of 60.00 feet to the beginning of a non-tangential curve,

Said curve turning to the right through 03° 09' 45", having a radius of 330.00 feet, and whose long chord bears S 22° 40' 12" W for a distance of 18.21 feet to the beginning of a non-tangential curve.

Said curve turning to the left through 91° 42' 59", having a radius of 25.00 feet, and whose long chord bears S 21° 36' 25" E for a distance of 35.88 feet to the beginning of a non-tangential curve.
Said curve turning to the left through 11° 24' 39", having a radius of 270.00 feet, and whose long chord bears S 73° 10' 14" E for a distance of 53.68 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of 23° 40' 39", having a radius of 370.00 feet, and whose long chord bears N 89° 17' 07" E for a distance of 151.82 feet to a point of intersection with a non-tangential line.

Thence, S 12° 33' 12" E for a distance of 647.40 feet to a point on a line.

Thence, S 87° 14' 45" W for a distance of 568.61 feet to a point on a line.

Thence, N 47° 38' 30" W for a distance of 25.43 feet to a point on a line.

Thence, N 08° 44' 43" W for a distance of 107.57 feet to a point on a line.

Thence, N 02° 45' 15" W for a distance of 60.00 feet to a point on a line.

Thence, S 87° 14' 45" W for a distance of 34.48 feet to a point on a line.

Thence, N 10° 39' 40" W for a distance of 58.04 feet to a point on a line.

Thence, N 21° 14' 02" W for a distance of 54.62 feet to a point on a line.

Thence N 22° 10' 15" W a distance of 202.05 feet to the POINT OF BEGINNING of the herein described tract and containing 8.9 acres of land.

A PRELIMINARY PLAT OF

JORDAN RANCH
SECTION THIRTEEN

BEING 8.9± ACRES OF LAND

CONTAINING 36 LOTS AND TWO RESERVES IN TWO BLOCKS.

OUT OF THE
J.G. BENNETT SURVEY, A-611 &
H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
FORT BEND COUNTY, TEXAS

OWNER:
FORT BEND JORDAN RANCH LP.

PLANNER:

BGE KERRY R. GILBERT & ASSOCIATES
- Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340

SCALE: 1" = 100'
0 50 100 200

NOVEMBER 4, 2016
KGAM 80040

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF FULSHEAR SUBDIVISION ORDINANCE IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR WAIVERS TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH HAVE BEEN 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 REVISED ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES SHALL HAVE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE DESIGN, LOCATION, QUALITY OR CHARACTER OF FUTURE FACILITIES IN, ON, OVER, OR UNDER THE PROPERTIES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

Kimberly Kopecky

From: Kathryn Edwards <kedwards@krga.com>
Sent: Wednesday, November 02, 2016 6:35 PM
To: davidleyen@aol.com
Cc: Kimberly Kopecky; Diana Offord; landplan@krga.com
Subject: Jordan Ranch Comment Response_Cont.
Attachments: Jordan Ranch Sec 11_no objection letter_10-25-16_FBCDD.PDF; Jordan Ranch Sec 8_no objection letter_10-24-16_FBC.PDF; Jordan Ranch St Ded 2_no objection letter_10-25-16 _FBCDD.pdf; 8004C_Jordan Ranch_Sec.12_11-02-16.pdf; 8004C_Jordan Ranch_Sec.13_ 11-02-16.pdf; 8004C_St Dedication No 02 (Jordan Ranch Blvd. Ph.II)_11-02-16.pdf; SKonica C2816110218280.pdf

David,

Attached are the comment response letters and revised plats for Jordan Ranch Sec 12-13 and Street Dedication No. 2 Preliminary Plats.
I have also enclosed the no objections letters from Fort Bend County and Fort Bend County Drainage District.

Let me know if you need any additional information,

Kathryn Edwards
BGE | Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

BGE KERRY R. GILBERT & ASSOCIATES

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CenterPoint Energy
Houston

October 12, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Jordan Ranch Section Thirteen

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated October 14, 2016.

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

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

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

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

If there are any questions, please contact Sheila R. Agee at 713.207.6349.

Sincerely,

Sheila R. Agee

Sheila R. Agee
Senior Right of Way Agent

C: Kathryn Edwards <kedwards@krga.com>

PLR16.461

From:	Kathryn Edwards
To:	"Chris_Grey@cable.comcast.com"
Cc:	landplan@krga.com
Subject:	Jordan Ranch St Ded and Sec 8-13_no objection request_10-10-16
Date:	Monday, October 10, 2016 9:58:00 AM
Attachments:	8004C_St Dedication No 02 (Jordan Ranch Blvd. Ph.II)_09-30-16.pdf image001.png 8004C_Jordan Ranch_Sec.8_09-30-16.pdf 8004C_Jordan Ranch_Sec.9_09-30-16.pdf 8004C_Jordan Ranch_Sec.10_09-30-16.pdf 8004C_Jordan Ranch_Sec.11_09-30-16.pdf 8004C_Jordan Ranch_Sec.12_09-30-16.pdf 8004C_Jordan Ranch_Sec.13_09-30-16.pdf

Good Morning,

Please find the below referenced Jordan Ranch preliminary plats for your review:
Jordan Ranch Street Dedication No. 2 and Reserves
Jordan Ranch Sec 8
Jordan Ranch Sec 9
Jordan Ranch Sec 10
Jordan Ranch Sec 11
Jordan Ranch Sec 12
Jordan Ranch Sec 13

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.
Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

KERRY R. GILBERT & ASSOCIATES

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From:	Kathryn Edwards
To:	"dm8736@att.com"
Cc:	landplan@krga.com
Subject:	Jordan Ranch St Ded and Sec 8-13_no objection request_10-10-16
Date:	Monday, October 10, 2016 9:58:00 AM
Attachments:	8004C_St Dedication No 02 (Jordan Ranch Blvd. Ph.II)_09-30-16.pdf image001.png 8004C_Jordan Ranch_Sec.8_09-30-16.pdf 8004C_Jordan Ranch_Sec.9_09-30-16.pdf 8004C_Jordan Ranch_Sec.10_09-30-16.pdf 8004C_Jordan Ranch_Sec.11_09-30-16.pdf 8004C_Jordan Ranch_Sec.12_09-30-16.pdf 8004C_Jordan Ranch_Sec.13_09-30-16.pdf

Good Morning,

Please find the below referenced Jordan Ranch preliminary plats for your review:
Jordan Ranch Street Dedication No. 2 and Reserves
Jordan Ranch Sec 8
Jordan Ranch Sec 9
Jordan Ranch Sec 10
Jordan Ranch Sec 11
Jordan Ranch Sec 12
Jordan Ranch Sec 13

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.
Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

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From:	Kathryn Edwards
To:	"MaryJane.Sowa@fortbendcountytx.gov"
Cc:	landplan@krga.com
Subject:	Preliminary Plat Review_Jordan Ranch_Pt2
Date:	Wednesday, October 12, 2016 2:47:00 PM
Attachments:	8004C_Jordan Ranch_Sec.11_10-12-16.pdf image001.png 8004C_Jordan Ranch_Sec.12_10-12-16.pdf 8004C_Jordan Ranch_Sec.13_10-12-16.pdf

Mary Jane,

Please find attached PDFs of three preliminary plats located in Fort Bend County in the City of Fulshear's ETJ. These preliminary plats will be submitted to the City of Fulshear on Friday (10/14). The plats are Jordan Ranch Sec 11 (resubmittal-original preliminary was submitted in July 2015), Jordan Ranch Sec 12 (resubmittal-original preliminary was submitted in July 2015) and Jordan Ranch Sec 13.

Please let us know if you have any comments or questions about any of these plats.

Thank you,

Kathryn Edwards
BGE | Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

BGE KERRY R. GILBERT & ASSOCIATES

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KERRY R. GILBERT
& ASSOCIATES

October 12, 2016

Mr. Dwayne G. Grigar, CFM
Fort Bend County Drainage District
P.O. Box 1028
Rosenberg, Texas 77471

RE: Jordan Ranch Section 13 Preliminary Plat

Dear Mr. Grigar,

The attached Preliminary Plat is located within the ETJ of the City of Fulshear.

We request that you review the Preliminary Plat and determine acceptability. Upon your review, please forward a letter to the City of Fulshear at the following address stating the acceptability of the Preliminary Plat. Our firm would appreciate a copy of this letter.

Planning Department
City of Fulshear
30603 FM 1093
Fulshear, TX 77441
Attn: D. Offord

Should any questions arise, please feel free to contact our firm at your convenience.

Sincerely,

Kathryn Edwards

Kathryn Edwards
Planner
kedwards@krga.com

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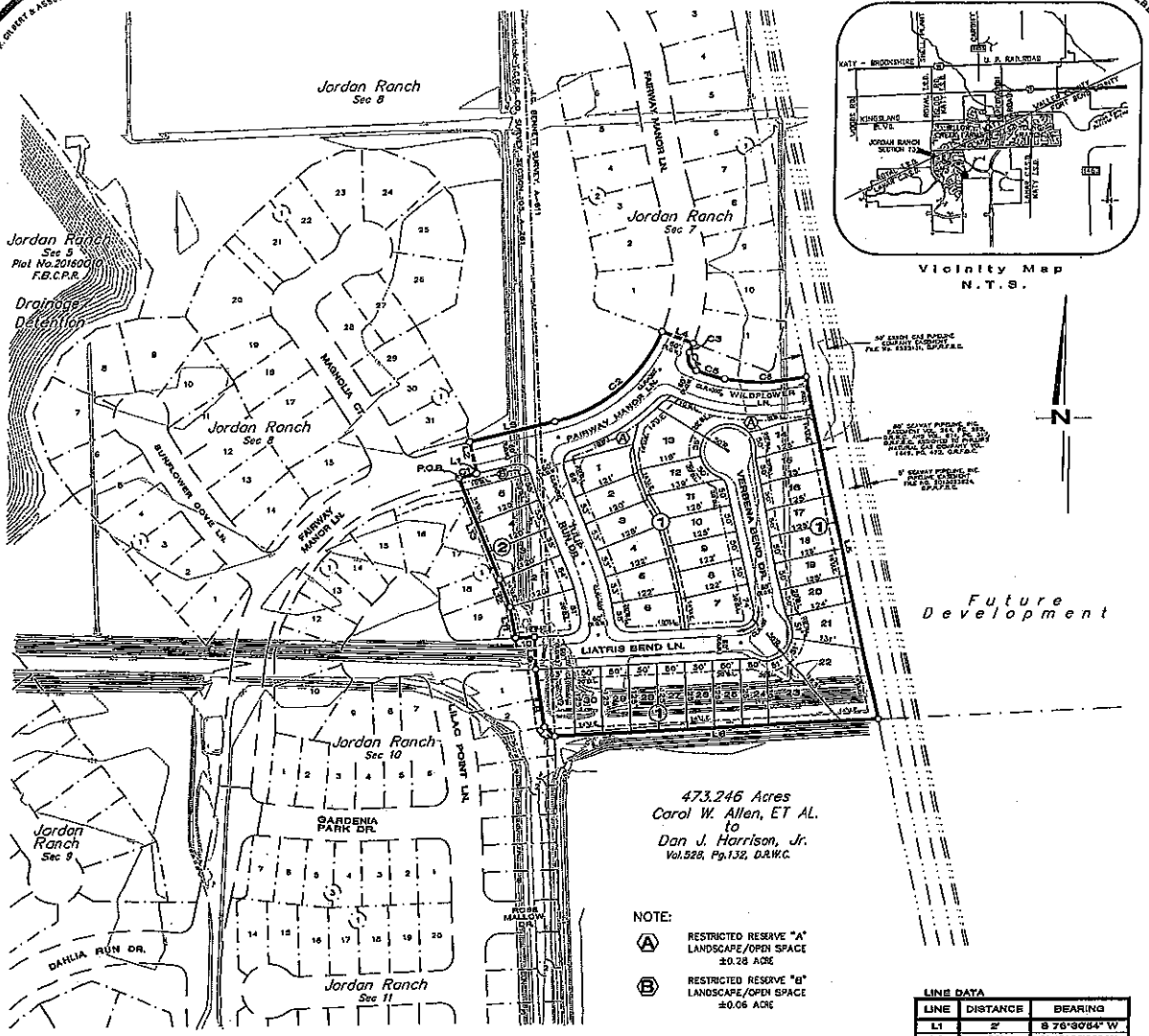

Vicinity Map
N.T.S.

NOTE:

(A) RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±0.28 ACRE

(B) RESTRICTED RESERVE "B"
LANDSCAPE/OPEN SPACE
±0.06 ACRE

LINE DATA

LINE	DISTANCE	BEARING
L1	2'	S 76°30'54" W
L2	60'	N 13°29'06" W
L3	155'	N 76°30'54" E
L4	60'	N 68°54'40" W
L5	647'	S 12°33'12" E
L6	569'	S 87°14'45" W
L7	25'	N 47°38'30" W
L8	108'	N 08°44'43" W
L9	60'	N 02°49'15" W
L10	34'	S 87°14'45" W
L11	69'	N 10°39'40" W
L12	56'	N 21°14'02" W
L13	202'	N 22°10'15" W

GENERAL NOTES:

1) "BLL" INDICATES BUILDING LINE.
2) "U.E." INDICATES UTILITY EASEMENT.
3) "1' RES." INDICATES ONE FOOT RESERVE.
   defined to the north in fee as a buffer separation between the side or end of streets where such streets dead 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.
4) "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS.
5) "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS.
6) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
7) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND ON THE REAR BUILDING PAD LINE.
8) ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE.
9) THE PROPERTY LIES IN THE UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48157C0040G, REVISED APRIL 2, 2014.

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	170'	32'	16'	N 76°44'18" E	32'
C2	270'	261'	142'	N 48°46'07" E	251'
C3	330'	18'	9'	N 22°40'12" E	18'
C4	25'	40'	26'	N 21°36'25" W	35'
C5	270'	64'	27'	N 79°10'14" W	64'
C6	370'	153'	78'	N 89°17'07" E	152'

METES & BOUND DESCRIPTION

All that certain 8.9 acres of land, in the H. & T.C.R.R. CO. Survey, Section 105, A-261, and the J.G. Bennett Survey, A-611, being a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust dated December 30, 2005 and The Rocco Paolo Silvestri Trust dated December 30, 2005 to Fort Bend Jordan Ranch LP, recorded under File No. 2015027940 in the Official Public Records of Fort Bend County, Texas, being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a ¾ inch iron pipe found for the northwest corner of said 1352.43 acre tract, common to the southwest corner of the 92.15 acre tract described in the deed from Memorial Willow Creek Farms II, LLC, to Forestar/MWC WCF LLC recorded under File No. 2012086142, in the Official Public Records of Fort Bend County, Texas, S 51° 41' 29" E for a distance of 3414.60 to the POINT OF BEGINNING of herein described tract.

From the POINT OF BEGINNING; Said curve turning to the right through an angle of 01° 33' 14", having a radius of 1170.00 feet, and whose long chord bears N 75° 44' 18" E for a distance of 31.73 feet.

Thence, N 76° 30' 54" E for a distance of 2.09 feet to a point on a line.

Thence, N 13° 29' 06" W for a distance of 60.00 feet to a point on a line.

Thence, N 76° 30' 54" E for a distance of 157.69 feet to the beginning of a curve,

Said curve turning to the left through an angle of 55° 25' 34", having a radius of 270.00 feet, and whose long chord bears N 48° 48' 07" E for a distance of 251.12 feet to a point of intersection with a non-tangential line.

Thence, S 68° 54' 40" E for a distance of 60.00 feet to the beginning of a non-tangential curve,

Said curve turning to the right through 03° 09' 45", having a radius of 330.00 feet, and whose long chord bears S 22° 40' 12" W for a distance of 18.21 feet to the beginning of a non-tangential curve.

Said curve turning to the left through 91° 42' 59", having a radius of 25.00 feet, and whose long chord bears S 21° 36' 25" E for a distance of 35.88 feet to the beginning of a non-tangential curve.
Said curve turning to the left through 11° 24' 39", having a radius of 270.00 feet, and whose long chord bears S 73° 10' 14" E for a distance of 53.68 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of 23° 40' 39", having a radius of 370.00 feet, and whose long chord bears N 89° 17' 07" E for a distance of 151.82 feet to a point of intersection with a non-tangential line.

Thence, S 12° 33' 12" E for a distance of 647.40 feet to a point on a line.

Thence, S 87° 14' 45" W for a distance of 586.61 feet to a point on a line.

Thence, N 47° 38' 30" W for a distance of 25.43 feet to a point on a line.

Thence, N 08° 44' 43" W for a distance of 107.57 feet to a point on a line.

Thence, N 02° 49' 15" W for a distance of 60.00 feet to a point on a line.

Thence, S 87° 14' 45" W for a distance of 34.48 feet to a point on a line.

Thence, N 10° 39' 40" W for a distance of 68.04 feet to a point on a line.

Thence, N 21° 14' 02" W for a distance of 54.62 feet to a point on a line.

Thence N 22° 10' 15" W a distance of 202.05 feet to the POINT OF BEGINNING of the herein described tract and containing 8.9 acres of land.

A PRELIMINARY PLAT OF

JORDAN RANCH
SECTION THIRTEEN

BEING 8.9± ACRES OF LAND

CONTAINING 36 LOTS AND TWO RESERVES IN TWO BLOCKS.

OUT OF THE
J.G. BENNETT SURVEY, A-611 &
H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
FORT BEND COUNTY, TEXAS

OWNER:
FORT BEND JORDAN RANCH LP.

PLANNER:

BGE KERRY R. GILBERT & ASSOCIATES
- Land Planning Consultants -
23501 Cinco Ranch Blvd., Ste A-250
Katy, Texas 77494
Tel: 281-579-0340

SCALE: 1" = 100'
0 50 100 200

OCTOBER 14, 2016
KGA# 50040

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT WAS BORN AND LIVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF FULSHEAR SUBDIVISION ORDINANCE IN EFFECT AT THE TIME THIS PLAT WAS PREPARED. BEING THUS AND THEREBY BE WARRANTED TO THE ORIGINAL OWNER BY A STANDARDIZED ORDINANCE WHICH ARE SUBSEQUENTLY QUOTED BY THE FULSHEAR CITY COUNCIL OR THE CITY COMMISSION AND / OR CITY ADMIN. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL SUBDIVISION PLAT AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS THE EXCLUSIVE OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC. NOR ANY OF ITS OFFICERS OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS EXPRESS OR IMPLIED CONCERNING THE FUTURE LOCATIONS, STREET NAMES OR OTHER FEATURES IN, ON, OVER, OR UNDER THE PROPERTY DEPICTED IN THE PRELIMINARY SUBDIVISION PLAT.

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat The Brooks Section 2 / Preliminary Plat

City Engineer Review

✓ Reviewed
_____ See Attached Letter

BY: _____ DATE: 11-02-2016

City Secretary

✓ Processed
_____ *Returned for additional data*

BY: MC DATE: 10-14-2016

Planning Commission Review

✓ Approved
_____ Returned for additional data

BY: [illegible] DATE: 4 NOV 2016

City Council Review

_____ Approved
_____ Returned for additional data

BY: _____ DATE: _____

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

Subdivision/Development Platting Application

Date: 10-14-2016 Date Received by the City of Fulshear: 10-14-2016

Subdivision: The Brooks Sec 2 Development: Cross Creek Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: ____ City ____ ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 9.79 Acres out of the M. Autrey Survey, A-100

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

Total Acreage: 9.8
Number of Streets: 4
Number of Lots: 39
Number and Types of Reserves: 4
Total Acres in Reserve: .93

Owner: CCR Texas Holdings LP
Address: 6450 Cross Creek Bend Lane
City/State: Fulshear, Texas 77441
Telephone: 281-341-8320
Email Address: robb@johnsondev.com

Engineer/Planner: BGE|Kerry Gilbert & Assoc.
Contact Person: Kathryn Edwards
Telephone: 281-579-0340
Fax Number:
Email Address: kedwards@krga.com

Platting Fees

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

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

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

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

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

TOTAL PLATTING FEE $759.00

Park Fees (due at Final Plat Application) n/a

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 Edwards	Kathryn Edwards/ Planner	October 14, 2016
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

November 2, 2016

Engineering Review

Preliminary Plat
The Brooks at Cross Creek Ranch Section Two
City of Fulshear, Texas

For Information Only:

1. This plat will create 39 lots in two (2) Blocks with four (4) Reserves that cover a total of 9.790 acres.

2. These lots will have one (1) point of access, Park Terrace Lane off of West Cross Creek Bend.

3. A typical Lot in this section appears to be 50-foot by 120-foot with a 25-foot Front Building Line.

Recommendations:

I recommend that this Preliminary Plat of The Brooks at Cross Creek Ranch Section Two be approved with the following additions:

A) The contour lines are too light to see on the plat and the contour numbers overlay dimension making them unreadable.

B) The streets that make up the internal loop have four (4) names; this needs to be reduced to a maximum of two (2) names.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

From:	Kathryn Edwards
To:	"dm8736@att.com"
Cc:	landplan@krga.com
Subject:	No Objection Request_The Brooks at CCR Sec 2
Date:	Monday, September 26, 2016 1:57:00 PM
Attachments:	1350A_The Brooks at Cross Creek S.2 (PH-2A)_09-22-16.pdf image001.png

Good Afternoon,

Please find the above referenced The Brooks at CCR Sec 2 preliminary plat for your review.
If it meets your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.

Should any questions arise, please feel free to contact our firm.
Thank you,

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

KERRY R. GILBERT & ASSOCIATES

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CenterPoint Energy Houston

September 27, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of the Brooks At Cross Creek Ranch Section Two

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated October 14, 2016.

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

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

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

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

If there are any questions, please contact LaWanda J. Grant at 713.207.6539.

Sincerely,

LaWanda J. Grant

LaWanda J. Grant, SR/WA
Senior Right of Way Agent

C: Kathryn Edwards <kedwards@krga.com>

PLR16.428

Comcast

October 14, 2016

Kathryn Edwards
BGE|Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494
Main: 281-579-0340
Email: kedwards@krga.com

Re: The Brooks at Cross Creek Ranch Sec Two

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated October 14, 2016

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

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

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

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

Please feel free to contact me at 713-637-5169 with any questions that you may have.

Sincerely,

David Miller
Engineering Tech

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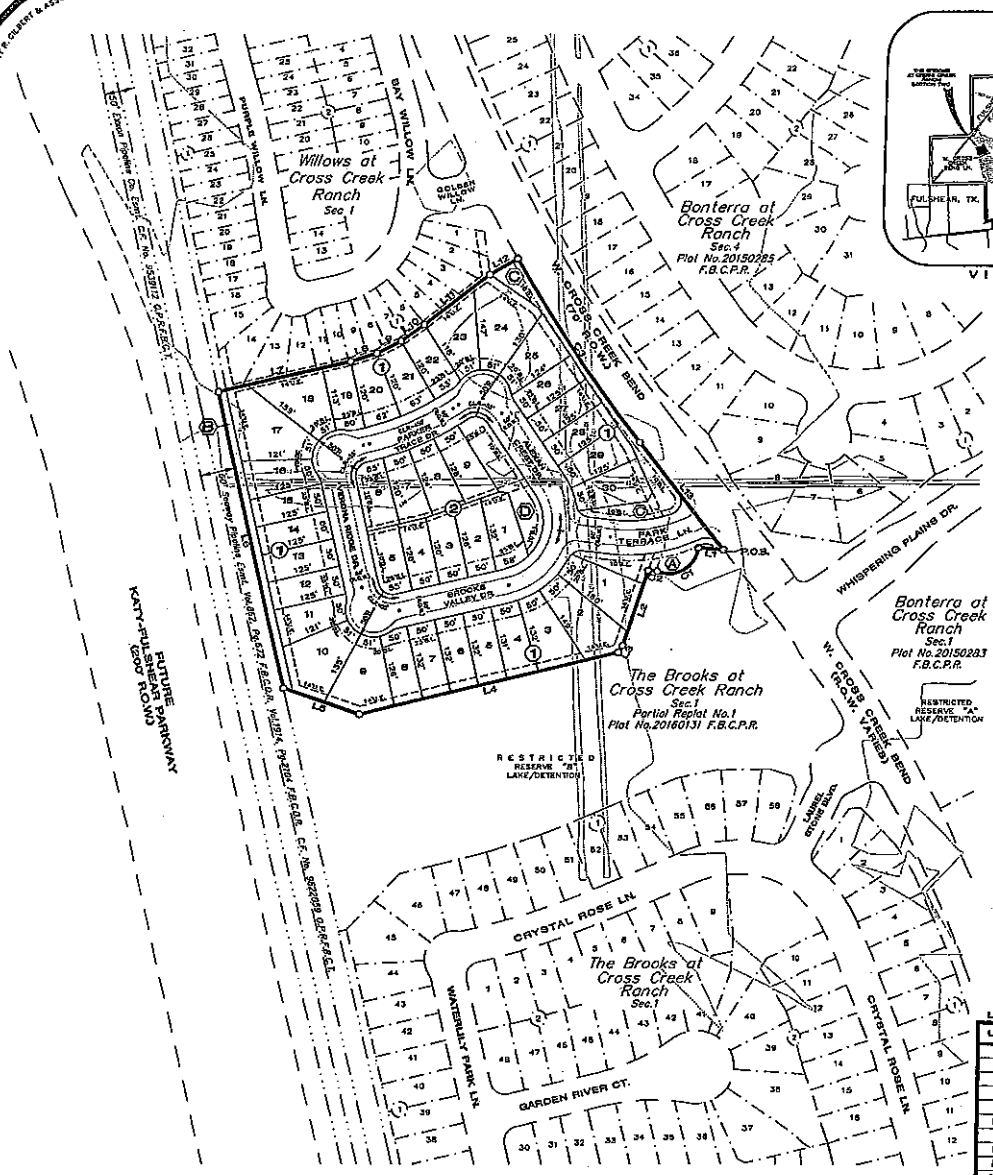
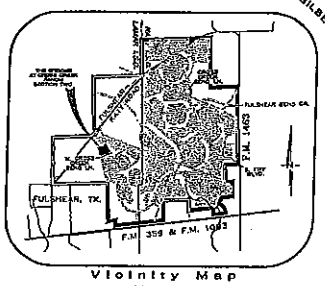




Vicinity Map
N. T. S.

NOTE:

- (A) RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.17 ACRE
- (B) RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.17 ACRE
- (C) RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.33 ACRE
- (D) RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±0.26 ACRE

LINE DATA

LINE	DISTANCE	BEARING
L1	43'	N 86°28'00" W
L2	139'	S 19°56'49" W
L3	14'	N 91°35'19" E
L4	464'	S 76°12'40" W
L5	139'	N 70°40'09" W
L6	535'	N 13°24'44" W
L7	293'	N 76°35'16" E
L8	49'	N 72°22'13" E
L9	47'	N 63°16'00" E
L10	49'	S 84°00'13" W
L11	143'	N 61°40'45" E
L12	66'	N 69°26'27" E
L13	240'	S 37°67'33" E

CURVE DATA

CURVE	RADIUS	ARC	BEARING	CHORD
C1	50'	95'	S 58°59'44" W	81'
C2	25'	19'	S 84°68'39" E	19'
C3	3035'	397'	S 34°16'05" E	397'

GENERAL NOTES

1) "BL" INDICATES BUILDING LINE.
2) "UE" INDICATES UTILITY EASEMENT.
3) "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 owner 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.
4) "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS.
5) "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS.
6) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
7) ALL LOT NORTH AND SOUTH BACKSIDES ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND ON THE REAR BUILDING PAD LINE.
8) ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE.
9) THE PROPERTY LIES IN THE UNSHADED ZONE "X" (AREAS DESIGNATED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AS DELINEATED ON THE FEMA INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48157C0105L, REVISED APRIL 2, 2014.

DESCRIPTION OF A 9.790 ACRE TRACT OF LAND SITUATED
IN THE M. AUTREY SURVEY, ABSTRACT NO. 100
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

BEING a 9.790 acre (426,432 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 the remainder of a called 1,913.31 acre tract (Tract A) of land as described in a deed to CCR Texas Holdings LP recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2012038564, said 9.790 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southeast corner of the herein described tract and the northeast corner of Reserve "B", THE BROOKS AT CROSS CREEK RANCH SECTION ONE PARTIAL REPLAT NO. 1, a subdivision plat recorded under Plat No. 20160131 of the Fort Bend County Plat Records;

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

N 82°28'00" W, a distance of 42.94 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a non-tangent curve to the right, from which its center bears N 82°28'00" W, 25.00 feet;

In a southwesterly direction, along said curve to the right, a distance of 95.01 feet, having a radius of 50.00 feet, a central angle of 108°32'08" and a chord which bears S 28°29'44" W, 81.37 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the left;

In a westerly direction, along said curve to the left, a distance of 16.09 feet, having a radius of 35.00 feet, a central angle of 26°32'12" and a chord which bears N 84°28'06" W, 15.95 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in the south line of the herein described tract;

S 16°56'46" W, a distance of 139.97 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in the south line of the herein described tract;

S 31°12'16" W, a distance of 14.14 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in the south line of the herein described tract;

S 76°12'40" W, a distance of 464.31 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in the south line of the herein described tract;

N 70°40'09" W, a distance of 139.02 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southwest corner of the herein described tract and the northwest corner of said Reserve "B", lying on the east line of a called 50 foot wide Survey Pipeline Easement as recorded under Volume (Vol.) 842, Page (Pg.) 673 and Vol. 1914, Pg. 2184 both of the Fort Bend County Deed Records, said also under F.B.C.C.F. No. 9822039;

THENCE, N 13°24'44" W, over and across said 1,913.31 acre tract and along said east line, a distance of 537.86 feet to the north west corner of the herein described tract;

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

N 76°37'16" E, a distance of 223.43 feet to an angle point in the north line of the herein described tract;

N 72°22'13" E, a distance of 47.84 feet to an angle point in the north line of the herein described tract;

N 63°16'00" E, a distance of 47.47 feet to an angle point in the north line of the herein described tract;

N 84°00'13" E, a distance of 49.43 feet to an angle point in the north line of the herein described tract;

N 61°40'45" E, a distance of 142.83 feet to an angle point in the north line of the herein described tract;

N 69°26'27" E, a distance of 65.78 feet to the northeast corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears N 69°26'27" E, 3,035.00 feet;

In a southeasterly direction, along said curve to the left, a distance of 397.11 feet, having a radius of 3,035.00 feet, a central angle of 07°30'01" and a chord which bears S 34°16'05" E, 396.84 feet to the point of tangency;

S 37°57'33" E, a distance of 240.06 feet to the POINT OF BEGINNING and containing 9.790 acre (426,432 square feet) of land.

Bearing orientation is based on the Texas Coordinate System, South Central Zone 4204, NAD-83 and is referenced to THE BROOKS AT CROSS CREEK RANCH SECTION ONE PARTIAL REPLAT NO. 1 as shown hereon.

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE ORDINANCES 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 APPROPRIATED ORDINANCE, BASED AND 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 BGE | KERRY R. GILBERT & ASSOCIATES, INC., 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 INC ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

A PRELIMINARY PLAT OF

THE BROOKS AT CROSS CREEK RANCH

SECTION TWO

BEING 9.790± ACRES OF LAND

CONTAINING 69 LOTS AND
FOUR RESERVES IN TWO BLOCKS.

OUT of THE
M. AUTREY SURVEY, A-100
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

OWNER:
CCR TEXAS HOLDINGS, LP
ATTN: ROB BAMFORD
6450 CROSS CREEK BEND LANE
FULSHEAR, TEXAS 77441

PLANNER:
BGE KERRY R. GILBERT & ASSOCIATES

- Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340

SCALE: 1" = 100'
0 50 100 200

OCTOBER 14, 2016
KGA# 1350A

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Creek Falls at Cross Creek Ranch Section 8/Partial Replat No. 1/ Final Plat

City Engineer Review

✓ Reviewed
_____ See Attached Letter

BY: _____ DATE: 11-02-2016

City Secretary

✓ Processed
_____ Returned for additional data

BY: MC DATE: 10-14-2016

Planning Commission Review

✓ Approved
_____ Returned for additional data

BY: APerm DATE: 4 NOV 2016

City Council Review

_____ Approved
_____ Returned for additional data

BY: _____ DATE: _____

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

Subdivision/Development Platting Application

Date: 10/14/2016 Date Received by the City of Fulshear: _____

Subdivision: CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT PARIAL REPLAT NO. 1 Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: ✓ City ____ ETJ (Extraterritorial Jurisdiction)

Legal Description: 0.7372 ACRESS OF LAND IN THE A.G. SHARPLESS SURVEY, A-322

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

Total Acreage: 0.7372
Number of Streets: 0
Number of Lots: 4
Number and Types of Reserves: N/A
Total Acres in Reserve: N/A/

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

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

Platting Fees

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

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

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

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

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

TOTAL PLATTING FEE $538.43

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
Trey Devillier	TREY DEVILLIER	10/14/2016

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

November 2, 2016

Engineering Review

Final Plat – Creek Falls at Cross Creek Ranch
Section Eight, Partial Replat No. 1
City of Fulshear, Texas

For Information only:

1. This plat contains four (4) Lots in one (1) Block with no reserves with a total acreage of 0.7372 acres.
2. All four (4) Lots will have direct access to Auburn Creek Circle.
3. This plat is being presented to create four (4) larger lots from the five (5) that were previously platted.

Recommendations:

I recommend that this Final Plat of Creek Falls at Cross Creek Ranch Section Eight, Partial Replat No. 1 be approved as submitted.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

CenterPoint Energy
Houston

September 13, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Creek Falls at Cross Creek Ranch Section Eight Partial Replat No. 1

To Whom It May Concern:

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

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

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

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

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

If there are any questions, please contact Sheila R. Agee at 713.207.6349.

Sincerely,

Sheila R. Agee

Sheila R. Agee
Senior Right of Way Agent

C: Trey DeVillier <TDeVillier@bgeinc.com>

PLR16.394

at&t

Southwest OSPE
1110 Louise St
Rosenberg, Texas 77471

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

September 12, 2016

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

Re: UTILITY AVAILABILITY LETTER-CREEK FALLS AT CROSS CREEK RANCH SECTION 8 PARTIAL REPLAT NO 1

Dear Mr. DeVillier:

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

Sincerely,

Michael Jones

Michael Jones
Manager Engineering - Design

USA Proud Sponsor of the U.S. Olympic Team

comcast.

September 11, 2016

Mr. Trey DeViller
Platting Technician
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Bellaire, TX 77401

Re: Creek Falls at Cross Creek Ranch Section Eight Partial Replat No. 1

To Whom It May Concern,

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

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

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

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

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

Please feel free to contact me at 713-637-5169 with any questions that you may have.

Sincerely,

Chris Grey
Construction Supervisor, Design and Serviceability

October 14, 2016

City of Fulshear
C/o D. (Diana) Gordon Offord, City Secretary
30603 FM 1093 Road
P. O. Box 279
Fulshear, Texas 77441

Re: CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT PARTIAL REPLAT NO. 1
FINAL PLAT SUBMISSION – UNDER SEPARATE COVER ITEMS

Dear Ms. Offord:

At the time of our original submission dated October 14, 2016, our office had not received the City Planning Letter (Title Commitment) from the Title Company. I have enclosed a copy of the City Planning Letter from Stewart Title dated October 14, 2016, effective date October 6, 2016. Additionally, we have reprinted ten (10) copies of the plat that references the said City Planning Letter along with a Lienholders Subordination as a result recent City Planning Letter.

If you have any questions, or require any additional information, please contact me at 281-558-8700 x 8204 or via email at tdevillier@browngay.com.

Sincerely,

Trey DeVillier
Platting Tech

Enclosures: *Plat Copies (10)*
City Planning Letter
Lienholders Subordination Form(s)
CD ROM (Digital copies of all submittal items)

stewart title

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

October 14, 2016

File No.: 1690361CPL

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 6th day of October, 2016, the last Deed that we find, of record, reflects the record owner to be:
CCR Loan Subsidiary 1, L.P., a Texas limited partnership by virtue of Deed recorded in/under Clerk's File No. 2014024650 and by Clerk's File No. 2016059209 of the Official Records of Fort Bend County, Texas.

Legal Description:

DESCRIPTION OF A 0.7372 ACRE TRACT OF LAND SITUATED
IN THE A.G. SHARPLESS SURVEY, ABSTRACT NO. 322
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 0.7372 acre (32,110 square foot) tract of land situated in the A.G. Sharpless Survey, Abstract No. 322, City of Fulshear, Fort Bend County, Texas and being a portion of a called 174.4 acre tract of land described in an instrument to CCR Loan Subsidiary 1, L.P. recorded under Fort Bend County Clerk's File Number 2014024650, also being all of Lots 8 through 12, Block 2 of CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT, a subdivision per plat recorded under Plat Record 20160197 of the Fort Bend County Plat Records, said 0.7372 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "Brown & Gay" found for the Southwest corner of said Lot 8, same being the most Northerly corner of Lot 7, Block 2 of said CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT, lying on the East right-of-way line of Auburn Creek Circle (60 feet wide) as shown on said CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT, same further being the beginning of a curve to the left from which its center bears N 82° 19' 33" W, 185.00 feet;

THENCE, In a northerly direction, along said curve to the left and along and with the East right-of-way line of said Auburn Creek Circle, same being the West line of said Lot 8 a distance of 14.27 feet, having a radius of 185.00 feet, a central angle of 04° 25' 12" and a chord which bears N 05° 27' 50" E, 14.27 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

THENCE, N 03° 15' 15" E, a distance of 166.07 feet along and with the East right-of-way line of said Auburn Creek Circle, same being the West lines of said Lots 8 through 11 to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a non-tangent curve to the left from which its center bears N 86° 43' 46" W, 1,530.00 feet;

THENCE, In a northerly direction, along said curve to the left and along and with the East right-of-way line of said Auburn Creek Circle, same being the West line of said Lot 11, at a distance of 18.88 feet passing a 1/2-inch iron rod with cap stamped "Brown & Gay" found for the common West corner of said Lot 11 and 12, continuing along and with the East right-of-way line of said Auburn Creek Circle, same being the West line of said Lot 12 for a total distance of 67.77 feet, having a radius of 1,530.00 feet, a central angle of 02° 32' 17" and a chord which bears N 02° 00' 05" E, 67.77 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay"

found for the Northwest corner of said Lot 12, same being the Southwest corner of Lot 13, Block 2 of said CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT;

THENCE, S 89° 16' 03" E, a distance of 120.87 feet along and with the line common to said Lots 12 and 13 to a 1/2-inch iron rod with cap stamped "Brown & Gay" found for the common East corner of said Lots 12 and 13, lying on the West line of Lot 14, Block 2 of said CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT;

THENCE, S 02° 07' 57" E, at a distance of 54.43 feet along and with the line common to said Lots 12 and 14 passing a 1/2-inch iron rod with cap stamped "Brown & Gay" found for the common East corner of said Lots 11 and 12, continuing along and with the line common to said Lots 11 and 14 for a total distance of 60.21 feet to a 1/2-inch iron rod with cap stamped "Brown & Gay" found for an angle point in the East line of said Lot 11, same being the common West corner of said Lot 14 and Lot 41, Block 2 of said CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT;

THENCE, S 04° 15' 34" W, a distance of 213.65 feet along and with the East lines of said Lots 8 through 11, same being the West lines of said Lot 41 and Lot 42, Block 2 of said CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT to a 1/2-inch iron rod with cap stamped "Brown & Gay" found for the Southeast corner of said Lot 8, same being an angle point in the West line of said Lot 42 and an angle point in the North line of Lot 6, Block 2 of CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT;

THENCE, N 77° 20' 29" W, at a distance of 33.97 feet along and with the South line of said Lot 8, same being the North line of said Lot 6 to a 1/2-inch iron rod with cap stamped "Brown & Gay" found for the common North corner of said Lots 6 and 7, continuing along and with the South line of said Lot 8, same being the North line of said Lot 7 for a total distance of 123.38 feet to the **POINT OF BEGINNING** and containing 0.7372 of one acre (32,110 square feet) of land.

Subject to the following:

1. Restrictions:

Restrictive Covenants as set forth under Plat No. 20160197 of the Plat Records and under Clerk's File No. 2005003096 of the County Clerk Official Records of Fort Bend County, Texas and those Restrictive Covenants as set forth under Clerk's File Nos. 9526750, 2006020008, 2006020010 and 2006020011, 2010105647, 2008039552, 2008054441, 2009026093, 2010127400, 2011070465, 2012016789 all of the Official Records of Fort Bend County, Texas. (Subject to Annexation)

2. Easements/Other Exceptions:

Public utility easement 7 feet wide along the rear property line, as recorded in/under Plat No. 20160197 of the Plat Records of Fort Bend County, Texas. (affects all Lots)

An easement for drainage purposes extending a distance of 20 feet on each side of the centerline of all natural drainage courses, as reflected by the plat recorded in/under Plat No. 20160197 of the Plat Records of Fort Bend County, Texas.

Water line easement 10 feet wide along the front property line, as recorded in/under Plat No. 20160197 of the Plat Records of Fort Bend County, Texas. (affects all Lots)

Public utility easement 7 feet wide along the South property line, as recorded in/under Plat No. 20160197 of the Plat Records of Fort Bend County, Texas. (affects South property line of Lot 8)

Building setback line, 25 feet in width, along the front property line, as recorded in/under Plat NO. 20160197 of the Plat Records of Fort Bend County, Texas. (affects all Lots)

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

the County Clerk Official Records of Fort Bend County, Texas. Joinder agreement recorded under Clerk's File Nos. 2005040993, 2005040994, 2005040995, 2005040996 and 2005040997 of the County Clerk Official Records of Fort Bend County, Texas.

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

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

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

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

Management Certificate for Cross Creek Ranch Community Association, Inc., recorded under Clerk's File Nos. 2009120159 and 2011090436 of the Official Records of Fort Bend County, Texas. (Subject to Annexation)

Cross Creek Ranch Community Association, Inc., Document Retention, Access, Production And Copy Policy, recorded under Clerk's File No. 2012006437 of the Official Records of Fort Bend County, Texas. (Subject to Annexation)

Cross Creek Ranch Community Association, Inc. Solar Energy devices And Roofing Materials Policy recorded under Clerk's File No. 2012006438 of the Official Records of Fort Bend County, Texas. (Subject to Annexation)

Cross Creek Ranch Community Association, Inc., display Of Religious Items Policy, recorded under Clerk's File No. 2012006439 of the Official Records of Fort Bend County, Texas. (Subject to Annexation)

Cross Creek Ranch Community Association, Inc., Flag Display Policy, recorded under Clerk's File No. 2012006443 of the Official Records of Fort Bend County, Texas. (Subject to Annexation)

Cross Creek Ranch Community Association, Inc., Rain Barrel Policy, recorded under Clerk's File No. 2012006444 of the Official Records of Fort Bend County ,Texas. (Subject to Annexation)

Cross creek Ranch community Association, Inc., Collection Policy And Payment Plan Guidelines, recorded under Clerk's File No. 2012016697 of the Official Records of Fort Bend County, Texas. (Subject to Annexation)

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

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

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

Official Records of Fort Bend County, Texas. (Subject to Annexation)

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

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

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

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

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

Agreement for the installation, operation and maintenance of an underground/overhead electrical service distribution system, as set forth in instrument recorded in/under Clerk's File No. 2016072798 of the Official Records of Fort Bend County, Texas.

3. Liens/Misc:

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

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

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

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

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

Collateral Assignment of MUD Proceeds recorded under Clerk's File No. 2016059213 of the Official Records of Fort Bend County, Texas.

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

limited partners to the closing of this transaction, where appropriate.

Subject properties are located in the Fort Bend County Municipal Utilities Districts No(s). 169, 170, 171, and 172. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected. Prior to the issuance of any policy, Seller is to furnish a properly executed and acknowledged Notice in compliance with the provisions set forth in Section 49.452 of the Texas Water Code, which Notice must be signed and acknowledged by the Purchaser and subsequently filed in the property records.

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

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

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

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

Sincerely,
Stewart Title Company

Nona Briscoe

Anthony DeBorde/Nona Briscoe
Commercial Title Examiner

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, has platted that certain 0.7372 acres of land out of the A.G. Sharpless Survey, Abstract 322, Fort Bend County, Texas, which property was surveyed and platted on _____ by, Brown & Gay Engineers, Inc. and known as CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT PARTIAL REPLAT NO. 1, recorded at Plat Number _____ _____ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent for the lenders, is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2012038977, 2012054544, and 2016059210 of the Real Property Records of Fort Bend County, Texas, and, in its capacity as the agent, is the agent for the holders of promissory notes secured by said lien, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT PARTIAL REPLAT NO. 1.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of $10.00 and other good and valuable consideration this day paid by CCR TEXAS HOLDINGS LP, a Delaware limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT PARTIAL REPLAT NO. 1 and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT PARTIAL REPLAT NO. 1 and the dedications, terms, and provisions evidenced thereby.

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

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

EXECUTED this the _____ day of _____, 2016.

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

By: _____

Printed Name: _____

Title: _____

PROVINCE OF ONTARIO
COUNTRY OF CANADA

I, _____, a Notary Public in and for said Province, DO HEREBY CERTIFY, that _____, personally known to me to be the _____ of CCR TEXAS AGENT INC., an Ontario corporation, in its capacity as agent of CCR Texas Lender Inc. and PSPIB-CCR Inc., whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument thereto as such _____ of said corporation, as his free and voluntary act and as the free and voluntary act and deed of said corporation as agent on behalf of said entities, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal, this _____ day of _____, 2016

_____
Notary Public
My commission expires: Commission For Life

AFTER RECORDING RETURN TO:
Trey DeVillier
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042

STATE OF TEXAS
COUNTY OF FORT BEND

We, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Robert J. Bamford, Vice President of Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner, owner and CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, acting by and through Robert J. Bamford, Vice President of CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner, owner hereinafter referred to as Owners of the 0.7372 acre tract described in the above and foregoing map of CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT PARTIAL REPLAT NO. 1, 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 bayous, 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 FALLS AT CROSS CREEK RANCH SECTION EIGHT PARTIAL REPLAT NO. 1 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; the condition of such dedication being that these building setback lines and public utility easements will terminate and be automatically abandoned when the adjoining property is subdivided in a recorded plat.

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 Robert J. Bamford, its Vice President, thereunto authorized,

this ________ day of ______________________ 2016.

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: ______________________
Robert J. Bamford
Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Robert J. Bamford, Vice 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 ______________________ 2016.

____
Printed Name ______________________
Notary Public in and for the State of Texas
Commission Expires: ______________

I, Nicolas Vann, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, 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.

____
Nicolas Vann, R.P.L.S.
Texas Registration No. 6393

I, Karena B. Hauter, 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.

____
Karena B. Hauter, P.E.
Texas Registration No. 102103
Brown & Gay Engineers, Inc.
TBPE Registration No. F-1046

This plat of CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT PARTIAL REPLAT NO. 1 is approved by the City Planning Commission of the City of Fulshear, Texas,

this ________ day of ______________________ 2016.

____
Amy Pearce
Chairperson

____
Austin Weant
Co-Chairperson

This plat of CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT PARTIAL REPLAT NO. 1 was approved on ______________ by the City of Fulshear City Council and signed on this ________ day of ______________ 2016; provided, however, this approval shall be invalid and null and void unless the plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

____
Jeff W. Roberts
Mayor

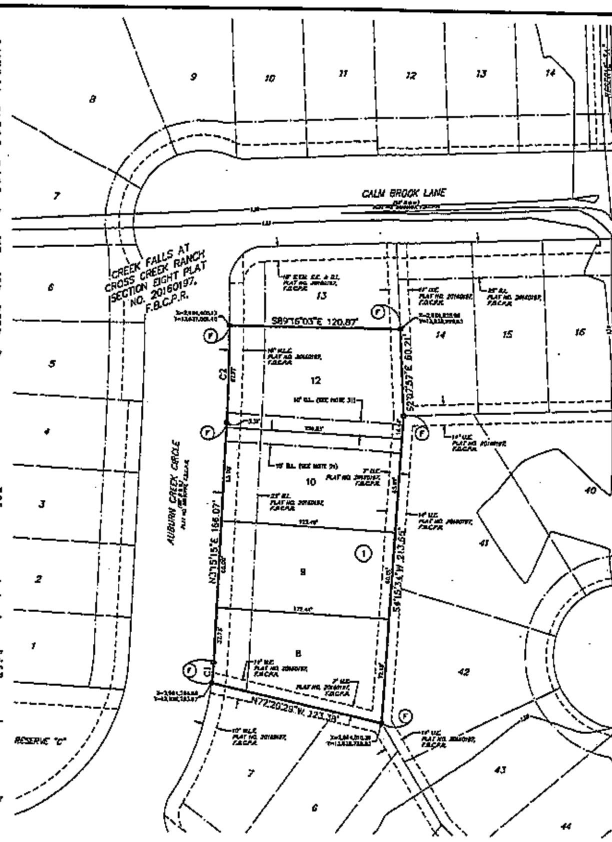
____
Diana Gordon Offord
City Secretary

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 ____________ 2016, 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



DESCRIPTION OF A 0.7372 ACRE TRACT OF LAND SITUATED
IN THE A.G. SHARPLESS SURVEY, ABSTRACT NO. 322
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 0.7372 acre (32,110 square foot) tract of land situated in the A.G. Sharpless Survey, Abstract No. 322, City of Fulshear, Fort Bend County, Texas and being a portion of a called 174.4 acre tract of land described in an instrument to CCR Loan Subsidiary 1, L.P. recorded under Fort Bend County Clerk's File Number 2014024050, also being all of Lots 8 through 12, Block 2 of CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT, a subdivision per plat recorded under Plat Record 20160197 of the Fort Bend County Plat Records, said 0.7372 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "Brown & Gay" found for the Southwest corner of said Lot 8, same being the most Northerly corner of Lot 7, Block 2 of said CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT, lying on the East right-of-way line of Auburn Creek Circle (60 feet wide) as shown on said CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT, same further being the beginning of a curve to the left from which its center bears N 82° 10' 33" W, 185.00 feet;

THENCE, in a northerly direction, along said curve to the left and along and with the East right-of-way line of said Auburn Creek Circle, same being the West line of said Lot 8 a distance of 14.27 feet, having a radius of 185.00 feet, a central angle of 04° 25' 12" and a chord which bears N 05° 27' 00" E, 14.27 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

THENCE, N 03° 15' 15" E, a distance of 166.07 feet along and with the East right-of-way line of said Auburn Creek Circle, same being the West lines of said Lots 8 through 11 to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a non-tangent curve to the left from which its center bears N 86° 43' 46" W, 1,530.00 feet;

THENCE, in a northerly direction, along said curve to the left and along and with the East right-of-way line of said Auburn Creek Circle, same being the West line of said Lot 11, at a distance of 10.68 feet passing a 1/2-inch iron rod with cap stamped "Brown & Gay" found for the common West corner of said Lot 11 and 12, continuing along and with the East right-of-way line of said Auburn Creek Circle, same being the West line of said Lot 12 for a total distance of 67.77 feet, having a radius of 1,530.00 feet, a central angle of 02° 32' 17" and a chord which bears N 02° 00' 05" E, 67.77 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northwest corner of said Lot 12, same being the Southwest corner of Lot 13, Block 2 of said CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT;

THENCE, S 89° 16' 03" E, a distance of 120.87 feet along and with the line common to said Lots 12 and 13 to a 1/2-inch iron rod with cap stamped "Brown & Gay" found for the common East corner of said Lots 12 and 13, lying on the West line of Lot 14, Block 2 of said CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT;

THENCE, S 02° 07' 57" E, at a distance of 54.43 feet along and with the line common to said Lots 12 and 14 passing a 1/2-inch iron rod with cap stamped "Brown & Gay" found for the common East corner of said Lots 11 and 12, continuing along and with the line common to said Lots 11 and 14 for a total distance of 60.21 feet to a 1/2-inch iron rod with cap stamped "Brown & Gay" found for an angle point in the East line of said Lot 11, same being the common West corner of said Lot 14 and Lot 41, Block 2 of said CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT;

THENCE, S 04° 15' 34" W, a distance of 213.65 feet along and with the East lines of said Lots 8 through 11, same being the West lines of said Lot 41 and Lot 42, Block 2 of said CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT to a 1/2-inch iron rod with cap stamped "Brown & Gay" found for the Southeast corner of said Lot 8, same being an angle point in the West line of said Lot 42 and an angle point in the North line of Lot 6, Block 2 of CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT;

THENCE, N 77° 20' 29" W, at a distance of 33.87 feet along and with the South line of said Lot 8, same being the North line of said Lot 6 to a 1/2-inch iron rod with cap stamped "Brown & Gay" found for the common North corner of said Lots 6 and 7, continuing along and with the South line of said Lot 8, same being the North line of said Lot 7 for a total distance of 123.38 feet to the POINT OF BEGINNING and containing 0.7372 of one acre (32,110 square feet) of land.

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

GENERAL NOTES

1. "U.E." indicates "Utility Easement".
2. "B.L." indicates "Building Line".
3. "W.L.E." indicates "Water Line Easement".
4. "W.M.E." indicates "Water Meter Easement".
5. "F.H.E." indicates "Fire Hydrant Easement".
6. "SAN.S.E." indicates "Sanitary Sewer Easement".
7. "STM.S.E." indicates "Storm Sewer Easement".
8. "D.E." indicates "Drainage Easement".
9. "A.E." indicates "Aerial Easement".
10. "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
11. "F.B.C.P.R." indicates "Plat Records of Fort Bend County".
12. "F.B.C.D.R." indicates "Deed Records of Fort Bend County".
13. 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.
14. Bearing orientation and coordinates are based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83 and is referenced to CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT as cited herein.
15. There is no observable evidence of any pipelines within the boundaries of the subject tract, and that based on the title research provided per City Planning Letter prepared by Stewart Title Company, File No. 1600361CPL and dated October 6, 2016, that there are no pipeline easements of record within the boundaries of the subject tract except as shown hereon.
16. 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 48157C0105L, Revised April 2, 2014.
17. (F) indicates Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "Brown & Gay".
18. 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, unless otherwise noted.
19. All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.
20. This plat is subject to restrictions recorded under Fort Bend County Clerk's File No. 2005003068, 2526750, 2008020008, 2008020010, 2008020011, 2010005647, 2008039352, 2008054441, 2009020093, 2010127406, 2011070165 and 2012018789 per City Planning Letter prepared by Stewart Title Company, File No. 1600361CPL and dated October 6, 2016.
21. No owner of land subject to the side lot building line may place, build or construct any permanent building, structure or obstruction of any kind over, under or upon the side lot building line.

CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT PARTIAL REPLAT NO. 1

VICINITY MAP
N.T.S.

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	185.00'	4°25'12"	14.27'	N 5°27'00" E	14.27'
C2	1530.00'	2°32'17"	67.77'	N 2°00'05" E	67.77'

CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT PARTIAL REPLAT NO. 1

A SUBDIVISION OF 0.7372 ACRES OF LAND
LOCATED IN THE A.G. SHARPLESS SURVEY,
A-322 CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS;
ALSO BEING A PARTIAL REPLAT OF
CREEK FALLS AT CROSS CREEK RANCH SECTION
EIGHT, LOTS 8, 9, 10, 11 AND 12, BLOCK 2,
RECORDED IN PLAT NO. 20160197, F.B.C.P.R.

REASON FOR REPLAT:
TO COMBINE 5 LOTS INTO 4 LOTS

LOTS: 4 RESERVES: 0 BLOCKS: 1
SCALE: 1"=40' DATE: OCTOBER, 2016

OWNER:
CCR TEXAS HOLDINGS, LP
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(713) 600-9877
LARRY JOHNSON

LAND PLANNER:
GGC | KERRY R. GILBERT & ASSOCIATES, INC.
23501 CINCO RANCH BLVD., #A-250
KATY, TEXAS 77494
(281) 579-0340
KATHRYN EDWARDS

CROSS CREEK RANCH

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
KARENA HAUTER, PE

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat The Market at Cross Creek Ranch SWC, LLC / Final Plat

City Engineer Review

✓ Reviewed
_____ See Attached Letter

BY: _____ DATE: 11-02-2016

City Secretary

✓ Processed
_____ *Returned for additional data*

BY: _____ DATE: 10-14-2016

Planning Commission Review

✓ Approved
_____ Returned for additional data

BY: _____ DATE: 4 NOV 2016

City Council Review

_____ Approved
_____ Returned for additional data

BY: _____ DATE: _____

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

Subdivision/Development Platting Application

Date: 10/14/20169 Date Received by the City of Fulshear: _____

Subdivision: THE MARKET AT CROSS CREEK RANCH SWC, LLC Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: ✓ City ____ ETJ (Extraterritorial Jurisdiction)

Legal Description: 5.800 ACRESS OF LAND IN THE J.W. SCOTT SURVEY, A-321

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

Total Acreage: 5.800
Number of Streets: 0
Number of Lots: 0
Number and Types of Reserves: 1
Total Acres in Reserve: 5.800

Owner: THE MARKET AT CCR LTD.
Address: 5850 SAN FILIPE ST., STE. 490
City/State: HOUSTON, TX 77057
Telephone: 713-782-9000
Email Address: _____

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

Platting Fees

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

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

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

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

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

TOTAL PLATTING FEE $645.00

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
Trey Devillier	TREY DEVILLIER	10/14/2016

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

November 2, 2016

Engineering Review

Final Plat
The Market at Cross Creek Ranch SWC, LLC
City of Fulshear, Texas

For Information only:

1. This plat will create one (1) Unrestricted Reserves that fronts on Fulshear Bend Drive on the North Line and F.M. 1463 on the East Line.

2. Access to this Unrestricted Reserve will be along Fulshear Bend Drive and F.M. 1463 thru the permit process for the Texas Department of Transportation and the City of Fulshear.

3. A Lien Holder Subordination is included as a separate document with this plat.

4. This tract will be subject to the City of Fulshear's access Ordinance for driveways which should be reviewed before driveway applications are made.

5. When previously submitted this plat created three (3) Reserves instead of the one (1) that is now shown.

Recommendations:

I recommend that this Final Plat of The Market at Cross Creek Ranch SWC, LLC be approved as submitted.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

stewart title

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

October 10, 2016

File No.: 1690359CPL

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 29th day of September, 2016, the last Deed that we find, of record, reflects the record owner to be:
The Market at CCR Ltd., a Texas limited partnership

Legal Description:

DESCRIPTION OF A 5.800 ACRE TRACT OF LAND SITUATED
IN THE J.W. SCOTT SURVEY, ABSTRACT NO. 321
FORT BEND COUNTY, TEXAS

BEING a 5.800 acre (252,665 square foot) tract of land situated in the J.W. Scott Survey, Abstract No. 321 of Fort Bend County, Texas and being all of a called 5.800 acre tract of land described in an instrument to The Market at CCR Ltd. recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2015093106, said 5.800 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe with "Brown & Gay" cap found for the northeast corner of CREEK BEND AT CROSS CREEK RANCH SECTION TEN, a subdivision per plat recorded under Plat No. 20120149 of the Fort Bend County Plat Records (F.B.C.P.R.), lying on the west right-of-way line of F.M. 1463 (100 feet wide) as recorded under Volume 275, Page 525 of the Fort Bend County Deed Records (F.B.C.D.R.), same being the most easterly line of a called 1,913.31 acre tract of land described as Tract "A" in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2012038964, also lying on the southwest line of an 80-foot wide H.L. & P. Company easement recorded under Volume 431, Page 365 of the F.B.C.D.R., said corner being located S 67° 41' 25" E, 1,274.22 feet from a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northwest corner of said CREEK BEND AT CROSS CREEK RANCH SECTION TEN, same being the east corner of CREEK BEND AT CROSS CREEK RANCH SECTION TWELVE, a subdivision per plat recorded under Plat No. 20130245 of the F.B.C.P.R., same also being the south corner of a called 0.1757 acre tract of land described as Director Lot 1 in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2014053608;

THENCE, N 01° 56' 48" W, a distance of 87.75 feet along and with the west right-of-way line of said F.M. 1463 and the most easterly line of said Tract "A" to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the **POINT OF BEGINNING** and the southeast corner of the herein described tract, lying on the northeast line of said 80-foot wide easement;

THENCE, along and with the perimeter of said 5.800 acre tract, the following courses and distances:

N 67° 41' 25" W, a distance of 445.40 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southwest corner of the herein described tract, same being the southeast corner of a called 7.296 acre tract of land described in an instrument to The Market at CCR Ltd. recorded under F.B.C.C.F. No. 2015093106;

N 04° 12' 58" E, a distance of 154.52 feet along and with the east line of said 7.296 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a non-tangent curve to the right from which its center bears N 83° 55' 03" E, 131.47 feet;

In a northerly direction, along and with said east line and the arc of said curve to the right, a distance of 9.48 feet, having a radius of 131.47 feet, a central angle of 04° 07' 56" and a chord which bears N 04° 00' 59" W, 9.48 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point for corner;

N 01° 56' 48" W, a distance of 409.42 feet continuing along and with said east line to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northwest corner of the herein described tract, same being the northeast corner of said 7.296 acre tract, lying on the south right-of-way line of Fulshear Bend Drive (100 feet wide) as recorded under Plat No. 20150033 of the F.B.C.P.R. and being the beginning of a non-tangent curve to the left from which its center bears N 00° 39' 58" E, 3,050.00 feet;

THENCE, in an easterly direction, along and with said south right-of-way line and the arc of said curve to the left, a distance of 220.40 feet, having a radius of 3,050.00 feet, a central angle of 04° 08' 25" and a chord which bears N 88° 35' 45" E, 220.35 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of tangency;

THENCE, N 86° 31' 33" E, a distance of 48.60 feet continuing along and with said south right-of-way line to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most northerly northeast corner of the herein described tract same being the northwest corner of Restricted Reserve "B" of FULSHEAR BEND DRIVE (FROM F.M. 1463 TO CROSS CREEK BEND LN.), a subdivision per plat recorded under Plat No. 20150033 of the F.B.C.P.R.;

THENCE, along and with the common lines of said Restricted Reserve "B" and said 5.800 acre tract, the following courses and distances:

S 03° 28' 27" E, a distance of 17.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an interior corner of the herein described tract;

S 49° 33' 36" E, a distance of 119.75 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an interior corner of the herein described tract;

N 88° 03' 12" E, a distance of 32.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most easterly northeast corner of the herein described tract, lying on the west right-of-way line of said F.M. 1463, same being the most easterly line of said Tract "A" and the southeast corner of said Restricted Reserve "B";

THENCE, S 01° 56' 48" E, a distance of 656.98 feet along and with the west right-of-way line of said F.M. 1463 and the most easterly line of said Tract "A" to the **POINT OF BEGINNING** and containing 5.800 acres (252,665 square feet) of land.

Subject to the following:

1. Restrictions:

Restrictive Covenants as set forth under Clerk's File Nos. 2010105647, 2010127400, 2011070465, 2012016789, 2013123613, 2013145102, 2013146922, 2013150766, 2015093103, 2015093104 of the County Clerk Official Records of Fort Bend County, Texas.

2. Easements/Other Exceptions:

Landscape Easement set forth as evidenced in instrument recorded under Clerk's File No. 2015093106 of the Official Records of Fort Bend County, Texas.

Sanitary Sewer Easement 15 feet in width along the Norht property line as set forth in instrument recorded under Plat No. 20110033 of the Plat Records of Fort Bend County, Texas.

Building setback line, 50 feet in width, along the North and East property line, as recorded in/under Clerk's File No. 2015093217 of the Official Records of Fort Bend County, Texas.

Building setback line, 10 feet in width, along the Southerly property line, as recorded in/under Clerk's File No. 2015093217 of the Official Records of Fort Bend County, Texas.

Landscape and Parking setback line, 20 feet in width, along the North property line, as recorded in/under Clerk's File No. 2015093217 of the Official Records of Fort Bend County, Texas.

Landscape and Parking setback line, 35 feet in width, along the East property line, as recorded in/under Clerk's File No. 2015093217 of the Official Records of Fort Bend County, Texas.

Landscape and Parking setback line, 5 feet in width, along the Southerly property line, as recorded in/under Clerk's File No. 2015093217 of the Official Records of Fort Bend County, Texas.

All charges, liens, and assessments payable to Cross Creek Ranch Community Association Inc., including that lien to secure the payment thereof, recorded under Clerk's File No. 2008039552 of the Official Records of Fort Bend County, Texas. This lien being subordinate to any recorded mortgage liens.

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

All charges, liens, and assessments payable to Cross Creek Ranch Commercial Association, Inc., a Texas corporation, including that lien to secure the payment thereof, recorded in/under Clerk's File No. 2013123613 of the Official Records of Fort Bend County, Texas. This lien is subordinate to a purchase mortgage of record.

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

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

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

All terms, conditions, and provisions of that certain Repurchase Option Agreement, recorded in/under Clerk's File No. 2015093115 of the Official Records of Fort Bend County, Texas.

3. Liens/Misc:

Vendors Lien retained in Deed dated April 12, 2012, recorded in/under Clerk's File No. 2012038964 of the Official Public Records, securing the payment of one note in the principal amount of $9,000,000.00, bearing interest and payable as therein provided to the order of CCR Texas Lender, Inc., and one note in the principal amount of $81,000,000.00, bearing interest and payable as therein provided to the order of PSPIB_CCR, Inc., and additionally secured by Deed of Trust of even date therewith executed by CCR Texas Holdings LP, and recorded in/under Clerk's File No. 2012038977 of the Official Public Records of Fort Bend County, Texas, for the benefit of CCR Texas Agent Inc., as Agent. Said lien subject to the provisions of that certain Intercreditor Agreement evidenced by memorandum recorded in/under Clerk's File No. 2013049982 of the Official Public Records of Fort Bend County, Texas, wherein said lien was made subordinate and inferior to the lien of Deed of Trust recorded in/under Clerk's File No. 2013019470 of the Official Public Records of Fort Bend County, Texas.

Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement dated August 14, 2015, recorded in/under Clerk's File No. 2015093107 of the Official Records of Fort Bend County, Texas, executed

by The Market at CCR Ltd., a Texas limited partnership, securing the payment of one note in the principal amount of $13,852,751.00, bearing interest and payable as therein provided to the order of International Bank of Commerce. Assignment of Contracts recorded under Clerk's File No. 2015093109 of the Official Records of Fort Bend County, Texas. Assignment of Municipal Utility District Reimbursables recorded under Clerk's File No. 2015093110 of the Official Records of Fort Bend County, Texas.

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

Subject properties are located in the Fort Bend County Municipal Utilities Districts No(s). 169, 170, 171, and 172. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected. Prior to the issuance of any policy, Seller is to furnish a properly executed and acknowledged Notice in compliance with the provisions set forth in Section 49.452 of the Texas Water Code, which Notice must be signed and acknowledged by the Purchaser and subsequently filed in the property records.

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

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

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

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

Sincerely,
Stewart Title Company

Nona Briscoe

Anthony Deborde/Nona Briscoe
Commercial Title Examiner

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, The Market at CCR Ltd., a Texas limited partnership, has platted that certain 5.800 acres of land out of the J. W. Scott Survey, Abstract 321, Fort Bend County, Texas, which property was surveyed and platted on _____ by, Brown & Gay Engineers, Inc. and known as THE MARKET AT CROSS CREEK RANCH SWC, LLC, recorded at Plat Number _____ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, International Bank of Commerce is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2015093107 and 2015093109 of the Real Property Records of Fort Bend County, Texas, and, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of THE MARKET AT CROSS CREEK RANCH SWC, LLC.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of $10.00 and other good and valuable consideration this day paid by The Market at CCR Ltd., a Texas limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, , does hereby fully subordinate its lien to the plat of the subdivision of THE MARKET AT CROSS CREEK RANCH SWC, LLC and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of THE MARKET AT CROSS CREEK RANCH SWC, LLC and the dedications, terms, and provisions evidenced thereby.

The said lienholder does hereby WARRANT and REPRESENT that it is the owner and holder of the note and the lien given to secure the payment of the same and have not assigned the same nor any part thereof.

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

EXECUTED this the _____ day of _____, 2016.

International Bank of Commerce

By:_____
Printed Name: _____
Title: _____

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day, personally appeared _____, _____ of International Bank of Commerce, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

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

_____
Notary Public in and for the State of Texas

My commission expires: _____

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

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, has platted that certain 5.800 acres of land out of the J.W. Scott Survey, Abstract 321, Fort Bend County, Texas, which property was surveyed and platted on _____by, Brown & Gay Engineers, Inc. and known as THE MARKET AT CROSS CREEK RANCH SWC, LLC, recorded at Plat Number __ _____in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent for the lenders, is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2012038964, 2012038977, 2013049982, and 2013019470 of the Real Property Records of Fort Bend County, Texas, and, in its capacity as the agent, is the agent for the holders of promissory notes secured by said lien, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of THE MARKET AT CROSS CREEK RANCH SWC, LLC.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of $10.00 and other good and valuable consideration this day paid by CCR TEXAS HOLDINGS LP, a Delaware limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of THE MARKET AT CROSS CREEK RANCH SWC, LLC and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of THE MARKET AT CROSS CREEK RANCH SWC, LLC and the dedications, terms, and provisions evidenced thereby.

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

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

EXECUTED this the _____ day of _____, 2016.

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

By: _____

Printed Name: _____

Title: _____

PROVINCE OF ONTARIO
COUNTRY OF CANADA

I, _____, a Notary Public in and for said Province, DO HEREBY CERTIFY, that _____, personally known to me to be the _____ of CCR TEXAS AGENT INC., an Ontario corporation, in its capacity as agent of CCR Texas Lender Inc. and PSPIB-CCR Inc., whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument thereto as such _____ of said corporation, as his free and voluntary act and as the free and voluntary act and deed of said corporation as agent on behalf of said entities, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal, this _____ day of _____, 2016

_____
Notary Public
My commission expires: Commission For Life

AFTER RECORDING RETURN TO:
Trey DeVillier
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042

Trey DeVillier

From:	Trey DeVillier
Sent:	Monday, October 10, 2016 3:08 PM
Subject:	THE MARKET AT CROSS CREEKL RANCH SWC, LLC - Request for letter of "UTILITY AVAILABILITY"
Attachments:	2016-9-14_THE MARKET AT CCR SWC LLC_PrelimPlat SUB.pdf

SENT TO: CPE, AT&T and COMCAST

Please provide us a letter of "**utility availability**", "**will serve**" or "**no objection**" for the attached plat as required for final plats by the City of Fulshear.

If you have any questions or require any additional information please feel free to call or email.

Respectfully,

Trey DeVillier | Platting Technician
BGE, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042
Tel: 281-558-8700 x8204
Direct: 713-488-8204
Fax: 281-558-9701
tdevillier@bgeinc.com
www.bgeinc.com

Serving. Leading. Solving.™

Comcast

September 11, 2016

Mr. Trey DeViller
Platting Technician
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Bellaire, TX 77401

Re: The Market at Cross Creek Ranch SWC, LLC

To Whom It May Concern,

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

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

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

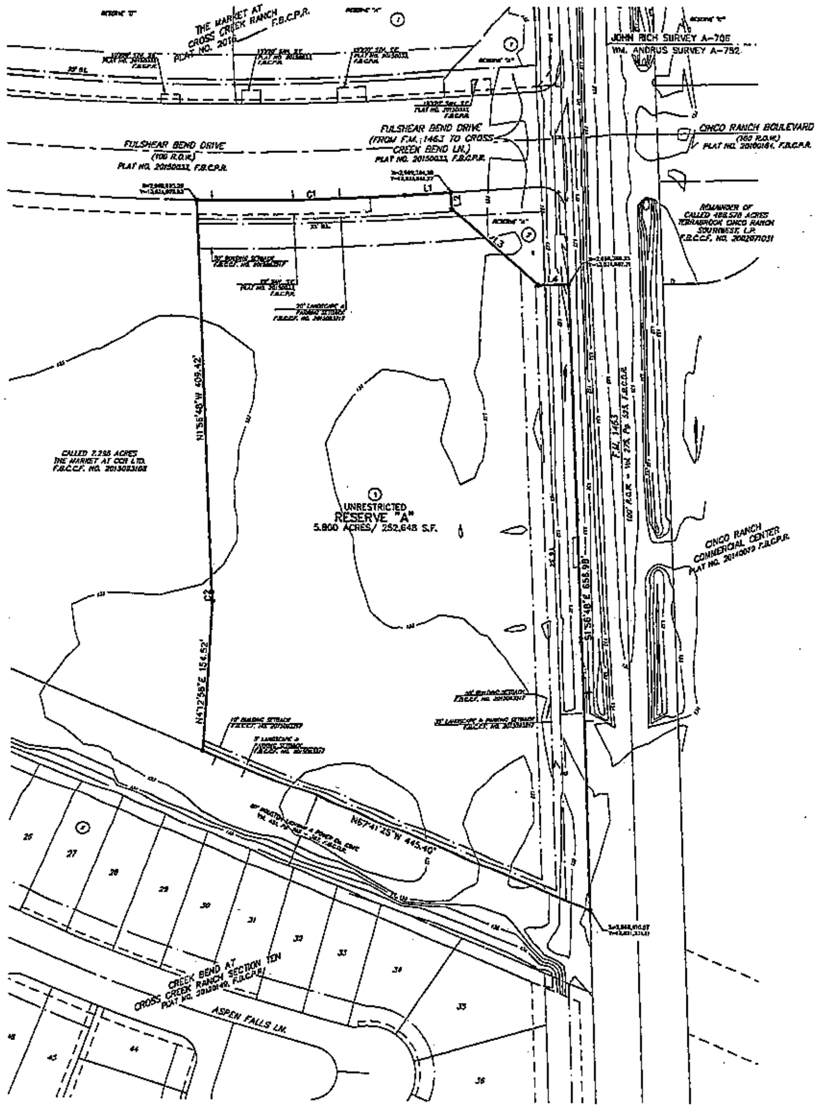
Upon completion of Comcast Cable's facility design, if so required, dedicated utility easements may be determined inadequate by Comcast Cable. In these cases, the developer, his successors or assigns, will be required to provide Comcast with exclusive easements.

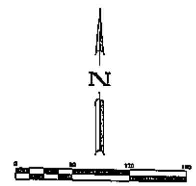
This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys, or street right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process.

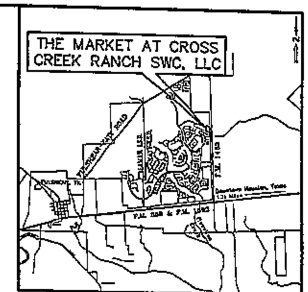
Please feel free to contact me at 713-637-5169 with any questions that you may have.

Sincerely,

Chris Grey
Construction Supervisor, Design and Serviceability







VICINITY MAP
N.T.S.

DESCRIPTION OF A 5.800 ACRE TRACT OF LAND SITUATED IN THE J.W. SCOTT SURVEY, ABSTRACT NO. 321 FORT BEND COUNTY, TEXAS

BEING a 5.800 acre (252,665 square foot) tract of land situated in the J.W. Scott Survey, Abstract No. 321 of Fort Bend County, Texas and being all of a called 5.800 acre tract of land described in an instrument to The Market at CCR Ltd. recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2015093108, said 5.800 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe with "Brown & Gay" cap found for the northeast corner of CREEK BEND AT CROSS CREEK RANCH SECTION TEN, a subdivision per plat recorded under Plat No. 20120140 of the Fort Bend County Plat Records (F.B.C.P.R.), lying on the west right-of-way line of F.M. 1463 (100 feet wide) as recorded under Volume 275, Page 325 of the Fort Bend County Deed Records (F.B.C.D.R.), same being the most easterly line of a called 1,913.31 acre tract of land described as Tract "A" in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2012036984, also lying on the southwest line of an 80-foot wide H.L. & P. Company easement recorded under Volume 431, Page 385 of the F.B.C.D.R., said corner being located S 67° 41' 25" E, 1,274.22 feet from a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northwest corner of said CREEK BEND AT CROSS CREEK RANCH SECTION TEN, same being the east corner of CREEK BEND AT CROSS CREEK RANCH SECTION TWELVE, a subdivision per plat recorded under Plat No. 20130245 of the F.B.C.P.R., same also being the south corner of a called 0.1757 acre tract of land described as Director Lot 1 in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2014052608;

THENCE, N 01° 56' 48" W, a distance of 87.75 feet along and with the west right-of-way line of said F.M. 1463 and the most easterly line of said Tract "A" to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the POINT OF BEGINNING and the southeast corner of the herein described tract, lying on the northeast line of said 80-foot wide easement;

THENCE, along and with the perimeter of said 5.800 acre tract, the following courses and distances:

N 67° 41' 25" W, a distance of 445.40 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southwest corner of the herein described tract, same being the southeast corner of a called 7.298 acre tract of land described in an instrument to The Market at CCR Ltd. recorded under F.B.C.C.F. No. 2015093108;

N 04° 12' 36" E, a distance of 154.52 feet along and with the east line of said 7.298 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a non-tangent curve to the right from which its center bears N83° 55' 03" E, 131.47 feet;

In a northerly direction, along and with said east line and the arc of said curve to the right, a distance of 9.48 feet, having a radius of 131.47 feet, a central angle of 04° 07' 36" and a chord which bears N 04° 00' 36" W, 9.48 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point for corner;

N 01° 56' 48" W, a distance of 408.42 feet continuing along and with said east line to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northwest corner of the herein described tract, same being the northeast corner of said 7.298 acre tract, lying on the south right-of-way line of Fulshear Bend Drive (100 feet wide) as recorded under Plat No. 20150033 of the F.B.C.P.R. and being the beginning of a non-tangent curve to the left from which its center bears N 00° 39' 58" E, 3,050.00 feet;

THENCE, in an easterly direction, along and with said south right-of-way line and the arc of said curve to the left, a distance of 220.40 feet, having a radius of 3,050.00 feet, a central angle of 04° 08' 25" and a chord which bears N 88° 35' 45" E, 220.35 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of tangency;

THENCE, N 88° 31' 33" E, a distance of 48.60 feet continuing along and with said south right-of-way line to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most northerly northeast corner of the herein described tract, same being the northeast corner of Restricted Reserve "B" of FULSHEAR BEND DRIVE (FROM F.M. 1463 TO CROSS CREEK BEND LN.), a subdivision per plat recorded under Plat No. 20150033 of the F.B.C.P.R.;

THENCE, along and with the common lines of said Restricted Reserve "B" and said 5.800 acre tract, the following courses and distances:

S 03° 28' 27" E, a distance of 17.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an interior corner of the herein described tract;

S 49° 33' 38" E, a distance of 110.75 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an interior corner of the herein described tract;

N 88° 03' 12" E, a distance of 32.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most easterly northeast corner of the herein described tract, lying on the west right-of-way line of said F.M. 1463, same being the most easterly line of said Tract "A" and the southeast corner of said Restricted Reserve "B";

THENCE, S 01° 56' 48" E, a distance of 658.98 feet along and with the west right-of-way line of said F.M. 1463 and the most easterly line of said Tract "A" to the POINT OF BEGINNING and containing 5.800 acres (252,665 square feet) of land.

Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83 and is referenced to monuments found along the northeast line of CREEK BEND AT CROSS CREEK RANCH SECTION TEN as cited herein.

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	3050.00'	4°08'25"	220.40'	N 88°35'45" E	220.35'
C2	131.47'	4°07'07"	9.48'	N 4°00'36" W	9.48'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N88°31'33"E	48.60'
L2	S3°28'27"E	17.00'
L3	S49°33'38"E	110.75'
L4	N88°03'12"E	32.00'

GENERAL NOTES

1. "U.E." indicates "Utility Easement".
2. "B.L." indicates "Building Line".
3. "W.L.E." indicates "Water Line Easement".
4. "W.M.E." indicates "Water Meter Easement".
5. "F.H.E." indicates "Fire Hydrant Easement".
6. "SAN.S.E." indicates "Sanitary Sewer Easement".
7. "STM.S.E." indicates "Storm Sewer Easement".
8. "D.E." indicates "Drainage Easement".
9. "A.E." indicates "Aerial Easement".
10. "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
11. "F.B.C.P.R." indicates "Plat Records of Fort Bend County".
12. "F.B.C.D.R." indicates "Deed Records of Fort Bend County".
13. 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 1.0001407.
14. Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83 and is referenced to monuments found along a north line of a called 1,913.31 acre tract as cited herein.
15. There are pipeline easements within the boundaries of the subject tract are based on the title research provided per City Planning Letter prepared by Stewart Title, File No. 1600359CPL, effective date of September 29, 2016, . are shown hereon.
16. 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 48157C0105L, Revised April 2, 2014.
17. Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "Brown & Gay" at all plat boundary corners unless otherwise noted.
18. All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.
19. This plat is subject to restrictions recorded under Fort Bend County Clerk's File No. 2010105647, 2010127400, 2011070465, 2012016769, 2013123613, 2013145102, 2013146022, 2013150788, 2015093103 and 2015093104 per City Planning Letter prepared by Stewart Title, File No. 1600359CPL, effective date of September 29, 2016.

THE MARKET AT CROSS CREEK RANCH SWC, LLC

A SUBDIVISION OF 5.800 ACRES OF LAND
LOCATED IN THE
J.W. SCOTT SURVEY, ABSTRACT NO. 321
CITY OF FULSHEAR,
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVES: 1 BLOCKS: 1

SCALE: 1"=60' DATE: OCTOBER, 2016

OWNER:
THE MARKET AT CCR LTD.
5850 SAN FELIPE ST., STE. 490
HOUSTON, TX 77057
(713) 782-9000
JULIE WARD

LAND PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES
23501 CINCO RANCH BLVD., A-250
KATY, TEXAS 77494
(281) 579-0340
KATHRYN EDWARDS

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
KARENA HAUTER, P.E.

SHEET 1 OF 2

STATE OF TEXAS
COUNTY OF FORT BEND

Now, THE MARKET AT CCR LTD., a Texas limited partnership,acting by and through C. Ewing King, its Manager of THE MARKET AT CCR GP LLC, a Texas limited liability company, its general partner, hereinafter referred to as Owners of the 5.800 acre tract described in the above and foregoing map of THE MARKET AT CROSS CREEK RANCH SWC, LLC do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said map 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 bayous, creeks, gullies, ravines, draws, and drainage ditches located in said subdivision, an 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 THE MARKET AT CROSS CREEK RANCH SWC, LLC 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; the condition of such dedication being that these building setback lines and public utility easements will terminate and be automatically abandoned when the adjacent property is subdivided in a recorded plat.

IN TESTIMONY WHEREOF, the THE MARKET AT CCR GP LLC, a Texas limited liability company, has caused these presents to be signed by C. Ewing King, its Manager, thereunto authorized, this _____ day of _____ 2016.

THE MARKET AT CCR LTD.,
a Texas limited partnership

By: _____
C. Ewing King
Manager

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared C. Ewing King, Manager of THE MARKET AT CCR LTD., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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

_____
Printed Name: _____
Notary Public in and for the State of Texas

Commission Expires: _____

I, Nicolas Vona, 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.

_____
Nicolas Vona, R.P.L.S.
Texas Registration No. 6193

I, C. Gordon Schmalz, 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.

_____
C. Gordon Schmalz, P.E.
Texas Registration No. 101200

Brown & Gay Engineers, Inc.
TBPE Registration No. F-1046

This plat of THE MARKET AT CROSS CREEK RANCH SWC, LLC is approved by the City Planning Commission of the City of Fulshear, Texas, this _____ day of _____ 2016.

_____
Amy Pearce
Chairperson

_____
Austin Nagel
Co-Chairperson

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

_____
Jeff W. Roberts
Mayor

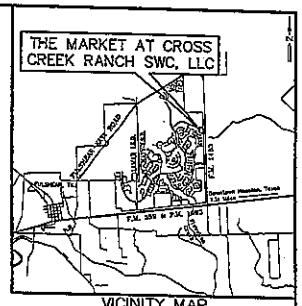
_____
Diana Gordon Gifford
City Secretary

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 _____ 2016, 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



VICINITY MAP
N.T.S.

THE MARKET AT CROSS CREEK RANCH SWC, LLC

A SUBDIVISION OF 5.800 ACRES OF LAND
LOCATED IN THE
J.W. SCOTT SURVEY, ABSTRACT NO. 321
CITY OF FULSHEAR,
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVES:1 BLOCKS: 1
SCALE: 1"=60'
DATE: OCTOBER, 2016

OWNER:
THE MARKET AT CCR LTD.
5850 SAN FELIPE ST., STE. 450
HOUSTON, TX 77057
(713) 782-5000
DUANE FROST

LAND PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES
23501 CINCO RANCH BLVD., #A-230
KATY, TEXAS 77494
(281) 579-0340
KATHRYN EDWARDS

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. 10108500
KARENA HAUTER, P.E.

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Cross Creek Ranch Water Well No. 4/Final Plat

City Engineer Review

✓ Reviewed
_____ See Attached Letter

BY: _____ DATE: 11-02-2016

City Secretary

✓ Processed
_____ *Returned for additional data*

BY: ML DATE: 10/14/2016

Planning Commission Review

✓ Approved
_____ Returned for additional data

~~APPR~~ APPROVED WITH NOTE THAT 14' WATER LINE EASEMENT RE

BY: [illegible] DATE: 4 NOV 2016

City Council Review

_____ Approved
_____ Returned for additional data

BY: _____ DATE: _____

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

Subdivision/Development Platting Application

Date: 10/14/2016 Date Received by the City of Fulshear: _____

Subdivision: CROSS CREEK RANCH WATER WELL NO. 4 Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: ✓ City ____ ETJ (Extraterritorial Jurisdiction)

Legal Description: 0.1990 ACRESS OF LAND IN THE J.W. SCOTT SURVEY, A-321

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

Total Acreage: 0.1990
Number of Streets: 0
Number of Lots: 0
Number and Types of Reserves: 1
Total Acres in Reserve: 0.1990

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

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

Platting Fees

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

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

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

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

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

TOTAL PLATTING FEE $504.98

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
Trey Devillier	TREY DEVILLIER	10/14/2016

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

November 2, 2016

Engineering Review

Final Plat
Cross Creek Ranch Water Well No. 4
City of Fulshear, Texas

For Information only:

1. This plat will create one (1) Reserve with a size of 0.1990 acres.

2. Access is shown to be provided by a 20-foot wide access easement that will extend to Fulshear Bend Drive.

Recommendations:

I recommend that this Final Plat of the Cross Creek Ranch Water Well No. 4 be approved once the following items are addressed:

A) If the City is to accept this water well, the minimum Water Line Easement will need to be at least 14-foot in width. The additional Easement width may be included in the Access Easement.

B) The second to the last call in the Metes and Bounds description is heading in the wrong direction.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

November 3, 2016

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

Re: CROSS CREEK RANCH WATER WELL NO. 4 – Response to Final Plat Comments

Dear Mr. Leyendecker:

Below is our itemized list of responses to the Engineering Review comments, dated November 2, 2016, regarding the above referenced plat. If you have any questions, or require any additional information, please do not hesitate to call.

A. If the City is to accept this water well, the minimum Water Line Easement will need to be at least 14-foot in width. The additional Easement width may be included in the Access Easement.
RESPONSE: Respectfully, we request the comment be withdrawn.

1. *The referenced existing Water Line Easement is located outside of the Cross Creek Ranch Water Well No. 4 plat boundary.*
2. *The referenced Water Line Easement was recorded on February 10, 2015 in Fort Bend County Clerk Plat Number 20150033.*
3. *The City of Fulshear approved the acceptance of the constructed and installed water line at the City Council Meeting held on July 19, 2016.*

B. The second to the last call in the Metes and Bounds description is heading in the wrong direction.
RESPONSE: Respectfully, we request your reevaluation for confirmation. The subject plat boundary happens to be a rhombus. A parallelogram with opposite equal acute angles, opposite equal obtuse angles and four equal sides. Reversing the said call's bearing or heading would not allow the boundary to close.

Sincerely,

Trey DeVillier
PlattingTech

Enclosure: None

cc: D. Offord, City Secretary
CJ Snipes, City Manager

Kimberly Kopecky

From:	Trey DeVillier <TDeVillier@bgeinc.com>
Sent:	Thursday, November 03, 2016 3:32 PM
To:	David Leyendecker (davidleyen@aol.com)
Cc:	Diana Offord; Kimberly Kopecky; CJ Snipes; Gerald Grissom; Tracy Youngblood; Karena Hauter; Todd Hamilton, P.E. (toddh@johnsondev.com)
Subject:	CROSS CREEK RANCH WATER WELL NO. 4 - FINAL PLAT - Engineering Review Comments - RESPONSE
Attachments:	2016-11-3_FINAL PLAT COMMENTS_RESPONSE LTR_SCAN.pdf

Mr. David Leyendecker,

In regards to the subject plat, please accept the attached letter as our response to recent Engineering Review comments provided by the City of Fulshear.

Contact me should you have any questions or require additional information.

Thank you.

Trey DeVillier | Platting Technician
BGE, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042
Tel: 281-558-8700 x8204
Direct: 713-488-8204
Fax: 281-558-9701
tdevillier@bgeinc.com
www.bgeinc.com

Serving. Leading. Solving.™

Disclaimer: My e-mail address has changed! Please update your contacts with my new **@bgeinc.com** address.

stewart title

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

September 15, 2016

File No.: 1690360CPL

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 7th day of September, 2016, the last Deed that we find, of record, reflects the record owner to be:
CCR Texas Holdings LP, a Delaware limited partnership

Legal Description:

DESCRIPTION OF A 0.1990 ACRE TRACT OF LAND SITUATED
IN THE J.W. SCOTT SURVEY, ABSTRACT NO. 321
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

BEING a 0.1990 acre (8,670 square foot) tract of land situated in the J.W. Scott Survey, Abstract No. 321, in the City of Fulshear, Fort Bend County, Texas and being a portion of a called 1,913.31 acre tract of land 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 0.1990 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Southerly Southeast corner of a called 4.973 acre tract of land described in an instrument to The Market at CCR Ltd. recorded under F.B.C.C.F. No. 2015093106, same being the Southwest corner of a called 7.296 acre tract of land described in an instrument to The Market at CCR Ltd. recorded under F.B.C.C.F. No. 2015093106, and lying on the Northeast line of an 80-foot wide H.L. & P. Company easement recorded under Volume 431, Page 365 of the Fort Bend County Deed Records;

THENCE, N 67° 41' 25" W, a distance of 5.16 feet along and with the South line of said 4.973 acre tract and the Northeast line of said 80-foot easement to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an inner Southwest corner of said 4.973 acre tract, same being the Southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, N 67° 41' 25" W, a distance of 61.93 feet continuing along and with the Northeast line of said 80-foot easement, and over and across said 1,913.31 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an inner Southeast corner of said 4.973 acre tract, same being the Southwest corner of the herein described tract;

THENCE, along and with the interior lines of said 4.973 acre tract, the following bearings and distances:

N 36° 39' 30" E, a distance of 144.51 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an interior corner of said 4.973 acre tract, same being the Northwest corner of the herein described tract;

S 67° 41' 25" E, a distance of 61.93 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an interior corner of said 4.973 acre tract, same being the Northeast corner of the herein described tract;

S 36° 39' 30" W, a distance of 144.51 feet to the **POINT OF BEGINNING** and containing 0.1990 of one acre (8,670 square feet) of land.

Subject to the following:

1. Restrictions:

Restrictive Covenants as set forth under Clerk's File Nos. 2010105647, 2010127400, 2011070465, 2012016789, 2013123613, 2013145102, 2013146922, 2013150766, 2015093104 of the County Clerk Official Records of Fort Bend County, Texas.

2. Easements/Other Exceptions:

Gas Facilities Easement granted to SI Energy, LP, a Texas limited partnership recorded under Clerk's File No. 2014102259 of the Official Records of Fort Bend County, Texas.

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

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

All charges, liens, and assessments payable to Cross Creek Ranch Commercial Association, Inc., a Texas corporation, including that lien to secure the payment thereof, recorded in/under Clerk's File No. 2013123613 of the Official Records of Fort Bend County, Texas. This lien is subordinate to a purchase mortgage of record.

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

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

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

3. Liens/Misc:

Vendors Lien retained in Deed dated April 12, 2012, recorded in/under Clerk's File No. 2012038964 of the Official Public Records, securing the payment of one note in the principal amount of $9,000,000.00, bearing interest and payable as therein provided to the order of CCR Texas Lender, Inc., and one note in the principal amount of $81,000,000.00, bearing interest and payable as therein provided to the order of PSPIB_CCR, Inc., and additionally secured by Deed of Trust of even date therewith executed by CCR Texas Holdings LP, and recorded in/under Clerk's File No. 2012038977 of the Official Public Records of Fort Bend County, Texas, for the benefit of CCR Texas Agent Inc., as Agent. Said lien subject to the provisions of that certain Intercreditor Agreement evidenced by memorandum recorded in/under Clerk's File No. 2013049982 of the Official Public Records of Fort Bend County, Texas, wherein said lien was made subordinate and inferior to the lien of Deed of Trust recorded in/under Clerk's File No. 2013019470 of the Official Public Records of Fort Bend County, Texas.

We require a copy of the limited partnership agreement, and all amendments thereto, in order to determine

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

Subject properties are located in the Fort Bend County Municipal Utilities Districts No(s). 169, 170, 171, and 172. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected. Prior to the issuance of any policy, Seller is to furnish a properly executed and acknowledged Notice in compliance with the provisions set forth in Section 49.452 of the Texas Water Code, which Notice must be signed and acknowledged by the Purchaser and subsequently filed in the property records.

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

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

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

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

Sincerely,
Stewart Title Company

Nona Briscoe

Anthony DeBorde/Nona Briscoe
Commercial Title Examiner

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR Texas Holdings LP, a Delaware limited partnership, has platted that certain 0.1990 acres of land out of the J.W. Scott Survey, Abstract No. 321, Fort Bend County, Texas, which property was surveyed and platted on _____by, Brown & Gay Engineers, Inc. and known as CROSS CREEK RANCH WATER WELL NO. 4 recorded at Plat Number _____ _____in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent for the lenders, is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2012038964, 2012038977, 2013049982, 2013019471 and 2016059210 of the Real Property Records of Fort Bend County, Texas, and, in its capacity as the agent, is the agent for the holders of promissory notes secured by said lien, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of CROSS CREEK RANCH WATER WELL NO. 4.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of $10.00 and other good and valuable consideration this day paid by CCR Texas Holdings LP, a Delaware limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of CROSS CREEK RANCH WATER WELL NO. 4 and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of CROSS CREEK RANCH WATER WELL NO. 1 and the dedications, terms, and provisions evidenced thereby.

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

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

EXECUTED this the _____ day of _____, 2016.

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

By: _____

Printed Name: _____

Title: _____

PROVINCE OF ONTARIO
COUNTRY OF CANADA

I, _____, a Notary Public in and for said Province, DO HEREBY CERTIFY, that _____, personally known to me to be the _____ of CCR TEXAS AGENT INC., an Ontario corporation, in its capacity as agent of CCR Texas Lender Inc. and PSPIB-CCR Inc., whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument thereto as such _____ of said corporation, as his free and voluntary act and as the free and voluntary act and deed of said corporation as agent on behalf of said entities, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal, this _____ day of _____, 2016

_____
Notary Public
My commission expires: Commission For Life

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

CenterPoint Energy
Houston

October 12, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Cross Creek Ranch Water Well No. 4

To Whom It May Concern:

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

The plat as submitted has been reviewed and approved to the extent that the construction does not inhibit drainage from CenterPoint Energy fee or easement property. The development of this plat must not contribute to filling up, cutting, injuring, destroying, or impairing the usefulness of CenterPoint Energy's canals, drains, ditches, watercourses, or other works constructed, repaired, or improved to protect CenterPoint Energy's right of way from overflow of water.

At this time, CenterPoint Energy has no objection associated with the general layout and utility easements as exhibited on said plat. In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, CenterPoint Energy will require exclusive easements.

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

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

If there are any questions, please contact Sheila R. Agee at 713.207.6349.

Sincerely,

Sheila R. Agee

Sheila R. Agee
Senior Right of Way Agent

C: Trey DeVillier <TDeVillier@bgeinc.com>

REF #PLR16.392B

Comcast

September 11, 2016

Mr. Trey DeViller
Platting Technician
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Bellaire, TX 77401

Re: Cross Creek Ranch Water Well No. 4

To Whom It May Concern,

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

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

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

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

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

Please feel free to contact me at 713-637-5169 with any questions that you may have.

Sincerely,

Chris Grey
Construction Supervisor, Design and Serviceability

October 14, 2016

City of Fulshear
C/o D. (Diana) Gordon Offord, City Secretary
30603 FM 1093 Road
P. O. Box 279
Fulshear, Texas 77441

Re: CROSS CREEK RANCH WATER WELL NO. 4 - FINAL PLAT SUBMISSION

Dear Ms. Offord:

Enclosed are ten (10) copies of the above referenced plats along with accompanying documents for FINAL PLAT SUBMISION with the City of Fulshear. If you have any questions, or require any additional information, please contact me at 281-558-8700 x 8204 or via email at tdevillier@browngay.com.

In addition to the enclosures listed below, I have included a couple of pages from the Developers Agreement to help resolve a comment from the Preliminary Plat submission. Please see ORDINANCE No. 04-913, Section 7. Design Standards, I. Easements, 1. (b) Widths.

Sincerely,

Trey DeVillier
Platting Tech

Enclosures: *Plat Copies (10)*
City Platting Application
Platting Fee Check No. 71984
City Planning Letter
Lienholders Subordination Form(s)
Utility Availability/No Objection Correspondence(s)

the condition of such dedication being that when the adjacent property is subdivided pursuant to a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes."

H. Partial or Half Streets. Partial or half streets may be dedicated in those instances where the Commission determines that it is necessary for the proper development of the land and in the public interest to locate a public street right-of-way centered on a property line. A partial or half street dedication within a subdivision dedicating less than a fifty-foot right-of-way width on a designated major thoroughfare, or less a thirty-foot right-of-way width for any other type public street, shall not be approved. Appropriate notations and the one-foot reserve dedication in fee as, provided in Section 7.G., hereof shall be placed upon the plat restricting access from any partial or half streets so dedicated to adjacent acreage tracts until the adjacent property is subdivided pursuant to a recorded plat and the additional adjacent right-of-way is acquired providing the full right-of-way as specified in this Ordinance.

I. Easements.

1. Utility Easements. Utility easements, both above and below grade, are those easements established by plat or separate instrument, which are designed to accommodate facilities necessary to provide various types of utility services to the individual properties within the plat boundaries. Utility easements may be used for, but not be limited to, facilities necessary to provide water, electrical power, natural gas, telephone, telegraph, cable television, and sanitary sewer services. In most cases, utility easements shall be below grade, except where the requirements of the utility providers require their major transmission lines to be located above grade. All easement locations and their placement above or below grade shall be resolved with the utility companies prior to preliminary plat approval.

(a) Location. Utility easements, excluding special use utilities such as gas, telephone, electric, and cable, shall be provided along the front of all lots, except when the Commission determines that such location is not feasible for the orderly development of the subdivision, or where the right-of-way is not wide enough to allow for the proper placement and maintenance of all utilities. Utility

easements located along the outer boundaries of a subdivision shall contain the full width required for such easement, except in those instances where the adjacent property is within a portion of a previously approved and platted subdivision and under the same ownership as the property being platted, or where additional easement width is dedicated by separate instrument by the owner of said adjacent tract. In such cases, one-half (1/2) of the required easement width shall be dedicated within the platted boundary with the other one-half (1/2) provided outside the platted boundary by separate instrument, or through notation on the plat certifying the ownership and dedication of said easement.

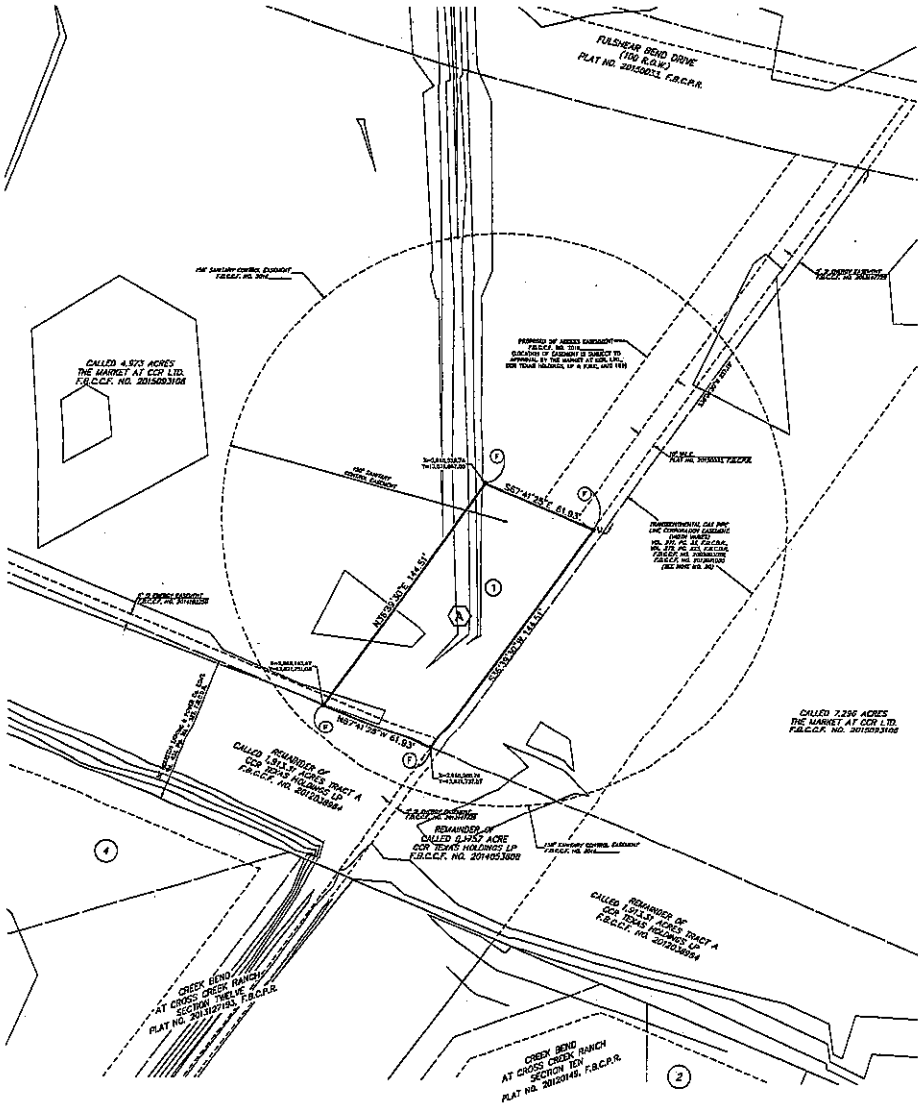
(b) Widths. All utility easements, including special use utilities such as gas, telephone, electric, and cable, established within any subdivision plat shall not be less than a total of ten feet (10') in width, which width may be split between adjacent lots, provided however, that a lesser amount shall be allowed where less width is required by the utility service provider.

(c) Limitations. All utility easements shall be limited to surface and below grade easements. Aerial easements over utility easements shall be limited to that necessary for transformers, amplifiers, and other similar devices that cannot be placed below grade, it being the express purpose and intent hereof to require all utilities, to the extent reasonably possible, to be placed below ground level.

2. Drainage Easements. All drainage easements shall be located and dedicated to accommodate the drainage requirements necessary for the proper development of the property within the subdivision boundaries and within its natural watershed and in conformance with the City's Comprehensive Plan, its regulations governing storm drainage and/or flood control, and the requirements of other governmental agencies having jurisdiction over storm drainage or flood control within the area in which the subdivision is located. A suitable note on the plat shall restrict all properties within the subdivision to ensure that drainage easements within the plat boundaries shall be kept clear of fences, buildings, obstructive vegetation, and other obstructions to the operation and maintenance of the drainage facilities therein.

3. Private Easements, Fee Strips.

(a) Existing Easements, Fee Strips. All easements or fee strips created prior to the subdivision of any tract of land shall be shown on the subdivision plat of said land with appropriate notations indicating the name of the holder of such easement or fee strip, the purpose of the easement and generally the facilities contained therein, the dimensions of the easement or fee strip tied to all adjacent lot lines, street rights-of-way and plat boundary lines, and the recording reference



GENERAL NOTES

1. "U.E." indicates "Utility Easement".
2. "B.L." indicates "Building Line".
3. "W.L.E." indicates "Water Line Easement".
4. "W.W.E." indicates "Water Water Easement".
5. "F.H.E." indicates "Fire Hydrant Easement".
6. "SAN.S.E." indicates "Sanitary Sewer Easement".
7. "STM.S.E." indicates "Storm Sewer Easement".
8. "D.E." indicates "Drainage Easement".
9. "A.E." indicates "Aerial Easement".
10. "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
11. "F.B.C.P.R." indicates "Plat Records of Fort Bend County".
12. "F.B.C.D.R." indicates "Deed Records of Fort Bend County".
13. 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 1.00011407.
14. Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83 and is referenced to monuments found along a north line of a called 1,913.31 acre tract as cited herein.
15. There are pipeline easements within the boundaries of the subject tract are based on the title research provided per City Planning Letter prepared by Stewart Title, effective date of September 9, 2016, are shown hereon.
16. 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 48157C0125L, Revised April 2, 2014.
17. All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.
18. This plat is subject to restrictions recorded under Fort Bend County Clerk's File No. 2010135947, 2010172400, 2011072165, 2012010785, 2013123613, 2013145102, 2013146922, 2013150769 and 2015093104 per City Planning Letter prepared by Stewart Title, effective date of September 9, 2016.
19.
20. (F) indicates Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "Brown & Gay".

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S67°41'25"E	5.16'

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
(A)	0.1990 AC. / 8,670 S.F.	WATER WELL PURPOSES

DESCRIPTION OF A 0.1990 ACRE TRACT OF LAND SITUATED
IN THE J.W. SCOTT SURVEY, ABSTRACT NO. 321
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

Being a 0.1990 acre (8,670 square feet) tract of land situated in the J.W. Scott Survey, Abstract No. 321, in the City of Fulshear, Fort Bend County, Texas and being a portion of a called 1,913.31 acre tract of land 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.) 2015093094, said 0.1990 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Southerly Southeast corner of a called 4.973 acre tract of land described in an instrument to The Market at CCR LTD. recorded under F.B.C.C.F. No. 2015093108, same being the Southwest corner of a called 7.296 acre tract of land described in an instrument to The Market at CCR LTD. recorded under F.B.C.C.F. No. 2015093106, and lying on the Northeast line of an 80-foot wide H.L. & P. Company easement recorded under Volume 431, Page 365 of the Fort Bend County Deed Records;

THENCE, N 67° 41' 25" W, a distance of 5.16 feet along and with the South line of said 4.973 acre tract and the Northeast line of said 80-foot easement to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an inner Southwest corner of said 4.973 acre tract, same being the Southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, N 67° 41' 25" W, a distance of 61.93 feet continuing along and with the Northeast line of said 80-foot easement, and over one acres said 1,913.31 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an inner Southeast corner of said 4.973 acre tract, same being the Southwest corner of the herein described tract;

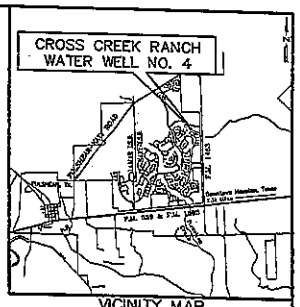
THENCE, along and with the interior lines of said 4.973 acre tract, the following bearings and distances:

N 22° 18' 35" E, a distance of 144.51 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an interior corner of said 4.973 acre tract, same being the Northwest corner of the herein described tract;

S 67° 41' 25" E, a distance of 61.93 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an interior corner of said 4.973 acre tract, same being the Northeast corner of the herein described tract;

S 22° 18' 35" W, a distance of 144.51 feet to the POINT OF BEGINNING and containing 0.1990 of one acre (8,670 square feet) of land.

Bearing orientation is based on the Texas Coordinate System, South Central Zone 4204, NAD-83 and is referenced to monuments found along the South line of said 4.973 acre tract as cited herein.



VICINITY MAP
N.T.S.

N

0 30 60 90

CROSS CREEK RANCH WATER WELL NO. 4

A SUBDIVISION OF 0.1990 ACRES OF LAND
LOCATED IN THE
J.W. SCOTT SURVEY, ABSTRACT NO. 321
CITY OF FULSHEAR,
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVES: 1 BLOCKS: 1
SCALE: 1"=30' DATE: OCTOBER, 2016

OWNER:
CCR TEXAS HOLDINGS, LP
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(713) 690-9977
LARRY JOHNSON

LAND PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES, INC.
23361 CINCO RANCH BLVD., #A-250
KATY, TEXAS 77494
(281) 578-0240
KARUNN EDWARDS

CROSS CREEK
RANCH

BGE, Inc.
16777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TSPLS Licensed Surveying Firm No. 10108500
KARENA HAUTER, P.E.

SHEET 1 OF 2

STATE OF TEXAS
COUNTY OF FORT BEND

We, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Larry D. Johnson, Manager of Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner, owner, hereinafter referred to as Owners of the 0.1990 acre tract described in the above and foregoing map of CROSS CREEK RANCH WATER WELL NO. 4, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said map 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 purpose 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.) on 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.) on 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 bayous, creeks, gullies, ravines, draws, and drainage ditches located in said subdivision, an 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, accessory 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 CROSS CREEK RANCH WATER WELL NO. 4 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 on said adjacent acreage, the condition of such dedication being that these building setback lines and public utility easements will terminate and be automatically abandoned when the adjoining property is subdivided in a recorded plat.

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

this _____ day of _____ 2016.

CCR TEXAS HOLDINGS LP, a Delaware limited partnership

By: Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner

By: _____
Larry D. Johnson
Manager

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Larry D. Johnson, Manager of Johnson/CCR GP, LLC, a Texas limited liability company, the sole general partner of CCR TEXAS HOLDINGS LP, a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

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

_____
Judy S. Kerr
Notary Public in and for the State of Texas

Commission Expires: _____

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

_____
Nicolas Vann, R.P.L.S.
Texas Registration No. 6303

I, Karema B. Hauter, 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.

_____
Karema B. Hauter, P.E.
Texas Registration No. 102165

Green & Cox Engineers, Inc.
TBPE Registration No. F-1046

This plat of CROSS CREEK RANCH WATER WELL NO. 4 is approved by the City Planning Commission of the City of Fulshear, Texas, this _____ day of _____ 2016.

_____
Jay Pearce
Chairperson

_____
Austin Wiant
Co-Chairperson

This plat of CROSS CREEK RANCH WATER WELL NO. 4 was approved on _____, by the City of Fulshear City Council and signed on this _____ day of _____ 2016; provided, however, this approval shall be invalid and null and void unless the plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

_____
Jeff W. Roberts
Mayor

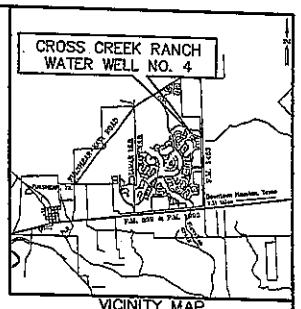
_____
Diana Gordon Offord
City Secretary

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 _____ 2016, 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



VICINITY MAP
N.T.S.

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LOCATED IN THE
J.W. SCOTT SURVEY, ABSTRACT NO. 321
CITY OF FULSHEAR,
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVES: 1 BLOCKS: 1
SCALE: 1"=30' DATE: OCTOBER, 2016

OWNER:
CCR TEXAS HOLDINGS, LP
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(713) 960-9977
LARRY JOHNSON

LAND PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES, INC.
23501 CINCO RANCH BLVD., #A-250
KATY, TEXAS 77494
(281) 392-0340
KATHRYN EDWARDS

CROSS CREEK
RANCH

BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-6700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10165500
KAREMA HAUTER, P.E.

PARTIAL RELEASE AND WAIVER OF SURFACE RIGHTS

STATE OF TEXAS

COUNTY OF FORT BEND

WHEREAS, the following described real property is located in Fort Bend County, Texas and is hereafter referred to as the "Cardiff Land", to-wit:

> 357.66 acres of land, more or less, situated in the J. D. Vermillion Survey, A-339, Fort Bend County, Texas, and being the same land described in a deed dated November 15, 1929 from Elmer Thur and Emma Thur to H. P. Harris, C. C. Cardiff, and J. V. Cardiff, and recorded in Volume 129, at Page 207 of the Deed Records of Fort Bend County, Texas.

WHEREAS, all or part of the Cardiff Land is the subject of the following oil, gas, and mineral leases, to-wit:

a. Oil, Gas And Mineral Lease recorded in Volume 833, at Page 88 of the Deed Records of Fort Bend County, Texas;

b. Oil, Gas And Mineral Lease recorded in Volume 833, at Page 93 of the Deed Records of Fort Bend County, Texas;

c. Oil, Gas And Mineral Lease recorded in Volume 835, at Page 309 of the Deed Records of Fort Bend County, Texas;

The above referred to oil, gas and mineral leases are hereinafter referred to as the "Cardiff Leases"; and

WHEREAS, to the extent that the Cardiff Leases are still in effect, Faulconer Resources Joint Venture-1993 ("Faulconer"), a Texas general partnership, is the assignee and holder of the entire leasehold estate and working interest with respect to the Cardiff Leases; and

WHEREAS, the owners of the Cardiff Land have requested Faulconer as assignee and holder of the Cardiff Leases, to release and waive all rights of ingress or egress and all other rights of every kind and character whatsoever to enter upon or use the surface of the Cardiff Land, except as otherwise set out herein, so that the owners of the Cardiff Land shall have full, complete and uninterrupted use of the Cardiff Land, except as otherwise set out herein; and

WHEREAS, Faulconer has agreed to execute release and waiver of surface rights, as requested by the owners of the Cardiff Land, and Faulconer now desires to evidence its agreement to release and waive said surface rights, except as otherwise set out herein, by execution of this Partial Release And Waiver Of Surface Rights.

HOLD FOR STEWART TITLE FORT BEND
GF NO: 04309747 -RG-70

Unofficial Draft

NOW, THEREFORE, for and in consideration of the premises, and the further consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid to Faulconer, the receipt and sufficiency of which is hereby acknowledged, Faulconer, a Texas corporation having its principal place of business in Smith County, Texas, does hereby expressly release and waive, on behalf of itself, its successors and assigns, all rights to use the surface of the Cardiff Land or any part thereof (except as hereinafter set out) including, without limitation, the right to enter upon the surface of the Cardiff Land for purposes of exploring for, developing, drilling, producing, transporting (including the construction of pipelines), treating, storing, or any other purposes, whether incidental to or necessary for the development or production of the oil, gas and other minerals in and under the Cardiff Lands or otherwise.

However, notwithstanding anything to the contrary contained herein, Faulconer, as the assignee and holder of the Cardiff Leases, reserves the right to use the forty (40') foot wide private road (the "Road") located on the Cardiff Land, and shown on the plat attached hereto as Exhibit "A" and made a part hereof for all intents and purposes, as that forty (40') foot wide strip of land adjacent to the eastern and northern boundaries of the Cardiff Land between Point 1 and Point 2. The right to use the Road reserved herein by ~~Vernon~~ Faulconer, ~~Inc.~~ shall be for providing ingress to and egress from the lands lying north of the Cardiff Land, so that Faulconer and its successor and assigns can carry out its operations as owner of and/or operator of the oil, gas, and mineral leases on lands which are located in the Crider Gas Unit No. 2, so far as such lands are located north of the Cardiff Land. The right to use the Road which is reserved herein shall be non-exclusive and shall continue for so long as any of the Cardiff Leases remain in effect.

Notwithstanding anything to the contrary contained herein, Faulconer, by the execution of this Partial Release And Waiver Of Surface Rights, is not releasing and does not intend to release any rights, other than the surface rights as provided for herein, that it presently has under the Cardiff Leases and does not waive or release any right that it has, now or in the future, to use any public road which may cross the Cardiff Land, now or in the future.

This Partial Release And Waiver Of Surface Rights is joined in by all of the present mineral owners and present surface owners of the Cardiff Land.

EXECUTED on the 15th day of April, 2005.

FAULCONER RESOURCES JOINT VENTURE-1993, a Texas general partnership

BY: FAULCONER RESOURCES CORPORATION, a Texas Corporation, Its Managing Partner

BY: _____
JEAN CRAWLEY
Vice President

AS PER ORIGINAL

UNOFFICIAL DOCUMENT

ATTEST:

BY: Janet Simonds
JANET SIMONDS
Assistant Secretary

THE STATE OF TEXAS §

COUNTY OF SMITH §

BEFORE ME, the undersigned, a Notary Public in and for the county and state aforesaid, personally appeared **JEAN CRAWLEY**, to me personally known, who being by me duly sworn, did say that she is the Vice President of FAULCONER RESOURCES CORPORATION, a Texas corporation, Managing Partner of **FAULCONER RESOURCES JOINT VENTURE-1993**, a Texas General Partnership, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and said **JEAN CRAWLEY** acknowledged said instrument to be the free act and deed of said corporation for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15th day of April, 2005.

KRISTA MAHLER
Notary Public, State of Texas
My Commission Expires
June 21, 2005

Krista Mahler
Notary Public, State of Texas
Printed Name: KRISTA MAHLER
Commission ID No.: 01060808-7
Commission Expires: 6-21-05

UNOFFICIAL DOCUMENT

ATTEST:

BY: Janet Simonds
JANET SIMONDS
Assistant Secretary

THE STATE OF TEXAS §

COUNTY OF SMITH §

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GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15th day of April, 2005.

KRISTA MAHLER
Notary Public, State of Texas
My Commission Expires
June 21, 2005

Krista Mahler
Notary Public, State of Texas
Printed Name: KRISTA MAHLER
Commission ID No.: 01060808-7
Commission Expires: 6-21-05

UNOFFICIAL DOCUMENT

Unofficial Document

PRESENT MINERAL OWNERS:

Tom C. Cardiff
TOM C. CARDIFF

Nancy H Cardiff
NANCY CARDIFF

HAL V. CARDIFF

LYNN CARDIFF

JOYCE ANN CARDIFF, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST

CHARLES C. CARDIFF, III, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST

Unofficial Document

PRESENT MINERAL OWNERS:

TOM C. CARDIFF

NANCY CARDIFF

HAL V. CARDIFF

LYNN CARDIFF

JOYCE M. CARDIFF, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST

CHARLES C. CARDIFF, III, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST

Unofficial Document

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Unofficial Document

PRESENT MINERAL OWNERS:

TOM C. CARDIFF

NANCY CARDIFF

HAL V. CARDIFF

LYNN CARDIFF

Joyce M. Cardiff

JOYCE M. CARDIFF, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST

Chas C. Cardiff III

CHARLES C. CARDIFF, III, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST

PRESENT MINERAL OWNERS
(CONTINUED):

David L. Cardiff

DAVID L. CARDIFF, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST

Betty Ann Cardiff

BETTY ANN CARDIFF

AS PER ORIGINAL

Unofficial Document

PRESENT MINERAL OWNERS
(CONTINUED):

David L. Cardiff

DAVID L. CARDIFF, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST

Betty Ann Cardiff

BETTY ANN CARDIFF

AS PER ORIGINAL

Unofficial Document

PRESENT MINERAL OWNERS
(CONTINUED):

DAVID L. CARDIFF, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST

Betty Ann Cardiff
BETTY ANN CARDIFF

Unofficial Document

PRESENT MINERAL OWNERS
(CONTINUED):

Constance Ann Harris Seger

CONSTANCE ANN HARRIS SEGER, TRUSTEE OF THE HARRIS FAMILY GENERATION-SKIPPING TRUST

Billy H. Wendt

BILLY HARRIS WENDT

LESLEE JANET CARDIFF SISK

CYNTHIA JEAN CARDIFF

JIMMY EUGENE CARDIFF

TOMMY CROMWELL CARDIFF

DEBORAH IRENE CARDIFF DANTIN

KIM CHERIE THOMPSON (WHO IS THE SAME PERSON AS KIM CHERIE CARDIFF)

LES DAVID CARDIFF

HAL VICTOR CARDIFF, JR.

Unofficial Document

PRESENT MINERAL OWNERS
(CONTINUED):

Constance Ann Harris Seger

CONSTANCE ANN HARRIS SEGER, TRUSTEE OF THE HARRIS FAMILY GENERATION-SKIPPING TRUST

Billy H. Wendt

BILLY HARRIS WENDT

LESLEE JANET CARDIFF SISK

CYNTHIA JEAN CARDIFF

JIMMY EUGENE CARDIFF

TOMMY CROMWELL CARDIFF

DEBORAH IRENE CARDIFF DANTIN

KIM CHERIE THOMPSON (WHO IS THE SAME PERSON AS KIM CHERIE CARDIFF)

LES DAVID CARDIFF

HAL VICTOR CARDIFF, JR.

Unofficial Document

PRESENT MINERAL OWNERS
(CONTINUED):

Constance Ann Harris Seger

CONSTANCE ANN HARRIS SEGER, TRUSTEE OF THE HARRIS FAMILY GENERATION-SKIPPING TRUST

BILLY HARRIS WENDT

LESLEE JANET CARDIFF SISK

CYNTHIA JEAN CARDIFF

Jimmy Eugene Cardiff

JIMMY EUGENE CARDIFF

TOMMY CROMWELL CARDIFF

DEBORAH IRENE CARDIFF DANTIN

KIM CHERIE THOMPSON (WHO IS THE SAME PERSON AS KIM CHERIE CARDIFF)

LES DAVID CARDIFF

HAL VICTOR CARDIFF, JR.

Unofficial Document

PRESENT MINERAL OWNERS
(CONTINUED):

_____
CONSTANCE ANN HARRIS SEGER, TRUSTEE OF THE HARRIS FAMILY GENERATION-SKIPPING TRUST

_____
BILLY HARRIS WENDT

_____
LESLEE JANET CARDIFF SISK

Cynthia Jean Cardiff Menefee
CYNTHIA JEAN CARDIFF Menefee

_____
JIMMY EUGENE CARDIFF

_____
TOMMY CROMWELL CARDIFF

_____
DEBORAH IRENE CARDIFF DANTIN

_____
KIM CHERIE THOMPSON (WHO IS THE SAME PERSON AS KIM CHERIE CARDIFF)

_____
LES DAVID CARDIFF

_____
HAL VICTOR CARDIFF, JR.

AS PER ORIGINAL

Unofficial Document

PRESENT MINERAL OWNERS
(CONTINUED):

CONSTANCE ANN HARRIS SEGER, TRUSTEE OF THE HARRIS FAMILY GENERATION-SKIPPING TRUST

BILLY HARRIS WENDT

LESLEE JANET CARDIFF SISK

Cynthia Jean Cardiff Menefee
CYNTHIA JEAN CARDIFF Menefee

JIMMY EUGENE CARDIFF

TOMMY CROMWELL CARDIFF

DEBORAH IRENE CARDIFF DANTIN

KIM CHERIE THOMPSON (WHO IS THE SAME PERSON AS KIM CHERIE CARDIFF)

LES DAVID CARDIFF

HAL VICTOR CARDIFF, JR.

Unofficial Document

AS PER ORIGINAL

Unofficial Document

PRESENT MINERAL OWNERS
(CONTINUED):

CONSTANCE ANN HARRIS SEGER, TRUSTEE OF THE HARRIS FAMILY GENERATION-SKIPPING TRUST

BILLY HARRIS WENDT

Leslee Janet Cardiff Sisk

LESLEE JANET CARDIFF SISK

CYNTHIA JEAN CARDIFF

JIMMY EUGENE CARDIFF

Tommy Cromwell Cardiff Jr.

TOMMY CROMWELL CARDIFF

Deborah Irene Cardiff Dantin

DEBORAH IRENE CARDIFF DANTIN

KIM CHERIE THOMPSON (WHO IS THE SAME PERSON AS KIM CHERIE CARDIFF)

LES DAVID CARDIFF

HAL VICTOR CARDIFF, JR.

Unofficial Document

PRESENT MINERAL OWNERS (CONTINUED):

CONSTANCE ANN HARRIS SEGER, TRUSTEE OF THE HARRIS FAMILY GENERATION-SKIPPING TRUST

BILLY HARRIS WENDT

LESLEE JANET CARDIFF SISK

CYNTHIA JEAN CARDIFF

JIMMY EUGENE CARDIFF

TOMMY CROMWELL CARDIFF

DEBORAH IRENE CARDIFF DANTIN

KIM CHERIE THOMPSON (WHO IS THE SAME PERSON AS KIM CHERIE CARDIFF)

LES DAVID CARDIFF

HAL VICTOR CARDIFF, JR.

AS PER ORIGINAL

Unofficial Document

PRESENT MINERAL OWNERS
(CONTINUED):

CONSTANCE ANN HARRIS SEGER, TRUSTEE OF THE HARRIS FAMILY GENERATION-SKIPPING TRUST

BILLY HARRIS WENDT

LESLEE JANET CARDIFF SISK

CYNTHIA JEAN CARDIFF

JIMMY EUGENE CARDIFF

TOMMY CROMWELL CARDIFF

DEBORAH IRENE CARDIFF DANTIN

KIM CHERIE THOMPSON (WHO IS THE SAME PERSON AS KIM CHERIE CARDIFF)

LES DAVID CARDIFF

HAL VICTOR CARDIFF, JR.

AS PER ORIGINAL

Unofficial Document

PRESENT MINERAL OWNERS (CONTINUED):

CONSTANCE ANN HARRIS SEGER, TRUSTEE OF THE HARRIS FAMILY GENERATION-SKIPPING TRUST

BILLY HARRIS WENDT

LESLEE JANET CARDIFF SISK

CYNTHIA JEAN CARDIFF

JIMMY EUGENE CARDIFF

TOMMY CROMWELL CARDIFF

DEBORAH IRENE CARDIFF DANTIN

KIM CHERIE THOMPSON (WHO IS THE SAME PERSON AS KIM CHERIE CARDIFF)

LES DAVID CARDIFF

HAL VICTOR CARDIFF, JR.

Unofficial Document

PRESENT MINERAL OWNERS
(CONTINUED):

Terry Cardiff ~~TERRI LYNN~~ GUIDRY (WHO IS THE SAME PERSON AS TERRI LYNN CARDIFF)

REBECCA CARDIFF McGOODWIN

DAVID LEROY CARDIFF

CHARLES CROMWELL CARDIFF, II

SHIRLEY DIANE CARDIFF DITCHMAN

WAYNE CHANDLER CARDIFF

GWENDOLYN ANN WALL (WHO IS THE SAME PERSON AS GWENDOLYN ANN CARDIFF WALL)

AS PER ORIGINAL

Unofficial Document

AS PER ORIGINAL

PRESENT MINERAL OWNERS (CONTINUED):

Terry Cardiff ~~TERRI LYNN~~ GUIDRY (WHO IS THE SAME PERSON AS TERRI LYNN CARDIFF)

REBECCA CARDIFF McGOODWIN

DAVID LEROY CARDIFF

CHARLES CROMWELL CARDIFF, II

SHIRLEY DIANE CARDIFF DITCHMAN

WAYNE CHANDLER CARDIFF

GWENDOLYN ANN WALL (WHO IS THE SAME PERSON AS GWENDOLYN ANN CARDIFF WALL)

Unofficial Document

PRESENT MINERAL OWNERS (CONTINUED):

TERRI LYNN GUIDRY (WHO IS THE SAME PERSON AS TERRI LYNN CARDIFF)

REBECCA CARDIFF McGOODWIN

DAVID LEROY CARDIFF

CHARLES CROMWELL CARDIFF, II

SHIRLEY DIANE CARDIFF DITCHMAN

WAYNE CHANDLER CARDIFF

GWENDOLYN ANN WALL (WHO IS THE SAME PERSON AS GWENDOLYN ANN CARDIFF WALL)

AS PER ORIGINAL

Unofficial Document

PRESENT MINERAL OWNERS (CONTINUED):

TERRI LYNN GUIDRY (WHO IS THE SAME PERSON AS TERRI LYNN CARDIFF)

REBECCA CARDIFF McGOODWIN

David Leroy Cardiff

DAVID LEROY CARDIFF

Chas Cromwell Cardiff II

CHARLES CROMWELL CARDIFF, II

SHIRLEY DIANE CARDIFF DITCHMAN

WAYNE CHANDLER CARDIFF

GWENDOLYN ANN WALL (WHO IS THE SAME PERSON AS GWENDOLYN ANN CARDIFF WALL)

AS PER ORIGINAL

PRESENT MINERAL OWNERS
(CONTINUED):

TERRI LYNN GUIDRY (WHO IS THE SAME PERSON AS TERRI LYNN CARDIFF)

REBECCA CARDIFF McGOODWIN

DAVID LEROY CARDIFF

CHARLES CROMWELL CARDIFF, II

SHIRLEY DIANE CARDIFF DITCHMAN

WAYNE CHANDLER CARDIFF

GWENDOLYN ANN WALL (WHO IS THE SAME PERSON AS GWENDOLYN ANN CARDIFF WALL)

AS PER ORIGINAL

Unofficial Document

Unofficial Document

PRESENT MINERAL OWNERS (CONTINUED):

_____
TERRI LYNN GUIDRY (WHO IS THE SAME PERSON AS TERRI LYNN CARDIFF)

_____
REBECCA CARDIFF McGOODWIN

_____
DAVID LEROY CARDIFF

_____
CHARLES CROMWELL CARDIFF, II

Shirley Diane Cardiff Ditchman
_____
SHIRLEY DIANE CARDIFF DITCHMAN

Wayne Chandler Cardiff
_____
WAYNE CHANDLER CARDIFF

Gwendolyn Ann Wall
_____
GWENDOLYN ANN WALL (WHO IS THE SAME PERSON AS GWENDOLYN ANN CARDIFF WALL)

Unofficial Document

PRESENT MINERAL OWNERS
(CONTINUED):

WILLIAM PRIESTER CARDIFF, JR.

VICTORIA PAGE CARDIFF

FAYNE WYATT CARDIFF LAWRENCE

GEORGE H. CARDIFF

CANDACE ANN LATHAM

GEORGE CRAIG CARDIFF

ALBY F. CARDIFF, wife of George H. Cardiff, who joins herein to bind her community interest, if any, in the oil, gas, and other minerals in and under the Subject Property

ROBERT L. CARDIFF

ETTA ELAINE KUCHENBECKER

AS PER ORIGINAL

Unofficial Document

AS PER ORIGINAL

PRESENT MINERAL OWNERS
(CONTINUED):

WILLIAM PRIESTER CARDIFF, JR.

VICTORIA PAGE CARDIFF

FAYNE WYATT CARDIFF LAWRENCE

GEORGE H. CARDIFF

CANDACE ANN LATHAM

GEORGE CRAIG CARDIFF

ALBY F. CARDIFF, wife of George H. Cardiff, who joins herein to bind her community interest, if any, in the oil, gas, and other minerals in and under the Subject Property

ROBERT L. CARDIFF

ETTA ELAINE KUCHENBECKER

Unofficial Document

PRESENT MINERAL OWNERS
(CONTINUED):

WILLIAM PRIESTER CARDIFF, JR.

VICTORIA PAGE CARDIFF

FAYNE WYATT CARDIFF LAURENCE

GEORGE H. CARDIFF

CANDACE ANN LATHAM

GEORGE CRAIG CARDIFF

ALBY F. CARDIFF, wife of George H. Cardiff, who joins herein to bind her community interest, if any, in the oil, gas, and other minerals in and under the Subject Property

ROBERT L. CARDIFF

ETTA ELAINE KUCHENBECKER

AS PER ORIGINAL

PRESENT MINERAL OWNERS
(CONTINUED):

Mary Doris Cardiff
MARY DORIS CARDIFF

Betty Cardiff
BETTY CARDIFF

Sheryl Faye Downing
SHERYL FAYE DOWNING

Robin Rene Cardiff Fuller
ROBIN RENE CARDIFF ~~FULLER~~

Donna Kaye Knox
DONNA KAYE KNOX

Unofficial Document

PRESENT MINERAL OWNERS
(CONTINUED):

Mary Doris Cardiff
MARY DORIS CARDIFF

Betty Cardiff
BETTY CARDIFF

Sheryl Faye Downing
SHERYL FAYE DOWNING

Robin Rene Cardiff Fuller
ROBIN RENE CARDIFF ~~FULLER~~

Donna Kaye Knox
DONNA KAYE KNOX

Unofficial Document

Unofficial Document

PRESENT SURFACE OWNERS:

Tom C. Cardiff
TOM C. CARDIFF

HAL V. CARDIFF

BETTY ANN CARDIFF

Evalyn Wendt Moore
EVALYN WENDT MOORE (surface and minerals)

Amilee Wendt
AMILEE WENDT (surface and minerals)

Jackie Wendt Dienna
JACKIE WENDT DIENNA (surface and minerals)

Laurel Wendt
LAUREL WENDT (surface and minerals)

PRESENT SURFACE OWNERS:

Joyce M. Cardiff

JOYCE M. CARDIFF, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST

Chas Cardiff

CHARLES C. CARDIFF III, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST

David L. Cardiff

DAVID L. CARDIFF, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST

TOM C. CARDIFF

HAL V. CARDIFF

Betty Ann Cardiff

BETTY ANN CARDIFF

EVALYN WENDT MOORE

AMILEE WENDT

JACKIE WENDT DIENNA

LAUREL WENDT

NANCY CARDIFF

LYNN CARDIFF

Unofficial Document

PRESENT SURFACE OWNERS:

Joyce M. Cardiff

JOYCE M. CARDIFF, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST

Chas C Cardiff

CHARLES C. CARDIFF III, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST

David L. Cardiff

DAVID L. CARDIFF, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST

TOM C. CARDIFF

HAL V. CARDIFF

Betty Ann Cardiff

BETTY ANN CARDIFF

EVALYN WENDT MOORE

AMILEE WENDT

JACKIE WENDT DIENNA

LAUREL WENDT

NANCY CARDIFF

LYNN CARDIFF

Unofficial Document

Unofficial Document

PRESENT SURFACE OWNERS:

Tom C. Cardiff
TOM C. CARDIFF

HAL V. CARDIFF

BETTY ANN CARDIFF

EVALYN WENDT MOORE

AMILEE WENDT

JACKIE WENDT DIENNA

LAUREL WENDT

PRESENT SURFACE OWNERS:

JOYCE M. CARDIFF, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST

CHARLES C. CARDIFF III, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST

DAVID L. CARDIFF, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST

TOM C. CARDIFF

HAL V. CARDIFF

BETTY ANN CARDIFF

EVALYN WENDT MOORE

AMILEE WENDT

JACKIE WENDT DIENNA

LAUREL WENDT

Unofficial Document

PRESENT SURFACE OWNERS:

JOYCE M. CARDIFF, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST

CHARLES C. CARDIFF III, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST

DAVID L. CARDIFF, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST

TOM C. CARDIFF

HAL V. CARDIFF

BETTY ANN CARDIFF

EVALYN WENDT MOORE

AMILEE WENDT

JACKIE WENDT DIENNA

LAUREL WENDT

Unofficial Document

Unofficial Document

PRESENT SURFACE OWNERS:

_____
TOM C. CARDIFF

_____
HAL V. CARDIFF

Betty Ann Cardiff
BETTY ANN CARDIFF

_____
EVALYN WENDT MOORE

_____
AMILEE WENDT

_____
JACKIE WENDT DIENNA

_____
LAUREL WENDT

PRESENT SURFACE OWNERS
(CONTINUED):

Constance Ann Harris Seger

CONSTANCE ANN HARRIS SEGER

Constance Ann Harris Seger

CONSTANCE ANN HARRIS SEGER, TRUSTEE OF THE HARRIS FAMILY GENERATION-SKIPPING TRUST

Constance Ann Harris Seger

CONSTANCE ANN SEGER, TRUSTEE

HUNTER PITTENGER HARRIS

LAURIE MADELINE HARRIS SALAZAR

~~MARISA CAMILA VIGIL (WHO IS ALSO KNOWN AS MARISA CAMILA SALAZAR)~~

~~JUAN TERIO DIX SALAZAR~~

~~BENJAMIN BRAZOS HARRIS~~

AS PER ORIGINAL

Unofficial Document

Unofficial Document

PRESENT SURFACE OWNERS
(CONTINUED):

Constance Ann Harris Seger

CONSTANCE ANN HARRIS SEGER

Constance Ann Harris Seger

CONSTANCE ANN HARRIS SEGER, TRUSTEE OF THE HARRIS FAMILY GENERATION-SKIPPING TRUST

Constance Ann Harris Seger

CONSTANCE ANN SEGER, TRUSTEE

HUNTER PITTENGER HARRIS

LAURIE MADELINE HARRIS SALAZAR

~~MARISA CAMILA VIGIL (WHO IS ALSO KNOWN AS MARISA CAMILA SALAZAR)~~

~~ELANTERIO ELIS SALAZAR~~

~~BENJAMIN BRAZOS HARRIS~~

AS PER ORIGINAL

PRESENT SURFACE OWNERS
(CONTINUED):

CONSTANCE ANN HARRIS SEGER

CONSTANCE ANN HARRIS SEGER, TRUSTEE OF THE HARRIS FAMILY GENERATION-SKIPPING TRUST

CONSTANCE ANN SEGER, TRUSTEE

HUNTER PITTENGER HARRIS

LAURIE MADELINE HARRIS SALAZAR

~~MARISA CAMILA VIGIL (AKA IS ALSO KNOWN AS MARISA CAMILA SALAZAR)~~

~~ELANTONIO E. SALAZAR~~

~~BENJAMIN BRAZOS HARRIS~~

AS PER ORIGINAL

Unofficial Document

Unofficial Document

PRESENT SURFACE OWNERS
(CONTINUED):

CONSTANCE ANN HARRIS SEGER

CONSTANCE ANN HARRIS SEGER, TRUSTEE OF THE HARRIS FAMILY GENERATION-SKIPPING TRUST

CONSTANCE ANN SEGER, TRUSTEE

HUNTER PITTENGER HARRIS

Laurie Madeline Harris Salazar

LAURIE MADELINE HARRIS SALAZAR,
INDIVIDUALLY AND AS TRUSTEE

~~MARISA CAMILA VIGIL (WHO IS ALSO KNOWN AS MARISA CAMILA SALAZAR)~~

~~FRANCISCO ELIX SALAZAR~~

~~BENJAMIN BRAZOS HARRIS~~

AS PER ORIGINAL

PRESENT SURFACE OWNERS (CONTINUED):

CONSTANCE ANN HARRIS SEGER

CONSTANCE ANN HARRIS SEGER, TRUSTEE OF THE HARRIS FAMILY GENERATION-SKIPPING TRUST

CONSTANCE ANN SEGER, TRUSTEE

HUNTER PITTENGER HARRIS

Laurie Madeline Harris Salazar

LAURIE MADELINE HARRIS SALAZAR, INDIVIDUALLY AND AS TRUSTEE

~~MARISA CAMILA VIGIL (WHO IS ALSO KNOWN AS MARISA CAMILA SALAZAR)~~

~~ELANTERIO E. SALAZAR~~

~~BENJAMIN BRAZOS HARRIS~~

AS PER ORIGINAL

Unofficial Document

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 24th day of March, 2005, by TOM C. CARDIFF.

MARY ESTELLE HERNANDEZ
NOTARY PUBLIC
STATE OF TEXAS
Comm. Exp. 08-15-2005

Mary Estelle Hernandez
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF Harris

This instrument was acknowledged before me on the 24th day of March, 2005, by NANCY CARDIFF.

MARY ESTELLE HERNANDEZ
NOTARY PUBLIC
STATE OF TEXAS
Comm. Exp. 08-15-2005

Mary Estelle Hernandez
Notary Public, State of _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by HAL V. CARDIFF.

_____
Notary Public, State of _____

Unofficial Document

Unofficial Document

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by TOM C. CARDIFF.

_____
Notary Public, State of _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by NANCY CARDIFF.

_____
Notary Public, State of _____

AS PER ORIGINAL

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 7th day of April, 2005, by HAL V. CARDIFF.

LINDA C. MITCHELL
Notary Public, State of Texas
My Commission Expires
August 30, 2007

Linda Mitchell
Notary Public, State of Texas

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by TOM C. CARDIFF.

_____
Notary Public, State of _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by NANCY CARDIFF.

_____
Notary Public, State of _____

AS PER ORIGINAL

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 7th day of April, 2005, by HAL V. CARDIFF.

LINDA C. MITCHELL
Notary Public, State of Texas
My Commission Expires
August 30, 2007

Linda C. Mitchell
Notary Public, State of Texas

Unofficial Document

STATE OF Texas

COUNTY OF Austin

This instrument was acknowledged before me on the 13th day of April, 2005, by LYNN CARDIFF.

E. DIANE COX
Notary Public, State of Texas
My Commission Expires
May 09, 2007

E. Diane Cox
Notary Public, State of Texas

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by JOYCE M. CARDIFF, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST.

_____
Notary Public, State of _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by CHARLES C. CARDIFF, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST.

_____
Notary Public, State of _____

Unofficial Document

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by LYNN CARDIFF.

_____
Notary Public, State of _____

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 26th day of March, 2005, by JOYCE M. CARDIFF, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST.

BRADLEY S. MOUSER
Notary Public, State of Texas
Commission Expires 7-26-08

Notary Public, State of Texas

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 26th day of March, 2005, by CHARLES C. CARDIFF, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST.

BRADLEY S. MOUSER
Notary Public, State of Texas
Commission Expires 7-26-08

Notary Public, State of Texas

Unofficial Document

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by LYNN CARDIFF.

_____
Notary Public, State of _____

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 26th day of March, 2005, by JOYCE M. CARDIFF, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST.

BRADLEY S. MOUSER
Notary Public, State of Texas
Commission Expires 7-26-08

Notary Public, State of Texas

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 26th day of March, 2005, by CHARLES C. CARDIFF, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST.

BRADLEY S. MOUSER
Notary Public, State of Texas
Commission Expires 7-26-08

Notary Public, State of Texas

Unofficial Document

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 26th day of March, 2005, by DAVID L. CARDIFF, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST.

BRADLEY S. MOUSER
Notary Public, State of Texas
Commission Expires 7-26-08

Notary Public, State of Texas

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the 12 day of April, 2005, by BETTY ANN CARDIFF.

LINDA A. ANDERSON
MY COMMISSION EXPIRES
May 1, 2005

Linda A Anderson
Notary Public, State of TEXAS

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by CONSTANCE ANN HARRIS SEGER, TRUSTEE OF THE HARRIS FAMILY GENERATION-SKIPPING TRUST.

Notary Public, State of _____

AS PER ORIGINAL

UNOFFICIAL DOCUMENT

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by DAVID L. CARDIFF, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST.

_____
Notary Public, State of _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by BETTY ANN CARDIFF.

_____
Notary Public, State of _____

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 30 day of March, 2005, by CONSTANCE ANN HARRIS SEGER, TRUSTEE OF THE HARRIS FAMILY GENERATION-SKIPPING TRUST.

Tammye Fowler
Notary Public, State of Texas

TAMMYE FOWLER
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-11-2008

Unofficial Document

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by DAVID L. CARDIFF, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST.

_____
Notary Public, State of _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by BETTY ANN CARDIFF.

_____
Notary Public, State of _____

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 30 day of March, 2005, by CONSTANCE ANN HARRIS SEGER, TRUSTEE OF THE HARRIS FAMILY GENERATION-SKIPPING TRUST.

Tammye Fowler
Notary Public, State of Texas

TAMMYE FOWLER
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-11-2008

Unofficial Document

Unofficial Document

STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 13th day of APRIL, 2005, by BILLY HARRIS WENDT.

MARY FERGURSON NOTARY PUBLIC STATE OF TEXAS COMMISSION 06-25-2005 EXPIRATION

Mary Ferguson
Notary Public, State of TEXAS

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by LESLIE JANET CARDIFF SISK.

Notary Public, State of _____

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 29th day of March, 2005, by CYNTHIA JEAN CARDIFF.

MARY ESTELLE HERNANDEZ NOTARY PUBLIC STATE OF TEXAS Comm. Exp. 08-15-2005

Mary Estelle Hernandez
Notary Public, State of TEXAS

AS PER ORIGINAL

C:\Data\0Cox\Files A-L\Cardiff Tom and Hal 10291\Partial Release of Surface Rights.021605.wpd

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by BILLY HARRIS WENDT.

_____
Notary Public, State of _____

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 24TH day of March, 2005, by LESLIE JANET CARDIFF SISK.

MARY ESTELLE HERNANDEZ
NOTARY PUBLIC
STATE OF TEXAS
Comm. Exp. 08-15-2005

Mary Estelle Hernandez
Notary Public, State of Texas

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by CYNTHIA JEAN CARDIFF.

_____
Notary Public, State of _____

Unofficial Document

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by BILLY HARRIS WENDT.

_____
Notary Public, State of _____

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 24th day of March, 2005, by LESLIE JANET CARDIFF SISK.

MARY ESTELLE HERNANDEZ
NOTARY PUBLIC
STATE OF TEXAS
Comm. Exp. 08-15-2005

Mary Estelle Hernandez
Notary Public, State of Texas

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by CYNTHIA JEAN CARDIFF.

_____
Notary Public, State of _____

Unofficial Document

Unofficial Document

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by BILLY HARRIS WENDT.

_____
Notary Public, State of _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by LESLIE JANET CARDIFF SISK.

_____
Notary Public, State of _____

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 29th day of March, 2005, by CYNTHIA JEAN CARDIFF.

MARY ESTELLE HERNANDEZ
NOTARY PUBLIC
STATE OF TEXAS
Comm. Exp. 08-15-2005

Mary Estelle Hernandez
Notary Public, State of TEXAS

AS PER ORIGINAL

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STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the 13th day of APRIL, 2005, by JIMMY EUGENE CARDIFF.

FRANK VECERA
Notary Public
STATE OF TEXAS
My Commission
Expires 04/30/2009

Notary Public, State of TX

STATE OF TEXAS

COUNTY OF Harris

This instrument was acknowledged before me on the 24th day of March, 2005, by TOMMY CROMWELL CARDIFF.

MARY ESTELLE HERNANDEZ
NOTARY PUBLIC
STATE OF TEXAS
Comm. Exp. 08-15-2005

Notary Public, State of TEXAS

STATE OF Texas

COUNTY OF Williamson

This instrument was acknowledged before me on the 28 day of March, 2005, by DEBORAH IRENE CARDIFF DANTIN.

PATRICIA L. PULLIAM
Notary Public, State of Texas
My Commission Expires
AUGUST 8, 2007

Notary Public, State of Texas

UNOFFICIAL DOCUMENT

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the 13th day of APRIL, 2005, by JIMMY EUGENE CARDIFF.

FRANK VECERA
Notary Public
STATE OF TEXAS
My Commission
Expires 04/30/2009

Frank Vecera
Notary Public, State of TX

STATE OF TEXAS

COUNTY OF Harris

This instrument was acknowledged before me on the 24th day of March, 2005, by TOMMY CROMWELL CARDIFF.

MARY ESTELLE HERNANDEZ
NOTARY PUBLIC
STATE OF TEXAS
Comm. Exp. 08-15-2005

Mary Estelle Hernandez
Notary Public, State of TEXAS

STATE OF Texas

COUNTY OF Williamson

This instrument was acknowledged before me on the 28 day of March, 2005, by DEBORAH IRENE CARDIFF DANTIN.

PATRICIA L. PULLIAM
Notary Public, State of Texas
My Commission Expires
AUGUST 8, 2007

Notary Public, State of Texas

UNOFFICIAL DOCUMENT

STATE OF TEXAS

COUNTY OF FT. BEND

This instrument was acknowledged before me on the 30 day of March, 2005, by KIM CHERIE THOMPSON.

CHRISTOPHER R. NANEZ
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 06-07-2008

Notary Public, State of TEXAS

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by LES DAVID CARDIFF.

Notary Public, State of _____

STATE OF Texas

COUNTY OF Fayette

This instrument was acknowledged before me on the 29th day of March, 2005, by HAL VICTOR CARDIFF, JR.

LILLIAN K. LANDRY
Notary Public, State of Texas
My Commission Expires
AUGUST 22, 2005

Notary Public, State of Texas

AS PER ORIGINAL

ALL SIGNATURES AND SEALS APPEAR ON THE ORIGINAL ***

Unofficial Document

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Unofficial Document

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by KIM CHERIE THOMPSON.

_____
Notary Public, State of _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the 30 day of March, 2005, by LES DAVID CARDIFF.

MIECLA RIVERA RAMOS
NOTARY PUBLIC
State of Texas
Comm. Exp. 06-01-2007

Miecla Rivera Ramos
Notary Public, State of Oke - 01 2007

STATE OF Texas

COUNTY OF Travis

This instrument was acknowledged before me on the _____ day of _____, 2005, by HAL VICTOR CARDIFF, JR.

_____
Notary Public, State of _____

Unofficial Document

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by KIM CHERIE THOMPSON.

_____
Notary Public, State of _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the 30 day of March, 2005, by LES DAVID CARDIFF.

MIECLA RIVERA RAMOS
NOTARY PUBLIC
State of Texas
Comm. Exp. 06-01-2007

Miecla Rivera Ramos
Notary Public, State of Oke - 01 2007

STATE OF Texas

COUNTY OF Travis

This instrument was acknowledged before me on the _____ day of _____, 2005, by HAL VICTOR CARDIFF, JR.

_____
Notary Public, State of _____

UNOFFICIAL DOCUMENT

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by TERRI LYNN GUIDRY.

_____
Notary Public, State of _____

STATE OF Washington

COUNTY OF King

This instrument was acknowledged before me on the 29 day of March, 2005, by REBECCA CARDIFF MCGOODWIN.

CAROL E. SHEA
COMMISSION EXPIRES
NOTARY
PUBLIC
11-06-07
STATE OF WASHINGTON

Carol E Shea
Notary Public, State of WASHINGTON

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 26th day of March, 2005, by DAVID LEROY CARDIFF.

BRADLEY S. MOUSER
Notary Public, State of Texas
Commission Expires 7-26-08

Notary Public, State of Texas

AS PER ORIGINAL

Unofficial Document

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by TERRI LYNN GUIDRY.

_____
Notary Public, State of _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by REBECCA CARDIFF MCGOODWIN.

_____
Notary Public, State of _____

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 2 nd day of March, 2005, by DAVID LEROY CARDIFF.

BRADLEY S. MOUSER
Notary Public, State of Texas
Commission Expires 7-26-08

_____
Notary Public, State of Texas

AS PER ORIGINAL

Unofficial Document

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by TERRI LYNN GUIDRY.

_____
Notary Public, State of _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by REBECCA CARDIFF MCGOODWIN.

_____
Notary Public, State of _____

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 30th day of March, 2005, by DAVID LEROY CARDIFF.

BRADLEY S. MOUSER
Notary Public, State of Texas
Commission Expires 7-26-08

_____
Notary Public, State of Texas

AS PER ORIGINAL

City of
~~STATE~~ OF Calgary
Province
~~COUNTY~~ OF Alberta

This instrument was acknowledged before me on the 28 day of March, 2005, by ~~TERRI LYNN~~ GUIDRY.
Terry Cardiff

Notary Public, State of Alberta

MARGARET SOBSTEL
A Notary Public in and for
the Province of Alberta

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by REBECCA CARDIFF MCGOODWIN.

Notary Public, State of _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by DAVID LEROY CARDIFF.

Notary Public, State of _____

AS PER ORIGINAL

Unofficial Document

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 5th day of March, 2005, by CHARLES CROMWELL CARDIFF II.

BRADLEY S. MOUSER
Notary Public, State of Texas
Commission Expires 7-26-08

Notary Public, State of Texas

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by SHIRLEY DIANE CARDIFF DITCHMAN.

Notary Public, State of _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by WAYNE CHANDLER CARDIFF.

Notary Public, State of _____

AS PER ORIGINAL

Unofficial Document

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 5th day of March, 2005, by CHARLES CROMWELL CARDIFF II.

BRADLEY S. MOUSER
Notary Public, State of Texas
Commission Expires 7-26-08

Notary Public, State of Texas

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by SHIRLEY DIANE CARDIFF DITCHMAN.

Notary Public, State of _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by WAYNE CHANDLER CARDIFF.

Notary Public, State of _____

AS PER ORIGINAL

Unofficial Document

UNOFFICIAL DOCUMENT

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by CHARLES CROMWELL CARDIFF II.

_____
Notary Public, State of _____

AS PER ORIGINAL

STATE OF ~~HARRIS~~ TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 28th day of March, 2005, by SHIRLEY DIANE CARDIFF DITCHMAN.

SANDRA L. SCHMIDT
Notary Public, State of Texas
My Commission Expires
March 31, 2009

Sandra L. Schmidt
Notary Public, State of _____

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 28th day of March, 2005, by WAYNE CHANDLER CARDIFF.

SANDRA L. SCHMIDT
Notary Public, State of Texas
My Commission Expires
March 31, 2009

Sandra L. Schmidt
Notary Public, State of _____

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 28th day of March, 2005, by GWENDOLYN ANN WALL.

SANDRA L. SCHMIDT
Notary Public, State of Texas
My Commission Expires
March 31, 2009

Sandra L. Schmidt
Notary Public, State of _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by WILLIAM PRIESTER CARDIFF, JR.

_____
Notary Public, State of _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by VICTORIA PAGE CARDIFF.

_____
Notary Public, State of _____

Unofficial Document

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 28th day of March, 2005, by GWENDOLYN ANN WALL.

SANDRA L. SCHMIDT
Notary Public, State of Texas
My Commission Expires
March 31, 2009

Sandra L Schmidt
Notary Public, State of _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by WILLIAM PRIESTER CARDIFF, JR.

_____
Notary Public, State of _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by VICTORIA PAGE CARDIFF.

_____
Notary Public, State of _____

Unofficial Document

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by GWENDOLYN ANN WALL.

_____
Notary Public, State of _____

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 29th day of March, 2005, by WILLIAM PRIESTER CARDIFF, JR.

E. DIANE COX
Notary Public, State of Texas
My Commission Expires
May 09, 2007

E. Diane Cox
Notary Public, State of Texas

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 29th day of March, 2005, by VICTORIA PAGE CARDIFF.

E. DIANE COX
Notary Public, State of Texas
My Commission Expires
May 09, 2007

E. Diane Cox
Notary Public, State of Texas

Unofficial Document

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 28th day of March, 2005, by FAYNE WYATT CARDIFF LAWRENCE.

E. DIANE COX
Notary Public, State of Texas
My Commission Expires
May 09, 2007

E. Diane Cox
Notary Public, State of Texas

STATE OF Texas

COUNTY OF Waller

This instrument was acknowledged before me on the 26th day of March, 2005, by GEORGE H. CARDIFF.

SHARON NEWMAN WHITE
Notary Public, State of Texas
My Commission Expires
November 06, 2007

Sharon Newman White
Notary Public, State of Texas

STATE OF Texas

COUNTY OF Waller

This instrument was acknowledged before me on the 26th day of March, 2005, by CANDACE ANN LATHAM.

SHARON NEWMAN WHITE
Notary Public, State of Texas
My Commission Expires
November 06, 2007

Sharon Newman White
Notary Public, State of Texas

AS PER ORIGINAL

UNOFFICIAL DOCUMENT

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 28th day of March, 2005, by FAYNE WYATT CARDIFF LAWRENCE.

E. DIANE COX
Notary Public, State of Texas
My Commission Expires
May 09, 2007

E. Diane Cox
Notary Public, State of Texas

STATE OF Texas

COUNTY OF Waller

This instrument was acknowledged before me on the 26th day of March, 2005, by GEORGE H. CARDIFF.

SHARON NEWMAN WHITE
Notary Public, State of Texas
My Commission Expires
November 06, 2007

Sharon Newman White
Notary Public, State of Texas

STATE OF Texas

COUNTY OF Waller

This instrument was acknowledged before me on the 26th day of March, 2005, by CANDACE ANN LATHAM.

SHARON NEWMAN WHITE
Notary Public, State of Texas
My Commission Expires
November 06, 2007

Sharon Newman White
Notary Public, State of Texas

AS PER ORIGINAL

UNOFFICIAL DOCUMENT

STATE OF Texas

COUNTY OF Waller

This instrument was acknowledged before me on the 26th day of March, 2005, by GEORGE CRAIG CARDIFF.

SHARON NEWMAN WHITE
Notary Public, State of Texas
My Commission Expires
November 06, 2007

Sharon Newman White
Notary Public, State of Texas

STATE OF Texas

COUNTY OF Waller

This instrument was acknowledged before me on the 26th day of March, 2005, by ALBY F. CARDIFF.

SHARON NEWMAN WHITE
Notary Public, State of Texas
My Commission Expires
November 06, 2007

Sharon Newman White
Notary Public, State of Texas

AS PER ORIGINAL

STATE OF Texas

COUNTY OF Waller

This instrument was acknowledged before me on the 26th day of March, 2005, by ROBERT L. CARDIFF.

SHARON NEWMAN WHITE
Notary Public, State of Texas
My Commission Expires
November 06, 2007

Sharon Newman White
Notary Public, State of Texas

UNOFFICIAL DOCUMENT

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 31st day of March, 2005, by ETTA ELAINE KUCHENBECKER.

E. DIANE COX
Notary Public, State of Texas
My Commission Expires
May 09, 2007

E. Diane Cox
Notary Public, State of Texas

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 29th day of March, 2005, by MARY DORIS CARDIFF.

E. DIANE COX
Notary Public, State of Texas
My Commission Expires
May 09, 2007

E. Diane Cox
Notary Public, State of Texas

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 29th day of March, 2005, by BETTY CARDIFF.

E. DIANE COX
Notary Public, State of Texas
My Commission Expires
May 09, 2007

E. Diane Cox
Notary Public, State of Texas

Unofficial Document

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 31st day of March, 2005, by ETTA ELAINE KUCHENBECKER.

E. DIANE COX
Notary Public, State of Texas
My Commission Expires
May 09, 2007

E. Diane Cox
Notary Public, State of Texas

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 29th day of March, 2005, by MARY DORIS CARDIFF.

E. DIANE COX
Notary Public, State of Texas
My Commission Expires
May 09, 2007

E. Diane Cox
Notary Public, State of Texas

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 29th day of March, 2005, by BETTY CARDIFF.

E. DIANE COX
Notary Public, State of Texas
My Commission Expires
May 09, 2007

E. Diane Cox
Notary Public, State of Texas

Unofficial Document

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 29th day of March, 2005, by SHERYL FAYE DOWNING.

E. DIANE COX
Notary Public, State of Texas
My Commission Expires
May 09, 2007

E. Diane Cox
Notary Public, State of Texas

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 29th day of March, 2005, by ROBIN RENE CARDIFF FULLER.

E. DIANE COX
Notary Public, State of Texas
My Commission Expires
May 09, 2007

E. Diane Cox
Notary Public, State of Texas

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 12th day of April, 2005, by DONNA KAY KNOX.

E. DIANE COX
Notary Public, State of Texas
My Commission Expires
May 09, 2007

E. Diane Cox
Notary Public, State of Texas

Unofficial Document

STATE OF Texas

COUNTY OF Austin

This instrument was acknowledged before me on the 29th day of March, 2005, by TOM O. CARDIFF.

E. DIANE COX
Notary Public, State of Texas
My Commission Expires
May 09, 2007

E. Diane Cox
Notary Public, State of Texas

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by HAL V. CARDIFF.

_____
Notary Public, State of _____

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 28th day of March, 2005, by BETTY ANN CARDIFF.

SANDRA L. SCHMIDT
Notary Public, State of Texas
My Commission Expires
March 31, 2009

Sandra L. Schmidt
Notary Public, State of _____

Unofficial Document

STATE OF Texas

COUNTY OF Austin

This instrument was acknowledged before me on the 29th day of March, 2005, by TOM O. CARDIFF.

E. DIANE COX
Notary Public, State of Texas
My Commission Expires
May 09, 2007

E. Diane Cox
Notary Public, State of Texas

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by HAL V. CARDIFF.

_____
Notary Public, State of _____

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 28th day of March, 2005, by BETTY ANN CARDIFF.

SANDRA L. SCHMIDT
Notary Public, State of Texas
My Commission Expires
March 31, 2009

Sandra L. Schmidt
Notary Public, State of _____

Unofficial Document

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by TOM C. CARDIFF.

_____
Notary Public, State of _____

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 7th day of April, 2005, by HAL V. CARDIFF.

LINDA C. MITCHELL
Notary Public, State of Texas
My Commission Expires
August 30, 2007

Linda Mitchell
Notary Public, State of Texas

AS PER ORIGINAL

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by BETTY ANN CARDIFF.

_____
Notary Public, State of _____

Unofficial Document

Unofficial Document

STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 13th day of APRIL, 2005, by EVALYN WENDT MOORE.

MARY FERGURSON NOTARY PUBLIC STATE OF TEXAS COMMISSION 06-25-2005 EXPIRATION

Mary Fergurson
Notary Public, State of TEXAS

STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 12th day of APRIL, 2005, by AMILEE WENDT.

MARY FERGURSON NOTARY PUBLIC STATE OF TEXAS COMMISSION 06-25-2005 EXPIRATION

Mary Fergurson
Notary Public, State of TEXAS

STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 12th day of APRIL, 2005, by JACKIE WENDT DIENNA.

MARY FERGURSON NOTARY PUBLIC STATE OF TEXAS COMMISSION 06-25-2005 EXPIRATION

Mary Fergurson
Notary Public, State of TEXAS

Unofficial Document

STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 13th day of APRIL, 2005, by EVALYN WENDT MOORE.

MARY FERGURSON NOTARY PUBLIC STATE OF TEXAS COMMISSION 06-25-2005 EXPIRATION

Mary Ferguson
Notary Public, State of TEXAS

STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 12th day of APRIL, 2005, by AMILEE WENDT.

MARY FERGURSON NOTARY PUBLIC STATE OF TEXAS COMMISSION 06-25-2005 EXPIRATION

Mary Ferguson
Notary Public, State of TEXAS

STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 12th day of APRIL, 2005, by JACKIE WENDT DIENNA.

MARY FERGURSON NOTARY PUBLIC STATE OF TEXAS COMMISSION 06-25-2005 EXPIRATION

Mary Ferguson
Notary Public, State of TEXAS

UNOFFICIAL DOCUMENT

STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 12th day of APRIL, 2005, by LAUREL WENDT.

MARY FERGURSON NOTARY PUBLIC STATE OF TEXAS COMMISSION 06-25-2005 EXPIRATION

Mary Ferguson
Notary Public, State of TEXAS

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 30 day of March, 2005, by CONSTANCE ANN HARRIS SEGER.

TAMMYE FOWLER Notary Public STATE OF TEXAS My Comm. Exp. 08-11-2008

Tammye Fowler
Notary Public, State of Texas

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 30 day of March, 2005, by CONSTANCE ANN HARRIS SEGER, AS TRUSTEE OF THE HARRIS FAMILY GENERATION-SKIPPING TRUST.

TAMMYE FOWLER Notary Public STATE OF TEXAS My Comm. Exp. 08-11-2008

Tammye Fowler
Notary Public, State of Texas

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by LAURED WENDT.

_____
Notary Public, State of _____

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 30 day of March, 2005, by CONSTANCE ANN HARRIS SEGER.

TAMMYE FOWLER
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-11-2009

Tammye Fowler
Notary Public, State of Texas

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 30 day of March, 2005, by CONSTANCE ANN HARRIS SEGER, AS TRUSTEE OF THE HARRIS FAMILY GENERATION-SKIPPING TRUST.

TAMMYE FOWLER
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-11-2009

Tammye Fowler
Notary Public, State of Texas

Unofficial Document

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STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by LAURED WENDT.

_____
Notary Public, State of _____

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 30 day of March, 2005, by CONSTANCE ANN HARRIS SEGER.

TAMMYE FOWLER
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-11-2008

Tammye Fowler
Notary Public, State of Texas

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 30 day of March, 2005, by CONSTANCE ANN HARRIS SEGER, AS TRUSTEE OF THE HARRIS FAMILY GENERATION-SKIPPING TRUST.

TAMMYE FOWLER
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-11-2008

Tammye Fowler
Notary Public, State of Texas

Unofficial Document

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 30 day of March, 2005, by CONSTANCE ANN HARRIS SEGER, TRUSTEE.

TAMMYE FOWLER
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-11-2008

Tammye Fowler
Notary Public, State of Texas

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by HUNTER PITTENGER HARRIS.

_____
Notary Public, State of _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by LAURIE MADELINE HARRIS SALAZAR.

_____
Notary Public, State of _____

Unofficial Document

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by CONSTANCE ANN HARRIS SEGER, TRUSTEE.

_____

Notary Public, State of _____

STATE OF California

COUNTY OF Alameda

This instrument was acknowledged before me on the 1st day of April, 2005, by HUNTER PITTENGER HARRIS, who has provided satisfactory proof of his identity

ANN S. KRAYNAK
Commission # 1464714
Notary Public - California
Alameda County
My Comm. Expires Feb 19, 2008

Ann S. Kraynak

Notary Public, State of California

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by LAURIE MADELINE HARRIS SALAZAR.

_____

Notary Public, State of _____

Unofficial Document

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by CONSTANCE ANN HARRIS SEGER, TRUSTEE.

_____
Notary Public, State of _____

STATE OF California

COUNTY OF Alameda

This instrument was acknowledged before me on the 1st day of April, 2005, by HUNTER PITTENGER HARRIS, who has provided satisfactory proof of his identity

ANN S. KRAYNAK
Commission # 1464714
Notary Public - California
Alameda County
My Comm. Expires Feb 19, 2008

Ann S Kraynak
Notary Public, State of California

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by LAURIE MADELINE HARRIS SALAZAR.

_____
Notary Public, State of _____

Unofficial Document

Laurie Madeline Harris Salazar appeared before me

STATE OF Colorado

COUNTY OF La Plata

This instrument was acknowledged before me on the 31st day of March, 2005, by ~~TOM C. CARDIFF~~ Laurie Madeline Harris Salazar

Laurie Madeline Harris Salazar

Notary Public, State of Colorado

AS PER ORIGINAL

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by NANCY CARDIFF.

Notary Public, State of _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by HAL V. CARDIFF.

Notary Public, State of _____

Unofficial Document

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STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by MARISA CAMILA VIGIL.

_____
Notary Public, State of _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by ELANTERIO ELI SALAZAR.

_____
Notary Public, State of _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by BENJAMIN BRAZOS HARRIS.

_____
Notary Public, State of _____

AS PER ORIGINAL

Unofficial Document

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by MARISA CAMILA VIGIL.

_____
Notary Public, State of _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by ELANTERIO ELI SALAZAR.

_____
Notary Public, State of _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by BENJAMIN BRAZOS HARRIS.

_____
Notary Public, State of _____

AS PER ORIGINAL

Unofficial Document

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 30th day of March, 2005, by JOYCE M. CARDIFF, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST.

BRADLEY S. MOUSER
Notary Public, State of Texas
Commission Expires 7-26-08

Notary Public, State of Texas

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2005, by CHARLES C. CARDIFF, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST.

Notary Public, State of _____

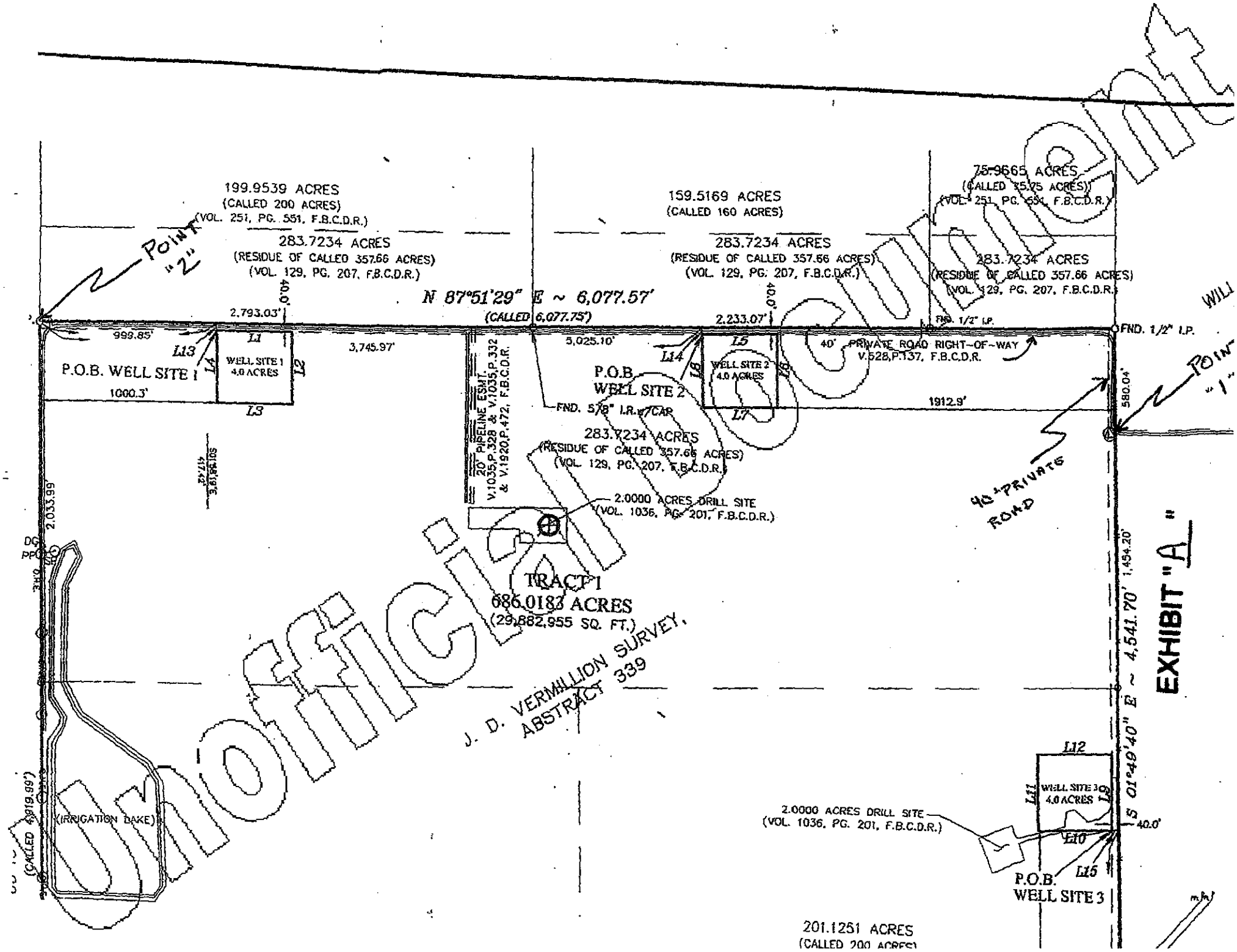
STATE OF _____

COUNTY OF _____

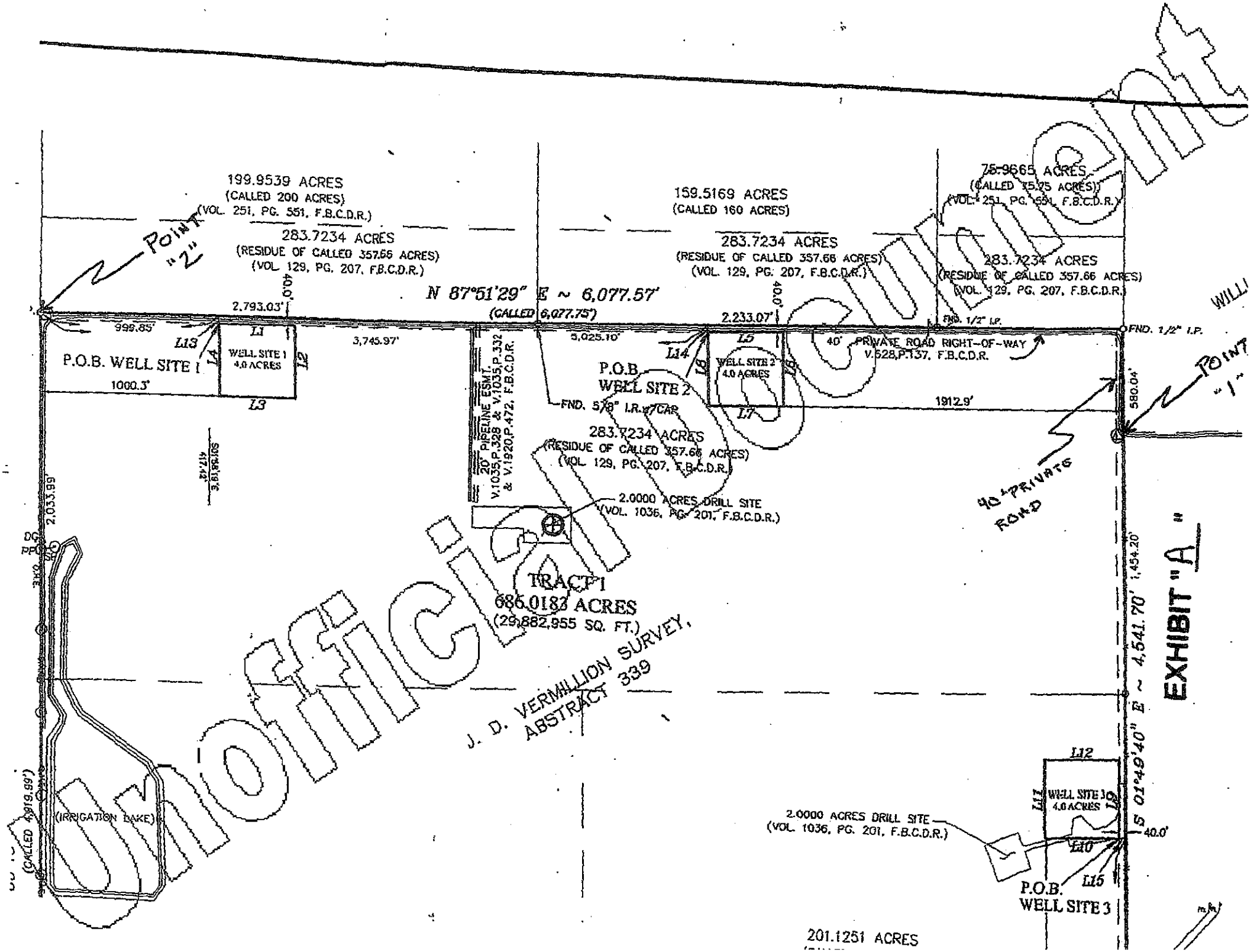
This instrument was acknowledged before me on the _____ day of _____, 2005, by DAVID L. CARDIFF, CO-TRUSTEE OF THE CHARLES I. CARDIFF FAMILY TRUST.

Notary Public, State of _____

Unofficial Document



Unofficial Document



Unofficial Document

Unofficial Document

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dr. Dianne Wilson

2005 May 05 03:53 PM

JH $316.25

2005052339

Dianne Wilson, Ph.D. COUNTY CLERK

FT BEND COUNTY TEXAS

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Section 36 - Final Plat

City Engineer Review

✓ Reviewed
_____ See Attached Letter

BY: _____ DATE: 11-02-2016

City Secretary

✓ Processed
_____ *Returned for additional data*

BY: [signature] DATE: 10-17-2016

Planning Commission Review

✓ Approved
_____ Returned for additional data

BY: [signature] DATE: 4 NOV 2016

City Council Review

_____ Approved
_____ Returned for additional data

BY: _____ DATE: _____

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

Subdivision/Development Platting Application

Date: 10/14/2016 Date Received by the City of Fulshear: 10-17-2016

Subdivision: TAMARRON SECTION 36 Development: TAMARRON

SUBMITTAL OF PLAT: (Check Appropriate Selection)

- [ ] Preliminary
- [ ] Replat
- [ ] Amending Plat
- [x] Final
- [ ] Vacation Plat
- [ ] Short Form Final
- [ ] Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: [ ] City [x] ETJ (Extraterritorial Jurisdiction)

Legal Description: 23.184 ACRES IN THE J.D. VERMILLION SURVEY, A-339

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

Total Acreage: 23.184
Number of Streets: 6
Number of Lots: 103
Number and Types of Reserves: 4
Total Acres in Reserve: 1.382

Owner: D.R. HORTON-TEXAS, LTD.
Address: 14100 SOUTHWEST FREEWAY, SUITE 500
City/State: SUGAR LAND, TEXAS 77478
Telephone: 281-566-2100
Email Address: CLINDHORST@DRHORTON.COM

Engineer/Planner: LJA ENGINEERING, INC.
Contact Person: GEOFF FREEMAN
Telephone: 713-358-8830
Fax Number: _____
Email Address: gfreeman@ljaengineering.com

Platting Fees

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

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

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

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

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

TOTAL PLATTING FEE $1,594.60

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
	Geoff Freeman / Platting Manager	10-13-2016

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

November 2, 2016

Engineering Review

Final Plat - Tamarron Section 36
City of Fulshear, Texas

For Information only:

1. This plat will create 103 Lots in three (3) Blocks with four (4) Reserves that cover an area of 23.184 acres.
2. Access to this section is from an extension of McDonough Way out of Section 32.
3. The typical lot in this section appears to be 50-foot by 120-foot with a 25-foot Front Building Line.
4. Since this tract is located in the E.T.J. of the City of Fulshear approval will be required from Fort Bend County and the City of Fulshear.

Recommendations:

I recommend that this Final Plat of Tamarron Section 36 be approved as submitted.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

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

CITY PLANNING LETTER

October 9, 2016

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 4th day of October, 2016, we find the following:

Record Owner:

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

Recording Instrument:

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

Legal Description:

TAMARRON SECTION 36 (Proposed Plat)

Being 23.184 acres of land located in the J. D. Vermillion Survey, Abstract 339, Fort Bend County, Texas, more particularly being a portion of that certain called 686.0183 acre tract (described as Tract I) conveyed to D.R. Horton – Texas, LTD by an instrument of record under File Number 2013000056 of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 23.184 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83);

COMMENCING for reference at a 1-inch iron pipe found for the northwest corner of said 686.0183 acre tract, same being an angle corner on the south line of that certain called 1,352.43 acre tract conveyed to Fort Bend Jordan Ranch LP by an instrument of record under File Number

2015027940, F.B.C.O.P.R., also being on the easterly line of that certain called 473.246 acre tract conveyed to Harrison Interests LTD by an instrument of record in Volume 1289, Page 625 in the Deed Records of Fort Bend County, Texas (F.B.C.D.R.) and described in Volume 528, Page 132, F.B.C.D.R., and said point being on the common survey line of said J. D. Vermillion Survey and the J. G. Bennett Survey, Abstract 611, Fort Bend County, Texas;

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

Thence, North 87° 51' 41" East, continuing along the north line of said 686.0183 acre tract and a south line of said 1,352.43 acre tract, 899.85 feet to a point for corner, same being the northwest corner of that certain called 4.0000 acre tract (described as Well Site No. 1) by an instrument of record in File Number 2005052339, F.B.C.O.P.R;

Thence, South 02° 08' 19" East, departing the north line of said 686.0183 acre tract and a south line of said 1352.43 acre tract, along the west line of said 4.0000 acre tract, 457.42 feet to a point for corner, same being the southwest corner of said 4.0000 acre tract;

Thence, North 87° 51' 41" East, along the south line of said 4.000 acre tract, 320.00 feet to a point for corner;

Thence, South 02° 08' 39" East, departing the south line of said 4.0000 acre tract, 194.81 feet to a point for corner;

Thence, South 72° 27' 26" East, 289.49 feet to a point for corner, the beginning of a curve;

Thence, 26.11 feet along the arc of a non-tangent curve to the left, having a radius of 530.00 feet, a central angle of 02° 49' 21", and a chord which bears South 23° 23' 09" West, 26.11 feet to a point for corner;

Thence, South 21° 58' 28" West, 74.40 feet to a point for corner, the beginning of a curve;

Thence, 38.67 feet along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of 88° 36' 53", and a chord which bears South 66° 16' 54" West, 34.93 feet to a point for corner, the beginning of a reverse curve;

Thence, 13.16 feet along the arc of a tangent curve to the left, having a radius of 2250.00 feet, a central angle of 00° 20' 07", and a chord which bears North 69° 34' 42" West, 13.16 feet to a point for corner;

Thence, South 20° 15' 14" West, 60.00 feet to a point for corner, the beginning of a curve;

Thence, 40.02 feet along the arc of a non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 91° 43' 14", and a chord which bears South 23° 53' 09" East, 35.88 feet to a point for corner;

Thence, South 21° 58' 28" West, 85.20 feet to a point for corner, the beginning of a curve;

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

Thence, 785.93 feet along the arc of a tangent curve to the left, having a radius of 2050.00 feet, a central angle of 21° 57' 58", and a chord which bears North 80° 56' 14" West, 781.13 feet to a point for corner;

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

Thence, North 46° 55' 13" West, 184.23 feet to a point for corner;

Thence, North 01° 55' 13" West, 746.94 feet to the POINT OF BEGINNING and containing 23.184 acres of land.

1. **Deed Restrictions:**

None of record.

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

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

Private Road Right-of-Way to Dan J. Harrison, Jr., recorded in Volume 528, Page 137, Deed Records of Fort Bend County, Texas.

Easement for access strips and Well Site No. 1 as described in Modification to 1986 Agreement recorded in Document No. 2005052339, as affected by instrument executed by D. R. Horton-Texas, Ltd., recorded in Document No. 2014100229 of the Official Public Records of Fort Bend County, Texas.

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

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

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

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

Short Form Blanket Easement, 3-Phase Overhead and Underground, to CenterPoint Energy Houston Electric, LLC, recorded in Document No. 2014039155, of the Official Public Records of Fort Bend County, Texas.

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

3. **Lien Holders:** None of record.

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

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

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

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

Sincerely,

Tatanisha Walker
DHI Title of Central Texas

Comcast

September 16, 2016

Ashley Fuller
Project Coordinator

LJA Engineering | We Build Civilization

West Houston
P: 713.953.5200

Re: Preliminary Plat of Tamarron Section 36

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated September 16, 2016

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

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

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

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

Please feel free to contact me at 713-637-5169 with any questions that you may have.

Sincerely,

David Miller
Engineering Tech

8590 W Tidwell, Houston, TX 77040

CenterPoint Energy
Houston

April 29, 2015

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Tamarron Section 36

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated April 20, 2015.

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

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

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

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

If there are any questions, please contact Crystal Shrader at 713.207.0430 or Sandra Goodall at 713.207.6347.

Sincerely,

Crystal Shrader
Right of Way Agent

C: Ashley Fuller <afuller@ljaengineering.com>

PLR15.152

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Sec 57 Final Plat

City Engineer Review

✓ Reviewed
_____ See Attached Letter

BY: _____ DATE: 11-02-2016

City Secretary

✓ Processed
_____ *Returned for additional data*

BY: Sandra Afford DATE: 10-17-2016

Planning Commission Review

✓ Approved
_____ Returned for additional data

BY: APenn DATE: 4 NOV 2016

City Council Review

_____ Approved
_____ Returned for additional data

BY: _____ DATE: _____

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

Subdivision/Development Platting Application

Date: 10-11-2016 Date Received by the City of Fulshear: 10-14-2016

Subdivision: Tamarron Sec. 57 Development: Tamarron

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: _ City . X ETJ (Extraterritorial Jurisdiction)

Legal Description: 5.775 Acres of land in the AJ.D. Vermillion Survey Abstract 339, Fort Bend County, Texas

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

Total Acreage: 5.775
Number of Streets: 1
Number of Lots: 8
Number and Types of Reserves: 5 - Landscape/open space/drainage/pipeline
Total Acres in Reserve: 2.648

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

Engineer/Planner: LJA Engineering, Inc.
Contact Person: Geoff Freeman
Telephone: 713-358-8830
Fax Number: 713-953-5206
Email Address: gfreeman@ljaengineering.com

Platting Fees

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

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

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

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

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

TOTAL PLATTING FEE $684.38

Park Fees (due at Final Plat Application) N/A

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
	Geoff Freeman / Platting Manager	10-11-2016

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

November 2, 2016

Engineering Review

Final Plat
Tamarron Section 57
Fort Bend County, Texas

For Information only:

1. This plat will create eight (8) Lots with five (5) Reserves in one (1) Block with a total acreage of 5.775 acres.
2. A typical lot in this section is 60 foot by 165 foot with a 20-foot Front Building Line.
3. This plat is located in the E.T.J. of the City of Fulshear and will need approval of both the City and Fort Bend County.

Recommendations:

I recommend that this Final Plat of Tamarron Section 57 be approved as submitted.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

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

CITY PLANNING LETTER

April 21, 2015

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 17th day of April, 2015, we find the following:

Record Owner:

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

Recording Instrument:

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

Legal Description:

TAMARRON SECTION 57 (Proposed Plat)

Being 5.775 acres of land located in the J. D. Vermillion Survey, Abstract 339, Fort Bend County, Texas, more particularly being a portion of that certain called 686.0183 acre tract (Tract I), conveyed to D. R. Horton – Texas, LTD by an instrument of record under File Number 2013000056, of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 5.775 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83, Epoch 2010.00);

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" previously set marking the north corner of Tamarron Sec 1, a subdivision of record in Plat Number 20140153, of the Plat Records of said Fort Bend County, Texas, (F.B.C.P.R.), said point being on the east line of said 686.0183 acre tract and being on the common survey line of the A. G. Sharpless Survey,

Abstract 322 and said J. D. Vermillion Survey, from which a 1-inch pinched top pipe found for the southeast corner of said 686.0183 acre tract and on the common line of said J. D. Vermillion Survey, and the Micajah Autrey Survey, Abstract 100, bears South 01° 48' 10" East, 1,071.37 feet;

Thence, South 50° 29' 06" West, along the northwest line of said Tamarron Sec 1, 992.43 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set marking the westerly corner of said Tamarron Sec 1, said point being on the northerly right-of-way line of Tamarron Parkway (100' wide) as shown on said Tamarron Sec 1, beginning of a curve;

Thence, along said right-of-way line, 380.58 feet along the arc of a non-tangent curve to the right, having a radius of 1,950.00 feet, a central angle of 11° 10' 57", and a chord which bears North 66° 01' 34" West 379.98 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set marking the beginning of a compound curve;

Thence, continuing along said right-of-way line, 196.50 feet along the arc of a tangent curve to the right, having a radius of 132.00 feet, a central angle of 85° 17' 38", and a chord which bears North 17° 47' 16" West 178.85 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set marking the easterly right-of-way line of Tamarron Trace (100' wide), as shown on said Tamarron Sec 1, the beginning of a reverse curve;

Thence, along said right-of-way line, 260.14 feet along the arc of a tangent curve to the left, having a radius of 2,060.00 feet, a central angle of 07° 14' 08", and a chord which bears North 21° 14' 29" East 259.97 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set marking the southwest corner of Tamarron Sec 2 a subdivision of record in Plat Number 20140155, F.B.C.P.R.;

Thence, departing said right-of-way line and along the southwesterly line of said Tamarron Sec 2 the following six (6) courses:

1. South 72° 22' 35" East, 20.02 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set marking an angle point;

2. South 60° 42' 52" East, 177.90 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set marking an angle point;

3. North 88° 34' 55" East, 113.08 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set marking an angle point;

4. South 03° 56' 58" East, 126.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set marking an angle point;

5. South 34° 46' 54" East, 168.46 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set marking an angle point;

6. South 39° 29' 26" East, 30.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set marking the south corner of said Tamarron Sec 2;

Thence, North 50° 30' 34" East, along the southeasterly line of said Tamarron Sec 2, 853.85 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set marking the southeast corner of said Tamarron Sec 2, in the east line of the aforementioned 686.0183 acre tract;

Thence, South 01° 48' 10" East, along the east line of said 686.0183 acre tract, 101.11 feet to the POINT OF BEGINNING and containing 5.775 acres of land.

1. Deed Restrictions:

None of record.

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

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

Pipeline Easement to Texas Illinois Natural Gas Pipeline Company recorded in Volume 275, Page 232, amended in Volume 411, Page 61, of the Deed Records of Fort Bend County, Texas.

Easement for access strips and Well Site No. 1 as described in Modification to 1986 Agreement recorded in Document No. 2005052339, as affected by instrument executed by D. R. Horton-Texas, Ltd., recorded in Document No. 2014100229 of the Official Public Records of Fort Bend County, Texas.

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document

No. 2007077611, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

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

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

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

Short Form Blanket Easement, 3-Phase Overhead and Underground, to CenterPoint Energy Houston Electric, LLC, recorded in Document No. 2014039155, of the Official Public Records of Fort Bend County, Texas.

1' reserve dedicated in fee to the City as a buffer separation, conditioned that when the adjacent property is subdivided by a recorded subdivision plat the 1' reserve shall thereupon become vested in the public for street right of way purposes, adjacent to Tamarron Parkway and Tamarron Trace, created by the plat of TAMARRON SECTION 1, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20140153 of the Plat Records of Fort Bend County, Texas.

10' sanitary sewer easement, 15' sanitary sewer easement, storm sewer easement and 15' water line easement created by the plat of TAMARRON SECTION 1, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20140153 of the Plat Records of Fort Bend County, Texas.

5' water line easement created by the plat of TAMARRON SECTION 2, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20140155 of the Plat Records of Fort Bend County, Texas.

3. **Lien Holders:** None of record.

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

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

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

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

Sincerely,

Tatanisha Walker
DHI Title of Central Texas

REVIEW FORM

On May 12, 2015 the Fort Bend County Drainage District reviewed the:

1. Plans	Tamarron Section 57	(Signed and Sealed 4/7/15)
2. Plat	Tamarron Section 57	
3. Permit		

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

The proposed minimum slab elevation of 144.50' above m.s.l. appears to meet the minimum requirements of *Fort Bend County Regulations of Subdivisions, Sec. 4.16* as shown in the attached "Minimum Slab Elevation Analysis". Tamarron Section 57 lies within Fort Bend County Municipal Utility District No. 182. The attached approval letter from the FBCMUD No. 182 engineer acknowledges drainage facilities, including detention capacity and outfall, are currently available or under design to serve this subdivision and will be constructed prior to any slabs being poured.

Neil J. Hawthy
Reviewed by:

Mark Vogler
Signature of Department Head

Based on review of the submitted information and stated conclusions, the Drainage District staff interposes no objection of the proposed drainage plan for the above referenced project.

Please note this does not necessarily mean that the entire supporting data and calculations have been completely checked and verified. However, the report is signed, dated and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.

P. O. Box 1028 • 1124 Blume Road • Rosenberg, Texas 77471 • (281) 342-2863 • Fax (281) 342-9130

comcast.

April 7, 2015

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

Re: Preliminary Plat of Tamarron Section 57

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated March 27, 2015

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

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

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

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

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

Sincerely,

Chris Grey
Construction Supervisor, Design and Serviceability

CenterPoint Energy
Houston

April 1, 2015

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Tamarron Section 57

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated March 27, 2015.

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

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

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

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

If there are any questions, please contact LaWanda Grant at 713.207.6539 or Sandra Goodall at 713.207.6347.

Sincerely,

LaWanda J. Grant

LaWanda Grant, SR/WA
Senior Right of Way Agent

C: Ashley Fuller <afuller@ljaengineering.com>

PLR15.106

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Cross Creek Ranch Detention and Water Quality Basins / Final Plat

City Engineer Review

✓ Reviewed
_____ See Attached Letter

BY: _____ DATE: 11-02-2016

City Secretary

✓ Processed
_____ Returned for additional data

BY: [illegible] DATE: 10-21-2016

Planning Commission Review

✓ Approved
_____ Returned for additional data

BY: [illegible] DATE: 4 NOV 2016

City Council Review

_____ Approved
_____ Returned for additional data

BY: _____ DATE: _____

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

Subdivision/Development Platting Application

Date: 10/14/2016 Date Received by the City of Fulshear: _____

Subdivision: CROSS CREEK RANCH DETENTION & WATER QUALITY BASINS Development: CROSS CREEK RANCH

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: 158.99 ACRESS OF LAND IN THE ENOCH LATHAM JR SURVEY, A-50, ,. AUTREY SRUVEY, A-100, MORRIS CUMMINGS SURVEY, A-294 & J.W. SCOTT SURVEY, A-321

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

Total Acreage: 158.99
Number of Streets: 0
Number of Lots: 0
Number and Types of Reserves: 1
Total Acres in Reserve: 158.99

Owner: FORT BEND COUNTY M.U.D. NO. 169
Address: 3200 SOUTHWEST FWY, STE. 2600
City/State: HOUSTON, TX 77027
Telephone: 713-860-6400
Email Address: _____

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

Platting Fees

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

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

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

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

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

TOTAL PLATTING FEE $4,474.75

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
Trey Devillier	TREY DEVILLIER	10/14/2016

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

November 2, 2016

Engineering Review

Final Plat
Cross Creek Ranch Detention & Water Quality Basins
City of Fulshear; Fort Bend County, Texas

For Information only:

1. This plat creates four (4) Reserves that cover a total of 158.99 acres which are used as detention ponds and/or water quality basins,

2. These detention ponds are partially located in four different surveys and abstracts along with both Katy ISD and Lamar ISD.

3. The detention ponds are owned and will be maintained by Fort Bend County MUD 169.

4. This same plat was submitted and approved in 2013.

Recommendations:

I recommend that this Final Plat of the Cross Creek Ranch Detention & Water Quality Basins be approved.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

stewart title

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

October 20, 2016

File No.: 1690418CPL

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 13th day of October, 2016, the last Deed that we find, of record, reflects the record owner to be:
Fort Bend County Municipal Utility District No. 169 by virtue of Deed recorded in/under Clerk's File No. 2012013114, 2009060268, 2009060269, 2012092152, 2016072942, 2016073093 of the Official Records of Fort Bend County, Texas.

Legal Description:

Tract One
DESCRIPTION OF A 61.84 ACRE TRACT OF LAND SITUATED IN
THE ENOCH LATHAM JR. SURVEY, ABSTRACT NO. 50,
THE MORRIS CUMMINGS SURVEY, ABSTRACT NO. 294,
THE M. AUTREY SURVEY, ABSTRACT NO. 100
AND THE J. W. SCOTT SURVEY, ABSTRACT NO. 321
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 61.84 acre tract of land situated in the Enoch Latham Jr. Survey, Abstract No. 50, the Morris Cummings Survey, Abstract No. 294, the M. Autrey Survey, Abstract No. 100 and the J. W. Scott Survey, Abstract No. 321, City of Fulshear, Fort Bend County, Texas, and being all of a called 8.684 acre tract, a called 52.79 acre tract and a called 0.3655 acre tract of land, all being described in a deed to Fort Bend County Municipal Utility District No. 169, recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2009060268, said 61.84 acre tract described as follows;

BEGINNING at a 1/2-inch iron pipe with cap stamped BROWN & GAY found for the northeast corner of LAKES OF CROSS CREEK RANCH SECTION TWO a subdivision plat recorded under Plat No. 20090044 of the Fort Bend County Plat Records (F.B.C.P.R.) lying in the south right-of-way line of Enchanted Lakes Lane (60 feet wide) as shown on LAKES OF CROSS CREEK RANCH SECTION ONE, a subdivision plat recorded under Plat No. 20130167 of the F.B.C.P.R., and being the northwest corner of the herein described tract;

THENCE, N 59° 51' 57" E, along and with the southeasterly right-of-way line of said Enchanted Lakes Lane, same being a northwesterly line of said 8.684 acre tract, a distance of 249.83 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northwest corner of Reserve "B" of said LAKES OF CROSS CREEK RANCH SECTION ONE, lying on a non-tangent curve to the left from which its center bears N 57° 42'16" E, 222.00 feet;

THENCE, along and with the common line of said Reserve "B", said 8.684 acre and said 52.79 acre tracts the following courses and distances:

In a Southeasterly direction along a curve to the left, a distance of 210.91 feet, having a radius of 222.00 feet, a central angle of 54° 26' 03" and a chord which bears S 59° 30' 45" E, 203.07 feet to a

1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right;

In a Southeasterly direction along a curve to the right, a distance of 107.23 feet, having a radius of 113.00 feet, a central angle of 54° 22' 11" and a chord which bears S 59° 32' 41" E, 103.25 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found point for the point of reverse curvature to the left;

In a Southeasterly direction along a curve to the left, a distance of 114.16 feet, having a radius of 107.00 feet, a central angle of 61° 07' 45" and a chord which bears S 62° 55' 28" E, 108.82 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 86° 30' 39" E, a distance of 173.34 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Northeasterly direction along said curve to the left, a distance of 173.70 feet, having a radius of 112.00 feet, a central angle of 88° 51' 44" and a chord which bears N 42° 04' 47" E, 156.81 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 87° 50' 41" E, a distance of 61.65 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Northeasterly direction along said curve to the left, a distance of 322.07 feet, having a radius of 207.00 feet, a central angle of 89° 08' 44" and a chord which bears N 43° 16' 19" E, 290.55 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 01° 18' 03" W, a distance of 181.15 feet to a point for corner;

In a Northerly direction along said curve to the right, a distance of 74.24 feet, having a radius of 193.00 feet, a central angle of 22° 02' 21" and a chord which bears N 09° 43' 08" E, 73.78 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the left;

In a Northerly direction along said curve to the left, a distance of 10.34 feet, having a radius of 257.00 feet, a central angle of 02° 18' 19" and a chord which bears N 19° 35' 09" E, 10.34 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in the north line of the herein described tract;

N 82° 27' 43" E, a distance of 9.81 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in the north line of the herein described tract;

N 71° 26' 30" E, a distance of 178.19 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a non-tangent curve to the left, from which its center bears N 05°07'33" W, 545.00 feet;

In an Northeasterly direction along a curve to the left, a distance of 158.77 feet, having a radius of 545.00 feet, a central angle of 16° 41' 29" and a chord which bears N 76° 31' 43" E, 158.21 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 68° 10' 58" E, a distance of 7.64 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northerly northeast corner of the herein described tract and said 52.79 acre tract, and lying on the northwest line of Reserve "C" of LAKESIDE AT CROSS CREEK RANCH, a subdivision plat recorded under Plat No. 20070237 of the F.B.C.P.R.;

THENCE, along and with the common line of said LAKESIDE AT CROSS CREEK RANCH and said 52.79 acre tract the following courses and distances:

S 21° 49' 02" E, a distance of 3.71 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 23° 35' 18" W, a distance of 110.23 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 17° 53' 38" W, a distance of 142.07 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 09° 23' 07" W, a distance of 136.07 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 11° 45' 42" W, a distance of 116.64 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 23° 52' 42" W, a distance of 111.68 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 36° 50' 00" W, a distance of 111.68 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 49° 45' 34" W, a distance of 111.21 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 64° 15' 10" W, a distance of 196.42 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 47° 17' 34" W, a distance of 90.59 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 10° 23' 48" W, a distance of 141.27 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 23° 07' 24" E, a distance of 174.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 63° 20' 35" E, a distance of 143.97 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

N 86° 20' 25" E, a distance of 128.67 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

N 45° 13' 07" E, a distance of 197.76 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

N 66° 24' 51" E, a distance of 106.32 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

N 80° 43' 50" E, a distance of 115.49 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 84° 50' 15" E, a distance of 114.44 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 74° 59' 01" E, a distance of 216.95 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

N 58° 58' 32" E, a distance of 143.98 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

N 21° 21' 11" E, a distance of 213.84 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

N 19° 54' 14" E, a distance of 256.71 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

N 25° 24' 12" E, a distance of 126.14 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

N 19° 09' 28" E, a distance of 125.04 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

N 12° 10' 58" E, a distance of 110.58 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

N 57° 55' 48" E, a distance of 17.64 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northerly northeast corner of the herein described tract, lying on the southwesterly right-of-way line of Skycreek Crossing Lane (60-foot wide) as shown on said LAKESIDE AT CROSS CREEK RANCH;

S 32° 04' 12" E, along and with said southwesterly right-of-way line, a distance of 27.70 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Southeasterly direction along said curve to the left, a distance of 287.93 feet, having a radius of 780.00 feet, a central angle of 21° 09' 01" and a chord which bears S 42° 38' 42" E, 286.30 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right, same being the west corner of the intersection of said Skycreek Crossing Lane and Cross Creek Bend Lane (100 feet wide) as shown on CROSS CREEK RANCH STREET DEDICATION, a subdivision plat recorded under Plat No. 20070235 of the F.B.C.P.R.;

THENCE, In a Southeasterly direction along said curve to the right, a distance of 36.65 feet, having a radius of 25.00 feet, a central angle of 83° 59' 22" and a chord which bears S 11° 13' 32" E, 33.45 feet to the point of reverse curvature to the left, lying on the west right-of-way line of said Cross Creek Bend Lane;

THENCE, along and with the common line of said west right-of-way and the southeasterly line of said 52.79 acre tract the following courses and distances:

In a Southwesterly direction along a curve to the left, a distance of 1,223.75 feet, having a radius of 5,050.00 feet, a central angle of 13° 53' 03" and a chord which bears S 23° 49' 38" W, 1,220.76 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

S 16° 53' 06" W, a distance of 167.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a Southwesterly direction along said curve to the right, a distance of 562.47 feet, having a radius of 1,250.00 feet, a central angle of 25° 46' 54" and a chord which bears S 29° 46' 33" W, 557.74 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of compound curvature to the right;

In a Southwesterly direction along a curve to the right, a distance of 24.31 feet, having a radius of 25.00 feet, a central angle of 55° 42' 12" and a chord which bears S 70° 31' 06" W, 23.36 feet to a

1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southeast corner of Reserve "B", THE COVE AT CROSS CREEK RANCH, a subdivision plat recorded under Plat No. 20070236 of the F.B.C.P.R., and being the north corner of the intersection of said Cross Creek Bend Lane and Lakeshore Lagoon Drive (60 feet wide) as shown on said THE COVE AT CROSS CREEK RANCH;

THENCE, along and with the common line of said Reserves "A" and "B" of said THE COVE AT CROSS CREEK RANCH and said 52.79 acre tract, the following courses and distances:

N 44° 45' 36" W, a distance of 90.35 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found point for corner;

N 45° 11' 53" E, a distance of 5.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found point for corner;

N 44° 45' 36" W, a distance of 34.14 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a Northwesterly direction along said curve to the right, a distance of 226.39 feet, having a radius of 160.00 feet, a central angle of 81° 04' 12" and a chord which bears N 04° 13' 30" W, 207.97 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 36° 18' 36" E, a distance of 84.11 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Northeasterly direction along said curve to the left, a distance of 192.49 feet, having a radius of 545.00 feet, a central angle of 20° 14' 13" and a chord which bears N 26° 11' 29" E, 191.50 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 16° 04' 23" E, a distance of 64.17 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a Northeasterly direction along said curve to the right, a distance of 82.48 feet, having a radius of 1,455.00 feet, a central angle of 03° 14' 53" and a chord which bears N 17° 41' 50" E, 82.47 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 19° 19' 16" E, a distance of 63.61 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Northwesterly direction along said curve to the left, a distance of 647.67 feet, having a radius of 210.00 feet, a central angle of 176° 42' 31" and a chord which bears N 69° 01' 59" W, 419.83 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of compound curvature to the left;

In a Southwesterly direction along a curve to the left, a distance of 134.11 feet, having a radius of 1,175.00 feet, a central angle of 06° 32' 22" and a chord which bears S 19° 20' 34" W, 134.04 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

S 16° 04' 23" W, a distance of 75.66 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a Southwesterly direction along said curve to the right, a distance of 116.76 feet, having a radius of 255.00 feet, a central angle of 26° 14' 08" and a chord which bears S 29° 11' 27" W, 115.75 feet to

a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of compound curvature to the right;

In a Southwesterly direction along a curve to the right, a distance of 56.09 feet, having a radius of 75.00 feet, a central angle of 42° 50' 54" and a chord which bears S 63° 43' 58" W, 54.79 feet to the a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a non-tangent curve to the left, from which its center bears S 37°26'25" W, 224.35 feet;

In a Southwesterly direction along a curve to the left, a distance of 323.56 feet, having a radius of 224.35 feet, a central angle of 82° 37' 53" and a chord which bears S 86° 07' 28" W, 296.23 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of compound curvature to the left;

In a Southwesterly direction along a curve to the left, a distance of 334.29 feet, having a radius of 215.00 feet, a central angle of 89° 05' 11" and a chord which bears S 00° 15' 57" W, 301.62 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right;

In a Southeasterly direction along a curve to the right, a distance of 122.90 feet, having a radius of 110.00 feet, a central angle of 64° 00' 59" and a chord which bears S 12° 16' 09" E, 116.61 feet to a

1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the left;

In a Southeasterly direction along a curve to the left, a distance of 142.69 feet, having a radius of 80.00 feet, a central angle of 102° 11' 45" and a chord which bears S 31° 21' 32" E, 124.52 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right;

In a Southeasterly direction along a curve to the right, a distance of 20.48 feet, having a radius of 25.00 feet, a central angle of 46° 55' 56" and a chord which bears S 58° 59' 27" E, 19.91 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

S 35° 31' 29" E, a distance of 51.97 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 15° 18' 32" W, a distance of 35.36 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 22° 23' 47" E, a distance of 25.05 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 60° 06' 06" E, a distance of 32.67 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 22° 19' 50" E, a distance of 50.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

N 67° 40' 10" E, a distance of 31.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 22° 19' 50" E, a distance of 16.50 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

N 67° 40' 10" E, a distance of 134.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 22° 19' 50" E, a distance of 180.28 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most southerly corner of Reserve "A" of said THE COVE AT CROSS CREEK RANCH, lying on the north right-of-way line of said Cross Creek Bend Lane and the beginning of a non-tangent curve to the right, from which its center bears N 25°59'18" W, 1,250.00 feet;

THENCE, In a Northwesterly direction partially along and with said northerly right-of-way line of Cross Creek Bend Land, and the northerly right-of-way line of West Cross Creek Bend Lane (100 feet wide) as shown on WEST CROSS CREEK BEND LANE, a subdivision plat recorded under Plat No. 20090043 of the F.B.C.P.R., and along said curve to the right, a distance of 1,749.41 feet, having a radius of 1,250.00 feet, a central angle of 80° 11' 13" and a chord which bears N 75° 53' 42" W, 1,610.09 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of compound curvature to the right;

THENCE, In a Northwesterly direction continuing along and with the easterly right-of-way line of said West Cross Creek Bend Lane, and along said curve to the right, a distance of 314.11 feet, having a radius of 2,600.00 feet, a central angle of 06° 55' 19" and a chord which bears N 32° 20' 26" W, 313.92 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southwest corner of said LAKES OF CROSS CREEK RANCH SECTION TWO;

THENCE, along and with common line of said LAKES OF CROSS CREEK RANCH SECTION TWO and said 52.79 acre and said 8.684 acre tracts, the following courses and distances:

N 61° 16' 29" E, a distance of 25.34 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a non-tangent curve to the right, from which its center bears N 75°04'18" E, 108.00 feet;

In a Northeasterly direction along a curve to the right, a distance of 133.05 feet, having a radius of

108.00 feet, a central angle of 70° 35' 06" and a chord which bears N 20° 21' 51" E, 124.79 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 55° 39' 24" E, a distance of 152.06 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a Southeasterly direction along said curve to the right, a distance of 261.62 feet, having a radius of 118.00 feet, a central angle of 127° 02' 02" and a chord which bears S 60° 49' 35" E, 211.24 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the left;

In a Southeasterly direction along a curve to the left, a distance of 579.44 feet, having a radius of 250.00 feet, a central angle of 132° 47' 51" and a chord which bears S 63° 42' 29" E, 458.18 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

N 49° 28' 38" E, a distance of 58.24 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a non-tangent curve to the left, from which its center bears N 52°53'45" W, 247.00 feet;

In a Northeasterly direction along said curve to the left, a distance of 279.90 feet, having a radius of 247.00 feet, a central angle of 64° 55' 40" and a chord which bears N 04° 38' 25" E, 265.16 feet to a

1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 27° 49' 25" W, a distance of 103.23 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a Northwesterly direction along said curve to the right, a distance of 161.37 feet, having a radius of 293.00 feet, a central angle of 31° 33' 21" and a chord which bears N 12° 02' 44" W, 159.34 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 03° 43' 56" E, a distance of 230.19 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Northwesterly direction along said curve to the left, a distance of 490.67 feet, having a radius of 437.00 feet, a central angle of 64° 19' 59" and a chord which bears N 28° 26' 04" W, 465.30 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right;

In a Northwesterly direction along a curve to the right, a distance of 116.53 feet, having a radius of 243.00 feet, a central angle of 27° 28' 35" and a chord which bears N 46° 51' 46" W, 115.42 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 33° 07' 28" W, a distance of 122.99 feet to the **POINT OF BEGINNING** and containing 61.84 acres of land.

Tract Two
DESCRIPTION OF A 9.675 ACRE TRACT OF LAND SITUATED IN
THE J. W. SCOTT SURVEY, A-321
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 9.675 acre (421,449 square feet) tract of land situated in the J. W. Scott Survey, Abstract No. 321, City of Fulshear, Fort Bend County, Texas, being all of a called 9.44 acre tract of land as described in a deed to Fort Bend County Municipal Utility District No. 169, recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2009060268, and all of a called 0.2389 acre tract (Tract One) of land as described in a deed to CCR Texas Holdings, LP, recorded under F.B.C.C.F. No. 2013066444, said 9.675 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "Brown & Gay" found for the south corner of Reserve "A", LEGACY AT CROSS CREEK RANCH SECTION TWO a subdivision plat recorded under Plat No. 20070239 of the Fort Bend County Plat Records (F.B.C.P.R.), same being the west corner of the herein

described tract and said 9.44 acre tract, lying on the northeasterly right-of-way line of Skycreek Crossing Lane (60 feet wide) as shown on LAKESIDE AT CROSS CREEK RANCH, a subdivision plat recorded under Plat No. 20070237 of the F.B.C.P.R.;

THENCE, N 57° 55' 48" E, along and with the common line of said Reserve "A" and said 9.44 acre tract, a distance of 165.67 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for an angle point;

THENCE, along and with the common line of said LEGACY AT CROSS CREEK RANCH SECTION TWO and said 9.44 acre the following courses and distances:

N 42° 14' 04" E, a distance of 86.24 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for an angle point in said common line;

N 34° 37' 29" E, a distance of 141.45 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for an angle point in said common line;

N 46° 24' 52" E, a distance of 127.66 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for an angle point in said common line;

N 51° 17' 32" E, a distance of 69.49 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for an angle point in said common line;

N 56° 10' 11" E, a distance of 127.66 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for an angle point in said common line;

N 59° 53' 42" E, a distance of 187.14 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for an angle point in said common line;

N 53° 37' 49" E, a distance of 144.56 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for an angle point in said common line;

N 46° 03' 54" E, a distance of 198.25 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for an angle point in said common line;

N 84° 56' 52" E, a distance of 73.19 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for an angle point in said common line;

N 56° 37' 07" E, a distance of 155.75 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for the most easterly corner of said LEGACY AT CROSS CREEK RANCH SECTION TWO;

THENCE, N 87° 31' 16" E, a distance of 28.81 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for the northeast corner of the herein described tract and said 0.2389 acre tract, lying in the west right-of-way line of Morgans Spur Drive (60 feet wide) as shown on CROSS CREEK RANCH CROSS CREEK BEND LANE EXTENSION NO. 1, a subdivision plat recorded under Plat No. 20100058 of the F.B.C.P.R., and being the beginning of a non-tangent curve to the left, from which its center bears N 87° 31'16" E, 1,285.00 feet;

THENCE, Southeasterly along the east line of said 0.2389 acre tract and said curve to the left a distance of 322.15 feet, having a radius of 1,285.00 feet, a central angle of 14° 21' 50" and a chord which bears S 09° 39' 39" E, 321.30 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for the point of reverse curvature to the right, said point being the northwest terminus and west right-of-way line of said Morgans Spur Drive;

THENCE, Southwesterly along said curve to the right a distance of 38.42 feet, having a radius of 25.00 feet, a central angle of 88° 03' 07" and a chord which bears S 27° 10' 59" W, 34.75 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for the southeasterly corner of the herein described tract and the point of reverse curvature to the left, lying on the northwesterly right-of-way line of Cross Creek Bend Lane (100-foot wide) as shown on said CROSS CREEK RANCH CROSS CREEK BEND LANE EXTENSION NO. 1;

THENCE along and with said northwesterly right-of-way line of said Cross Creek Bend Lane the following

courses and distances:

Southwesterly along said curve to the left a distance of 1,154.04 feet, having a radius of 1,750.00 feet, a central angle of 37° 47' 02" and a chord which bears S 52° 19' 01" W, 1,133.24 feet to a

5/8-inch iron rod with cap stamped "Brown & Gay" found for the point of compound curvature to the left;

Southwesterly along a curve to the left a distance of 124.06 feet, having a radius of 5,050.00 feet, a central angle of 01° 24' 27" and a chord which bears S 32° 43' 17" W, 124.06 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for the easterly south corner of the herein described tract and the point of reverse curvature to the right;

Southwesterly along a curve to the right a distance of 41.72 feet, having a radius of 25.00 feet, a central angle of 95° 37' 04" and a chord which bears S 79° 49' 36" W, 37.05 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for the westerly south corner of the herein described tract, same being the northeast terminus of said Skycreek Crossing Lane as shown on said LAKESIDE AT CROSS CREEK RANCH, and being the point of compound curvature to the right;

THENCE, Northerly along and with the north right-of-way line of said Skycreek Crossing Lane, and along said curve to the right a distance of 255.03 feet, having a radius of 720.00 feet, a central angle of 20° 17' 40" and a chord which bears N 42° 13' 02" W, 253.70 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for the point of tangency;

THENCE N 32° 04' 12" W, continuing along and with said north right-of-way line, a distance of 96.94 feet to the **POINT OF BEGINNING** and containing 9.67 acres (421,449 square feet) of land.

Tract Three
DESCRIPTION OF A 49.70 ACRE TRACT OF LAND SITUATED IN
THE ENOCH LATHAM JR. SURVEY, ABSTRACT NO. 50
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 49.70 acre tract of land situated in the Enoch Latham Jr. Survey, Abstract No. 50, City of Fulshear, Fort Bend County, Texas, and being all of that called 45.21 acre tract of land as described in a deed to CCR Texas Holdings, LP recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2009060269, also being part of the remainder of a called 118.62 acre tract of land as described in a deed to Trendmaker Homes, Inc. (F/K/A TMI, Inc.) as recorded under F.B.C.C.F. No. 2006066795, said 49.70 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped BROWN & GAY found for the most northerly corner of a called 33.40 acre tract as described in a deed to CCR Texas Holdings LP, recorded under F.B.C.C.F. No. 2012038960, lying on the southwesterly right-of-way line of West Cross Creek Bend Lane (100 feet wide) as shown on WEST CROSS CREEK BEND LANE, a subdivision plat recorded under Plat No. 20090043 of the Fort Bend County Plat Records (F.B.C.P.R.), and being the most easterly southeast corner of the herein described tract;

THENCE, S 25° 18' 21" W, a distance of 1,067.32 feet along the line common to said 45.21 acre tract and said 33.40 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most southerly southeast corner of the herein described tract;

THENCE, S 83° 01' 16" W, a distance of 337.13 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the southwest corner of the herein described tract, lying on the east line of CROSS CREEK RANCH WASTEWATER TREATMENT PLANT, a subdivision plat recorded under Plat No. 20070244 of the F.B.C.P.R.;

THENCE, N 13° 50' 28" W, a distance of 2,064.29 feet along and with the east line of said CROSS CREEK RANCH WASTEWATER TREATMENT PLANT to a 1/2-inch iron pipe with cap stamped "Brown &

Gay" found for the north corner of said CROSS CREEK RANCH WASTEWATER TREATMENT PLANT,

lying on the east line of a called 137.294 acre tract as described in a deed to GM Equity Group, LLC, recorded under F.B.C.C.F. No. 2008000068;

THENCE, N 02° 37' 40" W, a distance of 878.64 feet along the east line of said 137.294 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the northwest corner of the herein described tract, lying on the south line of THE POND AT CROSS CREEK RANCH, a subdivision plat recorded under Plat No. 20130244 of the F.B.C.P.R.

THENCE, S 87° 27' 24" E, a distance of 732.71 feet along and with the line common to said THE POND AT CROSS CREEK RANCH and said 45.21 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the northeast corner of the herein described tract, same being the southeast corner of a called 0.2682 acre tract as described in a deed to The City of Fulshear, Texas, recorded under F.B.C.C.F. No. 2009124007, lying on a non-tangent curve to the left and the west right-of-way line of West Cross Creek Bend Lane (100 feet wide) as shown on WEST CROSS CREEK BEND LANE EXTENSION NO. 1, a subdivision plat recorded under Plat No. 20130241, from which its center bears S 86°41'53" E, 2,700.00 feet;

THENCE, along and with the westerly right-of-way line of said West Cross Creek Bend Lane, the following two (2) courses:

In a Southeasterly direction, along said curve to the left, a distance of 1,842.71 feet, having a radius of 2,700.00 feet, a central angle of 39° 06' 12" and a chord which bears S 16° 14' 59" E, 1,807.15 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of compound curvature to the left;

In a Southeasterly direction, along said curve to the left, a distance of 139.51 feet, having a radius of 1,350.00 feet, a central angle of 05° 55' 15" and a chord which bears S 38° 45' 43" E, 139.45 feet to the **POINT OF BEGINNING** and containing 49.70 acres of land.

Tract Four
DESCRIPTION OF A 37.78 ACRE TRACT OF LAND SITUATED IN
THE ENOCH LATHAM JR. SURVEY, ABSTRACT No. 50,
THE M. AUTREY SURVEY, ABSTRACT NO. 100
AND THE J. W. SCOTT SURVEY, ABSTRACT NO. 321
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 37.78 acre tract of land situated in the Enoch Latham Jr. Survey, Abstract No. 50, the M. Autrey Survey, Abstract No. 100 and the J. W. Scott Survey, Abstract No. 321, City of Fulshear, Fort Bend County, Texas, and being all of a called 30.28 acre tract (Tract 4) of land as described in a deed to Fort Bend County Municipal District No. 169 (F.B.C.M.U.D. No. 169) recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2012092152, and all of a called 7.50 acre tract of land as described in a deed to F.B.C.M.U.D. No. 169 recorded under F.B.C.C.F. No. 2009060268, said 37.78 acre tract described as follows;

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southeast corner of Reserve "B" of LAKES OF CROSS CREEK RANCH SECTION THREE, a subdivision plat recorded under Plat No. 20120130 of the Fort Bend County Plat Records (F.B.C.P.R.) and being the southwest corner of the herein described tract, lying on the north right-of-way line of Enchanted Lakes Lane (60 feet wide) as shown on said LAKES OF CROSS CREEK RANCH SECTION THREE, said point also being the beginning of a non-tangent curve to the right, from which its center bears N 47°21'48" E, 193.00 feet;

THENCE, along and with the common line of Reserve "B" and partially along Reserve "D" of said LAKES OF CROSS CREEK RANCH SECTION THREE, and said 30.28 acre tract the following courses and distances:

In a Northwesterly direction along said curve to the right, a distance of 176.28 feet, having a radius of 193.00 feet, a central angle of 52° 19' 59" and a chord which bears N 16° 28' 13" W, 170.22 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 09° 41' 47" E, a distance of 183.66 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Northwesterly direction along said curve to the left, a distance of 287.75 feet, having a radius of 307.00 feet, a central angle of 53° 42' 09" and a chord which bears N 17° 09' 17" W, 277.33 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 44° 00' 22" W, a distance of 100.92 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Northwesterly direction along said curve to the left, a distance of 172.13 feet, having a radius of 207.00 feet, a central angle of 47° 38' 38" and a chord which bears N 67° 49' 41" W, 167.21 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

S 88° 21' 00" W, a distance of 52.67 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a Northwesterly direction along said curve to the right, a distance of 69.15 feet, having a radius of 193.00 feet, a central angle of 20° 31' 43" and a chord which bears N 81° 23' 09" W, 68.78 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 71° 07' 17" W, a distance of 21.78 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Northwesterly direction along said curve to the left, a distance of 58.89 feet, having a radius of 207.00 feet, a central angle of 16° 17' 56" and a chord which bears N 79° 16' 15" W, 58.69 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right;

In a Northwesterly direction along a curve to the right, a distance of 82.44 feet, having a radius of 143.00 feet, a central angle of 33° 01' 56" and a chord which bears N 70° 54' 15" W, 81.31 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a north corner of said Reserve "B";

S 87° 49' 45" W, a distance of 11.01 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northwest corner of said Reserve "B", same being the beginning of a non-tangent curve to the right from which its center bears N 38°56'18" E, 150.00 feet;

In a Northwesterly direction along said curve to the right and the easterly line of said Reserve "D", a distance of 123.71 feet, having a radius of 150.00 feet, a central angle of 47° 15' 12" and a chord which bears N 27° 26' 06" W, 120.23 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the north corner of said LAKES OF CROSS CREEK RANCH SECTION THREE, lying on a non-tangent curve to the left of the east right-of-way line of West Cross Creek Bend Lane (100 feet wide) as shown on WEST CROSS CREEK BEND LANE EXTENSION NO.2, a subdivision plat recorded under Plat No. 20150234 of the F.B.C.P.R., from which its center bears

S 86°11'30" W, 4,050.00 feet;

THENCE, In a Northwesterly direction along said east right-of-way line and said curve to the left, a distance of 170.02 feet, having a radius of 4,050.00 feet, a central angle of 02° 24' 19" and a chord which bears N 05° 00' 39" W, 170.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right, same being the westerly northwest corner of the herein described tract and said 30.28 acre tract;

THENCE, In a Northeasterly direction along a curve to the right, a distance of 38.90 feet, having a radius of 25.00 feet, a central angle of 89° 09' 23" and a chord which bears N 38° 21' 53" E, 35.09 feet to a 1/2- inch iron pipe with cap stamped "Brown & Gay" found for the northerly northwest corner of the herein described tract and said 30.28 acre tract;

THENCE, along and with the northwesterly line of said 30.28 acre tract the following courses and distances:

N 82° 56' 34" E, a distance of 214.25 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Northeasterly direction along said curve to the left, a distance of 1,883.01 feet, having a radius of 1,780.00 feet, a central angle of 60° 36' 42" and a chord which bears N 52° 38' 13" E, 1,796.43 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 22° 19' 52" E, a distance of 382.26 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Northeasterly direction along said curve to the left, a distance of 144.99 feet, having a radius of 835.00 feet, a central angle of 09° 56' 56" and a chord which bears N 17° 21' 24" E, 144.81 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most northerly corner of the herein described tract and said 30.28 acre tract, lying on the southerly line of a 25 feet wide pipeline easement as described in an instrument to Enterprise Crude Pipeline LLC, recorded under F.B.C.C.F. No. 2015004154;

THENCE, S 69° 43' 12" E, along and with said southerly line, same being a northerly line of said 30.28 acre tract and of said 7.50 acre tract, a distance of 422.46 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northeast corner of the herein described tract and said 7.50 acre tract, same being the northwest corner of LEGACY AT CROSS CREEK RANCH SECTION ONE, a subdivision plat recorded under Plat No. 20070238 of the F.B.C.P.R.;

THENCE, along the common line of said LEGACY AT CROSS CREEK RANCH SECTION ONE and said 7.50 acre tract the following courses and distances:

S 20° 16' 48" W, a distance of 67.01 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 18° 29' 00" W, a distance of 70.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 24° 22' 35" W, a distance of 151.29 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 38° 00' 22" W, a distance of 300.12 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay"

found for an angle point of said common line;

S 23° 14' 05" W, a distance of 187.78 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 05° 06' 45" W, a distance of 198.73 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 13° 00' 36" E, a distance of 148.73 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 20° 27' 26" E, a distance of 85.87 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 26° 38' 57" E, a distance of 95.29 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 42° 16' 37" E, a distance of 167.91 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 22° 27' 16" E, a distance of 149.54 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 01° 32' 36" W, a distance of 79.05 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 03° 43' 45" E, a distance of 183.60 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 54° 49' 58" E, a distance of 148.46 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 21° 49' 02" E, a distance of 57.31 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southeast corner of the herein described tract and said 7.50 acre tract, same being an exterior angle point in the north line of Reserve "B", LAKES OF CROSS CREEK RANCH SECTION ONE, a subdivision plat recorded under Plat No. 20130167 of the H.C.M.R., lying on the west line of Reserve "A" of said LEGACY AT CROSS CREEK RANCH SECTION ONE, and being the beginning of a non-tangent curve to the left, from which its center bears S 21°14'45" E, 595.00 feet;

THENCE, along and with the common line of said Reserve "B" and said 7.50 acre tract and said 30.28 acre tract the following courses and distances:

In a Southwesterly direction along a curve to the left, a distance of 5.93 feet, having a radius of 595.00 feet, a central angle of 00° 34' 17" and a chord which bears S 68° 28' 06" W, 5.93 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

S 68° 10' 58" W, a distance of 105.31 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 87° 38' 20" W, a distance of 339.88 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a non-tangent curve to the left, from which its center bears S 67°49'02" W, 257.00 feet;

In a Northwesterly direction along said curve to the left, a distance of 9.76 feet, having a radius of 257.00 feet, a central angle of 02° 10' 31" and a chord which bears N 23° 16' 13" W, 9.76 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right;

In a Northwesterly direction along a curve to the right, a distance of 130.13 feet, having a radius of 193.00 feet, a central angle of 38° 37' 49" and a chord which bears N 05° 02' 34" W, 127.67 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the left;

In a Northwesterly direction along a curve to the left, a distance of 117.14 feet, having a radius of 157.00 feet, a central angle of 42° 44' 54" and a chord which bears N 07° 06' 07" W, 114.44 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right;

In a Northwesterly direction along a curve to the right, a distance of 66.41 feet, having a radius of 143.00 feet, a central angle of 26° 36' 28" and a chord which bears N 15° 10' 20" W, 65.81 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the left;

In a Northwesterly direction along a curve to the left, a distance of 223.01 feet, having a radius of 157.00 feet, a central angle of 81° 23' 03" and a chord which bears N 42° 33' 38" W, 204.73 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 83° 15' 09" W, a distance of 79.42 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a Northwesterly direction along said curve to the right, a distance of 82.93 feet, having a radius of 93.00 feet, a central angle of 51° 05' 40" and a chord which bears N 57° 42' 19" W, 80.21 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the left;

In a Northwesterly direction along a curve to the left, a distance of 112.80 feet, having a radius of 107.00 feet, a central angle of 60° 24' 13" and a chord which bears N 62° 21' 35" W, 107.65 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

S 87° 26' 18" W, a distance of 178.16 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Southwesterly direction along said curve to the left, a distance of 116.31 feet, having a radius of 107.00 feet, a central angle of 62° 17' 01" and a chord which bears S 56° 17' 48" W, 110.67 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature the right;

In a Southwesterly direction along a curve to the right, a distance of 98.18 feet, having a radius of 93.00 feet, a central angle of 60° 29' 07" and a chord which bears S 55° 23' 51" W, 93.68 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

S 85° 38' 24" W, a distance of 57.18 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Southwesterly direction along said curve to the left, a distance of 162.17 feet, having a radius of 132.00 feet, a central angle of 70° 23' 32" and a chord which bears S 50° 26' 38" W, 152.16 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

S 15° 14' 52" W, a distance of 167.98 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Southeasterly direction along said curve to the left, a distance of 104.38 feet, having a radius of 157.00 feet, a central angle of 38° 05' 36" and a chord which bears S 03° 47' 56" E, 102.47 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

S 22° 50' 44" E, a distance of 50.95 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a Southeasterly direction along said curve to the right, a distance of 122.63 feet, having a radius of 343.00 feet, a central angle of 20° 29' 04" and a chord which bears S 12° 36' 12" E, 121.98 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

S 02° 21' 40" E, a distance of 39.35 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a Southwesterly direction along said curve to the right, a distance of 64.12 feet, having a radius of 193.00 feet, a central angle of 19° 02' 04" and a chord which bears S 07° 09' 22" W, 63.82 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the left;

In a Southwesterly direction along a curve to the left, a distance of 150.62 feet, having a radius of 357.00 feet, a central angle of 24° 10' 26" and a chord which bears S 04° 35' 11" W, 149.51 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

S 07° 30' 02" E, a distance of 149.78 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Southeasterly direction along said curve to the left, a distance of 35.59 feet, having a radius of 222.00 feet, a central angle of 09° 11' 10" and a chord which bears S 12° 05' 37" E, 35.55 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a westerly corner of said Reserve "B", and the easterly southwest corner of the herein described tract and said 30.25 acre tract, lying on the north right-of-way line of Enchanted Lakes Lane (60 feet wide) as shown on said LAKES OF CROSS CREEK RANCH SECTION ONE;

THENCE, S 59° 51' 57" W, along and with said north right-of-way line, same being a southerly line of said 30.25 acre tract, a distance of 262.77 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

THENCE, In a Southwesterly direction continuing along and with said north right-of-way line and said curve to the right, a distance of 10.71 feet, having a radius of 555.00 feet, a central angle of 01° 06' 22" and a chord which bears S 60° 25' 08" W, 10.71 feet to the **POINT OF BEGINNING** and containing 37.78 acres of land.

Subject to the following:

1. Restrictions:

Restrictive Covenants as set forth under Clerk's File No. 2005003096, 2008039552 and 2009026093 of the County Clerk Official Records of Fort Bend County, Texas.

2. Easements/Other Exceptions:

Public utility easements as set forth in instrument recorded under Clerk's File No. 2014085296 of the Official Records of Fort Bend County, Texas. (Affects Tract 1)

Public utility easement as set forth in instrument recorded under Clerk's File No. 2014098513 of the Official Records of Fort Bend County, Texas. (Affects Tract 1)

Sanitary sewer easement 20 feet in width as set forth in instrument recorded under Plat No. 20070237 of the Plat Records of Fort Bend County, Texas. (Affects Tract 1)

Water line easement 5 feet in width as set forth in instrument recorded under Plat No. 20070235 of the Plat Records of Fort Bend County, Texas. (Affects Tract 1)

Water Line Easements granted to Fort Bend County Municipal Utility District No. 169 as set forth in instrument recorded under Clerk's File No. 2009050314 of the Official Records of Fort Bend County, Texas. (Affects Tract 1)

Sanitary sewer easement 20 feet in width as set forth in instrument recorded under Plat No. 20070237 of the Plat Records of Fort Bend County, Texas. (Affects Tract 2)

Water line easement 5 feet in width as set forth in instrument recorded under Plat No. 20100058 of the Plat Records of Fort Bend County, Texas. (Affects Tract 2)

Water line easement 10 feet in width as set forth in instrument recorded under Plat No. 20100058 of the Plat Records of Fort Bend County, Texas. (Affects Tract 2)

Easement granted to Seaway Pipeline, Inc., as set forth and described that Judgment recorded in Volume 862, Page 672 of the Deed Records of Fort Bend County, Texas. (Affects Tract 3)

An easement granted to Paragon Resources, Inc., as set forth and described in Volume 1049, Page 445 of the Deed Records of Fort Bend County, Texas. Affidavit of Non-Use of Easement recorded under Clerk's File No. 2007113680 of the Official Records of Fort Bend County, Texas. (Affects Tract 3)

An easement agreement by and between Stern and Phillips Natural Gas Company, as set forth and described in Volume 1914, Page 2104 of the County Clerk Official Records of Fort Bend County, Texas. Same being amended by that document recorded under Clerk's File No. 9622059 of the County Clerk Official Records of Fort Bend County, Texas. (Affects Tract 3)

Pipeline easement agreement granted to Exxon Pipeline Company, as set forth and described under Clerk's File No. 9539112 of the County Clerk Official Records of Fort Bend County, Texas. (Affects Tract 3)

Easement for Certain Utilities granted to CenterPoint Energy Houston Electric, LLC, CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, Southwestern Bell Telephone Company, d/b/a AT&T Texas, and Comcast of Houston LLC as set forth in instrument recorded under Clerk's File No. 2007155241 of the Official Records of Fort Bend County, Texas. (Affects Tract 3)

Sanitary Sewer Easements granted to Fort Bend County Municipal Utility District No. 169 as set forth in instrument recorded under Clerk's File No. 2009050315 of the Official Records of Fort Bend County, Texas. (Affects Tract 3)

Easement granted to CenterPoint Energy Houston Electric, LLC, CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, Southwestern Bell Telephone Company, d/b/a AT&T Texas, and Comcast of Houston LLC as set forth in instrument recorded under Clerk's File No. 2009056830 of the Official Records of Fort Bend County, Texas. (Affects Tract 3)

Easement for Certain Utilities granted to CenterPoint Energy Houston Electric, LLC, CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, Southwestern Bell Telephone Company, d/b/a AT&T Texas, and Comcast of Houston LLC as set forth in instrument recorded under Clerk's File No. 2009126098 of the Official Records of Fort Bend County, Texas. (Affects Tract 3)

Easement for Certain Utilities granted to CenterPoint Energy Houston Electric, LLC, CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, Southwestern Bell Telephone Company, d/b/a AT&T Texas, and Comcast of Houston LLC as set forth in instrument recorded under Clerk's File No. 2007103446 of the Official Records of Fort Bend County, Texas. (Affects Tract 4)

Gas facilities easement granted to SI Energy, LP, a Texas limited partnership as set forth and described in instrument recorded under Clerk's File No. 2015060142 of the Official Records of Fort Bend County, Texas. (Affects Tract 4)

Storm sewer easement granted to Fort Bend County Municipal Utility District No. 169 as set forth in instrument recorded under Clerk's File No. 2015126292 of the Official Records of Fort Bend County, Texas. (Affects Tract 4)

Storm sewer easement granted to Fort Bend County Municipal Utility District No. 169 as set forth in instrument recorded under Clerk's File No. 2015126293 of the Official Records of Fort Bend County, Texas. (Affects Tract 4)

Sanitary sewer easement granted to Fort Bend County Municipal Utility District No. 169 as set forth in instrument recorded under Clerk's File No. 2015126294 of the Official Records of Fort Bend County, Texas. (Affects Tract 4)

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

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

Terms, conditions and stipulations as set forth and reflected in Designation of Drill Site Access Easements dated September 20, 2005, recorded under Clerk's File No. 2005115746 of the County Clerk Official Records of Fort Bend County, Texas. (Affects all Tracts)

Terms, conditions and stipulations as set forth and reflected in Assignment of Utility Rights dated September 20, 2005, recorded under Clerk's File No. 2005115747 of the County Clerk Official Records of Fort Bend County, Texas. (Affects all Tracts)

Terms, conditions and stipulations as set forth and reflected in Assignment of Utility Rights dated February 15, 2006, recorded under Clerk's File No. 2006020018 of the County Clerk Official Records of Fort Bend County, Texas. (Affects all Tracts)

Memorandum of Preferential Purchase Right Agreement dated April 12, 2012 by and between CCR Texas Holdings, LP, a Delaware limited liability company and Trendmaker Homes, Inc., a Texas corporation as set forth in instrument recorded under Clerk's File No. 2012038961 of the Official Records of Fort Bend County,

Texas. (Affects all Tracts)

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

Waiver of Special Appraisal for the Benefit of Fort Bend County Municipal Utility District No. 171 as set forth in instrument recorded under Clerk's File No. 2009035249 of the Official Records of Fort Bend County, Texas. (Affects all Tracts)

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

Designation of Drill Sites Access easements, as set forth and described under Clerk's File No. 2005115746 of the County Clerk Official Records of Fort Bend County, Texas. (Affects all Tracts)

Drillsite and Access easement, as set forth and described in that instrument recorded under Clerk's File No. 2005003095 of the County Clerk Official Records of Fort Bend County, Texas. (Affects all Tracts)

3. Liens/Misc:

Construction Deed of Trust and Security Agreement and Assignment of Rents and Fixture Filing dated April 12, 2012, recorded in/under Clerk's File No. 2012038977 of the Official Records of Fort Bend County, Texas, executed by CCR Texas Holdings LP, a Delaware limited partnership, securing the payment of one note in the principal amount of $9,000,000.00 and $81,000,000.00, bearing interest and payable as therein provided to the order of CCR Texas Agent Inc., an Ontario corporation.

Partial Release recorded under Clerk's File No. 2016073092. (as to 0.2389 acres out of Tract 2)

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

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

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

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

Sincerely,
Stewart Title Company

Nona Briscoe

Anthony DeBorde/Nona Briscoe
Commercial Title Examiner

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, Fort Bend County Municipal Utility District No. 169, has platted that certain 158.99 acres of land out of the Enoch Latham Jr. Survey Abstract 50, M Autrey Survey, Abstract 100, E. Morris Cummings Survey, Abstract 294 and the J.W. Scott Survey, Abstract 321, Fort Bend County, Texas, which property was surveyed and platted on _____by, Brown & Gay Engineers, Inc. and known as CROSS CREEK RANCH DETENSION & WATER QUALITY BASINS, recorded at Plat Number _____in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of $10.00 and other good and valuable consideration this day paid by Fort Bend County Municipal Utility District No. 169, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of CROSS CREEK RANCH DETENSION & WATER QUALITY BASINS and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of CROSS CREEK RANCH DETENSION & WATER QUALITY BASINS and the dedications, terms, and provisions evidenced thereby.

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

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

EXECUTED this the _____ day of _____, 2016.

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

By: _____

Printed Name: _____

Title: _____

PROVINCE OF ONTARIO
COUNTRY OF CANADA

I, _____, a Notary Public in and for said Province, DO HEREBY CERTIFY, that _____, personally known to me to be the _____ of CCR TEXAS AGENT INC., an Ontario corporation, in its capacity as agent of CCR Texas Lender Inc. and PSPIB-CCR Inc., whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument thereto as such _____ of said corporation, as his free and voluntary act and as the free and voluntary act and deed of said corporation as agent on behalf of said entities, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal, this _____ day of _____, 2016

_____
Notary Public
My commission expires: Commission For Life

AFTER RECORDING RETURN TO:
Trey DeVillier
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042

CenterPoint Energy
Houston

September 13, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Cross Creek Ranch Detention & Water Quality Basins

To Whom It May Concern:

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

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

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

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

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

If there are any questions, please contact Sheila R. Agee at 713.207.6349.

Sincerely,

Sheila R. Agee

Sheila R. Agee
Senior Right of Way Agent

C: Trey DeVillier <TDeVillier@bgeinc.com>

PLR16.393

Southwest OSPE
1110 Louise St
Rosenberg, Texas 77471

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

September 12, 2016

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

Re: UTILITY AVAILABILITY LETTER-CROSS CREEK RANCH DETENTION & WATER QUALITY BASINS

Dear Mr. DeVillier:

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

Sincerely,

Michael Jones

Michael Jones
Manager Engineering - Design

USA Proud Sponsor of the U.S. Olympic Team

Comcast

September 11, 2016

Mr. Trey DeViller
Platting Technician
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Bellaire, TX 77401

Re: Cross Creek Ranch Detention & Water Quality Basins

To Whom It May Concern,

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

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

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

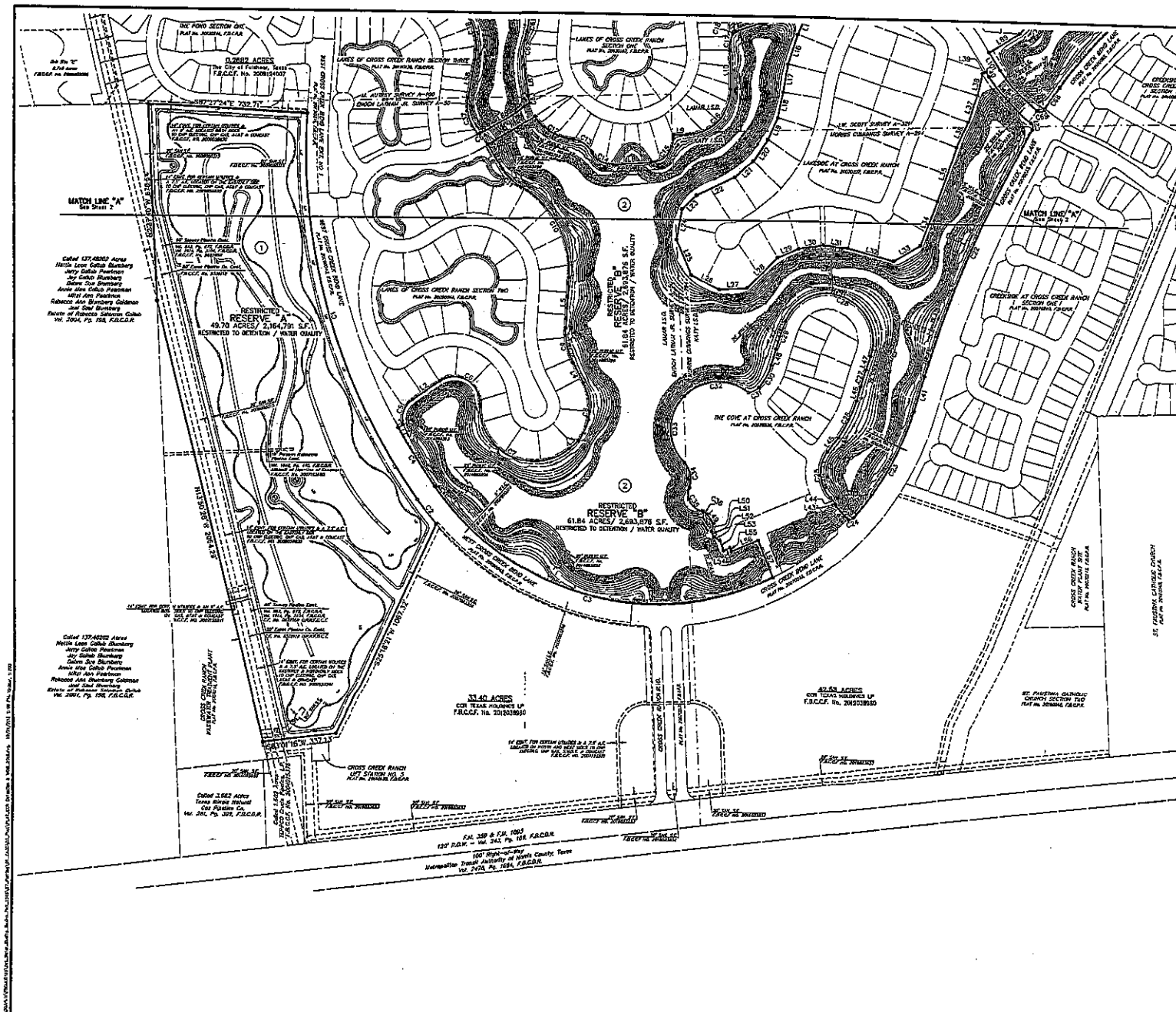
Upon completion of Comcast Cable's facility design, if so required, dedicated utility easements may be determined inadequate by Comcast Cable. In these cases, the developer, his successors or assigns, will be required to provide Comcast with exclusive easements.

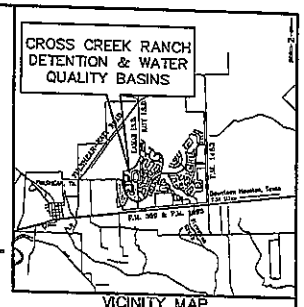
This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys, or street right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process.

Please feel free to contact me at 713-637-5169 with any questions that you may have.

Sincerely,

Chris Grey
Construction Supervisor, Design and Serviceability





VICINITY MAP
N.T.S.

GENERAL NOTES

1. "U.E." indicates "Utility Easement".
2. "B.L." indicates "Building Line".
3. "W.L.E." indicates "Water Line Easement".
4. "W.M.E." indicates "Water Meter Easement".
5. "F.H.E." indicates "Fire Hydrant Easement".
6. "SAN.S.E." indicates "Sanitary Sewer Easement".
7. "STM.S.E." indicates "Storm Sewer Easement".
8. "D.E." indicates "Drainage Easement".
9. "A.E." indicates "Aerial Easement".
10. "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
11. "F.B.C.P.R." indicates "Plat Records of Fort Bend County".
12. "F.B.C.D.R." indicates "Deed Records of Fort Bend County".
13. 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 1.00011407.
14. Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83.
15. There is observable evidence of any pipelines within the boundaries of the subject tract, and that based on the title research provided per City Planning Letter prepared by Stewart Title Company, File No. 1600418CPL, effective date October 13, 2016, that there are no pipeline easements of record within the boundaries of the subject tract except as shown hereon.
16. 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 and 48157C0105L, Revised April 2, 2014.
17. Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "Brown & Gay" at all plat boundary corners unless otherwise noted.
18. All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.
19. This plat is subject to restrictions recorded under Fort Bend County Clerk's File No. 2005003096, 2006036552 and 2009028093 per City Planning Letter prepared by Stewart Title Company, File No. 1600418CPL, effective date October 13, 2016.

CROSS CREEK RANCH DETENTION & WATER QUALITY BASINS

A SUBDIVISION OF 158.99 ACRES OF LAND LOCATED IN THE ENOCH LATHAM JR. SURVEY, A-50, M. AUTREY SURVEY, A-100, MORRIS CUMMINGS SURVEY, A-294 & J.W. SCOTT SURVEY, A-321, CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

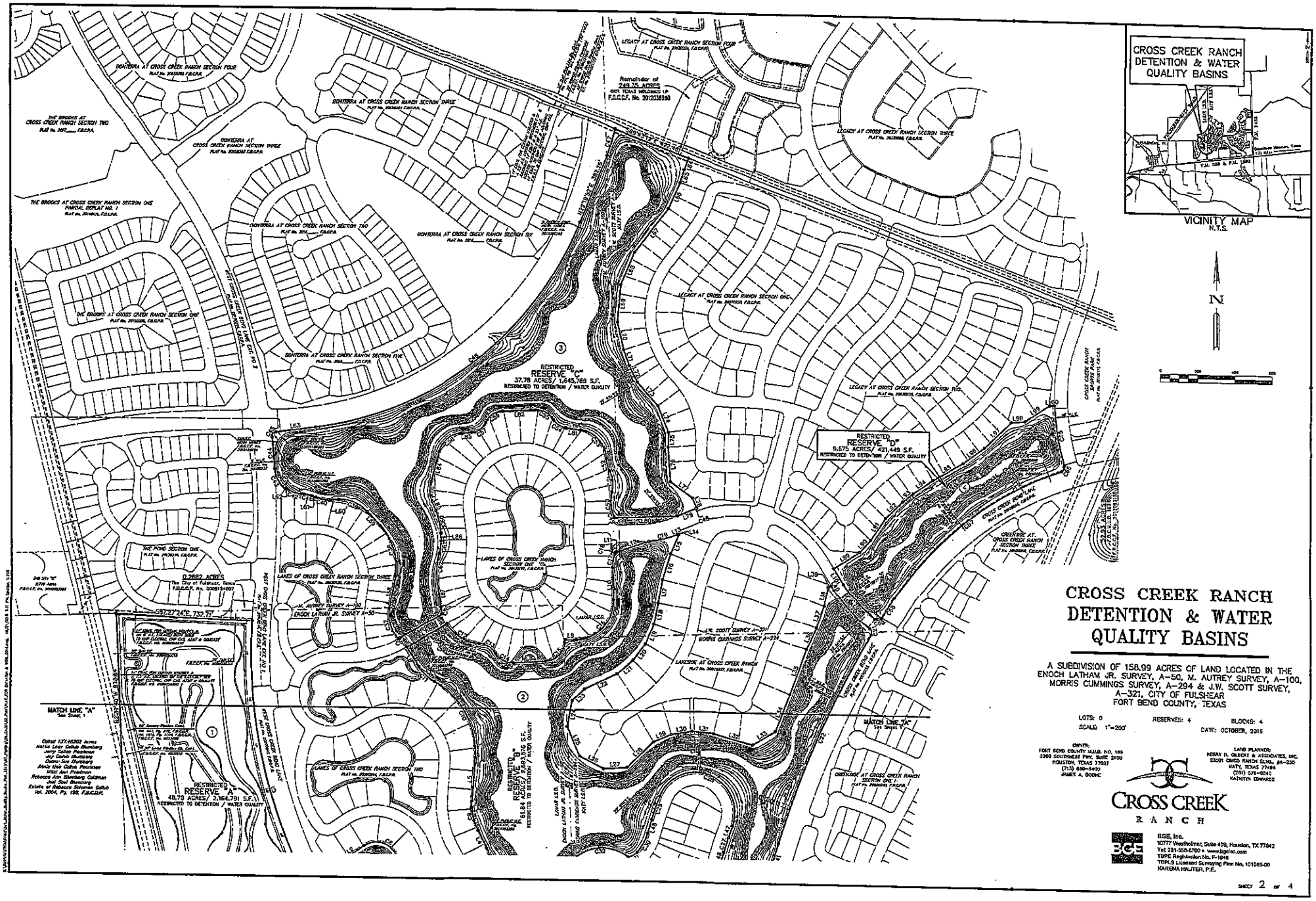
LOTS: 0 RESERVES: 4 BLOCKS: 4
SCALE: 1"=200' DATE: OCTOBER, 2016

OWNER:
FORT BEND COUNTY M.U.D. NO. 189
3200 SOUTHWEST FWY. SUITE 2800
HOUSTON, TEXAS 77027
(713) 860-6400
JAMES A. DOOHE

LAND PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC.
23501 CINCO RANCH BLVD., #A-250
KATY, TEXAS 77494
(281) 578-6340
KATHRYN EDWARDS

CROSS CREEK RANCH

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
KARENA HAUTER, P.E.



CROSS CREEK RANCH DETENTION & WATER QUALITY BASINS

A SUBDIVISION OF 158.99 ACRES OF LAND LOCATED IN THE ENOCH LATHAM JR. SURVEY, A-50, M. AUTREY SURVEY, A-100, MORRIS CUMMINGS SURVEY, A-294 & J.W. SCOTT SURVEY, A-321, CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVES: 4 BLOCKS: 4
SCALE: 1"=200' DATE: OCTOBER, 2015

OWNER:
FORT BEND COUNTY M.U.D. NO. 169
3200 SOUTHWEST FWY. SUITE 2600
HOUSTON, TEXAS 77027
(713) 690-5400
JAMES A. BOONE

LAND PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC.
22001 CROCO RANCH BLVD., #A-230
KATY, TEXAS 77494
(281) 578-5340
KATHRYN EDWARDS

CROSS CREEK RANCH

RGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-555-6700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106500
KARENA HALTER, P.E.

RESERVE "B"

DESCRIPTION OF A 61.84 ACRE TRACT OF LAND SITUATED IN THE ENOCH LATHAM JR. SURVEY, ABSTRACT NO. 50, THE MORRIS CUMMINGS SURVEY, ABSTRACT NO. 294, THE M. AUTREY SURVEY, ABSTRACT NO. 100 AND THE J. W. SCOTT SURVEY, ABSTRACT NO. 321 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 61.84 acre tract of land situated in the Enoch Latham Jr. Survey, Abstract No. 50, the Morris Cummings Survey, Abstract No. 294, the M. Autrey Survey, Abstract No. 100 and the J. W. Scott Survey, Abstract No. 321, City of Fulshear, Fort Bend County, Texas, and being all of a called 8.684 acre tract, a called 52.79 acre tract and a called 0.3855 acre tract of land, all being described in a deed to Fort Bend County Municipal Utility District No. 169, recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2008080286, said 61.84 acre tract described as follows;

BEGINNING at a 1/2-inch iron pipe with cap stamped BROWN & GAY found for the northeast corner of LAKES OF CROSS CREEK RANCH SECTION TWO a subdivision plat recorded under Plat No. 20090044 of the Fort Bend County Plat Records (F.B.C.P.R.) lying in the south right-of-way line of Enchanted Lakes Lane (60 feet wide) as shown on LAKES OF CROSS CREEK RANCH SECTION ONE, a subdivision plat recorded under Plat No. 20130187 of the F.B.C.P.R., and being the northwest corner of the herein described tract;

THENCE, N 50° 51' 57" E, along and with the southeasterly right-of-way line of said Enchanted Lakes Lane, same being a northwesterly line of said 8.684 acre tract, a distance of 246.83 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northwest corner of Reserve "D" of said LAKES OF CROSS CREEK RANCH SECTION ONE, lying on a non-tangent curve to the left from which its center bears N 57° 42' 16" E, 222.00 feet;

THENCE, along and with the common line of said Reserve "B", said 8.684 acre and said 52.79 acre tracts the following courses and distances:

In a Southeasterly direction along a curve to the left, a distance of 210.91 feet, having a radius of 222.00 feet, a central angle of 54° 26' 03" and a chord which bears S 59° 30' 45" E, 203.07 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right;

In a Southeasterly direction along a curve to the right, a distance of 107.83 feet, having a radius of 113.00 feet, a central angle of 54° 22' 11" and a chord which bears S 59° 32' 41" E, 103.25 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found point for the point of reverse curvature to the left;

In a Southeasterly direction along a curve to the left, a distance of 314.18 feet, having a radius of 107.00 feet, a central angle of 81° 07' 45" and a chord which bears S 62° 55' 28" E, 168.82 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 60° 30' 20" E, a distance of 173.34 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Northeasterly direction along said curve to the left, a distance of 173.70 feet, having a radius of 112.00 feet, a central angle of 88° 51' 44" and a chord which bears N 42° 01' 41" E, 156.81 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 87° 50' 41" E, a distance of 61.85 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Northeasterly direction along said curve to the left, a distance of 323.67 feet, having a radius of 207.00 feet, a central angle of 89° 08' 44" and a chord which bears N 43° 16' 10" E, 290.33 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 01° 18' 03" W, a distance of 181.15 feet to a point for corner;

In a Northerly direction along said curve to the right, a distance of 74.24 feet, having a radius of 192.00 feet, a central angle of 22° 02' 21" and a chord which bears N 00° 43' 08" E, 73.78 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the left;

In a Northerly direction along said curve to the left, a distance of 18.34 feet, having a radius of 257.00 feet, a central angle of 02° 16' 19" and a chord which bears N 18° 35' 00" E, 18.34 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in the north line of the herein described tract;

N 82° 27' 43" E, a distance of 9.81 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in the north line of the herein described tract;

N 71° 20' 30" E, a distance of 178.19 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a non-tangent curve to the left, from which its center bears N 00° 07' 33" W, 545.00 feet;

In an Northeasterly direction along a curve to the left, a distance of 158.77 feet, having a radius of 545.00 feet, a central angle of 16° 41' 28" and a chord which bears N 78° 31' 43" E, 158.21 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 65° 10' 58" E, a distance of 7.84 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northerly northeast corner of the herein described tract and said 52.79 acre tract, and lying on the northwest line of Reserve "C" of LAKESIDE AT CROSS CREEK RANCH, a subdivision plat recorded under Plat No. 20070237 of the F.B.C.P.R.;

THENCE, along and with the common line of said LAKESIDE AT CROSS CREEK RANCH and said 52.79 acre tract the following courses and distances:

S 21° 40' 02" E, a distance of 3.71 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 23° 55' 18" W, a distance of 110.22 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 17° 53' 38" W, a distance of 142.07 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 08° 23' 07" W, a distance of 130.07 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 11° 45' 41" W, a distance of 116.64 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 23° 52' 42" W, a distance of 111.88 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 38° 58' 00" W, a distance of 111.65 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 40° 45' 34" W, a distance of 111.21 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 64° 18' 10" W, a distance of 188.42 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 47° 17' 34" W, a distance of 80.59 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 10° 22' 48" W, a distance of 141.27 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 23° 07' 24" E, a distance of 174.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 43° 26' 35" E, a distance of 143.97 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

N 88° 20' 25" E, a distance of 120.67 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

N 45° 13' 07" E, a distance of 197.76 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

N 88° 24' 51" E, a distance of 100.32 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

N 80° 43' 50" E, a distance of 115.40 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 81° 56' 15" E, a distance of 114.44 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 74° 59' 01" E, a distance of 216.05 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

N 58° 58' 32" E, a distance of 141.89 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

N 21° 21' 11" E, a distance of 213.84 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

N 60° 54' 14" E, a distance of 256.71 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

N 35° 24' 12" E, a distance of 126.14 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

N 10° 09' 28" E, a distance of 125.04 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

N 12° 10' 58" E, a distance of 110.58 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

N 57° 55' 46" E, a distance of 17.04 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northerly northeast corner of the herein described tract, lying on the southwesterly right-of-way line of Skycreek Crossing Lane (60-feet wide) as shown on said LAKESIDE AT CROSS CREEK RANCH;

S 32° 04' 12" E, along and with said southwesterly right-of-way line, a distance of 27.70 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Southeasterly direction along said curve to the left, a distance of 287.93 feet, having a radius of 780.00 feet, a central angle of 21° 09' 01" and a chord which bears S 42° 38' 42" E, 286.30 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right, same being the west corner of the intersection of said Skycreek Crossing Lane and Cross Creek Bend Lane (100 feet wide) as shown on CROSS CREEK RANCH STREET DEDICATION, a subdivision plat recorded under Plat No. 20070235 of the F.B.C.P.R.;

THENCE, in a Southeasterly direction along said curve to the right, a distance of 36.03 feet, having a radius of 25.00 feet, a central angle of 03° 59' 22" and a chord which bears S 11° 13' 32" E, 33.45 feet to the point of reverse curvature to the left, lying on the west right-of-way line of said Cross Creek Bend Lane;

THENCE, along and with the common line of said west right-of-way and the southwesterly line of said 52.79 acre tract the following courses and distances:

In a Southwesterly direction along a curve to the left, a distance of 1,223.73 feet, having a radius of 5,050.00 feet, a central angle of 13° 53' 03" and a chord which bears S 22° 40' 38" W, 1,220.76 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

S 16° 53' 06" W, a distance of 157.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a Southwesterly direction along said curve to the right, a distance of 562.47 feet, having a radius of 1,350.00 feet, a central angle of 23° 48' 54" and a chord which bears S 28° 33' W, 557.74 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of compound curvature to the right;

In a Southwesterly direction along a curve to the right, a distance of 34.31 feet, having a radius of 25.00 feet, a central angle of 55° 42' 12" and a chord which bears S 70° 31' 05" W, 23.38 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southeast corner of Reserve "B", THE COVE AT CROSS CREEK RANCH, a subdivision plat recorded under Plat No. 20070238 of the F.B.C.P.R., and being the north corner of the intersection of said Cross Creek Bend Lane and Lakeshore Lagoon Drive (60 feet wide) as shown on said THE COVE AT CROSS CREEK RANCH;

THENCE, along and with the common line of said Reserves "A" and "B" of said THE COVE AT CROSS CREEK RANCH and said 52.79 acre tract, the following courses and distances:

N 44° 45' 36" W, a distance of 60.35 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found point for corner;

N 45° 11' 53" E, a distance of 5.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found point for corner;

N 44° 45' 36" W, a distance of 34.14 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a Northwesterly direction along said curve to the right, a distance of 226.58 feet, having a radius of 160.00 feet, a central angle of 81° 08' 12" and a chord which bears N 04° 12' 30" W, 207.87 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 36° 18' 38" E, a distance of 84.11 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Northeasterly direction along said curve to the left, a distance of 192.40 feet, having a radius of 545.00 feet, a central angle of 20° 14' 13" and a chord which bears N 26° 11' 29" E, 191.50 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 16° 04' 23" E, a distance of 54.17 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a Northeasterly direction along said curve to the right, a distance of 82.48 feet, having a radius of 1,455.00 feet, a central angle of 03° 14' 53" and a chord which bears N 17° 41' 50" E, 82.47 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 18° 10' 16" E, a distance of 83.61 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Northwesterly direction along said curve to the left, a distance of 547.87 feet, having a radius of 210.00 feet, a central angle of 176° 42' 31" and a chord which bears N 80° 01' 30" W, 419.63 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of compound curvature to the left;

In a Southwesterly direction along a curve to the left, a distance of 134.11 feet, having a radius of 1,175.00 feet, a central angle of 06° 32' 22" and a chord which bears S 70° 20' 34" W, 134.04 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

S 16° 04' 23" W, a distance of 75.65 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a Southwesterly direction along said curve to the right, a distance of 116.78 feet, having a radius of 255.00 feet, a central angle of 26° 14' 08" and a chord which bears S 28° 11' 27" W, 115.75 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of compound curvature to the right;

In a Southwesterly direction along a curve to the right, a distance of 56.09 feet, having a radius of 75.00 feet, a central angle of 42° 50' 54" and a chord which bears S 63° 43' 58" W, 54.79 feet to the a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a non-tangent curve to the left, from which its center bears S 37° 20' 25" W, 224.35 feet;

In a Southwesterly direction along a curve to the left, a distance of 323.06 feet, having a radius of 224.35 feet, a central angle of 82° 37' 53" and a chord which bears S 88° 07' 28" W, 296.23 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of compound curvature to the left;

In a Southwesterly direction along a curve to the left, a distance of 334.29 feet, having a radius of 215.00 feet, a central angle of 89° 05' 11" and a chord which bears S 00° 15' 57" W, 301.62 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right;

In a Southeasterly direction along a curve to the right, a distance of 122.90 feet, having a radius of 110.00 feet, a central angle of 64° 00' 58" and a chord which bears S 12° 16' 00" E, 116.61 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the left;

In a Southeasterly direction along a curve to the left, a distance of 142.89 feet, having a radius of 80.00 feet, a central angle of 102° 31' 45" and a chord which bears S 33° 21' 32" E, 124.62 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right;

In a Southeasterly direction along a curve to the right, a distance of 20.45 feet, having a radius of 25.00 feet, a central angle of 46° 52' 56" and a chord which bears S 58° 35' 27" E, 19.91 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

S 35° 31' 25" E, a distance of 51.87 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 18° 18' 32" W, a distance of 36.58 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 22° 23' 47" E, a distance of 25.65 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 60° 04' 08" E, a distance of 32.67 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 32° 19' 50" E, a distance of 50.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

N 67° 40' 10" E, a distance of 31.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 22° 19' 50" E, a distance of 16.50 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

N 67° 40' 30" E, a distance of 126.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 32° 19' 50" E, a distance of 180.28 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most southerly corner of Reserve "A" of said THE COVE AT CROSS CREEK RANCH, lying on the north right-of-way line of said Cross Creek Bend Lane and the beginning of a non-tangent curve to the right, from which its center bears N 25° 09' 18" W, 1,250.00 feet;

THENCE, in a Northwesterly direction partially along and with said northerly right-of-way line of Cross Creek Bend Lane, and the northerly right-of-way line of West Cross Creek Bend Lane (100 feet wide) as shown on WEST CROSS CREEK BEND LANE, a subdivision plat recorded under Plat No. 20090043 of the F.B.C.P.R., and along said curve to the right, a distance of 1,749.41 feet, having a radius of 1,250.00 feet, a central angle of 80° 11' 13" and a chord which bears N 75° 53' 42" W, 1,610.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of compound curvature to the right;

THENCE, in a Northwesterly direction continuing along and with the easterly right-of-way line of said West Cross Creek Bend Lane, and along said curve to the right, a distance of 314.11 feet, having a radius of 2,600.00 feet, a central angle of 06° 55' 19" and a chord which bears N 32° 20' 26" W, 313.92 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southeast corner of said LAKES OF CROSS CREEK RANCH SECTION TWO;

THENCE, along and with common line of said LAKES OF CROSS CREEK RANCH SECTION TWO and said 52.79 acre and said 8.684 acre tracts, the following courses and distances:

N 61° 16' 20" E, a distance of 28.34 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a non-tangent curve to the right, from which its center bears N 73° 04' 18" E, 108.00 feet;

In a Northwesterly direction along a curve to the right, a distance of 133.03 feet, having a radius of 108.00 feet, a central angle of 70° 33' 00" and a chord which bears N 20° 21' 51" E, 124.79 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 55° 38' 24" E, a distance of 132.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a Southeasterly direction along said curve to the right, a distance of 261.02 feet, having a radius of 115.00 feet, a central angle of 127° 02' 02" and a chord which bears S 60° 48' 35" E, 211.24 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the left;

In a Southeasterly direction along a curve to the left, a distance of 578.44 feet, having a radius of 250.00 feet, a central angle of 132° 47' 31" and a chord which bears S 63° 42' 28" E, 458.19 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

N 40° 28' 35" E, a distance of 58.24 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a non-tangent curve to the left, from which its center bears N 52° 53' 45" W, 247.00 feet;

In a Northeasterly direction along said curve to the left, a distance of 278.90 feet, having a radius of 247.00 feet, a central angle of 64° 53' 40" and a chord which bears N 04° 38' 25" E, 265.16 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 27° 48' 25" W, a distance of 163.23 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a Northwesterly direction along said curve to the right, a distance of 161.37 feet, having a radius of 293.00 feet, a central angle of 31° 33' 21" and a chord which bears N 12° 02' 44" W, 159.34 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

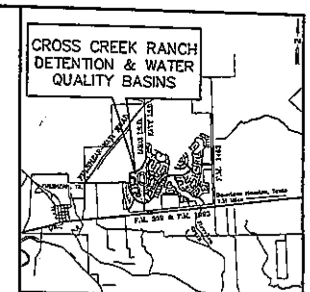
N 03° 43' 58" E, a distance of 230.10 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Northwesterly direction along said curve to the left, a distance of 489.87 feet, having a radius of 437.00 feet, a central angle of 64° 19' 50" and a chord which bears N 28° 28' 04" W, 465.30 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right;

In a Northwesterly direction along a curve to the right, a distance of 116.53 feet, having a radius of 243.00 feet, a central angle of 27° 28' 35" and a chord which bears N 46° 51' 48" W, 115.42 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 33° 07' 20" W, a distance of 122.99 feet to the POINT OF BEGINNING and containing 61.84 acres of land.

Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83 and was established by GPS observations and are referenced to monuments found along the south, east and west lines of said 52.79 acre tract as cited herein.



VICINITY MAP
N.T.S.

RESERVE "A"

DESCRIPTION OF A 40.70 ACRE TRACT OF LAND SITUATED IN THE ENOCH LATHAM JR. SURVEY, ABSTRACT NO. 50 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 40.70 acre tract of land situated in the Enoch Latham Jr. Survey, Abstract No. 50, City of Fulshear, Fort Bend County, Texas, and being all of that called 45.21 acre tract of land as described in a deed to CCR Texas Holdings, LP recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2009000208, also being part of the remainder of a called 116.02 acre tract of land as described in a deed to Trendmaker Homes, Inc. (F/K/A TMI, Inc.) as recorded under F.B.C.C.F. No. 2006000783, said 40.70 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped BROWN & GAY found for the most northerly corner of a called 33.40 acre tract as described in a deed to CCR Texas Holdings LP, recorded under F.B.C.C.F. No. 2012038050, lying on the southeasterly right-of-way line of West Cross Creek Bend Lane (100 feet wide) as shown on WEST CROSS CREEK BEND LANE, a subdivision plat recorded under Plat No. 20090043 of the Fort Bend County Plat Records (F.B.C.P.R.), and being the most easterly southeast corner of the herein described tract;

THENCE, S 25° 18' 21" W, a distance of 1,067.32 feet along the line common to said 45.21 acre tract and said 33.40 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most southerly southeast corner of the herein described tract;

THENCE, S 83° 01' 16" W, a distance of 337.13 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the southwest corner of the herein described tract, lying on the east line of CROSS CREEK RANCH WASTEWATER TREATMENT PLANT, a subdivision plat recorded under Plat No. 20030244 of the F.B.C.P.R.;

THENCE, N 13° 00' 28" W, a distance of 2,084.39 feet along and with the east line of said CROSS CREEK RANCH WASTEWATER TREATMENT PLANT to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the north corner of said CROSS CREEK RANCH WASTEWATER TREATMENT PLANT, lying on the east line of a called 137.204 acre tract as described in a deed to CW Equity Group, LLC, recorded under F.B.C.C.F. No. 2006000000;

THENCE, N 02° 37' 40" W, a distance of 678.84 feet along the east line of said 137.294 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the northwest corner of the herein described tract, lying on the south line of THE POND AT CROSS CREEK RANCH, a subdivision plat recorded under Plat No. 20130244 of the F.B.C.P.R.;

THENCE, S 87° 27' 24" E, a distance of 732.71 feet along and with the line common to said THE POND AT CROSS CREEK RANCH and said 45.21 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the northeast corner of the herein described tract, same being the southeast corner of a called 0.2662 acre tract as described in a deed to The City of Fulshear, Texas, recorded under F.B.C.C.F. No. 2009124087, lying on a non-tangent curve to the left and the west right-of-way line of West Cross Creek Bend Lane (100 feet wide) as shown on WEST CROSS CREEK BEND LANE EXTENSION NO. 1, a subdivision plat recorded under Plat No. 20130241, from which its center bears S 60°41'53" E, 2,700.00 feet;

THENCE, along and with the westerly right-of-way line of said West Cross Creek Bend Lane, the following two (2) courses:

In a Southeasterly direction, along said curve to the left, a distance of 1,642.71 feet, having a radius of 2,700.00 feet, a central angle of 34° 05' 12" and a chord which bears S 16° 14' 09" E, 1,607.16 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of compound curvature to the left;

In a Southeasterly direction, along said curve to the left, a distance of 128.51 feet, having a radius of 1,350.00 feet, a central angle of 05° 55' 15" and a chord which bears S 38° 45' 43" E, 128.46 feet to the POINT OF BEGINNING and containing 40.70 acres of land.

Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83 and was established by GPS observations and are referenced to monuments found along the southwest line of the 45.21 acre tract as cited herein.

RESERVE "D"

DESCRIPTION OF A 9.675 ACRE TRACT OF LAND SITUATED IN THE J. W. SCOTT SURVEY, A-321 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 9.675 acre (421,449 square feet) tract of land situated in the J. W. Scott Survey, Abstract No. 321, City of Fulshear, Fort Bend County, Texas, being all of a called 9.44 acre tract of land as described in a deed to Fort Bend County Municipal Utility District No. 169, recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2009080268, and all of a called 0.2389 acre tract (Tract One) of land as described in a deed to CCR Texas Holdings, LP, recorded under F.B.C.C.F. No. 2013049444, said 9.670 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "Brown & Gay" found for the south corner of Reserve "A", LEGACY AT CROSS CREEK RANCH SECTION TWO a subdivision plat recorded under Plat No. 20070239 of the Fort Bend County Plat Records (F.B.C.P.R.), same being the west corner of the herein described tract and said 9.44 acre tract, lying on the northeasterly right-of-way line of Skycreek Crossing Lane (60 feet wide) as shown on LAKESIDE AT CROSS CREEK RANCH, a subdivision plat recorded under Plat No. 20070237 of the F.B.C.P.R.;

THENCE, N 57° 22' 48" E, along and with the common line of said Reserve "A" and said 9.44 acre tract, a distance of 165.67 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for an angle point;

THENCE, along and with the common line of said LEGACY AT CROSS CREEK RANCH SECTION TWO and said 9.44 acre the following courses and distances:

N 43° 14' 04" E, a distance of 68.24 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for an angle point in said common line;

N 34° 37' 28" E, a distance of 141.45 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for an angle point in said common line;

N 46° 24' 02" E, a distance of 127.66 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for an angle point in said common line;

N 01° 17' 32" E, a distance of 48.49 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for an angle point in said common line;

N 06° 10' 11" E, a distance of 127.48 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for an angle point in said common line;

N 09° 53' 42" E, a distance of 167.14 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for an angle point in said common line;

N 03° 37' 49" E, a distance of 144.56 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for an angle point in said common line;

N 46° 03' 04" E, a distance of 108.25 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for an angle point in said common line;

N 04° 58' 02" E, a distance of 73.19 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for an angle point in said common line;

N 80° 37' 07" E, a distance of 105.75 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for the most easterly corner of said LEGACY AT CROSS CREEK RANCH SECTION TWO;

THENCE, N 07° 31' 18" E, a distance of 38.61 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for the northeast corner of the herein described tract and said 0.2389 acre tract, lying in the west right-of-way line of Morgans Spur Drive (60 feet wide) as shown on CROSS CREEK RANCH CROSS CREEK BEND LANE EXTENSION NO. 1, a subdivision plat recorded under Plat No. 20100038 of the F.B.C.P.R. and being the beginning of a non-tangent curve to the left, from which its center bears N 87°31'10" E, 1,285.00 feet;

THENCE, Southeasterly along the east line of said 0.2389 acre tract and said curve to the left a distance of 323.15 feet, having a radius of 1,285.00 feet, a central angle of 14° 21' 30" and a chord which bears S 01° 39' 38" E, 321.30 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for the point of reverse curvature to the right, said point being the northwest terminus of the west right-of-way line of said Morgans Spur Drive;

THENCE, Southwesterly along said curve to the right a distance of 38.42 feet, having a radius of 25.00 feet, a central angle of 88° 03' 07" and a chord which bears S 27° 10' 58" W, 34.75 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for the southeasterly corner of the herein described tract and the point of reverse curvature to the left, lying on the northwesterly right-of-way line of Cross Creek Bend Lane (100-feet wide) as shown on said CROSS CREEK RANCH CROSS CREEK BEND LANE EXTENSION NO. 1;

THENCE along and with said northwesterly right-of-way line of said Cross Creek Bend Lane the following courses and distances:

Southwesterly along said curve to the left a distance of 1,154.04 feet, having a radius of 1,750.00 feet, a central angle of 37° 47' 02" and a chord which bears S 52° 19' 50" W, 1,133.24 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for the point of compound curvature to the left;

Southwesterly along a curve to the left a distance of 124.06 feet, having a radius of 5,050.00 feet, a central angle of 01° 24' 27" and a chord which bears S 32° 43' 17" W, 124.06 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for the easterly south corner of the herein described tract and the point of reverse curvature to the right;

Southwesterly along a curve to the right a distance of 41.72 feet, having a radius of 25.00 feet, a central angle of 95° 37' 04" and a chord which bears S 79° 49' 36" W, 37.05 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for the westerly south corner of the herein described tract, same being the northeast terminus of said Skycreek Crossing Lane as shown on said LAKESIDE AT CROSS CREEK RANCH, and being the point of compound curvature to the right;

THENCE, Northerly along and with the north right-of-way line of said Skycreek Crossing Lane, and along said curve to the right a distance of 255.02 feet, having a radius of 720.00 feet, a central angle of 20° 17' 40" and a chord which bears N 42° 13' 02" W, 253.70 feet to a 5/8-inch iron rod with cap stamped "Brown & Gay" found for the point of tangency;

THENCE N 32° 04' 12" W, continuing along and with said north right-of-way line, a distance of 28.04 feet to the POINT OF BEGINNING and containing 9.67 acres (421,449 square feet) of land.

Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83 and was established by GPS observations and are referenced to monuments found along the south line of said LEGACY AT CROSS CREEK RANCH SECTION 2 as cited herein.

CROSS CREEK RANCH DETENTION & WATER QUALITY BASINS

A SUBDIVISION OF 158.99 ACRES OF LAND LOCATED IN THE ENOCH LATHAM JR. SURVEY, A-50, M. AUTREY SURVEY, A-100, MORRIS CUMMINGS SURVEY, A-294 & J.W. SCOTT SURVEY, A-321, CITY OF FULSHEAR FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVES: 4 BLOCKS: 4

SCALE: 1"=200' DATE: OCTOBER, 2016

OWNER:
FORT BEND COUNTY M.U.D. NO. 169
3200 SOUTHWEST FWY, SUITE 2900
HOUSTON, TEXAS 77027
(713) 860-6400
JAMES A. BOONE

LAND PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC.
23501 CINCO RANCH BLVD., #A-250
KATY, TEXAS 77494
(281) 579-0340
KATHRYN EDWARDS

CROSS CREEK
RANCH

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
KARENA HAUTER, P.E.

STATE OF TEXAS
COUNTY OF FORT BEND

We, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 169, a political subdivision of the State of Texas, acting by and through Ardan J. Morley, President and Gary Swafford, Secretary, owner hereinafter referred to as Owners of the 158.99 acre tract described in the above and foregoing map of CROSS CREEK RANCH DETENTION & WATER QUALITY BASINS, 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 bayous, 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, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 169, a political subdivision of the State of Texas, has caused these presents to be signed by Ardan J. Morley, its President, thereunto authorized, attested by its Secretary, Gary Swafford,

this ________ day of ________________________ 2016.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 169, a political subdivision of the State of Texas

By: ______________________
Ardan J. Morley
President

Attest: ______________________
Gary Swafford
Secretary

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Ardan J. Morley, Manager and Gary Swafford, Secretary of FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 169, a political subdivision of the State of Texas, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

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

____

Printed Name ______________________
Notary Public in and for the State of Texas

Commission Expires: ______________________

I, Nicolas Vann, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, 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.

____
Nicolas Vann, R.P.L.S.
Texas Registration No. 6303

I, Karena B. Hauter, 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.

____
Karena B. Hauter, P.E.
Texas Registration No. 102103

Brown & Gay Engineers, Inc.
TBPE Registration No. F-1046

This plat of CREEK FALLS DRIVE EXTENSION NO 1 is approved by the City Planning Commission of the City of Fulshear, Texas,

this ________ day of ________________________ 2016.

____
Amy Pearce
Chairman

____
Austin Weant
Co-Chairman

This plat of CREEK FALLS DRIVE EXTENSION NO 1 was approved on ________________ by the City of Fulshear City Council and signed on this ________ day of ________________, 2016; provided, however, this approval shall be invalid and null and void unless the plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

____
Jeff W. Roberts
Mayor

____
Diana Gordon Offord
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 ________ 2016, 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

RESERVE "C"

DESCRIPTION OF A 37.78 ACRE TRACT OF LAND SITUATED IN
THE ENOCH LATHAM JR. SURVEY, ABSTRACT No. 50, THE M. AUTREY SURVEY, ABSTRACT NO. 100 AND THE J. W. SCOTT SURVEY, ABSTRACT NO. 321
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 37.78 acre tract of land situated in the Enoch Latham Jr. Survey, Abstract No. 50, the M. Autrey Survey, Abstract No. 100 and the J. W. Scott Survey, Abstract No. 321, City of Fulshear, Fort Bend County, Texas, and being all of a called 30.28 acre tract (Tract 4) of land as described in a deed to Fort Bend County Municipal District No. 169 (F.B.C.M.U.D. No. 169) recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2012093132, and all of a called 7.50 acre tract of land as described in a deed to F.B.C.M.U.D. No. 169 recorded under F.B.C.C.F. No. 2020000208, said 37.78 acre tract described as follows;

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southwest corner of Reserve "D" of LAKES OF CROSS CREEK RANCH SECTION THREE, a subdivision plat recorded under Plat No. 20120130 of the Fort Bend County Plat Records (F.B.C.P.R.) and being the southwest corner of the herein described tract, lying on the north right-of-way line of Enchanted Lakes Lane (60 feet wide) as shown on said LAKES OF CROSS CREEK RANCH SECTION THREE, said point also being the beginning of a non-tangent curve to the right, from which its center bears N 47°21' 40" E, 193.00 feet;

THENCE, along and with the common line of Reserve "D" and partially along Reserve "D" of said LAKES OF CROSS CREEK RANCH SECTION THREE, and said 30.28 acre tract the following courses and distances;

In a Northwesterly direction along said curve to the right, a distance of 178.28 feet, having a radius of 193.00 feet, a central angle of 52° 55' 28" and a chord which bears N 16° 28' 13" W, 170.22 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 09° 41' 47" E, a distance of 183.60 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Northwesterly direction along said curve to the left, a distance of 287.72 feet, having a radius of 307.00 feet, a central angle of 53° 42' 00" and a chord which bears N 17° 09' 13" W, 277.33 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 44° 00' 22" W, a distance of 100.02 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Northwesterly direction along said curve to the left, a distance of 172.13 feet, having a radius of 207.00 feet, a central angle of 47° 38' 38" and a chord which bears N 67° 49' 41" W, 167.21 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

S 88° 21' 00" W, a distance of 52.07 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a Northwesterly direction along said curve to the right, a distance of 69.15 feet, having a radius of 193.00 feet, a central angle of 20° 31' 43" and a chord which bears N 81° 33' 09" W, 68.78 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 71° 03' 17" W, a distance of 21.76 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Northwesterly direction along said curve to the left, a distance of 38.58 feet, having a radius of 207.00 feet, a central angle of 10° 17' 34" and a chord which bears N 73° 16' 15" W, 38.60 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right;

In a Northwesterly direction along a curve to the right, a distance of 82.44 feet, having a radius of 143.00 feet, a central angle of 33° 01' 56" and a chord which bears N 70° 04' 16" W, 81.31 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a north corner of said Reserve "D";

S 87° 48' 43" W, a distance of 11.03 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northwest corner of said Reserve "D", same being the beginning of a non-tangent curve to the right from which its center bears N 30° 00' 18" E, 150.00 feet;

In a Northwesterly direction along said curve to the right and the easterly line of said Reserve "D", a distance of 133.71 feet, having a radius of 150.00 feet, a central angle of 47° 15' 12" and a chord which bears N 37° 20' 00" W, 130.33 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the north corner of said LAKES OF CROSS CREEK RANCH SECTION THREE, lying on a non-tangent curve to the left of the east right-of-way line of West Cross Creek Bend Lane (100 feet wide) as shown on WEST CROSS CREEK BEND LANE EXTENSION NO.2, a subdivision plat recorded under Plat No. 20150134 of the F.B.C.P.R., from which its center bears S 86° 11' 38" W, 4,050.00 feet;

THENCE, in a Northwesterly direction along said east right-of-way line and said curve to the left, a distance of 170.02 feet, having a radius of 4,050.00 feet, a central angle of 02° 24' 18" and a chord which bears N 03° 00' 38" W, 170.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right, same being the westerly northwest corner of the herein described tract and said 30.28 acre tract;

THENCE, in a Northeasterly direction along a curve to the right, a distance of 38.00 feet, having a radius of 25.00 feet, a central angle of 88° 00' 22" and a chord which bears N 38° 21' 33" E, 35.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northerly northwest corner of the herein described tract and said 30.28 acre tract;

THENCE, along and with the northeasterly line of said 30.28 acre tract the following courses and distances;

N 82° 56' 34" E, a distance of 214.25 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Northeasterly direction along said curve to the left, a distance of 1,883.01 feet, having a radius of 1,780.00 feet, a central angle of 60° 36' 42" and a chord which bears N 52° 38' 13" E, 1,796.43 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 22° 19' 52" E, a distance of 362.26 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Northeasterly direction along said curve to the left, a distance of 144.99 feet, having a radius of 833.00 feet, a central angle of 09° 58' 56" and a chord which bears N 17° 21' 24" E, 144.81 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most northerly corner of the herein described tract and said 30.28 acre tract, lying on the southerly line of a 25 feet wide pipeline easement as described in an instrument to Enterprise Crude Pipeline LLC, recorded under F.B.C.C.F. No. 2015004134;

THENCE, S 69° 43' 12" E, along and with said southerly line, same being a northerly line of said 30.28 acre tract and of said 7.50 acre tract, a distance of 422.48 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northeast corner of the herein described tract and said 7.50 acre tract, same being the northwest corner of LEGACY AT CROSS CREEK RANCH SECTION ONE, a subdivision plat recorded under Plat No. 20070238 of the F.B.C.P.R.;

THENCE, along the common line of said LEGACY AT CROSS CREEK RANCH SECTION ONE and said 7.50 acre tract the following courses and distances;

S 22° 10' 45" W, a distance of 67.01 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 18° 28' 00" W, a distance of 70.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 24° 22' 33" W, a distance of 151.20 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 38° 00' 22" W, a distance of 300.12 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 22° 14' 03" W, a distance of 187.78 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 05° 08' 43" W, a distance of 188.73 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 15° 00' 36" E, a distance of 148.73 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 20° 27' 28" E, a distance of 85.87 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 30° 38' 07" E, a distance of 93.29 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 42° 16' 37" E, a distance of 167.81 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 22° 27' 16" E, a distance of 149.54 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 01° 32' 38" W, a distance of 70.05 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 03° 43' 45" E, a distance of 183.60 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 04° 48' 58" E, a distance of 140.45 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point of said common line;

S 21° 40' 02" E, a distance of 57.31 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southeast corner of the herein described tract and said 7.50 acre tract, same being an exterior angle point in the north line of Reserve "B", LAKES OF CROSS CREEK RANCH SECTION ONE, a subdivision plat recorded under Plat No. 20130107 of the F.B.C.P.R., lying on the west line of Reserve "A" of said LEGACY AT CROSS CREEK RANCH SECTION ONE, and being the beginning of a non-tangent curve to the left, from which its center bears S 21° 14' 43" E, 585.00 feet;

THENCE, along and with the common line of said Reserve "B" and said 7.50 acre tract and said 30.28 acre tract the following courses and distances;

In a Southwesterly direction along a curve to the left, a distance of 5.83 feet, having a radius of 585.00 feet, a central angle of 00° 34' 17" and a chord which bears S 68° 28' 08" W, 5.83 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

S 68° 10' 59" W, a distance of 105.31 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said common line;

S 87° 38' 20" W, a distance of 338.88 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a non-tangent curve to the left, from which its center bears S 07° 40' 02" W, 227.00 feet;

In a Northwesterly direction along said curve to the left, a distance of 9.78 feet, having a radius of 227.00 feet, a central angle of 02° 30' 35" and a chord which bears N 23° 16' 13" W, 9.78 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right;

In a Northwesterly direction along a curve to the right, a distance of 130.13 feet, having a radius of 193.00 feet, a central angle of 38° 37' 40" and a chord which bears N 03° 24' 24" W, 127.67 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the left;

In a Northwesterly direction along a curve to the left, a distance of 117.14 feet, having a radius of 107.00 feet, a central angle of 48° 44' 54" and a chord which bears N 07° 06' 07" W, 114.44 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the right;

In a Northwesterly direction along a curve to the right, a distance of 86.41 feet, having a radius of 143.00 feet, a central angle of 38° 36' 26" and a chord which bears N 15° 10' 20" W, 85.81 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the left;

In a Northwesterly direction along a curve to the left, a distance of 223.03 feet, having a radius of 157.00 feet, a central angle of 81° 33' 03" and a chord which bears N 42° 33' 38" W, 204.73 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

N 83° 19' 09" W, a distance of 79.42 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a Northwesterly direction along said curve to the right, a distance of 92.63 feet, having a radius of 93.00 feet, a central angle of 57° 03' 40" and a chord which bears N 57° 42' 10" W, 88.31 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the left;

In a Northwesterly direction along a curve to the left, a distance of 112.80 feet, having a radius of 107.00 feet, a central angle of 60° 24' 13" and a chord which bears N 62° 31' 33" W, 107.65 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

S 87° 20' 18" W, a distance of 178.16 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Southwesterly direction along said curve to the left, a distance of 116.31 feet, having a radius of 107.00 feet, a central angle of 62° 17' 01" and a chord which bears S 60° 17' 45" W, 110.67 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature the right;

In a Southwesterly direction along a curve to the right, a distance of 98.18 feet, having a radius of 93.00 feet, a central angle of 60° 29' 07" and a chord which bears S 55° 23' 31" W, 93.68 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

S 85° 38' 34" W, a distance of 37.16 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Southwesterly direction along said curve to the left, a distance of 162.17 feet, having a radius of 132.00 feet, a central angle of 70° 23' 32" and a chord which bears S 50° 26' 30" W, 152.16 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

S 10° 14' 53" W, a distance of 107.65 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Southeasterly direction along said curve to the left, a distance of 104.30 feet, having a radius of 157.00 feet, a central angle of 38° 03' 36" and a chord which bears S 03° 47' 56" E, 102.47 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

S 22° 50' 44" E, a distance of 60.65 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a Southeasterly direction along said curve to the right, a distance of 132.63 feet, having a radius of 343.00 feet, a central angle of 22° 09' 04" and a chord which bears S 12° 38' 12" E, 121.88 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

S 02° 21' 40" E, a distance of 36.35 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a Southwesterly direction along said curve to the right, a distance of 64.12 feet, having a radius of 183.00 feet, a central angle of 18° 02' 04" and a chord which bears S 07° 00' 22" W, 63.82 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the left;

In a Southwesterly direction along a curve to the left, a distance of 150.62 feet, having a radius of 357.00 feet, a central angle of 24° 10' 26" and a chord which bears S 04° 35' 11" W, 149.51 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

S 07° 30' 02" E, a distance of 148.76 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

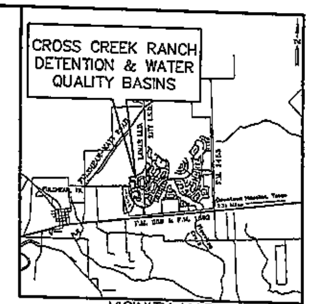
In a Southeasterly direction along said curve to the left, a distance of 35.69 feet, having a radius of 222.00 feet, a central angle of 08° 11' 10" and a chord which bears S 12° 05' 37" E, 33.55 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a westerly corner of said Reserve "B", and the easterly southwest corner of the herein described tract and said 30.25 acre tract, lying on the north right-of-way line of Enchanted Lakes Lane (60 feet wide) as shown on said LAKES OF CROSS CREEK RANCH SECTION ONE;

THENCE, S 28° 51' 57" W, along and with said north right-of-way line, same being a southerly line of said 30.25 acre tract, a distance of 252.77 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

THENCE, in a Southwesterly direction continuing along and with said north right-of-way line and said curve to the right, a distance of 10.71 feet, having a radius of 555.00 feet, a central angle of 01° 06' 22" and a chord which bears S 60° 25' 06" W, 10.71 feet to the POINT OF BEGINNING and containing 37.78 acres of land.

Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83 and was established by GPS observations and are referenced to monuments found along the east, north and south lines of the 30.28 acre tract as cited herein.

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	2700.00'	39°49'19"	1876.77'	S 18°04'34" E	1807.15'
C2	1300.00'	5°55'13"	134.31'	S 30°15'42" E	134.43'
C3	1200.00'	48°11'53"	1009.41'	N 30°54'01" W	980.07'
C4	3400.00'	4°53'16"	314.01'	N 22°10'38" W	313.82'
C5	108.00'	70°20'04"	132.60'	N 39°55'58" E	124.39'
C6	118.00'	127°02'01"	261.63'	S 60°10'25" E	211.24'
C7	186.00'	133°47'34"	434.44'	N 43°43'37" E	342.19'
C8	247.00'	64°20'40"	276.40'	N 43°26'25" E	262.18'
C9	283.00'	31°33'31"	155.37'	N 12°09'44" W	154.34'
C10	437.00'	64°11'56"	488.87'	N 24°18'04" W	463.50'
C11	343.00'	27°20'35"	163.53'	N 44°31'41" W	162.43'
C12	323.00'	64°31'03"	310.81'	N 58°30'43" E	303.07'
C13	112.00'	64°22'11"	107.33'	S 81°32'41" E	103.35'
C14	307.00'	21°07'43"	114.84'	S 83°35'26" E	106.87'
C15	143.00'	68°51'44"	171.86'	N 43°04'47" E	161.61'
C16	307.00'	64°00'44"	335.07'	N 43°36'18" E	298.33'
C17	140.00'	32°01'31"	74.14'	N 84°32'00" E	73.36'
C18	257.00'	2°14'15"	10.34'	N 69°23'00" E	10.34'
C19	849.00'	16°41'28"	184.77'	N 78°21'43" E	156.38'
C20	760.00'	21°08'01"	387.83'	S 47°58'43" E	266.39'
C21	25.00'	83°56'32"	36.85'	S 11°57'30" E	33.45'
C22	6050.00'	12°32'40"	1323.75'	S 27°48'38" W	1320.74'
C23	1330.00'	35°46'54"	548.47'	S 38°46'33" W	837.34'
C24	38.00'	38°42'18"	21.34'	S 76°25'08" W	23.34'
C25	108.00'	81°49'22"	216.36'	N 47°38'07" W	207.89'
C26	345.00'	28°41'33"	152.40'	N 38°11'38" E	151.30'
C27	1465.00'	3°14'53"	83.40'	N 17°54'49" E	83.47'
C28	310.00'	110°49'29"	617.40'	N 68°05'00" W	448.67'
C29	1175.00'	6°20'22"	130.11'	S 18°10'51" W	130.04'
C30	265.00'	26°14'08"	118.78'	S 20°11'37" W	113.75'
C31	75.00'	42°30'54"	56.03'	S 63°43'56" W	54.79'
C32	221.35'	48°37'53"	223.50'	S 66°07'36" W	296.32'
C33	245.00'	84°08'11"	314.76'	S 03°57'07" W	301.63'
C34	1400.00'	64°00'05"	133.40'	S 13°16'09" E	118.81'
C35	80.00'	102°11'43"	142.68'	S 31°51'22" E	124.38'
C36	25.00'	46°35'54"	20.18'	S 56°39'31" E	18.81'
C37	193.00'	67°16'58"	174.28'	N 16°28'13" W	170.17'
C38	301.00'	53°42'08"	281.75'	N 17°09'13" W	277.37'
C39	207.00'	47°38'36"	172.13'	N 67°49'41" W	167.31'
C40	183.00'	38°31'43"	48.15'	N 61°23'08" W	46.78'
C41	207.00'	14°17'54"	56.60'	N 79°16'13" W	44.85'
C42	143.00'	33°01'56"	82.44'	N 70°04'16" W	81.31'
C43	150.00'	47°15'13"	133.71'	N 37°24'06" W	120.33'
C44	4050.00'	2°24'18"	170.02'	N 03°08'34" W	170.00'
C45	25.00'	88°00'23"	38.00'	N 38°21'22" E	35.00'
C46	1780.00'	60°36'42"	1883.46'	N 52°38'13" E	1796.43'
C47	833.00'	9°58'56"	144.99'	N 17°21'24" E	144.81'
C48	345.00'	0°34'17"	3.45'	S 44°28'09" W	3.45'
C49	227.00'	2°10'35"	8.78'	N 23°10'53" W	8.78'
C50	193.00'	38°37'40"	130.13'	N 03°24'24" W	127.67'
C51	107.00'	47°44'54"	117.14'	N 79°48'07" W	114.44'
C52	143.00'	34°20'26"	84.41'	N 15°58'32" W	83.81'
C53	187.00'	81°33'03"	223.01'	N 42°33'38" W	204.37'
C54	93.00'	31°03'40"	48.43'	N 57°47'16" W	48.28'
C55	107.00'	60°24'13"	113.80'	N 62°30'35" W	107.80'
C56	107.00'	84°17'01"	146.31'	S 80°17'48" W	110.87'
C57	93.00'	60°29'07"	98.18'	S 53°28'58" W	93.68'
C58	132.00'	76°23'31"	182.17'	S 38°24'41" W	163.19'
C59	157.00'	38°03'36"	104.30'	S 21°47'04" E	102.47'
C60	343.00'	30°28'04"	132.63'	S 17°28'12" E	130.88'
C61	183.00'	18°02'04"	64.12'	S 7°06'22" W	63.82'
C62	357.00'	24°10'26"	150.63'	S 4°20'11" W	149.51'
C63	222.00'	8°11'10"	33.58'	S 12°05'37" E	33.55'
C64	333.00'	1°06'22"	10.71'	S 60°25'06" W	10.71'
C65	1285.00'	14°31'24"	322.15'	S 03°26'28" E	321.30'
C66	25.00'	88°00'07"	38.41'	S 27°00'06" W	34.73'
C67	1720.00'	37°47'00"	1134.01'	S 08°18'01" W	1113.34'
C68	6050.00'	1°24'27"	124.06'	S 32°13'19" W	124.06'
C69	25.00'	85°27'06"	41.73'	S 74°14'34" W	37.46'
C70	730.00'	20°17'46"	258.61'	N 42°13'07" W	253.10'



VICINITY MAP
N.T.S.

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N88°54'39"E	25.31'
L2	N53°26'34"E	102.84'
L3	N49°29'26"E	44.31'
L4	N32°44'35"W	103.23'
L5	N17°47'06"E	230.18'
L6	N05°07'34"W	132.59'
L7	N36°36'53"E	319.82'
L8	N46°30'31"E	173.34'
L9	N87°56'41"E	44.43'
L10	N41°18'25"W	88.19'
L11	N43°27'43"E	4.41'
L12	N73°36'30"E	176.14'
L13	N48°09'02"E	7.84'
L14	S31°48'07"E	3.31'
L15	S32°20'18"W	148.27'
L16	S17°22'34"W	94.88'
L17	S25°26'19"W	134.67'
L18	S11°43'43"W	118.84'
L19	S37°37'47"W	11.88'
L20	S30°50'08"W	14.48'
L21	S46°45'24"W	111.31'
L22	S54°13'08"W	198.42'
L23	S40°11'34"W	86.58'
L24	S10°32'48"W	141.22'
L25	S45°07'24"E	174.02'
L26	S44°30'35"E	143.95'
L27	N46°20'38"E	138.67'
L28	N45°13'07"E	197.78'
L29	N86°41'34"E	108.33'
L30	N47°43'30"E	113.49'
L31	S88°08'15"E	94.49'
L32	S74°34'01"E	316.83'
L33	N38°38'30"E	143.88'
L34	N78°18'11"E	313.84'
L35	N86°34'14"E	236.71'
L36	N25°14'34"E	128.14'
L37	N18°08'34"E	133.04'
L38	N12°56'38"E	118.56'
L39	N32°23'48"E	17.82'
L40	S32°04'12"E	23.78'
L41	S85°30'04"W	181.80'
L42	N44°48'38"W	60.35'

LINE DATA		
NUMBER	BEARING	DISTANCE
L43	N55°11'53"E	5.00'
L44	N44°49'34"W	34.14'
L45	N38°48'38"E	44.41'
L46	N40°04'30"E	41.17'
L47	N49°49'19"E	43.81'
L48	N89°48'33"W	73.48'
L49	S32°31'09"E	14.87'
L50	N41°09'33"W	35.34'
L51	S33°27'47"E	33.83'
L52	S32°06'09"E	33.67'
L53	S32°16'09"E	30.00'
L54	N47°10'08"E	30.00'
L55	S32°16'09"E	18.50'
L56	N47°40'08"E	134.06'
L57	S32°19'50"E	168.36'
L58	N41°46'47"E	134.48'
L59	N41°08'23"W	108.98'
L60	S58°21'00"W	33.87'
L61	N31°07'13"W	31.78'
L62	S89°56'45"W	11.40'
L63	N41°34'34"E	314.35'
L64	S37°34'48"W	67.05'
L65	S48°35'00"W	34.00'
L66	S34°22'33"W	136.29'
L67	S38°06'33"W	300.12'
L68	S22°14'03"W	187.78'
L69	S37°08'18"W	188.73'
L70	S15°00'36"E	148.73'
L71	S20°27'28"E	85.87'
L72	S30°38'07"E	93.29'
L73	S42°16'37"E	167.81'
L74	S22°27'16"E	149.54'
L75	S01°32'38"W	70.05'
L76	S03°43'45"E	183.60'
L77	S04°48'58"E	140.45'
L78	S21°40'02"E	57.31'
L79	S40°06'56"W	105.31'
L80	S87°38'20"E	338.88'
L81	N83°18'05"W	78.47'
L82	S47°33'18"W	178.16'
L83	S45°30'21"W	57.18'
L84	N51°14'27"W	167.44'

LINE DATA		
NUMBER	BEARING	DISTANCE
L85	S37°57'49"E	58.43'
L86	S79°49'48"E	39.33'
L87	S79°48'43"E	114.38'
L88	S34°51'57"W	262.77'
L89	N57°53'48"E	119.87'
L90	N49°14'04"E	84.35'
L91	N34°37'38"E	144.45'
L92	N84°36'55"E	127.46'
L93	N34°17'30"E	88.64'
L94	N38°56'16"E	107.66'
L95	N58°53'43"E	147.16'
L96	N55°27'49"E	141.56'
L97	N46°55'54"E	196.35'
L98	N86°58'51"E	73.18'
L99	N46°31'07"E	183.74'
L100	N67°31'46"E	38.81'
L101	N32°04'12"W	68.86'
L102	N40°06'18"E	133.31'
L103	N86°01'48"E	126.40'
L104	N17°04'17"W	89.38'
L105	N33°05'56"E	156.75'
L106	N50°05'05"E	131.08'
L107	N40°37'09"E	117.77'
L108	N07°27'13"E	133.58'
L109	N79°40'33"E	136.67'
L110	S14°23'48"W	141.05'
L111	S14°46'48"E	115.04'
L112	N11°07'42"W	138.56'
L113	N31°46'06"W	174.02'
L114	N41°27'13"W	15.18'
L115	N14°01'09"W	93.18'
L116	S74°01'05"E	113.04'
L117	S17°46'08"E	113.84'
L118	N13°50'54"W	124.65'
L119	N40°48'26"W	81.47'
L120	S17°41'43"W	111.67'
L121	N41°40'46"W	148.13'
L122	S35°55'24"E	148.08'
L123	S47°43'18"W	113.83'
L124	N27°07'21"W	138.84'
L125	N41°48'38"W	136.85'
L126	S47°11'37"W	133.40'

CROSS CREEK RANCH DETENTION & WATER QUALITY BASINS

A SUBDIVISION OF 158.99 ACRES OF LAND LOCATED IN THE ENOCH LATHAM JR. SURVEY, A-50, M. AUTREY SURVEY, A-100, MORRIS CUMMINGS SURVEY, A-294 & J.W. SCOTT SURVEY, A-321, CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVES: 4 BLOCKS: 4
SCALE: 1"=200' DATE: OCTOBER, 2016

OWNER:
FORT BEND COUNTY M.U.D. NO. 169
3200 SOUTHWEST FWY, SUITE 2800
HOUSTON, TEXAS 77027
(713) 860-6400
JAMES A. BOONE

LAND PLANNER:
HERRY R. GILBERT & ASSOCIATES, INC.
23501 CINCO RANCH BLVD., #A-250
KATY, TEXAS 77494
(281) 579-0340
KATHRYN EDWARDS

CROSS CREEK
RANCH

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
KARENA HAUTER, P.E.

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

CITY COUNCIL:

MAYOR: Jeff Roberts
MAYOR PRO-TEM: Erin Tristan
COUNCIL MEMBER: Stephen Gill
COUNCIL MEMBER: Tricia Krenek
COUNCIL MEMBER: James Murdoch
COUNCIL MEMBER: Ramona Ridge

STAFF:

CITY MANAGER: C.J. Snipes
CITY SECRETARY: D. Gordon Offord
CITY ATTORNEY: J. Grady Randle

SPECIAL CITY COUNCIL WORKSHOP
MINUTES
JUNE 21, 2016

I. OPENING

A. CALL TO ORDER

A SPECIAL CITY COUNCIL WORKSHOP WAS CALLED TO ORDER BY MAYOR JEFF W. ROBERTS ON JUNE 21, 2016 AT 6:06 P.M. IN THE FULSHEAR CITY HALL LOCATED AT 30603 FM 1093, FULSHEAR, TEXAS 77441 AND ALL CITIZENS WERE WELCOMED.

B. QUORUM & ROLL CALL

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

MEMBERS PRESENT:
JEFF W. ROBERTS, MAYOR
ERIN TRISTAN, MAYOR PRO TEM
TRICIA KRENEK
JAMES MURDOCH
RAMONA RIDGE

MEMBERS ABSENT:
STEPHEN GILL

CITY STAFF PRESENT:
D. (DIANA) GORDON OFFORD, CITY SECRETARY

CONTINUE- CITY STAFF PRESENT:
C.J. SNIPES, CITY MANAGER
J. GRADY RANDLE, CITY ATTORNEY
KIMBERLY KOPECKY
ANGELA FRITZ
TONI VELIE
KRISTINA BRASHEAR
MICHELLE KILLEBREW
MICHEAL ROSS, ASSISTANT CITY ADMINISTRATOR

OTHERS PRESENT:
FIVE IN THE AUDIENCE WHO DID NOT SIGN IN

II. WORKSHOP ITEMS

A. DISCUSSION AND CONSIDERATION OF HOTEL OCCUPANCY TAX

C.J. SNIPES, CITY ADMINISTRATOR, ASKED THAT THIS ITEM BE DEFERRED UNTIL NEXT MONTH FOR DISCUSSION. COUNCIL MEMBER KRENEK ASKED WHEN THE DISCUSSION WOULD OCCUR AND MR. SNIPES STATED IT WOULD BE IN JULY. NO ACTION WAS TAKEN.

B. DISCUSSION AND CONSIDERATION OF ORDINANCE ON COUNCIL PROCEDURES

J. GRADY RANDLE, CITY ATTORNEY, STATED THAT THE CHARTER MANDATES THAT THE COUNCIL ADOPTS SOME FORM OF PROCEDURES IN ADDITION TO PROVIDING FOR CITIZENS' COMMENTS. ATTORNEY RANDLE PROVIDED A COPY OF THE PROPOSED PROCEDURES TO EACH COUNCIL MEMBER. HE STATED THAT IT ADHERES TO THE ROBERTS RULE OF ORDER AND THAT THE MAYOR CONDUCTS THE MEETING AND DECIDES ON THE ORDER OF BUSINESS, THE CITY ATTORNEY ACTS AS THE PARLIAMENTARIAN, STANDARD MEETINGS REMAIN AT THE SAME TIME, MAYOR WILL VOTE IN CASE OF TIE (ESPECIALLY 2017 WHEN ONE MORE MEMBER IS ADDED TO THE COUNCIL), AND FOR A COMPLETE LISTING OF ALL ITEMS, REQUEST A COPY OF THE TAPE RECORDING. COUNCIL AND THE CITY ATTORNEY SPENT APPROXIMATELY 30 MINUTES DISCUSSING RULES AND PROCEDURE UPON ADOPTING A CHARTER.

ATTORNEY RANDLE STATED THAT THE PUBLIC HAS THE RIGHT TO SPEAK AT THE REGULAR MEETING AND THAT CHAIR DETERMINES WHEN IT WILL BE (AT THE BEGINNING OR OTHER TIMES AND HE HAS SEEN IT BOTH WAYS). COUNCIL MEMBER KRENEK STATED THE PUBLIC SHOULD NOT BE LIMITED. MAYOR PRO TEM TRISTAN STATING THAT THE RULES REGARDING PUBLIC SPEAKING IS TOO TAXING ON THE SPEAKER (TOO MANY RULES TO FOLLOW).

MAYOR PRO TEM TRISTAN STATED SHE WANTED A CLEARER DEFINITION OF A SUPER MAJORITY. ATTORNEY RANDLE SUPPLIED A RESPONSE.

THERE WAS A DEBATED DISCUSSION ON WHAT CONSIST OF A CITY COUNCIL. ATTORNEY RANDLE STATED THAT THE MAYOR IS NOT CONSIDERED A PART OF CITY COUNCIL. THERE WAS A DEBATE WHETHER CITY COUNCIL ARE CONSIDERED FOR THE NUMBER OF MEMBERS WHICH SHOWS UP AT THE MEETING OR ALL OF THE ELECTED OFFICIALS. SOME MEMBERS STATED THAT NO ACTION CAN BE DONE IF A SUPER MAJORITY VOTE IS REQUIRED. MAYOR PRO TEM TRISTAN STATED THERE ARE TOO MANY GREY AREAS. MAYOR ROBERTS STATED WE WILL POSTPONE DISCUSSION OF ITEM D AND WE NEED TO ADJOURN THIS WORKSHOP TO GO INTO THE REGULAR MEETING.

NO ACTION WAS TAKEN.

C. DISCUSSION AND CONSIDERATION OF ORDINANCE ON ETHICS

COUNCIL MEMBER MURDOCH STATED HE WOULD LIKE SOME TYPE OF ETHICS POLICY ADOPTED. J. GRADY RANDLE, CITY ATTORNEY STATED THAT A CODE OF ETHICS IS NOT REQUIRED.

D. DISCUSSION AND CONSIDERATION OF DISTRICTING CONSULTATION

THIS ITEM WAS POSTPONE AND NO ACTION WAS TAKEN.

III. ADJOURNMENT

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO ADJOURN. IT WAS SECONDED BY COUNCIL MEMBER KRENEK. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:
AYES: COUNCIL MEMBER KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS: NONE
ABSENT: COUNCIL MEMBER GILL

MAYOR ROBERTS ANNOUNCED THAT WE ARE ADJOURNED AT 6:57 P.M.

_____

JEFF W. ROBERTS, MAYOR

ATTEST:

_____

D. (DIANA) GORDON OFFORD, CITY SECRETARY

CITY OF FULSHEAR

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MAYOR PRO-TEM: Erin Tristan
COUNCIL MEMBER: Stephen Gill
COUNCIL MEMBER: Tricia Krenek
COUNCIL MEMBER: James Murdoch
COUNCIL MEMBER: Ramona Ridge

STAFF:

CITY MANAGER: C.J. Snipes
CITY SECRETARY: D. Gordon Offord
CITY ATTORNEY: J. Grady Randle

SPECIAL CITY COUNCIL MEETING AND WORKSHOP
JULY 11, 2016

I. OPENING

A. CALL TO ORDER

A SPECIAL CITY COUNCIL MEETING AND WORKSHOP WAS CALLED TO ORDER BY MAYOR JEFF W. ROBERTS ON MONDAY, JULY 11, 2016 AT 4:06 P.M. IN THE CANE ROOM LOCATED AT 2700 TOWN CENTER BLVD. N IN SUGARLAND, TEXAS 77478 AND ALL CITIZENS WERE WELCOMED.

MEMBERS PRESENT:
JEFF W. ROBERTS, MAYOR
ERIN TRISTAN, MAYOR PRO TEM
TRICIA KRENEK
STEPHEN GILL
JAMES MURDOCH
RAMONA RIDGE

CITY STAFF PRESENT:
D. (DIANA) GORDON OFFORD, CITY SECRETARY
J. GRADY RANDLE, CITY ATTORNEY
C. J. SNIPES, CITY MANAGER
MICHAEL ROSS, ASSISTANT CITY MANAGER
KENNY SEYMOUR, CHIEF OF POLICE

OTHERS PRESENT:
RANDY STACY
KIM STACY
JASON

CONTINUE- OTHERS PRESENT:
TAJANA MESIC
JEFFREY DUKE
RON COX
TOMMY KUYKENDALL
DANIEL MCJUNKIN
ED KRENEK
RHONDA KUYKENDALL
ALENA HEEDE
AND 9 UNKNOWNs (NONE OF THESE GUESTS SIGNED THE "SIGN IN SHEET")

MAYOR ROBERTS EXPRESSED GRATITUDE TO THE CITY OF SUGARLAND FOR THE USE OF THEIR FACILITY. HE STATED FOR THIS SPECIAL WORKSHOP / MEETING HE WANTED A PLACE WITHOUT STRESS OR DISTRACTIONS IN ORDER TO GUIDE US FORWARD FOR THE COMING TERM.

B. QUORUM & ROLL CALL
MAYOR ROBERTS ANNOUNCED THAT ALL COUNCIL MEMBERS ARE PRESENT.

II. EXECUTIVE SESSION-CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE 551.072 DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING
A GOVERNMENTAL BODY MAY CONDUCT A CLOSED MEETING TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PERSON.
MAYOR ROBERTS ANNOUNCED THAT COUNCIL WOULD ENTER INTO AN EXECUTIVE SESSION AS 4:12 P.M. AND A QUORUM WAS PRESENT.

III. RECONVENE AND TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION IF DEEMED APPROPRIATE
MAYOR ROBERTS ANNOUNCED THAT WE WILL RECONVENE BACK INTO REGULAR SESSION AT 6:27 P.M. AND A QUORUM WAS PRESENT.

MAYOR ROBERTS ASKED IF THERE WAS ANY ACTION TO BE TAKEN. COUNCIL MEMBER KRENEK STATED THERE IS NO ACTION THAT NEEDS TO BE TAKEN FROM THE EXECUTIVE SESSION..

MAYOR ROBERTS INTRODUCED RON COX OF COX CONSULTING FIRM. IT IS A FIRM WHICH HELPS CITIES TO MANAGE BETTER. THIS WAS A TRAINING SESSION FOR THE CITY COUNCIL KNOWN AS THE FIRST CITY COUNCIL RETREAT- SESSION 1 (GOVERNANCE).

AT 6:30 P.M., MAYOR ROBERTS STATED THAT COUNCIL WOULD TAKE A SHORT BREAK.

IV. WORKSHOP ITEMS

A. DISCUSSION ON GOVERNANCE AND GOAL SETTING

MR. COX INTRODUCED HIMSELF TO THE COUNCIL. HE STARTED OFF BY ASKING THE COUNCIL WHY FULSHEAR. IT WAS UNANIMOUS THAT EACH ONE OF THEM HAD A LOVE FOR FULSHEAR. NEXT HE ASKED EACH ONE OF THE MEMBERS WHAT CHARACTERISTICS DO THEY WANT TO KEEP ABOUT FULSHEAR. NEXT THE MEMBERS DISCUSSED THE "GUIDING PRINCIPLES". NEXT THE GROUP TALKED ABOUT THE THREE (3) GOVERNANCE WHICH THEY IDENTIFIED TO BE LEADERSHIP, COMMUNICATION, AND EXPECTATIONS (PROACTIVE PLANNING). THIS SESSION CONTINUED FOR APPROXIMATELY TWO HOURS. AT THE CONCLUSION OF THIS SESSION, IT WAS AGREED THAT IT WOULD HAVE A FINAL MEETING ON AUGUST 2, 2016 FROM 6P-9P TO CONCLUDE THIS TRAINING. (FOR ALL DISCUSSION OF THE ENTIRE WORKSHOP, REQUEST A COPY OF THE TAPE RECORDING)

NO ACTION WAS TAKEN.

V. ADJOURNMENT

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

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, RIDGE, AND TRISTAN
NAYS; NONE

MAYOR ROBERTS ANNOUNCED THAT WE ARE NOW ADJOURNED AT 8:39 P.M.

_____

JEFF W. ROBERTS, MAYOR

ATTEST:

_____

D. (DIANA) GORDON OFFORD, CITY SECRETARY

CITY OF FULSHEAR

" F IND YOUR FUTURE IN F ULSHEAR"
30 603 FM 1093 W EST/ PO Box 279 FULSHEAR, TEXAS 77441
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WWW.FULSHEARTE XAS.GOV

CITY COUNCIL:

MAYOR: Jeff Robert s
MAYOR PRO-TE1'1: Erin Tristan
COUNCIL M EMBER: Stephen Gill
COUNCIL MEMBER: Tricia Krenek
COUNCIL M EMBER: James Murdoch
COUNCIL ME1'1BER: Ramona Ridge

STAFF:

C IT Y MANAGER: C.J. Snipes
CIT Y SECRETARY: D. Gordon Offord
CITY ATTORN EY: J. Grady Randle

SPECIAL CITY COUNCIL MEETING & WORKSHOP
AUGUST 2, 2016
MINUTES

I. **OPENING**

A. **CALL TO ORDER**

A SPECIAL CITY COUNCIL MEETING AND WORKSHOP WAS CALLED TO ORDER BY MAYOR JEFF W. ROBERTS ON AUGUST 2, 2016 IN THE FULSHEAR CITY HALL LOCATED AT 30603 FM 1093 WEST, FULSHEAR, TEXAS AT 6.06 P.M.

B. **QUORUM & ROLL CALL**

Mayor Roberts announced that a quorum was present and that Council Member Gill will be in shortly.

Present:
Jeff W. Roberts, Mayor
James Murdoch
Ramona Ridge
Erin Tristan, Mayor Pro Tem
Tricia Krenek
Stephen Gill came at 6:08 p.m.

City Staff Present:
C. J. Snipes, City Administrator
Michael Ross, Asst. City Administrator
D. (Diana) Gordon Offord, City Secretary
Angela Fritz, Economic Development Director
J. Grady Randle, City Attorney

Others Present:
Viola Randle

II. WORKSHOP ITEMS

A. DISCUSSION ON GOVERNANCE AND GOAL SETIING

Mayor Roberts announced that the meeting/workshop is now in the hands of Mr. Ron Cox of the Cox Consulting Firm. This is a municipal consulting firm that helps city staff and municipal councils with developing communication, vision statements, goal setting and community development.

Mr. Cox presentation and discussion with the group was approximately two (2) hours. He started off by reviewing the session from the July 11, 2016 meeting. During this workshop the attendees were able to define a mission statement, set goals, identify key guiding principles and re-group priorities from July meeting. At the conclusion of this session, he will send a synopsis to the city administrator and identify issues and concerns that result from this workshop session. (for all the specifics, request a copy of the tape recording)

III. ADJOURNMENT

A motion was made by Council Member Murdoch to adjourn. It was seconded by Mayor Pro Tem Tristan. The motion was carried by the following vote:

Ayes: Council Member Gill, Krenek, Murdoch, Ridge, and Tristan
Nays: None

Mayor Roberts announced that we are now adjourned at 8:16 p.m.

_____
Jeff W. Roberts, Mayor

Attest:

_____
D. (Diana) Gordon Offord, City Secretary

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MAYOR PRO-TEM: Erin Tristan
COUNCIL MEMBER: Stephen Gill
COUNCIL MEMBER: Tricia Krenek
COUNCIL MEMBER: James Murdoch
COUNCIL MEMBER: Ramona Ridge

STAFF:

CITY MANAGER: C.J. Snipes
CITY SECRETARY: D. Gordon Offord
CITY ATTORNEY: J. Grady Randle

SPECIAL CITY COUNCIL MEETING/WORKSHOP MINUTES
OCTOBER 10, 2016

I. OPENING

A. CALL TO ORDER

A SPECIAL CITY COUNCIL MEETING WORKSHOP WAS CALLED TO ORDER BY MAYOR JEFF W. ROBERTS ON OCTOBER 10, 2016 AT 6:32 P.M. AT IRENE STERN COMMUNITY CENTER, LOCATED AT 6920 KATY FULSHEAR ROAD, FULSHEAR, TEXAS 77441 AND ALL CITIZENS WERE WELCOMED.

B. QUORUM & ROLL CALL

MAYOR ROBERTS ANNOUNCED THAT A QUORUM WAS PRESENT.

MEMBERS PRESENT:
JEFF W. ROBERTS, MAYOR
ERIN TRISTAN, MAYOR PRO-TEM
STEPHEN GILL, COUNCIL MEMBER
RAMONA RIDGE, COUNCIL MEMBER
TRICIA KRENEK, COUNCIL MEMBER

MEMBERS ABSENT:
JAMES MURDOCH, COUNCIL MEMBER

CITY STAFF PRESENT:
KIMBERLY KOPECKY, DEPUTY CITY SECRETARY
C.J. SNIPES, CITY MANAGER
MICHAEL ROSS, ASSISTANT CITY MANAGER
KENNY SEYMOUR, CHIEF OF POLICE
ANGELA FRITZ, ECONOMIC DEVELOPMENT DIRECTOR

CITY STAFF ABSENT:
D. (DIANA) GORDON OFFORD, CITY SECRETARY

OTHERS PRESENT:
DAN MCJUNKIN
GAIL KUZICH
VIOLA RANDLE
MARIO & RENEE MADRIGAR
TONY & CARLA HUBBLE
TOMMY KUYKENDALL
GARY BRADSHAW
SHANNON PURCELL
RHONDA KUYKENDALL
A. HEEDE
NICOLE MILLER
BILL HEEDE
MILE KUZICH
REAGAN DUKES
EVELYN CAMBRIA
SUZANNE STUBBLEFIELD
ED NAGEL

II. BUSINESS ITEMS

A. CONSIDERATION AND POSSIBLE ACTION ON DESIGNATING A DRAFT ILLUSTRATIVE DISTRICTING PLAN FOR THE CITY COUNCIL DISTRICTS AND SETTING A DATE FOR A PUBLIC HEARING TO RECEIVE COMMENTS ON THE PLAN

MAYOR ROBERTS INTRODUCED BICKERSTAFF GROUP, MR. MENDEZ AND MS. MCALL. MR. MENDEZ EXPLAINED HE WORKED WITH MR. GILL AND MS. KRENEK ON A MAP OF AN ILLUSTRATIVE PLAN. ALSO, THAT THE PURPOSE WAS TO DESIGNATE A DATE TO HOLD A PUBLIC HEARING TO HEAR FROM THE COMMUNITY IF THEY HAVE IDEAS, CONCERNS OR SUPPORT OF THE MAP. MR. MENDEZ PROVIDED MAPS OF THE 5 DISTRICTS TO THE COUNCIL MEMBERS. HE WANTS TO FOCUS ON NOVEMBER 15. A MEETING IS SCHEDULED AND THAT IS THE TIME A PLAN NEEDS TO BE ADOPTED BY. (FOR A DESCRIPTION OF DISTRICTS, PLEASE REQUEST A COPY OF AUDIO)

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK DESIGNATING AN ILLUSTRATIVE DISTRICTING NO.1 OFFICIAL DRAFT AS THE DRAFT FOR THE COMMUNITY TO CONSIDER AND SET THE PUBLIC HEARING ON NOVEMBER 3, 2016 AT 6 P.M. AND OPEN PUBLIC COMMENT AS OF TONIGHT. A SECOND WAS MADE BY MAYOR PRO-TEM TRISTAN.

MAYOR ROBERTS ASKS IF THERE ARE ANY MORE QUESTIONS FROM COUNCIL MEMBERS.

STEPHEN GILL ASKS IF THIS IS A SUFFICIENT AMOUNT OF TIME TO MEET AND TALK ABOUT IT AND ADJUST IT AND TO ADOPT IT? MR. MENDEZ RESPONDS THAT GENERALLY IT WOULD BE. TWELVE DAYS IS A PRETTY GOOD TIME PERIOD BETWEEN THE PUBLIC HEARING AND THE DATE OF ADOPTION.

TRICIA KRENEK WANTS PROCEDURES, ILLUSTRATIVE MAPS AND CHARTS ON THE WEBSITE.

THE MOTION WAS CARRIED AS FOLLOWS:
AYES: COUNCIL MEMBERS GILL, KRENEK, RIDGE, AND TRISTAN
NAYS: NONE
ABSENT: COUNCIL MEMBER MURDOCH
MOTION PASSES

III. WORKSHOP & TOWN HALL MEETING

A. PUBLIC PARTICIPATION IN REVIEW OF THE POTENTIAL ALIGNMENT OF ACCESS INTO THE RED BIRD NEIGHBORHOOD DURING FLOODING EVENTS

MAYOR ROBERTS INTRODUCES MR. WILCOX AND MR. KRUSE FROM COSTELLO ENGINEERS. MR. KRUSE STARTS THE PRESENTATION INTRODUCTION.

MR. WILCOX CONTINUES STATING THAT 7 TIMES SINCE 2001 THE RIVER HAS GOTTEN HIGH ENOUGH TO INUNDATE RED BIRD LANE. BASED ON THE DATA, IT'S SAFE TO SAY THE HOMES/SLABS ARE ABOVE 100 YEAR FLOOD ELEVATION. MR. WILCOX PRESENTED ALTERNATIVES AND ESTIMATED COSTS. MANY CITIZENS EXPRESSED CONCERNS. (FOR FULL COMMENTARY, PLEASE REQUEST AUDIO)

IV. ADJOURNMENT

A MOTION WAS MADE BY MAYOR PRO-TEM TRISTAN AT 7:25 P.M. TO ADJOURN. IT WAS SECONDED BY COUNCIL MEMBER RIDGE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS GILL, KRENEK, RIDGE, AND TRISTAN
NAYS: NONE
ABSENT: COUNCIL MEMBER MURDOCH

_____
JEFF W. ROBERTS, MAYOR OF THE CITY OF FULSHEAR

ATTEST:

_____
D. (DIANA) GORDON OFFORD, CITY SECRETARY

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COUNCIL MEMBER: Tricia Krenek
COUNCIL MEMBER: James Murdoch
COUNCIL MEMBER: Ramona Ridge

STAFF:

CITY MANAGER: C.J. Snipes
CITY SECRETARY: D. Gordon Offord
CITY ATTORNEY: J. Grady Randle

REGULAR CITY COUNCIL MEETING
MINUTES
OCTOBER 18, 2016

I. OPENING

A. CALL TO ORDER

A REGULAR CITY COUNCIL MEETING WAS CALLED TO ORDER BY MAYOR JEFF W. ROBERTS ON TUESDAY, OCTOBER 18, 2016 AT 7:02 P.M. IN THE FULSHEAR CITY HALL LOCATED AT 30603 FM 1093, FULSHEAR TEXAS 77441 AND ALL CITIZENS WERE WELCOMED.

MEMBERS PRESENTS:
JEFF W. ROBERTS, MAYOR
TRICIA KRENEK
STEPHEN GILL
JAMES MURDOCH
RAMONA RIDGE

MEMBER ABSENT:
ERIN TRISTAN, MAYOR PRO TEM

CITY STAFF PRESENT:
D. (DIANA) GORDON OFFORD, CITY SECRETARY
C.J. SNIPES, CITY MANAGER
MARIELA RODRIGUEZ, COURT CLERK
VALERIE BRYANT, COURT ADMINISTRATOR
ANGELA FRITZ, ECONOMIC DEVELOPMENT DIRECTOR
TIM KIRWIN, ASSISTANT CITY ATTORNEY
KRISTINA BRASHEAR, FINANCE MANAGER

CONTINUE- CITY STAFF PRESENT:
SANDRA MONROY, COURT INTERPRETER
TANGERLIA FELTON, PROSECUTOR
KELLY CROW, MUNICIPAL JUDGE
MICHAEL ROSS, ASSISTANT CITY MANAGER
KENNY SEYMOUR, CHIEF OF POLICE

OTHERS PRESENT:
SHANNON PURCELL
MICHAEL SHELTON
TREY DEVILLIER
SUZANNA STUBBLE FIELD

B. QUORUM & ROLL CALL

MAYOR ROBERTS ANNOUNCED THAT A QUORUM WAS PRESENT AND MAYOR PRO TEM TRISTAN COULD NOT BE HERE TONIGHT.

C. INVOCATION – FATHER DATA HOANG, SAINT FAUSTINA CATHOLIC CHURCH

FATHER DAT WAS UNABLE TO BE HERE BUT WE DO HAVE PASTOR TOM ELMORE AND HE PROVIDED THE PRAYER.

D. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG – *I pledge allegiance to the flag of the United States of America and to the republic for which it stands, one nation under God, indivisible and with Liberty and Justice for all*

MAYOR ROBERTS LED THE AUDIENCE IN THE PLEDGE OF ALLEGIANCE TO THE U.S. FLAG.

E. PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG - *Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible*

MAYOR ROBERTS LED THE AUDIENCE IN THE PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG.

II. CITIZENS COMMENTS

This is an opportunity for citizens to speak to Council relating to agenda and non-agenda items. If the topic the speaker wishes to address is on the agenda, the speaker can either speak at this time or defer his/her comments until such time the item is discussed. Speakers are advised that comments cannot be received on matters which are the subject of a public hearing once the hearing has been closed. Speakers are required to register in advance and must limit their presentations to three minutes each.

Suzanne Stubblefield stated she needs answers regarding the outcome for a flooding issue down Bois D Arc Lane. Update regarding exit route, is there a landowner consensus, and what's the delay, or any headway on a permanent solution.

C.J. Snipes, city manager, announced that a plan will be brought to Council next month to share with the public.

III. CONSENT ITEMS

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

A. CONSENT AND APPROVAL OF TAMARIN TRACE SECTION 1-STREET DEDICATION/FINAL PLAT

B. CONSENT AND APPROVAL OF TAMARIN TRACE SECTION 2- STREET DEDICATION/FINAL PLAT

C. CONSENT AND APPROVAL OF TAMARRON TRACE SECTION 3 - STREET DEDICATION/FINAL PLAT

D. CONSENT AND APPROVAL OF TAMARRON CROSSING SECTION 1- STREET DEDICATION/PRELIMINARY PLAT

E. CONSENT AND APPROVAL OF TAMARRON CROSSING SECTION 2- STREET DEDICATION/PRELIMINARY PLAT

F. CONSENT AND APPROVAL OF TAMARRON SECTION 16/FINAL PLAT

G. CONSENT AND APPROVAL OF TAMARRON SECTION 30/FINAL PLAT

H. CONSENT AND APPROVAL OF TAMARRON SECTION 32/PRELIMINARY PLAT

I. CONSENT AND APPROVAL OF TAMARRON SECTION 36/PRELIMINARY PLAT

J. CONSENT AND APPROVAL OF TAMARRON SECTION 57/PRELIMINARY PLAT

K. CONSENT AND APPROVAL OF CROSS CREEK RANCH DETENTION AND WATER QUALITY BASINS/PRELIMINARY PLAT

L. CONSENT AND APPROVAL OF CROSS CREEK RANCH WATER WELL NO. 4/PRELIMINARY PLAT

M. CONSENT AND APPROVAL OF CREEK FALLS AT CROSS CREEK RANCH SECTION 8- PARTIAL REPLAT NO. 1/PRELIMINARY PLAT

N. CONSENT AND APPROVAL OF SHOPS AT CROSS CREEK/PRELIMINARY PLAT

O. CONSENT AND APPROVAL OF THE MARKET AT CROSS CREEK RANCH SWC, LLC/PRELIMINARY PLAT

P. CONSENT AND APPROVAL OF BOX'S PLAYGROUND/FINAL PLAT (2ND REVIEW)

Q. CONSENT AND APPROVAL OF BONTERRA AT CROSS CREEK RANCH MASTER SIGNAGE PLAN

R. CONSENT AND APPROVAL OF MINUTES FROM SPECIAL CITY COUNCIL MEETING ON AUGUST 1, 2016

S. CONSENT AND APPROVAL OF MINUTES FROM REGULAR CITY COUNCIL MEETING ON AUGUST 16, 2016

T. CONSENT AND APPROVAL OF MINUTES FROM REGULAR CITY COUNCIL MEETING ON SEPTEMBER 20, 2016

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE CONSENT ITEMS A THRU T AS PRESENTED. IT WAS SECONDED BY COUNCIL MEMBER MURDOCH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, AND RIDGE

NAYS; NONE
ABSENT: MAYOR PRO TEM TRISTAN

MAYOR ROBERTS STATED THAT THE AGENDA ITEM REFERS TO SECTION V BUT IT SHOULD BE IV.

V. BUSINESS ITEMS

A. PROCLAMATION FOR MUNICIPAL COURT WEEK NOVEMBER 7-11, 2016

MAYOR ROBERTS ACKNOWLEDGED JUDGE CROW AND VALERIE BRYANT, MUNICIPAL COURT ADMINISTRATOR AND OTHERS INVOLVED WITH THE COURT. HE PRESENTED THE MUNICIPAL WITH A PROCLAMATION AND READ IT TO THE AUDIENCE. THE AUDIENCE APPLAUDED.

NO OTHER ACTION WAS TAKEN.

B. CONSIDERATION AND POSSIBLE ACTION TO APPROVE INTERLOCAL AGREEMENT BETWEEN THE CITY OF FULSHEAR AND THE CITY OF SUGAR LAND FOR MULTIPLE SERVICES

MICHAEL ROSS, ASSISTANT CITY MANAGER PRESENTED AN EXPLANATION TO COUNCIL REGARDING THIS ITEM. A FEW QUESTIONS WERE ASKED AND MR. ROSS PROVIDED A RESPONSE. COUNCIL WAS SATISFIED WITH THE RESPONSES.

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE INTERLOCAL AGREEMENT BETWEEN THE CITY OF FULSHEAR AND THE CITY OF SUGARLAND FOR MULTIPLE SERVICES. IT WAS SECONDED BY COUNCIL MEMBER RIDGE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, AND RIDGE
NAYS: NONE
ABSENT: MAYOR PRO TEM TRISTAN

MOTION PASSES.

C. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RIGHT OF WAY DEDICATION AT THE EXISTING CITY OF FULSHEAR WASTE WATER TREATMENT PLANT SITE FOR PHASE 2 OF THE FM 1093 EXPANSION PROJECT

MICHAEL ROSS, ASSISTANT CITY MANAGER, PROVIDED AN EXPLANATION REGARDING THIS ITEM.

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE RIGHT OF WAY DEDICATION AT THE EXISTING CITY OF FULSHEAR WASTE WATER TREATMENT PLANT SITE FOR PHASE 2 OF THE FM 1093 EXPANSION PROJECT. IT WAS SECONDED BY COUNCIL MEMBER MURDOCH.

MAYOR ROBERTS STATED THE ACREAGE IS 0.425 BUT WAS CORRECTED BY COUNCIL MEMBER KRENEK TO BE 0.427.

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, AND RIDGE
NAYS: NONE
ABSENT: MAYOR PRO TEM TRISTAN

MOTION PASSES.

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

ANGELA FRITZ, ECONOMIC DIRECTOR, PRESENTED AN EXPLANATION TO COUNCIL REGARDING THIS ITEM.

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

COUNCIL MEMBER KRENEK STATED THAT SINCE THE CORPORATION A HAS NOT HAD A PUBLIC HEARING ON THIS ITEM THAT SHE SUGGESTION THE ACTION BE POSTONE.

COUNCIL MEMBER GILL ASKED IF THERE IS A SCHEDULE.

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO POSTPONE RESOLUTION NO. 2016-326 A RESOLUTION OF THE CITY OF FULSHEAR APPROVING CERTAIN CDC PROJECTS TO FISCAL YEAR 2016-2017. IT WAS SECONDED BY COUNCIL MEMBER GILL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, AND RIDGE
NAYS: NONE
ABSENT: MAYOR PRO TEM TRISTAN

MOTION PASSES.

E. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2016-327 A RESOLUTION OF THE CITY OF FULSHEAR APPROVING CERTAIN FDC PROJECTS FOR FISCAL YEAR 2016-2017 (FIRST READING)

ANGELA FRITZ, ECONOMIC DIRECTOR, PROVIDED AN EXPLANATION TO COUNCIL REGARDING THIS ITEM.

A MOTION WAS MADE BY COUNCIL MEMBER RIDGE TO APPROVE RESOLUTION NO. 2016-327 A RESOLUTION OF THE CITY OF FULSHEAR APPROVING CERTAIN FDC PROJECTS FOR FISCAL YEAR 2016-2017 (FIRST READING). IT WAS SECONDED BY COUNCIL MEMBER MURDOCH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, AND RIDGE
NAYS: NONE

ABSENT: MAYOR PRO TEM TRISTAN

MOTION PASSES

F. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2016-328 A RESOLUTION OF THE CITY OF FULSHEAR AMENDING CREDIT CARD POLICY FOR EMPLOYEES AND OFFICIALS OF THE CITY OF FULSHEAR AS ADOPTED UNDER RESOLUTION NO. 2012-208

KRISTINA BRASHEAR, FINANCE MANAGER, INTRODUCED THE INTERIM FINANCE DIRECTOR TO THE COUNCIL, MARY CLAIRE BOGARD.

MS. BRASHEAR ALSO PRESENTED TO THE COUNCIL AN EXPLANATION REGARDING ITEM F. THERE WAS SOME DISCUSSION AMONG THE COUNCIL MEMBERS.

A MOTION WAS MADE BY COUNCIL MEMBER RIDGE TO APPROVE RESOLUTION NO. 2016-328 A RESOLUTION OF THE CITY OF FULSHEAR AMENDING CREDIT CARD POLICY FOR EMPLOYEES AND OFFICIALS OF THE CITY OF FULSHEAR AS ADOPED UNDER RESOLUTION NO. 2012-208. IT WAS SECONDED BY COUNCIL MEMBER KRENEK.

COUNCIL MEMBER MURDOCH ASKED IF IT IS A RISK FOR THE CITY TO HAVE STAFF WITH THE $5000 LIMITS? C.J. SNIPES PROVIDED A RESPONSE. COUNCIL MEMBER KRENEK ASKED MS. BRASHEAR TO GIVE A BREAKDOWN OF THESE LIMITS FOR VARIOUS STAFF MEMBERS. COUNCIL MEMBER MURDOCH ASKED MAYBE IF THE LIMITS COULD START OUT WITH A $1000 LIMIT AND THEN BE INCREASED. THE DISCUSSION CONTINUED AMONG THE FINANCE MANAGER, MS. BRASHEAR, CITY MANAGER, MR. SNIPES, AND THE COUNCIL MEMBERS. MS. BRASHEAR ALSO STATED THAT THESE CARDS ARE PAID OFF EACH MONTH. (FOR ALL THE COMMENTS, REQUEST A COPY OF TAPE RECORDING)

COUNCIL MEMBER KRENEK ASKED FOR A VOTE. MAYOR ROBERTS ANNOUNCED THAT WE WILL NOW TAKE A VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, AND RIDGE
NAYS: NONE
ABSENT: MAYOR PRO TEM TRISTAN

MOTION PASSES.

G. CONSIDERATION AND POSSIBLE ACTION TO DECLARE USED WATER METERS AS SALVAGE AND SURPLUS TO AUCTIONED OR OTHERWISE SOLD

A MOTION WAS MADE BY COUNCIL MEMBER GILL TO DECLARE USED WATER METERS AS SALVAGE AND SURPLUS TO ACTIONED OR OTHERWISE SOLD. IT WAS SECONDED BY COUNCIL MEMBER KRENEK. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, AND RIDGE
NAYS: NONE
ABSENT: MAYOR PRO TEM TRISTAN

MOTION PASSES.

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

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO POSTPONE ITEM H. IT WAS SECONDED BY COUNCIL MEMBER GILL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, AND RIDGE
NAYS: NONE
ABSENT: MAYOR PRO TEM TRISTAN

MOTION PASSES

I. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2016-327 A RESOLUTION OF THE CITY OF FULSHEAR APPROVING CERTAIN FDC PROJECTS FOR FISCAL YEAR 2016-2017 (SECOND READING)

A MOTION WAS MADE BY COUNCIL MEMBER MURDOCH TO APPROVE RESOLUTION NO. 2016-327 A RESOLUTION OF THE CITY OF FULSHEAR APPROVING CERTAIN FDC PROJECTS FOR FISCAL YEAR 2016-2017 (SECOND READING). IT WAS SECONDED BY COUNCIL MEMBER GILL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, AND RIDGE
NAYS: NONE
ABSENT: MAYOR PRO TEM TRISTAN

MOTION PASSES

J. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2016-1228 AN ORDINANCE OF THE CITY OF FULSHEAR CALLING PUBLIC HEARINGS ON A PROPOSED MORATORIUM ON THE DEVELOPMENT OF HOTELS AND MOTELS

C.J. SNIPES, CITY MANAGER, PRESENTED AN EXPLANATION TO COUNCIL REGARDING THIS ITEM.

A MOTION WAS MADE BY COUNCIL MEMBER GILL TO APPROVE ORDINANCE NO. 2016-1228 AN ORDINANCE OF THE CITY OF FULSHEAR CALLING PUBLIC HEARINGS ON A PROPOSED MORATORIUM ON THE DEVELOPMENT OF HOTELS AND MOTELS. IT WAS SECONDED BY COUNCIL MEMBER TRISTAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, AND RIDGE
NAYS: NONE
ABSENT: MAYOR PRO TEM TRISTAN

MOTION PASSES

K. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2016-1229 AN ORDINANCE OF THE CITY OF FULSHEAR PROVIDING FOR THE LIMITED PURPOSE ANNEXATION OF PART OF WALLER COUNTY ROAD IMPROVEMENT DISTRICT NO. 1 PURSUANT TO STRATEGIC PARTNERSHIP AGREEMENTS WITH SAID DISTRICT AND SECTION 43.0751 OF THE LOCAL GOVERNMENT CODE; IMPOSING A SALES AND USE TAX IN SAID PART OF THE DISTRICT

A MOTION WAS MADE BY COUNCIL MEMBER MURDOCH TO APPROVE ORDINANCE NO. 2016-1229 AN ORDINANCE OF THE CITY OF FULSHEAR PROVIDING FOR THE LIMITED PURPOSE ANNEXATION OF PART OF WALLER COUNTY ROAD IMPROVEMENT DISTRICT NO. 1 PURSUANT TO STRATEGIC PARTNERSHIP AGREEMENTS WITH SAID DISTRICT AND SECTION 43.0751 OF THE LOCAL GOVERNMENT CODE; IMPOSING A SALES AND USE TAX IN SAID PART OF THE DISTRICT. IT WAS SECONDED BY COUNCIL MEMBER KRENEK. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, AND RIDGE
NAYS: NONE
ABSENT: MAYOR PRO TEM TRISTAN

MOTION PASSES

L. CONSIDERATION AND POSSIBLE ACTION TO APPROVE PURCHASE OF POLICE VEHICLES AS APPROVED AND ALLOCATED IN THE FY 2016-2017 BUDGET

A MOTION WAS MADE BY COUNCIL MEMBER GILL TO APPROVE PURCHASE OF POLICE VEHICLES AS APPROVED AND ALLOCATED IN THE FY 2016-2017 BUDGET. NO ACTION WAS TAKEN ON THIS MOTION

C.J. SNIPES, CITY MANAGER, PROVIDED AN EXPLANATION TO THE COUNCIL REGARDING ITEM L. NOW WE ARE READY FOR A MOTION.

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE PURCHASE OF POLICE VEHICLES AS APPROVED AND ALLOCATED IN THE FY 2016-2017 BUDGET. IT WAS SECONDED BY COUNCIL GILL.

A MOTION WAS MADE BY COUNCIL MEMBER GILL TO AMEND PRICE TO ADD ONE ADDITIONAL $1000 TO THE COST FOR PURCHASE OF POLICE VEHICLES AS APPROVED AND ALLOCATED IN THE FY 2016-2017 BUDGET. IT WAS SECONDED BY COUNCIL MEMBER MURDOCH.

COUNCIL MEMBER GILL ASKED FOR CLARIFICATION. MR. SNIPES STATED THAT THE COST IF $87000 AND ALLOCATED BUDGET IS $88650 SO WE ARE STILL WITHIN THE BUDGET ALLOCATION.

COUNCIL MEMBER GILL ASKED WHERE ARE WE ON MOTIONS?

MAYOR ROBERTS STATES WE WILL VOTE ON THE MOTION MADE BY COUNCIL MEMBER KRENEK AND SECONDED BY COUNCIL MEMBER GILL TO APPROVE POLICE VEHICLES PURCHASE WITH ADDITIONAL $1000 ADDED TO THE COST FOR A TOTAL OF $87000 WHICH IS STILL WITHIN THE LIMIT OF ALLOCATED BUDGET OF $88650.

THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, AND RIDGE
NAYS: NONE
ABSENT: MAYOR PRO TEM TRISTAN

MOTION PASSES

IT WAS STATED THAT THIS MOTION WIPES OUT THE OTHER MOTION MADE AND NO ACTION WAS TAKEN.

VI. ADJOURNMENT

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO ADJOURN. IT WAS SECONDED BY COUNCIL MEMBER MURDOCH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER GILL, KRENEK, MURDOCH, AND RIDGE
NAYS: NONE
ABSENT: MAYOR PRO TEM TRISTAN

MOTION PASSES

MAYOR ROBERTS ANNOUNCED THAT WE ARE NOW ADJOURNED AT 7:38 P.M.

_____
JEFF W. ROBERTS, MAYOR

ATTEST:

_____
D. (DIANA) GORDON OFFORD, CITY SECRETARY