

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

AGENDA OF: January 4, 2019	AGENDA ITEM: 4
DATE SUBMITTED: December 31, 2018	DEPARTMENT: Planning & Development
PREPARED BY: Sharon Valiante, Director of Public Works Brant Gary, Assistant City Manager Kerry Sigler, Chief Building Official	PRESENTER: Sharon Valiante, Director of Public Works Brant Gary, Assistant City Manager Kerry Sigler, Chief Building Official
SUBJECT: Public hearing regarding a request for a Special Use Permit for Fulshear Ballet and Pilates at 8418 Harris Street, Fulshear, TX 77441.	
ATTACHMENTS: Public Hearing Notices	

EXECUTIVE SUMMARY

The authorized representative for the owner of the property located at 8418 Harris Street, Fulshear, TX 77441 is requesting a Special Use Permit for the property indicated. The property is within the Downtown District and is currently used for residential use They are requesting to use the property for commercial use, specifically for office/retail use for an exercise and ballet establishment. Any internal modifications will be done according to applicable codes and ordinances

They have provided the necessary documents as required by Sec. 1-283 of the City's Zoning Ordinance (2012-1069). In addition, the requirements have been met so that the public hearings may take place. The Planning and Zoning Commission conducted their public hearing on December 7, 2018.

RECOMMENDATION

Staff recommends the Planning and Zoning Commission conduct the public hearing for the requested commercial use of an exercise and ballet establishment to be located at 8418 Harris Street, Fulshear, TX 77441.

Notice of Public Hearings

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 January 4, 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 January 15, 2019 at 7:00 PM. 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 5, Lots 1, 4, 5, specifically the address is 8418 Harris Street, Fulshear, Texas 77441.

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

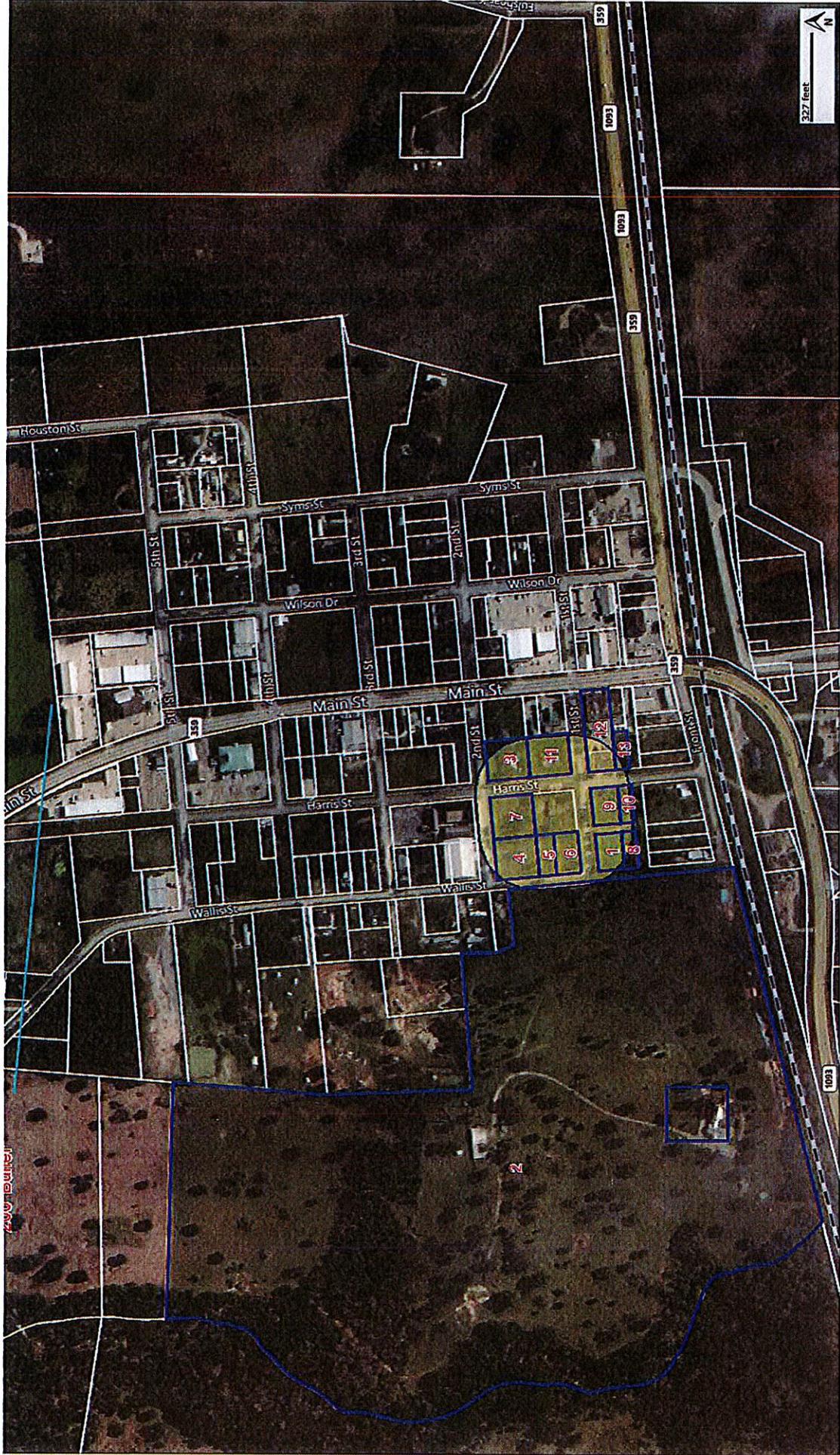
The applicant reserves the right to supplement this application and/or seek at the time of the hearing, such other approvals, interpretations, and/or waivers as may be requested or required by the applicant or the Board/Council.

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: December 21, 2018 & December 28, 2018

Date:



8418 Harris Street

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12-21

City of Fulshear
8418 Harris Street

PUBLISHER'S AFFIDAVIT

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:

12-21

_____, A.D. 2018



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 28 day of December, A.D. 2018 to certify which witness my hand and seal of office.

(CLIPPING) (S)

Notice Public Hearings

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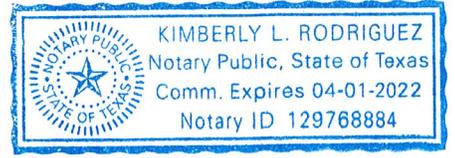
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If you have any questions regarding this request please call the City Secretary's office at 281-346-1796.

Posted: December 21, 2018


Notary Public, State of Texas





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 DECEMBER 7, 2018

1. Call to Order

A regular meeting of the Fulshear Planning and Zoning Commission was called to order by Planning and Zoning Chairman Amy Pearce at 8:30 a.m. on Friday, December 7, 2018 at City Hall, 30603 FM 1093, Fulshear, Texas 77441.

2. Quorum

A quorum was present.

Members Present

Amy Pearce, Chairman

Austin Weant

Gregory Ehman

Dar Hakimzadeh

John Dowdall

Joan Berger

Kayleen Nelson (ex-officio)

Members Absent

Jason Cherubini

City Staff

Kimberly Kopecky, City Secretary

Sharon Valiante, Public Works Director

Kerry Sigler, Building Official

David Leyendecker, City Engineer (arrived at 8:34 a.m.)

Brant Gary, Assistant City Manager

Chandler Marks, Economic Development Coordinator (arrived at 9:47 a.m.)

Others Present

Bryan Thomas

Carol Riggs

Kaye Kahlich

Gerald Grissom

Andrew Lang

Sonya Simmons

Danny Curtis

Viola Randle

Trey Devillier

Josue Sandoval

Doris Jones

And about 6 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.

Citizens chose to speak during the public hearing.

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 December 7, 2018 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 December 18, 2018 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 27 (PT), Acres 1.0875, specifically the address is 30415 5th Street and 30417 5th Street, Fulshear, Texas 77441.

The applicant is seeking a Special Use Permit pursuant to the Ordinance # 2012-1069, Section 1-193, (c), (2), (f), (g), 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.

POSTED: 11/26/2018

Amy Pearce opened the Public Hearing at 8:31 a.m.

There was discussion between Winter Gordon, Sharon Valiante, and the Planning and Zoning Commission. Sharon clarified that this SUP would cover the entire site (existing buildings on this property). (For full discussion, request audio)

Amy Pearce closed the Public Hearing at 8:38 a.m.

5. PUBLIC HEARING- SPECIAL USE PERMIT

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The location of the premises in question is in the Downtown District, Fulshear, Block 27 (PT), Acres 1.0875, specifically the address is 8418 Syms Street, Fulshear, Texas 77441.

The applicant is seeking a Special Use Permit pursuant to the Ordinance # 2012-1069, Section 1-193, (c), (2), (b) & (g), 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.

POSTED: 11/26/2018

Amy Pearce opened this Public Hearing at 8:39 a.m. Many citizens spoke, as well as the applicants. (For full discussion, request audio)

Amy Pearce closed the Public Hearing at 9:25 a.m.

6. Consideration and possible action to approve Minutes from Planning and Zoning Commission meetings held on November 2, 2018

A motion was made by Planning and Zoning member Dowdall to approve the minutes from the November 2, 2018 meeting. It was seconded by Planning and Zoning member Berger. The motion was carried by the following vote:

Ayes: Planning and Zoning members Berger, Dowdall, Ehman, Hakimzadeh, Pearce and Weant

Nays: None

Absent: Jason Cherubini

7. Consideration and possible action to approve a Special Use Permit for 30415 5th Street and 30417 5th Street, Fulshear, Texas 77441

A motion was made by Planning and Zoning member Ehman to approve a Special Use permit for 30415 5th Street and 30417 5th Street. It was seconded by Planning and Zoning member Berger. The motion was carried by the following vote:

Ayes: Planning and Zoning members Berger, Dowdall, Ehman, Hakimzadeh, Pearce and Weant

Nays: None

Absent: Jason Cherubini

8. Consideration and possible action to approve a Special Use Permit for 8418 Syms Street, Fulshear, Texas 77441

A motion was made by Planning and Zoning member Ehman to approve a Special Use permit for 8418 Syms Street with conditions: no outdoor kennels, operating hours no later than 6 pm unless an emergency situation, privacy fencing must be installed at back yard, and all noise ordinances, lighting, signage, and architectural ordinances for downtown district must be followed. It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:

Ayes: Planning and Zoning members Ehman, Hakimzadeh, and Weant

Nays: Planning and Zoning members Berger, Dowdall, and Pearce

Absent: Jason Cherubini

Amy Pearce called for a short recess at 9:54 a.m.

Amy Pearce reconvened the meeting at 10:00 a.m.

~~9. Discussion and possible action relating to variances to the Subdivision Ordinance 04-913 and allowances under the Cross Creek Ranch Development Agreement for Creek Cove at Cross Creek Ranch Section 13~~

This item was pulled by the developer.

10. Consideration and possible action to approve Tamarron Crossing Section 3- Street Dedication/Preliminary Plat

A motion was made by Planning and Zoning member Ehman to approve Tamarron Crossing Section 3-Street Dedication/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, Pearce and Weant
Nays: None
Absent: Jason Cherubini*

11. Consideration and possible action to approve Texana Center/Preliminary Plat

A motion was made by Planning and Zoning member Weant to approve Texana Center/Preliminary Plat. It was seconded by Planning and Zoning member Berger. The motion was carried by the following vote:

*Ayes: Planning and Zoning members Berger, Dowdall, Ehman, Hakimzadeh, Pearce and Weant
Nays: None
Absent: Jason Cherubini*

12. Consideration and possible action to approve Tamarron Section 13/Preliminary Plat

A motion was made by Planning and Zoning member Ehman to approve Tamarron 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, Pearce and Weant
Nays: None
Absent: Jason Cherubini*

~~**13. Consideration and possible action to approve Creek Cove at Cross Creek Ranch Section 13/Preliminary Plat**~~

This item was pulled by the Developer.

14. Consideration and possible action to approve West Cross Creek Bend Extension No. 5/Preliminary Plat

A motion was made by Planning and Zoning member Ehman to approve West Cross Creek Bend Extension No. 5/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, Pearce and Weant
Nays: None
Absent: Jason Cherubini*

15. Consideration and possible action to approve Creek Trace at Cross Creek Ranch Section 1/Preliminary Plat

A motion was made by Planning and Zoning member Weant to approve Creek Trace at Cross Creek Ranch Section 1/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, Pearce and Weant

Nays: None

Absent: Jason Cherubini

16. Consideration and possible action to approve Tamarron Lift Station No. 3/Final Plat

A motion was made by Planning and Zoning member Hakimzadeh to approve Tamarron Lift Station No. 3/Final Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

Ayes: Planning and Zoning members Berger, Dowdall, Ehman, Hakimzadeh, Pearce and Weant

Nays: None

Absent: Jason Cherubini

17. Consideration and possible action to approve Tamarron Section 12/Final Plat

A motion was made by Planning and Zoning member Hakimzadeh to approve Tamarron Section 12/Final Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

Ayes: Planning and Zoning members Berger, Dowdall, Ehman, Hakimzadeh, Pearce and Weant

Nays: None

Absent: Jason Cherubini

18. Consideration and possible action to approve Creek Cove at Cross Creek Ranch Section 12/Final Plat

A motion was made by Planning and Zoning member Weant to approve Creek Cove at Cross Creek Ranch Section 12/Final Plat. It was seconded by Planning and Zoning member Berger. The motion was carried by the following vote:

Ayes: Planning and Zoning members Berger, Dowdall, Ehman, Hakimzadeh, Pearce and Weant

Nays: None

Absent: Jason Cherubini

19. Consideration and possible action to approve Willows at Cross Creek Ranch Section 2/Final Plat

A motion was made by Planning and Zoning member Berger to approve Willows at Cross Creek Ranch Section 2/Final Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

*Ayes: Planning and Zoning members Berger, Dowdall, Ehman, Hakimzadeh, Pearce and Weant
Nays: None
Absent: Jason Cherubini*

20. Consideration and possible action to approve Childrens Lighthouse at Jordan Ranch/Final Plat

A motion was made by Planning and Zoning member Hakimzadeh to approve Childrens Lighthouse at Jordan Ranch/Final Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

*Ayes: Planning and Zoning members Berger, Dowdall, Ehman, Hakimzadeh, Pearce and Weant
Nays: None
Absent: Jason Cherubini*

21. Adjournment

A motion to adjourn was made by Planning and Zoning member Weant. It was seconded by Planning and Zoning member Berger. The motion was carried by the following vote:

*Ayes: Planning and Zoning members Berger, Dowdall, Ehman, Hakimzadeh, Pearce and Weant
Nays: None
Absent: Jason Cherubini*

Amy Pearce adjourned the meeting at 10:16 a.m.

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

AGENDA OF:	January 4, 2018	ITEM:	6
DATE SUBMITTED:	December 31, 2018	DEPARTMENT:	Planning and Development
PREPARED BY:	Sharon Valiante, Public Works Director; Brant Gary, Assistant City Manager Kerry Sigler, Chief Building Official	PRESENTER:	Brant Gary Assistant City Manager Sharon Valiante, Public Works Director Kerry Sigler, Chief Building Official
SUBJECT:	CONSIDERATION AND POSSIBLE ACTION TO APPROVE A SPECIAL USE PERMIT FOR AN EXERCISE AND BALLET ESTABLISHMENT TO BE LOCATED AT 8418 HARRIS STREET, FULSHEAR, TEXAS 77441.		
ATTACHMENTS:	<ol style="list-style-type: none"> 1.) Completed SUP Application 2.) Owner Affidavit 3.) Vicinity Map 4.) Context Map 5.) Survey 6.) Compliance with the Comprehensive Plan 7.) Preliminary Site Plan 8.) Landscape Plan 	<ol style="list-style-type: none"> 9.) Grading & Drainage Plan 10.) Lighting Plan 11.) Elevations 12.) Traffic Impact Study 13.) Signage 14.) Notification to the Public 15.) Sign Notification on the Property 	

EXECUTIVE SUMMARY

The lessee of the property located at 8418 Harris Street is requesting a Special Use Permit for the property' indicated. The property' is within the Downtown District and is currently a vacant house previously approved for commercial use. The lessee is requesting an SUP to operate a Ballet/Pilates business. This particular building most recently was occupied by Sampica's Antiques, Gifts, and More.

They have provided the following documents as required by Sec. 1-283 of the City's Zoning Ordinance (2012-1069) which include the attached items referenced:

- **Completed Special Use Application:** Completed Application from the Owner/Owner's Representative. The owner and buyer have submitted a letter authorizing the submission of the Special Use Permit as well as a letter of intent regarding the proposed use and operational specifics. (See Item 1)
- **Owner Affidavit:** FBCAD records show ownership information. The documentation does include a completed Letter of Authorization establishing an agent. Finally, a letter is included from the agent authorizing submittal of the application for the requested SUP. The proposed business owner is requesting the SUP as a condition of the property lease. (See Item 2)
- **Vicinity Map:** A map was provided that shows the location of the property in relation to the surrounding areas. (See Item 3)
- **Context Map:** Map shows existing layout, pavement, and access points. Staff accepts this document as there will be no new buildings allowed without further approval via Special Use Permit(s) and/or Building Permit(s). (See Item 4)

- **Survey:** A document was provided which shows the existing lot and the buildings that sit on it. However, the document does not have the seal of a surveyor and does not show metes and bounds for the property. (See Item 5)
- **Compliance with the Comprehensive Plan:** After review of the request from the applicant, City Staff finds that the requested use is an approved and desired use within the Downtown District per Section 5.7 of the Plan. (See Item 6)
- **Site Plan:** The site plan shows the building layout and existing/previously approved parking areas. Proposed parking meets current requirements for number of spaces. If the applicant intends to use materials other than concrete, this should be listed as a condition in the recommendation. Staff accepts this document as there will be no new buildings allowed without further approval via Special Use Permit(s) and/or Building Permit(s). (See Item 7)
- **Landscape Plan:** The applicant provided a site plan with a rough sketch of the current landscaping and a letter indicating that no modifications, just preservation, are planned at this time. (See Item 8)
- **Grading and Drainage Plan:** The applicant provided an overview of the current drainage flows and indicated that no modifications were planned at this time that would affect the grading and/or drainage of the area. (See Item 9)
- **Lighting Plan:** The applicant provided an overview of existing lighting and a letter indicating that the current lighting will be modified to meet Dark Sky Ordinance. (See Item 10)
- **Elevations:** The applicant provided drawings of the current building elevations and indicated that no exterior modifications were planned at this time. (See Item 11)
- **Traffic Impact Study:** This requirement is waived based on the determination of the City Engineer. (See Item 12)
- **Signage:** The applicant provided information for future signage and indicated they will comply with the sign ordinance for the Downtown District. (See Item 13)
- **Notification to the Public:** This has been completed. Notice was published in an approved newspaper and a notice was also sent by the City to a verified listing of adjacent property owners as required by ordinance. (See Item 14)
- **Sign Notification on the Property:** The sign has been duly posted by the applicant and verified by Staff. (See Item 15)

City Staff would note a couple of items regarding the request and information provided. First, the existing parking spaces identified show a mix of concrete and granite surfaces, with the concrete area designated being cracked and in need of replacement. The concrete areas would appear to need to be re-done in order to meet inspection requirements. The applicant would also need specific approval to utilize crushed granite as a surface for parking spaces. In addition, the spaces would need to be clearly designated and properly signed per standard requirements.

Finally, the applicant was not able to provide a survey stamped by a registered surveyor at this time. Typically, this has been a requirement even if it was from prior development. The Planning and Zoning Commission will need consider the information provided against the ordinance requirements.

RECOMMENDATION

With the receipt of or establishment of conditions to address the missing documents prior to the issuance of a C.O., City Staff would recommend the Planning and Zoning Commission provide a positive recommendation to the City Council for the approval of an SUP for the use of the property as Office/Retail use, specifically an Exercise and Ballet Establishment to be located at 8418 Harris Street. Without addressing these items as needed, City Staff cannot provide a positive recommendation.

It is Staff's understanding that any conditions placed on the approval of this SUP must be met before a Certificate of Occupancy would be issued by City Staff. This would include any recommended requirements for updated documentation. In addition, this SUP does not address any building code requirements/improvements necessary to obtain a Certificate of Occupancy for the proposed use (such as the parking space surface requirements).

Completed Special Use Application



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-8860 ~ Fax: 281-346-8237
www.fulsheartexas.gov

ZONING SPECIAL USE APPLICATION

Date of Application: 11/9/18
Property Address: 8418 Harris
Legal Description of the property: Block 5, Lot 1, 4, 5 Town of Fulshear
Property Owner Name(s): Carole McCann
Address: PO Box 33 Fulshear TX 77441-0033
Phone Number: _____ Email Address: _____

Applicant/Agent: Jessica P. Cherubini Attach
letter of authorization along with this application

Address: 7002 Oak Ln Richmond TX 77406
Phone Number: 832 428-1058 Email Address: jpcherubini@hotmail.com

Zoning District: town town District Current use of property: Commercial
Requested use of the property: Commercial

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

North	<u>Commercial</u>
South	<u>Commercial</u>
East	<u>Commercial</u>
West	<u>Commercial</u>

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

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

RECEIVED
REGISTRATION & PERMIT DEPT
NOV 09 2018
CITY OF FULSHEAR
FULSHEAR, TX 77441

Letter of Intent

1. Adjacent land uses consist of residential and commercial to Easterly residential to the North and Northwesterly, large commercial development to the West and South.
Therefore; granting of the Special Use Permit would allow prevailing land use in the district.
2. The granting of the Special Use Permit (SUP) will not be injurious to the public health, safety or welfare.
3. The granting of the SUP would not confer on the applicant any special privilege that is denied by the ordinance to other lands. The granting of the SUP would allow a commercial/residential mix-use that would be in character with the traditional small town, commercial/residential mix-use that would be in character with downtown use.
4. Intent and general purposes of this chapter will be preserved and maintained; The intent and general purpose of the Downtown District Zone will be preserved and maintained due to the following considerations:
 - a. The business will be housed in a structure that has been used by two prior business, and currently adheres to the Down town district zoning requirements.
 - b. There will be no structural changes to the building and sign placement leveraging past approved location and position.
5. No nonconforming use of neighboring land, structures, or buildings in the same district and no use of lands, structures or buildings on other districts shall be considered grounds for the issuance of the SUP.

We will comply with existing ordinances. SUP requested would be granted on the basis of a reasonable assessment of existing conditions and general compliance of the Downtown district zoning.

We hope this submittal meets with your approval. Please let me know if you have any questions of if I can be of further assistance.

Truly,

Jessica Cherubini

Owner of Fulshear Ballet and Pilates

RECEIVED
REGISTRATION & PERMIT DEPT
NOV 13 2018
CITY OF FULSHEAR
FULSHEAR, TX 77441

Fulshear Ballet and Pilates

Fulshear Ballet and Pilates is boutique dance and fitness studio featuring classical dance education as well as pilates, yoga, and barre conditioning classes to the community in the form of small group classes. With modern equipment, a beautiful facility, the latest fitness information, and nutritional and health workshops being delivered from expert professionals, Fulshear Ballet and Pilates will be a compliment to the downtown district.

Hours of operation will be 7 days a week:

Monday thru Friday 6 am-noon, 4pm-9pm

Saturday 9am- 5pm

Sundays By appointment only

Fulshear Ballet and Pilates will be closed all major holidays, Fourth of July, Thanksgiving, Christmas, New Years.

The studio is an established Elite Pilates LLC that originated in Richmond, Texas in 2006 by Jessica Pohorilla Cherubini. She is an American ballet dancer of the Houston Ballet. Upon her exit from the stage trained in the Authentic Method of Pilates with pilates masters, Dorothea Van DeWalle and Romana Kryzanowska. She has been training and coaching students throughout Houston for more than thirteen years in dance and pilates.

RECEIVED
REGISTRATION & PERMIT DEPT

NOV 09 2018

CITY OF FULSHEAR
FULSHEAR, TX 77441

Owner Affidavit

Property Owner Property Address 2018 Assessed Value
 R65716 STEPHENS, JOHN 8418 HARRIS ST, FULSHEAR, TX 77441 \$427,300

2018 GENERAL INFORMATION

Property Status Active
 Property Type Real Residential
 Legal Description FULSHEAR, BLOCK 5, LOT 1,4,5
 Neighborhood Fulshear
 Account 3380-00-005-0010-901
 Related Properties P344588
 Map Number A-027-N

2018 VALUE INFORMATION

Improvement Homesite Value \$157,300
 Improvement Non-Homesite Value \$0
 Total Improvement Market Value \$157,300
 Land Homesite Value \$270,000
 Land Non-Homesite Value \$0
 Land Agricultural Market Value \$0
 Total Land Market Value \$270,000
 Total Market Value \$427,300
 Agricultural Use
 Total Appraised Value \$427,300
 Homestead Cap Loss -\$0
 Total Assessed Value \$427,300

2018 OWNER INFORMATION

Owner Name Stephens, John
 Owner ID O0551322
 Exemptions
 Percent Ownership 100%
 Mailing Address c/o Carole McCann PO Box 33 Fulshear, TX 77441-0033
 Agent -

property information

2018 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
C04- City of Fulshear		\$0	\$427,300	0.16251	0
<input checked="" type="checkbox"/> CAD- Fort Bend Central Appraisal District		\$0	\$427,300	0	0
D01- Ft Bend Drainage		\$0	\$427,300	0.019	0
G01- Ft Bend Co Gen		\$0	\$427,300	0.445	0
R05- Ft Bend Co ESD 4		\$0	\$427,300	0.1	0
S01- Lamar CISD		\$0	\$427,300	1.39	0
TOTALS				2.11651	

2018 IMPROVEMENTS

Improvement #1 State Code Homesite Total Main Area (Exterior Measured) Market Value
 - A1 - Residential Single Family Houses Yes 2,176 Sq. Ft \$157,300 ⌵ Expand/Collapse All

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	1966	1,576	\$111,110	⌵ Details
2	Additional MA	1966	600	\$43,140	⌵ Details
3	Open Porch	1966	80	\$1,640	⌵ Details
4	Patio concrete slab	2014	240	\$1,410	⌵ Details

2018 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	LAND SIZE
1 - Commercial Primary	A1 - Residential Single Family Houses	Yes	\$270,000	\$0	22,500 Sq. ft
TOTALS					22,500 Sq. ft / 0.516529 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG LOSS	APPRAISED	HS CAP LOSS	ASSESSED
2017	\$151,890	\$270,000	\$421,890	\$0	\$0	\$421,890	\$0	\$421,890
2016	\$155,820	\$270,000	\$425,820	\$0	\$0	\$425,820	\$0	\$425,820
2015	\$135,100	\$205,290	\$340,390	\$0	\$0	\$340,390	\$0	\$340,390
2014	\$135,680	\$205,290	\$340,970	\$0	\$0	\$340,970	\$0	\$340,970
2013	\$128,600	\$205,290	\$333,890	\$0	\$0	\$333,890	\$0	\$333,890

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
3/8/2012	Peck, Alfred Lee, Jr	Stephens, John	2012029339	
	GIBSON, MINNIE B	Peck, Alfred Lee, Jr	9530267	
	GIBSON, P O	GIBSON, MINNIE B	-	

DISCLAIMER

Every effort has been made to offer the most current and correct information possible on these pages. The information included on these pages has been compiled by County staff from a variety of sources, and is subject to change without notice. The Fort Bend Central Appraisal District makes no warranties or representations whatsoever regarding the quality, content, completeness, accuracy or adequacy of such information and data. The Fort Bend Central Appraisal District reserves the right to make changes at any time without notice. Original records may differ from the information on these pages. Verification of information on source documents is recommended. By using this application, you assume all risks arising out of or associated with access to these pages, including but not limited to risks of damage to your computer, peripherals, software and data from any virus, software, file or other cause associated with access to this application. The Fort Bend Central Appraisal District shall not be liable for any damages whatsoever arising out of any cause relating to use of this application, including but not limited to mistakes, omissions, deletions, errors, or defects in any information contained in these pages, or any failure to receive or delay in receiving information.said or implied.

LETTER OF AUTHORIZATION FOR SPECIAL USE APPLICATION REPRESENTATION

AUTHORITY IS HEREBY GRANTED TO: Jason Guidry

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

[CERTIFIED Downtown District, Fulshear, Block 5, lots 1, 4, 5 LEGAL DESCRIPTION] 8418 Harris Street, Fulshear, Tx 77441

ACKNOWLEDGEMENTS:

I certify that the above information is correct and complete to the best of my knowledge and ability and that I authorize Jason Guidry to represent my interest as the owner of the property. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

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

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

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

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

OWNER'S SIGNATURE of the above described property: Carole McCann

OWNER'S NAME (printed) Carole McCann
PO Box 33, Fulshear, Tx 77441

ADDRESS: 713-875-0800

TELEPHONE: 713-875-0800 EMAIL: jguidry@hardeeguidry.com

Planning Commission
City of Fulshear
30603 FM 1093
Fulshear, Texas 77441

Fulshear Ballet and Pilates
8418 Harris St
Fulshear, Texas 77441

To Whom It May Concern:

This letter is to inform you that Carole McCann owner of property at 8418 Harris St. are entering into a lease with Fulshear Ballet and Pilates. Fulshear Ballet and Pilates is submitting a Special Use Permit for the Space at 8418 Harris Street. This space was twice occupied by businesses prior to this submittal. The building will not undergo any structural changes. The building aligns with current code and is ready for the addition of Fulshear Ballet and Pilates to the Downtown suite of offerings.

Please also let us know if you have any questions or if we may be of further assistance.

Regards,
Jason Guidry



RECEIVED
REGISTRATION & PERMIT DEPT
NOV 13 2018
CITY OF FULSHEAR
FULSHEAR, TX 77441

Vicinity Map

Google Maps

8418 Harris St
VICINITY MAP



Context Map

8418 Harris St. Context Map

United Methodist Church

Residential Lot

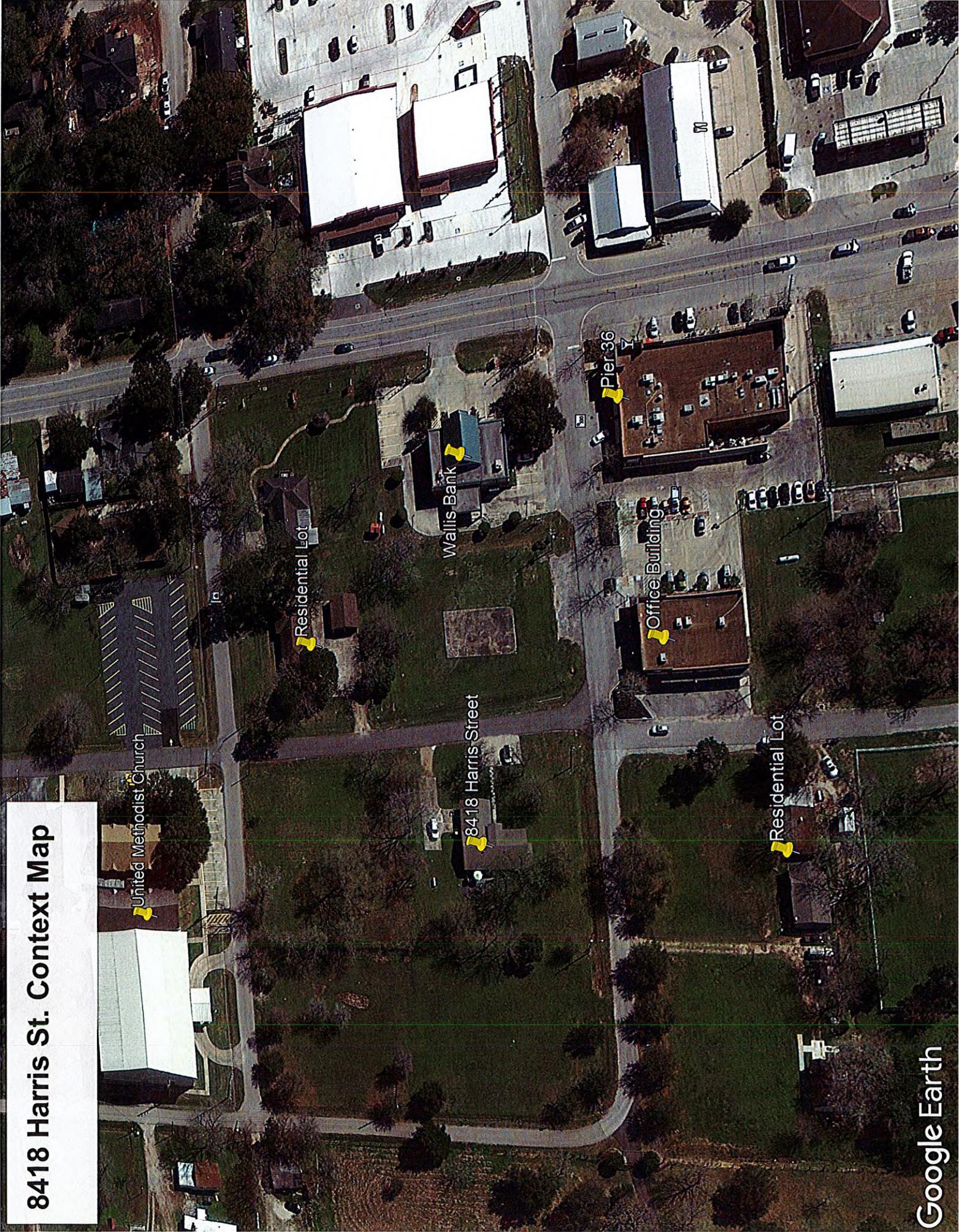
Wallis Bank

8418 Harris Street

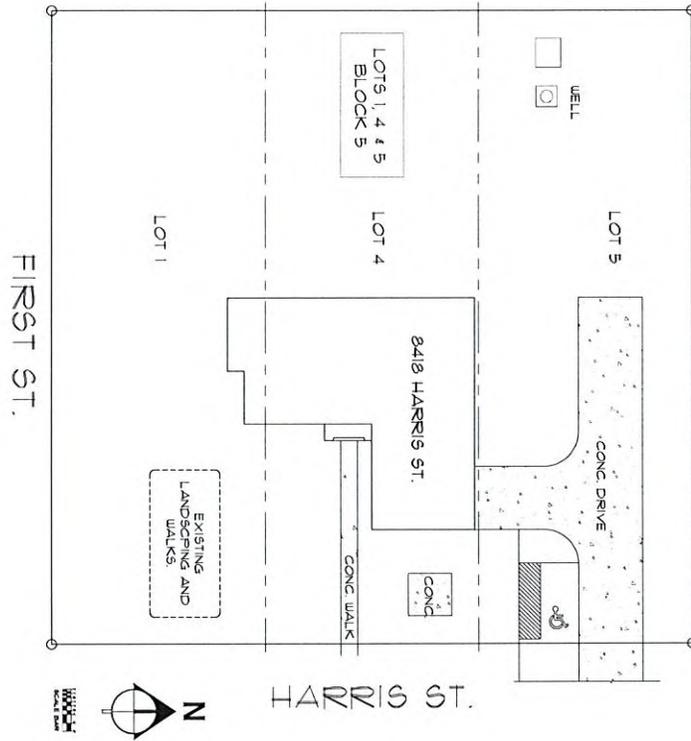
Office Building

Pier 36

Residential Lot



Survey



SUTHERLAND
STEELE
ARCHITECTS
 SCALE: 1"=10'-0"
 (1/120XP)

THESE PLANS WERE NOT PREPARED BY A PROFESSIONAL ARCHITECT OR ENGINEER. PLANS ARE FOR CONCEPT AND ESTIMATING PURPOSE ONLY. IF PLANS ARE USED FOR CONSTRUCTION AND NO PROFESSIONAL SEAL IS APPLIED, THEN OWNER/BUILDER ASSUMES ALL RESPONSIBILITY FOR THE DESIGN, DETAILS, SPECIFICATIONS, AND APPLICABLE CODES PER MUNICIPALITY WHEN REQUIRED.

DATE	06/15/12
DESIGN BY	WESTON
CHECKED	(CHECKED)
APPROVED	
PROJECT NO.	GUIDRY-01
SHEET NO.	A 0



COVER SHEET

ENCORE/ GUIDRY
PROPERTY REMODEL
 8418 HARRIS STREET
 FULSHEAR, TEXAS

Compliance with the Comprehensive Plan



Residential

1. Residential areas should not be located next to industrial areas.
2. Residential and commercial areas may be adjacent if separated by a buffer.
3. Schools, parks and community facilities should be located close to or within residential neighborhoods.
4. Houses should have direct access to local residential streets but not to arterial streets.
5. Houses should not be adjacent to major highways.
6. New residential development should be buffered from arterial streets.
7. Residential developments should include adequate area for parks and recreation facilities, schools and places of worship.

Retail / Office

1. Neighborhood retail and service uses should be located at intersections of arterial or collector streets or at the edge of logical neighborhood areas unless appropriately placed within a planned development.
2. Retail development should be clustered throughout the city and convenient to residential areas.
3. Buffers should separate retail/office uses and residential areas.
4. Downtown should be a major focus for office, retail and service activities, particularly through adaptive re-use of existing structures or redevelopment of vacant properties and sites with heavy commercial or industrial uses.
5. Office and professional uses should be compatible with nearby residential areas and other uses through appropriate building height limitations and adequate buffering and landscaping.
6. Low-intensity office and professional uses should provide a transition between more intense uses and residential areas.

Heavy Commercial

1. Commercial uses with more intensive operational or traffic characteristics should be located away from most residential areas.
2. Heavy commercial development should be concentrated in nodes at intersections and along major thoroughfares that are designed and constructed to accommodate higher traffic volumes.

3. Buffers should separate heavy commercial uses from any adjacent residential areas, especially where the commercial use involves visible display or outdoor storage of merchandise or materials.

Industrial

1. Industrial development should not be directly adjacent to residential areas.
2. Industrial uses should be located in dedicated industrial development areas.
3. Industrial development should be separated from other uses by buffers.
4. Industrial development should have good access to major streets and highways.
5. Industrial development involving trucking operations should have good access to truck routes, designated hazardous material routes, and railroads.

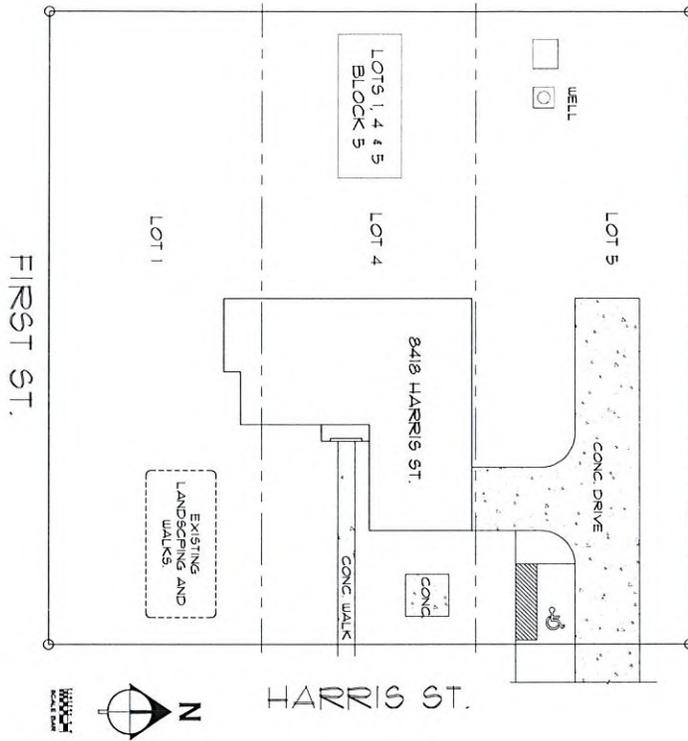
Parks and Open Space

1. Parks should be evenly distributed throughout the city and include larger community parks and smaller neighborhood parks.
2. Pedestrian connections should be provided between parks, schools, residential areas, and employment centers.
3. Parks are a desirable use for floodplain areas.
4. Parks and open space should be used to buffer incompatible land uses.
5. Natural features should be used as buffers or preserved open space between or around developed areas.

Community Facilities

1. Community facilities should be located in easily accessible areas within the community.
2. Community facilities, depending on their scale and level of activity, should be located adjacent to major streets to accommodate traffic.
3. Community facilities should be well buffered from nearby residential areas.
4. Downtown should continue to be enhanced as a preferred location for civic, cultural, entertainment and tourism activities.

Site Plan



SITE PLAN
 SCALE: 1"=10'-0"
 (1/120XP)

THESE PLANS WERE NOT PREPARED BY A PROFESSIONAL ARCHITECT OR ENGINEER. PLANS ARE FOR CONCEPT AND ESTIMATING PURPOSE ONLY. IF PLANS ARE USED FOR CONSTRUCTION AND NO PROFESSIONAL SEAL IS APPLIED, THEN OWNER/BUILDER ASSUMES FULL RESPONSIBILITY FOR THE DESIGN, DETAILS, SPECIFICATIONS, AND APPLICABLE CODES PER MUNICIPALITY WHEN REQUIRED.

DATE	06/15/12
DRAWN BY	WETTON
CHECKED	
APPROVED	
PROJ. NO.	GUIDRY-01
SHEET NO.	0

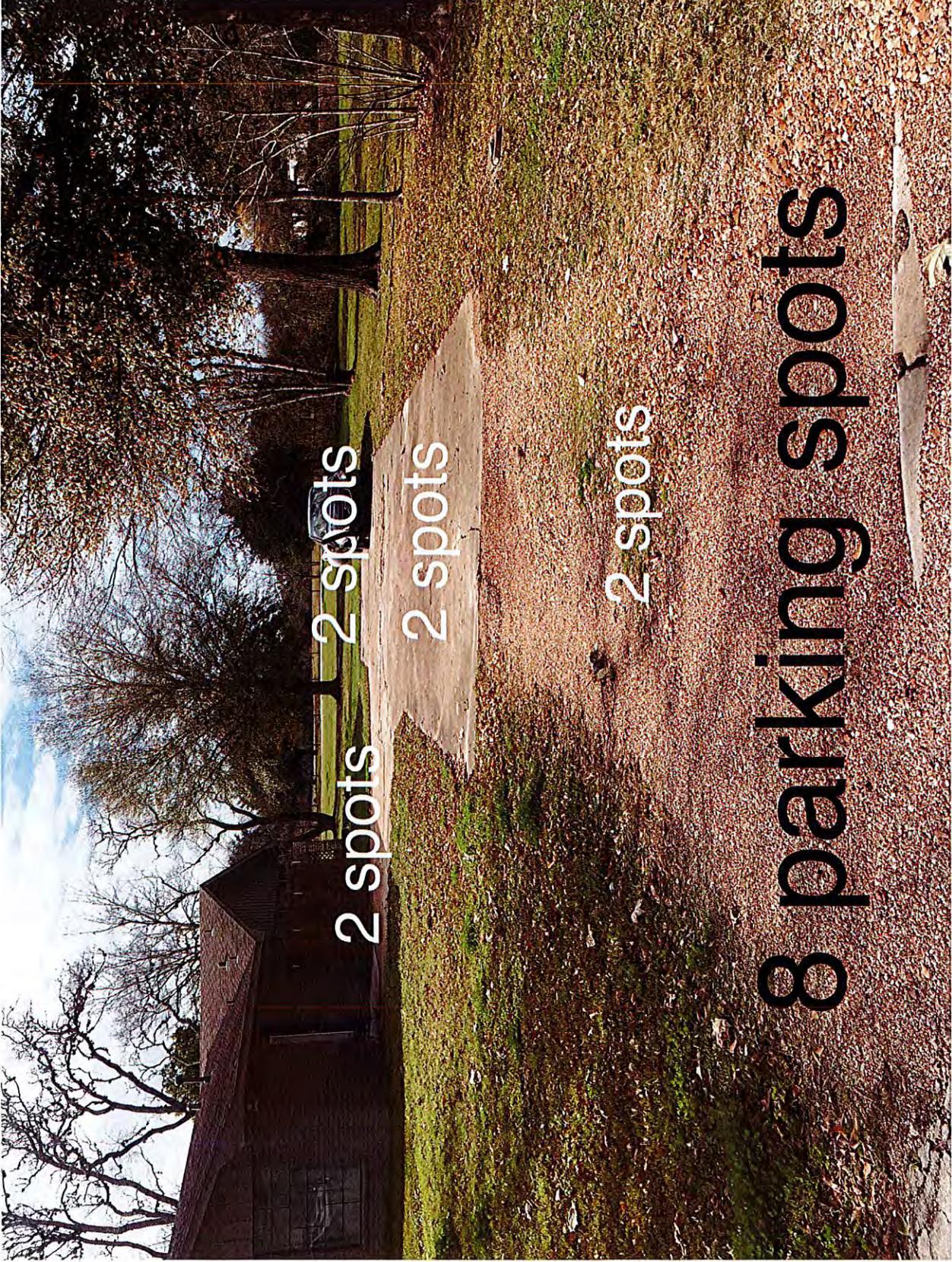


COVER SHEET

**ENCORE/ GUIDRY
 PROPERTY REMODEL**
 8418 HARRIS STREET
 FULSHEAR, TEXAS



5 to 6 parking spots



2 spots

2 spots

2 spots

2 spots

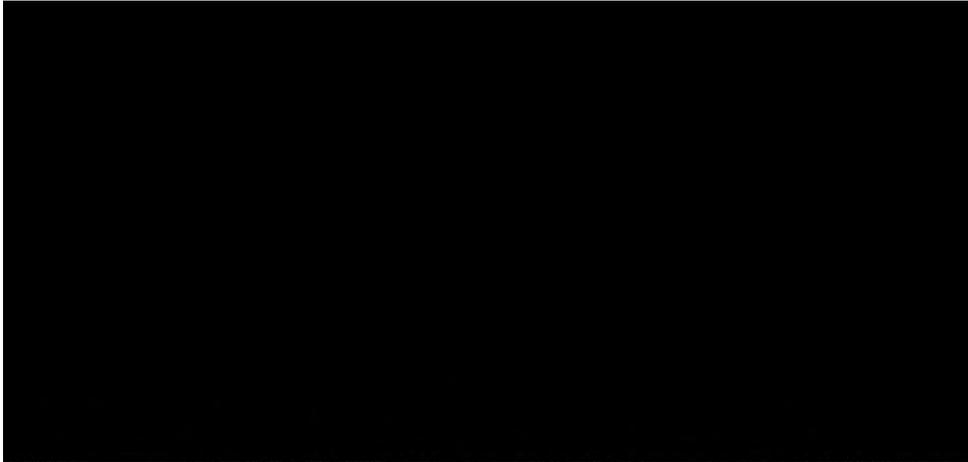
8 parking spots

Landscape Plan



Existing landscape

Landscape Plan: There will be no change to the current layout of the existing landscape.



Landscape Plan: There will be no change to the current layout of the existing landscape.

Grading and Drainage Plan



Grading and Drainage Plan: The current drainage patterns are shown above. No modifications are planned that would affect the drainage patterns



Grading and Drainage Plan: The current drainage patterns are shown above. No modifications are planned that would affect the drainage patterns



Grading and Drainage Plan: The current drainage patterns are shown above. No modifications are planned that would affect the drainage patterns

Lighting Plan



Lighting Plan: Existing lighting around the building will be maintained. No changes are currently planned. Any Future lighting modifications will comply with any applicable City Ordinances.

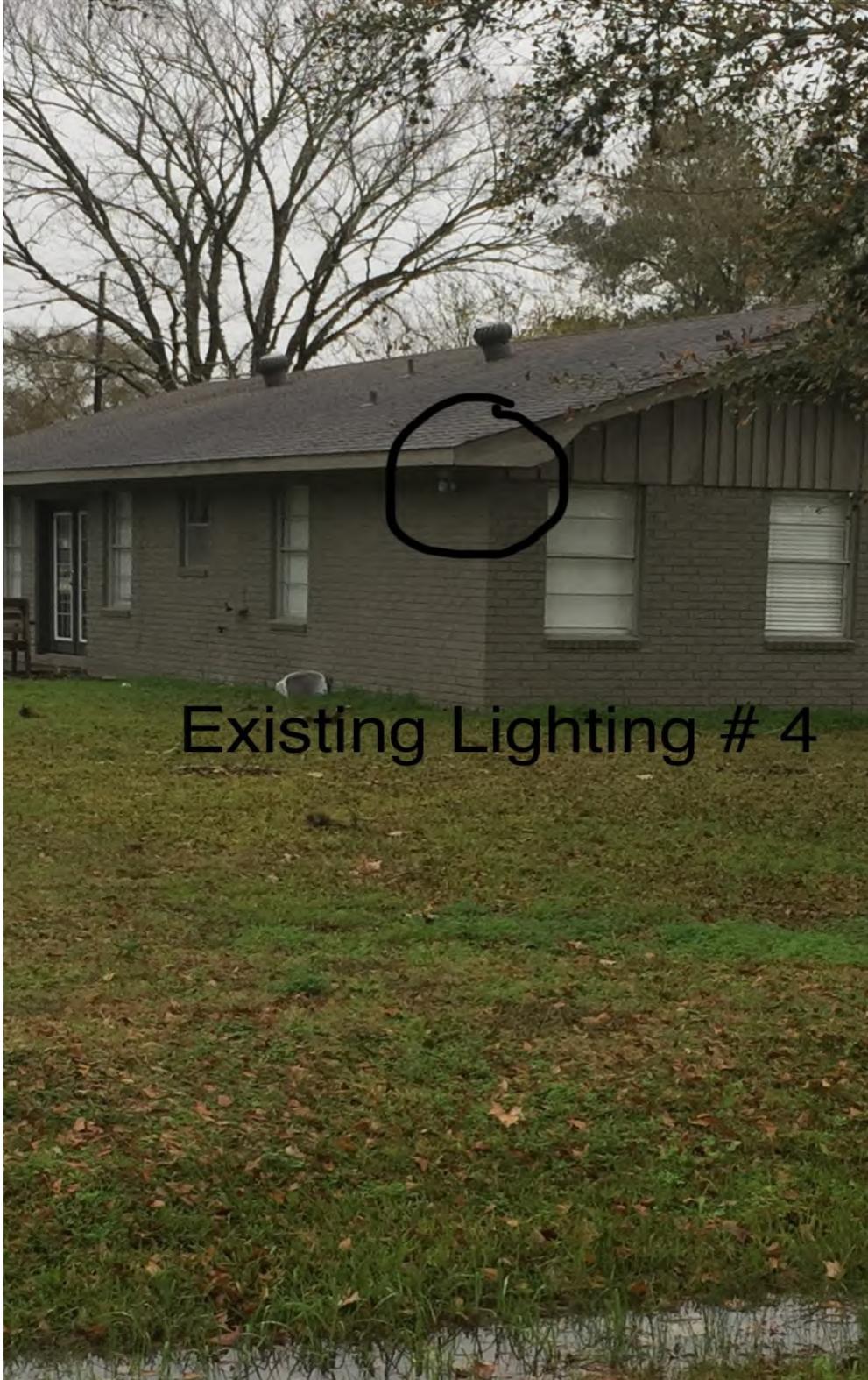


Lighting Plan: Existing lighting around the building will be maintained. No changes are currently planned. Any Future lighting modifications will comply with any applicable City Ordinances.



Existing lighting
#3

Lighting Plan: Existing lighting around the building will be maintained. No changes are currently planned. Any Future lighting modifications will comply with any applicable City Ordinances.



Existing Lighting # 4

Lighting Plan: Existing lighting around the building will be maintained. No changes are currently planned. Any Future lighting modifications will comply with any applicable City Ordinances.

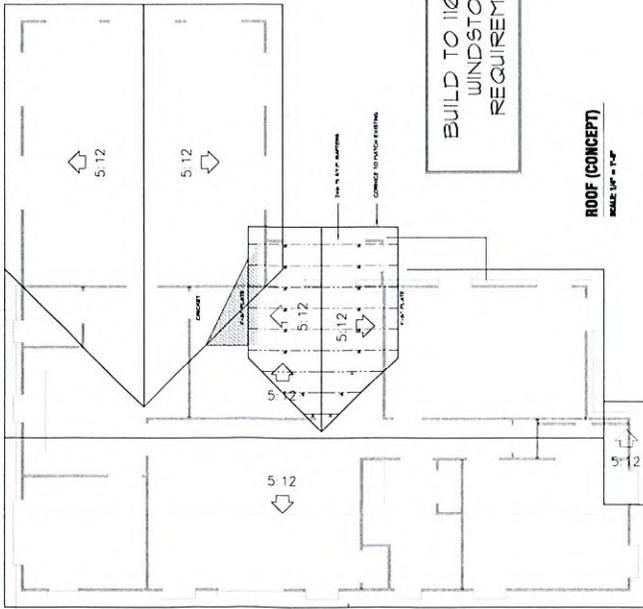


Existing light location #5

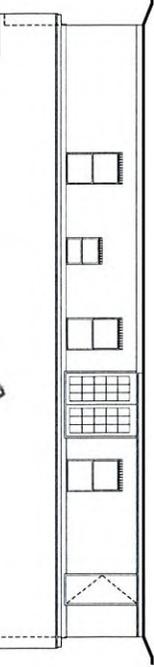
Lighting Plan: Existing lighting around the building will be maintained. No changes are currently planned. Any Future lighting modifications will comply with any applicable City Ordinances.

Elevations

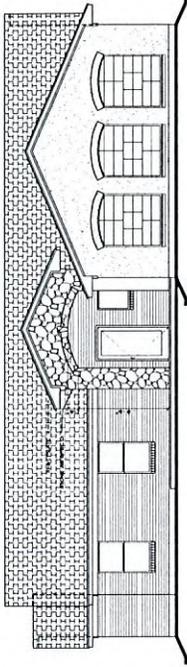
There will be no structural changes or designs implemented.



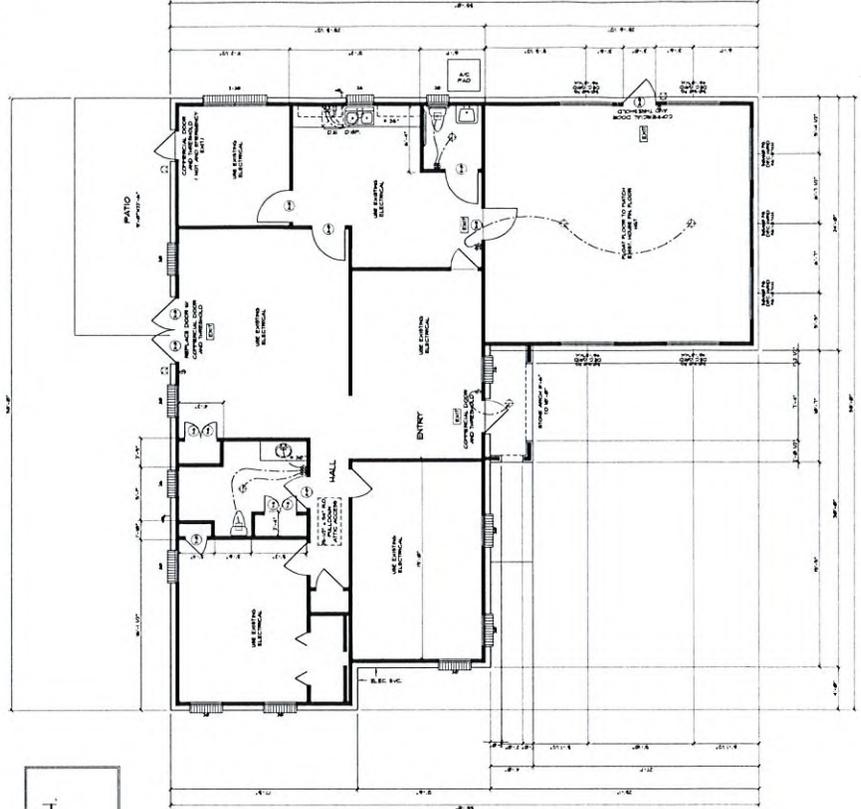
ROOF (CONCEPT)
SCALE 1/4" = 1'-0"



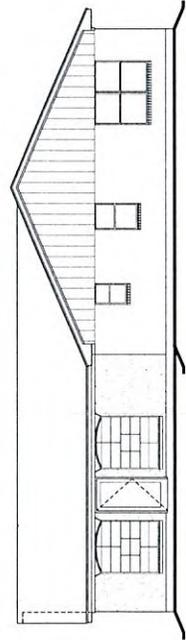
REAR (CONCEPT)
SCALE 1/4" = 1'-0"



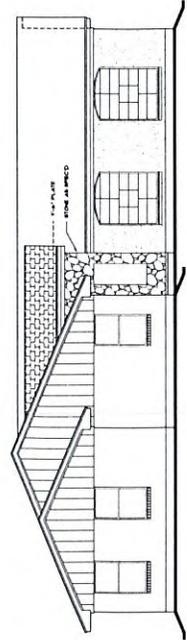
FRONT (CONCEPT)
SCALE 1/4" = 1'-0"



FLOOR PLAN (CONCEPT)
SCALE 1/4" = 1'-0"



RIGHT (CONCEPT)
SCALE 1/4" = 1'-0"



LEFT (CONCEPT)
SCALE 1/4" = 1'-0"

TOTAL UNDER ROOF = 2281 SQ. FT.

**ENCORE/GUIDRY
PROPERTY REMODEL**
8418 HARRIS STREET
FULSHEAR, TEXAS

FLOOR PLAN AND ELEVATIONS



DATE	MARCH 26, 2012
DRAWN BY	REXTON
CHECKED	REXTON
APPROVED	
PROJECT NO.	GUIDRY-01
SHEET NO.	A 1

THIS PLAN WAS NOT PREPARED BY A PROFESSIONAL ARCHITECT OR ENGINEER. PLEASE CONSULT AN ARCHITECT OR ENGINEER FOR CONCEPT AND DESIGN DEVELOPMENT. THIS PLAN IS FOR CONCEPT AND DESIGN DEVELOPMENT ONLY. IT IS NOT TO BE USED FOR PERMITS, CONTRACTS, OR ANY OTHER LEGAL PURPOSES. THE ARCHITECT ASSUMES NO LIABILITY FOR THE DESIGN OR THE CONSTRUCTION OF ANY OTHER WORK.

Traffic Impact Study

January 2, 2019

Kerry Sigler, Building Official
City of Fulshear
P.O. Box 279
Fulshear, TX 77441

Re: Proposed Dance Studio
8418 Harris Street
Fulshear, Texas

Dear Kerry:

I have reviewed the proposed Dance Studio located at 8418 Harris Street. With the existing building having a total square footage of 1950 square foot I would expect a maximum of 40 Trip Ends per day for this use.

With the uses described as above the Traffic Impact will not be sufficient to require a Traffic Impact Study. If you have any questions or if you need additional information please feel free to contact me.

Very truly yours,



David Leyendecker, P.E., R.P.L.S.
Engineer for the City of Fulshear

DL/pe

Signage



Signage Plan: Existing sign location will be utilized. No other changes are currently planned. All signage modifications will comply with any applicable City ordinances.

Notification to the Public

Notice of Public Hearings

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 January 4, 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 January 15, 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 5, Lots 1, 4, 5, specifically the address is 8418 Harris Street, Fulshear, Texas 77441.

The applicant is seeking a Special Use Permit pursuant to the Ordinance # 2012-1069, Section 1-193, (c), (2), (f), (g), 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: _____

Date:



8418 Harris Street

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Sign Notification on the Property

PUBLIC HEARING - SPECIAL USE PERMIT

The property owner's agent is seeking a Special Use Permit to allow for the use of this property as a retail office space within the Northtown Historic zoning classification.

The City will hold two Public Hearings. The first Public Hearing will be held by the Planning and Zoning Commission on January 4, 2019 at 8:30 a.m. at City Hall located at 305623 FM 1952. The second Public Hearing will be held by the City Council on January 15, 2019 at 7:00 p.m. at the Irene Stern Community Center located at 69220 Katy Fritchman Rd.

Both hearings will allow all interested persons an opportunity to be heard. If you have any questions regarding this request, please call the City of Frisco City Secretary's office at 214-346-1795.

City Secretary's office at 214-346-1795

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

AGENDA OF:	January 4, 2019	Items:	7-12
DATE SUBMITTED:	December 28, 2018	DEPARTMENT:	Planning and Development
PREPARED BY:	Sharon Valiante, Public Works Director, Kerry Sigler Building Official, Brant Gary, Assistant City Manager	PRESENTER:	David Leyendecker, City Engineer
SUBJECT:	Plat Summaries for Planning and Zoning Commission		
ATTACHMENTS:	1. City Engineer’s Engineering Reviews: Preliminary Plats for: Dewberry Acres, Lamar CISD Tamarron Elementary School, Tamarron Multifamily, and Fulbrook on Fulshear Creek Section 14; Final Plats for: Tamarron Crossing Section 3 – Street Dedication and Tamarron Section 13		

EXECUTIVE SUMMARY

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

- 1. Preliminary Plat – Dewberry Acres**
- 2. Preliminary Plat - Lamar CISD Tamarron Elementary School**
- 3. Preliminary Plat – Tamarron Multifamily**
- 4. Preliminary Plat – Fulbrook on Fulshear Creek Section 14**
- 5. Final Plat - Tamarron Crossing Section 3- Street Dedication**
- 6. Final Plat - Tamarron Section 13**

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.

The Preliminary and Final Plats submitted for consideration were reviewed by the City Engineer. Comments were sent to the applicants and asked to address all comments prior to the November 7th Planning and Zoning Commission meeting. These plats are conditionally submitted pending completion of all comments being addressed to the City Engineer’s satisfaction.

RECOMMENDATION

Staff recommends the Planning and Zoning Commission provide the following recommendations:
Positive for Approval of the

1. **Preliminary Plats for: Dewberry Acres, Lamar CISD Tamarron Elementary School, Tamarron Multifamily, and Fulbrook on Fulshear Creek Section 14**
2. **Final Plats for: Tamarron Crossing Section 3 – Street Dedication and Tamarron Section 13**

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: Dewberry Acres / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: DAVID LEYENDECKER DATE: 12-31-2018

City Secretary

Processed
 Returned for additional data

BY: KIMBERLY KOPECKY DATE: 12-17-2018

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: 12-17-2018 Date Received by the City of Fulshear: _____
 Subdivision: Dewberry Acres Development: N/A

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: 10.73 acres in the A.G Sharpless Survey Abstract 322

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

Total Acreage: 10.73
 Number of Streets: 0
 Number of Lots: 4
 Number and Types of Reserves: 1 Access & Utility
 Total Acres in Reserve: 10.73

Owner: Darman Corporation
Address: P.O. Box 68
City/State: Katy TX 77492-0146
Telephone: (281) 382-6143
Email Address: _____

Engineer/Planner: Jones Carter
Contact Person: Chris Kalkomey
Telephone: (281) 342-2033
Fax Number: (281) 232-9909
Email Address: cdkalkomey@JonesCarter.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>648.¹³</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] Chris Kalkomey survey mgr. 12/17/18
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

December 31, 2018

Engineering Review

Preliminary Plat
Dewberry Acres
Fort Bend County, Texas

For Information Only:

1. This plat will create four (4) Lots that were part of an older subdivision that was sold by Metes & Bounds and never was platted. It will also create one (1) Restricted Reserve "A" which covers an existing Private Road.
2. All four of the Lots are 2.00 acres or more in size and have access to Dewberry Lane (Private) from Katy-Fulshear Road.
3. Since this tract is located in the ETJ of the City of Fulshear approval will be needed from the City and Fort Bend County, Texas.

Recommendations:

I recommend that this Preliminary Plat of Dewberry Acres be approved once the following items have been addressed:

- A) This plat will require a variance to allow Dewberry Lane to remain a Private Road.
- B) Restricted Reserve "A" needs to extend West thru Lot 10 to provide access to the Darmar Residue.
- C) Lot 10 will also need a 25-foot Front Building Line.





1229 Corporate Drive, Suite 100
Rosenberg, Texas 77471

TEL 281 342 2033
FAX 281 232 9909

To Fort Bend County Drainage District
Attn: Jeff

Date:	12/14/2018	Job No.:	R8000-0707-00
Transmittal No.			
Re:	Dewberry Acres		

We are sending you:

- Attached Under separate cover via _____

The following items:

- Shop drawings Prints Plans Samples
 Copy of letter Change Order Specifications

Copies	Date	No.	Description
1			Dewberry Acres

These are transmitted as checked below:

- For approval No objections Resubmit _____ copies for approval
 For review and comment Returned for corrections Return _____ corrected prints
 As requested _____
 FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

Remarks _____

Copy to _____

Signed Chris Kalkomey



1229 Corporate Drive, Suite 100
Rosenberg, Texas 77471
Tel: 281.342.2033
Fax: 281.232.9909
www.jonescarter.com

December 14, 2018

Center•Point Energy/Gas
1111 Louisiana, 701-C
Houston, TX 77099

Reference: **Dewberry Acres**
Fort Bend County, Texas

Please find enclosed a copy of the Proposed Plat for the above referenced subdivision. Please review the plat for any necessary easement or right-of-way requirements that you may have pertaining to the proposed development. Please respond to our office with comments and/or requirements.

Sincerely,

A handwritten signature in blue ink that reads 'Jennifer Nelms'.

Jennifer Nelms
enclosure



1229 Corporate Drive, Suite 100
Rosenberg, Texas 77471
Tel: 281.342.2033
Fax: 281.232.9909
www.jonescarter.com

December 14, 2018

Comcast Communications
7033 Airport Blvd.
Houston, Texas 77061

Reference: **Dewberry Acres**
Fort Bend County, Texas

Please find enclosed a copy of the Proposed Plat for the above referenced subdivision. Please review the plat for any necessary easement or right-of-way requirements that you may have pertaining to the proposed development. Please respond to our office with comments and/or requirements.

Sincerely,

A handwritten signature in blue ink that reads 'Jennifer Nelms'.

Jennifer Nelms
enclosure



1229 Corporate Drive, Suite 100
Rosenberg, Texas 77471
Tel: 281.342.2033
Fax: 281.232.9909
www.jonescarter.com

December 14, 2018

AT&T Texas
1110 Louise Street
1st Floor
Rosenberg, TX 77471

Reference: **Dewberry Acres**
Fort Bend County, Texas

Please find enclosed a copy of the Proposed Plat for the above referenced subdivision. Please review the plat for any necessary easement or right-of-way requirements that you may have pertaining to the proposed development. Please respond to our office with comments and/or requirements.

Sincerely,

A handwritten signature in blue ink that reads 'Jennifer Nelms'.

Jennifer Nelms
enclosure



1229 Corporate Drive, Suite 100
Rosenberg, Texas 77471
Tel: 281.342.2033
Fax: 281.232.9909
www.jonescarter.com

December 14, 2018

Center•Point Energy - Electric
1111 Louisiana, 701-C
Houston, TX 77099

Reference: **Dewberry Acres**
Fort Bend County, Texas

Please find enclosed a copy of the Proposed Plat for the above referenced subdivision. Please review the plat for any necessary easement or right-of-way requirements that you may have pertaining to the proposed development. Please respond to our office with comments and/or requirements.

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A handwritten signature in blue ink that reads 'Jennifer Nelms'.

Jennifer Nelms
enclosure

Charter Title Company

609 Main Street, Suite 4325, Houston, Texas 77002
713/222-6060

Email: gcarr@chartertitle.com

December 14, 2018

Title Report for the City of Houston

City of Houston, Texas

Gentlemen:

We have made a search of the Records of Fort Bend County, Texas, as to the property described below and as of December 4, 2018, find the status of record title as follows:

RECORD OWNER:

DARMAR CORPORATION pursuant to Deed filed in Volume 797 Page 867.

LEGAL DESCRIPTION:

All of Proposed DEWBERRY ACRES, being 10.73 acres in the A. G. Sharpless Survey, Abstract 322, Fort Bend County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached hereto.

LIENHOLDERS:

None

RESTRICTIONS:

Covenants, conditions and restrictions recorded in/under Volume 1002, Page 586 and Volume 1930, Page 1517 of the Official Records of FORT BEND County, Texas.

Omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

EASEMENTS/OTHER:

1. An unobstructed easement ten (10) feet wide, and an unobstructed aerial easement ten (10) feet wide, located on both side of and adjoining said 10-foot wide easement granted to Houston Lighting & Power Company by instrument recorded in Volume 930, Page 573 of the Deed Records of Fort Bend County, Texas.
2. A 60' Road Easement for Ingress/Egress executed by Darmar Corporation as set forth in instrument dated October 3, 1989, recorded in Volume 2172, Page 246 of the Official Records of Fort Bend County, Texas.
3. Darmar Road Maintenance Agreement dated October 3, 1989 as set forth in instrument recorded in Volume 2172, Page 243 of the Official Records of Fort Bend County, Texas.
4. Interest in and to all oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded in/under Volume 797, Page 867 of the Deed Records of Fort Bend County, Texas. Reference to which instrument is here made for particulars.



Livery of Seisin

5. Lease for oil, gas or other minerals, together with rights incident thereto, dated October 16, 1980, recorded in/under Volume 930, Page 505 of the Deed Records of Fort Bend County, Texas. Reference to which instrument is made for particulars
6. Lease for oil, gas or other minerals, together with rights incident thereto, dated September 17, 1980, recorded in/under Volume 930, Page 508 of the Deed Records of Fort Bend County, Texas. Reference to which instrument is made for particulars.

CHARTER TITLE COMPANY



Garry L. Carr
Executive Vice President

Cpl1076551800406

EXHIBIT "A"



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.
County Engineer

December 20, 2018

Mr. Chris Kalkomey
Jones and Carter
1229 Corporate Dr., Ste. 100
Rosenberg, TX 77471
cdkalkomey@jonescarter.com

RE: Dewberry Acres

Dear Mr. Kalkomey:

The Fort Bend County Engineering Department has completed its review of the referenced project. The plat is in general conformance with Fort Bend County rules, regulations and requirements. Prior to approval, please provide the listed items.

- Effective immediately all plat shall include this note: "Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction."
- Change to new FBC plat format. (see attached sample).
- Provide City of Fulshear approval.
- Provide Fort Bend County Drainage District approval.
- Provide current Tax Certificates and Tax Research Release form.
- Provide Subdivision Plat Application form.
- Provide Taxing Entity letter. (see Appendix "S", FBC Regulations, for sample letter).
- Provide current title report including metes and bound description. (original document only).
- Provide plat name review by County Clerk.
- Provide fee calculation form and check -or- credit card confirmation for recordation.
- Change street names as indicated on Street Name Review.
- Provide Engineers seal & signature to plat.
- Provide Surveyors seal & signature to plat.
- Provide no objection letter from Environmental Health Department.
- Provide no objection letter from LID Engineer.
- Digital AutoCAD File (.DWG or .DXF).E-mailed to Mary Jane Sowa at MaryJane.Sowa@FortBendCountyTx.gov Phone 281-633-7519.
- Provide a bond or letter of credit for paving.
- Provide listing of street names and lengths when submitting bond for paving. (Appendix L)
- List MUD district & LID district and any other public facilities that provide services within the plat.
- Add Lighting ordinance acknowledgment to owner's acknowledgment and specify zone on plat.
- Dedicate additional right-of-way to comply with Fort Bend County Major Thoroughfare Plan & Contribute to build agreement.
- Add sidewalk note to general notes.
- Add contours at 1 ft. intervals.
- Add owner's address and phone number.
- Add key map page to vicinity map and add North arrow to vicinity map.
- Add x,y coordinates.
- Add pipeline notes.
- Update dates to 2019. Plats recorded after January 1, 2019, update Precinct 4 Commissioner and County Judge.
- Provide recorded plat prior to commencing construction.
- Provide approved construction plans for cul-de-sac
- Add note stating "A minimum distance of 10' shall be maintained between residential dwellings".
- Add note required per FBC Subdivision Regulations 5.12.C.1.b for 20' building lines.
- Submit Variance Letter for: Building set back lines. Block length.
- Submit Traffic Impact Study according to Sec. 2.15 of the FBC Platting Policy.
- Provide cul-de-sac bulb at end of Reserve A in accordance with 5.6.A and 5.9.
- Provide 25' building line for Lot 10.

Fort Bend County Regulations of Subdivisions can be found on the internet at www.FortBendCountyTx.gov. Should you have any questions please do not hesitate to call.

Sincerely,

Maggie Dalton
Development Services Manager

cc: Commissioner W.A. "Andy" Meyers, Pct. 3
City reviewer David Leyendecker, City of Fulshear
File

301 Jackson St., Suite 401, Richmond, TX 77469
Phone 281-633-7500

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: Lamar CISD Tamaron Elementary School / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: DAVID LEYENDECKER DATE: 12-31-2018

City Secretary

Processed
 Returned for additional data

BY: KIMBERLY KOPECKY DATE: 12-17-2018

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: 12-13-2018 Date Received by the City of Fulshear: _____
 Subdivision: Lamar CISD Tamarcon Elementary School Development: Tamarcon

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: 12.58 acres in the Micajah Autrey Survey AB-100

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

Total Acreage: 12.58
 Number of Streets: 0
 Number of Lots: 0
 Number and Types of Reserves: 1 Restricted for school
 Total Acres in Reserve: 12.58

Owner: Lamar CISD
 Address: 3911 Ave I
 City/State: Rosenberg TX 77471
 Telephone: (281) 341-3100
 Email Address: MCKEEVER@LCISD.ORG

Engineer/Planner: JONES CARTER
 Contact Person: Chris Kalkomey
 Telephone: (281) 342-2033
 Fax Number: (281) 232-9909
 Email Address: cdkalkomey@JonesCarter.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>\$ 657.25</u>
Park Fees (due at Final Plat Application)	_____

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

[Signature] Chris Kalkomey Survey Mgr 12/17/18
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

December 31, 2018

Engineering Review

Preliminary Plat
Lamar CISD Tamarron Elementary School
Fort Bend County, Texas

For Information Only:

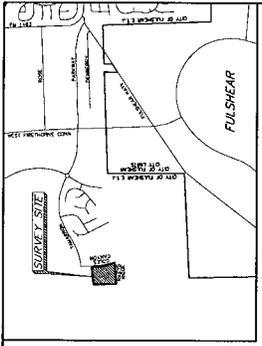
1. This plat will create one (1) Restricted Reserve (Restricted to School Purposes) that is 12.58 acres in size.
2. The Reserve will have access to Cole Canyon along its East boundary line and to Rileys Ridge along its South Line.
3. Since this tract is located in the ETJ of the City of Fulshear approval will be needed from the City and Fort Bend County, Texas.

Recommendations:

I recommend that this Preliminary Plat of Lamar CISD Tamarron Elementary School be approved once the following additions/corrections have been addressed:

- A) A complete Traffic Impact Analysis will be required before the Final Plat can be approved for this subdivision.
- B) The Vicinity Map needs to show the KISD and LCISD boundary lines in this area.





VICINITY MAP
(SCALE: 1" = 200')

KEY MAP: 483 (PANEL 17)

APPROVED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____ 2018.

City of Fort Bend
Mayor: _____
City Manager: _____
City Clerk: _____

APPROVED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____ 2018.

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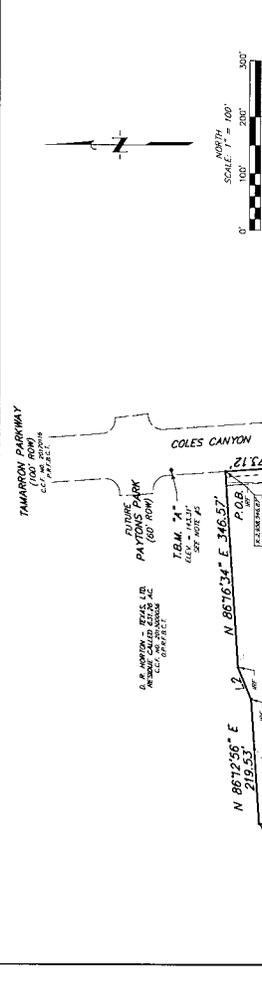
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APPROVED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____ 2018.



RESTRICTED RESERVE 'A'
12.58 ACRES
(RESTRICTED TO SCHOOL PURPOSES)
LAMAR CISD

LEGEND

These standard symbols will be found on this drawing:

- 1" = 100' (SCALE)
- 1" = 200' (SCALE)
- 1" = 400' (SCALE)
- 1" = 800' (SCALE)
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- 1" = 76624751466006558806024046522363334887875200' (SCALE)
- 1" = 15324950293201311761204809304472666977574400' (SCALE)
- 1" = 30649900586402623522409618608945334155188800' (SCALE)
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- 1" = 34508720216135477025620181397850173331200' (SCALE)
- 1" =



1229 Corporate Drive, Suite 100
Rosenberg, Texas 77471

TEL 281 342 2033
FAX 281 232 9909

To Fort Bend County Drainage District
Attn: Jeff

Date:	12/13/2018	Job No.:	R8000-0715-00
Transmittal No.			
Re:	Lamar CISD Tamarron Elementary School		

We are sending you:

Attached Under separate cover via _____

The following items:

Shop drawings Prints Plans Samples
 Copy of letter Change Order Specifications

Copies	Date	No.	Description
1			Lamar CISD Tamarron Elementary School

These are transmitted as checked below:

For approval No objections Resubmit _____ copies for approval
 For review and comment Returned for corrections Return _____ corrected prints
 As requested _____
 FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

Remarks _____

Copy to _____

Signed Chris Kalkomey



1229 Corporate Drive, Suite 100
Rosenberg, Texas 77471
Tel: 281.342.2033
Fax: 281.232.9909
www.jonescarter.com

December 13, 2018

Comcast Communications
7033 Airport Blvd.
Houston, Texas 77061

Reference: **Lamar CISD Tamarron Elementary School**
Fort Bend County, Texas

Please find enclosed a copy of the Proposed Plat for the above referenced subdivision. Please review the plat for any necessary easement or right-of-way requirements that you may have pertaining to the proposed development. Please respond to our office with comments and/or requirements.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jennifer Nelms'.

Jennifer Nelms
enclosure



1229 Corporate Drive, Suite 100
Rosenberg, Texas 77471
Tel: 281.342.2033
Fax: 281.232.9909
www.jonescarter.com

December 13, 2018

Center•Point Energy/Gas
1111 Louisiana, 701-C
Houston, TX 77099

Reference: **Lamar CISD Tamarron Elementary School**
Fort Bend County, Texas

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Sincerely,

A handwritten signature in blue ink that reads 'Jennifer Nelms'.

Jennifer Nelms
enclosure



1229 Corporate Drive, Suite 100
Rosenberg, Texas 77471
Tel: 281.342.2033
Fax: 281.232.9909
www.jonescarter.com

December 13, 2018

Center•Point Energy - Electric
1111 Louisiana, 701-C
Houston, TX 77099

Reference: **Lamar CISD Tamarron Elementary School**
Fort Bend County, Texas

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Sincerely,

A handwritten signature in blue ink that reads 'Jennifer Nelms'.

Jennifer Nelms
enclosure



1229 Corporate Drive, Suite 100
Rosenberg, Texas 77471
Tel: 281.342.2033
Fax: 281.232.9909
www.jonescarter.com

December 13, 2018

AT&T Texas
1110 Louise Street
1st Floor
Rosenberg, TX 77471

Reference: **Lamar CISD Tamarron Elementary School**
Fort Bend County, Texas

Please find enclosed a copy of the Proposed Plat for the above referenced subdivision. Please review the plat for any necessary easement or right-of-way requirements that you may have pertaining to the proposed development. Please respond to our office with comments and/or requirements.

Sincerely,

A handwritten signature in blue ink that reads 'Jennifer Nelms'.

Jennifer Nelms
enclosure



777 Post Oak Blvd. Suite 100
Houston, Texas 77056
Customer Service Department
Phone: (713) 626-9220

File No.: 15005931

DATE: December 12, 2018

CITY OF FULSHEAR

ATTN: CITY PLANNING COMMISSION

GENTLEMEN:

A diligent search of the records contained in the Old Republic National Title Insurance Company abstract plant has been completed on the following described property:

BeIng 12.568 acres of land located in the Micajab Autray Survey, Abstract 100, Fort Bend County, Texas, more particularly being a portion of that certain called 631.26 acre tract conveyed to D.R. Horton - Texas, LTD by an instrument of record under File Number 2013000056 of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 12.568 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83);

COMMENCING for reference at a 1 - inch iron pipe found marking the northwest corner of said 631.26 acre tract, same being an easterly interior corner of that certain called 473.248 acre tract conveyed to Dan J. Harrison, Jr. by an instrument at record in Volume 528, Page 132, Deed Records of said Fort Bend County, Texas, (F.B.C.D.R.):

Thence, North 87° 51' 36" East, departing the east line of said 473.246 acre tract at 6.48 feet pass a 1 - inch iron pipe found marking the southwest corner of that certain called 686.0183 acre tract conveyed to D.R. Horton - Texas, LTD by an instrument of record under File Number 2013000058, continuing for a total distance of 879.04 feet to a point;

Thence, South 02° 08' 28" East, 91.08 feet to the northwest corner and POINT OF BEGINNING of the herein described tract;

Thence, North 86° 12' 56" East, 219.53 feet to a point for corner;

Thence, North 67° 12' 28" East, 60.81 feet to a point for corner;

Thence, North 86° 16' 34" East, 346.57 feet to a point for corner;

Thence, South 04° 06' 38" East, 273.12 feet to a point for corner, the beginning of a curve;

Thence, 96.43 feet along the arc of a non tangent curve to the left, having a radius of 840.00 feet, a central angle of 06° 34' 38", and a chord which bears South 07° 08' 34" East, 96.38 feet to a point for corner;

Thence, South 10° 23' 54" East, 105.13 feet to a point for corner, the beginning of a curve;

Thence, 40.24 feet along the arc of a tangent curve to the left, having a radius of 280.00 feet, a central angle of 08° 13' 55", and a chord which bears South 14° 32' 64" East, 40.20 feet to a point for corner;

Thence, South 18° 39' 53" East, 209.20 feet to a point for corner, the beginning of a curve;

Thence, 81.42 feet along the arc of a non-tangent curve to the right, having a radius of 592.00 feet, a central angle of 07° 52'

49", and a chord which bears South 14° 48' 17" East, 81.35 feet to a point for corner, the beginning of a compound curve;

Thence, 42.22 feet along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of 96° 59' 35", and a chord which bears South 37° 37' 55" West, 37.36 feet to a point for corner;

Thence, South 83° 07' 43" West, 734.32 feet to a point for corner;

Thence, North 00° 59' 28" West, 805.84 feet to the POINT OF BEGINNING and containing 12.565 acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. 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 made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

We find title to be apparently in:

LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

Subject only to the following:

1. RESTRICTIONS:

As set forth in instrument filed for record under Fort Bend County Clerk's File No(s). 8601109, 8601112, 8601114, 8601116, 8601120, 8601121, 8601123, 8601126, 8601128, 8601130, 8602825, 8602827, 8602828, 8602831, 8602833, 8602835, 8602837 and 201542676. **BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.**

2. EASEMENTS:

- a. Terms and provisions of that certain sanitary sewer easement granted to Fort Bend County Municipal Utility District filed for record under Fort Bend County Clerk's File No. 2017094380.
- b. Terms and provisions of that certain water line easement granted to Fort Bend County Municipal Utility District filed for record under Fort Bend County Clerk's File No. 2017094379.
- c. Note: Ingress and egress to and from the subject property is via that certain Temporary Access Easement filed for record under Fort Bend County Clerk's File No. 2015142679.

3. LIENS:

- a. NOTE: We find no outstanding voluntary liens of record affecting the subject property. Inquiry should be made concerning the existence of any recorded or unrecorded lien or other indebtedness which could give rise to any security interest claim in the subject property.

SEARCH COMPLETE THROUGH: December 4, 2018

NOTICE: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DISCLAIMS ANY WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THIS INFORMATION. THIS INFORMATION IS SOLELY FOR THE USE OF THE PARTY REQUESTING IT AND NO ONE ELSE. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S LIABILITY FOR ERRORS AND/OR OMISSIONS IN THIS INFORMATION SHALL BE LIMITED TO THE AMOUNT PAID FOR THIS REPORT. BY ACCEPTING THIS FORM, THE PARTY REQUESTING THE INFORMATION AGREES THAT THE DISCLAIMER OF WARRANTIES AND LIABILITY LIMITATION CONTAINED IN THIS PARAGRAPH IS A PART OF ITS CONTRACT WITH OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND SHALL COVER ALL ACTIONS WHETHER ARISING HEREUNDER BY STATUTE, IN CONTRACT, OR IN TORT.

apmo@mcass
Authorized Signatory



1904 W Grand Parkway N, Suite 100, Katy, Texas 77449
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386

December 13, 2018

Mr. Chris Kalkomey
Jones & Carter Engineering
1229 Corporate Drive, Suite 100
Rosenberg, Texas 77471

Re: Lamar CISD Tamarron Elementary School Preliminary Plat
Fort Bend County Municipal Utility District No. 182 & 188
Job No. 2193-0000 (6.0)

Dear Mr. Kalkomey:

As Fort Bend County Municipal Utility District No. 182 & 188 Engineer, I have reviewed the above referenced plat and offer no objections. Water Line Facilities, WWTP Facilities, Drainage Facilities including detention capacity and outfall are currently available or under design to serve this. No impervious cover will be added within the plat until detention and outfall capacity have been constructed.

FBCMUD No. 182 & 188 certifies that the design of the drainage for the site is in full compliance with the most up-to-date master drainage plan titled "Master Drainage Plan for Tamarron Lakes," dated October 23, 2013, and approved by the Fort Bend County Drainage District on April 1, 2014.

Should you have any questions or need any additional information concerning these plans, please call me at 713.380.4430.

Sincerely,

A handwritten signature in blue ink that reads "Melony F. Gay". The signature is written in a cursive, flowing style.
Melony F. Gay, PE
Senior Project Manager

MFG/aa



1904 W Grand Parkway N, Suite 100, Katy, Texas 77449
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386

December 13, 2018

Mr. Chris Kalkomey
Jones & Carter Engineering
1229 Corporate Drive, Suite 100
Rosenberg, Texas 77471

Re: Lamar CISD Tamarron Elementary School Preliminary Plat
Fort Bend County Municipal Utility District No. 182
Job No. 2193-0000 (6.0)

Dear Mr. Kalkomey:

As Fort Bend County Municipal Utility District No. 182 Engineer, I have reviewed the above referenced plat and offer no objections. Water Line Facilities, WWTP Facilities, Drainage Facilities including detention capacity and outfall are currently available or under design to serve this. No impervious cover will be added within the plat until detention and outfall capacity have been constructed.

FBCMUD No. 182 certifies that the design of the drainage for the site is in full compliance with the most up-to-date master drainage plan titled "Master Drainage Plan for Tamarron Lakes," dated October 23, 2013, and approved by the Fort Bend County Drainage District on April 1, 2014.

Should you have any questions or need any additional information concerning these plans, please call me at 713.380.4430.

Sincerely,

A handwritten signature in blue ink that reads "Melony F. Gay". The signature is written in a cursive, flowing style.

Melony F. Gay, PE
Senior Project Manager

MFG/aa

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat: Tamarron Multifamily - Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: DAVID LEYENDECKER DATE: 12-31-2018

City Secretary

Processed
 Returned for additional data

BY: Sharon Valiante DATE: 12/21/18

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: 12/20/2018

Date Received by the City of Fulshear: 12/21/2018

Subdivision: Tamarron Multifamily

Development: Tamarron

SUBMITTAL OF PLAT: (Check Appropriate Selection)

X Preliminary

Replat

Amending Plat

Final

Vacation Plat

Short Form Final

Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential

Zero Lot Line/ Patio Home

X Multi-Family Residential

Planned Development

Commercial

Industrial

Plat Location: City

X ETJ (Extraterritorial Jurisdiction)

Legal Description: A Subdivision of 19.84 Acres of Land out of the A.G. Sharpless Survey, A-322 Fort Bend County, Texas

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

Total Acreage: 19.84

Number of Streets: 0

Number of Lots: 0

Number and Types of Reserves: 3 Detention/ Unrestricted & Lift Station

Total Acres in Reserve: 19.84

Owner: DHI - Tamarron, LLC

Address: 1341 Horton Circle

City/State: Arlington, Texas 76011

Telephone: 917.390.8270

Email Address: Edoverton@drhorton.com

Engineer/Planner: Jones|Carter

Contact Person: Daniel Valdez

Telephone: 832.913.4000

Fax Number: 832.913.4001

Email Address: Dvaldez@jonescarter.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 \$748.00

Park Fees (due at Final Plat Application)

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

Handwritten signature of Daniel Valdez

SIGNATURE

Daniel Valdez

TYPED OR PRINTED NAME/TITLE

12/20/2018

DATE

December 31, 2018

**Engineering Review
(Revised)**

Preliminary Plat
Tamarron Multifamily
Fort Bend County, Texas

For Information Only:

1. This plat will create two (2) Reserves that cover a total acreage of 19.84 acres.
2. Access will be from F.M. 1463 thru the Texas Department of Transportation Permit Process.
3. Since this tract is located in the ETJ of the City of Fulshear, it will require approval of both the City and Fort Bend County.

Recommendations:

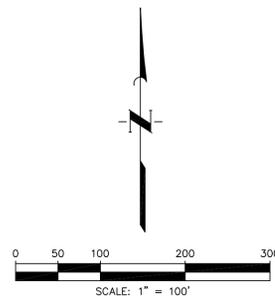
I recommend that this Preliminary Plat of Tamarron Multifamily be approved with the following items being addressed:

- A) The Traffic Impact Analysis supplied with this plat needs to be updated to match current multifamily layout.
- B) Contour lines are required on the face of the plat as is a Metes & Bounds description.
- C) The Drainage Study needs to be updated to take into account the multifamily project.

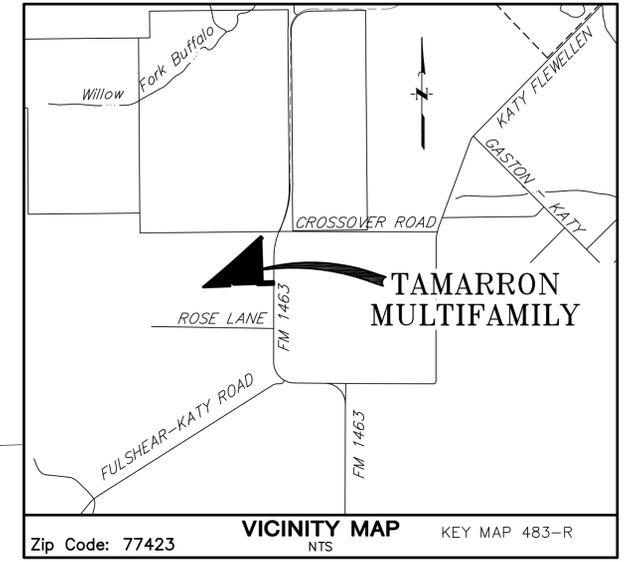
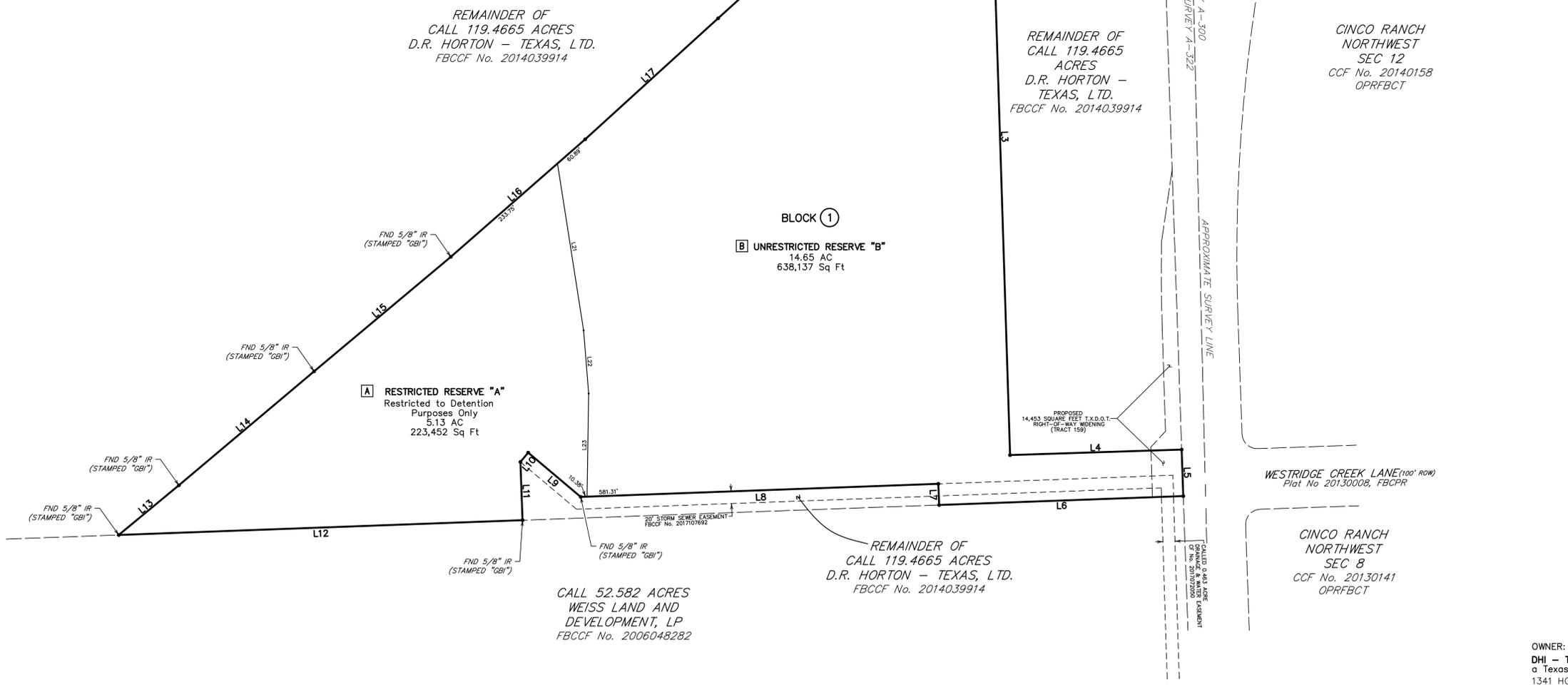


DISTRICT NAMES	
WCD	N/A
MMD/MUD	FBC MUD 182
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	KATY ISD
FIRE	FULSHEAR FIRE DISTRICT
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	FULSHEAR ETJ
UTILITIES CO.	CENTERPOINT ENERGY

C RESTRICTED RESERVE "C"
 Restricted to Lift Station
 Purposes Only
 0.07 AC
 2,845 Sq Ft



LINE	BEARING	DISTANCE
L1	S42°13'38"E	57.77'
L2	S47°46'22"W	49.18'
L3	S01°49'13"E	1047.92'
L4	N68°10'47"E	283.96'
L5	S01°58'01"E	76.55'
L6	S87°55'03"W	404.00'
L7	N02°05'00"W	34.89'
L8	S87°54'57"W	591.69'
L9	N50°01'46"W	113.33'
L10	S39°58'14"W	20.00'
L11	S02°05'00"E	95.91'
L12	S87°55'00"W	668.12'
L13	N50°33'10"E	128.76'
L14	N50°01'26"E	291.73'
L15	N50°11'09"E	294.37'
L16	N48°57'49"E	294.65'
L17	N47°49'21"E	296.47'
L18	N47°58'03"E	386.91'
L19	N47°37'56"E	168.02'
L20	N47°46'22"E	47.92'
L21	N08°57'56"W	278.00'
L22	N04°34'18"W	104.11'
L23	N00°56'06"E	169.79'



- General Notes
- All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - AE "Aerial Easement"
 - BL "Building Line"
 - CF "Clerk's File"
 - DE "Drainage Easement"
 - ESM "Easement"
 - F "Find 3/4" Iron Rod w/Cap "Cotton Surveying"
 - FC "Film Code"
 - FBCDR "Fort Bend County Deed Records"
 - FBCOPRRP "Fort Bend County Official Public Records of Real Property"
 - FBCPR "Fort Bend County Plat Records"
 - No "Number"
 - ROW "Right-of-Way"
 - S "Set 3/4-inch Iron Rod With Cap Stamped "Cotton Surveying"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - Temp "Temporary"
 - UE "Utility Easement"
 - Vol "Volume and Page"
 - WLE "Waterline Easement"
 - WME "Water Meter Easement"
 - ⊙ "Block Number"
 - "Found 3/4-inch Iron Rod With Cap Stamped "Cotton Surveying" as Per Certification"
 - All easements are centered on lot lines unless shown otherwise.
 - All building lines along street rights-of-way are as shown on the plat.
 - All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
 - This tract is located within the extraterritorial jurisdiction of the City of Fulshear, Fort Bend County, Texas, and within Fort Bend County Municipal Utility District No. 151.
 - According to the Flood Insurance Rate Map (FIRM) No. 48157C0040L for Fort Bend County, Texas effective April 2, 2014, this section is located in Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance floodplain.
 - The minimum slab elevation for this section shall be 144.0 (NGVD 29, 1987 Adjustment). The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
 - All elevations are based on FEMA RM 4. This benchmark is described on FEMA panel number 48157C0015J. A disk set in top of southeast end of southwest abutment of Pin Oak Road Bridge over Willow Fork Buffalo Bayou. ELEVATION = 125.90 FEET NGVD 29, 1987 ADJUSTMENT.
 - All bearings shown hereon are based on North as obtained with Real Time Kinematics Global Positioning Equipment.
 - Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
 - This plat is located in lighting zone LZ3.
 - The Texas State Plane Coordinates, North American Datum 83 (grid) shown hereon are based on National Geodetic Survey Monument Designation - HGCS 66, PID - AW5411. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.999887647.
 - The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
 - There are no pipeline easements within the plotted area.
 - All sidewalk building lines to be 5' unless otherwise noted.

PRELIMINARY PLAT TAMARRON MULTIFAMILY

A SUBDIVISION OF 19.84 ACRES OF LAND
 OUT OF THE
 A.G. SHARPLESS SURVEY, A-322
 FORT BEND COUNTY, TEXAS

0 LOTS 3 RESERVES 1 BLOCK
DECEMBER 2018

OWNER:
DHI - TAMARRON, LLC
 a Texas limited liability company
 1341 HORTON CIRCLE
 ARLINGTON, TEXAS 76011
 817-390-8270

PLANNER/ENGINEER/SURVEYOR:
JONES CARTER
 Texas Board of Professional Engineers Registration No. F-438
 Texas Board of Professional Land Surveying Registration No. 55564-08
 8350 West Loop South, Suite 150 • Houston, TX 77063 • 713.779.5357
 SHEET 1 OF 2

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, DHI – TAMARRON, LLC, acting by and through _____ its _____ owner hereinafter referred to as Owners of the 19.84 acre tract described in the above and foregoing map of TAMARRON MULTIFAMILY, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

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

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

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

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

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

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 TAMARRON MULTIFAMILY where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

IN TESTIMONY WHEREOF, the DHI – TAMARRON, LLC has caused these presents to be signed by _____ its _____ thereunto authorized, this _____ day of _____, 2019.

DHI – TAMARRON, LLC

By: _____

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of DHI – TAMARRON, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

This plat of TAMARRON MULTIFAMILY is approved by the City Planning Commission of the City of Fulshear, Texas

this _____ day of _____, 2019.

Derek Einkauf, Chairman David C. Worley, Co-Chairman

This plat of TAMARRON MULTIFAMILY was approved on _____ by the City of Fulshear Council, and signed on this

day of _____, 2019, provided; however, this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

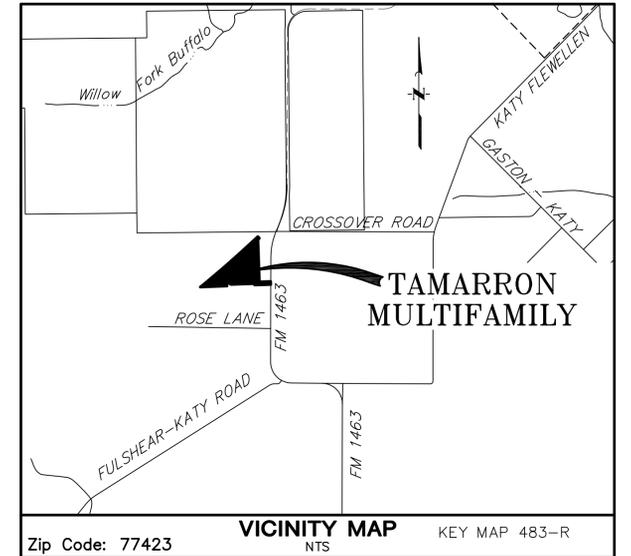
Thomas C. Kuykendall, Jr., Mayor D. Gordon Offord, City Secretary

I, Steven Jares, 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 accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature, and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Steven Jares Registered Professional Land Surveyor Texas Registration No. 5317

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

Professional Engineer No. _____



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

Richard W. Stolleis, P.E. Date Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2019.

Vincent M. Morales, Jr. Commissioner, Precinct 1

Grady Prestage Commissioner, Precinct 2

KP George County Judge

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

Ken R. DeMerchant Commissioner, Precinct 4

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

I, Laura Richard, County Clerk for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____, 2019 at _____ o'clock _____ in Plat Number(s) _____ of the Plat Records of said County.

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

Laura Richard Fort Bend County, Texas

By: _____ Deputy

PRELIMINARY PLAT TAMARRON MULTIFAMILY

A SUBDIVISION OF 19.84 ACRES OF LAND OUT OF THE

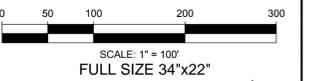
AG. SHARPLESS SURVEY, A-322 FORT BEND COUNTY, TEXAS

0 LOTS 3 RESERVES 1 BLOCK
DECEMBER 2018

OWNER: DHI – TAMARRON, LLC a Texas limited liability company 1341 HORTON CIRCLE ARLINGTON, TEXAS 76011 817–390–8270

PLANNER/ENGINEER/SURVEYOR:

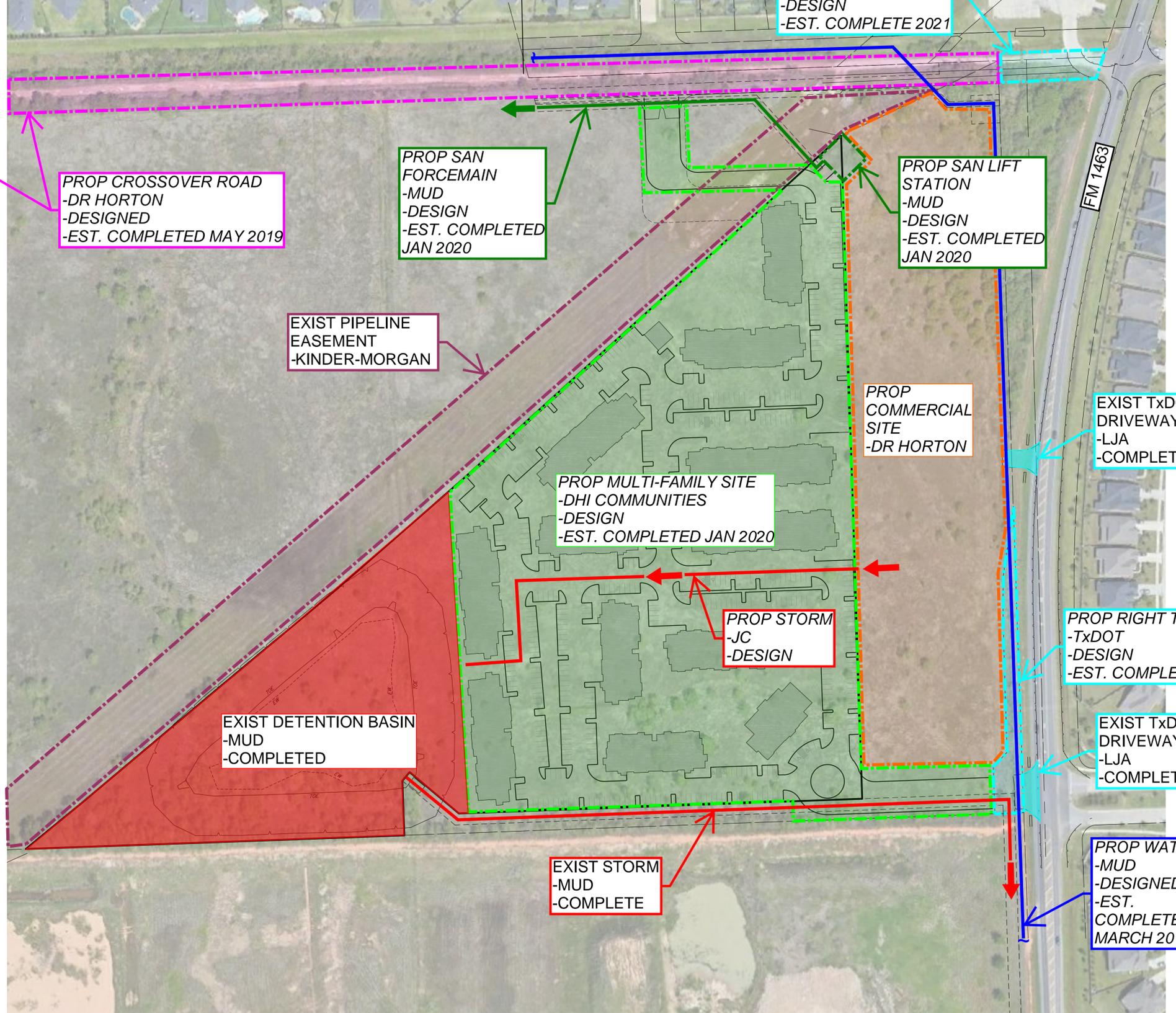




TAMARRON TRACE

CROSSOVER ROAD

3000 LF



PROP CROSSOVER ROAD
-TxDOT
-DESIGN
-EST. COMPLETE 2021

PROP CROSSOVER ROAD
-DR HORTON
-DESIGNED
-EST. COMPLETED MAY 2019

PROP SAN FORCEMAIN
-MUD
-DESIGN
-EST. COMPLETED JAN 2020

PROP SAN LIFT STATION
-MUD
-DESIGN
-EST. COMPLETED JAN 2020

EXIST PIPELINE EASEMENT
-KINDER-MORGAN

PROP COMMERCIAL SITE
-DR HORTON

EXIST TxDOT DRIVEWAY
-LJA
-COMPLETE

PROP MULTI-FAMILY SITE
-DHI COMMUNITIES
-DESIGN
-EST. COMPLETED JAN 2020

PROP STORM
-JC
-DESIGN

PROP RIGHT TURN LANE
-TxDOT
-DESIGN
-EST. COMPLETED 2021

EXIST DETENTION BASIN
-MUD
-COMPLETED

EXIST TxDOT DRIVEWAY
-LJA
-COMPLETE

EXIST STORM
-MUD
-COMPLETE

PROP WATER
-MUD
-DESIGNED
-EST. COMPLETED MARCH 2019



1904 W Grand Parkway N, Suite 100, Katy, Texas 77449
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386

November 14, 2018

Mr. William A.C. McAshan
Jones & Carter Engineering
2322 West Grand Parkway North
Suite 150
Katy, TX 77449

Re: Water and Sanitary Sewer Certification for Service
For DHI Communities
Fort Bend County Municipal Utility District No. 182
LJA Job No. 2193-0000 (12.7)

Dear Mr. McAshan:

Please accept this letter as documentation that Fort Bend County Municipal Utility District No. 182 (FBCMUD 182) operates one water treatment plant with a total capacity of serving 2,142 equivalent single-family connections (ESFCs). The District is currently serving approximately 1,309 ESFC. Therefore, the District has water capacity to serve the proposed 351 ESFC requested for the subject tract.

Sanitary sewer treatment capacity is supplied by a plant that is owned and operated by FBCMUD 182. Currently, the second phase of the plant is under construction. Upon completion of this phase, the plant will have the ability to serve 300,000 gallons per day. Based on the latest valid flow rates measured at the plant in November 2018, the plant uses approximately 163,050 gallons per day, which will leave a remaining 136,950 gallons per day available. The plant has the availability to serve the requested 80,379 gallons per day.

If there are any questions, please feel free to contact me at 713.380.4430.

Sincerely,

A handwritten signature in blue ink that reads 'Melony Gay'.

Melony F. Gay, PE
Senior Project Manager

MFG/aa

Copy: Samuel L. Johnson, Coats Rose, P.C.



6330 West Loop South, Suite 150
Bellaire, TX 77401
Tel: 713.777.5337
www.jonescarter.com

December 19, 2018

Re: Tamarron Multifamily Plat
Encumbrance Certificate

I, William A. C. McAshan, do hereby certify that all the existing encumbrances, such as various types of easements both public and private, fee strips and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located, and further certify that this plat represents a portion of that called 19.84 acres under the name of Tamarron Multifamily.

Sincerely,

A handwritten signature in blue ink, appearing to read 'William A.C. McAshan'.

William A.C. McAshan, P.E.
Project Engineer

K:\16168\16168-0001-00 Tamarron Apartments\2 Design Phase\CAD\PLATTING\PRELIM\Encumbrance Letter.docx

Chantelle Jamnik

From: Chantelle Jamnik
Sent: Thursday, December 20, 2018 2:44 PM
To: 'Chris_Grey@cable.comcast.com'
Subject: Plat/ Tamarron Multifamily/ 16168-0001-00
Attachments: 2. Tammaron Multi-Family Plat.pdf

Good afternoon,

I have attached the plat for Tamarron Multifamily for your review. If this plat meets your approval, please provide a letter of No Objection addressed to the City of Fulshear.

If you have any questions please let me know.

Thank you,

Chantelle Jamnik
Planner
Cjamnik@jonescarter.com

JONES | CARTER

*2322 West Grand Parkway North, Suite 150
Katy, TX 77449
Direct 832.913.4010
Telephone 832.913.4000 Ext. 2910

One Company. Unlimited Potential.™

www.jonescarter.com

[*Join our team!*](#)

Follow us for the latest industry news and company updates.



Chantelle Jamnik

From: Chantelle Jamnik
Sent: Thursday, December 20, 2018 2:44 PM
To: 'lrow@centerpointenergy.com'
Subject: Plat/ Tamarron Multifamily/ 16168-0001-00
Attachments: 2. Tamarron Multi-Family Plat.pdf

Good afternoon,

I have attached the plat for Tamarron Multifamily for your review. If this plat meets your approval, please provide a letter of No Objection addressed to the City of Fulshear.

If you have any questions please let me know.

Thank you,

Chantelle Jamnik
Planner
Cjamnik@jonescarter.com

JONES | CARTER

*2322 West Grand Parkway North, Suite 150
Katy, TX 77449
Direct 832.913.4010
Telephone 832.913.4000 Ext. 2910

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www.jonescarter.com

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SUBDIVISION PLAT APPLICATION FORM

Fort Bend County Engineering Department

301 Jackson St. Suite 401

Richmond, Texas 77469

281.633.7500

www.fortbendcountytx.gov

Subdivision Name: _____

Submit this application and the appropriate required documents to the Engineering Department at the address listed above.

SUBMITTAL TYPE:

Land Plan	Street Dedication Plat
Final Plat	Vacation Plat
Final Replat	Amending Plat

PLAT INFORMATION:

Total Acreage: _____	Survey: _____
Number of Lots: _____	Abstract: _____
Number of Blocks: _____	MUD: _____
Number of Reserves: _____	LID: _____
Precinct: _____	
Extraterritorial Jurisdiction: _____	

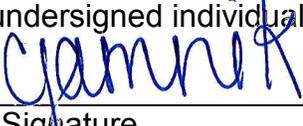
Engineer's Information (Primary Contact for the Project):

Company Name: _____	Contact Name: _____	
Street Address: _____	City Name: _____	
State: _____	Zip Code: _____	E-mail Address: _____
Phone Number _____	Fax Number: _____	

Developer/Property Owner's Information:

Company Name: _____	Contact Name: _____	
Street Address: _____	City Name: _____	
State: _____	Zip Code: _____	E-mail Address: _____
Phone Number _____	Fax Number: _____	

This is to certify that the information on this form is complete, true, and correct and that the undersigned individual is authorized to make this application.

 _____ Date: _____
Signature

Printed Name



DRAINAGE DISTRICT
Fort Bend County, Texas

January 9, 2018

Ms. Carolyn Gilligan P.E., CFM
LJA Engineering & Surveying, Inc.
2929 Briarpark Drive, Suite 600
Houston, TX 77042-3703

Re: Tamarron Lake Phase5 (Northeast Tract) Impact Analysis

Dear Ms. Gilligan,

The Fort Bend County Drainage District staff has reviewed the above reference report. The proposed 128 ac phase5 development will provide 81.5 ac-ft of the detention storage; the detention rate proposed is 0.64 ac.ft/ac for the ultimate condition. Based on the analysis, the proposed development would not cause negative impact to the downstream and surrounding areas for the events up to and including the 100 year event. The proposed development will release less than allowable discharge to the receiving Cinco Ranch Northwest detention system based on the agreement between MUD 58 and MUD 182. Therefore we have no objections to the proposed development. .

If you should have any questions, please do not hesitate to contact me at 281-342-2863.

Sincerely,



Juling Bao, P.E., C.F.M

Fort Bend County Drainage District

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 - Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: DAVID LEYENDECKER DATE: 12-31-2018

City Secretary

Processed
 Returned for additional data

BY: Sharon Valiante DATE: 12/21/18

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: 12.2.18 Date Received by the City of Fulshear: _____
 Subdivision: FULBROOK ON FULSHEAR CREEK Development: SECTION 14

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 13.92 AC. OUT OF CHURCHILL FULSHEAR LEASE A-29

Variance: Yes (Attach a Copy of Approval Letter) No FOOT BEND COUNTY, TEXAS

Total Acreage: 13.92
 Number of Streets: 0
 Number of Lots: 12
 Number and Types of Reserves: 5 - LANDSCAPE
 Total Acres in Reserve: 9.8

Owner: FULSHEAR LAND PARTNERS
 Address: 100 W. SOUTH LOOP SOUTH #2600
 City/State: HOUSTON, TEXAS 77027
 Telephone: 281-623-2466
 Email Address: ron@wstranddevelopment.com

Engineer/Planner: SWETZER + ASSOCIATES
 Contact Person: BILL SWETZER
 Telephone: 281-496-3111
 Fax Number: _____
 Email Address: lsw@switzerassociates.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$2,114.50</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] W.A. SWETZER 12.2.18
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

December 31, 2018

Engineering Review

Preliminary 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 28.92 acres.
2. The street names and much of the text on the plat is so light as to not be readable.
3. The typical lot sizes in this section are 50-foot by 125-foot and 50-foot x 140-foot with a 25-foot Front Building Line.

Recommendations:

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

- A) The text for the street names and the Reserves needs to be printed dark enough to be readable.
- B) Contour lines are required on the face of the plat.
- C) The Vicinity Map needs to have the street names added. The section being platted appears to overlap existing lots on the Vicinity Map



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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat: Tamarron Crossing Section 3 - Street Dedication/Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: DAVID LEYENDECKER DATE: 12-31-2018

City Secretary

Processed
 Returned for additional data

BY: KIMBERLY KOPECKY DATE: 12-18-2018

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: 12/14/2018

Date Received by the City of Fulshear: 12-18-18

Subdivision: TAMARRON CROSSING SECTION 3 STREET DEDICATION Development: TAMARRON

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City [] ETJ [X] (Extraterritorial Jurisdiction)

Legal Description: 0.796 ACRES IN THE A.G. SHARPLESS SURVEY, A-322

Variance: Yes [] No [X]

Total Acreage: 0.796
Number of Streets: 1
Number of Lots: 0
Number and Types of Reserves: 0
Total Acres in Reserve: 0

Owner: D.R. HORTON-TEXAS, LTD.
Address: 14100 SOUTHWEST FREEWAY, SUITE 500
City/State: SUGAR LAND, TEXAS 77478
Telephone: 281-566-2100
Email Address:

Engineer/Planner: LJA ENGINEERING, INC.
Contact Person: JOSUE SANDOVAL
Telephone: 713-953-5252
Fax Number:
Email Address: josandoval@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
2nd Review of plats - \$100.00 (each additional review)
TOTAL PLATTING FEE \$519.90
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.

Handwritten signature of Josue Sandoval

Josue Sandoval / Platting Coordinator
TYPED OR PRINTED NAME/TITLE

12-14-2018
DATE

December 31, 2018

Engineering Review

Final Plat
Tamarron Crossing Section 3 Street Dedication
Fort Bend County, Texas

For Information only:

1. This plat will create approximately 700 linear foot of right-of-way for Tamarron Crossing Road. The 50-foot width which is shown on the plat will be only one-half the total street width required.
2. The road will begin on the West where it intersects with Tayrns Way and extend East to the East line of Tamarron Section 26.
3. This plat is located in the ETJ of the City of Fulshear and as such will require approval for both the City and Fort Bend County.

Recommendations:

I recommend that this Final Plat of Tamarron Crossing Section 3 Street Dedication be approved as submitted.





October 22, 2018

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

**Re: Tamarron Crossing Section 3 Street Dedication
PLR18.580**

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated October 9, 2018.

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 Wesley Maresh at 713.207.6212.

Sincerely,

A handwritten signature in black ink, appearing to read "Wesley Maresh".

Wesley Maresh
Associate Right of Way Agent

C: Josue Sandoval <josandoval@lja.com>

PLR18.580



October 22, 2018

Josue Sandoval
Platting Coordinator

LJA Engineering | We Build Civilization
œ Katy

Re: Tamarron Crossing Section 13

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as “Comcast Cable”, has been asked to provide a letter of “No Objection” for the above referenced plat dated October 16, 2018.

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

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

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

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

Please feel free to contact me at 832-364-5818 with any questions that you may have.

Sincerely,

A handwritten signature in cursive script that reads "Leslie M. Noyola".

Leslie Noyola
Construction Coord., Planning & Design



1904 W Grand Parkway N, Suite 100, Katy, Texas 77449
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386

September 11, 2018

Mr. Neil Goertz
Fort Bend County Drainage District
1124 Blume Rd.
Rosenberg, Texas 77471

Re: Tamarron Crossing Section 3 Preliminary Plat and Construction Plans
Fort Bend County Municipal Utility District No. 182
Job No. 1931-1400 (6.0)

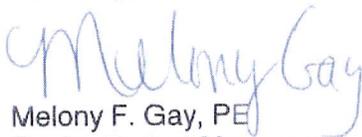
Dear Mr. Goertz:

As Fort Bend County Municipal Utility District No. 182 Engineer, I have reviewed the above referenced plans and plat and offer no objections to the proposed design. Water Line Facilities, WWTP Facilities, Drainage Facilities including detention capacity and outfall are currently available or under design to serve this. No impervious cover will be added within Tamarron Crossing Section 3 until detention and outfall capacity have been constructed.

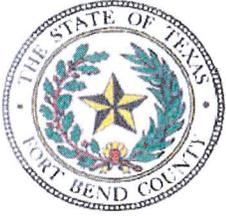
FBCMUD No. 182 certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan titled "Tamarron Lakes Phase 5 (Northeast Tract) Impact Analysis," dated October 10, 2017, and approved by the Fort Bend County Drainage District on January 9, 2018.

Should you have any questions or need any additional information concerning these plans, please call me at 713.380.4430.

Sincerely,


Melony F. Gay, PE
Senior Project Manager

MFG/aa



REVIEW FORM

On October 24, 2018 the Fort Bend County Drainage District reviewed the:

1. Plans

2. Plat Tamarron Crossing Section 3 Street Dedication

3. Permit

and agrees that this project meets with minimum requirements of this department or office. The following comments may need to be addressed or observed.

The proposed development appears to meet the minimum requirements of the *Fort Bend County Drainage Criteria Manual*. The attached no objection letter from the Fort Bend County MUD No. 182 engineer state that detention capacity and outfall are currently available or under design and confirms that no impervious cover will be added until they have been constructed. The letter also certifies that the design is in full compliance with the most up-to-date master drainage plan approved by the Drainage District.

Neil J. Hauck
Reviewed by:

Mark Vogler
Signature of Department Head

Based on review of the submitted information and stated conclusions, the Drainage District staff interposes no objection of the proposed drainage plan for the above referenced project.

Please note this does not necessarily mean that the entire supporting data and calculations have been completely checked and verified. However, the report is signed, dated and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.

**DHI TITLE OF CENTRAL TEXAS
10700 Pecan Park Blvd., Ste. 220
Austin, Texas 78750**

CITY PLANNING LETTER

December 12, 2018

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 4th day of December, 2018, we find the following:

Record Owner:

D. R. Horton-Texas, Ltd., a Texas limited partnership

Recording Instrument:

Special Warranty Deed, executed by Dan Harrison, III, and BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated April 16, 2014, recorded in Document No. 2014039914 of the Official Public Records of Fort Bend County, Texas.

Legal Description:

**TAMARRON CROSSING SECTION 3
STREET DEDICATION (Proposed Plat)**

Being 0.796 acre (34,688 square feet) of land located in the A. G. Sharpless Survey, Abstract Number 322, Fort Bend County, Texas, more particularly being a portion of that certain called 119.4655 acre tract, described as "Tract 1" conveyed to D. R. Horton – Texas, Ltd., by an instrument of record in File Number 2014039914 of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 0.796 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83);

BEGINNING at a 1-inch pinched top iron pipe found for the northwest corner of said 119.4655 acre tract, said point being on the east line of Tamarron Section 9 a subdivision of record in Plat Number 20150023, F.B.C.P.R., from which a 5/8-inch iron rod found for the southeast corner of said Tamarron Section 9 bears South 01° 48' 10" East, 90.41 feet;

Thence, North 87° 54' 59" East, along the north line of said 119.4655 acre tract, 688.44 feet to a point for corner;

Thence, South 02° 50' 01" East, departing said north line, 50.00 feet to a point for corner;

Thence, South 87° 54' 59" West, 653.85 feet to a point for corner, the beginning of a curve;

Thence, 54.81 feet along the arc of a tangent curve to the left, having a radius of 35.00 feet, a central angle of 89° 43' 09", and a chord which bears South 43° 03' 25" West, 49.38 feet to a point for corner, said point being on the common line of the aforementioned 119.4655 acre tract and the aforementioned Tamarron Section 9;

Thence, North 01° 48' 10" West, along said common line, 84.83 feet to the POINT OF BEGINNING and containing 0.796 acre (34,688 square feet) of land.

1. Deed Restrictions:

None of record.

NOTE: Property is subject to inclusion into restriction documents recorded in Document Nos. 2014128516, 2014129256, and 2018019010, Official Public Records of Fort Bend County, Texas, but is not subject to said documents unless a Notice of Applicability to the subject property is recorded.

2. Easements and other encumbrances (Oil, Gas and other Minerals excluded):

Pipeline or pipelines easement for transportation of gas, oil, petroleum products or other liquids, gases, or other substances, together with all rights granted therein, conveyed to Texas Illinois Natural Gas Pipeline Company, as described in document recorded in Volume 274, Page 120 of the Deed Records of Fort Bend County, Texas.

Pipeline or pipelines easement for transportation of gas, oil, petroleum products or other liquids, gases, or other substances, together with all rights granted therein, conveyed to Texas Illinois

Natural Gas Pipeline Company, as described in document recorded in Volume 274, Page 475 of the Deed Records of Fort Bend County, Texas.

Agreement as to Use of Private Road, dated January 1, 1982, executed by and between Dan J. Harrison, III, and Bruce F. Harrison, and Amax Petroleum Corporation, recorded in Volume 1079, Page 723 of the Deed Records of Fort Bend County, Texas.

Easement for access strips recorded in Document No. 2005052339, as affected by instruments recorded in Document Nos. 2014100229 and 2016127931, Official Public Records of Fort Bend County, Texas.

Deed - Minerals, Resources and Groundwater recorded in Document No. 2014039915 of the Official Public Records of Fort Bend County, Texas.

Unrecorded surface lease, and rights incidental thereto, dated January 6, 2014, by and between Dan J. Harrison III and William B. Harrison, as Lessor, and Greg Marr, as Lessee.

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document Nos. 2014049738 and 2017127193, of the Official Public Records of Fort Bend County, Texas.

Sanitary Sewer Easement conveyed to Fort Bend County Municipal Utility District No. 182, together with all rights granted therein, as described in document recorded in Document No. 2017115256 of the Official Public Records of Fort Bend County, Texas.

Water Line & Storm Sewer Easement conveyed to Fort Bend County Municipal Utility District No. 182, together with all rights granted therein, as described in document recorded in Document No. 2017115257 of the Official Public Records of Fort Bend County, Texas.

The rights of Fort Bend County Municipal Utility District No. 182 to levy taxes and issue bonds.

3. Lien Holders: None of record.

No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. Liability of Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party, Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

George T. Dunn

DHI Title of Central Texas

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat: Tamarron Section 13 / Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: DAVID LEYENDECKER DATE: 12-31-2018

City Secretary

Processed
 Returned for additional data

BY: KIMBERLY KOPECKY DATE: 12-18-2018

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: 12/14/2018

Date Received by the City of Fulshear: 12-18-18

Subdivision: TAMARRON SECTION 13

Development: TAMARRON

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary

Replat

Amending Plat

Final

Vacation Plat

Short Form Final

Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential

Planned Development

Zero Lot Line/ Patio Home

Commercial

Multi-Family Residential

Industrial

Plat Location: City

ETJ (Extraterritorial Jurisdiction)

Legal Description: 30.981 ACRES IN THE A.G. SHARPLESS SURVEY, A-322

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

Total Acreage: 30.981

Number of Streets: 7

Number of Lots: 103

Number and Types of Reserves: 7 (Landscape/Open Space)

Total Acres in Reserve: 2.116

Owner: D.R. HORTON-TEXAS, LTD.

Address: 14100 SOUTHWEST FREEWAY, SUITE 500

City/State: SUGAR LAND, TEXAS 77478

Telephone: 281-566-2100

Email Address:

Engineer/Planner: LJA ENGINEERING, INC.

Contact Person: JOSUE SANDOVAL

Telephone: 713-953-5252

Fax Number:

Email Address: josandoval@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

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

TOTAL PLATTING FEE \$1,789.53

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 of Josue Sandoval

SIGNATURE

Josue Sandoval / Platting Coordinator

TYPED OR PRINTED NAME/TITLE

12-14-2018

DATE

December 31, 2018

Engineering Review

Final Plat
Tamarron Section 13
Fort Bend County, Texas

For Information only:

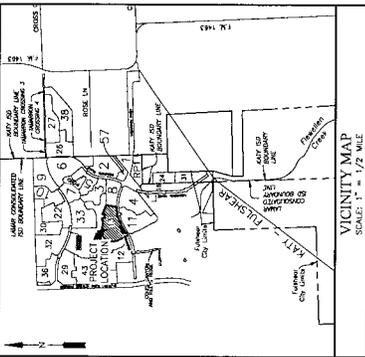
1. This plat will create 103 Lots in four (4) Blocks with seven (7) Reserves that covers a total area of 30.981 acres.
2. These lots will have access from Tamarron Parkway and from an extension of Colorado Bend Drive.
3. A typical lot in this section is approximately 55-foot by 125-foot.
4. Since this tract is located in the ETJ of the City of Fulshear it will need approval from both the City and Fort Bend County.

Recommendations:

I recommend that this Final Plat of Tamarron Section 13 be approved once the following additions/corrections have been made.

- A) There appears to be one additional Reserve that is not identified on the plat along the 10-foot Si Energy Pipeline South of Colorado Bend Drive. It may be a line work issue between Reserves "C" & "E".





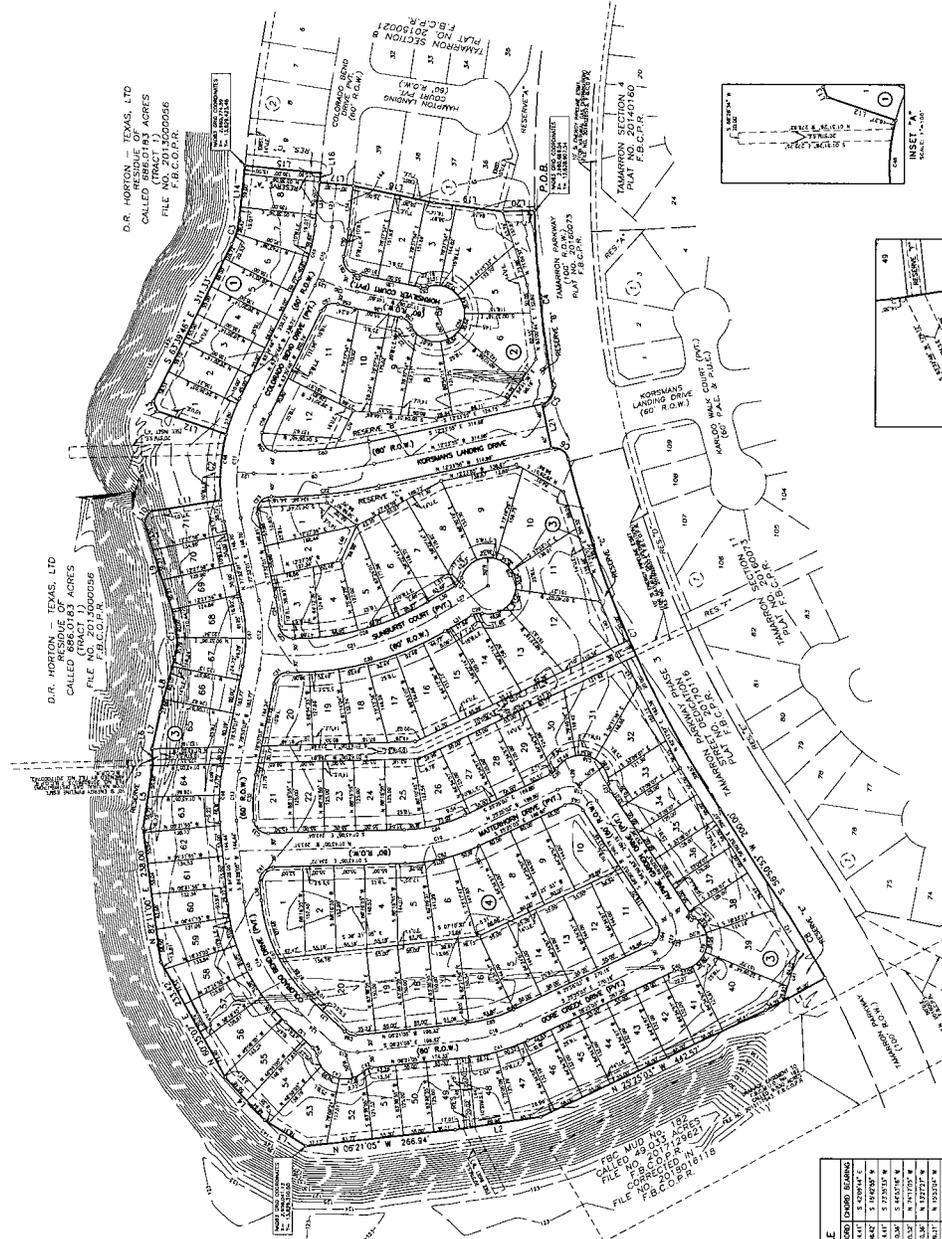
VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 4831J

LEGEND
 BL. INDICATES BUILDING LINE
 D.C. INDICATES DRAINAGE CANAL
 W.L.E. INDICATES WATER LINE EASEMENT
 S.S.E. INDICATES SANITARY SEWER EASEMENT
 F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 F.B.C.O.L. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 F.B.C.D.L. INDICATES FORT BEND COUNTY DEED RECORDS
 F.B.C.S.T. INDICATES FORT BEND COUNTY STREET RECORDS
 F.N. INDICATES FILE NUMBER
 EXIST. INDICATES EXISTING
 F.B.E. INDICATES FORT BEND COUNTY EASEMENT

FINAL PLAT OF TAMARON SECTION 13

A SUBDIVISION OF 30.981 ACRES OF LAND SITUATED IN THE
A.C. SHAWNEE SURVEY, ABSTRACT 322,
FORT BEND COUNTY, TEXAS.

103 LOTS 7 RESERVES (2.116 ACRES) 4 BLOCKS
 DECEMBER 13, 2018 JOB NO. 1931-6051
 OWNERS:
 D.R. HORTON, LTD.
 A TEXAS LIMITED PARTNERSHIP
 CHRIS LINDHART, PRESIDENT
 14100 SOUTHWEST FREEMAN, SUITE 500, SUGAR LAND, TEXAS 77478
 SURVEYOR:
 LJA Surveying, Inc.
 13333 West Freeway, Suite 115
 Houston, Texas 77042
 ENGINEER:
 LJA Engineering, Inc.
 13333 West Freeway, Suite 115
 Houston, Texas 77042
 P.E. License No. 10195802
 P.E. License No. 713833205
 P.E. License No. 713833205
 P.E. License No. 713833205



RESERVE	ACREAGE	SOILT.	TYPE
A	0.008	24.222	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.008	24.222	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.008	24.222	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.008	24.222	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.008	24.222	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	0.008	24.222	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	0.008	24.222	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	2.116	80.172	

LINE	START	END	BEARING	LENGTH	AREA
1	100	101	N 89° 58' 00" W	100.00	100.00
2	101	102	S 89° 58' 00" E	100.00	100.00
3	102	103	N 89° 58' 00" W	100.00	100.00
4	103	104	S 89° 58' 00" E	100.00	100.00
5	104	105	N 89° 58' 00" W	100.00	100.00
6	105	106	S 89° 58' 00" E	100.00	100.00
7	106	107	N 89° 58' 00" W	100.00	100.00
8	107	108	S 89° 58' 00" E	100.00	100.00
9	108	109	N 89° 58' 00" W	100.00	100.00
10	109	110	S 89° 58' 00" E	100.00	100.00
11	110	111	N 89° 58' 00" W	100.00	100.00
12	111	112	S 89° 58' 00" E	100.00	100.00
13	112	113	N 89° 58' 00" W	100.00	100.00
14	113	114	S 89° 58' 00" E	100.00	100.00
15	114	115	N 89° 58' 00" W	100.00	100.00
16	115	116	S 89° 58' 00" E	100.00	100.00
17	116	117	N 89° 58' 00" W	100.00	100.00
18	117	118	S 89° 58' 00" E	100.00	100.00
19	118	119	N 89° 58' 00" W	100.00	100.00
20	119	120	S 89° 58' 00" E	100.00	100.00
21	120	121	N 89° 58' 00" W	100.00	100.00
22	121	122	S 89° 58' 00" E	100.00	100.00
23	122	123	N 89° 58' 00" W	100.00	100.00
24	123	124	S 89° 58' 00" E	100.00	100.00
25	124	125	N 89° 58' 00" W	100.00	100.00
26	125	126	S 89° 58' 00" E	100.00	100.00
27	126	127	N 89° 58' 00" W	100.00	100.00
28	127	128	S 89° 58' 00" E	100.00	100.00
29	128	129	N 89° 58' 00" W	100.00	100.00
30	129	130	S 89° 58' 00" E	100.00	100.00
31	130	131	N 89° 58' 00" W	100.00	100.00
32	131	132	S 89° 58' 00" E	100.00	100.00
33	132	133	N 89° 58' 00" W	100.00	100.00
34	133	134	S 89° 58' 00" E	100.00	100.00
35	134	135	N 89° 58' 00" W	100.00	100.00
36	135	136	S 89° 58' 00" E	100.00	100.00
37	136	137	N 89° 58' 00" W	100.00	100.00
38	137	138	S 89° 58' 00" E	100.00	100.00
39	138	139	N 89° 58' 00" W	100.00	100.00
40	139	140	S 89° 58' 00" E	100.00	100.00
41	140	141	N 89° 58' 00" W	100.00	100.00
42	141	142	S 89° 58' 00" E	100.00	100.00
43	142	143	N 89° 58' 00" W	100.00	100.00
44	143	144	S 89° 58' 00" E	100.00	100.00
45	144	145	N 89° 58' 00" W	100.00	100.00
46	145	146	S 89° 58' 00" E	100.00	100.00
47	146	147	N 89° 58' 00" W	100.00	100.00
48	147	148	S 89° 58' 00" E	100.00	100.00
49	148	149	N 89° 58' 00" W	100.00	100.00
50	149	150	S 89° 58' 00" E	100.00	100.00
51	150	151	N 89° 58' 00" W	100.00	100.00
52	151	152	S 89° 58' 00" E	100.00	100.00
53	152	153	N 89° 58' 00" W	100.00	100.00
54	153	154	S 89° 58' 00" E	100.00	100.00
55	154	155	N 89° 58' 00" W	100.00	100.00
56	155	156	S 89° 58' 00" E	100.00	100.00
57	156	157	N 89° 58' 00" W	100.00	100.00
58	157	158	S 89° 58' 00" E	100.00	100.00
59	158	159	N 89° 58' 00" W	100.00	100.00
60	159	160	S 89° 58' 00" E	100.00	100.00
61	160	161	N 89° 58' 00" W	100.00	100.00
62	161	162	S 89° 58' 00" E	100.00	100.00
63	162	163	N 89° 58' 00" W	100.00	100.00
64	163	164	S 89° 58' 00" E	100.00	100.00
65	164	165	N 89° 58' 00" W	100.00	100.00
66	165	166	S 89° 58' 00" E	100.00	100.00
67	166	167	N 89° 58' 00" W	100.00	100.00
68	167	168	S 89° 58' 00" E	100.00	100.00
69	168	169	N 89° 58' 00" W	100.00	100.00
70	169	170	S 89° 58' 00" E	100.00	100.00
71	170	171	N 89° 58' 00" W	100.00	100.00
72	171	172	S 89° 58' 00" E	100.00	100.00
73	172	173	N 89° 58' 00" W	100.00	100.00
74	173	174	S 89° 58' 00" E	100.00	100.00
75	174	175	N 89° 58' 00" W	100.00	100.00
76	175	176	S 89° 58' 00" E	100.00	100.00
77	176	177	N 89° 58' 00" W	100.00	100.00
78	177	178	S 89° 58' 00" E	100.00	100.00
79	178	179	N 89° 58' 00" W	100.00	100.00
80	179	180	S 89° 58' 00" E	100.00	100.00
81	180	181	N 89° 58' 00" W	100.00	100.00
82	181	182	S 89° 58' 00" E	100.00	100.00
83	182	183	N 89° 58' 00" W	100.00	100.00
84	183	184	S 89° 58' 00" E	100.00	100.00
85	184	185	N 89° 58' 00" W	100.00	100.00
86	185	186	S 89° 58' 00" E	100.00	100.00
87	186	187	N 89° 58' 00" W	100.00	100.00
88	187	188	S 89° 58' 00" E	100.00	100.00
89	188	189	N 89° 58' 00" W	100.00	100.00
90	189	190	S 89° 58' 00" E	100.00	100.00
91	190	191	N 89° 58' 00" W	100.00	100.00
92	191	192	S 89° 58' 00" E	100.00	100.00
93	192	193	N 89° 58' 00" W	100.00	100.00
94	193	194	S 89° 58' 00" E	100.00	100.00
95	194	195	N 89° 58' 00" W	100.00	100.00
96	195	196	S 89° 58' 00" E	100.00	100.00
97	196	197	N 89° 58' 00" W	100.00	100.00
98	197	198	S 89° 58' 00" E	100.00	100.00
99	198	199	N 89° 58' 00" W	100.00	100.00
100	199	200	S 89° 58' 00" E	100.00	100.00
101	200	201	N 89° 58' 00" W	100.00	100.00
102	201	202	S 89° 58' 00" E	100.00	100.00
103	202	203	N 89° 58' 00" W	100.00	100.00
104	203	204	S 89° 58' 00" E	100.00	100.00
105	204	205	N 89° 58' 00" W	100.00	100.00
106	205	206	S 89° 58' 00" E	100.00	100.00
107	206	207	N 89° 58' 00" W	100.00	100.00
108	207	208	S 89° 58' 00" E	100.00	100.00
109	208	209	N 89° 58' 00" W	100.00	100.00
110	209	210	S 89° 58' 00" E	100.00	100.00
111	210	211	N 89° 58' 00" W	100.00	100.00
112	211	212	S 89° 58' 00" E	100.00	100.00
113	212	213	N 89° 58' 00" W	100.00	100.00
114	213	214	S 89° 58' 00" E	100.00	100.00
115	214	215	N 89° 58' 00" W	100.00	100.00
116	215	216	S 89° 58' 00" E	100.00	100.00
117	216	217	N 89° 58' 00" W	100.00	100.00
118	217	218	S 89° 58' 00" E	100.00	100.00
119	218	219	N 89° 58' 00" W	100.00	100.00
120	219	220	S 89° 58' 00" E	100.00	100.00
121	220	221	N 89° 58' 00" W	100.00	100.00
122	221	222	S 89° 58' 00" E	100.00	100.00
123	222	223	N 89° 58' 00" W	100.00	100.00
124	223	224	S 89° 58' 00" E	100.00	100.00
125	224	225	N 89° 58' 00" W	100.00	100.00
126	225	226	S 89° 58' 00" E	100.00	100.00
127	226	227	N 89° 58' 00" W	100.00	100.00
128	227	228	S 89° 58' 00" E	100.00	100.00
129	228	229	N 89° 58' 00" W	100.00	100.00
130	229	230	S 89° 58' 00" E	100.00	100.00
131	230	231	N 89° 58' 00" W	100.00	100.00
132	231	232	S 89° 58' 00" E	100.00	100.00
133	232	233	N 89° 58' 00" W	100.00	100.00
134	233	234	S 89° 58' 00" E	100.00	100.00
135	234	235	N 89° 58' 00" W	100.00	100.00
136	235	236	S 89° 58' 00" E	100.00	100.00
137	236	237	N 89° 58' 00" W	100.00	100.00
138	237	238	S 89° 58' 00" E	100.00	100.00
139	238	239	N 89° 58' 00" W	100.00	100.00
140	239	240	S 89° 58' 00" E	100.00	100.00
141	240	241	N 89° 58' 00" W	100.00	100.00
142	241	242	S 89° 58' 00" E	100.00	100.00

Josue Sandoval

From: Josue Sandoval
Sent: Wednesday, October 17, 2018 8:06 AM
To: 'lrow@centerpointenergy.com'; 'Noyola, Leslie'
Subject: Tamarron Crossing 3/Section 13_No Objection Letter Request
Attachments: Tamarron Crossing Section 3_FP_2018-10-10.pdf; TamarronSec-13_2018-10-17.pdf

Good morning Laura/Leslie,

Please find attached the above referenced plat(s) for your review. If the plat(s) meet your approval please provide our office with a letter of No-Objection for each plat, addressed to the City of Fulshear.

NOTE: the following (2) plats are attached:

- Tamarron Crossing Section 3 Street Dedication
- Tamarron Section 13

Please let me know if you need anything else.

Thanks!

Josue Sandoval
Platting Coordinator

LJA Engineering | We Build Civilization

• Katy

P: 713.953.5200

D: 713.953.5252

www.lja.com

[Facebook](#) • [Twitter](#) • [LinkedIn](#)



October 24, 2018

Josue Sandoval
Platting Coordinator

LJA Engineering | We Build Civilization
œ Katy

Re: Tamarron Section 13

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated October 16, 2018.

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

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

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

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

Please feel free to contact me at 832-364-5818 with any questions that you may have.

Sincerely,

A handwritten signature in black ink that reads "Leslie M. Noyola".

Leslie Noyola
Construction Coord., Planning & Design



DRAINAGE DISTRICT

Fort Bend County, Texas

November 15, 2018

Mr. Josue Sandoval
LJA Engineering, Inc.
1904 West Grand Parkway North, Suite 100
Katy, Texas 77449
Ph.: 713-953-5200
Email: josandoval@lja.com

Re: Tamarron Section 13 – Plat

Dear Mr. Sandoval:

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

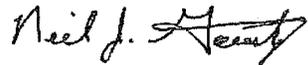
1. Please provide a copy of any plans associated with the plat for review.
2. Please provide a letter from the Fort Bend County MUD No. 182 engineer offering no objection to the plat and including the following statements:
 - a. Acknowledgement that detention and outfall capacity are in place to serve the proposed development or that no impervious cover will be added until they are constructed.
 - b. “Fort Bend County MUD No. ___ certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan titled _____, dated _____, and approved by the Fort Bend County Drainage District on _____.”
3. Please provide a “Minimum Slab Elevation Analysis” to support the elevation shown in Note 10.
4. Please add natural ground contours at maximum 1’ intervals to the plat.
5. Note 7 only shows the plat to be on FIRM 48157C0085L, but part of the site appears to extend onto map 48157C0105L. Please check and list both if applicable.
6. The reserve between Block 3 Lots 12 – 20 & Lots 21 – 31 does not appear to be labeled. Should it be Reserve “D”? Please check and revise as needed.
7. Please check if any of the reserves will contain drainage facilities, and if so, add “Drainage” to the reserve description with a note stating ownership and maintenance responsibility.

8. Please provide a final copy of the plat signed and sealed by the professional engineer.

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

Please let me know if you have any questions.

Sincerely,



Neil J. Goertz
Engineer
Fort Bend County Drainage District

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

**DHI TITLE OF CENTRAL TEXAS
14100 Southwest Freeway, Suite 510
Sugar Land, Texas 77478**

CITY PLANNING LETTER

December 12, 2018

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 4th day of December, 2018, we find the following:

Record Owner:

D. R. Horton-Texas, Ltd., a Texas limited partnership

Recording Instrument:

Special Warranty Deed, executed by BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas.

Legal Description:

TAMARRON SECTION 13 (Proposed Plat)

Being 30.981 acres of land located in the J. D. Vermillion Survey, Abstract 339, Fort Bend County, Texas, more particularly being a portion of that certain called 686.0183 acre tract (described as Tract 1) conveyed to D.R. Horton – Texas, LTD by an instrument of record under File Number 2013000056 in the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 30.981 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, North American Datum of 1983 (NAD83), South Central Zone);

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the southwest corner of Tamarron Section 8, a subdivision of record under Plat Number 20150021,

in the Plat Records of said Fort Bend County, Texas (F.B.C.P.R.), said point being on the northerly right-of-way line of Tamarron Parkway (100 feet wide) as shown on Tamarron Section 11, a subdivision of record under Plat Number 20160073, F.B.C.P.R.;

Thence, 315.90 feet along the north right-of-way line of said Tamarron Parkway and the arc of a curve to the left, having a radius of 2,050.00 feet, a central angle of $08^{\circ} 49' 45''$, and a chord which bears South $83^{\circ} 48' 39''$ West, 315.58 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner, the beginning of a reverse curve;

Thence, 38.49 feet, continuing along the north right-of-way line of said Tamarron Parkway and the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of $88^{\circ} 12' 18''$, and a chord which bears North $56^{\circ} 30' 04''$ West, 34.80 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;

Thence, South $77^{\circ} 36' 05''$ West, continuing along the north right-of-way line of said Tamarron Parkway, 80.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;

Thence, 38.49 feet, continuing along the north right-of-way line of said Tamarron Parkway and the arc of a non-tangent curve to the right, having a radius of 25.00 feet, a central angle of $88^{\circ} 12' 18''$, and a chord which bears South $31^{\circ} 42' 13''$ West, 34.80 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner, the beginning of a reverse curve;

Thence, continuing along the north right-of-way line of said Tamarron Parkway and along the arc of a tangent curve to the left, having a radius of 2,050.00 feet, at 5.01 feet pass a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the common north corner of said Tamarron Parkway shown on the aforementioned Tamarron Section 11 and as shown on Tamarron Parkway Phase 3 Street Dedication a subdivision of record under Plat Number 20170116, F.B.C.P.R., continuing in all a total arc length of 678.31 feet through a central angle of $18^{\circ} 57' 30''$, and a chord which bears South $66^{\circ} 19' 37''$ West, 675.22 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;

Thence, South 56° 50' 53" West, continuing along the north right-of-way line of said Tamarron Parkway, 200.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;

Thence, 152.01 feet, continuing along the north right-of-way line of said Tamarron Parkway and the arc of a tangent curve to the right, having a radius of 1,950.00 feet, a central angle of 04° 27' 59", and a chord which bears South 59° 04' 52" West 151.97 feet to the southeast corner of that certain called 49.033 acre tract conveyed to Fort Bend County Municipal Utility District No. 182 by an instrument of record under File Number 2017129621, F.B.C.O.P.R. and corrected under File Number 2018016118, F.B.C.O.P.R.;

Thence, along an easterly and a southerly line of said 49.033 acre tract the following 22 (twenty-two) courses:

- 1) North 28° 41' 09" West, departing said northerly right-of-way line 119.59 feet to a point for corner;
- 2) North 25° 25' 03" West, 442.57 feet to a point for corner;
- 3) North 08° 39' 00" West, 154.98 feet to a point for corner;
- 4) North 06° 21' 05" West, 266.94 feet to a point for corner;
- 5) North 31° 43' 14" East, 86.66 feet to a point for corner;
- 6) North 47° 21' 49" East, 102.42 feet to a point for corner;
- 7) North 60° 35' 07" East, 233.42 feet to a point for corner;
- 8) North 82° 11' 00" East, 238.00 feet to a point for corner;
- 9) South 81° 06' 28" East, 112.67 feet to a point for corner;
- 10) North 88° 16' 55" East, 30.00 feet to a point for corner;

- 11) South $78^{\circ} 06' 34''$ East, 65.94 feet to a point for corner;
- 12) South $75^{\circ} 33' 21''$ East, 100.00 feet to a point for corner, the beginning of a curve;
- 13) 75.79 feet along the arc of a tangent curve to the left, having a radius of 135.00 feet, a central angle of $32^{\circ} 09' 55''$, and a chord which bears North $88^{\circ} 21' 41''$ East, 74.80 feet to a point for corner;
- 14) North $72^{\circ} 16' 44''$ East, 174.40 feet to a point for corner;
- 15) South $58^{\circ} 32' 12''$ East, 19.61 feet to a point for corner;
- 16) South $09^{\circ} 21' 09''$ East, 128.71 feet to a point for corner, the beginning of a curve;
- 17) 116.97 feet along the arc of a non-tangent curve to the right, having a radius of 330.00 feet, a central angle of $20^{\circ} 18' 31''$, and a chord which bears South $85^{\circ} 35' 22''$ East, 116.36 feet to a point for corner;
- 18) North $18^{\circ} 12' 25''$ East, 128.38 feet to a point for corner;
- 19) North $67^{\circ} 16' 20''$ East, 19.66 feet to a point for corner;
- 20) South $63^{\circ} 39' 46''$ East, 311.33 feet to a point for corner, the beginning of a curve;
- 21) 48.75 feet along the arc of a tangent curve to the left, having a radius of 135.00 feet, a central angle of $20^{\circ} 41' 18''$, and a chord which bears South $74^{\circ} 00' 25''$ East, 48.48 feet to a point for corner;
- 22) South $84^{\circ} 21' 04''$ East, 93.01 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the northwest corner of the aforementioned Tamarron Section 8;

Thence, departing a south line of the aforementioned 49.033 acre tract and along the west line of said Tamarron Section 8 the following 6 (six) courses:

- 1) South 05° 38' 56" West, 135.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;
- 2) North 84° 21' 04" West, 16.13 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;
- 3) South 05° 38' 56" West, 60.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;
- 4) South 11° 37' 30" West, 147.15 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;
- 5) South 06° 57' 59" West, 123.16 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;
- 6) South 01° 46' 28" East, 57.19 feet to the POINT OF BEGINNING and containing 30.981 acres of land.

1. Deed Restrictions:

None of record.

2. Easements and other encumbrances (Oil, Gas and other Minerals excluded):

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document Nos. 2014049738 and 2017127193, of the Official Public Records of Fort Bend County, Texas.

Grazing Lease by and between BFH Mining, Ltd., Lessor, and Bar M Cattle Company, Lessee, recorded in Document No. 2010127261, corrected in Document No. 2011001553, of the Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Grazing Lease, from BFH Mining, Ltd., to D.R. Horton – Texas, Ltd., recorded in Document No. 2013000062 of the Official Public Records of Fort Bend County, Texas.

Deed - Minerals, Resources and Groundwater conveyed to DRH Energy, Inc., a Colorado corporation, recorded in Document No. 2013000063 of the Official Public Records of Fort Bend County, Texas.

Notice of Intention to Introduce a Bill in the Legislature of Texas, pertaining to the Fulshear Parkway Improvement District, recorded in Document No. 2013025598 of the Official Public Records of Fort Bend County, Texas.

Memorandum of Fulshear Parkway Private Participation Agreement, dated August 30, 2013, recorded in Document No. 2013119270 of the Official Public Records of Fort Bend County, Texas.

Short Form Blanket Easement 3-Phase Overhead and Underground recorded in Document No. 2014039155, Official Public Records of Fort Bend County, Texas.

1' reserve dedicated to the City as a buffer between subject property and the side and end of all streets created by the plat of Tamarron Section 8 recorded in Plat No. 20150021, Plat Records of Fort Bend County, Texas, said reserve conditioned that upon platting of the adjacent street title thereto shall vest in the public for street right of way purposes and the fee title thereto shall revert to and re-vest in dedicator.

1' reserve dedicated to the City as a buffer between subject property and the side and end of all streets created by the plat of Tamarron Parkway recorded in Plat No. 20160073, Plat Records of Fort Bend County, Texas, said reserve conditioned that upon platting of the adjacent street title thereto shall vest in the public for street right of way purposes and the fee title thereto shall revert to and re-vest in dedicator.

Pipeline Easement and Right of Way Agreement recorded in Document No. 2016026573, amended in Document No. 2017000742, Official Public Records of Fort Bend County, Texas.

The rights of Fort Bend County Municipal Utility District No. 182 to levy taxes and issue bonds.

The rights of Fort Bend County Municipal Utility District No. 188 to levy taxes and issue bonds.

Easements, and other matters, to be created by the proposed plat.

3. Lien Holders: None of record.

No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. Liability of Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party, Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT.** This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

George T. Dunn

DHI Title of Central Texas