

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

| | | | |
|------------------------|---|--------------------|---------------------------------------|
| AGENDA OF: | March 8, 2019 | | |
| DATE SUBMITTED: | February 28, 2019 | DEPARTMENT: | Planning and Development |
| PREPARED BY: | Sharon Valiante, Public Works Director, Zach Goodlander, Director of Development Services, Brant Gary, Assistant City Manager | PRESENTER: | Brant Gary, Assistant City Manager |
| SUBJECT: | Public hearing regarding a proposed amendment to the City of Fulshear Code of Ordinances, Chapter 10, Article V. – Sexually Oriented Businesses, to include amendments to zoning regulations regarding Sexually Oriented Businesses within the Industrial District | | |
| ATTACHMENTS: | Public Hearing Notice Items | | |

EXECUTIVE SUMMARY

This proposed amendment to the City of Fulshear Code of Ordinances, Chapter 10, Article V. – Sexually Oriented Businesses, seeks to update existing ordinances concerning sexually oriented businesses and particularly to regulate the emergence of so called “robot brothels”.

RECOMMENDATION

Staff recommends the Planning and Zoning Commission conduct the public hearing for the proposed amendment to the City of Fulshear, Code of Ordinances, Chapter 10, Article V. – Sexually Oriented Businesses

NOTICE OF PUBLIC HEARING

Notice is hereby given to all interested persons that the Planning and Zoning Commission of the City of Fulshear, Texas, will conduct a Public Hearing as follows:

SUBJECT: Consider and take action on proposed amendments to the City of Fulshear Code of Ordinances, Chapter 10, Article V. – Sexually Oriented Businesses, to include amendments to zoning regulations regarding Sexually Oriented Businesses within the Industrial District.

DATE OF HEARING: March 8, 2019

TIME: 8:30 a.m.

LOCATION: CITY HALL – 30603 FM 1093, Fulshear, Texas 77441

PURPOSE: To hear public comments on proposed amendments to the City of Fulshear Code of Ordinances, Chapter 10, Article V. – Sexually Oriented Businesses, to include amendments to zoning regulations regarding Sexually Oriented Businesses within the Industrial District.

At said times and places all persons shall have the right to appear and be heard. All persons desiring to attend the public hearing may view the Planning and Zoning Commission's agenda to confirm the scheduling of the Public Hearings. The agenda will be available at Fulshear City Hall, 30603 F.M. 1093, Fulshear, Texas 77441 at least 72 hours preceding the hearings. All persons desiring to be heard at such public hearing are invited to attend the hearings.

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

2-23

City of Fulshear

PUBLISHER'S AFFIDAVIT

Public Hearing

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared Lee Hartman who being by me duly sworn, deposes and says that he is the Publisher of *Fort Bend Herald* and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

1. it devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
2. it is published at least once each week;
3. it is entered as second-class postal matter in the county where it is published; and
4. it has been published regularly and continuously since 1959.
5. it is generally circulated within Fort Bend County.

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

2-25

_____, A.D. 2019



Lee Hartman
Publisher

SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

X a) is personally known to me, or

_____ b) provided the following evidence to establish his/her identity, _____

on this the 26 day of February, A.D. 2019 to certify which witness my hand and seal of office.


Notary Public, State of Texas

(CLIPPING) (S)

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DATE OF HEARING: March 8, 2019

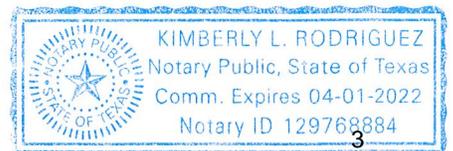
TIME: 8:30 a.m.

LOCATION: CITY HALL – 30603 FM 1093, Fulshear, Texas 77441

PURPOSE: To hear public comments on proposed amendments to the City of Fulshear Code of Ordinances, Chapter 10, Article V. – Sexually Oriented Businesses, to include amendments to zoning regulations regarding Sexually Oriented Businesses within the Industrial District.

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If you have any questions regarding this Notice, please call the City Secretary's office at 281-348-1796.



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

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|------------------------|--|--------------------|---------------------------------------|
| AGENDA OF: | March 8, 2019 | | |
| DATE SUBMITTED: | February 28, 2019 | DEPARTMENT: | Planning and Development |
| PREPARED BY: | Sharon Valiante, Public Works Director, Zach Goodlander, Director of Development Services, Brant Gary, Assistant City Manager | PRESENTER: | Brant Gary, Assistant City Manager |
| SUBJECT: | Change in General (Conceptual) Plan – Cross Creek Ranch | | |
| ATTACHMENTS: | <ol style="list-style-type: none">1. Exhibit showing proposed change in General Plan2. Exhibit showing current General Plan | | |

EXECUTIVE SUMMARY

This request is to allow for temporary ESD (Fire Department) facilities on the tract proposed to be labeled as “Temporary Civic” on the General (Conceptual) Plan of Cross Creek Ranch. The tract is situated on Katy-Fulshear Road and is unlabeled on the current iteration of the General (Conceptual) Plan. This change will allow the ESD to move forward with the permitting process as they work to get a temporary Fire Station in the area.

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the proposed change in the General Plan.



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

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

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

WWW.FULSHEARTEXAS.GOV

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

PLANNING & ZONING:
CO-CHAIR- AUSTIN WEANT
MEMBER- GREGORY EHMAN
EX-OFFICIO- KAYLEEN NELSON

MEMBER- DAR HAKIMZADEH
MEMBER- JOHN DOWDALL

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING MINUTES FEBRUARY 1, 2019

1. Call to Order

A REGULAR MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY PLANNING AND ZONING CO-CHAIRMAN AUSTIN WEANT AT 8:30 A.M. ON FRIDAY, FEBRUARY 1, 2019 AT CITY HALL, 30603 FM 1093, FULSHEAR, TEXAS 77441.

2. Quorum

A QUORUM WAS PRESENT

MEMBERS PRESENT

AUSTIN WEANT

DAR HAKIMZADEH

JOAN BERGER

GREGORY EHMAN

JOHN DOWDALL

KAYLEEN NELSON (ex-officio)

MEMBERS ABSENT

AMY PEARCE

JASON CHERUBINI

CITY STAFF

KIMBERLY KOPECKY, CITY SECRETARY
KERRY SIGLER, CHIEF BUILDING OFFICIAL
BRANT GARY, ASSISTANT CITY MANAGER
DAVID LEYENDECKER, CITY ENGINEER
CHANDLER MARKS, ECONOMIC DEVELOPMENT COORDINATOR

OTHERS PRESENT

KAYE KAHLICH
DANIEL VALDEZ
CHANTELLE JANNIK
TREY DEVILLIER
TRACY YOUNGBLOOD
MARK WELCH
ROB BAMFORD
SCOTT BLACK
ANDREW LANG
AND ABOUT 12 OTHERS THAT DID NOT SIGN IN

3. Citizen's Comments

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

THERE WERE NO CITIZEN COMMENTS

4. PUBLIC HEARING- SPECIAL USE PERMIT

In compliance with the City of Fulshear Ordinance Number 2012-1069, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on February 1, 2019 at 8:30AM. The hearing will be held at City Hall located at 30603 FM 1093. The second hearing will be held by the City Council on February 19, 2019 at 7:00PM. The hearing will be held at the Irene Stern Center located at 6920 Katy Fulshear Road. Both hearings will allow all interested persons an opportunity to be heard.

The location of the premises in question is in the Downtown District, Fulshear, Block 9, Lots 2, 3, 6, specifically the address is 30318 Second Street, Fulshear, Texas 77441.

The applicant is seeking a Special Use Permit pursuant to the Ordinance # 2012-1069, Section 1-193, (c), (2), (f), if approved in the process outlined in Section 1-283.

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

A copy of said application and documents is on file at the City of Fulshear City Hall located at 30603 FM 1093 Fulshear, Texas 77441 on Monday through Thursdays from 8:00 a.m. to 5 p.m. and Fridays from 8:00 a.m. to 3 p.m. in the City Secretary's office for all interested parties prior to said hearing.

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

Posted: January 18, 2019

AUSTIN WEANT OPENED THE PUBLIC HEARING AT 8:31 A.M.

NO CITIZENS COMMENTED

AUSTIN WEANT CLOSED THE PUBLIC HEARING AT 8:35 A.M.

5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meetings held on January 4, 2019

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE MINUTES FROM THE PLANNING AND ZONING MEETING HELD ON JANUARY 4, 2019. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, AND WEANT

NAYS: NONE

ABSENT: CHERUBINI AND PEARCE

6. Consideration and possible action to approve a Special Use Permit for 30318 Second Street, Fulshear, Texas 77441

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE A SPECIAL USE PERMIT FOR 30318 SECOND STREET, FULSHEAR, TEXAS 77441 WITH THE ALLOWANCE OF CRUSHED GRANITE FOR PARKING. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, AND WEANT

NAYS: NONE

ABSENT: CHERUBINI AND PEARCE

7. Discussion and possible recommendation regarding a request for certain deviations from the City's Subdivision Ordinance and the approval of a Preliminary Plat for Creek Cove Section 13

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE PRELIMINARY PLAT FOR CREEK COVE SECTION 13. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH.

BOTH MEMBERS WITHDREW THEIR MOTION AND SECOND REGARDING THE PRELIMINARY PLAT FOR CREEK COVE SECTION 13.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE DEVIATIONS FROM THE CITY'S SUBDIVISION ORDINANCE ALLOWING FOR A REDUCTION OF BUILDING LINE SETBACKS, ALLOWING ALLEYWAYS, AND SMALLER PLOT SIZES. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, AND WEANT

NAYS: NONE

ABSENT: CHERUBINI AND PEARCE

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE CREEK COVE SECTION 13/PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, AND WEANT

NAYS: NONE

ABSENT: CHERUBINI AND PEARCE

****PER DISCUSSION, THE FINAL PLAT WILL DENOTE ALLEYWAYS AS BEING PRIVATELY MAINTAINED AND AS BEING ONE WAY (DIRECTION OF TRAVEL)*

8. Consideration and possible action to approve Tamarron Multifamily/Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE TAMARRON MULTIFAMILY/FINAL PLAT WITH THE ADDITION THAT PRIOR TO RECORDATION, THE PLAT GETS APPROVED BY THE CITY ENGINEER. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, AND WEANT

NAYS: NONE

ABSENT: CHERUBINI AND PEARCE

9. Presentation and possible action to approve Polo Ranch Master Signage Plan

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND TO COUNCIL TO CREATE POLO RANCH MASTER COMMUNITY SIGN DISTRICT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, AND WEANT

NAYS: NONE

ABSENT: CHERUBINI AND PEARCE

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO APPROVE POLO RANCH MASTER SIGNAGE PLAN SUBJECT TO COUNCIL APPROVAL OF THE POLO RANCH MASTER COMMUNITY SIGN DISTRICT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, AND WEANT

NAYS: NONE

ABSENT: CHERUBINI AND PEARCE

10. Discussion and possible recommendation/feedback regarding proposed City planning initiatives:

a. Parks & Pathways Master Plan

b. Livable Centers Study Plan

BRANT GARY GAVE A BRIEF UPDATE ON THE PARKS AND PATHWAYS MASTER PLAN AND LIVABLE CENTERS STUDY PLAN AND ANSWERED QUESTIONS.

11. Adjournment

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

AYES: PLANNING AND ZONING MEMBERS BERGER, DOWDALL, EHMAN, HAKIMZADEH, AND WEANT

NAYS: NONE

ABSENT: CHERUBINI AND PEARCE

AUSTIN WEANT ADJOURNED THE MEETING AT 10:02 A.M.

AGENDA MEMO
BUSINESS OF THE PLANNING & ZONING COMMISSION
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| AGENDA OF: | March 8, 2019 | | |
| DATE SUBMITTED: | February 28, 2019 | DEPARTMENT: | Planning and Development |
| PREPARED BY: | Sharon Valiante, Public Works Director, Zach Goodlander, Director of Development Services, Brant Gary, Assistant City Manager | PRESENTER: | Brant Gary, Assistant City Manager |
| SUBJECT: | Public hearing regarding a proposed amendment to the City of Fulshear Code of Ordinances, Chapter 10, Article V. – Sexually Oriented Businesses, to include amendments to zoning regulations regarding Sexually Oriented Businesses within the Industrial District | | |
| ATTACHMENTS: | Proposed Ordinance Amending City Code Chapter 10 “Businesses”, Article V. “Sexually Oriented Businesses” | | |

EXECUTIVE SUMMARY

This proposed amendment to the City of Fulshear Code of Ordinances, Chapter 10, Article V. – Sexually Oriented Businesses, seeks to update existing ordinances concerning sexually oriented businesses and particularly to regulate the emergence of so called “robot brothels”. This proposed amendment also seeks to clarify definitions within the ordinance. City staff has performed all of the requisite notices to property owners in the Industrial zoned district.

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the proposed amendments to the City of Fulshear Code of Ordinances, Chapter 10, Article V. – Sexually Oriented Businesses

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS, AMENDING CITY CODE CHAPTER 10 “BUSINESSES”, ARTICLE V. “SEXUALLY ORIENTED BUSINESSES” TO CLARIFY DEFINITIONS AND PROVIDING RULES AND REGULATIONS FOR SEXUALLY ORIENTED BUSINESSES; PROVIDING A PENALTY; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Fulshear, Texas, (“City”) is authorized by Chapter 211 of the Texas Local Government Code to promulgate rules and regulations governing land use, structures, businesses and related activities; and

WHEREAS, the City Council further finds that the rules and regulations governing land use, structures, businesses, and related activities promotes the health, safety, morals and general welfare of the City; and

WHEREAS, the City Council has determined that the zoning amendment provided for herein promotes the health, safety, morals and protects and preserves the general welfare of the community; and

WHEREAS, it is the purpose of City Council in adopting these regulations to regulate sexually oriented businesses in order to promote the health, safety, moral and general welfare of the citizens of the City, and to establish reasonable and uniform regulations to prevent the deleterious secondary effects of sexually oriented businesses within the City. The regulations have neither the purpose nor effect of imposing a limitation or restriction on the content or reasonable access to any communicative materials, including sexually oriented materials. Similarly, it is neither the intent nor the effect of these regulations to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of these regulations to condone or legitimize the distribution of obscene material.

WHEREAS, each and every applicable requirement set forth in Chapter 211, Subchapter A, Texas Local Government Code, and the Code of Ordinances, City of Fulshear, Texas, concerning public notices, hearings, and other procedural matters has been fully complied with;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS:

Section 1. That the facts found in the preamble of this Ordinance are true and correct and incorporated herein for all purposes

Section 2. Chapter 10 Article V. of the Code of Ordinances of the City of Fulshear, Texas is amended to provide as follows:

“CHAPTER 10 - BUSINESSES

...

ARTICLE V. - SEXUALLY ORIENTED BUSINESSES

Sec. 10-142. - Purpose.

It is the purpose of this article to regulate sexually oriented businesses in order to promote the health, safety, and welfare of the citizens of the city, and to establish reasonable and uniform rules and regulations to prevent the concentration of sexually oriented businesses within the city. The provisions of this article have neither the purpose nor the effect of imposing a limitation or restriction on the content of any communicative materials, including sexually oriented materials. Similarly, it is neither the intent nor effect of this article to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market.

Sec. 10-143. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Adult arcade shall mean any premises that is subject to regulation under Chapter 243 of the Local Government Code, as amended, to which members of the public or members of any club, group or association are admitted and permitted to use one or more arcade devices on the premises.

Arcade device shall mean any coin or slug-operated or electronically or mechanically controlled machine or device that dispenses or effectuates the dispensing of entertainment, that is intended for the viewing of five or fewer persons in exchange for any payment of any consideration. Arcade device shall also mean an anthropomorphic device or object that is utilized for entertainment with one or more persons.

Adult bookstore or adult video store means a commercial establishment that as one of its principal business purposes offers for sale or rental for any form of consideration any one or more of the following:

- (1) Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides, CDs, DVDs, Blue-rays, or any other medium, or other visual representations that depict or describe specified sexual activities or specified anatomical areas; or
- (2) Instruments, devices, or paraphernalia that are designed for use in connection with specified sexual activities.

Adult cabaret means a nightclub, bar, restaurant, or similar commercial establishment that features:

- (1) Persons who appear in a state of nudity or semi-nudity, including topless dancers, nude dancers or strippers, male or female;
- (2) Live performances that are characterized by the exposure of specified anatomical areas or by specified sexual activities; or
- (3) Films, motion pictures, video cassettes, slides, CD's, DVD's, Blue-rays, or any other medium, or other photographic reproductions that are characterized by the depiction or description of specified sexual activities; or specified anatomical areas.

Adult mini-theatre shall mean any premises that is subject to regulation under Chapter 243 of the Local Government Code as amended, to which members of the public or members of any club, group or association are admitted and permitted to use one or more mini-theatre devices.

Adult motel means a hotel, motel or similar commercial establishment that:

- (1) Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, CD's, DVD's, Blue-rays, or any other medium, or other photographic reproductions that are characterized by the depiction or description of specified sexual activities or specified anatomical areas;
- (2) Offers a sleeping room for rent for a period of time that is less than ten hours;
or
- (3) Allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than ten hours.

Adult motion picture theater means a commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides, CD's, DVD's, Blue-rays, or any other medium, or similar photographic reproductions are shown that are characterized by the depiction or description of specified sexual activities or specified anatomical areas.

Adult theater means a theater, concert hall, auditorium or similar commercial establishment that regularly features persons who appear in a state of nudity or live performances which are characterized by the exposure of specified anatomical areas or by specified sexual activities.

Child care facility means a facility licensed, certified, or registered by the state or agency of the state to provide assessment, care, training, education, custody,

treatment, or supervision for a child who is not related by blood, marriage, or adoption to the owner or operator of the facility, for all or part of the 24-hour day, whether or not the facility is operated for profit or charges for the services. The term "child care facility" includes a general residential operation, foster group home, foster home, day care center, group day care home, family home, agency foster group home, and agency foster home as those terms are defined by Texas Human Resources Code.

City manager means the city manager or administrator or his designee. If the city does not have employed a city manager, then the mayor shall be deemed the city manager for the purposes of effectuating the rules and regulations of this article.

Entertainment shall mean:

(1) Any live exhibition, display or performance; or

(2) Any still picture(s) or movie picture(s), whether mechanically, electrically or electronically displayed; or

(3) Any combination of the foregoing, in which the specified anatomical areas or specified sexual activities are depicted; or

(4) Use of an arcade device for any specified sexual activities.

Escort means a person who, for consideration, agrees or offers to act as a companion, guide, or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person.

Escort agency means a person who, or business association that furnishes, offers to furnish, or advertises to furnish escorts as one of its business purposes, for a fee, tip, or other consideration.

Licensee means a person in whose name a license to operate a sexually oriented business has been issued, as well as the individual listed as an applicant on the application for a license.

Mini-theatre device shall mean any coin or slug-operated or electrically or electronically or mechanically controlled machine or device that dispenses or effectuates the dispensing of "entertainment," that is intended for the viewing of more than five persons but less than 100 persons in exchange for any payment of any consideration. The term "mini-theatre device" shall not include any conventional motion picture screen or projection area designed to be viewed in a room containing tiers or rows of seats with a viewer seating capacity of 100 or more persons.

Nude model studio means any place where a person who appears in a state of nudity or semi-nudity or displays specified anatomical areas is provided to be observed, sketched, drawn, painted, sculpted, photographed, or similarly depicted by other persons who pay money or any form of consideration.

Nudity or a *state of nudity* means:

- (1) The appearance of a human bare buttock, anus, male genitals, female genitals, or female breast; or
- (2) A state of dress that fails to opaquely cover a human buttock, anus, male genitals, female genitals, or areola of the female breast.

Operates or causes to be operated means to cause to function or to put or keep in operation. A person may be found to be operating or causing to be operating a sexually oriented business whether or not that person is an owner, part owner, or licensee of the business.

Person means an individual, proprietorship, partnership, corporation, association, or other legal entity.

Places of worship means a building in which persons regularly assemble for worship, intended primarily for purposes connected with faith, or for propagating a particular form of belief.

Residential area means a single-family, duplex, townhouse, multiple-family or mobile home or area so designated by such uses.

Residential use means property used or intended for use as a dwelling.

School means any public or private learning center, elementary school, secondary school, junior college, community college, college, university or other center for post-secondary education.

Semi-nude means a state of dress in which clothing covers no more than the genitals, pubic region, and areolas of the female breasts, as well as portions of the body covered by supporting straps or devices.

Sexual encounter center means a business or commercial enterprise that, as one of its primary business purposes, offers for any form of consideration:

- (1) Physical contact in the form of wrestling or tumbling between persons of the opposite sex; or
- (2) Activities between male and female persons or persons of the same sex when one or more of the persons is in a state of nudity or semi-nude.

Sexually oriented business means an adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, escort agency, nude model studio, or sexual encounter center.

Specified anatomical areas means human genitals.

Specified sexual activities means and includes any of the following:

- (1) The fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts;
- (2) Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;
- (3) Masturbation, actual or simulated;

- (4) Excretory functions as part of or in connection with any of the activities set forth in subsections (1) through (3) of this definition; or
- (5) Any of the foregoing with an arcade device.

Substantial enlargement of a sexually oriented business means the increase in floor area occupied by the business by more than 20 percent, as the floor area existed on the date of the enactment of this article.

Transfer of ownership or control of a sexually oriented business means and includes any of the following:

- (1) The sale, lease, or sublease of the business;
- (2) The transfer of securities that constitute a controlling interest in the business, whether by sale, exchange, or similar means; or
- (3) The establishment of a trust, gift, or other similar legal device that transfers the ownership or control of the business, except for transfer by bequest or other operation of law upon the death of the person possessing the ownership or control.

Sec. 10-144. - Classifications of sexually oriented businesses.

Sexually oriented businesses are classified as follows:

- (1) Adult arcades;
- (2) Adult bookstores or adult video stores;
- (3) Adult cabarets;
- (4) Adult Mini-theatres;
- (5) Adult motels;
- (6) Adult motion picture theaters;
- (7) Adult theaters;
- (8) Escort agencies;
- (9) Nude model studios;
- (10) Sexual encounter centers; and
- (11) Any combination thereof.

Sec. 10-145. - Notice by sign.

- (a) An applicant for a license or permit issued under section for a location not currently licensed or permitted shall, not later than the 60th day before the date the application is filed, prominently post an outdoor sign at the location stating that a sexually oriented business is intended to be located on the premises and providing the name and business address of the applicant.

- (b) The sign must be at least 24 inches by 36 inches in size and must be written in lettering at least two inches in size. The municipality or county in which the sexually oriented business is to be located may require the sign to be both in English and a language other than English if it is likely that a substantial number of the residents in the area speak a language other than English as their familiar language.

Sec. 10-146. - License required.

- (a) A person commits an offense if he operates a sexually oriented business without a valid license issued by the city for the particular type of business. A suspended, revoked, or expired license is not a valid license.
- (b) An application for a license must be made on a form provided by the City manager.
- (c) The applicant must be qualified according to the provisions of this article and the premises must be inspected and found to be in compliance with the law.
- (d) If a person who wishes to operate a sexually oriented business is an individual, he must sign the application for a license as applicant. If a person who wishes to operate a sexually oriented business is other than an individual, each individual who has a 20 percent or greater interest in the business must sign the application for a license as applicant. If no individual has a 20 percent or greater interest in the business, then all business interest holders must sign the application for a license as applicant.
- (e) Notice of the application for a license to own or operate a sexually oriented business under this article shall be mailed by the city to all known mailing addresses within the corporate limits of the city and the extraterritorial limits that lie within a 1,000-foot radius of the location for the proposed sexually oriented business. The notice shall include a copy of the application for license.

Sec. 10-147. - Issuance of a license.

- (a) The city manager shall approve the issuance of a license within 30 days after receipt of a complete application unless the city manager finds one or more of the following to be true:
 - (1) An applicant is under 18 years of age.
 - (2) An applicant is overdue in payment to the city of taxes, fees, fines or penalties assessed against or imposed upon the applicant.
 - (3) An applicant has failed to provide information reasonably necessary for issuance of the license or has falsely answered a question or failed to respond to a request for information by the city.
 - (4) An applicant has been convicted of a violation of a provision of this article within two years immediately preceding the application.
 - (5) Any fee required by this article has not been paid.

- (6) An applicant has been employed in a sexually oriented business in a managerial capacity within the preceding 12 months and has demonstrated an inability to operate or manage a sexually oriented business premises in a peaceful and law-abiding manner, thus necessitating action by law enforcement officers.
- (7) An applicant or the proposed establishment is in violation of or is not in compliance with any provisions of this article.
- (8) An applicant has been convicted of a crime involving any of the following offenses as described in the state penal code:
 - a. Prostitution;
 - b. Promotion of prostitution;
 - c. Aggravated promotion of prostitution;
 - d. Compelling prostitution;
 - e. Obscenity;
 - f. Sale, distribution, display of harmful material to a minor;
 - g. Possession of child pornography
 - h. Public lewdness;
 - i. Indecent exposure;
 - j. Indecency with a child;
 - k. Sexual assault or aggravated sexual assault;
 - l. Incest, solicitation of a child, or harboring a runaway child; or
 - m. Criminal attempt, conspiracy, or solicitation to commit any of the foregoing offenses; for which:
 1. Less than two years have elapsed since the date of conviction or the date of release from confinement imposed for the conviction, whichever is the later date, if the conviction is of misdemeanor offense;
 2. Less than five years have elapsed since the date of conviction or the date of release from confinement for the conviction, whichever is the later date, if the conviction is of a felony offense; or
 3. Less than five years have elapsed since the date of the last conviction or the date of release from confinement for the last conviction, whichever is the later date, if the convictions are of two or more misdemeanor offenses or combination of misdemeanor offenses occurring within any 24-month period.
- (9) The fact that a conviction is being appealed shall have no effect on the disqualification of the applicant.
- (10) The license, if granted, shall state on its face the name of the person to whom it is granted, the expiration date, and the address of the sexually oriented

business. The license shall be posted in a conspicuous place at or near the entrance to the sexually oriented business so that it may be easily read at any time.

Sec. 10-148. - Fees.

- (a) The annual fee for a sexually oriented business shall be as adopted by the city council and on file in the city secretary's office. The licensee shall pay this fee to the city annually.
- (b) An applicant for an initial sexually oriented business shall, at the time of making application, pay a nonrefundable fee, as adopted by the city council and on file in the city secretary's office, for the city to conduct an inspection to ensure that the proposed sexually oriented business is in compliance with the locational restrictions set forth in this article.

Sec. 10-149. - Inspection of premises.

- (a) The applicant or licensee shall permit representatives of the city to inspect the premises of a sexually oriented business for the purpose of ensuring compliance with the law, at any time it is occupied or open for business.
- (b) A person who operates a sexually oriented business or his agent or employee commits an offense if he refuses to permit a lawful inspection of the premises by a representative of the city at any time it is occupied or open for business.
- (c) The provisions of this section do not apply to areas of an adult motel that are currently being rented by a customer for use as a permanent or temporary habitation.

Sec. 10-150. - Expiration of license.

Each license shall expire one year from the date of issuance and may be renewed only by making application as provided in section 10-146. Application for renewal must be made at least 30 days before the expiration date.

Sec. 10-151. - Suspension of license.

The city manager shall suspend a license for a period not to exceed 30 days if he determines that a licensee or agent or employee of a licensee has:

- (1) Violated or is not in compliance with any part of this article;
- (2) Engaged in excessive use of alcoholic beverages while on the sexually oriented business premises;
- (3) Refused to allow an inspection of the sexually oriented business premises as authorized by this article;
- (4) Knowingly permitted gambling by any person on the sexually oriented business premises; or

- (5) Demonstrated inability to operate or manage a sexually oriented business in a peaceful and law-abiding manner thus necessitating action by law enforcement officers.

Sec. 10-152. - Revocation of license.

- (a) The city manager shall revoke a license if a cause of suspension in section 10-151 occurs and the license has been previously suspended within the preceding 12 months.
- (b) The city manager shall revoke a license if he determines that:
 - (1) A licensee gave false or misleading information in the material submitted to the city manager during the application process;
 - (2) A licensee, an agent or an employee has knowingly allowed possession, use, or sale of controlled substances on the premises;
 - (3) A licensee, an agent or an employee has knowingly allowed prostitution on the premises;
 - (4) A licensee, an agent or an employee has knowingly operated the sexually oriented business during a period of time when the licensee's license was suspended;
 - (5) A licensee has been convicted of an offense listed in this article for which the required time period has not elapsed;
 - (6) On two or more occasions in a 12-month period, a person or persons committed an offense, occurring in or on the licensed premises, or a crime listed in section 10-147, for which a conviction has been obtained, and the person or persons were the licensee or agents or employees of the sexually oriented business at the time the offenses were committed;
 - (7) A licensee or agent or an employee has knowingly allowed any act of sexual intercourse, sodomy, oral copulation, masturbation, or sexual contact to occur in or on the licensed premises. The term "sexual contact" shall have the same meaning as it is defined in V.T.C.A., Penal Code § 21.01; or
 - (8) A licensee is delinquent in payment to the city for any ad valorem taxes, sales or other taxes related to the sexually oriented business.
- (c) The fact that a conviction is being appealed shall have no effect on the revocation of the license.
- (d) When the city manager revokes a license, the revocation shall continue for one year and the licensee shall not be issued a sexually oriented business license for one year from the date revocation became effective. If, subsequent to revocation, the city manager finds that the basis for the revocation has been corrected or abated, the application may be granted a license if at least 90 days have elapsed since the date the revocation became effective. If the license was revoked, an applicant may not be granted another license until the appropriate number of years required under this section or section 10-147 has elapsed.

Sec. 10-153. - Appeal.

If the city manager denies the issuance of a license, or suspends or revokes a license, the city manager shall send to the applicant or licensee, by certified mail, return receipt requested written notice of the action and the right to an appeal. Upon receipt of written notice of the denial, suspension, or revocation, the applicant or licensee shall have the right to appeal to the state district court. An appeal to the state district court must be filed within 30 days after the receipt of notice of the decision of the city manager. An appeal to the district court shall be limited to a hearing under the substantial evidence rule.

Sec. 10-154. - Transfer of license.

A licensee shall not transfer his license to another, nor shall a licensee operate a sexually oriented business under the authority of a license at any place other than the address designated in the application.

Sec. 10-155. - Location of sexually oriented businesses and hours of operation.

- (a) A person commits an offense if the person operates or causes to be operated a sexually oriented business within a 1,000-foot radius of:
- (1) A place of worship;
 - (2) A school;
 - (3) A child care facility;
 - (4) A boundary of a residential area;
 - (5) A public park;
 - (6) The property line of a lot devoted to residential use;
 - (7) Any building or structure in which alcoholic beverages are offered for sale;
 - (8) A hospital;
 - (9) A public library;
 - (10) A recreational center;
 - (11) A public swimming pool; or
 - (12) Another sexually oriented business.
- (b) A person commits an offense if he causes or permits the operation, establishment, or maintenance of more than one sexually oriented business in the same building, structure, or portion thereof, or increases the floor area of any sexually oriented business.
- (c) For the purpose of subsection (a) of this section, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as a part of the premises where a sexually oriented business is conducted to the nearest property line of the premises listed in subsection (a)(1)—(12) of this section.

- (d) Any sexually oriented business lawfully operating on the effective date of the ordinance from which this article is derived that is in violation of subsections (a), (b) or (c) of this section shall be deemed a nonconforming use. The nonconforming use will be permitted to continue for a period not to exceed 12 months, unless sooner terminated for any reason or voluntarily discontinued for a period of 30 days or more. Such nonconforming use shall not be increased, enlarged, extended, or altered except that the use may be changed to a conforming use. If two or more sexually oriented businesses are within a 1,000-foot radius of one another and otherwise in a permissible location, the sexually oriented business which was first established and continually operating at a particular location is the conforming use and the later established business is nonconforming.
- (e) A sexually oriented business shall be prohibited from placing advertisement on any sign or billboard within the corporate city limits or the city's extraterritorial jurisdiction, using risqué language or words that describe or symbolize, metaphorically or otherwise, female breasts, genitalia, or buttocks, or that has sexual suggestions or connotations, or that is sexually provocative or obscene.
- (f) A sexually oriented business shall be prohibited from placing any screening device that would prevent any entrance from being visible from a public street or from erecting any opaque fencing around the perimeter of the property where the sexually oriented business is located.
- (g) A sexually oriented business shall be required to maintain adequate lighting at its parking lot and at each entrance and exit door to the building housing the sexually oriented business.
- (h) A sexually oriented business may only be open for business Monday through Saturday between the hours of 10:00 a.m. and 10:00 p.m.

Sec. 10-156. - Exemptions from locational restrictions.

- (a) If the city manager denies the issuance of a license to an application because the location of the sexually oriented business establishment is in violation of any section of this article, then the applicant may, not later than ten calendar days after receiving notice of the denial, file with the mayor of the city a written request for an exemption from the locational restrictions of this article.
- (b) If the written request is filed with the mayor within the ten-day limit, the city council shall consider the request. The mayor shall set a date for a public hearing within 60 days from the date the written request is received.
- (c) A hearing by the city council may proceed if a quorum of the city council is present. The city council shall hear and consider evidence offered by any interested person.
- (d) The city council may, in its discretion, grant an exemption from the locational restrictions of this article if it makes the following findings:
 - (1) That the location of the proposed sexually oriented business will not have a detrimental effect on nearby properties or be contrary to the public health, safety or welfare;

- (2) That the granting of the exemption will not violate the spirit and intent of this article;
 - (3) That the location of the proposed sexually oriented business will not downgrade the property values or quality of life in the adjacent areas or encourage the development of urban or rural blight;
 - (4) That the location of an additional sexuality oriented business in the area will not be contrary to any person of neighborhood conservation nor will it interfere with any efforts or urban renewal or restoration; and
 - (5) That all other applicable provisions of this article will be observed.
- (e) The city council shall grant or deny the exemption by a majority vote. Failure to reach a majority vote shall result in denial of the exemption. Disputes of fact shall be decided on the basis of a preponderance of the evidence. The decision of the city council is final.
 - (f) If the city council grants the exemption, the exemption is valid for one year from the date of the city council's action. Upon the expiration of an exemption, the sexually oriented business is in violation of the locational restrictions of this article until the applicant applies for and receives another exemption.
 - (g) If the city council denies the exemption, the applicant may not reapply for an exemption until at least 12 months have elapsed since the date of the city council's action.
 - (h) The grant of an exemption does not exempt the applicant from any other provision of this article other than the locational restriction.

Sec. 10-157. - Additional regulations for adult motels.

- (a) Evidence that a sleeping room in a hotel, motel, or similar commercial establishment has been rented and vacated two or more times in a period of time that is less than ten hours creates a rebuttable presumption that the establishment is an adult motel as that term is defined in this article.
- (b) A person commits an offense if, as the person in control of a sleeping room in a hotel, motel, or similar commercial establishment that does not have a sexually oriented business license, rents or sub-rents a sleeping room to a person and, within ten hours from the time the room is rented, rents or sub-rents the same sleeping room again.
- (c) For purposes of subsection (b) of this section, the terms "rent" or "sub-rent" mean the act of permitting a room to be occupied for any form of consideration.

Sec. 10-158. - Other unlawful acts.

- (a) A business permitted under this article must have at least one viewing station with an unobstructed view of every area of the premises to which any customer is permitted access, other than toilet facilities.

- (b) A business permitted under this article must have the viewing station occupied by an owner or employee when open for business.
- (c) A business permitted under this article must not have a room, area, or space that is not visible and apparent during a walk-through of the premises.
- (d) A business permitted under this article may not be used as living quarters or residence in any capacity, temporarily or permanently, except for an adult motel.
- (e) A business permitted under this article may not install any screens, doors, curtains or other obstructions or allow unauthorized installations to remain that would cause an obstructed view of any area customers are allowed. This does not apply to toilet facilities or to prevent the use of exterior doors.
- (f) A business permitted under this article may not have any interior walls that contain apertures, holes, or other openings in an area to which customers are allowed access.
- (g) There shall be light fixtures that provide illumination no less than one foot-candle as measured at four feet above floor level.
- (h) An adult modeling studio may not be furnished with a bed, mattress, or sofa except a reception room open to the public may be furnished with a sofa.
- (i) Viewing compartments, cubicles and any type of hidden or private booth or room are prohibited.
- (j) A manager or employee of a business permitted under this article may not invite, direct or instruct a customer to a separate area to which entry or access is blocked or obscured by a door, curtain or other barrier, regardless of whether entry to the area is by invitation, admission fee, club membership fee, or other form of gratuity or consideration. This does not apply to toilet facilities or to prevent the use of exterior doors.
- (k) A manager or employee may not provide entertainment, services, or display goods for sale in a separate area to which entry or access is blocked or obscured by a door, curtain, or other barrier, regardless of whether entry to the area is by invitation, admission fee, club membership fee, or other form of gratuity or consideration.
- (l) An owner, employee, or customer shall not appear nude or in a state of nudity.
- (m) An owner or employee shall not expose his genitals, pubic region, pubic hair or anus at any time.
- (n) An employee may not touch an employee, customer, or the clothing of another employee or customer while appearing semi-nude.
- (o) An employee entertaining or appearing semi-nude may not perform within six feet of a customer.
- (p) An owner or manager shall not allow semi-nude adult entertainment without having clearly marked a six-foot boundary from the employee and the customer at all times the entertainer is semi-nude.

- (q) A person providing the adult entertainment in the state of semi-nudity may not be tipped, except in a designated container.
- (r) An employee providing services, other than services comprising adult entertainment, in a permitted business may not be tipped, except by placement of tip in the employee's hand or other designated container.
- (s) An owner or employee may not perform or simulate sexual intercourse, sodomy, or masturbation.
- (t) It shall be unlawful for the owners or operator and it shall also be unlawful for any agent or employee present in an adult arcade or adult mini-theatre to knowingly allow or permit any act of sexual intercourse, sodomy, oral copulation, indecent exposure, lewd conduct or masturbation with or without an individual or an arcade device to occur in the adult arcade or adult mini-theatre or to knowingly allow or permit the adult arcade or adult mini-theatre to be used as a place in which solicitation for sexual intercourse, sodomy or oral copulation to occur.

Sec. 10-159. - Penalty.

- (a) Any person who violates or causes, allows, or permits another to violate any provision of this article shall be deemed guilty of a Class A misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than \$4,000.00. Each occurrence of any such violation of this article shall constitute a separate offense. Each day on which any such violation of this article occurs shall constitute a separate offense.
- (b) It is a defense to prosecution under section 10-146(a) and 10-155 that a person appearing in a state of nudity or semi-nudity did so in a modeling class operated:
 - (1) By a proprietary school licensed by the state; a college, junior college, or university supported entirely or partly by taxation;
 - (2) By a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or
 - (3) In a structure:
 - a. Which has no sign visible from the exterior of the structure and no other advertising that indicates a nude or semi-nude person is available for viewing;
 - b. Where in order to participate in a class a student must enroll at least three days in advance of the class; and
 - c. Where no more than one nude or semi-nude model is on the premises at one time.
- (c) It is a defense to prosecution under section 10-146(a) and 10-155 that each item of descriptive, printed film, or video material offered for sale or rental, taken as a whole, contains serious literary artistic political or scientific value.”

Section 3. *Repeal.* Any ordinance or any part of an ordinance in conflict herewith shall be and is hereby repealed only to the extent of such conflict.

Section 4. *Severability.* In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Fulshear, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 5. *Effective date.* This Ordinance shall be effective after being published as required by law.

PASSED, APPROVED and ADOPTED on the ____ day of _____, 2018.

Aaron Groff, Mayor

ATTEST:

Kimberly Kopecky, City Secretary

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

| | | | |
|------------------------|---|--------------------|---------------------------------------|
| AGENDA OF: | March 8, 2019 | | |
| DATE SUBMITTED: | February 28, 2019 | DEPARTMENT: | Planning and Development |
| PREPARED BY: | Sharon Valiante, Public Works Director, Zach Goodlander, Director of Development Services, Brant Gary, Assistant City Manager | PRESENTER: | Brant Gary, Assistant City Manager |
| SUBJECT: | Plat Approvals for Planning and Zoning Commission | | |
| ATTACHMENTS: | <ol style="list-style-type: none">1. Plat Application2. Copy of Plat3. City Engineer's Review Letter4. Other Required Submittal Documents5. Signature Page | | |

EXECUTIVE SUMMARY

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

1. **Jordan Ranch Street Dedication No. 3/Preliminary Plat**
2. **Jordan Ranch Street Dedication No.5/Preliminary Plat**
3. **Landmark Sales Tract/Preliminary Plat**
4. **Polo Ranch Boulevard Section 2 and L. Waters Parkway Street Dedication/Preliminary Plat**
5. **Polo Ranch Section 4/Preliminary Plat**
6. **Polo Ranch Section 5/Preliminary Plat**
7. **Polo Ranch Section 6/Preliminary Plat**
8. **Fulbrook on Fulshear Creek Section 14/Final Plat**

The plats, as submitted for consideration, generally meet the requirements set forth in the City's Subdivision Ordinance No. 04-913 and/or 013-1091, which is in alignment with Chapter 21, Texas Local Government Code. Plat comments noted in the City Engineer's report are provided in support of the rules and regulations governing plats and subdivisions of land within the City's territorial limits and the extra territorial jurisdiction to promote safe, orderly, and healthful development of the City.

RECOMMENDATION

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



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 02-14-2019

Date Received by the City of Fulshear: 02-14-2019

Subdivision: Jordan Ranch Street

Development: Jordan Ranch

Dedication No. 3

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 24.0 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: 24.0

Number of Streets: 1

Number of Lots: 0

Number and Types of Reserves: 8-Drill Site/drainage/LS

Total Acres in Reserve: 17.15

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: META Planning + Design

Contact Person: Kathryn Parker

Telephone: 281-749-1803

Fax Number:

Email Address: kparker@metaplanningdesign.com

Platting Fees

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

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

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

Amending or Minor Plat - \$200.00

Plat Vacation - \$500.00

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

TOTAL PLATTING FEE \$800.00

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.

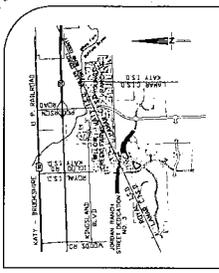
Kathryn Parker SIGNATURE

Kathryn Parker / Planner

TYPED OR PRINTED NAME/TITLE

2/14/19

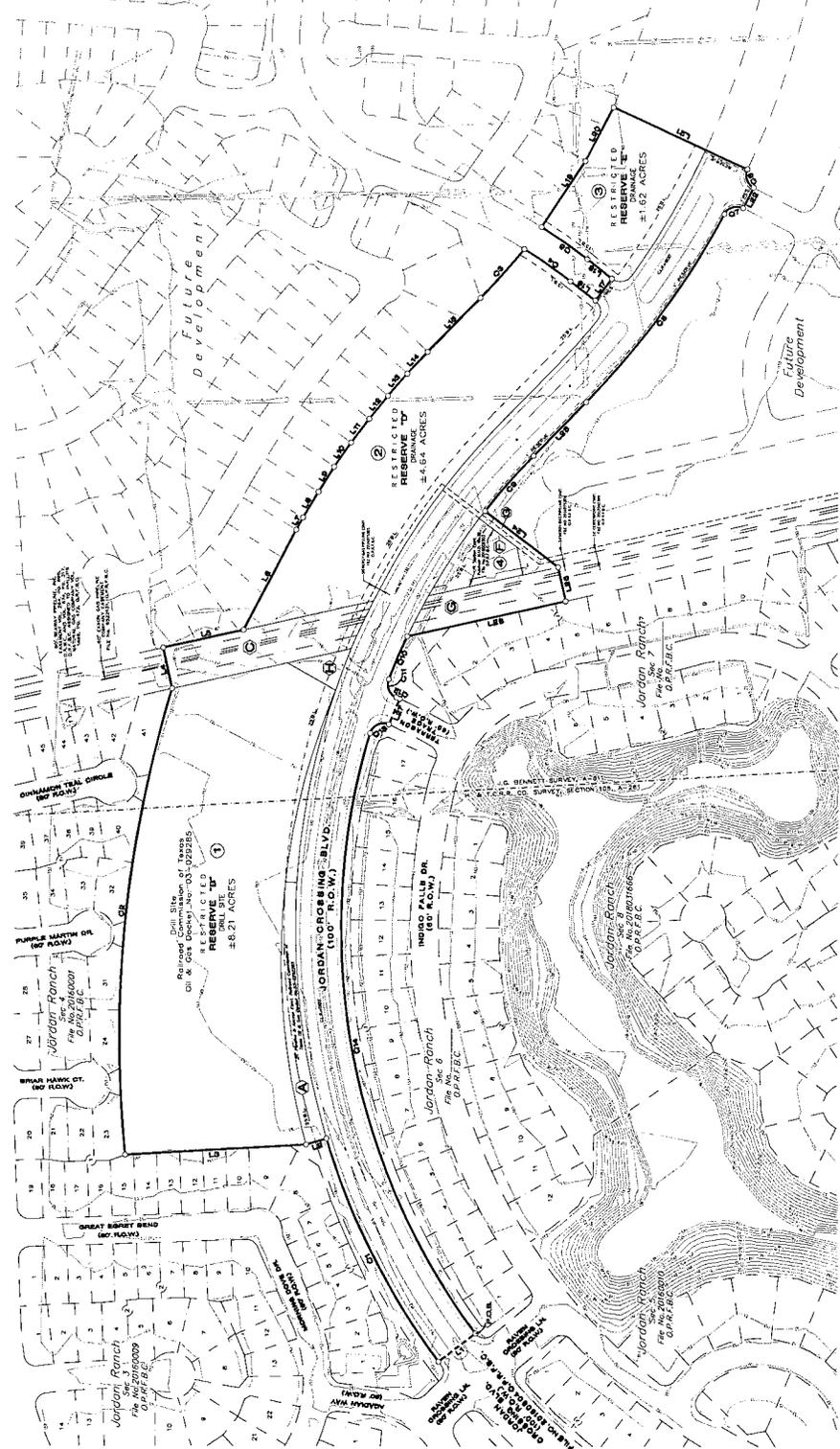
DATE



VICINITY MAP

METERS & BOUNDING DESCRIPTION

... (Detailed survey description text follows, including bearings and distances for various points and lines.)



NOTE:

- A RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE 2836.00 ACRES
- B RESTRICTED RESERVE "B" 28.21 ACRES
- C LANDSCAPE/OPEN SPACE/PRESERVE RESTRICTED RESERVE "C" 28.21 ACRES
- D RESTRICTED RESERVE "D" 28.21 ACRES
- E RESTRICTED RESERVE "E" 28.21 ACRES
- F RESTRICTED RESERVE "F" 28.21 ACRES
- G RESTRICTED RESERVE "G" 28.21 ACRES
- H RESTRICTED RESERVE "H" 28.21 ACRES

| CURVE DATA | RADIUS | ARC | BEARING | CHORD |
|------------|---------|--------|---------------|--------|
| C01 | 1000.00 | 240.00 | N 82°45'00" E | 183.75 |
| C02 | 1000.00 | 240.00 | S 84°18'00" E | 190.97 |
| C03 | 1000.00 | 240.00 | S 45°18'00" E | 142.71 |
| C04 | 1000.00 | 240.00 | N 71°00'00" E | 142.71 |
| C05 | 1000.00 | 240.00 | S 17°00'00" W | 42.71 |
| C06 | 1000.00 | 240.00 | S 45°18'00" E | 142.71 |
| C07 | 1000.00 | 240.00 | S 17°00'00" W | 42.71 |
| C08 | 1000.00 | 240.00 | S 45°18'00" E | 142.71 |
| C09 | 1000.00 | 240.00 | S 17°00'00" W | 42.71 |
| C10 | 1000.00 | 240.00 | S 45°18'00" E | 142.71 |
| C11 | 1000.00 | 240.00 | S 17°00'00" W | 42.71 |
| C12 | 1000.00 | 240.00 | S 45°18'00" E | 142.71 |
| C13 | 1000.00 | 240.00 | S 17°00'00" W | 42.71 |
| C14 | 1000.00 | 240.00 | S 45°18'00" E | 142.71 |

| LINE DATA | BEARING | DISTANCE |
|-----------|---------------|----------|
| L01 | S 27°00'00" E | 100.00 |
| L02 | S 17°00'00" E | 100.00 |
| L03 | S 45°18'00" E | 100.00 |
| L04 | S 17°00'00" E | 100.00 |
| L05 | S 45°18'00" E | 100.00 |
| L06 | S 17°00'00" E | 100.00 |
| L07 | S 45°18'00" E | 100.00 |
| L08 | S 17°00'00" E | 100.00 |
| L09 | S 45°18'00" E | 100.00 |
| L10 | S 17°00'00" E | 100.00 |
| L11 | S 45°18'00" E | 100.00 |
| L12 | S 17°00'00" E | 100.00 |
| L13 | S 45°18'00" E | 100.00 |
| L14 | S 17°00'00" E | 100.00 |
| L15 | S 45°18'00" E | 100.00 |
| L16 | S 17°00'00" E | 100.00 |
| L17 | S 45°18'00" E | 100.00 |
| L18 | S 17°00'00" E | 100.00 |
| L19 | S 45°18'00" E | 100.00 |
| L20 | S 17°00'00" E | 100.00 |
| L21 | S 45°18'00" E | 100.00 |
| L22 | S 17°00'00" E | 100.00 |
| L23 | S 45°18'00" E | 100.00 |
| L24 | S 17°00'00" E | 100.00 |
| L25 | S 45°18'00" E | 100.00 |
| L26 | S 17°00'00" E | 100.00 |
| L27 | S 45°18'00" E | 100.00 |

JORDAN RANCH
STREET DEDICATION NO. 3
 BEING EIGHT RESERVES IN FOUR BLOCKS
 OUT OF THE
 H.A.C.R.R. CO. SURVEY, SECTION 105, A-281 &
 J.G. BENNETT SURVEY, A-611
 COMING FROM THE
 FORT BEND JORDAN RANCH LP
 PLANNER

META
 METROPOLITAN ENGINEERING & ARCHITECTURE
 24215 MARY FREEMAN, SUITE 200
 FORT WORTH, TEXAS 76148-1422
 TEL: 817-415-1422

SCALE 1" = 100'
 FEBRUARY 15, 2018
 MPA 8004C

March 4, 2019

Engineering Review

Preliminary Plat – Jordan Ranch Street Dedication No. 3
Fort Bend County, Texas

For Information only:

1. This plat will create Right-of-Way for Jordan Crossing Boulevard with widths of 100-foot and eight (8) adjoining Reserves that cover a total of 23.966 acres.
2. This tract is located in the E.T.J. of the City of Fulshear and in Fort Bend County. 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 of Jordan Ranch Street Dedication No. 3 be approved as submitted.

From: [Kathryn Parker](#)
To: ["dm8736@att.com"](mailto:dm8736@att.com)
Subject: Jordan Ranch St Dedication 3 and 5_No Objection Requests
Date: Monday, February 11, 2019 11:12:00 AM
Attachments: [8004C St Dedication No 03 02-06-19.pdf](#)
[8004C St Dedication No 05 02-06-19.pdf](#)

Good Morning,

On behalf of Johnson Development, we, META Planning + Design LLC, respectfully submit the following preliminary plats for your review:

- Jordan Ranch Street Dedication No 3 Preliminary Plats
- Jordan Ranch Street Dedication No 5 Preliminary Plats

If this meets all requirements, please provide a letter of no objection to the City of Fulshear and also email me a copy.

Please contact me if you need any additional information.

Thank you,

Kathryn Parker | Senior Planner
META Planning + Design LLC
24275 Katy Freeway, Suite 200
Katy, Texas 77494
T : 281-810-1422
D : 281-749-1803
F : 281-895-3482
KPARKER@METAPLANNINGDESIGN.COM

From: [Kathryn Parker](#)
To: ["LROW@centerpointenergy.com"](mailto:LROW@centerpointenergy.com)
Subject: Jordan Ranch St Dedication 3 and 5_No Objection Requests
Date: Monday, February 11, 2019 11:12:00 AM
Attachments: [8004C St Dedication No 03 02-06-19.pdf](#)
[8004C St Dedication No 05 02-06-19.pdf](#)

Good Morning,

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- Jordan Ranch Street Dedication No 5 Preliminary Plats

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Please contact me if you need any additional information.

Thank you,

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Katy, Texas 77494
T : 281-810-1422
D : 281-749-1803
F : 281-895-3482
KPARKER@METAPLANNINGDESIGN.COM

From: [Kathryn Parker](#)
To: ["Chris_Grey@cable.comcast.com"](mailto:Chris_Grey@cable.comcast.com)
Subject: Jordan Ranch St Dedication 3 and 5_No Objection Requests
Date: Monday, February 11, 2019 11:12:00 AM
Attachments: [8004C_St Dedication No 03_02-06-19.pdf](#)
[8004C_St Dedication No 05_02-06-19.pdf](#)

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Thank you,

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Katy, Texas 77494
T : 281-810-1422
D : 281-749-1803
F : 281-895-3482
KPARKER@METAPLANNINGDESIGN.COM

From: [Kathryn Parker](#)
To: ["MaryJane.Sowa@fortbendcountytexas.gov"](mailto:MaryJane.Sowa@fortbendcountytexas.gov)
Cc: ["Development@fortbendcountytexas.gov"](mailto:Development@fortbendcountytexas.gov)
Subject: Jordan Ranch St Dedication 3 and 5_No Objection Requests
Date: Monday, February 11, 2019 11:19:00 AM
Attachments: [8004C St Dedication No 03 02-06-19.pdf](#)
[8004C St Dedication No 05 02-06-19.pdf](#)

Good Morning,

On behalf of Johnson Development, we, META Planning + Design LLC, respectfully submit the following preliminary plats for your review:

- Jordan Ranch Street Dedication No 3 Preliminary Plat
- Jordan Ranch Street Dedication No 5 Preliminary Plat

Please contact me if you need any additional information.

Thank you,

Kathryn Parker | Senior Planner
META Planning + Design LLC
24275 Katy Freeway, Suite 200
Katy, Texas 77494
T : 281-810-1422
D : 281-749-1803
F : 281-895-3482
KPARKER@METAPLANNINGDESIGN.COM

February 11, 2019

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

Re: JORDAN RANCH STREET DEDICATION #3 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: Kimberly Kopecky

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

Sincerely,



Kathryn Parker
Enclosure

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.3 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: David Leyendecker DATE: 3-4-2019

City Secretary

Processed
 Returned for additional data

BY:  DATE: 2-14-19

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

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: 02-14-2019 Date Received by the City of Fulshear: 02-14-2019
 Subdivision: Jordan Ranch Street Development: Jordan Ranch

Dedication No. 5

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 13.7 ACRES OUT OF THE J.G. BENNETT SURVEY, A-611, Fort Bend County, Texas

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

Total Acreage: 13.7
 Number of Streets: 1
 Number of Lots: 0
 Number and Types of Reserves: 1-Drainage
 Total Acres in Reserve: 11.58

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: META Planning + Design
 Contact Person: Kathryn Parker
 Telephone: 281-749-1803
 Fax Number: _____
 Email Address: kparker@metaplanningdesign.com

| Platting Fees | |
|--|-----------------|
| Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre | |
| Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre | |
| Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre | |
| Amending or Minor Plat - \$200.00 | |
| Plat Vacation - \$500.00 | |
| 2 nd Review of plats - \$100.00 (each additional review) | |
| TOTAL PLATTING FEE | <u>\$671.25</u> |
| Park Fees (due at Final Plat Application) | <u>n/a</u> |

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

Kathryn Parker
 SIGNATURE

Kathryn Parker / Planner

TYPED OR PRINTED NAME/TITLE

2/14/19

DATE

March 4, 2019

Engineering Review

Preliminary Plat – Jordan Ranch Street Dedication No. 5
Fort Bend County, Texas

For Information only:

1. This plat will create Right-of-Way for Jordan Crossing Boulevard with widths of 100-foot and one (1) adjoining Reserve in one (1) Block that cover a total of 13.700 acres.
2. This tract is located in the E.T.J. of the City of Fulshear and in Fort Bend County. 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 of Jordan Ranch Street Dedication No. 5 be approved with the following corrections/additions:

- A) The Title Block refers to seven (7) Reserves in four (4) Blocks but the plat only contains one (1) Reserve in one (1) Block.

From: [Kathryn Parker](#)
To: ["dm8736@att.com"](mailto:dm8736@att.com)
Subject: Jordan Ranch St Dedication 3 and 5_No Objection Requests
Date: Monday, February 11, 2019 11:12:00 AM
Attachments: [8004C St Dedication No 03 02-06-19.pdf](#)
[8004C St Dedication No 05 02-06-19.pdf](#)

Good Morning,

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- Jordan Ranch Street Dedication No 3 Preliminary Plats
- Jordan Ranch Street Dedication No 5 Preliminary Plats

If this meets all requirements, please provide a letter of no objection to the City of Fulshear and also email me a copy.

Please contact me if you need any additional information.

Thank you,

Kathryn Parker | Senior Planner
META Planning + Design LLC
24275 Katy Freeway, Suite 200
Katy, Texas 77494
T : 281-810-1422
D : 281-749-1803
F : 281-895-3482
KPARKER@METAPLANNINGDESIGN.COM

From: [Kathryn Parker](#)
To: ["LROW@centerpointenergy.com"](mailto:LROW@centerpointenergy.com)
Subject: Jordan Ranch St Dedication 3 and 5_No Objection Requests
Date: Monday, February 11, 2019 11:12:00 AM
Attachments: [8004C_St Dedication No 03_02-06-19.pdf](#)
[8004C_St Dedication No 05_02-06-19.pdf](#)

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Please contact me if you need any additional information.

Thank you,

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Katy, Texas 77494
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KPARKER@METAPLANNINGDESIGN.COM

From: [Kathryn Parker](#)
To: ["Chris_Grey@cable.comcast.com"](mailto:Chris_Grey@cable.comcast.com)
Subject: Jordan Ranch St Dedication 3 and 5_No Objection Requests
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- Jordan Ranch Street Dedication No 5 Preliminary Plats

If this meets all requirements, please provide a letter of no objection to the City of Fulshear and also email me a copy.

Please contact me if you need any additional information.

Thank you,

Kathryn Parker | Senior Planner
META Planning + Design LLC
24275 Katy Freeway, Suite 200
Katy, Texas 77494
T : 281-810-1422
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F : 281-895-3482
KPARKER@METAPLANNINGDESIGN.COM

From: [Kathryn Parker](#)
To: ["MaryJane.Sowa@fortbendcountytx.gov"](mailto:MaryJane.Sowa@fortbendcountytx.gov)
Cc: ["Development@fortbendcountytx.gov"](mailto:Development@fortbendcountytx.gov)
Subject: Jordan Ranch St Dedication 3 and 5_No Objection Requests
Date: Monday, February 11, 2019 11:19:00 AM
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[8004C St Dedication No 05 02-06-19.pdf](#)

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- Jordan Ranch Street Dedication No 3 Preliminary Plat
- Jordan Ranch Street Dedication No 5 Preliminary Plat

Please contact me if you need any additional information.

Thank you,

Kathryn Parker | Senior Planner
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Katy, Texas 77494
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D : 281-749-1803
F : 281-895-3482
KPARKER@METAPLANNINGDESIGN.COM

February 11, 2019

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

Re: JORDAN RANCH STREET DEDICATION #5 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: Kimberly Kopecky

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

Sincerely,



Kathryn Parker
Enclosure

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. 5 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: David Leyendecker DATE: 3-4-2019

City Secretary

Processed
 Returned for additional data

BY: K. Koff DATE: 2-14-19

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

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

RECEIVED
 CITY OF FULSHEAR
 FEB 18 2019
 CITY SECRETARY OFFICE

Subdivision/Development Platting Application

Date: 02/15/2019 Date Received by the City of Fulshear: _____
 Subdivision: LANDMARK SALES TRACT Development: CROSS CREEK RANCH/LANDMARK TRACT

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
 Other: Water Plant/MUD Facility

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 2.573 ACRES OF LAND IN THE T.W. SOUTHERLAND SURVEY, A-421 & R.H. KUYKENDAHL SURVEY A-274

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

Total Acreage: 2.573
 Number of Streets: 0
 Number of Lots: 0
 Number and Types of Reserves: 1
 Total Acres in Reserve: 2.573

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

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

| Platting Fees | |
|--|-----------------|
| Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre | |
| Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre | |
| Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre | |
| Amending or Minor Plat - \$200.00 | |
| Plat Vacation - \$500.00 | |
| 2 nd Review of plats - \$100.00 (each additional review) | |
| TOTAL PLATTING FEE | <u>\$532.16</u> |
| Park Fees (due at Final Plat Application) | _____ |

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

Trey DeVillier
 TYPED OR PRINTED NAME/TITLE

02/15/2019
 DATE

March 4, 2019

Engineering Review

Preliminary Plat – Landmark Sales Tract
Fort Bend County, Texas

For Information only:

1. This plat will create one (1) Unrestricted Reserve that covers a total acreage of 2.573 acres.
2. This Reserve will have access to Flewellen Way along its entire West Boundary Line as shown on the plat and FM 1093 thru the Texas Department of Transportation Permit Process
3. It also is a partial replat of Reserve B of F.M. 1093 at F.M. 1463 Reserves.

Recommendations:

I recommend that this Preliminary Plat of Landmark Sales Tract be approved as submitted.



February 14, 2019

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat Landmark Sales Tract

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 January 2019.

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,

A handwritten signature in blue ink that reads "LaWanda J. Grant". The signature is written in a cursive style.

LaWanda J. Grant, SR/WA
Senior Right of Way Agent

C: Trey DeVillier <TDeVillier@bgein.com>

PLR19.070 LNO



February 13, 2019

BGE, Inc.
Attn: Trey DeVillier
23501 Cinco Ranch Blvd., Suite A-250
Houston, Texas 77494

Dear Trey DeVillier,

AT&T is pleased to respond to your request for no objection letter of plans received for the LANDMARK SALES TRACT located at FM 1093 west of FM 1463. AT&T places facilities within easements and/or public right-of-way adjacent to property requiring service.

Please contact me as soon as this development is approved, or have your agent call me. I will need adequate time to place new facilities for service to this development. Thank you very much. If you have any questions or require additional information, please contact me at my office: 281-341-4312 or e-mail me at: mb2759@att.com.

Sincerely,

Mike Broussard

Mike Broussard
Manager OSP Planning and Engineering Design

Trey DeVillier

From: Trey DeVillier
Sent: Wednesday, February 13, 2019 10:43 AM
To: Grey, Chris (Chris_Grey@comcast.com)
Subject: LANDMARK SALES TRACT - NO OBJECT REQUEST (Comcast)
Attachments: 2019-1-25_PLAT_LANDMARK SALES TRACT.pdf

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 Coordinator

BGE, Inc.

23501 Cinco Ranch Blvd., Suite A-250

Houston, Texas 77494

Tel: 281-558-8700 x8204

Direct: 713-488-8204

Fax: 281-558-9701

tdevillier@bgeinc.com

www.bgeinc.com



Serving. Leading. Solving.™

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 Landmark Sales Tract / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: David Leyendecker DATE: 3-4-2019

City Secretary

Processed
 Returned for additional data

BY: K. Kopf DATE: 2-15-2019

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

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

RECEIVED
 CITY OF FULSHEAR

FEB 15 2019

Subdivision/Development Platting Application

CITY SECRETARY OFFICE

Date: 2/12/2019 Date Received by the City of Fulshear: _____
 Subdivision: POLO RANCH BLVD PH. 2 Development: POLO 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: 5.790 ACRES IN THE CHURCHILL FULCHER LEAGUE

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

Total Acreage: 5.790
 Number of Streets: 3
 Number of Lots: 0
 Number and Types of Reserves: 0
 Total Acres in Reserve: 0

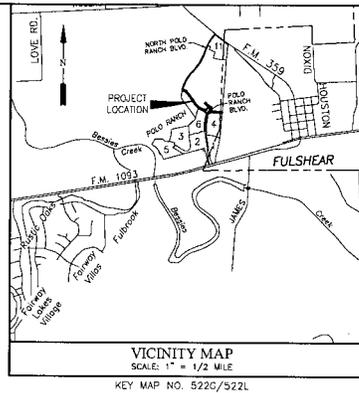
Owner: CENTURY LAND HOLDINGS OF TEXAS
 Address: 525 N. SAM HOUSTON PKWY E. #600
 City/State: HOUSTON, TX. 77060
 Telephone: 832-698-1831
 Email Address: _____

Engineer/Planner: LJA ENGINEERING, INC.
 Contact Person: JASON PRICE
 Telephone: 832-315-0877
 Fax Number: 713-953-5026
 Email Address: JPRICE@LJA.COM

| Platting Fees | |
|--|------------------|
| Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre | |
| Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre | |
| Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre | |
| Amending or Minor Plat - \$200.00 | |
| Plat Vacation - \$500.00 | |
| 2 nd Review of plats - \$100.00 (each additional review) | |
| TOTAL PLATTING FEE | <u>\$ 572.38</u> |
| Park Fees (due at Final Plat Application) | _____ |

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

JAP SIGNATURE JASON PRICE TYPED OR PRINTED NAME/TITLE 2/12/2019 DATE



STATE OF TEXAS
COUNTY OF FORT BEND

WE, CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS, ACTING BY AND THROUGH CHRIS CHEW, DIVISION PRESIDENT AND MARC TRINDALL, VICE PRESIDENT OF LAND, BOTH OFFICERS OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS, OWNERS OF THE 3.750 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF POLO RANCH BOULEVARD SECTION 2 AND L. WATERS PARKWAY STREET DEDICATION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC THEREON, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF ANY), ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND TO HEREBY BIND OURSELVES AND OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF POLO RANCH BOULEVARD SECTION 2 AND L. WATERS PARKWAY STREET DEDICATION WHERE BOUNDING NEIGHBOR LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND TO HEREBY MAKE AND ESTABLISH ALL BOUNDING NEIGHBOR LINES TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT RECORDS.

IN TESTIMONY WHEREOF, CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS CHEW, ITS DIVISION PRESIDENT, IMPROPERLY AUTHORIZED, BY ITS VICE PRESIDENT OF LAND, MARC TRINDALL, THIS _____ DAY OF _____, 2019.

CENTURY LAND HOLDINGS OF TEXAS, LLC
A COLORADO LIMITED LIABILITY COMPANY
D.B.A. GRAND VIEW BUILDERS

BY: _____
CHRIS CHEW, DIVISION PRESIDENT

ATTEST: _____
MARC TRINDALL, VICE PRESIDENT OF LAND

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS CHEW, DIVISION PRESIDENT, OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS, 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 _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARC TRINDALL, VICE PRESIDENT OF LAND, OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS, 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 _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, AARON FERGUSON, A REGISTERED PROFESSIONAL LAND SURVEYOR (AS 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 FIVE EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "L&W" UNLESS OTHERWISE NOTED.

AARON FERGUSON, R.A.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 8501

THIS PLAT OF POLO RANCH BOULEVARD SECTION 2 AND L. WATERS PARKWAY STREET DEDICATION IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2019.

AMY PEARCE, CHAIR

AUSTIN MEANT, VICE-CHAIR

THIS PLAT OF POLO RANCH BOULEVARD SECTION 2 AND L. WATERS PARKWAY STREET DEDICATION WAS APPROVED ON _____ DAY OF _____, 2019 BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 2019, PROVIDED HOWEVER, THE APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AARON GRIFF, MAYOR

ANIBERSIL KOPCEVIC, 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 _____ DAY OF _____, 2019 AT _____ O'CLOCK _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

PRELIMINARY PLAT OF
POLO RANCH BOULEVARD
SECTION 2 AND L. WATERS PARKWAY
STREET DEDICATION

A SUBDIVISION OF 5.790 ACRES OF LAND SITUATED IN
THE CHURCHILL FULCHER LEAGUE, ABSTRACT 29
FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS

FEBRUARY 15, 2019 JOB NO. 2457-1016C.309

OWNERS:
CENTURY LAND HOLDINGS OF TEXAS, LLC
A COLORADO LIMITED LIABILITY COMPANY
D.B.A. GRAND VIEW BUILDERS
CHRIS CHEW, DIVISION PRESIDENT
525 N. SAM HOUSTON PARKWAY E., SUITE 600, HOUSTON, TEXAS 77060
PH: (832) 698-1831

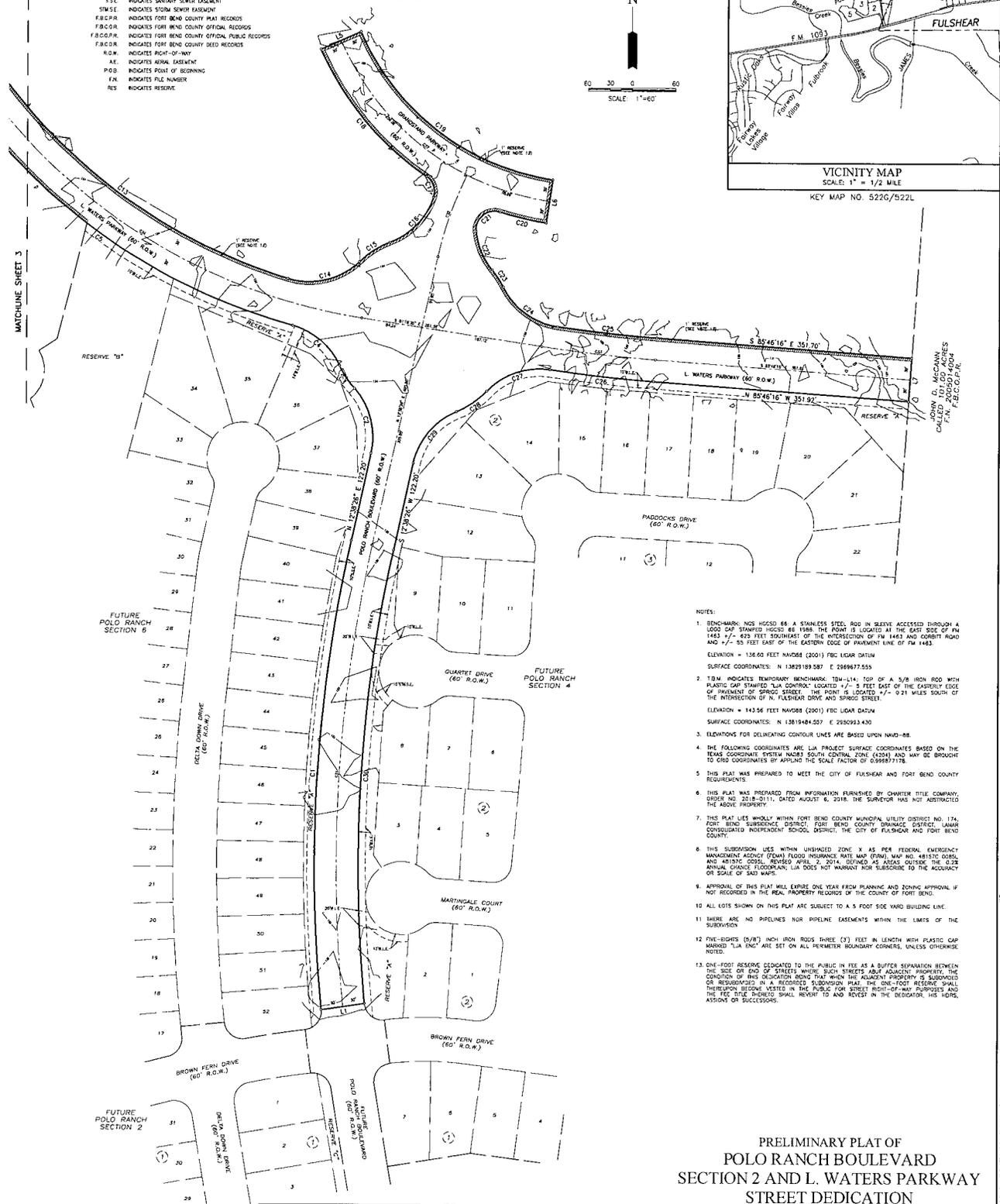
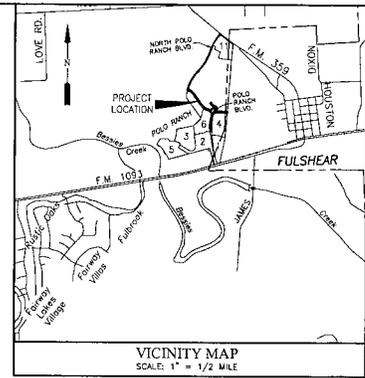
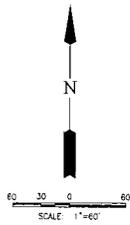
SURVEYOR:
LJA Surveying, Inc.
2929 Blinnpark Drive
Suite 170
Houston, Texas 77042
Phone 713.953.5300
Fax 713.953.5626
F.B.P.L.S. Form No. 101943B2

ENGINEER:
LJA Engineering, Inc.
2929 Blinnpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5300
Fax 713.953.5626
F.B.P.L.S. Form No. 101943B2

LEGEND

- BL INDICATES BUILDING LINE
- UE INDICATES UTILITY EASEMENT
- OE INDICATES DRAINAGE EASEMENT
- WLE INDICATES WATER LINE EASEMENT
- SSE INDICATES SANITARY SEWER EASEMENT
- SWSE INDICATES STORM SEWER EASEMENT
- FBCPR INDICATES FORT BEND COUNTY PLAT RECORDS
- FBCOR INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- FBCSPR INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- FBCDR INDICATES FORT BEND COUNTY DEED RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- AE INDICATES AERIAL EASEMENT
- POB INDICATES POINT OF BEGINNING
- FN INDICATES FILE NUMBER
- RES INDICATES RESERVE

CALLED 218,827 ACRES
CENTURY LAND HOLDINGS OF TEXAS, LLC.
F.N. 2018074664
F.B.C.O.P.R.



- NOTES:**
- BENCHMARK NOS HGSSD 66: A STAINLESS STEEL ROD IN SLEEVE ACCESSED THROUGH A LOAD CAP STAMPED HGSSD 66 1998. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1483 +/- 425 FEET SOUTHWEST OF THE INTERSECTION OF FM 1483 AND ROBERT ROAD AND +/- 85 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1483. ELEVATION = 136.60 FEET NAVD83 (2001) FBC LEAR DATUM. SURFACE COORDINATES: N 1382189.587 E 2869677.555
 - TBM INDICATES TEMPORARY BENCHMARK TBM-114: TOP OF A 5/8" IRON ROD WITH PLASTIC CAP STAMPED TBM CONTROL LOCATED +/- 5 FEET EAST OF THE EASTERN EDGE OF PAVEMENT OF SPRIG STREET. THE POINT IS LOCATED +/- 0.21 MILES SOUTH OF THE INTERSECTION OF N FULSHEAR DRIVE AND SPRIG STREET. ELEVATION = 143.56 FEET NAVD83 (2001) FBC LEAR DATUM. SURFACE COORDINATES: N 13819484.557 E 2850993.430
 - ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88
 - THE FOLLOWING COORDINATES ARE LIA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4358) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.999977178
 - THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 22-8-2011, DATED AUGUST 6, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 174, FORT BEND SUBURBAN DISTRICT, FORT BEND COUNTY, TEXAS. DISTRICT LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
 - THIS SUBDIVISION LIES WITHIN UNIMPAVED ZONE 3 AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48187C COBLS AND AERIAL COBLS, REVISED APRIL 2, 2014, BOUND AS ADEQUATE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. LIA DOES NOT WARRANT FOR SUBSIDENCE TO THE ACCURACY OF SCALE OF 300 WAPS.
 - APPROVAL OF THIS DEED WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
 - ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A 5 FOOT SIDE YARD LIMITING LINE.
 - THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 - FIVE-EIGHTS (5/8") INCH IRON RODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA INC" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
 - ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OF ROAD OF STREETS WHERE SUCH STREETS ARE ADJACENT PROPERTY. THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RECONVEYED IN A RECORDED SUBDIVISION THAT THE ONE-FOOT RESERVE SHALL THEREAFTER BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE INCURRED SHALL REVERT TO AND REMAIN IN THE DECEDENT, HIS HEIRS, ASSIGNS OR SUCCESSORS.

**PRELIMINARY PLAT OF
POLO RANCH BOULEVARD
SECTION 2 AND L. WATERS PARKWAY
STREET DEDICATION**

A SUBDIVISION OF 5,790 ACRES OF LAND SITUATED IN THE CHURCHILL FULCHER LEAGUE, ABSTRACT 28 FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS

FEBRUARY 15, 2019 JOB NO. 2457-1016C.309

OWNERS:
CENTURY LAND HOLDINGS OF TEXAS, LLC
A COLORADO LIMITED LIABILITY COMPANY
D.B.A. GRAND VIEW BUILDERS
CHRIS CHEW, DVISION PRESIDENT
525 N SAM HOUSTON PARKWAY E., SUITE 500, HOUSTON, TEXAS 77050
PH: (832) 898-1831

SURVEYOR: **LJA Surveying, Inc.**
2629 Briarpark Drive, Suite 170, Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
E.A.P.L.S. Form No. 1019A(02)

ENGINEER: **LJA Engineering, Inc.**
2629 Briarpark Drive, Suite 500, Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
E-1388

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 81°32'41" W | 86.00 |
| L2 | N 14°56'25" W | 10.76 |
| L3 | N 12°02'50" E | 8.96 |
| L4 | S 56°56'13" E | 10.98 |
| L5 | N 89°48'17" E | 16.00 |
| L6 | S 08°27'40" W | 86.00 |
| L7 | S 24°01'10" W | 80.00 |
| L8 | N 76°56'25" W | 26.84 |

CURVE TABLE

| CURVE | RADIUS | DELTA | ARC | CHORD | BEARING | CHORD |
|-------|---------|------------|--------|---------------|---------|-------|
| C1 | 2550.00 | 181°47'00" | 845.21 | N 22°31'16" E | 843.68 | |
| C2 | 1000.00 | 94°42'20" | 85.46 | N 14°42'44" W | 81.88 | |
| C3 | 1250.00 | 175°28'28" | 51.60 | N 3°29'24" W | 35.84 | |
| C4 | 1000.00 | 90°04'12" | 81.60 | N 42°50'25" W | 81.68 | |
| C5 | 800.00 | 42°38'22" | 588.30 | N 54°38'52" W | 574.16 | |
| C6 | 2810.00 | 61°15'15" | 223.81 | N 26°34'31" W | 223.82 | |
| C7 | 2750.00 | 381°15'11" | 170.26 | N 36°20'20" W | 161.75 | |
| C8 | 2500.00 | 112°15'04" | 26.20 | S 80°23'25" E | 26.57 | |
| C9 | 1810.00 | 278°19'19" | 102.84 | N 10°11'30" E | 102.58 | |
| C10 | 25.00 | 81°33'13" | 36.68 | S 82°07'40" E | 35.85 | |
| C11 | 330.00 | 281°15'11" | 208.46 | S 26°50'25" W | 203.92 | |
| C12 | 3000.00 | 61°15'15" | 229.50 | S 26°24'20" E | 228.43 | |
| C13 | 775.00 | 38°44'42" | 120.22 | S 57°47'52" E | 120.85 | |
| C14 | 1000.00 | 80°14'10" | 106.63 | N 70°29'51" E | 103.20 | |
| C15 | 125.00 | 32°52'20" | 80.40 | N 57°41'55" E | 80.11 | |
| C16 | 100.00 | 56°57'00" | 86.63 | N 42°48'55" E | 85.84 | |
| C17 | 25.00 | 24°27'14" | 31.40 | N 18°59'45" W | 30.24 | |
| C18 | 400.00 | 37°37'45" | 128.64 | N 47°02'50" W | 127.54 | |
| C19 | 345.00 | 57°47'28" | 118.04 | S 57°23'57" E | 123.17 | |

CURVE TABLE

| CURVE | RADIUS | DELTA | ARC | CHORD | BEARING | CHORD |
|-------|---------|------------|--------|---------------|---------|-------|
| C21 | 405.00 | 91°21'30" | 65.10 | N 78°56'54" W | 65.52 | |
| C22 | 33.00 | 139°12'14" | 49.81 | S 50°48'40" W | 47.88 | |
| C23 | 1000.00 | 32°02'10" | 36.20 | S 37°47'40" E | 37.17 | |
| C24 | 125.00 | 125°02'40" | 28.20 | S 32°02'54" E | 27.87 | |
| C25 | 100.00 | 55°11'46" | 68.32 | S 61°11'00" E | 62.84 | |
| C26 | 1810.00 | 59°23'19" | 187.22 | S 47°48'31" E | 187.22 | |
| C27 | 3000.00 | 43°03'11" | 143.50 | N 81°44'45" W | 143.47 | |
| C28 | 1000.00 | 54°14'48" | 84.04 | S 77°09'27" W | 81.23 | |
| C29 | 125.00 | 37°30'49" | 92.81 | S 52°42'52" W | 92.36 | |
| C30 | 100.00 | 84°02'20" | 95.48 | S 28°50'24" W | 91.82 | |
| C31 | 1810.00 | 187°08'06" | 824.12 | S 62°33'52" W | 811.52 | |
| C32 | 2000.00 | 181°14'48" | 885.17 | S 62°32'52" W | 832.20 | |
| C33 | 300.00 | 184°12'14" | 116.87 | S 19°20'48" W | 119.19 | |
| C34 | 2000.00 | 42°04'40" | 168.84 | S 82°13'32" E | 159.92 | |
| C35 | 800.00 | 46°11'11" | 664.19 | S 73°50'52" E | 638.11 | |
| C36 | 3000.00 | 41°15'12" | 228.24 | N 38°34'37" W | 228.19 | |
| C37 | 300.00 | 381°15'11" | 180.32 | N 38°50'52" W | 183.20 | |
| C38 | 375.00 | 67°48'28" | 276.26 | S 52°27'57" E | 262.97 | |

LJA Surveying, Inc. 2629 Briarpark Drive, Suite 170, Houston, Texas 77042
 LJA Engineering, Inc. 2629 Briarpark Drive, Suite 500, Houston, Texas 77042
 SHEET 2 OF 3

March 4, 2019

Engineering Review

Preliminary Plat
Polo Ranch Boulevard
Section 2 and L. Waters Parkway
Street Dedication
City of Fulshear, Texas

For Information only:

1. This plat will create approximately 1200-linear foot of right-of-way for Polo Ranch Boulevard (60-foot width) and 2150-linear foot of right-of-way for L. Waters Parkway (60-foot width)..
2. Access to Polo Ranch Boulevard is from Polo Ranch Boulevard Section 1 on the South.

Recommendations:

I recommend that the Preliminary Plat of the Polo Ranch Boulevard Section 2 and L. Waters Parkway Street Dedication be approved with the addition of a Metes and Bounds description on the face of the plat.

Jason Price

From: Jason Price
Sent: Wednesday, February 13, 2019 1:57 PM
To: 'lrow@centerpointenergy.com'; 'chris_grey@cable.comcast.com'; 'WILEY, RICKY B'
Subject: Polo Ranch Blvd. Phase 2 - 'No Objection' letter
Attachments: Polo Ranch Blvd. Ph.2_PP-Sheet 1.pdf; Polo Ranch Blvd. Ph.2_PP-Sheet 2.pdf; Polo Ranch Blvd. Ph.2_PP-Sheet 3.pdf

ALL –

Please find attached the above referenced plat for your review. If the plat meets your approval, please provide our office with a Letter of 'No Objection' addressed to the City of Fulshear.

Please let me know if you have any questions or comments.

Thanks,

JASON PRICE

Project Coordinator – Platting

LJA Engineering | We Build Civilization™

• West Houston
P: 713.953.5200
D: 713.380.4446
C: 832.315.0877
www.lja.com

February 14, 2019

Mr. David Leyendecker
City of Fulshear - Engineering
29378 McKinnon, Suite C
Fulshear, Texas 77441

Re: Polo Ranch Boulevard Section 2 and
L. Waters Parkway Street Dedication
Fort Bend County Municipal Utility District No. 174
City of Fulshear, Texas
LJA Job No. 2457-1016 (6.1)

Dear Mr. Leyendecker:

As the Engineer for Fort Bend County Municipal Utility District No. 174, I have reviewed the above referenced plans and plat and offer no objections to the proposed design. Water Line Facilities, Sanitary Sewer Facilities, and Drainage Facilities are currently available or under design to serve this.

FBCMUD No. 174 certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan titled "Drainage Impact Analysis for 251-Acre Polo Ranch," dated June 27, 2018, and approved by the Fort Bend County Drainage District on June 27, 2018.

Should you have additional comments or questions, feel free to contact me at 713.953.5096.

Sincerely,



James D. Ross, PE
Senior Vice President

JDR/ew

Enclosure(s)

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: Polo Ranch Blvd. Ph. 2 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: DAVID LEYENDECKER DATE: 3-4-2019

City Secretary

Processed
 Returned for additional data

BY: KIMBERLY KOPECKY DATE: 2-15-2019

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

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

RECEIVED
 CITY OF FULSHEAR

FEB 15 2019

Subdivision/Development Platting Application

CITY SECRETARY OFFICE

Date: 2/12/2019 Date Received by the City of Fulshear: _____
 Subdivision: POLORANCH 4 Development: POLO 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: 17.116 ACRES IN THE CHURCHILL FULCHER LEAGUE

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

Total Acreage: 17.116
 Number of Streets: 6
 Number of Lots: 66
 Number and Types of Reserves: 1 | LANDSCAPE - OPEN SPACE
 Total Acres in Reserve: 0.808

Owner: CENTURY LAND HOLDINGS OF TEXAS
 Address: 525 N. SAM HOUSTON PKWY E. #600
 City/State: HOUSTON TX 77060
 Telephone: 832-698-1831
 Email Address: _____

Engineer/Planner: LJA ENGINEERING, INC.
 Contact Person: JASON PRICE
 Telephone: 832-315-0877
 Fax Number: 713-953-5026
 Email Address: JPRICE@LJA.COM

| Platting Fees | |
|--|-----------------|
| Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre | |
| Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre | |
| Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre | |
| Amending or Minor Plat - \$200.00 | |
| Plat Vacation - \$500.00 | |
| 2 nd Review of plats - \$100.00 (each additional review) | |
| TOTAL PLATTING FEE | <u>\$944.95</u> |
| Park Fees (due at Final Plat Application) | _____ |

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

[Signature] SIGNATURE JASON PRICE TYPED OR PRINTED NAME/TITLE 2/12/2019 DATE

March 4, 2019

Engineering Review

Preliminary Plat
Polo Ranch Section 4
City of Fulshear, Texas

For Information only:

1. This plat will create 66 Lots in three (3) Blocks with one (1) Reserve that cover a total acreage of 17.116 acres.
2. The typical lot in this section is 60-foot in width along with a depth of at least 120-foot and a 20-foot Front Building Line.
3. Access to this section will be from Brown Fern Drive off of Polo Ranch Boulevard

Recommendations:

I recommend that this Preliminary Plat of Polo Ranch Section 4 be approved with the following additions/corrections:

- A) A Metes & Bounds description is required on the face of the plat.
- B) A Lot table showing the size and number of each lot widths platted so far is required.
- C) It appears from the Limited Contour Lines provided that any fill on the Lots that back up to the East Line of the subdivision could result in water being held on the neighbor's tract.
- D) The Side Street Building Line needs to be identified on Lot 1, Block 1.

Jason Price

From: Jason Price
Sent: Tuesday, February 12, 2019 4:40 PM
To: 'lrow@centerpointenergy.com'; 'chris_grey@cable.comcast.com'; 'WILEY, RICKY B'
Subject: Polo Ranch 4 - 'No Objection' letter
Attachments: Polo Ranch 4_PP-Sheet 1.pdf; Polo Ranch 4_PP-Sheet 2.pdf

ALL –

Please find attached the above referenced plat for your review. If the plat meets your approval, please provide our office with a Letter of 'No Objection' addressed to the City of Fulshear.

Please let me know if you have any questions or comments.

Thanks

JASON PRICE
Project Coordinator – Platting

LJA Engineering | We Build Civilization™

● West Houston
P: 713.953.5200
D: 713.380.4446
C: 832.315.0877
www.lja.com



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

February 14, 2019

Mr. David Leyendecker
City of Fulshear - Engineering
29378 McKinnon, Suite C
Fulshear, Texas 77441

Re: Polo Ranch Section 4
Fort Bend County Municipal Utility District No. 174
City of Fulshear, Texas
LJA Job No. 2457-1040 (6.1)

Dear Mr. Leyendecker:

As the Engineer for Fort Bend County Municipal Utility District No. 174, I have reviewed the above referenced plans and plat and offer no objections to the proposed design. Water Line Facilities, Sanitary Sewer Facilities, and Drainage Facilities are currently available or under design to serve this.

FBCMUD No. 174 certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan titled "Drainage Impact Analysis for 251-Acre Polo Ranch," dated June 27, 2018, and approved by the Fort Bend County Drainage District on June 27, 2018.

Should you have additional comments or questions, feel free to contact me at 713.953.5096.

Sincerely,

A handwritten signature in blue ink, appearing to read 'James D. Ross'.

James D. Ross, PE
Senior Vice President

JDR/ew

Enclosure(s)

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: Polo Ranch Section 4 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: DAVID LEYENDECKER DATE: 3-4-2019

City Secretary

Processed
 Returned for additional data

BY: KIMBERLY KOPECKY DATE: 2-15-2019

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

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

RECEIVED
 CITY OF FULSHEAR

FEB 15 2019

CITY SECRETARY OFFICE

Subdivision/Development Platting Application

Date: 2/12/2019 Date Received by the City of Fulshear: _____
 Subdivision: POLO RANCH 5 Development: POLO 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: 17.048 ACRES IN THE CHURCHILL FULCHER LEAGUE

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

Total Acreage: 17.048
 Number of Streets: 3
 Number of Lots: 54
 Number and Types of Reserves: 7 / LANDSCAPE - OPEN SPACE
 Total Acres in Reserve: 5.966

Owner: CENTURY LAND HOLDINGS OF TEXAS
 Address: 525 N. SAM HOUSTON PKWY E. #600
 City/State: HOUSTON, TX. 77060
 Telephone: 832-698-1831
 Email Address: _____

Engineer/Planner: LJA ENGINEERING, INC.
 Contact Person: JASON PRICE
 Telephone: 832-315-0877
 Fax Number: 713-953-5026
 Email Address: JPRICE@LJA.COM

| Platting Fees | |
|--|-----------------|
| Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre | |
| Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre | |
| Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre | |
| Amending or Minor Plat - \$200.00 | |
| Plat Vacation - \$500.00 | |
| 2 nd Review of plats - \$100.00 (each additional review) | |
| TOTAL PLATTING FEE | <u>\$902.10</u> |
| Park Fees (due at Final Plat Application) | _____ |

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

[Signature]
 SIGNATURE

JASON PRICE
 TYPED OR PRINTED NAME/TITLE

2/12/2019
 DATE

March 4, 2019

Engineering Review

Preliminary Plat
Polo Ranch Section 5
City of Fulshear, Texas

For Information only:

1. This plat will create 54 Lots in two (2) Blocks with seven (7) Reserves that cover a total acreage of 17.048 acres.
2. The typical lot in this section is 45-foot in width along with a depth of at least 120-foot and a 20-foot Front Building Line.
3. Access to this section is provided by Balding Drive from Section 3 of Polo Ranch which adjoins this section to the East.

Recommendations:

I recommend that this Preliminary Plat of Polo Ranch Section 5 be approved with the following additions/corrections:

- A) A Metes & Bounds description is required on the face of the plat.
- B) A Lot size table needs to be included on the face of the plat.
- C) The Title Block shows all of this Section being located in the Churchill Fulshear League (spelled wrong on the plat) while the plat shows it also in the John Randon League.
- D) Before the Final Plats are submitted a letter will be required regarding that any fill in this section will not trigger the construction of the mitigation pond on the F.M. 1093 frontage.
- E) The ownership of the tract that adjoins to the Southwest needs to be shown on the plat.

Jason Price

From: Jason Price
Sent: Wednesday, February 13, 2019 1:45 PM
To: 'lrow@centerpointenergy.com'; 'chris_grey@cable.comcast.com'; 'WILEY, RICKY B'
Subject: Polo Ranch 5 - 'No Objection' letter
Attachments: Polo Ranch 5_PP-Sheet 1.pdf; Polo Ranch 5_PP-Sheet 2.pdf

ALL –

Please find attached the above referenced plat for your review. If the plat meets your approval, please provide our office with a Letter of 'No Objection' addressed to the City of Fulshear.

Please let me know if you have any questions or comments.

Thanks,

JASON PRICE

Project Coordinator – Platting

LJA Engineering | We Build Civilization™

● West Houston

P: 713.953.5200

D: 713.380.4446

C: 832.315.0877

www.lja.com



February 14, 2019

Mr. David Leyendecker
City of Fulshear - Engineering
29378 McKinnon, Suite C
Fulshear, Texas 77441

Re: Polo Ranch Section 5
Fort Bend County Municipal Utility District No. 174
City of Fulshear, Texas
LJA Job No. 2457-1050 (6.1)

Dear Mr. Leyendecker:

As the Engineer for Fort Bend County Municipal Utility District No. 174, I have reviewed the above referenced plans and plat and offer no objections to the proposed design. Water Line Facilities, Sanitary Sewer Facilities, and Drainage Facilities are currently available or under design to serve this.

FBCMUD No. 174 certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan titled "Drainage Impact Analysis for 251-Acre Polo Ranch," dated June 27, 2018, and approved by the Fort Bend County Drainage District on June 27, 2018.

Should you have additional comments or questions, feel free to contact me at 713.953.5096.

Sincerely,

A handwritten signature in blue ink, appearing to read 'James D. Ross'.

James D. Ross, PE
Senior Vice President

JDR/em

Enclosure(s)

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: Polo Ranch Section 5 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: DAVID LEYENDECKER DATE: 3-4-2019

City Secretary

Processed
 Returned for additional data

BY: KIMBERLY KOPECKY DATE: 2-15-2019

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



CITY OF FULSHEAR
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 Fulshear, Texas 77441
 Phone: 281-346-1796 ~ Fax: 281-346-2556
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RECEIVED
 CITY OF FULSHEAR

FEB 15 2019

CITY SECRETARY OFFICE

Subdivision/Development Platting Application

Date: 2/12/2019 Date Received by the City of Fulshear: _____
 Subdivision: POLO RANCH 6 Development: POLO 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: 14.926 ACRES IN THE CHURCHILL FULCHER LEAGUE

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

Total Acreage: 14.926
 Number of Streets: 2
 Number of Lots: 52
 Number and Types of Reserves: 2/ LANDSCAPE-OPEN SPACE
 Total Acres in Reserve: 5.018 DRAINAGE

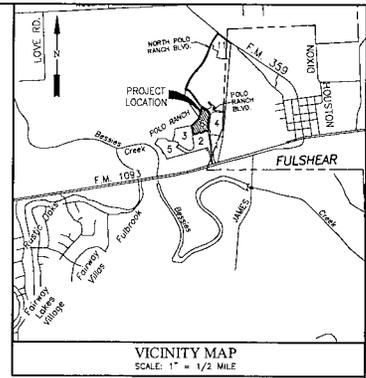
Owner: CENTURY LAND HOLDINGS OF TEXAS
 Address: 525 N. SAM HOUSTON PKWY E. #600
 City/State: HOUSTON, TX. 77060
 Telephone: 832-698-1831
 Email Address: _____

Engineer/Planner: LJA ENGINEERING, INC.
 Contact Person: JASON PRICE
 Telephone: 832-315-0877
 Fax Number: 713-953-5026
 Email Address: JPRICE@LJA.COM

| Platting Fees | |
|--|------------------|
| Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre | |
| Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre | |
| Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre | |
| Amending or Minor Plat - \$200.00 | |
| Plat Vacation - \$500.00 | |
| 2 nd Review of plats - \$100.00 (each additional review) | |
| TOTAL PLATTING FEE | <u>\$ 868.58</u> |
| Park Fees (due at Final Plat Application) | _____ |

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

[Signature] JASON PRICE 2/12/2019
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 522L

STATE OF TEXAS
COUNTY OF FORT BEND

WE, CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS, ACTING BY AND THROUGH CHRIS CHEW, DIVISION PRESIDENT, AND MARG TRINDALL, VICE PRESIDENT OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS, OWNERS OF THE 14.926 ACRES TRACT DESCRIBED IN THE ABOVE REFERENCED PLAT OF POLO RANCH SECTION 6, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LAWS, EASEMENTS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC: FURTHER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES: FOREVER UNRESTRICTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR FIFTEEN FEET (15' 0") PERMETER 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 (E.L. 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 UNRESTRICTED 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 FIFTEEN FEET (15' 0") BACK-TO-BACK GROUND EASEMENTS FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (E.L. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY UNLAWFULLY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORBIDDING SUBDIVISION OF POLO RANCH SECTION 6 WHERE BUILDING SETBACK LINES OF PUBLIC UTILITY EASEMENTS ARE TO BE DEVELOPED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORBIDDING SUBDIVISION AND DO HEREBY MAKE AND RESERVE ALL BUILDING SETBACK LINES TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ADJACENT.

IN TESTIMONY WHEREOF, CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS CHEW, ITS DIVISION PRESIDENT, THEREUNTO AUTHORIZED, BY ITS VICE PRESIDENT OF LAND, MARG TRINDALL, THIS _____ DAY OF _____, 2019.

CENTURY LAND HOLDINGS OF TEXAS, LLC
A COLORADO LIMITED LIABILITY COMPANY
D.B.A. GRAND VIEW BUILDERS

BY: CHRIS CHEW, DIVISION PRESIDENT

ATTEST: MARG TRINDALL, VICE PRESIDENT OF LAND

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS CHEW, DIVISION PRESIDENT OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS, 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 _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARG TRINDALL, VICE PRESIDENT OF LAND, CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS, 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 _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

AARON FERGUSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6601

THIS PLAT OF POLO RANCH SECTION 6 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS.

THIS _____ DAY OF _____, 2019.

MARG TRINDALL, CHAIR

AUSTIN WEAVER, VICE-CHAIR

THIS PLAT OF POLO RANCH SECTION 6 WAS APPROVED ON _____, 2019 BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 2019. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

ROBERTLYN KEEPECKY, CITY SECRETARY

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2019 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

PRELIMINARY PLAT OF
POLO RANCH
SECTION 6

A SUBDIVISION OF 14.926 ACRES OF LAND SITUATED IN THE CHURCHILL FULCHER LEAGUE, ABSTRACT 29 FORT BEND COUNTY, TEXAS.

52 LOTS 2 RESERVES (5.018 ACRES) 1 BLOCK
FEBRUARY 15, 2019 JOB NO. 2457-10600.309

OWNERS:
CENTURY LAND HOLDINGS OF TEXAS, LLC
A COLORADO LIMITED LIABILITY COMPANY
D.B.A. GRAND VIEW BUILDERS

CHRIS CHEW, DIVISION PRESIDENT
525 N. SAM HOUSTON PARKWAY E., SUITE 600, HOUSTON, TEXAS 77060
PH: (832) 698-1831

SURVEYOR:

LJA Surveying, Inc.
2929 Briarport Drive
Suite 175
Houston, Texas 77042

Phone 713.953.5700
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194302

LJA Engineering, Inc.
2929 Briarport Drive
Suite 800
Houston, Texas 77042

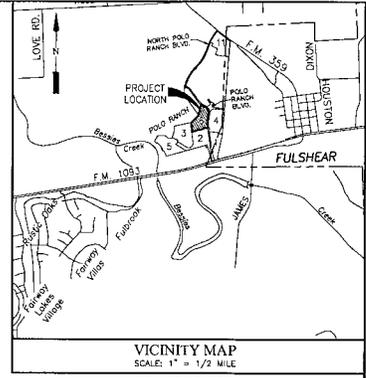
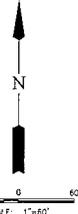
ENGINEER:
Phone 713.953.5700
Fax 713.953.5026
F.R.N. # 1386

NOTES

- BENCHMARK: NOS 10002 68: A STAINLESS STEEL ROD IN SLEEVE ACCESSIBLE THROUGH A LOGO CAP STAMPED N0002 68 1888. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1483 +/- 425 FEET EAST OF THE INTERSECTION OF FM 1483 AND COMBUST ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1483.
ELEVATION = 138.60 FEET NAVD83 (2011) FBC UDM DATUM
SURFACE COORDINATES: N 1382189.587 E 286887.555
- T.I.M. INDICATES TEMPORARY BENCHMARK: 7394-114: TOP OF A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "T.I.M. CONTROL" LOCATED +/- 6 FEET EAST OF THE EASTERN EDGE OF PAVEMENT OF SPRING STREET. THE POINT IS LOCATED +/- 0.21 MILES SOUTH OF THE INTERSECTION OF FM 1483 AND COMBUST ROAD.
ELEVATION = 143.54 FEET NAVD83 (2011) FBC UDM DATUM
SURFACE COORDINATES: N 1381844.552 E 2950993.430
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAD-83
- THE FOLLOWING COORDINATES ARE LIA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM (NAD83) SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.999877178
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2318-2011, DATED AUGUST 9, 2018. THE SURVEYOR HAS NOT ABSTRACTED TO GRID COORDINATES.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 174, FORT BEND SUBDISTRICT DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- THIS SUBDIVISION LIES WITHIN UNGRADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48152C 0002L AND AESTIC 2005, REVISED APRIL 3, 2014, DATED AS SHOWN OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. LIA DOES NOT WARRANT NOR SUBSIDES TO THE ACCURACY OR SCALE OF SAID MAPS.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A 5 FOOT SIDE YARD BUILDING LINE.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE-EIGHTS (5/8") INCH IRON RODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "LIA END" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.

LEGEND

- BL INDICATES BUILDING LINE
- GE INDICATES UTILITY EASEMENT
- DE INDICATES DRAINAGE EASEMENT
- WLE INDICATES WATER LINE EASEMENT
- SSE INDICATES SEWER EASEMENT
- SWSE INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY OFFICIAL DEED RECORDS
- ROW INDICATES RIGHT-OF-WAY
- A.E. INDICATES AERIAL EASEMENT
- P.O.B. INDICATES POINT OF BEGINNING
- F.N. INDICATES FILE NUMBER
- RES. INDICATES RESERVE



CALLED 219.527 ACRES
CENTURY LAND HOLDINGS OF TEXAS, LLC.
F.N. 20180746B4
F.B.C.D.P.R.

| CURVE TABLE | | | | LINE TABLE | | | | |
|-------------|--------|------------|--------|------------|---------------|------|---------------|----------|
| CURVE | RADIUS | DELTA | ARC | CHORD | CHORD BEARING | LINE | BEARING | DISTANCE |
| C1 | 30.00 | 64.020° | 73.18 | 87.27 | N 09°42'38" E | L1 | N 09°21'17" E | 3.87 |
| C2 | 50.00 | 21°38'47" | 218.40 | 318.43 | S 87°54'18" E | L2 | N 21°17'38" W | 25.82 |
| C3 | 100.00 | 50°56'17" | 87.43 | 84.98 | S 49°26'20" E | L3 | N 57°34'51" E | 29.74 |
| C4 | 150.00 | 11°42'20" | 31.88 | 32.54 | S 32°02'42" E | L4 | N 12°38'38" W | 102.26 |
| C5 | 100.00 | 54°42'20" | 86.48 | 81.80 | S 14°42'44" E | L5 | S 82°52'50" W | 15.77 |
| C6 | 200.00 | 18°14'20" | 84.21 | 843.48 | S 03°31'18" W | L6 | S 84°17'50" W | 80.00 |
| C7 | 25.00 | 89°27'58" | 26.60 | 24.88 | S 30°32'52" W | L7 | S 83°18'12" W | 80.00 |
| C8 | 100.00 | 23°39'58" | 85.76 | 80.26 | S 21°02'20" W | L8 | S 08°41'42" W | 25.00 |
| C9 | 50.00 | 52°04'58" | 41.46 | 40.90 | N 57°03'57" E | L9 | N 08°41'42" W | 25.00 |
| C10 | 223.00 | 2°21'50" | 14.13 | 14.13 | S 09°53'45" E | L10 | S 09°47'12" W | 20.00 |
| C11 | 25.00 | 87°39'52" | 26.64 | 23.85 | S 34°59'32" W | L11 | N 06°35'18" W | 56.81 |
| C12 | 26.00 | 87°14'50" | 24.62 | 23.52 | N 50°19'12" W | L12 | N 19°58'38" W | 63.87 |
| C13 | 293.00 | 1°07'57" | 12.80 | 12.80 | S 09°12'12" E | L13 | N 87°27'58" E | 2.98 |
| C14 | 25.00 | 87°54'20" | 26.29 | 23.15 | S 14°31'32" W | | | |
| C15 | 267.00 | 1°14'28" | 84.54 | 84.54 | S 10°40'37" W | | | |
| C16 | 800.00 | 4°08'58" | 253.42 | 252.38 | S 04°37'18" E | | | |
| C17 | 219.00 | 12°10'40" | 46.88 | 46.71 | S 02°52'32" W | | | |
| C18 | 30.00 | 87°07'38" | 29.24 | 26.22 | S 09°29'58" W | | | |
| C19 | 30.00 | 21°18'47" | 29.27 | 29.24 | N 06°52'38" W | | | |
| C20 | 25.00 | 42°37'18" | 19.81 | 19.38 | N 06°14'08" W | | | |
| C21 | 30.00 | 289°20'23" | 23.70 | 23.43 | N 87°42'28" E | | | |
| C22 | 25.00 | 38°47'38" | 17.28 | 17.02 | S 18°35'51" W | | | |
| C23 | 50.00 | 2°17'40" | 26.64 | 26.67 | S 02°02'52" E | | | |
| C24 | 223.00 | 12°10'40" | 42.98 | 42.02 | N 00°29'32" E | | | |
| C25 | 330.00 | 8°09'21" | 36.45 | 36.44 | N 09°42'38" E | | | |
| C26 | 25.00 | 42°35'02" | 18.68 | 18.31 | N 08°41'42" W | | | |
| C27 | 50.00 | 288°02'52" | 23.84 | 23.33 | S 17°24'42" E | | | |
| C28 | 30.00 | 42°35'02" | 18.68 | 18.34 | S 24°02'17" W | | | |
| C29 | 270.00 | 8°09'21" | 29.21 | 29.02 | S 08°20'18" W | | | |
| C30 | 219.00 | 12°10'40" | 48.21 | 48.24 | S 02°52'32" W | | | |

| RESERVE | ACREAGE | SQ. FT. | TYPE |
|---------|---------|---------|------------------------------------|
| A | 0.440 | 19,152 | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| B | 4.578 | 199,434 | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| TOTAL | 5.018 | 218,586 | |

PRELIMINARY PLAT OF
POLO RANCH
SECTION 6

A SUBDIVISION OF 14,926 ACRES OF LAND SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29 FORT BEND COUNTY, TEXAS.

52 LOTS 2 RESERVES (5.018 ACRES) 1 BLOCK
FEBRUARY 15, 2019 JOB NO. 2457-10600.309

OWNERS:
CENTURY LAND HOLDINGS OF TEXAS, LLC
A COLORADO LIMITED LIABILITY COMPANY
D.B.A. GRAND VIEW BUILDERS
CHRIS CHEW, DIVISION PRESIDENT
525 N. SAM HOUSTON PARKWAY E., SUITE 600, HOUSTON, TEXAS 77060
PH: (832) 698-1831

SURVEYOR: LJA Surveying, Inc. ENGINEER: LJA Engineering, Inc.
2929 Branigan Drive Suite 175 Houston, Texas 77042 Phone: 713.953.5200 Fax: 713.953.5025 T.B.P.L.S. Firm No. 10194382
2929 Branigan Drive Suite 600 Houston, Texas 77042 Phone: 713.953.5200 Fax: 713.953.5025 FRN: 7-1396

March 4, 2019

Engineering Review

Preliminary Plat
Polo Ranch Section 6
City of Fulshear, Texas

For Information only:

1. This plat will create 52 Lots in one (1) Block with two (2) Reserves that cover a total acreage of 14.926 acres.
2. The typical lot in this section is 50-foot in width along with a depth of at least 120-foot and a 20-foot Front Building Line.
3. Access to this section is provided by extension of Polo Ranch Boulevard from Section 2 which adjoins this section to the South along with Brown Fern Drive.

Recommendations:

I recommend that this Preliminary Plat of Polo Ranch Section 6 be approved with the following additions/corrections:

- A) A Metes & Bounds description is required on the face of the plat.
- B) The plat refers to there being three (3) sheets but only two (2) were submitted.
- C) A table with the number of each size of lots is required on the face of the plat.
- D) The Development Agreements need to be checked to see if the Block length for Delta Down Drive does not exceed the maximum length.

Jason Price

From: Jason Price
Sent: Tuesday, February 12, 2019 4:42 PM
To: 'lrow@centerpointenergy.com'; 'chris_grey@cable.comcast.com'; 'WILEY, RICKY B'
Subject: Polo Ranch 6 - 'No Objection' letter
Attachments: Polo Ranch 6_PP-Sheet 1.pdf; Polo Ranch 6_PP-Sheet 2.pdf

ALL –

Please find attached the above referenced plat for your review. If the plat meets your approval, please provide our office with a Letter of 'No Objection' addressed to the City of Fulshear.

Please let me know if you have any questions or comments.

Thanks

JASON PRICE

Project Coordinator – Platting

LJA Engineering | We Build Civilization™

● West Houston

P: 713.953.5200

D: 713.380.4446

C: 832.315.0877

www.lja.com



February 14, 2019

Mr. David Leyendecker
City of Fulshear - Engineering
29378 McKinnon, Suite C
Fulshear, Texas 77441

Re: Polo Ranch Section 6
Fort Bend County Municipal Utility District No. 174
City of Fulshear, Texas
LJA Job No. 2457-1060 (6.1)

Dear Mr. Leyendecker:

As the Engineer for Fort Bend County Municipal Utility District No. 174, I have reviewed the above referenced plans and plat and offer no objections to the proposed design. Water Line Facilities, Sanitary Sewer Facilities, and Drainage Facilities are currently available or under design to serve this.

FBCMUD No. 174 certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan titled "Drainage Impact Analysis for 251-Acre Polo Ranch," dated June 27, 2018, and approved by the Fort Bend County Drainage District on June 27, 2018.

Should you have additional comments or questions, feel free to contact me at 713.953.5096.

Sincerely,

A handwritten signature in blue ink, appearing to read 'James D. Ross'.

James D. Ross, PE
Senior Vice President

JDR/em

Enclosure(s)

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: Polo Ranch Section 6 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: **DAVID LEYENDECKER** DATE: 3-4-2019

City Secretary

Processed
 Returned for additional data

BY: **KIMBERLY KOPECKY** DATE: 2/15/2019

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

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: 2-14-19

Date Received by the City of Fulshear: 2-14-19

Subdivision: FULBROOK ON FULSHEAR CREEK SECTION FOURTEEN Development: FULBROOK ON FULSHEAR CREEK

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: 28.95 AC. LOCATED IN THE CHURCH HILL FULSHEAR LEAGUE, A-29 CITY OF FULSHEAR, FORT BEND CO., TX.

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

Total Acreage: 28.95 ACREAGE
Number of Streets: 7
Number of Lots: 72
Number and Types of Reserves: 5 LANDSCAPE/OPEN SPACE DRAINAGE
Total Acres in Reserve: 9.7726 ACREAGE

Owner: FULSHEAR LAND INVESTMENT PARTNERS, LTD
Address: 1600 WEST LOOP SOUTH, SUITE 2600
City/State: HOUSTON, TEXAS
Telephone: 713-623-2466
Email Address:

Engineer/Planner: COSTELLO, INC.
Contact Person: ALEX KHOSHAKHLAGH, P.E.
Telephone: 713-783-7788
Fax Number: 713-783-3580
Email Address: AKHOSHAKHLAGH@COSTELLOINC.COM

Table with 1 column: Platting Fees. Rows include Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, 2nd Review of plats, TOTAL PLATTING FEE \$1,583.75, and Park Fees.

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

SIGNATURE: [Handwritten Signature] TYPED OR PRINTED NAME/TITLE: JORGEL DELA ROSA / PLAT COORDINATOR DATE: 2/14/19

March 4, 2019

Engineering Review

Final Plat
Fulbrook on Fulshear Creek Section 14
City of Fulshear, Texas

For Information Only:

1. This plat will create 72 Lots in 4 Blocks with 5 Restricted Reserves that cover a total acreage of 28.95 acres.
2. The typical lot sizes in this section are 50-foot by 125-foot with a 25-foot Front Building Line.
3. Access to this section will be from Parkside Passage Drive and from Bent Tree Drive.

Recommendations:

I recommend that this Final Plat of Fulbrook on Fulshear Creek Section 14 be approved with the following items being addressed:

- A) The Vicinity Map needs to have the streets and their names added.
- B) The Mayor's name needs to be corrected.
- C) A Metes and Bounds description is required on the face of the plat.

County: Fort Bend
Project: Fulbrook on Fulshear Creek Section Fourteen Boundary
C.I. No.: 1513-18 (Plat prepared)
Job Number: 2018-044-W52-011

METES AND BOUNDS DESCRIPTION
28.95 ACRES

Being a 28.95-acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas; said 28.95-acre tract being a part of a called 46.8106-acre tract of land recorded in the name of Fulshear Land Investment Partners, LTD. in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2006150741 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), part of a called 217.8392-acre tract of land recorded in the name of Fulshear Land Investment Partners, LTD. in F.B.C.C.F. No. 2005107659 of the O.P.R.F.B.C., part of a called 57.379 acre tract of land recorded in the name of Fulshear Land Investment Partners, LTD. in F.B.C.C.F. No. 2006137088 of the O.P.R.F.B.C., and all of a called 2.009 acre tract of land recorded in the name of Brian Cogburn in C.F. No. 2012058030 of the O.P.R.F.B.C. (20%), and in the name of Fulshear Land Investment Partners, LTD. in C.F. No's 2013072383 (20%), 2013072386 (20%), 2013072388 (20%) and 2017092731 (20%) of the O.P.R.F.B.C.; said 28.95-acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone):

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for the most southerly southwest corner of Tract One of a called 53.8328-acre tract of land recorded in the name of Fulshear Land Partners, LTD. in F.B.C.C.F. No. 2018115270 of the O.P.R.F.B.C, same being on the easterly line of a called 80.00-acre tract of land recorded in the name of CS Ranch Partners, LLC. in F.B.C.C.F. No. 2014104250 of the O.P.R.F.B.C.;

Thence, with the southerly and easterly lines of said Tract One, the following seven (7) courses:

1. North 88 degrees 26 minutes 42 seconds East, a distance of 304.94 feet;
2. North 75 degrees 20 minutes 32 seconds East, a distance of 60.00 feet;
3. 5.67 feet along the arc of a curve to the left, said curve having a central angle of 00 degrees 11 minutes 08 seconds, a radius of 1,750.00 feet and a chord that bears North 14 degrees 45 minutes 03 seconds West, a distance of 5.67 feet;
4. North 76 degrees 46 minutes 18 seconds East, a distance of 120.39 feet;
5. North 15 degrees 50 minutes 39 seconds West, a distance of 68.71 feet;
6. North 17 degrees 50 minutes 43 seconds West, a distance of 65.32 feet;

7. North 19 degrees 50 minutes 47 seconds West, a distance of 60.32 feet;

Thence across aforesaid 57.379 acre tract and aforesaid 46.8106 acre tract, the following four (4) courses:

8. North 65 degrees 23 minutes 13 seconds East, a distance of 231.75 feet;

9. South 27 degrees 29 minutes 01 seconds East, a distance of 64.58 feet;

10. South 19 degrees 11 minutes 30 seconds East, a distance of 81.98 feet;

11. South 22 degrees 06 minutes 29 seconds East, a distance of 216.46 feet;

12. Thence, continuing across said 46.8106 acre tract, North 88 degrees 32 minutes 10 seconds East, at a distance of 134.16 feet pass the northwest corner of aforesaid 2.009 acre tract, continuing with the northerly line of said 2.009 acre tract a total distance of 484.60 feet to the northeast corner of said 2.009 acre tract;

Thence, continuing across said 46.8106 acre tract and across aforesaid 217.8392 acre tract, the following four (4) courses:

13. North 88 degrees 37 minutes 07 seconds East, a distance of 94.78 feet;

14. South 01 degrees 26 minutes 47 seconds East, a distance of 70.00 feet;

15. North 88 degrees 33 minutes 13 seconds East, a distance of 117.90 feet;

16. North 35 degrees 09 minutes 58 seconds East, a distance of 93.45 feet;

17. Thence, continuing across said 217.8392 acre tract, at an arc length of 130.65 feet pass an exterior corner of aforesaid Tract One, continuing with a southerly line of said Tract One a total distance of 145.68 feet along the arc of a curve to the right, said curve having a central angle of 03 degrees 33 minutes 07 seconds, a radius of 2,350.00 feet and a chord that bears North 36 degrees 56 minutes 31 seconds East, a distance of 145.66 feet to an interior corner of said Tract One;

18. Thence, with a southerly line of said Tract One, South 51 degrees 16 minutes 55 seconds East, a distance of 100.00 feet to the most easterly southeast corner of said Tract One;

Thence, across said 217.8392 acre tract and aforesaid 46.8106 acre tract, the following eighteen (18) courses:

19. 139.48 feet along the arc of a curve to the left, said curve having a central angle of 03 degrees 33 minutes 07 seconds, a radius of 2,250.00 feet and a chord that bears South 36 degrees 56 minutes 31 seconds West, a distance of 139.46 feet;

20. South 35 degrees 09 minutes 58 seconds West, a distance of 306.76 feet;
21. 78.54 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 50.00 feet and a chord that bears South 09 degrees 50 minutes 02 seconds East, a distance of 70.71 feet;
22. South 54 degrees 50 minutes 02 seconds East, a distance of 31.74 feet;
23. South 35 degrees 09 minutes 58 seconds West, a distance of 60.00 feet;
24. North 54 degrees 50 minutes 02 seconds West, a distance of 22.20 feet;
25. 70.02 feet along the arc of a curve to the left, said curve having a central angle of 40 degrees 07 minutes 09 seconds, a radius of 100.00 feet and a chord that bears North 74 degrees 53 minutes 37 seconds West, a distance of 68.60 feet;
26. 82.41 feet along the arc of a curve to the right, said curve having a central angle of 67 degrees 27 minutes 16 seconds, a radius of 70.00 feet and a chord that bears North 61 degrees 13 minutes 33 seconds West, a distance of 77.73 feet;
27. 93.99 feet along the arc of a curve to the left, said curve having a central angle of 53 degrees 51 minutes 08 seconds, a radius of 100.00 feet and a chord that bears North 54 degrees 25 minutes 29 seconds West, a distance of 90.57 feet;
28. 98.26 feet along the arc of a curve to the right, said curve having a central angle of 112 degrees 35 minutes 56 seconds, a radius of 50.00 feet and a chord that bears South 25 degrees 03 minutes 05 seconds East, a distance of 83.19 feet;
29. 312.28 feet along the arc of a curve to the left, said curve having a central angle of 25 degrees 22 minutes 34 seconds, a radius of 705.08 feet and a chord that bears South 18 degrees 33 minutes 36 seconds West, a distance of 309.73 feet;
30. South 05 degrees 52 minutes 19 seconds West, a distance of 245.45 feet;
31. South 88 degrees 00 minutes 34 seconds West, a distance of 171.98 feet;
32. North 01 degrees 59 minutes 26 seconds West, a distance of 140.00 feet;
33. South 88 degrees 00 minutes 34 seconds West, a distance of 91.09 feet;
34. South 02 degrees 29 minutes 05 seconds East, a distance of 110.00 feet;
35. South 88 degrees 00 minutes 34 seconds West, a distance of 130.00 feet;
36. South 02 degrees 29 minutes 05 seconds East, a distance of 14.59 feet;

37. South 87 degrees 57 minutes 50 seconds West, a distance of 697.93 feet to the westerly line of said 46.8106 acre tract and the easterly line of aforesaid 80.00 acre tract;
38. Thence, with said westerly line of the 46.8106 acre tract and said easterly line of the 80.00 acre tract, North 01 degrees 32 minutes 04 seconds West, a distance of 934.27 feet to the **Point of Beginning** and containing 28.95 acres of land.



Joseph B. May
01-29-2019



DRAINAGE DISTRICT

Fort Bend County, Texas

January 3, 2019

Mr. Bill Sweitzer
Sweitzer + Associates
13300 Katy Freeway
Houston, Texas 77079
Ph.: 281-496-3111
Email: wsweitzer@sweitzerassoc.com

Re: Fulbrook on Fulshear Creek Section 14
Fulshear MUD No. 1

Dear Mr. Sweitzer:

The Fort Bend County Drainage District has received the above referenced plat for review and comment. The proposed development appears to be located within Fulshear MUD No. 1 and the city limits of the City of Fulshear.

The City of Fulshear is the entity responsible for plat and plan review, approval and permitting within their city limits. Fulshear MUD No. 1 is responsible for outfall drainage, flood control and detention mitigation within their district boundary. The proposed work does not appear to cross or affect any Drainage District maintained channels or right-of-way.

If during their reviews the City of Fulshear and Fulshear MUD No. 1 determine that the plat meets the minimum requirements of the *Fort Bend County Drainage Criteria Manual*, the Drainage District interposes no objection to approval by the City. This does not release the requirements of any other governmental agency regarding approval, permitting or construction.

Please let me know if you have any questions.

Sincerely,

Neil J. Goertz
Engineer
Fort Bend County Drainage District

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



December 21, 2018

Ms. Sharon Valiante
Public Works Director
City of Fulshear
P.O. Box 279
Fulshear, Texas 77441

Via US Mail and Email

RE: Fulshear MUD No. 1
Fulbrook on Fulshear Creek Section 14
CI Job No. 2012.101-004

Dear Ms. Valiante:

We are sending this letter to inform you that the following section is currently under design by our firm and will require wastewater and water capacity from the City of Fulshear:

| Fulbrook on Fulshear Creek | Lots | Equiv. Single Family Connections | Wastewater Flow | Water Capacity |
|---------------------------------------|-------------|---|------------------------|-----------------------|
| Section 14 | 72 | 72 | 21,600 gpd | 34,200 gpd |

Preliminary plat for this section has been submitted to the City. We expect construction of the infrastructure serving this section to be completed in the third quarter of 2019 and for homebuilding to start upon lot delivery. Please note that this section is within Fulshear MUD No. 1 and the City of Fulshear. The Utility Agreement in place between Fulshear MUD No. 1 and the City of Fulshear defines wastewater service and water capacity for one equivalent single-family connection as 300 gallons per day of wastewater flow, and 475 gpd of water capacity, which is the criteria used in calculating the figures shown above.

Please consider this letter formal notice of the need for water and wastewater capacity and formal notice that we are proceeding with design of Sections 5 and 13 under the terms of the Utility Agreement between Fulshear MUD No. 1 and the City of Fulshear. Please contact us if you have any questions or require further information on this matter.

Ms. Valiante
December 21, 2018

Page 2

Please contact us if you have any questions or require further information on this matter.

Sincerely,
Costello, Inc



A. "Alex" Khoshakhlagh, P.E.
Senior Project Manager

CC: Mr. Brant Gary – City of Fulshear
Mr. David Leyendecker, P.E. – Clay & Leyendecker
Mr. Rob Fondren – Fulshear Land Partners
Mr. David A. Cannon – Fulshear Land Partners
Mr. Ryan Harper – Allen Boone Humphries Robinson, LLP

W:\2012\2012101\04 - District Consultation\Valinate Ltr_F.docx

Alex Khoshakhlagh, P.E.

From: Alex Khoshakhlagh, P.E.
Sent: Friday, December 21, 2018 3:24 PM
To: Sharon Valiante
Cc: DeKécha P. Shepherd, P.E.; Bill Sweitzer; Ryan Harper; David A. Cannon; Robert Fondren; 'David Leyendecker'; Paula Elps; Malisa Lagman, E.I.T.
Subject: Fulbrook on Fulshear Creek Section 14 (Fulshear MUD 1)
Attachments: Valiante Ltr_F.pdf

Hi Sharon,

Please see the attached pdf copy of the Water and Sewer Certification letter for the subject section. The original has been placed in mail a few minutes ago.

In addition, please be informed that Bill is currently communicating with CenterPoint Energy about the UEs and he will also be submitting the Preliminary Plat to Fort Bend County Drainage District to be able to secure the "Review Form" before the deadline for the January 4th P&Z meeting.

Regards,

Alex Khoshakhlagh, P.E.
Partner/Senior Project Manager
Land Development

office 713.783.7788
ext. 3859



Costello Engineering & Surveying costelloinc.com

2107 CityWest Blvd. | 3rd Floor | Houston, Texas 77042

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TBPE Firm Registration No. 280 | TBPLS Firm Registration No. 100486

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Alex Khoshakhlagh, P.E.

From: Bill Sweitzer <wsweitzer@sweitzerassoc.com>
Sent: Friday, December 21, 2018 5:06 PM
To: 'Smith, Jared D'; Alex Khoshakhlagh, P.E.; 'Gerick, Bryce P'; 'Velazco, Aaron M'
Cc: Malisa Lagman, E.I.T.; Joseph B. May, R.P.L.S.; Brandon Rees; Joseph B. May, R.P.L.S.; DeKécha P. Shepherd, P.E.; 'Rachel Goldsmith'
Subject: RE: [External Email] RE: Fulbrook On Fulshear Creek Section 14 (Fulshear MUD 1)

We will add dash lines thru reserve A, provide noted left off u.e.s for lots 26-33 and continue intended 7' u.e. thru Reseve D. Thanks for the review and comments

From: Smith, Jared D [mailto:jared.d.smith@centerpointenergy.com]
Sent: Friday, December 21, 2018 4:39 PM
To: Alex Khoshakhlagh, P.E.; Gerick, Bryce P; Velazco, Aaron M
Cc: Malisa Lagman, E.I.T.; Joseph B. May, R.P.L.S.; Brandon Rees; Joseph B. May, R.P.L.S.; DeKécha P. Shepherd, P.E.; 'Rachel Goldsmith'; Bill Sweitzer
Subject: RE: [External Email] RE: Fulbrook On Fulshear Creek Section 14 (Fulshear MUD 1)

Good Afternoon All,

I have a couple of comments and screenshots below, please let me know if you have any questions. Other than these comments, everything looks good.

Please show the continuation of the easement through reserve A.





Jared Smith

Service Consultant | Power Delivery Solutions
281.561.3242
CenterPointEnergy.com/ServiceConnect



From: Alex Khoshakhlagh, P.E. [mailto:akhoshakhlagh@costelloinc.com]
Sent: Friday, December 21, 2018 4:14 PM
To: Gerick, Bryce P <bryce.gerick@centerpointenergy.com>; Velazco, Aaron M <aaron.velazco@centerpointenergy.com>; Smith, Jared D <jared.d.smith@centerpointenergy.com>
Cc: Malisa Lagman, E.I.T. <mlagman@costelloinc.com>; Joseph B. May, R.P.L.S. <jmay@costelloinc.com>; Brandon Rees <brees@costelloinc.com>; Joseph B. May, R.P.L.S. <jmay@costelloinc.com>; DeKécha P. Shepherd, P.E. <dshepherd@costelloinc.com>; 'Rachel Goldsmith' <rachelrock81@gmail.com>; Bill Sweitzer <wsweitzer@sweitzerassoc.com>
Subject: [External Email] RE: Fulbrook On Fulshear Creek Section 14 (Fulshear MUD 1)

EXTERNAL EMAIL

Jared,

Bill had some difficulty sending the file so please see the attached. he also sent the Cad format. Please take a look and let him and Rachel know of any revisions necessary.

Thanks again for your help.

Regards,

Alex Khoshakhlagh, P.E.
Partner/Senior Project Manager
Land Development

office 713.783.7788
ext. 3859



Costello Engineering & Surveying costelloinc.com

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From: Alex Khoshakhlagh, P.E.
Sent: Friday, December 21, 2018 2:56 PM
To: Bill Sweitzer <wsweitzer@sweitzerassoc.com>
Cc: Malisa Lagman, E.I.T. <mlagman@costelloinc.com>; Joseph B. May, R.P.L.S. <jmay@costelloinc.com>; Brandon Rees <brees@costelloinc.com>; Joseph B. May, R.P.L.S. <jmay@costelloinc.com>; DeKécha P. Shepherd, P.E. <dshepherd@costelloinc.com>; 'Rachel Goldsmith' <rachelrock81@gmail.com>; 'Gerick, Bryce P' <bryce.gerick@centerpointenergy.com>; 'Aaron Velazco' <aaron.velazco@centerpointenergy.com>; Smith, Jared D <jared.d.smith@centerpointenergy.com>

Subject: RE: Fulbrook On Fulshear Creek Section 14 (Fulshear MUD 1)

Importance: High

Hi Bill,

This is the email I was referring to and you are in the chain. Please **reply all** with a pdf copy of your plat so that Jared can take a look and see if you are missing UEs.

I have talked to Jared and informed him that Costello will prepare the Final plat.

Regards,

Alex Khoshakhlagh, P.E.

Partner/Senior Project Manager

Land Development

office 713.783.7788

ext. 3859



Costello Engineering & Surveying costelloinc.com

2107 CityWest Blvd. | 3rd Floor | Houston, Texas 77042

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From: Alex Khoshakhlagh, P.E.

Sent: Friday, December 21, 2018 1:45 PM

To: 'Gerick, Bryce P' <bryce.gerick@centerpointenergy.com>; 'Aaron Velazco' <aaron.velazco@centerpointenergy.com>; Smith, Jared D <jared.d.smith@centerpointenergy.com>

Cc: Malisa Lagman, E.I.T. <mlagman@costelloinc.com>; Joseph B. May, R.P.L.S. <jmay@costelloinc.com>; Brandon Rees <brees@costelloinc.com>; Joseph B. May, R.P.L.S. <jmay@costelloinc.com>; DeKécha P. Shepherd, P.E. <dshepherd@costelloinc.com>; 'Rachel Goldsmith' <rachelrock81@gmail.com>; Bill Sweitzer <wsweitzer@sweitzerassoc.com>

Subject: RE: Fulbrook On Fulshear Creek Section 14 (Fulshear MUD 1)

Importance: High

Hi Jared/ Aaron,

I received an auto reply and it looks like Bryce is out until the 28th. Please see the email below and the attachments to see if you can assist Bill.

I appreciate your help and input on this.

Bill or Rachel, will send us all a clean copy of the Preliminary Plat in pdf shortly.

Regards,

Alex Khoshakhlagh, P.E.

Partner/Senior Project Manager

Land Development

office 713.783.7788

ext. 3859



Costello Engineering & Surveying costelloinc.com

Copies of documents that may be relied upon are limited to the printed copies (also known as hard copies) that are signed or sealed by Costello. Files in electronic media format or text, data, graphic or other types that are furnished by Costello are only for user's convenience. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic media format, Costello makes no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems or computer hardware differing from those in use by Costello at the beginning of this assignment.

From: Alex Khoshakhlagh, P.E.

Sent: Friday, December 21, 2018 1:37 PM

To: 'Gerick, Bryce P' <bryce.gerick@centerpointenergy.com>; Bill Sweitzer <wsweitzer@sweitzerassoc.com>; 'Rachel Goldsmith' <rachelrock81@gmail.com>

Cc: Malisa Lagman, E.I.T. <mlagman@costelloinc.com>; Joseph B. May, R.P.L.S. <jmay@costelloinc.com>; Brandon Rees <brees@costelloinc.com>; Joseph B. May, R.P.L.S. <jmay@costelloinc.com>; DeKécha P. Shepherd, P.E. <dshepherd@costelloinc.com>

Subject: Fulbrook On Fulshear Creek Section 14 (Fulshear MUD 1)

Importance: High

Hi Bryce,

As per the voicemail I left you earlier, Bill with Sweitzer & Associates submitted their Preliminary Plat for Section 14 to the City of Fulshear today. This section is just south of Section 13 that I recently sent you the files for the Address Plat, URD layout and etc.

I have attached a land plan to show you the general vicinity of this section but please note that the plat and its' boundary has slightly changed after this version. Bill will send you a pdf copy of the latest Preliminary Plat shortly.

What Bill needs from you is to take a quick look and see if the UEs shown on this plat meets your requirement so that if there is any comments or concerns, Sweitzer & Associates can take care of them prior to January 1st.

If you are okay with the UEs that Sweitzer & Associates reflected on the plat, please kindly confirm so that Bill can print and provide that to the City. *(email response suffices)*

I greatly appreciate your time input and assistance and if we don't get to talk, have a very happy and safe Holiday. I will be out between December 25 and January 3rd but I will respond to my emails.

Hi Bill/ Rachel,

I am not sure of Bryce's schedule for next week so please send **Reply ALL** with a pdf of the plat ASAP. Since I will not be here, please make sure you keep this chain.

Also, please make sure you provide paper copy of Bryce's response to the City in lieu of forwarding his email. BTW, it looks like you missed the existing 10' split UE in Lot 31 block 1 of Section 13/ Lot 1 Block 2 of Section 14.

Bryce's contact information are as below:



Bryce P. Gerick

Service Consultant | Power Delivery Solutions
281.561.3228 w. | 713.906.9782 c.
13300 West Belfort
Houston, TX. 77099



Regards,

Alex Khoshakhlagh, P.E.
Partner/Senior Project Manager
Land Development

office 713.783.7788
ext. 3859



Costello Engineering & Surveying costelloinc.com

2107 CityWest Blvd. | 3rd Floor | Houston, Texas 77042

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TBPE Firm Registration No. 280 | TBPLS Firm Registration No. 100486

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***** This email is from an external sender outside of the CenterPoint Energy network. Be cautious about clicking links or opening attachments from unknown sources. *****



February 14, 2019

Facilities Planning
Royal Disposal and Recycling
P.O. Box 160
Fulshear, Texas 77441

Re: Fulbrook on Fulshear Creek Section Fourteen
Costello, Inc. Job No. 2018-044-W52-DV-011

To Whom It May concern,

The attached Final Plat is to be submitted to the City of Fulshear, Texas. The approval process requires notice to various entities for the proposed single family residential development. This Final Plat is part of the Fulbrook on Fulshear Creek Planned Community.

Sincerely,
Costello, Inc.

A handwritten signature in blue ink, appearing to read "J. De La Rosa".

Jorge L. De La Rosa
Plat Coordinator



February 14, 2019

Superintendent of Schools
Facilities Planning
Lamar Consolidated I.S.D.
3911 Avenue I
Rosenberg, Texas 77471

Re: Fulbrook on Fulshear Creek Section Fourteen
Costello, Inc. Job No. 2018-044-W52-DV-011

To Whom It May concern,

The attached Final Plat is to be submitted to the City of Fulshear, Texas. The approval process requires notice to various entities for the proposed single family residential development. This Final Plat is part of the Fulbrook on Fulshear Creek Planned Community.

Sincerely,
Costello, Inc.

A handwritten signature in blue ink, appearing to read "J. De La Rosa".

Jorge L. De La Rosa
Plat Coordinator



February 14, 2019

Fulshear M.U.D. No. 1
C/O Mrs. Lynn Humphries, ABHR
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

Re: Fulbrook on Fulshear Creek Section Fourteen
Costello, Inc. Job No. 2018-044-W52-DV-011

To Whom It May concern,

The attached Final Plat is to be submitted to the City of Fulshear, Texas. The approval process requires notice to various entities for the proposed single family residential development. This Final Plat is part of the Fulbrook on Fulshear Creek Planned Community.

Sincerely,
Costello, Inc.


Jorge L. De La Rosa
Plat Coordinator



February 14, 2019

Facilities Planning
Centerpoint Energy-Natural Gas
P.O. Box 4981
Houston, Texas 77210-4981

Re: Fulbrook on Fulshear Creek Section Fourteen
Costello, Inc. Job No. 2018-044-W52-DV-011

To Whom It May concern,

The attached Final Plat is to be submitted to the City of Fulshear, Texas. The approval process requires notice to various entities for the proposed single family residential development. This Final Plat is part of the Fulbrook on Fulshear Creek Planned Community.

Sincerely,
Costello, Inc.

A handwritten signature in blue ink, appearing to read "J. De La Rosa".

Jorge L. De La Rosa
Plat Coordinator

CITY PLANNING LETTER

GF No.: Fulbrook FC14
Time frame covered by this report:

Effective Date: 02/04/2019

PROPERTY

Legal Description:

County: Fort Bend
Project: Fulbrook on Fulshear Creek Section Fourteen Boundary
C.I. No.: 1513-18 (Plat prepared)
Job Number: 2018-044-W52-011

Being a 28.95-acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas; said 28.95-acre tract being a part of a called 46.8106-acre tract of land recorded in the name of Fulshear Land Investment Partners, LTD. in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2006150741 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), part of a called 217.8392-acre tract of land recorded in the name of Fulshear Land Investment Partners, LTD. in F.B.C.C.F. No. 2005107659 of the O.P.R.F.B.C., part of a called 57.379 acre tract of land recorded in the name of Fulshear Land Investment Partners, LTD. in F.B.C.C.F. No. 2006137088 of the O.P.R.F.B.C., and all of a called 2.009 acre tract of land recorded in the name of Brian Cogburn in C.F. No. 2012058030 of the O.P.R.F.B.C. (20%), and in the name of Fulshear Land Investment Partners, LTD. in C.F. No's 2013072383 (20%), 2013072386 (20%), 2013072388 (20%) and 2017092731 (20%) of the O.P.R.F.B.C.; said 28.95-acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone):

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for the most southerly southwest corner of Tract One of a called 53.8328-acre tract of land recorded in the name of Fulshear Land Partners, LTD. in F.B.C.C.F. No. 2018115270 of the O.P.R.F.B.C, same being on the easterly line of a called 80.00-acre tract of land recorded in the name of CS Ranch Partners, LLC. in F.B.C.C.F. No. 2014104250 of the O.P.R.F.B.C.;

Thence, with the southerly and easterly lines of said Tract One, the following seven (7) courses:

1. North 88 degrees 26 minutes 42 seconds East, a distance of 304.94 feet;
2. North 75 degrees 20 minutes 32 seconds East, a distance of 60.00 feet;
3. 5.67 feet along the arc of a curve to the left, said curve having a central angle of 00 degrees 11 minutes 08-seconds, a radius of 1,750.00 feet and a chord that bears North 14 degrees 45 minutes 03 seconds West, a distance of 5.67 feet;
4. North 76 degrees 46 minutes 18 seconds East, a distance of 120.39 feet;
5. North 15 degrees 50 minutes 39 seconds West, a distance of 68.71 feet;
6. North 17 degrees 50 minutes 43 seconds West, a distance of 65.32 feet;
7. North 19 degrees 50 minutes 47 seconds West, a distance of 60.32 feet;

Thence across aforesaid 57.379 acre tract and aforesaid 46.8106 acre tract, the following four (4) courses:

8. North 65 degrees 23 minutes 13 seconds East, a distance of 231.75 feet;
9. South 27 degrees 29 minutes 01 seconds East, a distance of 64.58 feet;
10. South 19 degrees 11 minutes 30 seconds East, a distance of 81.98 feet;
11. South 22 degrees 06 minutes 29 seconds East, a distance of 216.46 feet;
12. Thence, continuing across said 46.8106 acre tract, North 88 degrees 32 minutes 10 seconds East, at a distance of 134.16 feet pass the northwest corner of aforesaid 2.009 acre tract, continuing with the northerly line of said 2.009 acre tract a total distance of 484.60 feet to the northeast corner of said 2.009 acre tract;

Thence, continuing across said 46.8106 acre tract and across aforesaid 217.8392 acre tract, the following four (4) courses:

13. North 88 degrees 37 minutes 07 seconds East, a distance of 94.78 feet;
14. South 01 degrees 26 minutes 47 seconds East, a distance of 70.00 feet;
15. North 88 degrees 33 minutes 13 seconds East, a distance of 117.90 feet;
16. North 35 degrees 09 minutes 58 seconds East, a distance of 93.45 feet;
17. Thence, continuing across said 217.8392 acre tract, at an arc length of 130.65 feet pass an exterior corner of aforesaid Tract One, continuing with a southerly line of said Tract One a total distance of 145.68 feet along the arc of a curve to the right, said curve having a central angle of 03 degrees 33 minutes 07 seconds, a radius of 2,350.00 feet and a chord that bears North 36 degrees 56 minutes 31 seconds East, a distance of 145.66 feet to an interior corner of said Tract One;

18. Thence, with a southerly line of said Tract One, South 51 degrees 16 minutes 55 seconds East, a distance of 100.00 feet to the most easterly southeast corner of said Tract One;

Thence, across said 217.8392 acre tract and aforesaid 46.8106 acre tract, the following eighteen (18) courses:

19. 139.48 feet along the arc of a curve to the left, said curve having a central angle of 03 degrees 33 minutes 07 seconds, a radius of 2,250.00 feet and a chord that bears South 36 degrees 56 minutes 31 seconds West, a distance of 139.46 feet;
20. South 35 degrees 09 minutes 58 seconds West, a distance of 306.76 feet;
21. 78.54 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 50.00 feet and a chord that bears South 09 degrees 50 minutes 02 seconds East, a distance of 70.71 feet;
22. South 54 degrees 50 minutes 02 seconds East, a distance of 31.74 feet;
23. South 35 degrees 09 minutes 58 seconds West, a distance of 60.00 feet;
24. North 54 degrees 50 minutes 02 seconds West, a distance of 22.20 feet;
25. 70.02 feet along the arc of a curve to the left, said curve having a central angle of 40 degrees 07 minutes 09 seconds, a radius of 100.00 feet and a chord that bears North 74 degrees 53 minutes 37 seconds West, a distance of 68.60 feet;
26. 82.41 feet along the arc of a curve to the right, said curve having a central angle of 67 degrees 27 minutes 16 seconds, a radius of 70.00 feet and a chord that bears North 61 degrees 13 minutes 33 seconds West, a distance of 77.73 feet;
27. 93.99 feet along the arc of a curve to the left, said curve having a central angle of 53 degrees 51 minutes 08 seconds, a radius of 100.00 feet and a chord that bears North 54 degrees 25 minutes 29 seconds West, a distance of 90.57 feet;
28. 98.26 feet along the arc of a curve to the right, said curve having a central angle of 112 degrees 35 minutes 56 seconds, a radius of 50.00 feet and a chord that bears South 25 degrees 03 minutes 05 seconds East, a distance of 83.19 feet;
29. 312.28 feet along the arc of a curve to the left, said curve having a central angle of 25 degrees 22 minutes 34 seconds, a radius of 705.08 feet and a chord that bears South 18 degrees 33 minutes 36 seconds West, a distance of 309.73 feet;
30. South 05 degrees 52 minutes 19 seconds West, a distance of 245.45 feet;
31. South 88 degrees 00 minutes 34 seconds West, a distance of 171.98 feet;
32. North 01 degrees 59 minutes 26 seconds West, a distance of 140.00 feet;
33. South 88 degrees 00 minutes 34 seconds West, a distance of 91.09 feet;
34. South 02 degrees 29 minutes 05 seconds East, a distance of 110.00 feet;
35. South 88 degrees 00 minutes 34 seconds West, a distance of 130.00 feet;
36. South 02 degrees 29 minutes 05 seconds East, a distance of 14.59 feet;
37. South 87 degrees 57 minutes 50 seconds West, a distance of 697.93 feet to the westerly line of said

46.8106 acre tract and the easterly line of aforesaid 80.00 acre tract;
38. Thence, with said westerly line of the 46.8106 acre tract and said easterly line of the 80.00 acre tract, North 01 degrees 32 minutes 04 seconds West, a distance of 934.27 feet to the Point of Beginning and containing 28.95 acres of land.

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

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

This report hereby reports that the instruments listed below have been filed for record in the office of the County Clerk of FORT BEND, County, Texas, and are affecting title to the property above described during the time frame as set out above:

RESTRICTIONS:

None of record

EASEMENTS:

1. Failure of the above described property to have a right of access to a public street or road.
2. Easement Agreement recorded under Fort Bend Clerk's File No. 2018124131.
3. All oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as set forth in instrument recorded in Volume 1511, Page 20 of the Official Records of Fort Bend County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.
4. All oil, gas and other minerals, the royalties, bonuses rentals and all other rights in connection with same are excepted herefrom as set forth in instrument filed for record under County Clerk's File No (s). 2000051944 of the Official Records of Fort Bend County, Texas. Waiver of surface rights contained therein. Title to said interest not checked subsequent to date of aforesaid instrument.
5. All oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as set forth in instrument filed under Clerk's File No. 2004057070 of the Official Public Records of Real Property of Fort Bend County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument. Waiver of surface rights contained therein.
6. Waiver of Special Appraisal for the Benefit of Fulshear Muncipal Utility District No. 1 of Fort Bend County recorded June 4, 2013 under Fort Bend County Clerk's File No. 2013068611.
7. All oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as set forth in instrument recorded in Volume 1511, Page 20 of the Official Records of Fort Bend County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.
8. All oil, gas and other minerals, the royalties, bonuses rentals and all other rights in connection with same are excepted herefrom as set forth in instrument filed for record under County Clerk's File No (s). 2000051944 of the Official Records of Fort Bend County, Texas. Waiver of surface rights contained therein. Title to said interest not checked subsequent to date of aforesaid instrument.

9. All oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as set forth in instrument filed under Clerk's File No. 2004057070 of the Official Public Records of Real Property of Fort Bend County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument. Waiver of surface rights contained therein.
10. All oil, gas and other minerals in, on, under or that may be produced are reserved in instrument from Glenwood Franklin Heizer, Independent Executor of the Will and Estate of Sethora Bell Nott West, Deceased to Fulshear Land Investment Partners, Ltd., dated November 16, 2006 and recorded on December 1, 2006, filed under Clerk's File No. 2006150741 in the Official Public Records of Real Property of Fort Bend County, Texas. Surface rights waived therein except for an access easement benefitting a 2.009-acre drill site, said drill site parcel excluded from legal description on Schedule A hereof.

LIENS:

None of record

This report is issued for the use of and shall inure to the benefit of and is issued in consideration of amount paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital status or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

Charter Title Company

BY:


Katherine Ann Burghard

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Fulbrook on Fulshear Creek Section 14/ Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: David Leyendecker DATE: 3-4-2019

City Secretary

Processed
 Returned for additional data

BY: K. Key DATE: 2-14-19

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____